

VillaMar
Community Development District

Meeting Agenda

February 7, 2023

AGENDA

VillaMar

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

January 31, 2023

**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 **Tuesday, February 7, 2023 at 11:45 AM** at the **Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880.**

Zoom Video Join Link: <https://us06web.zoom.us/j/88146441262>

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

Meeting ID: 881 4644 1262

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (¹Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the November 1, 2022 Board of Supervisors Meeting and January 11, 2023 Board of Supervisors Meeting
4. Ratification of Revised Fiscal Year 2023 Meeting Schedule and Time of Remaining Meetings
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Current Landscape Scope Map (Phases 1-5)
 - ii. Current Landscape Contract Scope
 - iii. Landscape Proposals for Entire Area:
 - a) Floralawn, Inc.
 - b) Weber Environmental Services, Inc.
 - c) Prince and Sons, Inc.
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
6. Other Business
7. Supervisors Requests and Audience Comments
8. Adjournment

¹ 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, **November 1, 2022** at 11:00 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Brian Walsh	Vice Chairman
Eric Lavoie	Assistant Secretary
Lauren Schwenk	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Lauren Gentry	District Counsel, KE Law Group
Marshall Tindall	Field Manager, GMS

The following is a summary of the discussions and actions taken at the November 1, 2022 VillaMar Community Development District's Regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and noted there were three Supervisors present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated that this was the designated time for residents to share their comments, adding that there would be a separate public hearing on parking and towing enforcement later in the meeting. Hearing no comments, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Swearing in of Appointed Supervisor Milton Andrade

Due to Mr. Andrade being absent, this item was tabled to the next meeting.

FOURTH ORDER OF BUSINESS**Approval of Minutes of the September 22,
2022 Board of Supervisors Meeting**

Ms. Burns presented the September 22, 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. Lavoie, with all in favor, the Minutes of the September, 2022 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS**Public Hearing****A. Public Hearing on the Adoption of Parking and Towing Enforcement Policies and Rules for the District**

Ms. Burns asked for a motion to open the public hearing.

On MOTION by Mr. Walsh, seconded by Ms. Schwenk, with all in favor, Opening the Public Hearing, was approved.

Ms. Burns presented the overview of the policies, noting that the District had received complaints from residents due to cars being parked on both sides of the roads that were causing difficulties with larger vehicles. She noted that the current policy stated that parking was allowed only on the odd side of the street at any time. She added that any vehicles parked on the even side would be towed at the owner's expense. She also stated that larger commercial vehicles would not be allowed to be parked on the street at all overnight, as well as that overnight parking at the amenities was prohibited.

One resident noted that he couldn't find his address on the provided map, and Ms. Burns responded that parking policies for Phase 3 wouldn't be put in place until after construction was finished.

Hearing no more comments, Ms. Burns asked for a motion to close the public hearing.

On MOTION by Mr. Walsh, seconded by Ms. Schwenk, with all in favor, Closing the Public Hearing, was approved.

i. Consideration of Resolution 2023-01 Adopting Parking and Towing Enforcement Policies

Ms. Burns presented the resolution and asked if there were any questions. Hearing none,

On MOTION by Ms. Schwenk, seconded by Mr. Walsh, with all in favor, Resolution 2023-01 Adopting Parking and Towing Enforcement Policies, was approved.

Ms. Burns also noted that Florida Statutes require that the signage be placed at the entrance of the community, and that her office recommended that they send a mailed notice to all residents before enforcing the policy.

ii. Consideration of Towing Services Agreement

Ms. Burns noted that the agreement was with S&S Towing, adding that they have used the vendor previously in other Districts. She also noted that the agreement allowed the towing company to have a contract where they can come in and enforce the policy. She asked if the Board had any questions, and hearing none, asked for a motion to approve.

On MOTION by Ms. Schwenk, seconded by Mr. Walsh, with all in favor, the Towing Services Agreement, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Engagement Letter for
Fiscal Year 2022 Audit Services from
Berger, Toombs, Elam, Gaines & Frank**

Ms. Burns presented the engagement letter, noting that the Board had previously chosen Berger, Toombs, Elam, Gaines & Frank to complete the Fiscal Year 2022 audit. She noted that they did not increase for the next series of bonds, making the total \$3,580, adding that it may be a mistake on their part. She asked for a motion to approve.

On MOTION by Mr. Walsh, seconded by Mr. Lavoie, with all in favor, the Engagement Letter for Fiscal Year 2022 Audit Services from Berger, Toombs, Elam, Gaines & Frank, was approved.

SEVENTH ORDER OF BUSINESS

**Ratification of Release and Termination
of Easements**

Ms. Gentry stated that there was an easement put in place that was granted by DevMar, LLC to the VillaMar CDD over land within the District that they owned, and with the recording of the most recent plat, there was a request to release the easement and just rely on the easements that are granted via plat. Ms. Burns asked for a motion to ratify.

On MOTION by Ms. Schwenk, seconded by Mr. Walsh, with all in favor, the Release and Termination of Easements, was ratified.

EIGHTH ORDER OF BUSINESS

Ratification of Construction Contract for Thompson Nursery Road Phase 1 and Phase 2 Improvements

Ms. Burns stated the contract was awarded at the last meeting, and that the construction contract had been signed. Therefore, she asked for a motion to ratify.

On MOTION by Ms. Schwenk, seconded by Mr. Walsh, with all in favor, the Construction Contract for Thompson Nursery Road Phase 1 and Phase 2 Improvements, was ratified.

NINTH ORDER OF BUSINESS

Ratification of Developer's Affidavit and Agreement Regarding Procurement of Construction Contract (Thompson Nursery Road Extension Phases 1 & 2)

Ms. Burns stated the agreement was signed and included in the agenda for review and asked for a motion to ratify.

On MOTION by Mr. Walsh, seconded by Mr. Lavoie, with all in favor, the Developer's Affidavit and Agreement Regarding Procurement of Construction Contract (Thompson Nursery Road Extension Phases 1 & 2), was ratified.

TENTH ORDER OF BUSINESS

Discussion of Resident Concern Regarding Fencing/Restricted Access to the Playground and Mailbox Areas

Ms. Burns stated there were concerns regarding restricting access to the playground and mailbox areas due to some instances of children getting off the school bus and fighting in those areas. Some residents suggested that the area be fenced or restricted, however that was not in the budget for the fiscal year and would not solve the issue. Ms. Burns instead suggested that if any residents witnessed any fighting that they notify the police department.

ELEVENTH ORDER OF BUSINESS**Review and Ranking of Proposals
Received for Phase 6 RFP (due 11/9/2022)**

Ms. Burns stated that this was due November 9th, adding that that was put on there with the intent of continuing the meeting.

TWELFTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Gentry stated that the Boundary Amendment hearing had been scheduled for the first reading on November 14th and a second reading on November 28th. She asked if there were any questions, and hearing none, the next item followed.

B. Engineer

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

C. Field Manager's Report

Mr. Tindall reviewed the Field Manager's Report, starting with the hurricane preparation and cleanup. He stated that furniture and loose items had been secured, and that the CDD had little to no damage after the storm, with only a portion of fencing being broken and street signs that were down. He also noted that there was an erosion issue that was made worse by the hurricane, but that it was being repaired. He added that the fence structures were being repaired in phases, and that they had received quotes from the original fence contractor as well, but that they were collecting more to get the most efficient price and timeframe. He stated that the landscaper had also been contacted to repair the trees that were leaning around the area. He also noted that they had noticed that there had been 3 cypresses that were stolen along Cunningham Road during the week prior. The Board decided not to replace them. He noted that there was also a complaint about mosquitoes, but that it was being taken care of with treatment. He also added

that there was a midge issue around one pond, and the Board agreed they would look into solutions as it was only half-owned by the District.

D. District Manager's Report

i. Approval of the Check Register

Ms. Burns presented the check register which totaled \$87,136.64. She asked for any questions or comments. Hearing none, asked for a motion to approve.

On MOTION by Ms. Schwenk, seconded by Mr. Walsh, 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.

THIRTEENTH ORDER OF BUSINESS

Other Business

There being no other business, the next item followed.

FOURTEENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Burns asked if there were any Supervisor's requests. Hearing none, she turned it over to audience comments.

One resident asked if Phase 5 would have mailboxes, to which Ms. Burns answered yes.

Another resident commented that she was very pleased with landscaping and maintenance of the CDD but asked if it could start no earlier than 8:00 a.m. because she was interrupted by noise early in the morning. Ms. Burns answered that she would check and see what she could do to help with that, but she added that most of the time the noise ordinance started at 7:00 a.m.

FIFTEENTH ORDER OF BUSINESS

Continuation of Meeting

On MOTION by Ms. Schwenk, seconded by Mr. Lavoie, with all in favor, the meeting was continued to November 16, 2022 at 1:15 p.m. at 346 E Central Ave.

Secretary/Assistant Secretary

Chairman/Vice Chairman

**MINUTES OF MEETING
VILLAMAR
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the VillaMar Community Development District was held on Wednesday, **January 11, 2023** at 2:30 p.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Rennie Heath	Chairman
Eric Lavoie	Assistant Secretary
Brian Walsh	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Lauren Gentry	District Counsel, KE Law Group
Marshall Tindall	Field Manager, GMS
John Bannon	District Engineer, Wood Engineering
Residents	

The following is a summary of the discussions and actions taken at the January 11, 2023 VillaMar Community Development District's Regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and noted there were three Supervisors present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns opened the meeting to the public comments referring to the agenda and asked that they keep comments limited to three minutes. There being none, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the November 1,
2022 Board of Supervisors Meeting**

This item was missed and will be placed back on the next meeting agenda for approval.

FOURTH ORDER OF BUSINESS**Presentation and Approval of Amended and Restated Master Engineer's Report dated December 15, 2022**

Ms. Burns turned the discussion to John Bannon, the District Engineer, to review the engineer's report for the Board. Ms. Gentry stated that because of the recent boundary amendment, the District was required to go through validation to add extra costs for financing capacity and the assessment proceedings to levy assessments on the new property. This particular portion will address Phases 5, 6, 7A, 7B, and 8 in an amended and restated engineer's report and in an amended and restated assessment methodology. The amended report can be found in the agenda package. Mr. Bannon highlighted the changes that included the expansion and new phases.

On MOTION by Mr. Walsh, seconded by Mr. Heath, with all in favor, the Amended and Restated Master Engineer's Report dated December 15, 2022, was approved.

FIFTH ORDER OF BUSINESS**Presentation and Approval of Amended and Restated Master Assessment Methodology Report for Phases 5, 6, 7A, 7B, and 8 dated January 3, 2023**

Ms. Burns stated for the record that this assessment and levying assessments on these properties do not have a bearing on the existing bond issuance and that their debt assessments will not be impacted by the additional lands. This amended and restated master assessment report allocates debt to the properties based on the benefits that they will be receiving from the Capital Improvement Plan, and she highlighted all the tables that can be found in the agenda package. The total is an additional 1,041 units with a cost estimate of \$40,958,500. She asked for any questions the Board may have and hearing none she asked for a motion of approval.

On MOTION by Mr. Walsh, seconded by Mr. Heath, with all in favor, the Amended and Restated Master Assessment Methodology Report for Phases 5, 6, 7A, 7B, and 8 dated January 3, 2023, was approved.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2023-02
Amending, Ratifying, and Reaffirming
Bond Resolution 2019-24 for the District**

Ms. Gentry summarized the resolution for the Board stating that originally the Board had adopted Resolution 2019-24 which set the cap of bonds that they were authorized to validate and was amended in 2021 by Resolution 2021-08 to address the additional costs for land that were brought in by boundary amendments. Now they are returning to address the newest additions to amend the resolution again to include those added areas. This resolution authorizes up to \$77,615,00 in bonds, an increase of \$27,615,000 from the original amount. She offered to answer any questions the Board may have and asked for a motion of approval.

On MOTION by Mr. Heath, seconded by Mr. Walsh, with all in favor, Resolution 2023-02 Amending, Ratifying, and Reaffirming Bond Resolution 2019-24 fir the District, was approved.

SEVENTH ORDER OF BUSINESS**Consideration of Resolution 2023-03
Declaring Special Assessments on
Boundary Amendment Parcels**

Ms. Burns noted that this resolution goes along with Resolution 2023-04 setting a public hearing to impose the special assessments on the boundary amendment parcel. The same process was used to levy assessments on the existing Districts adding the areas in the above reports. The resolution is included in the agenda package for review and Ms. Burns asked for a motion of approval.

On MOTION by Mr. Walsh, seconded by Mr. Heath, with all in favor, Resolution 2023-03 Declaring Special Assessments on Boundary Amendment Parcels, was approved.

EIGHTH ORDER OF BUSINESS**Consideration of Resolution 2023-04
Setting a Public Hearing on the
Imposition of Special Assessment on
Boundary Amendment Parcels**

Ms. Burns stated that this resolution will set the public hearing and recommended the date of March 7, 2023 at 11:45 a.m. which is the regularly scheduled meeting for the District.

On MOTION by Mr. Walsh, seconded by Mr. Heath, with all in favor, Resolution 2023-04 Setting a Public Hearing on the Imposition of Special Assessment on Boundary Amendment Parcels for March 7, 2023 at 11:45 a.m., was approved.

NINTH ORDER OF BUSINESS**Considerations of Resolution 2023-05
Setting a Public Hearing Expressing the
District's Intent to Utilize the Uniform
Method of Levying, Collecting, and
Enforcing Non-Ad Valorem Assessments
on Boundary Amendment Parcels**

Ms. Burns noted that this public hearing will allow the district to use the Polk County property appraiser and tax collector to collect the assessments for the boundary amendment parcels as they do with the existing parcels in the district and suggested the same public hearing date as March 7, 2023 at 11:45 a.m.

On MOTION by Mr. Heath, seconded by Mr. Walsh, with all in favor, Resolution 2023-05 Setting a Public Hearing Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments on Boundary Amendment Parcels for March 7, 2023 at 11:45 a.m., was approved.

TENTH ORDER OF BUSINESS**Ratification of Notice of Boundary
Amendment**

Ms. Burns stated that the notice can be found in the agenda package for Board review. It was approved on November 28, 2022 adding an additional 148.16 acres to the District and she was looking for a motion to ratify the recording of that notice.

On MOTION by Mr. Heath, seconded by Mr. Walsh, with all in favor, the Notice of Boundary Amendment, was ratified.

ELEVENTH ORDER OF BUSINESS**Presentation and Approval of Arbitrage
Rebate Report for Series 2020 Bonds**

Ms. Burns noted that this is a report required by the trust indenture and they are required to demonstrate that the District does not earn more interest than is paid on the bonds. The report

shows a negative arbitrage amount listed. There being no questions, she asked for a motion of approval to accept the findings in the report.

On MOTION by Mr. Walsh, seconded by Mr. Lavoie, with all in favor, Accepting the Arbitrage Rebate Report for Series 2020 Bonds, was approved.

TWELFTH ORDER OF BUSINESS**Consideration of Contract Agreement
with Polk County Property Appraiser**

Ms. Burns stated that Polk County does require an annual renewal of the agreement so they will continue to provide the parcels within the District allowing the CDD to collect on roll.

On MOTION by Mr. Heath, seconded by Mr. Walsh, with all in favor, the Contract Agreement with Polk County Property Appraiser, was approved.

THIRTEENTH ORDER OF BUSINESS**Consideration of 2023 Data Sharing and
Usage Agreement with Polk County
Property Appraiser**

Ms. Burn noted that this agreement states that the District will not disclose exempt parcels because of certain occupational status, such as a police officer or judge, that are exempt from a records request or disclosing their records information. Those are redacted on the tax bill and this agreement states that the District will not turn that information over.

On MOTION by Mr. Heath, seconded by Mr. Walsh, with all in favor, 2023 Data Sharing and Usage Agreement with Polk County Property Appraiser was approved.

FOURTEENTH ORDER OF BUSINESS**Review and Ranking of Proposals
Received for Phase 6 RFP**

Ms. Burns reported that at a prior meeting the Board authorized staff to issue and RFP for construction services for the Phase 6 project. The proposals have been received and reviewed by Mr. Bannon and he reviewed the rankings with the Board. The District received four proposals back from Tucker, Kearney, QGS, and RIPA and he went over the evaluations with the Board which can be found in the agenda package. The contractors were ranked based on six criteria:

personnel, experience, understanding of the scope, financial capability, schedule, and price. The four contractors were scored as such, Tucker 96.75, Kearney 91.50, QGS 86.85, and RIPA 86.50. Mr. Bannon also reported that all proposals were thorough. Ms. Burns stated that if there were no questions that they would be looking for a motion to accept the rankings reviewed by the District Engineer and authorize staff to send a notice of intent to award to Tucker.

On MOTION by Mr. Heath, seconded by Mr. Lavoie, with all in favor, Review and Ranking of Proposals Received for Phase 6 RFP and Authorizing Staff to send a Notice of Intent to Award to Tucker, was approved.

Ms. Gentry added that they will need authorization from the Board to enter into a Funding Agreement with the developer to fund the project.

On MOTION by Mr. Heath, seconded by Mr. Walsh, with all in favor, Authorizing Staff to Execute the Funding Agreement with the Developer for this Phase, was approved.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Gentry had nothing further for the Board and offered to answer any questions.

B. Engineer

Mr. Bannon had nothing further for the Board and offered to answer any questions.

C. Field Manager's Report

Mr. Tindall reviewed the field manager's report for the Board which can be found in the agenda package. Completed items include:

- Post hurricane review was completed. Minor fence damage was repaired, and the amenity had no notable issues.
- Vendors' maintenance of the facility areas has been satisfactory.
- Monthly playground review was completed.
- Landscaping work is good.

Upcoming items include:

- Replacement of some traffic signs due to hurricane damage.
- Furniture cleaning forecasted for later this winter.

i. Consideration of Addendum to Add Phase 5 to Landscaping Contract from Prince & Sons, Inc.

Mr. Tindall presented the proposal from Prince & Sons that includes 42 mows a year for services for Phase 5 at an additional \$13,200 a year. The additional cost does place the landscaping line item over budget. Ms. Bruns noted they could dip into the landscape replacement line item as well as the irrigation repair line item. The Prince and Sons additional added areas was too much over budget and there was no motion of approval for additional areas. Mr. Tindall will discuss a reduction in contract price and will bring it to the next Board meeting.

D. District Manager's Report

i. Approval of the Check Register

Ms. Burns presented the check register which totaled \$88,103.37 dating October 22, 2022 through December 23, 2022. She asked for any questions from the Board and hearing none, she asked for a motion of approval.

On MOTION by Mr. Heath, seconded by Mr. Walsh, 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.

SIXTEENTH ORDER OF BUSINESS

Other Business

There being no other business, the next item followed.

SEVENTEENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Burns asked if there were any Supervisor's requests. Hearing none, she turned it over to audience comments.

Ralph (524 Vittorio Drive) – the parking issue on Yumuri St. is causing the residents grief because they have no parking on their street at all. That particular street is all even

numbers, and the parking rules state no parking on even number sides of the street allowing for no street parking. He asked for an exception be made to the parking rule to make room for street parking. The Board and residents discussed the issue at length. The suggested adding signage that stated “Parking Allowed” coupled with red and white painting or curbs. Staff will also update the map to allow it.

On MOTION by Mr. Walsh, seconded by Mr. Lavoie, with all in favor, Allowing Parking on Yumuri St. and Updating the Parking Maps, was approved.

Mr. Tindall will look into ordering signs “parking allowed on this side of the street” to be installed. The policy and maps will be updated when the signs are installed.

- Resident (no name and address) asked for specific information on the bond time for phase one and two and how long it is for. She asked what the total amount is. Ms. Burns stated that she will pull her exact information at the end of the meeting. Mr. Heath went into detail with her about CDDs and what they do and what her assessment costs go towards.
- Resident (inaudible name and address) complained of a pothole. Ms. Burns added that it is not a CDD owned road, but they are happy to report it to the county. The resident also reported that there are trucks breaking the sidewalks and Ms. Burns asked her to give the address to Mr. Tindall and he will look into it.
- Dave (544 Vittorio Dr.) – complained about the Vittorio entrance being used for construction and feels there is no reason for it any longer. Staff will send an email to builders to ask they use a different entrance. He also has broken concrete that has been broken for a year. He also asked about Christmas lights on the entrances. Mr. Tindall will check to see if there are outlets before looking further into adding lights. His last comment was asking about a protection for the mailboxes. Mr. Tindall will look into a shade structure and bring back a quote for the next fiscal year budget.
- Jessica Lopez (1182 Yumuri St.) – Had parking concerns and is glad the Board is acting on that issue. Her other concern is her backyard that faces Cunningham

Brooke, and the bushes are growing over the other side of the fence. Ms. Burns asked Mr. Tindall to communicate to Prince not to cut those bushes for privacy.

- Leslie Weiser (363 Vittorio Dr.) – Asked if going forward there is any chance for the roads to be wider so there is not an issue with one side versus the other parking. The Board answered no. She also commented that she spoke to the postmaster, and they said that the CDD is responsible for requesting the mailboxes be set up that way. Staff and the Board assured her that it was not their decision, and they are moving towards mailboxes like that in all new build areas.
- Jordan (1018 Corso Dr.) – He is having an issue with people owning multiple vehicles which is making it difficult to get out of his driveway. He wants to be able to have access to getting in and out of his own driveway. Ms. Burns noted that the CDD doesn't have any policies for the individual home sites. Limiting the number of vehicles or the number of people in a home, would be an issue through the HOA.
- Andrew Slawter (1323 Benevento Dr.) – He would like an update on when the second entrance will be open as well as the entrance at Cunningham and 653. Mr. Heath answered that there will be a secondary entrance that is being permitted right now and he would think that it would be done within six months. In the next six months they'll be working with the city on adding a turning lane going out of Cunningham Road. His second question is if they can put up temporary signage on Benevento that says no construction vehicles down that road to help alleviate some of that construction traffic. Mr. Tindall will work on putting up a sign.
- Sonia Burgos (1003 Corso Dr.) – The stop sign at Corso and Vienna is completely loose. Mr. Tindall took a note on the location and will fix it.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

Ms. Burns asked for a motion to adjourn the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV



The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Villamar Community Dev Dist
Villamar Community Dev Dist
219 EAST LIVINGSTON ST.
ORLANDO FL 32801

STATE OF WISCONSIN, COUNTY OF BROWN

The Ledger-News Chief, a newspaper printed and published in the city of Lakeland, and of general circulation in the County of Polk, State of Florida, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue dated or by publication on the newspaper's website, if authorized, on:

01/10/2023

and that the fees charged are legal.
Sworn to and subscribed before on 01/10/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$316.14

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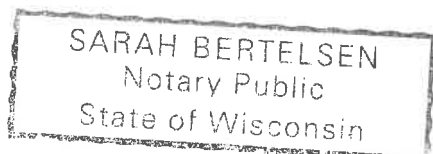
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BOARD OF SUPERVISORS MEETING DATES VILLAMAR COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2023

The Board of Supervisors of the Villamar Community Development District will hold their remaining regular meetings for Fiscal Year 2023 on the 1st Tuesday of each month, at the Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida 33880, at 11:45 a.m., unless otherwise indicated as follows:

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
1/10/23 8274645

SECTION V

SECTION C

Villa Mar CDD

Field Management Report



February 07, 2023

Marshall Tindall

Field Services Manager

GMS

Complete

Amenity Review

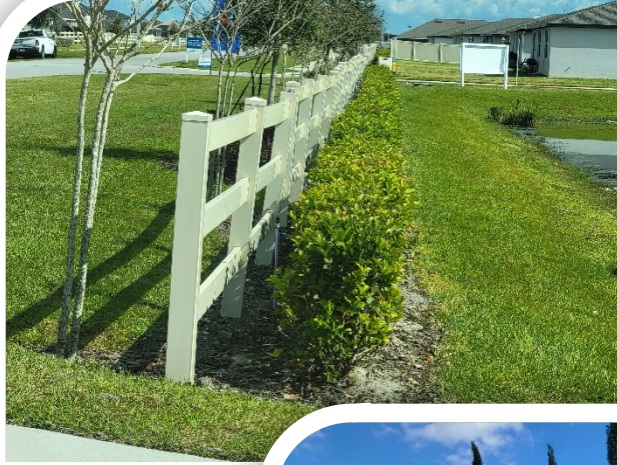
- ✚ Vendors' maintenance of the facility areas has been satisfactory.
- ✚ Pool furniture cleaned to prepare for spring.
- ✚ RFP sent out for playground fencing.



Complete

Landscape Review

- ✚ Landscaping work is good.
- ✚ Grass mowing has been consistent, and planters have been kept neat and clean.
- ✚ Gathered landscape bids for comparison.
- ✚ Reviewed with current contractor to reduce previous proposal.



Complete

Pond Review

- ✚ Pond maintenance is acceptable.
- ✚ Cattails are being treated in phase 4.
- ✚ Monitoring low pond levels as they will produce increased chances of algal blooms as weather warms. Pond vendor will continue to treat as needed.



In Progress




Hurricane Cleanup and Repairs

- ✚ Mailbox solar lights were reset.
- ✚ Finishing small list of punch list items.
- ✚ Street sign straightening.



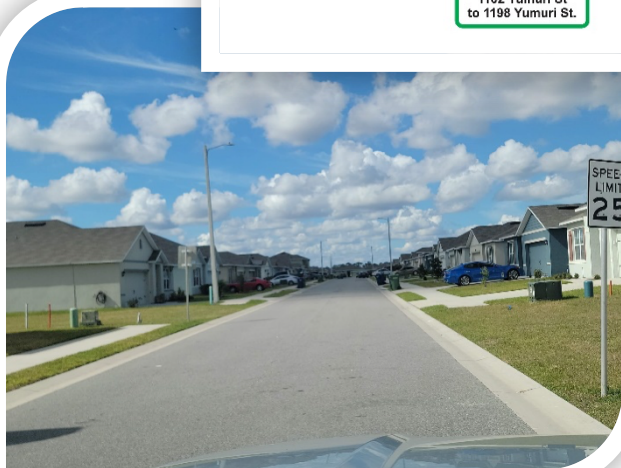
Other Items and Upcoming

Site items

-  Consideration of dog waste stations and possible locations.
-  Approved parking exception area signs pending.
-  Review and proposal for sidewalk repairs in completed phases.



Villamar CDD - Towing Policy Exception



Conclusion

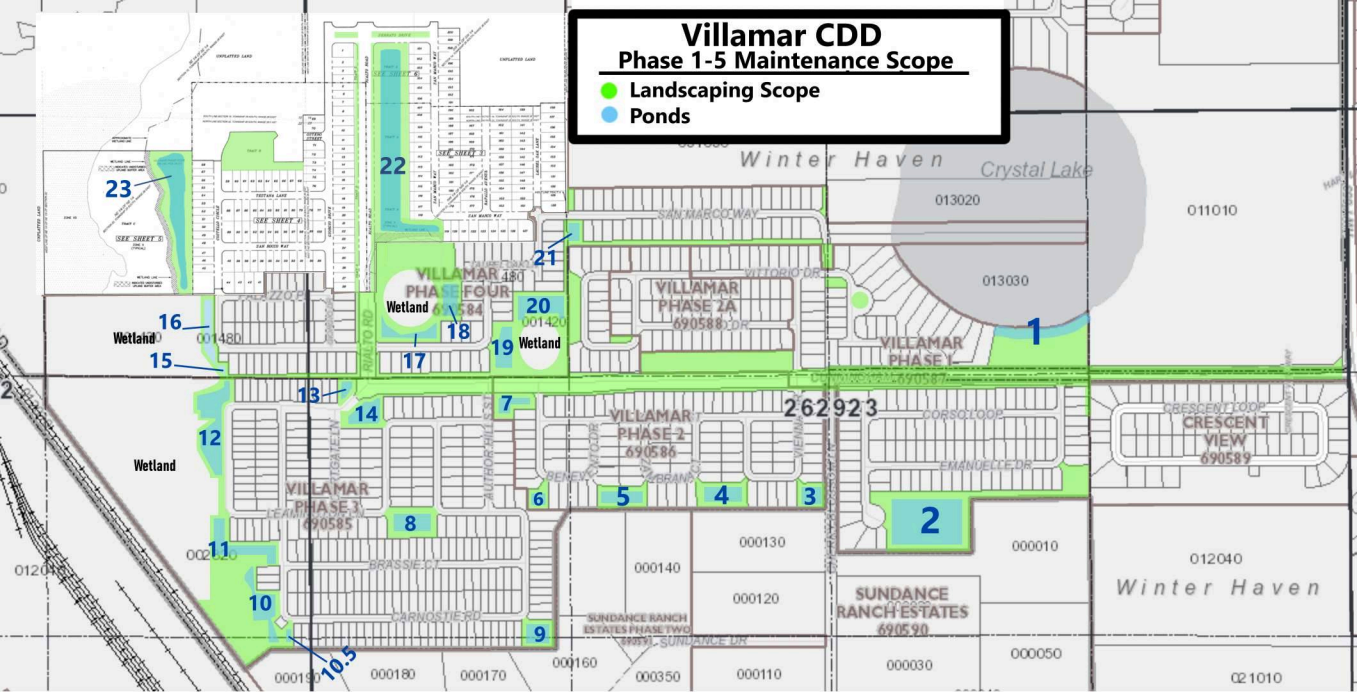
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For any questions or comments regarding the above information, please contact me by phone at 407-346-2453, or by email at mtindall@gmscfl.com. Thank you.

Respectfully,
Marshall Tindall

SECTION 1

- Landscaping Scope
- Ponds



SECTION 2

VILLAMAR CDD LANDSCAPE SCOPE OF WORK

THE RIGHT PLANT, THE RIGHT PLACE. THE RIGHT FERTILIZER, THE RIGHT WATER.

The work for the landscape maintenance is to include the furnishing of all labor, materials, equipment, accessories and services necessary or incidental to sustain all turf and plant materials in a healthy, vigorous growing condition, free from weeds, diseases, insects, and nutritional deficiencies as well as a completely operational irrigation system. All associated planted areas are to be kept in a continuous healthy, neat, clean and debris free condition for the entire life of the contract.

GENERAL SERVICES

A. Turf Maintenance

Turf maintenance is defined as all mowing, edging, trimming and cleanup of lawn areas. High traffic and high profile areas such as the entrances and Amenity/clubhouse areas will be completely mowed, edged, trimmed and cleaned up prior to normal business hours of operation. In the event it becomes necessary to make a change in the mowing schedule for any reason, the CDD Management must be notified prior to adjustment of schedule. Mowing during inclement weather will not alleviate the contractor of responsibility for damage caused by the mowing of wet areas.

1. Mowing

- a. Prior to mowing, remove and dispose of normal litter and debris from all landscape areas. Contractor will not run over litter with mowers.
- b. St. Augustine, Bahia turf shall be mowed weekly during the growing season from April 1st through September 30th and bi-weekly during the winter season. It is understood that the contractor may be required to periodically add or delete mowing cycles based on weather or other factors with the consent of the CDD Management. Contractor should anticipate 42 mows annually for all common areas and ROWS. Ponds will be mowed between 24 and 29 times as needed.
- c. St. Augustine and Bahia turf shall be cut with rotary mowers to maintain a uniform height. Bahia will be cut between 3.5" and 4.5". St Augustine will be cut between 4.5" and 5.5". At no time will mowing height be reduced so that more than 1/3 of the grass blade is removed at any cutting. Mowing blades shall be kept sufficiently sharp and properly adjusted to provide a cleanly cut grass blade. Mowing pattern shall be varied where feasible to prevent rutting and minimize compaction.
- d. Contractor shall complete a minimum of two passes along all waterways/wetlands with a 50" mower or larger discharging clippings away from the water. Any waterway edges that cannot be reached with the full size mower will be string trimmed every other mow cycle at minimum or as needed to maintain an intended look as per the discretion of CDD management.
- e. Visible clippings that may be left following mowing operations shall be removed from the site each visit. Discharging grass clippings into beds, tree rings or maintenance strips is unacceptable and if it occurs they shall be removed prior to the end of each service day.
- f. Contractor will take special care to prevent damage to plant material as a result of the mowing operations. Any damage caused by contractor's mowing equipment may result in the replacement of damaged material at the contractor's cost. Determination as to replacement will be at the sole discretion of the CDD representative. Replacement material will be of similar size to the material being replaced.

2. Edging

Sidewalks, curbs, and concrete slabs, and other paved surfaces will be edged in conjunction with mowing operations each time. Beds, tree rings, and other landscape edges will be edged once during each detail rotation, every three weeks. Edging is defined as removal of unwanted turf and vegetation along the above borders by use of a mechanical edger. Edges are to be perpendicular to the ground. String trimmers will not be used for this function. Care will be taken to maintain bed edges as designed in either straight or curvilinear lines.

3. String Trimming

- a. String Trimming shall be performed around road signs, guard posts, trees, shrubs, utility poles, and other obstacles where mowers cannot reach. Grass shall be trimmed to the same desired height as determined by the mowing operation. Trimming shall be completed with each mowing operation.
- b. Under no circumstance will it be an acceptable practice to string trim bed edges or small areas that may be cut utilizing a walk behind mower.
- c. Maintaining grass-free areas by use of chemicals may be the preferred method in certain applications. Such use will only be done with prior approval of the CDD.
- d. Turf around the edge of all waterways shall be mowed or string trimmed to the natural water's edge during every other mowing cycle at minimum.

4. Blowing

When using forced air machinery to clean curbs, sidewalks and other paved surfaces, care must be taken to prevent blowing grass clippings into beds, onto vehicles or onto other hardscape surfaces. In addition, care also must be taken to disrupt mulch from beds and any mulch blown out of beds must be placed back and raked smooth.

5. Damage Prevention/Repair

Special care shall be taken to protect building foundations, light poles, sign posts and other hardscape elements from mowing, edging or string trimming equipment damage. Contractor will agree to have repairs made by specialized contractors or reimburse the CDD or homeowners within 30 days for any damage to property caused by their crew members or equipment.

B. Detailing

Detailing of planted areas will be performed weekly in a sectional method, each section representing one-third of the entire property. Based on three sections, the contractor will completely detail the entire property once every three weeks. The exception will be the entrances and clubhouse areas. These are high traffic, focal areas and as such will be included to provide weekly attention minimally. The detailing process will include trimming, pruning and shaping of all shrubbery, ornamental trees and groundcover, removal of tree suckers, structural pruning or cutbacks of select varieties of plant material and ornamental grasses as directed, as well as the defining of bed lines, tree saucers and the removal of all unwanted vegetation. A detail crew will be onsite at least one day per week 42-52 times per year as needed to accomplish the full amount of annual detail rotations

1. Pruning

- a. Prune trees, shrubs and groundcovers to encourage healthy growth and create a natural appearance. Prune to control the new plant growth, maintain the desired plant shape and remove dead, damaged, or diseased portions of the plant. Provide remedial attention and repair to plant material as appropriate to season or in response to incidental damage.
- b. Only Contractor's staff that have been trained and demonstrate competency in proper pruning techniques shall perform pruning. Use only hand pruners or loppers on trees and shrubs,

particularly groundcover Juniper varieties. Hand shears or Topiary shears will be the preferred method of trimming most formal shrubs. Only use power shears on formal hedges where previous practice was to shear, or as directed by the CDD representative.

- c. Pruning of trees up to a height of 12 feet is included in the scope of the work. If pruning is required above the height of 12 feet, contractor shall propose an extra service to the CDD representative and acquire approval prior to performing the work. The branching height of trees shall be raised only for the following reasons:
 - Provide clearance for pedestrians, vehicles, mowers and buildings.
 - Maintain clearance from shrubs in bed areas.
 - Improve visibility in parking lots and around entries.
- d. Prune trees to remove weak branching patterns and provide corrective pruning for proper development. Cut back to branch collar without leaving stubs. Provide clean and flush cut with no tearing of the tree bark.
- e. Prune all shrubbery in accordance with the architectural intent as it relates to adjacent plantings and intended function.
- f. Prune to contain perimeter growth within intended bed areas. Established groundcover shall be maintained 4" to 6" away from adjacent hardscape and turf. Bevel or roll leading edges to avoid creating a harsh boxed look. Mature groundcover shall be maintained at a consistent, level height to provide a smooth and even appearance and separation from adjacent plant material.
- g. Structural pruning will be required for several varieties of plants bi-annually, annually or semi-annually to maintain their scale and performance within the landscape. The methodology employed is to structurally prune one plant group throughout the entire property during the sectional detail rotation. Following this schedule, all structural pruning should be completed within a six week cycle each time it is performed. All needed structural pruning will be done once per year at minimum. All Ornamental Grasses are to be haystack cut one time per year.
- h. Crepe Myrtles are to be trimmed once per year in the winter months. Trimming should include removal of old blooms, sucker growth and any cross branching. Trimming should be done in such a way that cuts are no less than 12" away from previous year's cuts. "Hat Racking" will not be permitted unless directed otherwise by the CDD representative.
- i. Pruning of all palms less than 15' in height will be included in the sectional rotation. Pruning consists of removal of all dead fronds, seedpods and any loose boots.

2. Weed Control

- a. Bed areas are to be left in a weed free condition after each detail service. While pre and post-emergent chemicals are acceptable means of control, weeds in bed areas larger than 3" shall be pulled by hand.
- b. Hardscape cracks and expansion joints are to be sprayed in conjunction with the detail cycle to control weeds. Chemical practices shall not be a substitute for hand weeding where the latter is required for complete removal.

3. Trash Removal

- a. Removing trash from all landscape areas will be the responsibility of the contractor. The contractor will remove trash from all focal areas, including medians, around amenity areas, and monuments every visit. Other trash will be removed during normal detail rotations.

C. General

1. Policing

- a. Contractor will police the grounds during each service visit to remove trash, debris and fallen tree litter as needed prior to mowing and edging. Contractor is not responsible for removal of excessive storm debris which would be performed with prior approval with supplemental proposal.
- b. As needed contractor will dedicate supplemental personnel and specialized equipment to the removal of seasonal leaf drop from all landscape and hardscape areas during the months of November through April.
- c. All litter shall be removed from the property and disposed of off-site.

2. Communication

- a. Daily, the contractor will communicate with the CDD representative for any landscape issues requiring immediate attention.
- b. Communication is of the utmost importance. Contractor will provide a monthly written report in a form approved by the CDD representative which details all aspects of the previous month's maintenance activities.
- c. When requested by CDD management contractor will provide a Monthly Service Calendar for the upcoming period. A copy of the preceding month's Irrigation Maintenance report and Lawn and Ornamental Fertilization report will be provided monthly. A copy of these documents should be submitted to the CDD representative by the 5th of each month electronically, or in person. This is only necessary should management request, likely due to performance concerns.
- d. Contractor agrees to take part in regular weekly, bi-weekly or monthly inspections, as decided by CDD management, of the property to ensure their performance of this agreement meets the standards required herein and protects the overall well-being of the property's landscape. Contractor also agrees to complete any work that appears on punch lists resulting from inspections or reviews within three weeks of receiving them. Contractor will have their Account Manager participate on its behalf and have their Lawn and Ornamental and Irrigation Managers or Technicians available for inspection meeting as needed or requested by CDD management.

3. Staffing

- a. The Contractor shall have a well-experienced Foreman/Supervisor on site at all times with the crew. This person should have extensive knowledge of horticultural practices and be capable of properly supervising others. He/she and other supervisors should be in a certain type of uniform that distinguishes them from the crew. The Foreman/Supervisor should communicate regularly, daily when needed, with the property's manager. Further, In order to maintain continuity, the same Foreman/Supervisor shall direct the scheduled maintenance operations throughout the year. Any anticipated changes in supervisory personnel shall be brought to the attention of the CDD representative prior to any such change. This will assure the BOD and Management that maintenance personnel remain familiar with the maintenance specifications, the site and any changing conditions.
- b. The crew members should be properly trained to carry out their assigned task, and should work in a safe professional manner. Each crew member should be in full uniform at all times.
- c. Contractor is expected to staff the property with trained personnel experienced in commercial landscape maintenance. All personnel applying fertilizers, insecticides, herbicides and fungicides must be certified by the FL Department of Agriculture and Consumer Services. These individuals should be Best Management Practices Certified and hold a Limited Certification for Urban Landscape Commercial Fertilizer or a Certified Pest Control Operator or an employee with an ID card working under the supervision of a CPO.

- d. Contractor agrees to screen all crew members for criminal background, advise Management and not employ persons for this Contract that have been convicted of or pled guilty to a felony crime or misdemeanor to which Management objects. Also, contractor agrees to follow all INS guidelines for hiring and to maintain an I-9 and other required documents on each employee.
- e. Contractor is expected to staff the property with adequately trained personnel a minimum 3 days per week between Monday & Friday. Holidays observed that do not require staffing include New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day, and any other day agreed to by CDD Management. Normal working hours are from 7:00 AM until 7:00 PM. No power equipment will be operated near homes before 9:00 AM. Efforts will be made such that ALL work performed around the Amenity Areas and pool area is to be completed prior to normal member attendance hours. Saturdays will be made available for makeup work due to inclement weather from 8:00 AM until 5 PM.

SCHEDULE "A" – TURF CARE PROGRAM - ST. AUGUSTINE

A. Application Schedule – Minimum schedule, if more is needed it is up to the contractor to recommend.

<u>Month</u>	<u>Application</u>
January:	Winter fertilization, broadleaf weed control and disease control
March:	Spring granular fertilization, broadleaf weed control, insect and disease control
May:	Late spring heavy, 100% slow release Nitrogen fertilization with Arena and weed Control
October:	Heavy fall granular fertilization and broadleaf weed/disease control

B. Application Requirements

1. Fertilization

- a. Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a maximum of 4 lbs. of N/1000 square feet with a minimum of 50% slow release and a high Potassium blend in the fall fertilization to promote root development unless soil samples indicate the presence of sufficient Potassium. The winter liquid fertilization should contain a maximum of .5lbs of N/1000 square feet.
- b. All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.
- c. All hardscape surfaces are to be blown off immediately following a fertilizer application to prevent staining.
- d. The irrigation system will be fully operational prior to any fertilizer application.
- e. At the request of management, soils shall be tested at a reliable testing facility once per year to monitor for pH, Nematodes, Take All Root Rot and chemical make-up. The results will be provided to management along with the contractor's recommendation as to any changes in the turf care program based on these results.

- f. Any changes to the fertilization schedule, products used, or techniques will be discussed with CDD management and agreed to by CDD management.

2. Insect/Disease Control

- a. The reduction of irrigation water during the winter season will dramatically reduce the potential for fungus/disease problems. Contractor will be responsible to manage settings of irrigation timers.
- b. Supplemental insecticide applications will be provided in addition to the normal preventive program as needed to provide control.

3. Weed Control

- a. Weed control will be limited to the broadleaf variety and sedge type grasses under this program.
- b. Contractor shall alert management of outbreaks of Crabgrass, Bermuda, Alexander and Dove grasses. Failure to do so will make the contractor liable for resulting turf loss.

4. Warranty

If the grass covered under this turf care program dies due to insect infestation, disease or improper fertilizer application, the affected grass will be replaced at no charge. Contractor will not be held responsible for turf loss due to conditions beyond their control. This includes nematodes, diseases such as Take-All Root Rot and weeds such as Crabgrass which are untreatable with currently available chemicals, high traffic areas, drainage problems, or acts of God. In the event these conditions exist, the contractor is responsible to employ whatever cultural practices can be reasonably performed to extend the life of the affected material.

SCHEDULE "B" – TURF CARE PROGRAM – BAHIA – Where Applicable

A. Application Schedule

<u>Month</u>	<u>Application</u>
March:	Complete liquid 18-0-8 N-P-K fertilizer and broadleaf weed control to include blanket pre-emergent herbicide application.
June:	Chelated Iron application and Mole Cricket control.
October:	Complete liquid 18-0-8 N-P-K fertilizer and broadleaf weed control to include blanket pre-emergent herbicide application.

B. Application Requirements

1. Fertilization

- a. Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 2 lbs. of N/1000 square feet with a minimum of 30% slow release and a high Potassium blend in the late summer fertilization to promote root development unless soil samples indicate the presence of sufficient potassium.
- b. All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.
- c. All hardscape surfaces are to be blown off immediately following a fertilizer application to prevent staining.

- d. The irrigation system will be fully operational prior to any fertilizer application.
 - e. Soils shall be tested at a reliable testing facility twice per year to monitor for PH and chemical makeup. The results will be provided to management along with the contractor's recommendation as to any changes in the turf care program based on these results.
2. Insect/Disease Control
- a. The reduction of irrigation water during the winter season will dramatically reduce the potential for fungus/disease problems. Contractor will be responsible to manage settings of irrigation timers.
 - b. Supplemental insecticide applications will be provided in addition to the normal preventive program as needed to provide control.
3. Weed Control
- a. Weed control will be limited to the broadleaf variety under this program.
 - b. Contractor shall alert management of outbreaks of Sedge, invasive Bermuda, or Crabgrass. Failure to do so will make the contractor liable for resulting turf loss.
4. Warranty
- Only turf loss due to dramatic negligence or mismanagement by the contractor will be considered for replacement by contractor.

SCHEDULE "C" – TREE/SHRUB CARE PROGRAM

A. Application Schedule

<u>Month</u>	<u>Application</u>
March/April:	Insect/disease control/fertilization.
May/June:	Insect/disease control as needed.
July/August:	Minor nutrient blend with insect/disease control.
October:	disease control as needed
December:	Insect/disease control/fertilization as needed

B. Application Requirements

1. Fertilization
- a. Contractor will submit a schedule of materials to be used under this program along with application rates. Fertilizers selected must be appropriate for the plant material to be fertilized such as an acid forming fertilizer for Azaleas which require a lower soil pH.
 - b. Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 50% slow release Nitrogen and a high Potassium blend in the fall fertilization to promote root development unless soil sample results indicate the presence of sufficient Potassium.
 - c. All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of plant material are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

- d. This program covers all fertility requirements on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted trees over 35' in overall height will require special consideration and are therefore excluded from this program.
- e. There will be a deep root feeding on an as needed basis to establish newly planted trees.
- f. Fertilizer will be distributed evenly under the drip zone of each plant. Special care will be taken not to "clump" fertilizer neither at the base nor in the crown of plants.
- g. The irrigation system will be fully operational prior to any fertilizer application.
- h. Soils shall be tested at a reliable testing facility once per year to monitor for pH, Nematodes, Take All Root Rot and chemical make-up. The results will be provided to management along with the contractor's recommendation as to any changes in the Tree/Shrub care program based on these results.

2. Insect/Disease Control

- a. Insect and disease control is intended to mean a thorough inspection of all plantings for the presence of insect or disease activity and the appropriate treatment applied. All insect and disease infestations require follow-up applications for control and are included in this program.
- b. Contractor is responsible for the continuous monitoring for the presence of damaging insects or disease. Any problems noted between regularly scheduled visits will be treated as a service call and responded to within 48 hours. Service calls due to active infestations are included in this program.
- c. This program covers all disease and Insect activity on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted trees over 35' in overall height will require special consideration and are therefore excluded from this program.
- d. Contractor will be required to apply all pesticides in accordance with labeled directions including the use of any Personal Protective Equipment.
- e. Contractor will provide a copy of the license for the Certified Operator in charge of chemical applications for this property.

3. Specialty Palms

- a. Considering the investment in Specialty Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date etc.), contractor will include in their proposed Tree/Shrub program, a comprehensive quarterly fertilization and root/bud drench for potential disease and infestation.
- b. When applicable, the contractor will monitor site tubes that have been installed to monitor ground water build up around the root ball of specimen palms to de-water them as necessary.

4. Warranty

If a plant or tree dies from insect or disease damage while under this Tree/Shrub Care Program, it will be replaced with one that is reasonably available by contractor if it is reasonably decided to be from negligence by CDD management. Exclusions to this warranty would be Acts of God, along with pre-existing conditions, i.e. soil contamination or poor drainage, nematodes, borers, locusts and insects such as Asian Cycad Scale. Also excluded are diseases such as Verticillium and Fusarium Wilt, TPDD, Lethal Bronzing, Entomosporium Leaf Spot Fungus and Downey Mildew that are untreatable with currently available chemicals. In the event these conditions exist, the contractor is responsible to promptly report any detection to the CDD representative.

SCHEDULE “D” – IRRIGATION MAINTENANCE

A. Frequency of Service

- a. Contractor will perform the following itemized services under “Specifications” on a monthly basis completing 25% of the inspection each week.
- b. The irrigation inspection will be performed during the same week(s) each month.

B. Specifications

- a. Activate each zone of the system.
- b. Visually check for any damaged heads or heads needing repair.
- c. Visually check all landscape areas irrigated with Netafim drip lines to ensure proper water flow and pressure.
- d. Clean filters located at each zone valve monthly if applicable.
- e. Clean, straighten or adjust any heads not functioning properly.
- f. Straighten, re-attach to bracing and touch up paint on riser heads as needed.
- g. Report any valve or valve box that may be damaged in any way.
- h. Leave areas in which repairs or adjustments are made free of debris.
- i. Adjust controller to the watering needs as dictated by weather conditions, seasonal requirements, and water management district restrictions including adjusting of rain sensors.
- j. Contractor will provide a written report of the findings by zone.

C. Qualifying Statements

1. Repairs

- a. Repairs that become necessary and that are over and above the routine monthly inspections will be done on a time and material basis. Hourly irrigation repair rates will be defined in overall landscape maintenance contract.
- b. Request for authorization must be submitted to the CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the CDD representative prior to initiating any work. It is up to CDD management's discretion to allow contractor to proceed with repairs at an agreed threshold without prior approval.

2. Service Calls

- a. Service Calls required between scheduled visits will be billed on a time and material basis at the rates extra pricing rates.
- b. When not an emergency, request for authorization must be submitted in written form to the CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the CDD representative prior to initiating any work.

3. Contractor will pay special attention during irrigation (IMC) maintenance inspections to ensure that sprinkler heads are positioned so that water does not spray directly onto buildings, windows or parking areas.

- a. Contractor will be held responsible for any accident that arises from the over spray of water on hard surfaces if it is determined that the contractor was negligent in performing monthly irrigation maintenance.

4. Damage resulting from contractor's crews working on the property (i.e., mower and edger cuts) will be repaired at no charge to the CDD within 24 hours of being detected.

5. Contractor shall not be held responsible for any system failure caused by lightning, construction work, pre-existing conditions, freeze or other acts of God.
6. Contractor shall not be held responsible for damage to the landscape caused by mandatory water restrictions placed on the property by the governing water management district.
7. Contractor will visually inspect irrigation system weekly while performing routine maintenance.
8. Contractor will provide a 24 hour "Emergency" number for irrigation repairs.
9. Contractor shall take all required readings from meters or at pump stations as required and work with the CDD representative to file all quarterly and/or semi-annual reports to the Water Management District.

SCHEDULE "E" – ADDITIONAL SERVICES – To be priced separately but as part of the landscape contract. These services are subject to bids at management's discretion at any point.

Note: Additional services work is to be considered as a supplement of the overall Landscape Maintenance contract. All Special Services work is to be performed by supplemental crews. CDD management can bid out these services at their discretion and work is to be completed according to this scope, or as CDD Management agrees. In addition, contractor should and is expected to recommend when they believe these services should be carried out in their bid documents. Additionally, all "Additional Services" will be billed in the month they are performed as a separate line item on that month's invoice. Additional services costs will not be spread out across the full annual contract.

A. Bedding Plants – Annuals (If Applicable)

The nature and purpose of "Flower Beds" is to draw attention to the display. The highest level of attention should be placed on their on-going care.

1. Schedule

- a. The most appropriate seasonal annuals will be used. A standard yearly rotation includes but is not limited to: All flower beds on the property will be changed out four (4) times per year during the months of January, April, July and October. Changes to the amounts of annuals, rotations timing, or date of installation can be made at CDD management discretion.
- b. Contractor recognizes that flower beds are intended to highlight and beautify high profile areas and should be selected for color, profusion and display.
- c. All newly planted beds will have a minimum of 50% of the plants in bloom at the time of installation and they shall be 4 ½" individual pots.
- d. Contractor will obtain prior approval of plant selection from the CDD representative 2 weeks before installation.

2. Installation

- a. Plants are to be installed utilizing a triangular spacing of 9" O.C. between plants.
- b. Annually, prior to the Spring change out, existing soil will be removed to a depth of 6" in all annual beds and replaced with clean growing medium composed of 60% peat and 40% fine aged Pine Bark.

- c. All beds will be cleaned and hand or machine cultivated to a depth of 6" prior to the installation of new plants.
- d. Create a 2" trench where the edge of the bed is adjacent to turf or hardscape.
- e. A granular time-release fertilizer and a granular systemic fungicide will be incorporated into the bedding soil at the time of installation.
- f. All beds should be covered with 1" layer of Pine bark Fines after planting.
- g. Follow-up applications of fertilizer, fungicide and insecticide are provided as needed.
- h. Annuals that require replacement due to over-irrigation or under-irrigation will be replaced immediately by contractor without charge to the CDD.

3. Maintenance

- a. Flower beds unique to the property will be reviewed daily or at each service visit for the following:
 - Removal of all litter and debris.
 - Beds are to remain weed – free at all times.
 - All declining blooms are to be removed immediately.
 - Inspect for the presence of insect or disease activity and treat immediately.
- b. Seed heads are to be removed from plants as soon as they appear. "Pinching" of certain varieties weekly is to be a part of the on-going maintenance as well. Frequent "pinching" will result in healthier, more compact plants.
- c. Prolific bloomers such as Salvia require that 10% to 20% of healthy blooms are to be removed weekly.
- d. Pre-emergent herbicides are not to be used in annual beds.
- e. Contractor guarantees the survivability and performance of all annual plantings for a period of 90 days. Any plant that fails to perform during this period will be immediately replaced at the contractor's expense.

4. Warranty

Any bedding plant that dies due to insect damage or disease will be replaced under warranty. Exclusions to this warranty would be freeze, theft, or vandalism.

B. Bed Dressing

1. Schedule

- a. Mulching will be carried out twice per year. Once in the spring, once in the fall. The most desirable months are May and Early November. Mulch will be priced "per yard".
- b. Application will be completed within a two week time period.

2. Installation

- a. Prior to application, areas will be prepared by removing all foreign debris and accumulated mulch material and establishing a defined, uniform edge to all bed and tree rings as well as a 1" to 2" deep trench along all hardscape surfaces to include equipment pads, in order to hold the mulch in place.

- b. Bed dressing should be installed in weed free beds that have been properly edged and prepared.
- c. Bed Dressing should be installed to maintain a 2" thickness in all bed areas, including tree rings in lawn areas and maintenance strips unless otherwise directed by the CDD representative. Some areas will require more mulch than others. Focal areas are to be prioritized. If at any point the application does not allow enough yards to maintain 2 inch depth across beds then an additional proposal will be created by the contractor for the additional needed yards.
- d. A summary of shipping tickets or invoices for products or subcontract services will be submitted prior to requesting payment for this work.

C. Palm Trimming

1. Schedule

- 2. Specimen Date Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date, etc.) in excess of 12' will be trimmed up to two times per year in June and/or December as needed. All vegetation will be removed from their trunk and nut and loose or excessive boots will be removed and/or cross cut during this process. Contractor will monitor for disease and recommend treatment if necessary.
- 3. All palms less than 12' will be trimmed as needed by the detail crew during the regular detail rotation as outlined in General Services.
- 4. Washingtonia palms in excess of 12' will be trimmed up to two times per year in the months of February and August as needed.
- 5. All palms other than Washingtonia, in excess 15' will be trimmed up to once per year in the month of August.
- 6. Trimming shall include removal of all dead fronds, loose boots and seed stalks.
- 7. Trim palms so that the lowest remaining fronds are left at a ten and two o'clock profile or nine and three o'clock at the discretion of management. "Hurricane" cuts are only to be done at the direction of the CDD representative.
- 8. When trimming, cut the frond close to the trunk without leaving "stubs"
- 9. It is imperative that the contractor use clean and sanitized tools, sanitizing their tools thoroughly from tree to tree.

SECTION 3

SECTION (a)

Villamar CDD Landscape Fee Summary (Phases 1-5)
(January 2023)

Contractor: Floralawn, Inc.

Address: 734 S Combee Rd
Lakeland, FL 33801
Phone: 863-668-0494
Fax: 863-668-0495
Contact: Bryan Boyett
Email: Bryan.boyett@floralawn.com

Property: Villamar CDD

Address: 219 East Livingston St
Orlando, FL 32801
Phone: (407) 347-2453
Contact: Marshall Tindall
Email: mtindall@gmscfl.com

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
GENERAL SERVICES (Schedule A) - Mowing/Detailing	8,663	8,663	8,663	8,663	8,663	8,663	8,663	8,663	8,663	8,663	8,663	8,663	\$103,956
TURF CARE (Schedule B) Bahia/St Augustine Fert	153	153	153	153	153	153	153	153	153	153	153	153	\$1,836
TREE/SHRUB CARE (Schedule C) Tree/Shrub Fert	329	329	329	329	329	329	329	329	329	329	329	329	\$3,948
BED DRESSING - Estimate mulch yds (Schedule E - B.) <i>Per Yard Pricing: \$60</i>					9,000 <i>150 Yds</i>						4,500 <i>75 Yds</i>		\$13,500
PALM TRIMMING (Schedule E - C.) <i>Per Palm Price: Included</i>	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	\$0
(N/A - None at this time) ANNUAL CHANGES (Schedule E - A.) <i>Per Annual Pricing:</i>													\$0
IRRIGATION MAINT. (Schedule D)	300	300	300	300	300	300	300	300	300	300	300	300	\$3,600
TOTAL FEE PER MONTH:	\$9,445	\$9,445	\$9,445	\$9,445	\$18,445	\$9,445	\$9,445	\$9,445	\$9,445	\$9,445	\$13,945	\$9,445	\$126,840

Flat Fee Schedule	\$10,570	\$10,570	\$10,570	\$10,570	\$10,570	\$10,570	\$10,570	\$10,570	\$10,570	\$10,570	\$10,570	\$10,570	\$126,840
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Essential Services Mowing/Detailing/Irrigation/Fert and Pest	\$113,340
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Extra Services Annual Changes, Palm Pruning, Mulch	\$13,500
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TOTAL	\$126,840.00
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Initials_____

SECTION (b)

Villamar CDD Landscape Fee Summary (Phases 1-5)

(January 2023)

Contractor: Weber Environmental Services, Inc.

Property: Villamar CDD

Address: 5935 SR 542 West
Winter Haven, FL 33880

Phone: 863-551-1820

Fax:

Contact: Alan Hirschfelder

Email: Ahirschfelder@weberes.com

Address: 219 East Livingston St
Orlando, FL 32801

Phone: (407) 347-2453

Contact: Marshall Tindall

Email: mtindall@gmscfl.com

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
GENERAL SERVICES (Schedule A) - Mowing/Detailing	6,973	6,973	6,973	6,973	6,973	6,973	6,973	6,973	6,973	6,973	6,973	6,973	\$83,680
TURF CARE (Schedule B) Bahia/St Augustine Fert	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	\$12,000
TREE/SHRUB CARE (Schedule C) Tree/Shrub Fert													\$0
BED DRESSING - Estimate (Schedule E - B.) <i>Per Yard Pricing: 250CY/\$55/Yd</i>					13,750 <i>Mulch Yds</i>								\$13,750
PALM TRIMMING (Schedule E - C.) <i>Per Palm Price: \$40Ea</i>	57	57	57	57	57	57	57	57	57	57	57	57	\$680
(N/A - None at this time) ANNUAL CHANGES (Schedule E - A.) <i>Per Annual Pricing:</i>													\$0
IRRIGATION MAINT. (Schedule D)	550	550	550	550	550	550	550	550	550	550	550	550	\$6,600
TOTAL FEE PER MONTH:	\$8,580	\$8,580	\$8,580	\$8,580	\$22,330	\$8,580	\$8,580	\$8,580	\$8,580	\$8,580	\$8,580	\$8,580	\$116,710

Flat Fee Schedule	\$9,726	\$9,726	\$9,726	\$9,726	\$9,726	\$9,726	\$9,726	\$9,726	\$9,726	\$9,726	\$9,726	\$9,726	\$116,710
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Essential Services	\$102,280
Mowing/Detailing/Irrigation/Fer	

Extra Services	\$14,430
Annual Changes, Palm	
Pruning, Mulch	

TOTAL	\$116,710.00
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Initials_____

SECTION (c)

VillaMar CDD Landscape Fee Summary

Contractor: Prince and Sons, Inc

Address: 200 South F
Hianes City, FL 33844
Phone: (863) 422-5207
Fax:
Contact: Lucas Martin
Email: lmartin@princeandsonsinc.com

Property: VillaMar CDD

Address: 219 E Livingston St
Orlando, FL 32801
Phone: 407-201-1514
Contact: Clayton Smith - Field Operations
Email: Csmith@gmscfl.com

Date: Jan 31, 2023

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
GENERAL SERVICES	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00	72000.00
Turf Maintenance/Detailing/General													
TURF CARE (Schedule A and Schedule B) Bahia/St Augustine Fert													\$0
TREE/SHRUB CARE (Schedule C) Tree/Shrub Fert	342	342	342	342	342	342	342	342	342	342	342	342	\$4,104
BED DRESSING - (Enter total yards) (Schedule E - I.) May/Nov Applications <i>Per Yard Pricing:\$52</i>													\$0
PALM TRIMMING (Schedule E - III) <i>Per Palm Price: \$50</i> <i>Enter Counts to be trimmed</i>													\$0
ANNUAL CHANGES (Schedule E - II) - Extra Services <i>Per Annual Pricing: \$2.00</i>													\$0
IRRIGATION MAINT. (Schedule D)	900	900	900	900	900	900	900	900	900	900	900	900	\$10,800
TOTAL FEE PER MONTH:	\$1,242	\$1,242	\$1,242	\$1,242	\$1,242	\$1,242	\$1,242	\$1,242	\$1,242	\$1,242	\$1,242	\$1,242	\$86,904
Flat Fee Schedule	\$7,242	\$7,242	\$7,242	\$7,242	\$7,242	\$7,242	\$7,242	\$7,242	\$7,242	\$7,242	\$7,242	\$7,242	\$86,904
Essential Services Gen Services + Schedules A, B, C, D	\$86,904												
Extra Services Annual Changes, Palm Pruning, Mulch	\$0												
TOTAL	\$86,904.00												

SECTION D

SECTION 1

VillaMar

Community Development District

Summary of Checks

December 24, 2022 to January 27, 2023

Bank	Date	Check No.'s		Amount
General Fund	12/29/22	430 - 433	\$	3,547.01
	1/5/23	434 - 436	\$	4,640.17
	1/12/23	437 - 443	\$	20,555.27
	1/19/23	444 - 447	\$	12,918.93
	1/20/23	448	\$	894,759.58
			\$	936,420.96

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 1/31/23		PAGE 1		
*** CHECK DATES 12/24/2022 - 01/27/2023 ***		VILLAMAR CDD - GENERAL FUND									
		BANK A VILLAMAR CDD									
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #			
12/29/22	00023	12/15/22 6704-12- ARBITRAGE - SERIES 2020	202212 310-51300-31200	AMTEC	*	450.00	450.00 000430				
12/29/22	00043	12/20/22 51831813 PEST CONTROL - DEC 22	202212 330-57200-48100	MASSEY SERVICES INC.	*	50.00	50.00 000431				
12/29/22	00015	11/15/22 7466 IRRIGATION REP BY CANOPY	202211 320-53800-47300		*	743.30					
		12/16/22 7600 REPLACE HEADS/NOZZLES	202212 320-53800-47300	PRINCE & SONS INC.	*	103.71	847.01 000432				
12/29/22	00045	12/13/22 18147 POOL FIXTURES/REPLACE BLB	202212 330-53800-48300	RESORT POOL SERVICES DBA	*	2,200.00	2,200.00 000433				
1/05/23	00042	1/02/23 01022023 MAILING TAX NOTICES	202301 310-51300-42000	JOE G. TEDDER, TAX COLLECTOR	*	235.50	235.50 000434				
1/05/23	00038	12/31/22 00051775 NOTICE BOS MTG - 12/7/22	202212 310-51300-48000	CA FLORIDA HOLDINGS, LLC	*	364.04	364.04 000435				
1/05/23	00019	12/23/22 6773433 TRUSTEE FEES-SERIES 2020	202212 310-51300-32300	US BANK	*	3,367.19	4,040.63 000436				
		12/23/22 6773433 TRUSTEE FEES-SERIES 2020	202212 300-15500-10000		*	673.44					
1/12/23	00010	1/11/23 BW011120 SUPERVISOR FEES 01/11/23	202301 310-51300-11000	BRIAN WALSH	*	200.00	200.00 000437				
1/12/23	00034	12/22/22 8834 MTHLY CLEANING SVC-DEC 22	202212 330-53800-48500	CSS CLEAN STAR SERVICES CENTRAL FL	*	450.00	550.00 000438				
		12/22/22 8834 MTHLY TRASH MAIL COLLECT	202212 330-53800-48500		*	100.00					
1/12/23	00047	1/11/23 EL011120 SUPERVISOR FEES 01/11/23	202301 310-51300-11000	ERIC LAVOIE	*	200.00	200.00 000439				
		VMCD VILLAMAR CDD MBYINGTON									

VMCD VILLAMAR CDD MBYINGTON

VILLAMAR CDD - GENERAL FUND
BANK A VILLAMAR CDD

CHECK DATE	VEND#	.....INVOICE..... DATE	EXPENSED TO... INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
1/12/23	00009	1/01/23	166	202301	310-51300-34000					*	3,154.42		
			MANAGEMENT FEES - JAN 23										
		1/01/23	166	202301	310-51300-35200					*	100.00		
			WEBSITE ADMIN - JAN 23										
		1/01/23	166	202301	310-51300-35100					*	150.00		
			INFO TECHNOLOGY - JAN 23										
		1/01/23	166	202301	310-51300-31300					*	666.67		
			DISSEMINATION - JAN 23										
		1/01/23	166	202301	330-57200-12000					*	416.67		
			AMENITY ACCESS - JAN 23										
		1/01/23	166	202301	310-51300-51000					*	.84		
			OFFICE SUPPLIES										
		1/01/23	166	202301	310-51300-42000					*	43.26		
			POSTAGE										
		1/01/23	167	202301	320-53800-12000					*	1,312.50		
			FIELD MANAGEMENT - JAN 23										
		1/01/23	167	202301	320-53800-49000					*	1,011.19		
			GENERAL MAINT MATERIALS										
									GOVERNMENTAL MANAGEMENT SERVICES			6,855.55	000440
1/12/23	00039	11/10/22	4785	202210	310-51300-49100					*	2,246.75		
			BOUNDARY AMENDMENT#BA1-17										
		12/12/22	5141	202211	310-51300-49100					*	8,452.97		
			BOUNDARY AMENDMENT#BA1-17										
									KE LAW GROUP, PLLC			10,699.72	000441
1/12/23	00045	1/01/23	18334	202301	330-53800-48100					*	1,850.00		
			POOL MAINTENANCE - JAN 23										
									RESORT POOL SERVICES DBA			1,850.00	000442
1/12/23	00004	1/11/23	RH011120	202301	310-51300-11000					*	200.00		
			SUPERVISOR FEES 01/11/23										
									RENNIE HEATH			200.00	000443
1/19/23	00015	1/01/23	7729	202301	320-53800-46200					*	7,075.00		
			LAWN MAINTENANCE - JAN 23										
		1/03/23	7758	202301	320-53800-47300					*	412.62		
			MAINLINE LEAK REPAIR 1/3										
									PRINCE & SONS INC.			7,487.62	000444
1/19/23	00049	12/31/22	11115887	202212	320-53800-34500					*	2,135.12		
			SECURITY SVCS 12/01-12/31										
									SECURITAS SECURITY SERVICES USA, INC			2,135.12	000445
1/19/23	00041	1/05/23	PSI-4356	202301	320-53800-47000					*	821.25		
			POND MAINTENANCE - JAN 23										
									SOLITUDE LAKE MANAGEMENT SERVICES			821.25	000446
									VMCD VILLAMAR CDD				
									MBYINGTON				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
1/19/23	00027	1/19/23	01192023 202301 300-15500-10000 PLAYGRND/FUR LEASE-FEB 23		*	1,078.87	
		1/19/23	01192023 202301 300-15500-10000 POOL/FUR LEASE - FEB 23		*	1,396.07	
WHFS, LLC							2,474.94 000447
1/20/23	00014	1/20/23	01202023 202301 300-20700-10000 ASSESSMENT TXFER - S2019		*	381,403.00	
		1/20/23	01202023 202301 300-20700-10000 ASSESSMENT TXFER - S2020		*	348,613.73	
		1/20/23	01202023 202301 300-20700-10000 ASSESSMENT TXFER - S22PH3		*	164,742.85	
VILLAMAR CDD C/O USBANK							894,759.58 000448
TOTAL FOR BANK A						936,420.96	
TOTAL FOR REGISTER						936,420.96	

SECTION 2

VillaMar
Community Development District

Unaudited Financial Reporting
December 31, 2022



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5	<u>Debt Service Fund Series 2020</u>
6	<u>Debt Service Fund Series 2022A3</u>
7	<u>Debt Service Fund Series 2022A4</u>
8	<u>Combined Capital Project Funds</u>
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11	<u>Long Term Debt Report</u>
12	<u>Assessment Receipt Schedule</u>

VillaMar
Community Development District
Combined Balance Sheet
December 31, 2022

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
<u>Cash:</u>				
Operating Account	\$ 1,324,112	\$ -	\$ -	\$ 1,324,112
Capital Projects Account	\$ -	\$ -	\$ 950	\$ 950
<u>Investments:</u>				
<u>Series 2019</u>				
Reserve	\$ -	\$ 204,023	\$ -	\$ 204,023
Revenue	\$ -	\$ 8,663	\$ -	\$ 8,663
Prepayment	\$ -	\$ 80	\$ -	\$ 80
Construction	\$ -	\$ -	\$ 1	\$ 1
<u>Series 2020</u>				
Reserve	\$ -	\$ 184,450	\$ -	\$ 184,450
Revenue	\$ -	\$ 8,533	\$ -	\$ 8,533
Construction	\$ -	\$ -	\$ 1,772	\$ 1,772
<u>Series 2022 A3</u>				
Reserve	\$ -	\$ 87,200	\$ -	\$ 87,200
Revenue	\$ -	\$ 1,390	\$ -	\$ 1,390
Construction	\$ -	\$ -	\$ 8	\$ 8
<u>Series 2022 A4</u>				
Reserve	\$ -	\$ 124,913	\$ -	\$ 124,913
Revenue	\$ -	\$ 128,247	\$ -	\$ 128,247
Construction	\$ -	\$ -	\$ 270,910	\$ 270,910
Due from Developer	\$ 10,700	\$ -	\$ -	\$ 10,700
Due from General Fund	\$ -	\$ 852,751	\$ -	\$ 852,751
Prepaid Expenses	\$ 3,148	\$ -	\$ -	\$ 3,148
Total Assets	\$ 1,337,960	\$ 1,600,249	\$ 273,641	\$ 3,211,849
Liabilities:				
Accounts Payable	\$ 20,563	\$ -	\$ -	\$ 20,563
Due to Debt Service	\$ 852,751	\$ -	\$ -	\$ 852,751
Retainage Payable	\$ -	\$ -	\$ 197,287	\$ 197,287
Total Liabilities	\$ 873,314	\$ -	\$ 197,287	\$ 1,070,600
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 3,148	\$ -	\$ -	\$ 3,148
Restricted for:				
Debt Service - Series 2019	\$ -	\$ 576,262	\$ -	\$ 576,262
Debt Service - Series 2020	\$ -	\$ 525,229	\$ -	\$ 525,229
Debt Service - Series 2022 A3	\$ -	\$ 245,598	\$ -	\$ 245,598
Debt Service - Series 2022 A4	\$ -	\$ 253,159	\$ -	\$ 253,159
Capital Projects - Series 2019	\$ -	\$ -	\$ 951	\$ 951
Capital Projects - Series 2020	\$ -	\$ -	\$ 1,772	\$ 1,772
Capital Projects - Series 2022 A3	\$ -	\$ -	\$ 8	\$ 8
Capital Projects - Series 2022 A4	\$ -	\$ -	\$ 73,623	\$ 73,623
Unassigned	\$ 461,498	\$ -	\$ -	\$ 461,498
Total Fund Balances	\$ 464,646	\$ 1,600,249	\$ 76,354	\$ 2,141,249
Total Liabilities & Fund Balance	\$ 1,337,960	\$ 1,600,249	\$ 273,641	\$ 3,211,849

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/22	Thru 12/31/22	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 531,413	\$ 480,689	\$ 480,689	\$ -
Assessments - Direct Bill	\$ 103,755	\$ 52,392	\$ 52,392	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 33,058	\$ 33,058
Boundary Amendment Contributions	\$ -	\$ -	\$ 13,355	\$ 13,355
Miscellaneous Income	\$ -	\$ -	\$ 30	\$ 30
Total Revenues	\$ 635,169	\$ 533,080	\$ 579,523	\$ 46,443
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 3,000	\$ 600	\$ 2,400
Engineering	\$ 7,500	\$ 1,875	\$ -	\$ 1,875
Attorney	\$ 30,000	\$ 7,500	\$ 5,681	\$ 1,820
Annual Audit	\$ 5,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 2,250	\$ 450	\$ 450	\$ -
Dissemination	\$ 9,000	\$ 2,250	\$ 2,000	\$ 250
Trustee Fees	\$ 19,880	\$ 6,155	\$ 6,155	\$ -
Management Fees	\$ 37,853	\$ 9,463	\$ 9,463	\$ (0)
Information Technology	\$ 1,800	\$ 450	\$ 450	\$ -
Website Maintenance	\$ 1,200	\$ 300	\$ 300	\$ -
Postage & Delivery	\$ 850	\$ 213	\$ 246	\$ (33)
Insurance	\$ 6,684	\$ 6,684	\$ 5,988	\$ 696
Printing & Binding	\$ 1,000	\$ 250	\$ -	\$ 250
Legal Advertising	\$ 7,500	\$ 1,875	\$ 987	\$ 888
Other Current Charges	\$ 1,500	\$ 375	\$ 118	\$ 257
Boundary Amendment Expenses	\$ -	\$ -	\$ 10,700	\$ (10,700)
Office Supplies	\$ 500	\$ 125	\$ 8	\$ 117
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 149,691	\$ 46,140	\$ 48,320	\$ (2,180)

VillaMar
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/22	Thru 12/31/22	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 11,077	\$ 11,077	\$ 9,869	\$ 1,208
Field Management	\$ 15,750	\$ 3,938	\$ 3,938	\$ -
Landscape Maintenance	\$ 81,800	\$ 20,450	\$ 21,225	\$ (775)
Landscape Replacement	\$ 15,000	\$ 3,750	\$ -	\$ 3,750
Pond Maintenance	\$ 10,000	\$ 2,500	\$ 2,464	\$ 36
Streetlights	\$ 75,000	\$ 24,986	\$ 24,986	\$ -
Electric	\$ 2,500	\$ 625	\$ 262	\$ 363
Water & Sewer	\$ 25,000	\$ 6,555	\$ 6,555	\$ -
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 625	\$ -	\$ 625
Irrigation Repairs	\$ 8,000	\$ 2,026	\$ 2,026	\$ -
General Repairs & Maintenance	\$ 15,000	\$ 11,973	\$ 11,973	\$ -
Contingency	\$ 7,500	\$ 3,423	\$ 3,423	\$ -
Subtotal Field Expenditures	\$ 269,127	\$ 91,928	\$ 86,720	\$ 5,208
Amenity Expenditures				
Amenity - Electric	\$ 18,000	\$ 4,500	\$ 3,121	\$ 1,379
Amenity - Water	\$ 30,000	\$ 7,500	\$ 2,260	\$ 5,240
Playground & Furniture Lease	\$ 35,000	\$ 8,750	\$ 10,233	\$ (1,483)
Internet	\$ 3,000	\$ 750	\$ 467	\$ 283
Pest Control	\$ 600	\$ 150	\$ 150	\$ -
Janitorial Services	\$ 6,600	\$ 1,650	\$ 1,650	\$ -
Security Services	\$ 33,800	\$ 8,450	\$ 4,897	\$ 3,553
Pool Maintenance	\$ 22,680	\$ 5,670	\$ 5,100	\$ 570
Amenity Access Management	\$ 5,000	\$ 1,250	\$ 1,250	\$ (0)
Amenity Repairs & Maintenance	\$ 10,000	\$ 2,500	\$ 3,749	\$ (1,249)
Contingency	\$ 5,500	\$ 1,375	\$ -	\$ 1,375
Subtotal Amenity Expenditures	\$ 170,180	\$ 42,545	\$ 32,876	\$ 9,669
Total Operations & Maintenance	\$ 439,307	\$ 134,473	\$ 119,596	\$ 14,876
Total Expenditures	\$ 588,999	\$ 180,612	\$ 167,917	\$ 12,696
Excess (Deficiency) of Revenues over Expenditures	\$ 46,170		\$ 411,606	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ (46,170)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (46,170)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 411,606	
Fund Balance - Beginning	\$ -		\$ 53,040	
Fund Balance - Ending	\$ -		\$ 464,646	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/22	Thru 12/31/22	Variance
Revenues:				
Assessments - Tax Roll	\$ 404,975	\$ 365,575	\$ 365,575	\$ -
Interest	\$ -	\$ -	\$ 2,071	\$ 2,071
Total Revenues	\$ 404,975	\$ 365,575	\$ 367,646	\$ 2,071
Expenditures:				
Interest - 11/1	\$ 145,225	\$ 145,225	\$ 145,225	\$ -
Special Call - 11/1	\$ -	\$ -	\$ 20,000	\$ (20,000)
Principal - 5/1	\$ 115,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 145,225	\$ -	\$ -	\$ -
Total Expenditures	\$ 405,450	\$ 145,225	\$ 165,225	\$ (20,000)
Excess (Deficiency) of Revenues over Expenditures	\$ (475)		\$ 202,421	
Fund Balance - Beginning	\$ 150,446		\$ 373,841	
Fund Balance - Ending	\$ 149,971		\$ 576,262	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/22	Thru 12/31/22	Variance
Revenues:				
Assessments - Tax Roll	\$ 368,900	\$ 334,146	\$ 334,146	\$ -
Interest	\$ -	\$ -	\$ 1,761	\$ 1,761
Total Revenues	\$ 368,900	\$ 334,146	\$ 335,907	\$ 1,761
Expenditures:				
Interest - 11/1	\$ 119,294	\$ 119,294	\$ 119,294	\$ -
Principal - 5/1	\$ 130,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 119,294	\$ -	\$ -	\$ -
Total Expenditures	\$ 368,588	\$ 119,294	\$ 119,294	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 313		\$ 216,614	
Fund Balance - Beginning	\$ 123,135		\$ 308,615	
Fund Balance - Ending	\$ 123,447		\$ 525,229	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/22	Thru 12/31/22	Variance
Revenues:				
Assessments - Tax Roll	\$ 174,400	\$ 157,906	\$ 157,906	\$ -
Interest	\$ -	\$ -	\$ 644	\$ 644
Total Revenues	\$ 174,400	\$ 157,906	\$ 158,550	\$ 644
Expenditures:				
Interest - 11/1	\$ 71,929	\$ 71,929	\$ 71,929	\$ (0)
Principal - 11/1	\$ 100,000	\$ 100,000	\$ 100,000	\$ -
Interest - 5/1	\$ 56,497	\$ -	\$ -	\$ -
Total Expenditures	\$ 228,426	\$ 171,929	\$ 171,929	\$ (0)
Excess (Deficiency) of Revenues over Expenditures	\$ (54,026)		\$ (13,380)	
Fund Balance - Beginning	\$ 171,930		\$ 258,978	
Fund Balance - Ending	\$ 117,904		\$ 245,598	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/22	Thru 12/31/22	Variance
Revenues:				
Assessments - Direct	\$ 249,825	\$ -	\$ -	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 124,913	\$ 124,913
Interest	\$ -	\$ -	\$ 2,143	\$ 2,143
Total Revenues	\$ 249,825	\$ -	\$ 127,056	\$ 127,056
Expenditures:				
Interest - 11/1	\$ 104,841	\$ 104,841	\$ 104,841	\$ 0
Principal - 5/1	\$ 80,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 84,625	\$ -	\$ -	\$ -
Total Expenditures	\$ 269,466	\$ 104,841	\$ 104,841	\$ 0
Excess (Deficiency) of Revenues over Expenditures	\$ (19,641)		\$ 22,215	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (124,913)	\$ (124,913)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (124,913)	\$ (124,913)
Net Change in Fund Balance	\$ (19,641)		\$ (102,697)	
Fund Balance - Beginning	\$ 104,844		\$ 355,857	
Fund Balance - Ending	\$ 85,203		\$ 253,159	

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

	Series		Series		Series		Series		
	2019 A1		2020 A2		2022 A3		2022 A4		Total
Revenues									
Developer Contributions	\$	851,350	\$	6,999	\$	-	\$	-	858,349
Interest	\$	-	\$	1,555	\$	0	\$	209	1,764
Total Revenues	\$	851,350	\$	8,554	\$	0	\$	209	\$ 860,113
Expenditures:									
Bank Fees	\$	15	\$	-	\$	-	\$	-	15
Capital Outlay	\$	850,000	\$	-	\$	-	\$	115,424	965,424
Total Expenditures	\$	850,015	\$	-	\$	-	\$	115,424	\$ 965,439
Excess (Deficiency) of Revenues over Expenditures	\$	1,335	\$	8,554	\$	0	\$	(115,215)	\$ (105,325)
Other Financing Sources/(Uses)									
Transfer In/(Out)	\$	-	\$	-	\$	-	\$	124,913	124,913
Total Other Financing Sources (Uses)	\$	-	\$	-	\$	-	\$	124,913	\$ 124,913
Net Change in Fund Balance	\$	1,335	\$	8,554	\$	0	\$	9,698	\$ 19,587
Fund Balance - Beginning	\$	(384)	\$	(6,782)	\$	8	\$	63,925	\$ 56,767
Fund Balance - Ending	\$	951	\$	1,772	\$	8	\$	73,623	\$ 76,354

VillaMar
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ 104,256	\$ 376,433	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	480,689
Assessments - Direct Bill	\$ 52,392	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	52,392
Assessments - Lot Closings	\$ -	\$ 33,058	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	33,058
Boundary Amendment Contributions	\$ -	\$ -	\$ 13,355	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13,355
Miscellaneous Income	\$ -	\$ 30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	30
Total Revenues	\$ 52,392	\$ 137,344	\$ 389,788	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	579,523
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	600
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Attorney	\$ 3,233	\$ 771	\$ 1,677	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,681
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,000
Arbitrage	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	450
Dissemination	\$ 667	\$ 667	\$ 667	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,000
Trustee Fees	\$ 2,788	\$ -	\$ 3,367	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,155
Management Fees	\$ 3,154	\$ 3,154	\$ 3,154	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,463
Information Technology	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	450
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	300
Postage & Delivery	\$ 61	\$ 18	\$ 167	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	246
Insurance	\$ 5,988	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,988
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Legal Advertising	\$ 623	\$ -	\$ 364	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	987
Other Current Charges	\$ 39	\$ 40	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	118
Boundary Amendment Expenses	\$ 2,247	\$ 8,453	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,700
Office Supplies	\$ 3	\$ 3	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative	\$ 24,228	\$ 13,956	\$ 10,136	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	48,320

VillaMar
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Field Expenditures													
Property Insurance	\$ 9,869	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,869
Field Management	\$ 1,313	\$ 1,313	\$ 1,313	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,938
Landscape Maintenance	\$ 7,075	\$ 7,075	\$ 7,075	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	21,225
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pond Maintenance	\$ 821	\$ 821	\$ 821	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,464
Streetlights	\$ 8,352	\$ 8,339	\$ 8,295	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	24,986
Electric	\$ 92	\$ 78	\$ 91	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	262
Water & Sewer	\$ 4,916	\$ 1,128	\$ 511	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,555
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ 1,179	\$ 743	\$ 104	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,026
General Repairs & Maintenance	\$ 11,973	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11,973
Contingency	\$ 3,220	\$ 203	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,423
Subtotal Field Expenditures	\$ 48,810	\$ 19,700	\$ 18,210	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	86,720
Amenity Expenditures													
Amenity - Electric	\$ 1,075	\$ 953	\$ 1,093	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,121
Amenity - Water	\$ 705	\$ 902	\$ 654	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,260
Playground & Furniture Lease	\$ 1,079	\$ 1,079	\$ 8,075	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,233
Internet	\$ 156	\$ 156	\$ 156	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	467
Pest Control	\$ 50	\$ 50	\$ 50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	150
Janitorial Services	\$ 550	\$ 550	\$ 550	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,650
Security Services	\$ 456	\$ 2,306	\$ 2,135	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,897
Pool Maintenance	\$ 1,750	\$ 1,500	\$ 1,850	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,100
Amenity Access Management	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,250
Amenity Repairs & Maintenance	\$ 1,549	\$ -	\$ 2,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,749
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Amenity Expenditures	\$ 7,786	\$ 7,912	\$ 17,179	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	32,876
Total Operations & Maintenance	\$ 56,596	\$ 27,612	\$ 35,388	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	119,596
Total Expenditures	\$ 80,824	\$ 41,568	\$ 45,525	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	167,917
Excess (Deficiency) of Revenues over Expenditures	\$ (28,432)	\$ 95,776	\$ 344,263	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	411,606
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (28,432)	\$ 95,776	\$ 344,263	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	411,606

VillaMar
Community Development District
Long Term Debt Report

SERIES 2019, SPECIAL ASSESSMENT REVENUE BONDS AREA 1		
INTEREST RATE:	3.750%, 4.000%, 4.625%, 4.875%	
MATURITY DATE:	5/1/2050	
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$201,917	
RESERVE FUND BALANCE	\$204,023	
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)
LESS: SPECIAL CALL - 11/1/22		(\$20,000)
CURRENT BONDS OUTSTANDING		\$6,210,000

SERIES 2020, SPECIAL ASSESSMENT REVENUE BONDS AREA 2		
INTEREST RATE:	2.625%, 3.200%, 3.750%, 4.000%	
MATURITY DATE:	5/1/2051	
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$184,450	
RESERVE FUND BALANCE	\$184,450	
BONDS OUTSTANDING - 11/24/20		\$6,500,000
LESS: PRINCIPAL PAYMENT - 5/1/22		(\$125,000)
CURRENT BONDS OUTSTANDING		\$6,375,000

SERIES 2022, SPECIAL ASSESSMENT REVENUE BONDS AREA 3		
INTEREST RATE:	3.125%, 3.500%, 4.000%	
MATURITY DATE:	11/1/2051	
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$87,200	
RESERVE FUND BALANCE	\$87,200	
BONDS OUTSTANDING - 03/18/22		\$3,040,000
LESS: PRINCIPAL PAYMENT - 11/1/22		(\$100,000)
CURRENT BONDS OUTSTANDING		\$2,940,000

SERIES 2022, SPECIAL ASSESSMENT REVENUE BONDS AREA 4		
INTEREST RATE:	3.250%, 3.625%, 4.000%, 4.125%	
MATURITY DATE:	5/1/2052	
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$124,913	
RESERVE FUND BALANCE	\$124,913	
BONDS OUTSTANDING - 03/18/22		\$4,295,000
CURRENT BONDS OUTSTANDING		\$4,295,000

VillaMar
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2023

Gross Assessments \$ 570,860.16 \$ 434,152.08 \$ 396,827.85 \$ 187,527.20 \$ 1,589,367.29
Net Assessments \$ 530,899.95 \$ 403,761.43 \$ 369,049.90 \$ 174,400.30 \$ 1,478,111.58

ON ROLL ASSESSMENTS

							35.92%	27.32%	24.97%	11.80%	100.00%
Date	Distribution	Gross Amount	(Discount)/Penalty	Commissions	Interest	Net Receipts	O&M Portion	Series 2019 Debt Service	Series 2020 Debt Service	Series 2022 PH3 Debt Service	Total
11/10/22	10/21/22	\$1,607.56	(\$84.38)	(\$30.46)	\$0.00	\$1,492.72	\$536.04	\$407.81	\$372.73	\$176.14	\$1,492.72
11/16/22	10/01/22 - 10/31/22	\$6,499.54	(\$259.97)	(\$124.79)	\$0.00	\$6,114.78	\$2,195.82	\$1,670.56	\$1,526.86	\$721.54	\$6,114.78
11/21/22	11/01/22 - 11/06/22	\$30,059.67	(\$1,202.39)	(\$577.15)	\$0.00	\$28,280.13	\$10,155.39	\$7,726.13	\$7,061.55	\$3,337.06	\$28,280.13
11/25/22	11/07/22 - 11/13/22	\$287,344.56	(\$11,493.41)	(\$5,517.02)	\$0.00	\$270,334.13	\$97,076.99	\$73,855.28	\$67,502.43	\$31,899.43	\$270,334.13
11/30/22	1% Fee Adj	(\$15,893.67)	\$0.00	\$0.00	\$0.00	(\$15,893.67)	(\$5,708.60)	(\$4,341.52)	(\$3,968.28)	(\$1,875.27)	(\$15,893.67)
12/12/22	11/14/22 - 11/23/22	\$100,298.30	(\$4,011.88)	(\$1,925.73)	\$0.00	\$94,360.69	\$33,914.75	\$25,763.46	\$23,552.51	\$11,129.97	\$94,360.69
12/21/22	11/24/22 - 11/30/22	\$695,050.41	(\$27,801.74)	(\$13,344.97)	\$0.00	\$653,903.70	\$234,865.52	\$178,620.55	\$163,264.46	\$77,153.17	\$653,903.70
12/23/22	12/01/22 - 12/15/22	\$318,420.91	(\$12,581.44)	(\$6,116.79)	\$0.00	\$299,722.68	\$107,652.73	\$81,872.34	\$74,833.75	\$35,363.86	\$299,722.68
TOTAL		\$ 1,423,387.28	\$ (57,435.21)	\$ (27,636.91)	\$ -	\$ 1,338,315.16	\$ 480,688.64	\$ 365,574.61	\$ 334,146.01	\$ 157,905.90	\$ 1,338,315.16

91%	Net Percent Collected
\$139,796.42	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

2023-01 Revised VMAR Dev LLC						\$37,860.97	\$37,860.97
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund		
10/4/22	10/1/22	1236	\$19,188.06	\$19,188.06	\$19,188.06		
10/4/22	2/1/23	1236	\$9,336.45	\$9,336.45	\$9,336.45		
10/4/22	6/1/23	1236	\$9,336.45	\$7,192.44	\$7,192.44		
			\$ 37,860.96	\$ 35,716.95	\$ 35,716.95		

2023-02 Cunningham Investors LLC						\$33,349.39	\$33,349.39
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund		
10/4/22	10/1/22	1236	\$16,674.70	\$16,674.70	\$16,674.70		
	2/1/23		\$8,337.35		\$0.00		
	6/1/23		\$8,337.35		\$0.00		
			\$ 33,349.40	\$ 16,674.70	\$ 16,674.70		

2023-03 DR Horton Inc						\$124,913.00	\$124,913.00
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Series 2022 PH4 Debt Service		
	12/1/22		\$62,456.50		\$0.00		
	2/1/23		\$31,228.25		\$0.00		
	5/1/23		\$31,228.25		\$0.00		
			\$ 124,913.00	\$ -	\$ -		