

VillaMar
Community Development District

Meeting Agenda

April 4, 2023

AGENDA

VillaMar

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

March 28, 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, April 4, 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 March 7, 2023 Board of Supervisors Meeting
4. Presentation and Consideration of Supplemental Assessment Methodology for Assessment Area Five dated March 7, 2023 (*to be provided under separate cover*)
5. Consideration of Resolution 2023-08 Approving the Proposed Fiscal Year 2023/2024 Budget (Suggested Date: August 1, 2023), Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2023/2024 Budget and the Imposition of Operations and Maintenance Assessments
6. Consideration of Resolution 2023-09 Authorizing Bank Account Signatories
7. Ratification of Master Lien Notice of Assessment for Phases 5, 6, 7A, 7B, and 8
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Fence Proposals
 - a) Jim Williams Fence Company, Inc.
 - b) Hillcrest Fence, LLC
 - ii. Consideration of Pool Maintenance Vendor Increase Request from Resort Pools (*to be provided under separate cover*)

¹ Comments will be limited to three (3) minutes

iii. Consideration of Phase 5 Pond Addendum from Solitude (*to be provided under separate cover*)

D. District Manager's Report

i. Approval of Check Register

ii. Balance Sheet & Income Statement

9. Other Business

10. Supervisors Requests and Audience Comments

11. Adjournment

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 Tuesday, **March 7, 2023** at 11:47 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Rennie Heath	Chairman
Lauren Schwenk	Assistant Secretary
Eric Lavoie	Assistant Secretary

Also, present were:

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

The following is a summary of the discussions and actions taken at the March 7, 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. There were three Supervisors present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated that there were no members of the public present or joining via Zoom.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the February 7, 2023
Board of Supervisors Meeting**

Ms. Burns presented the February 7, 2023 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 Mr. Heath, seconded by Mr. Lavoie, with all in favor, the Minutes of the February 7, 2023 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Presentation and Consideration of Supplemental Assessment Methodology for Assessment Area Five dated March 7, 2023

Ms. Burns stated that this methodology was based on the most recent bond sizing that was sent over from Jon Kessler’s officer. She explained that this report was the assessment methodology that allocates for the Series 2023 bonds that benefits the properties within Assessment Area 5. She referred to the tables that were attached to the agenda package. Table 1 was the development program which included two product types and a total of 396 lots. There are 202 single family 40’ lots and 194 single family 50’ lots. She explained that the single family 50’ lots had an ERU of 1.0 and the 40’ lots had an ERU of 0.8. Table 2 was the Capital Improvement Plan cost estimates from the engineer’s report totaling \$15,334,000. Table 3 included an estimated bond sizing of \$7,095,000. Table 4 showed the improvement cost per unit. Table 5 showed the par debt per unit, which was \$17,917 for each of those product types. She also noted the developer contributions for each to reach those targeted levels. Table 6 showed the net and gross annual debt assessment per unit. She explained that it was \$1,250 net for each of the product types and was \$1,344.09 when collected on the tax bill that considered the early payment discounts and collections fees. Table 7 showed the preliminary assessment roll and included one landowner, VMAR Dev, LLC, who owned 70.94 acres within this area. She noted that they were still waiting on the legal description for this assessment area from the engineer’s office and that would need to be added.

After Board discussion, it was decided to table this item. Ms. Burns noted she would reach out to Jon Kessler and Dylan Schwartz and would bring this item back to the Board. Ms. Gentry explained that in the next agenda item, their new Master Assessment Methodology for Phases 5, 6, 7A, 7B, and 8 covered all those new lands that they just brought in. She stated that the old Phase 5 had additional plans added to it, the old Phase 6 was redesignated as Phase 8, and the new lands that were just added by this boundary amendment were designated now as Phase 6, 7A, and 7B. Ms. Burns noted that they would need to look at the cap level on some of the lots and maybe redo the contribution for lot assessment.

FIFTH ORDER OF BUSINESS

Public Hearings

A. Public Hearing on the Imposition of Special Assessments on Boundary Amendment Parcels

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

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

Ms. Burns stated that there were no members of the public present at this time nor joining via Zoom.

On MOTION by Mr. Heath, seconded by Mr. Lavoie, with all in favor, Closing the Public Hearing, was approved.

i. Presentation of Amended and Restated Master Engineer’s Report for Capital Improvements dated December 15, 2022

Ms. Burns stated that this master engineer’s report had not changed since the Board saw it at the last meeting.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Amended and Restated Master Engineer’s Report for Capital Improvements dated December 15, 2022, was approved.

ii. Presentation of Amendment to the Amended and Restated Master Assessment Methodology (Phases 5, 6, 7A, 7B, and 8) dated January 3, 2023

Ms. Burns explained that this report had also not changed since the Board saw it at the January meeting. She noted that this assessment report allocated debt to properties within the District based on the benefit that they received from the Capital Improvement Plan that was outlined in the engineer’s report. She referred to the tables attached to this report. Table 1 showed their development plan for each of the phases. She explained that there was single family 40’ lot and single family 50’ lot in those phases with a total number of 1,041 units for those Phases 5, 6, 7A, 7B, and 8. Table 2 showed a Capital Improvement Plan cost estimate of \$40,958,500. Table 3 showed an estimated bond sizing of \$56,600,000. Table 4 outlined the improvement cost per unit for each of those product types. Table 5 showed the par debt per unit, which included single family 40’ for \$49,780 and single family 50’ for \$62,225. Table 6 outlined the net and gross annual debt assessment per unit. She noted that on the 40’ lot, the gross annual debt assessment when collected on the Polk County tax bill

would be \$3,486 and the 50' lot would be \$4,358. She further explained that these totals would be cap amounts and it would be the most that they would issue. Table 7 showed the preliminary assessment roll that allocated the debt by acre and included a couple of different landowners: VMAR Dev, LLC, Villa Mar FG, LLC, and Cunningham Investors, LLC.

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

iii. Consideration of Resolution 2023-06 Levying Special Assessments

Ms. Gentry stated that this was their Master Assessment resolution levying the caps of assessments that could be levied on this property. She reviewed section 2 which showed the findings that they were making including the history of how they got to this point, describing the proper noticing of the hearings, finding that the estimated cost as specified in the engineer's report were reasonable and proper, that it was reasonable, proper, just, and right to assess the costs of these improvements against the land in these assessment areas, approving the assessment report, declaring that the improvements would constitute a special benefit to all parcels of real property, declaring that the costs of the improvements were fairly and reasonably apportioned to the properties, that it was in the best interest of the District for the assessments to be paid and collected, and that it was reasonable, proper, just and right for the District to utilize the true-up mechanisms set forth in the assessment report, authorizing the project to be completed, estimating the cost of improvements, and equalizing, approving, and confirming the levy of those master special assessments. Ms. Gentry noted that they had the information to support those findings set forth in the reports from their consultants.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Resolution 2023-06 Levying Special Assessments, was approved.

B. Public Hearing on the District's Use of the Uniform Method of Levying, Collection & Enforcement of Non-Ad Valorem Assessments on Boundary Amendment Parcels

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

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

Ms. Burns stated that there were no members of the public present at this time nor joining via Zoom.

On MOTION by Mr. Heath, seconded by Mr. Lavoie, with all in favor, Closing the Public Hearing, was approved.

i. Consideration of Resolution 2023-07 Expressing the District’s Intent to Utilize the Uniform Method of Collection

Ms. Burns stated that this resolution was in the agenda package for review. She explained that this would allow them to utilize the tax collector to collect their assessments when they were ready to do so for the areas that were recently added to the District.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, Resolution 2023-07 Expressing the District’s Intent to Utilize the Uniform Method of Collection, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Gentry stated that the validation hearing was scheduled for April 10, 2023.

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 amenity review. He stated that the vendors’ maintenance of the facility areas had been satisfactory, the facilities had been kept neat and orderly. He stated that there was a keypad issue identified and repaired. He reviewed the landscaping stating that the work was good, and they were entering the dry season. He noted that the unirrigated turf was likely to stay stressed until the rainy season. He also reviewed the pond stating that the pond was getting shallow in this dry season. It was noted that the pond maintenance was acceptable, and Pond #21 in Phase 4 was being adjusted. He noted that the straightening of the fences was finished, and the approved parking exception signs were installed. After brief Board discussion,

it was decided to include pool furniture, fence at the playground, and dog stations costs in the budget, which they will review in April based on the estimates that Mr. Tindall reviews.

D. District Manager’s Report

i. Approval of the Check Register

Ms. Burns presented the check register to the Board. She asked for any questions or comments. Hearing none, asked for a motion to approve.

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

SEVENTH ORDER OF BUSINESS

Other Business

There being no other business, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

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

*Item will be
provided under
separate cover.*

SECTION V

RESOLUTION 2023-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2023/2024; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the VillaMar Community Development District (“**District**”) prior to June 15, 2023, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office**,” 219 East Livingston Street, Orlando, Florida 32801. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The

preliminary assessment roll is also on file and available for public inspection at the District's Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2023, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: Tuesday, August 1, 2023
HOUR: 11:45 a.m.
LOCATION: Holiday Inn—Winter Haven
200 Cypress Gardens Blvd.
Winter Haven, FL 33880

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENTS. The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Winter Haven, Florida and Polk County at least 60 days prior to the hearing set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3, and shall remain on the website for at least 45 days.

6. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Polk County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

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

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 4TH DAY OF APRIL 2023.

ATTEST:

**VILLAMAR COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

VillaMar
Community Development District

Proposed Budget
FY2024



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VillaMar
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2023	Actuals Thru 2/28/23	Projected Next 7 Months	Total Thru 9/30/23	Proposed Budget FY2024
Revenues					
Assessments	\$ 635,169	\$ 608,985	\$ 26,184	\$ 635,169	\$ 816,029
Boundary Amendment Contributions	\$ -	\$ 16,415	\$ -	\$ 16,415	\$ -
Miscellaneous Revenue	\$ -	\$ 30	\$ -	\$ 30	\$ -
Total Revenues	\$ 635,169	\$ 625,430	\$ 26,184	\$ 651,614	\$ 816,029
Expenditures					
<i>Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 1,800	\$ 6,600	\$ 8,400	\$ 12,000
Engineering	\$ 7,500	\$ -	\$ 4,375	\$ 4,375	\$ 7,500
Attorney	\$ 30,000	\$ 9,427	\$ 17,500	\$ 26,927	\$ 30,000
Annual Audit	\$ 5,000	\$ -	\$ 3,580	\$ 3,580	\$ 5,000
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 7,500
Arbitrage	\$ 2,250	\$ 450	\$ 1,350	\$ 1,800	\$ 2,250
Dissemination	\$ 9,000	\$ 3,333	\$ 4,667	\$ 8,000	\$ 9,000
Trustee Fees	\$ 19,880	\$ 6,829	\$ 9,011	\$ 15,839	\$ 19,880
Management Fees	\$ 37,853	\$ 15,772	\$ 22,081	\$ 37,853	\$ 42,500
Information Technology	\$ 1,800	\$ 750	\$ 1,050	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 500	\$ 700	\$ 1,200	\$ 1,200
Postage & Delivery	\$ 850	\$ 678	\$ 496	\$ 1,174	\$ 1,500
Insurance	\$ 6,684	\$ 5,988	\$ -	\$ 5,988	\$ 6,886
Copies	\$ 1,000	\$ 34	\$ 583	\$ 617	\$ 1,000
Legal Advertising	\$ 7,500	\$ 10,392	\$ 2,000	\$ 12,392	\$ 10,000
Other Current Charges	\$ 1,500	\$ 197	\$ 875	\$ 1,072	\$ 1,500
Boundary Amendment Expenditures	\$ -	\$ 13,760	\$ -	\$ 13,760	\$ -
Office Supplies	\$ 500	\$ 13	\$ 292	\$ 305	\$ 500
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Subtotal Administrative	\$ 149,691	\$ 75,098	\$ 75,159	\$ 150,257	\$ 160,191

VillaMar
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2023	Actuals Thru 2/28/23	Projected Next 7 Months	Total Thru 9/30/23	Proposed Budget FY2024
<i>Operations & Maintenance</i>					
Field Expenditures					
Property Insurance	\$ 11,077	\$ 9,869	\$ -	\$ 9,869	\$ 15,000
Field Management	\$ 15,750	\$ 6,563	\$ 9,188	\$ 15,750	\$ 16,538
Landscape Maintenance	\$ 81,800	\$ 35,375	\$ 49,525	\$ 84,900	\$ 130,000
Landscape Replacement	\$ 15,000	\$ 3,220	\$ 8,750	\$ 11,970	\$ 22,500
Pond Maintenance	\$ 10,000	\$ 4,106	\$ 5,831	\$ 9,937	\$ 17,000
Electric - Streetlights	\$ 75,000	\$ 41,115	\$ 59,500	\$ 100,615	\$ 128,520
Electric	\$ 2,500	\$ 522	\$ 1,458	\$ 1,981	\$ 3,000
Water	\$ 25,000	\$ 9,577	\$ 14,583	\$ 24,160	\$ 30,000
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 2,500	\$ 2,500	\$ 2,500
Irrigation Repairs	\$ 8,000	\$ 2,518	\$ 4,667	\$ 7,185	\$ 10,000
General Repairs & Maintenance	\$ 15,000	\$ 22,138	\$ -	\$ 22,138	\$ 20,000
Contingency	\$ 7,500	\$ 14,068	\$ 4,375	\$ 18,443	\$ 7,500
Subtotal Field Expenditures	\$ 269,127	\$ 149,072	\$ 160,377	\$ 309,448	\$ 402,558
Amenity Expenditures					
Amenity - Electric	\$ 18,000	\$ 5,504	\$ 10,500	\$ 16,004	\$ 18,000
Amenity - Water	\$ 30,000	\$ 4,218	\$ 8,400	\$ 12,618	\$ 20,000
Playground & Furniture Lease	\$ 35,000	\$ 15,182	\$ 17,325	\$ 32,507	\$ 35,000
Internet	\$ 3,000	\$ 783	\$ 1,124	\$ 1,907	\$ 3,000
Pest Control	\$ 600	\$ 250	\$ 350	\$ 600	\$ 630
Janitorial Services	\$ 6,600	\$ 2,750	\$ 3,850	\$ 6,600	\$ 10,700
Security Services	\$ 33,800	\$ 9,907	\$ 18,550	\$ 28,457	\$ 33,800
Pool Maintenance	\$ 22,680	\$ 9,200	\$ 12,950	\$ 22,150	\$ 30,000
Amenity Access Management	\$ 5,000	\$ 2,083	\$ 2,917	\$ 5,000	\$ 7,500
Amenity Repairs & Maintenance	\$ 10,000	\$ 5,741	\$ 4,259	\$ 10,000	\$ 10,000
Contingency	\$ 5,500	\$ -	\$ 5,500	\$ 5,500	\$ 7,500
Subtotal Amenity Expenditures	\$ 170,180	\$ 55,619	\$ 85,724	\$ 141,343	\$ 176,130
Total Operations & Maintenance	\$ 439,307	\$ 204,690	\$ 246,101	\$ 450,791	\$ 578,688
<i>Other Financing Uses</i>					
Capital Reserves	\$ 46,170	\$ -	\$ 46,170	\$ 46,170	\$ 77,150
Total Other Financing Uses	\$ 46,170	\$ -	\$ 46,170	\$ 46,170	\$ 77,150
Total Expenditures	\$ 635,169	\$ 279,788	\$ 367,430	\$ 647,218	\$ 816,029
Net Change in Fund Balance	\$ -	\$ 345,642	\$ (341,246)	\$ 4,396	\$ 0

Gross Assessments	\$877,450
Less: Discounts & Collections 7%	\$61,422
Net Assessments	\$ 816,029

Product	Assessable			Net Assessment	Net Per Unit	FY24 Gross Per Unit	FY23 Gross Per Unit	FY24 Increase
	ERU's	Units	ERU/Unit					
Phase 1 - Tax Roll	334.00	334.00	1.00	\$235,090.90	\$703.86	\$756.84	\$756.84	\$0.00
Phase 2 - Tax Roll	281.00	281.00	1.00	\$197,786.05	\$703.86	\$756.84	\$756.84	\$0.00
Phase 3 - Tax Roll	140.00	140.00	1.00	\$98,541.09	\$703.86	\$756.84	\$756.84	\$0.00
Phase 4 - Tax Roll	200.00	200.00	1.00	\$140,772.99	\$703.86	\$756.84	\$177.73	\$579.11
Phase 5 - Direct	77.74	396.00	0.20	\$54,716.39	\$138.17	\$148.57	\$148.18	\$0.39
Phase 6 - Direct	8.83	45.00	0.20	\$6,217.77	\$138.17	\$148.57	\$148.18	\$0.39
Phase 7A - Direct	59.68	304.00	0.20	\$42,004.50	\$138.17	\$148.57	\$0.00	\$148.57
Phase 7B - Direct	14.13	72.00	0.20	\$9,948.43	\$138.17	\$148.57	\$0.00	\$148.57
Phase 8 - Direct	43.97	224.00	0.20	\$30,950.68	\$138.17	\$148.57	\$0.00	\$148.57
Total ERU's	1159.35	1996.00		\$816,028.81				

VillaMar
Community Development District
General Fund Budget

Revenues:

Assessments

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

Expenditures:

General & Administrative:

Supervisor Fees

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

Engineering

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

Attorney

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

Annual Audit

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

Assessment Administration

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

Arbitrage

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

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost with Governmental Management Services – Central Florida LLC is based upon the Series 2019, Series 2020, and Series 2022 bonds as well as one other anticipated bond issuance. The District has an agreement for \$5000 for the first bond issuance, and an additional \$1000 for each issuance after.

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General Fund Budget

Trustee Fees

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

Management Fees

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

Information Technology

Represents costs with Governmental Management Services – Central Florida LLC of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

Website Maintenance

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

Postage & Delivery

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

Insurance

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

Copies

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

Legal Advertising

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

Other Current Charges

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

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General Fund Budget

Office Supplies

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

Dues, Licenses & Subscriptions

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

Operations & Maintenance:

Field Expenditures

Property Insurance

The District's property insurance coverages.

Field Management

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

Landscape Maintenance

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

Landscape Replacement

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

Pond Maintenance

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

Electric - Streetlights

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

Electric

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

VillaMar

Community Development District

General Fund Budget

Water

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

Sidewalk & Asphalt Maintenance

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

Irrigation Repairs

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

General Repairs & Maintenance

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

Contingency

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

Amenity Expenditures

Amenity - Electric

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

Amenity - Water

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

Playground & Furniture Lease

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

Internet

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

Pest Control

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

Janitorial Services

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

VillaMar
Community Development District
General Fund Budget

Security Services

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

Pool Maintenance

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

Amenity Access Management

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

Amenity Repairs & Maintenance

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

Contingency

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

Other Financing Uses:

Capital Reserves

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

VillaMar
Community Development District
Proposed Budget
Capital Reserve

Description	Adopted Budget FY2023	Actuals Thru 2/28/23	Projected Next 7 Months	Projected Thru 9/30/23	Proposed Budget FY2024
Revenues					
Carry Forward Surplus	\$ 1,000	\$ -	\$ -	\$ -	\$ 45,570
Transfer In	\$ 46,170	\$ -	\$ 46,170	\$ 46,170	\$ 77,150
Total Revenues	\$ 47,170	\$ -	\$ 46,170	\$ 46,170	\$ 122,720
Expenditures					
Contingency	\$ 600	\$ -	\$ 600	\$ 600	\$ 600
Total Expenditures	\$ 600	\$ -	\$ 600	\$ 600	\$ 600
Net Change in Fund Balance	\$ 46,570	\$ -	\$ 45,570	\$ 45,570	\$ 122,120

VillaMar
Community Development District
Proposed Budget
Series 2019 Debt Service Fund

Description	Adopted Budget FY2023	Actual Thru 2/28/23	Projected Next 7 Months	Projected Thru 9/30/23	Proposed Budget FY2024
Revenues					
Assessments	\$ 404,975	\$ 391,820	\$ 13,155	\$ 404,975	\$ 403,763
Interest Income	\$ -	\$ 3,772	\$ 3,043	\$ 6,815	\$ -
Carry Forward Surplus	\$ 150,446	\$ 170,608	\$ -	\$ 170,608	\$ 157,430
Total Revenues	\$ 555,421	\$ 566,200	\$ 16,198	\$ 582,398	\$ 561,192
Expenditures					
Interest - 11/1	\$ 145,225	\$ 145,225	\$ -	\$ 145,225	\$ 142,588
Special Call - 11/1	\$ -	\$ 20,000	\$ -	\$ 20,000	\$ -
Principal - 5/1	\$ 115,000	\$ -	\$ 115,000	\$ 115,000	\$ 120,000
Interest - 5/1	\$ 145,225	\$ -	\$ 144,744	\$ 144,744	\$ 142,588
Total Expenditures	\$ 405,450	\$ 165,225	\$ 259,744	\$ 424,969	\$ 405,175
Net Change in Fund Balance	\$ 149,971	\$ 400,975	\$ (243,545)	\$ 157,430	\$ 156,017

Interest Expense 11/1/24 \$ **140,338**
Total \$ 140,338

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family	333	\$ 403,763	\$ 1,213	\$ 1,304
	333	\$ 403,763		

Villamar
Community Development District
Series 2019 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/23	\$ 6,095,000.00	\$ -	\$ 142,587.50	\$ 402,331.25
05/01/24	\$ 6,095,000.00	\$ 120,000.00	\$ 142,587.50	\$ -
11/01/24	\$ 5,975,000.00	\$ -	\$ 140,337.50	\$ 402,925.00
05/01/25	\$ 5,975,000.00	\$ 125,000.00	\$ 140,337.50	\$ -
11/01/25	\$ 5,850,000.00	\$ -	\$ 137,837.50	\$ 403,175.00
05/01/26	\$ 5,850,000.00	\$ 130,000.00	\$ 137,837.50	\$ -
11/01/26	\$ 5,720,000.00	\$ -	\$ 135,237.50	\$ 403,075.00
05/01/27	\$ 5,720,000.00	\$ 135,000.00	\$ 135,237.50	\$ -
11/01/27	\$ 5,585,000.00	\$ -	\$ 132,537.50	\$ 402,775.00
05/01/28	\$ 5,585,000.00	\$ 140,000.00	\$ 132,537.50	\$ -
11/01/28	\$ 5,445,000.00	\$ -	\$ 129,737.50	\$ 402,275.00
05/01/29	\$ 5,445,000.00	\$ 145,000.00	\$ 129,737.50	\$ -
11/01/29	\$ 5,300,000.00	\$ -	\$ 126,837.50	\$ 401,575.00
05/01/30	\$ 5,300,000.00	\$ 150,000.00	\$ 126,837.50	\$ -
11/01/30	\$ 5,150,000.00	\$ -	\$ 123,368.75	\$ 400,206.25
05/01/31	\$ 5,150,000.00	\$ 160,000.00	\$ 123,368.75	\$ -
11/01/31	\$ 4,990,000.00	\$ -	\$ 119,668.75	\$ 403,037.50
05/01/32	\$ 4,990,000.00	\$ 165,000.00	\$ 119,668.75	\$ -
11/01/32	\$ 4,825,000.00	\$ -	\$ 115,853.13	\$ 400,521.88
05/01/33	\$ 4,825,000.00	\$ 175,000.00	\$ 115,853.13	\$ -
11/01/33	\$ 4,650,000.00	\$ -	\$ 111,806.25	\$ 402,659.38
05/01/34	\$ 4,650,000.00	\$ 180,000.00	\$ 111,806.25	\$ -
11/01/34	\$ 4,470,000.00	\$ -	\$ 107,643.75	\$ 399,450.00
05/01/35	\$ 4,470,000.00	\$ 190,000.00	\$ 107,643.75	\$ -
11/01/35	\$ 4,280,000.00	\$ -	\$ 103,250.00	\$ 400,893.75
05/01/36	\$ 4,280,000.00	\$ 200,000.00	\$ 103,250.00	\$ -
11/01/36	\$ 4,080,000.00	\$ -	\$ 98,625.00	\$ 401,875.00
05/01/37	\$ 4,080,000.00	\$ 210,000.00	\$ 98,625.00	\$ -
11/01/37	\$ 3,870,000.00	\$ -	\$ 93,768.75	\$ 402,393.75
05/01/38	\$ 3,870,000.00	\$ 220,000.00	\$ 93,768.75	\$ -
11/01/38	\$ 3,650,000.00	\$ -	\$ 88,681.25	\$ 402,450.00
05/01/39	\$ 3,650,000.00	\$ 230,000.00	\$ 88,681.25	\$ -
11/01/39	\$ 3,420,000.00	\$ -	\$ 83,362.50	\$ 402,043.75
05/01/40	\$ 3,420,000.00	\$ 240,000.00	\$ 83,362.50	\$ -
11/01/40	\$ 3,180,000.00	\$ -	\$ 77,512.50	\$ 400,875.00
05/01/41	\$ 3,180,000.00	\$ 255,000.00	\$ 77,512.50	\$ -
11/01/41	\$ 2,925,000.00	\$ -	\$ 71,296.88	\$ 403,809.38
05/01/42	\$ 2,925,000.00	\$ 265,000.00	\$ 71,296.88	\$ -
11/01/42	\$ 2,660,000.00	\$ -	\$ 64,837.50	\$ 401,134.38
05/01/43	\$ 2,660,000.00	\$ 280,000.00	\$ 64,837.50	\$ -
11/01/43	\$ 2,380,000.00	\$ -	\$ 58,012.50	\$ 402,850.00
05/01/44	\$ 2,380,000.00	\$ 295,000.00	\$ 58,012.50	\$ -
11/01/44	\$ 2,085,000.00	\$ -	\$ 50,821.88	\$ 403,834.38
05/01/45	\$ 2,085,000.00	\$ 305,000.00	\$ 50,821.88	\$ -
11/01/45	\$ 1,780,000.00	\$ -	\$ 43,387.50	\$ 399,209.38
05/01/46	\$ 1,780,000.00	\$ 320,000.00	\$ 43,387.50	\$ -
11/01/46	\$ 1,460,000.00	\$ -	\$ 35,587.50	\$ 398,975.00
05/01/47	\$ 1,460,000.00	\$ 340,000.00	\$ 35,587.50	\$ -
11/01/47	\$ 1,120,000.00	\$ -	\$ 27,300.00	\$ 402,887.50
05/01/48	\$ 1,120,000.00	\$ 355,000.00	\$ 27,300.00	\$ -
11/01/48	\$ 765,000.00	\$ -	\$ 18,646.88	\$ 400,946.88
05/01/49	\$ 765,000.00	\$ 375,000.00	\$ 18,646.88	\$ -
11/01/49	\$ 390,000.00	\$ -	\$ 9,506.25	\$ 403,153.13
05/01/50	\$ 390,000.00	\$ 390,000.00	\$ 9,506.25	\$ 399,506.25
		\$ 6,210,000.00	\$ 5,040,843.79	\$ 11,250,843.79

VillaMar
Community Development District
Proposed Budget
Series 2020 Debt Service Fund

Description	Adopted Budget FY2023	Actual Thru 2/28/23	Projected Next 7 Months	Projected Thru 9/30/23	Proposed Budget FY2024
Revenues					
Assessments	\$ 368,900	\$ 358,135	\$ 10,765	\$ 368,900	\$ 368,900
Interest Income	\$ -	\$ 3,306	\$ 2,927	\$ 6,233	\$ -
Carry Forward Surplus	\$ 123,135	\$ 124,165	\$ -	\$ 124,165	\$ 130,711
Total Revenues	\$ 492,035	\$ 485,606	\$ 13,692	\$ 499,298	\$ 499,611
Expenditures					
Interest - 11/1	\$ 119,294	\$ 119,294	\$ -	\$ 119,294	\$ 117,588
Principal - 5/1	\$ 130,000	\$ -	\$ 130,000	\$ 130,000	\$ 135,000
Interest - 5/1	\$ 119,294	\$ -	\$ 119,294	\$ 119,294	\$ 117,588
Total Expenditures	\$ 368,588	\$ 119,294	\$ 249,294	\$ 368,588	\$ 370,175
Net Change in Fund Balance	\$ 123,447	\$ 366,313	\$ (235,602)	\$ 130,711	\$ 129,436

Interest Expense 11/1/24 \$ 115,816
Total \$ 115,816

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

Villamar
Community Development District
Series 2020 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/23	\$ 6,245,000.00	\$ -	\$ 117,587.50	\$ 117,587.50
05/01/24	\$ 6,245,000.00	\$ 135,000.00	\$ 117,587.50	\$ -
11/01/24	\$ 6,110,000.00	\$ -	\$ 115,815.63	\$ 368,403.13
05/01/25	\$ 6,110,000.00	\$ 135,000.00	\$ 115,815.63	\$ -
11/01/25	\$ 5,975,000.00	\$ -	\$ 114,043.75	\$ 364,859.38
05/01/26	\$ 5,975,000.00	\$ 140,000.00	\$ 114,043.75	\$ -
11/01/26	\$ 5,835,000.00	\$ -	\$ 111,803.75	\$ 365,847.50
05/01/27	\$ 5,835,000.00	\$ 145,000.00	\$ 111,803.75	\$ -
11/01/27	\$ 5,690,000.00	\$ -	\$ 109,483.75	\$ 366,287.50
05/01/28	\$ 5,690,000.00	\$ 150,000.00	\$ 109,483.75	\$ -
11/01/28	\$ 5,540,000.00	\$ -	\$ 107,083.75	\$ 366,567.50
05/01/29	\$ 5,540,000.00	\$ 155,000.00	\$ 107,083.75	\$ -
11/01/29	\$ 5,385,000.00	\$ -	\$ 104,603.75	\$ 366,687.50
05/01/30	\$ 5,385,000.00	\$ 160,000.00	\$ 104,603.75	\$ -
11/01/30	\$ 5,225,000.00	\$ -	\$ 102,043.75	\$ 366,647.50
05/01/31	\$ 5,225,000.00	\$ 165,000.00	\$ 102,043.75	\$ -
11/01/31	\$ 5,060,000.00	\$ -	\$ 98,950.00	\$ 365,993.75
05/01/32	\$ 5,060,000.00	\$ 170,000.00	\$ 98,950.00	\$ -
11/01/32	\$ 4,890,000.00	\$ -	\$ 95,762.50	\$ 364,712.50
05/01/33	\$ 4,890,000.00	\$ 180,000.00	\$ 95,762.50	\$ -
11/01/33	\$ 4,710,000.00	\$ -	\$ 92,387.50	\$ 368,150.00
05/01/34	\$ 4,710,000.00	\$ 185,000.00	\$ 92,387.50	\$ -
11/01/34	\$ 4,525,000.00	\$ -	\$ 88,918.75	\$ 366,306.25
05/01/35	\$ 4,525,000.00	\$ 190,000.00	\$ 88,918.75	\$ -
11/01/35	\$ 4,335,000.00	\$ -	\$ 85,356.25	\$ 364,275.00
05/01/36	\$ 4,335,000.00	\$ 200,000.00	\$ 85,356.25	\$ -
11/01/36	\$ 4,135,000.00	\$ -	\$ 81,606.25	\$ 366,962.50
05/01/37	\$ 4,135,000.00	\$ 205,000.00	\$ 81,606.25	\$ -
11/01/37	\$ 3,930,000.00	\$ -	\$ 77,762.50	\$ 364,368.75
05/01/38	\$ 3,930,000.00	\$ 215,000.00	\$ 77,762.50	\$ -
11/01/38	\$ 3,715,000.00	\$ -	\$ 73,731.25	\$ 366,493.75
05/01/39	\$ 3,715,000.00	\$ 225,000.00	\$ 73,731.25	\$ -
11/01/39	\$ 3,490,000.00	\$ -	\$ 69,512.50	\$ 368,243.75
05/01/40	\$ 3,490,000.00	\$ 230,000.00	\$ 69,512.50	\$ -
11/01/40	\$ 3,260,000.00	\$ -	\$ 65,200.00	\$ 364,712.50
05/01/41	\$ 3,260,000.00	\$ 240,000.00	\$ 65,200.00	\$ -
11/01/41	\$ 3,020,000.00	\$ -	\$ 60,400.00	\$ 365,600.00
05/01/42	\$ 3,020,000.00	\$ 250,000.00	\$ 60,400.00	\$ -
11/01/42	\$ 2,770,000.00	\$ -	\$ 55,400.00	\$ 365,800.00
05/01/43	\$ 2,770,000.00	\$ 260,000.00	\$ 55,400.00	\$ -
11/01/43	\$ 2,510,000.00	\$ -	\$ 50,200.00	\$ 365,600.00
05/01/44	\$ 2,510,000.00	\$ 270,000.00	\$ 50,200.00	\$ -
11/01/44	\$ 2,240,000.00	\$ -	\$ 44,800.00	\$ 365,000.00
05/01/45	\$ 2,240,000.00	\$ 285,000.00	\$ 44,800.00	\$ -
11/01/45	\$ 1,955,000.00	\$ -	\$ 39,100.00	\$ 368,900.00
05/01/46	\$ 1,955,000.00	\$ 295,000.00	\$ 39,100.00	\$ -
11/01/46	\$ 1,660,000.00	\$ -	\$ 33,200.00	\$ 367,300.00
05/01/47	\$ 1,660,000.00	\$ 305,000.00	\$ 33,200.00	\$ -
11/01/47	\$ 1,355,000.00	\$ -	\$ 27,100.00	\$ 365,300.00
05/01/48	\$ 1,355,000.00	\$ 320,000.00	\$ 27,100.00	\$ -
11/01/48	\$ 1,035,000.00	\$ -	\$ 20,700.00	\$ 367,800.00
05/01/49	\$ 1,035,000.00	\$ 330,000.00	\$ 20,700.00	\$ -
11/01/49	\$ 705,000.00	\$ -	\$ 14,100.00	\$ 364,800.00
05/01/50	\$ 705,000.00	\$ 345,000.00	\$ 14,100.00	\$ -
11/01/50	\$ 360,000.00	\$ -	\$ 7,200.00	\$ 366,300.00
05/01/51	\$ 360,000.00	\$ 360,000.00	\$ 7,200.00	\$ 367,200.00
		\$ 6,245,000.00	\$ 4,127,706.25	\$ 10,372,706.25

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

Description	Adopted Budget FY2023	Actual Thru 2/28/23	Projected Next 7 Months	Projected Thru 9/30/23	Proposed Budget FY2024
Revenues					
Assessments	\$ 174,400	\$ 169,242	\$ 5,158	\$ 174,400	\$ 174,400
Assessments - Prepayments	\$ -	\$ 39,896	\$ 9,974	\$ 49,870	\$ -
Interest Income	\$ -	\$ 1,357	\$ 1,389	\$ 2,746	\$ -
Carry Forward Surplus	\$ 171,930	\$ 171,778	\$ -	\$ 171,778	\$ 120,368
Total Revenues	\$ 346,330	\$ 382,273	\$ 16,521	\$ 398,794	\$ 294,769
Expenditures					
Interest - 11/1	\$ 71,929	\$ 71,929	\$ -	\$ 71,929	\$ 56,497
Principal - 11/1	\$ 100,000	\$ 100,000	\$ -	\$ 100,000	\$ 60,000
Interest - 5/1	\$ 56,497	\$ -	\$ 56,497	\$ 56,497	\$ 55,559
Special Call - 5/1	\$ -	\$ -	\$ 50,000	\$ 50,000	\$ -
Total Expenditures	\$ 228,426	\$ 171,929	\$ 106,497	\$ 278,426	\$ 172,056
Net Change in Fund Balance	\$ 117,904	\$ 210,344	\$ (89,976)	\$ 120,368	\$ 122,712

Interest Expense 11/1/24	\$ 55,559
Principal Expense 11/1/24	\$ 60,000
Total	\$ 115,559

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

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

Date	Balance	Principal	Interest	Total
11/01/23	\$ 2,940,000.00	\$ 60,000.00	\$ 56,496.88	\$ 116,496.88
05/01/24	\$ 2,880,000.00	\$ -	\$ 55,559.38	\$ -
11/01/24	\$ 2,880,000.00	\$ 60,000.00	\$ 55,559.38	\$ 171,118.75
05/01/25	\$ 2,820,000.00	\$ -	\$ 54,621.88	\$ -
11/01/25	\$ 2,820,000.00	\$ 65,000.00	\$ 54,621.88	\$ 174,243.75
05/01/26	\$ 2,755,000.00	\$ -	\$ 53,606.25	\$ -
11/01/26	\$ 2,755,000.00	\$ 65,000.00	\$ 53,606.25	\$ 172,212.50
05/01/27	\$ 2,690,000.00	\$ -	\$ 52,590.63	\$ -
11/01/27	\$ 2,690,000.00	\$ 65,000.00	\$ 52,590.63	\$ 170,181.25
05/01/28	\$ 2,625,000.00	\$ -	\$ 51,575.00	\$ -
11/01/28	\$ 2,625,000.00	\$ 70,000.00	\$ 51,575.00	\$ 173,150.00
05/01/29	\$ 2,555,000.00	\$ -	\$ 50,350.00	\$ -
11/01/29	\$ 2,555,000.00	\$ 70,000.00	\$ 50,350.00	\$ 170,700.00
05/01/30	\$ 2,485,000.00	\$ -	\$ 49,125.00	\$ -
11/01/30	\$ 2,485,000.00	\$ 75,000.00	\$ 49,125.00	\$ 173,250.00
05/01/31	\$ 2,410,000.00	\$ -	\$ 47,812.50	\$ -
11/01/31	\$ 2,410,000.00	\$ 75,000.00	\$ 47,812.50	\$ 170,625.00
05/01/32	\$ 2,335,000.00	\$ -	\$ 46,500.00	\$ -
11/01/32	\$ 2,335,000.00	\$ 80,000.00	\$ 46,500.00	\$ 173,000.00
05/01/33	\$ 2,255,000.00	\$ -	\$ 45,100.00	\$ -
11/01/33	\$ 2,255,000.00	\$ 80,000.00	\$ 45,100.00	\$ 170,200.00
05/01/34	\$ 2,175,000.00	\$ -	\$ 43,500.00	\$ -
11/01/34	\$ 2,175,000.00	\$ 85,000.00	\$ 43,500.00	\$ 172,000.00
05/01/35	\$ 2,090,000.00	\$ -	\$ 41,800.00	\$ -
11/01/35	\$ 2,090,000.00	\$ 90,000.00	\$ 41,800.00	\$ 173,600.00
05/01/36	\$ 2,000,000.00	\$ -	\$ 40,000.00	\$ -
11/01/36	\$ 2,000,000.00	\$ 90,000.00	\$ 40,000.00	\$ 170,000.00
05/01/37	\$ 1,910,000.00	\$ -	\$ 38,200.00	\$ -
11/01/37	\$ 1,910,000.00	\$ 95,000.00	\$ 38,200.00	\$ 171,400.00
05/01/38	\$ 1,815,000.00	\$ -	\$ 36,300.00	\$ -
11/01/38	\$ 1,815,000.00	\$ 100,000.00	\$ 36,300.00	\$ 172,600.00
05/01/39	\$ 1,715,000.00	\$ -	\$ 34,300.00	\$ -
11/01/39	\$ 1,715,000.00	\$ 105,000.00	\$ 34,300.00	\$ 173,600.00
05/01/40	\$ 1,610,000.00	\$ -	\$ 32,200.00	\$ -
11/01/40	\$ 1,610,000.00	\$ 110,000.00	\$ 32,200.00	\$ 174,400.00
05/01/41	\$ 1,500,000.00	\$ -	\$ 30,000.00	\$ -
11/01/41	\$ 1,500,000.00	\$ 110,000.00	\$ 30,000.00	\$ 170,000.00
05/01/42	\$ 1,390,000.00	\$ -	\$ 27,800.00	\$ -
11/01/42	\$ 1,390,000.00	\$ 115,000.00	\$ 27,800.00	\$ 170,600.00
05/01/43	\$ 1,275,000.00	\$ -	\$ 25,500.00	\$ -
11/01/43	\$ 1,275,000.00	\$ 120,000.00	\$ 25,500.00	\$ 171,000.00
05/01/44	\$ 1,155,000.00	\$ -	\$ 23,100.00	\$ -
11/01/44	\$ 1,155,000.00	\$ 125,000.00	\$ 23,100.00	\$ 171,200.00
05/01/45	\$ 1,030,000.00	\$ -	\$ 20,600.00	\$ -
11/01/45	\$ 1,030,000.00	\$ 130,000.00	\$ 20,600.00	\$ 171,200.00
05/01/46	\$ 900,000.00	\$ -	\$ 18,000.00	\$ -
11/01/46	\$ 900,000.00	\$ 135,000.00	\$ 18,000.00	\$ 171,000.00
05/01/47	\$ 765,000.00	\$ -	\$ 15,300.00	\$ -
11/01/47	\$ 765,000.00	\$ 140,000.00	\$ 15,300.00	\$ 170,600.00
05/01/48	\$ 625,000.00	\$ -	\$ 12,500.00	\$ -
11/01/48	\$ 625,000.00	\$ 145,000.00	\$ 12,500.00	\$ 170,000.00
05/01/49	\$ 480,000.00	\$ -	\$ 9,600.00	\$ -
11/01/49	\$ 480,000.00	\$ 155,000.00	\$ 9,600.00	\$ 174,200.00
05/01/50	\$ 325,000.00	\$ -	\$ 6,500.00	\$ -
11/01/50	\$ 325,000.00	\$ 160,000.00	\$ 6,500.00	\$ 173,000.00
05/01/51	\$ 165,000.00	\$ -	\$ 3,300.00	\$ -
11/01/51	\$ 165,000.00	\$ 165,000.00	\$ 3,300.00	\$ 171,600.00
		\$ 2,940,000.00	\$ 1,987,178.13	\$ 4,927,178.13

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

Description	Adopted Budget FY2023	Actual Thru 2/28/23	Projected Next 7 Months	Projected Thru 9/30/23	Proposed Budget FY2024
Revenues					
Assessments	\$ 249,825	\$ 249,826	\$ -	\$ 249,826	\$ 249,825
Interest Income	\$ -	\$ 3,846	\$ 2,362	\$ 6,208	\$ -
Carry Forward Surplus	\$ 104,844	\$ 230,068	\$ -	\$ 230,068	\$ 91,723
Total Revenues	\$ 354,669	\$ 483,740	\$ 2,362	\$ 486,102	\$ 341,548
Expenditures					
Interest - 11/1	\$ 104,841	\$ 104,841	\$ -	\$ 104,841	\$ 83,325
Principal - 5/1	\$ 80,000	\$ -	\$ 80,000	\$ 80,000	\$ 80,000
Interest - 5/1	\$ 84,625	\$ -	\$ 84,625	\$ 84,625	\$ 83,325
Total Expenditures	\$ 269,466	\$ 104,841	\$ 164,625	\$ 269,466	\$ 246,650
Other Financing Uses					
Transfer Out	\$ -	\$ 124,913	\$ -	\$ 124,913	\$ -
Total Other Financing Uses	\$ -	\$ 124,913	\$ -	\$ 124,913	\$ -
Net Change in Fund Balance	\$ 85,203	\$ 253,987	\$ (162,263)	\$ 91,723	\$ 94,898

Interest Expense 11/1/24 \$ 82,025
Total \$ 82,025

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

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

Date	Balance	Principal	Interest	Total
11/01/23	\$ 4,215,000.00	\$ -	\$ 83,325.00	\$ 83,325.00
05/01/24	\$ 4,215,000.00	\$ 80,000.00	\$ 83,325.00	\$ -
11/01/24	\$ 4,135,000.00	\$ -	\$ 82,025.00	\$ 245,350.00
05/01/25	\$ 4,135,000.00	\$ 85,000.00	\$ 82,025.00	\$ -
11/01/25	\$ 4,050,000.00	\$ -	\$ 80,643.75	\$ 247,668.75
05/01/26	\$ 3,870,000.00	\$ 90,000.00	\$ 80,643.75	\$ -
11/01/26	\$ 3,870,000.00	\$ -	\$ 79,181.25	\$ 249,825.00
05/01/27	\$ 3,870,000.00	\$ 90,000.00	\$ 79,181.25	\$ -
11/01/27	\$ 3,870,000.00	\$ -	\$ 77,718.75	\$ 246,900.00
05/01/28	\$ 3,870,000.00	\$ 95,000.00	\$ 77,718.75	\$ -
11/01/28	\$ 3,775,000.00	\$ -	\$ 75,996.88	\$ 248,715.63
05/01/29	\$ 3,775,000.00	\$ 95,000.00	\$ 75,996.88	\$ -
11/01/29	\$ 3,680,000.00	\$ -	\$ 74,275.00	\$ 245,271.88
05/01/30	\$ 3,680,000.00	\$ 100,000.00	\$ 74,275.00	\$ -
11/01/30	\$ 3,365,000.00	\$ -	\$ 72,462.50	\$ 246,737.50
05/01/31	\$ 3,365,000.00	\$ 105,000.00	\$ 72,462.50	\$ -
11/01/31	\$ 3,365,000.00	\$ -	\$ 70,559.38	\$ 248,021.88
05/01/32	\$ 3,365,000.00	\$ 110,000.00	\$ 70,559.38	\$ -
11/01/32	\$ 3,365,000.00	\$ -	\$ 68,565.63	\$ 249,125.00
05/01/33	\$ 3,365,000.00	\$ 110,000.00	\$ 68,565.63	\$ -
11/01/33	\$ 3,255,000.00	\$ -	\$ 66,365.63	\$ 244,931.25
05/01/34	\$ 3,255,000.00	\$ 115,000.00	\$ 66,365.63	\$ -
11/01/34	\$ 3,140,000.00	\$ -	\$ 64,065.63	\$ 245,431.25
05/01/35	\$ 3,140,000.00	\$ 120,000.00	\$ 64,065.63	\$ -
11/01/35	\$ 3,020,000.00	\$ -	\$ 61,665.63	\$ 245,731.25
05/01/36	\$ 3,020,000.00	\$ 125,000.00	\$ 61,665.63	\$ -
11/01/36	\$ 2,895,000.00	\$ -	\$ 59,165.63	\$ 245,831.25
05/01/37	\$ 2,895,000.00	\$ 130,000.00	\$ 59,165.63	\$ -
11/01/37	\$ 2,765,000.00	\$ -	\$ 56,565.63	\$ 245,731.25
05/01/38	\$ 2,765,000.00	\$ 135,000.00	\$ 56,565.63	\$ -
11/01/38	\$ 2,630,000.00	\$ -	\$ 53,865.63	\$ 245,431.25
05/01/39	\$ 2,630,000.00	\$ 140,000.00	\$ 53,865.63	\$ -
11/01/39	\$ 2,490,000.00	\$ -	\$ 51,065.63	\$ 244,931.25
05/01/40	\$ 2,490,000.00	\$ 150,000.00	\$ 51,065.63	\$ -
11/01/40	\$ 2,025,000.00	\$ -	\$ 48,065.63	\$ 249,131.25
05/01/41	\$ 2,025,000.00	\$ 155,000.00	\$ 48,065.63	\$ -
11/01/41	\$ 2,025,000.00	\$ -	\$ 44,965.63	\$ 248,031.25
05/01/42	\$ 2,025,000.00	\$ 160,000.00	\$ 44,965.63	\$ -
11/01/42	\$ 2,025,000.00	\$ -	\$ 41,765.63	\$ 246,731.25
05/01/43	\$ 2,025,000.00	\$ 165,000.00	\$ 41,765.63	\$ -
11/01/43	\$ 1,860,000.00	\$ -	\$ 38,362.50	\$ 245,128.13
05/01/44	\$ 1,860,000.00	\$ 175,000.00	\$ 38,362.50	\$ -
11/01/44	\$ 1,685,000.00	\$ -	\$ 34,753.13	\$ 248,115.63
05/01/45	\$ 1,685,000.00	\$ 180,000.00	\$ 34,753.13	\$ -
11/01/45	\$ 1,505,000.00	\$ -	\$ 31,040.63	\$ 245,793.75
05/01/46	\$ 1,505,000.00	\$ 190,000.00	\$ 31,040.63	\$ -
11/01/46	\$ 1,315,000.00	\$ -	\$ 27,121.88	\$ 248,162.50
05/01/47	\$ 1,315,000.00	\$ 195,000.00	\$ 27,121.88	\$ -
11/01/47	\$ 1,120,000.00	\$ -	\$ 23,100.00	\$ 245,221.88
05/01/48	\$ 1,120,000.00	\$ 205,000.00	\$ 23,100.00	\$ -
11/01/48	\$ 915,000.00	\$ -	\$ 18,871.88	\$ 246,971.88
05/01/49	\$ 915,000.00	\$ 215,000.00	\$ 18,871.88	\$ -
11/01/49	\$ 700,000.00	\$ -	\$ 14,437.50	\$ 248,309.38
05/01/50	\$ 700,000.00	\$ 225,000.00	\$ 14,437.50	\$ -
11/01/50	\$ 475,000.00	\$ -	\$ 9,796.88	\$ 249,234.38
05/01/51	\$ 475,000.00	\$ 235,000.00	\$ 9,796.88	\$ -
11/01/51	\$ 240,000.00	\$ -	\$ 4,950.00	\$ 249,746.88
05/01/52	\$ 240,000.00	\$ 240,000.00	\$ 4,950.00	\$ 244,950.00
	\$ 4,215,000.00	\$ 3,029,487.50	\$ 7,244,487.50	

SECTION VI

RESOLUTION 2023-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF VILLAMAR COMMUNITY DEVELOPMENT DISTRICT APPOINTING THE DISTRICT'S APPOINTED TREASURER, ASSISTANT TREASURER, AND SECRETARY OF THE DISTRICT AS SIGNORS ON THE DISTRICT'S LOCAL BANK ACCOUNT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, VillaMar Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, and situated within the City of Winter Haven, Polk County, Florida; and

WHEREAS, the District's Board of Supervisors desires to appoint the District's appointed Treasurer, Assistant Treasurer, and Secretary as signors on the District's local bank account.

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

SECTION 1. The District's appointed Treasurer, Assistant Treasurer, and Secretary shall be appointed as signors on the District's local bank account.

SECTION 2. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 4th day of April 2023.

ATTEST:

**VILLAMAR COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

SECTION VII

This Instrument Prepared by
and return to:

Lauren Gentry, Esq.
KILINSKI VAN WYK, PLLC
2016 Delta Boulevard, Suite 101
Tallahassee, Florida 32303

**VILLAMAR COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF SPECIAL ASSESSMENTS AND GOVERNMENT LIEN OF RECORD
(Phases 5, 6, 7A, 7B, 8)**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the VillaMar Community Development District (the “District”), a special-purpose local government established under and pursuant to Chapter 190, Florida Statutes, enjoys a governmental lien on certain lands identified as Phases 5, 6, 7A, 7B, and 8, contained within the real property known as the VillaMar Community Development District, and described in **Exhibit A** attached hereto (the “Property”). Such lien is coequal with the lien of all state, county, district and municipal taxes, superior in dignity to all other liens, titles and claims until paid pursuant to Section 170.09 of the Florida Statutes. The District has adopted Resolutions Number 2019-25, 2019-26, 2019-29, and 2019-32, as amended and supplemented by 2019-29, 2019-39, 2021-02, 2021-12, 2021-13, 2021-17, 2022-06, 2023-03, 2023-04, and 2023-06 (together, the “Assessment Resolutions”), which provide for, levy, and set forth the terms of the non-ad valorem special assessments on the Property (the “VillaMar Master Assessments”), which is specifically benefitted by the improvements anticipated to be financed with the proceeds of the District’s Special Assessment Bonds, or other indebtedness (collectively, the “Bonds”). As provided in the Assessment Resolutions, these non-ad valorem assessments do not apply to governmental properties dedicated by plats, deeds or otherwise, including rights of way.

The non-ad valorem special assessments provided for in the Assessment Resolutions were legally and validly determined and levied in accordance with all applicable requirements of Florida law, and these non-ad valorem special assessments constitute, and will at all relevant times in the future constitute, legal, valid, and binding first liens on the land against which assessed until paid, coequal with the liens of

all state, county, district, and municipal taxes, and superior in dignity to all other liens, titles, and claims. The District may collect assessments on any of the lands described in the attached **Exhibit A** by any method authorized by law, which method may change from year to year.

The District is a special-purpose form of local government established pursuant to and governed by Chapter 190, Florida Statutes. Pursuant to Section 190.048, Florida Statutes, you are hereby notified that: **THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.** The District's lien secures the payment of special assessments levied in accordance with Florida Statutes, which special assessments in turn secure the payment of the Bonds. Copies of the *Amendment to the Amended and Restated Master Assessment Methodology (Phases 5, 6, 7A, 7B, and 8)*, dated January 3, 2023, which describes the special assessments for the Property subject to this notice, and Assessment Resolutions may be obtained from the registered agent of the District as designated by the Florida Department of Economic Opportunity in accordance with Section 189.014, Florida Statutes, or by contacting the District at:

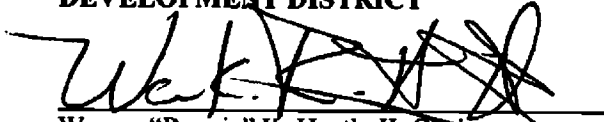
VillaMar Community Development District
c/o Governmental Management Services – Central Florida, LLC
135 West Central Boulevard, Suite 320
Orlando, Florida 32801
(407) 841-5524

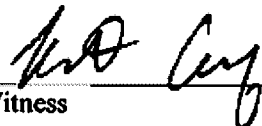
THE LIEN FOR THE SPECIAL ASSESSMENTS IS STATUTORY AND NO FILING IS NECESSARY IN ORDER TO PERFECT OR PROVIDE RECORD NOTICE THEREOF. THIS NOTICE IS FOR INFORMATION PURPOSES. IN ADDITION TO THE MINUTES, RECORDS AND OTHER MATERIAL OF THE DISTRICT AVAILABLE FROM THE DISTRICT, THIS


ALSO CONSTITUTES A LIEN OF RECORD FOR PURPOSES OF SECTION 197.573 OF THE FLORIDA STATUTES AND ALL OTHER APPLICABLE PROVISIONS OF THE FLORIDA STATUTES AND ANY OTHER APPLICABLE LAW.

IN WITNESS WHEREOF, this Notice has been executed to be effective as of the 7th day of March, 2023, and recorded in the Official Records of Polk County, Florida.

VILLAMAR COMMUNITY DEVELOPMENT DISTRICT


Warren "Rennie" K. Heath, II, Chairperson
Board of Supervisors


Witness
Kristin Cassidy
Print Name

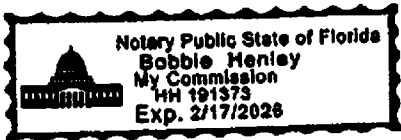

Witness
Jessica Petrucci
Print Name

STATE OF FLORIDA
COUNTY OF Polk

The foregoing instrument was acknowledged before me in person or [] by electronic notarization this 8 day of March, 2023, by Warren "Rennie" K. Heath, II as Chairperson of the Board of Supervisors for the VillaMar Community Development District, on its behalf.

Known personally
Identification provided _____ Type of Identification _____

[Notary Seal]



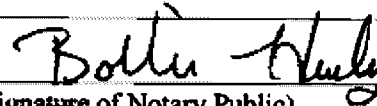

(Signature of Notary Public)
Bobbie Henley
(Printed Name of Notary Public)
My Commission Number: HH 191373
My Commission Expires: 02/17/2026

Exhibit A

Legal Description – Phases 5, 6, 7A, 7B, 8

LEGAL DESCRIPTION OF CDD PHASES 5, 6, 7A, 7B, AND 8 A PARCEL OF LAND BEING A PORTION OF SECTIONS 14, 15, AND 22, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: NOTE: BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, (NAD 83), ADJUSTMENT OF 1990, WEST ZONE OF THE EAST LINE OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 15, AS BEING N-00°22'25"-W. BEGIN AT THE NORTHWEST CORNER OF "VILLAMAR PHASE 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 186, PAGES 41 TO 47 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF "VILLAMAR PHASE FOUR", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 190 PAGES 16 TO 21 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID POINT IS ALSO THE SOUTHEAST CORNER OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 22; THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST ¼ OF THE NORTHEAST ¼, N-89°41'20"-W, 104.65 FEET TO A POINT ON THE NORTHEASTERLY LINE OF THE CSX TRANSPORTATION RAILROAD RIGHT-OF-WAY (100.00 FEET WIDE) ACCORDING TO THE MAP RECORDED IN MAP V5 FLA L-27-17, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID NORTHEASTERLY RAILROAD RIGHT-OF-WAY, ALSO BEING THE SOUTHWESTERLY LINE OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 9855, PAGE 845, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND THEN ALONG THE SOUTHWESTERLY LINE OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 6376, PAGE 1480, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, N-37°02'20"-W, 2079.03 FEET TO THE WEST LINE OF SAID LAND AS DESCRIBED IN OFFICIAL RECORDS OF POLK COUNTY, FLORIDA, N-37°02'20"-W, 2079.03 FEET TO THE WEST LINE OF SAID LAND AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 6376, PAGE 1480; THENCE ALONG SAID WEST LINE N-00°41'26"-W, 1002.84 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 15; THENCE ALONG THE NORTH LINE OF SAID LANDS AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 6376, PAGE 1480, S-89°30'27"-E, 1266.00 FEET TO THE SOUTHWEST CORNER OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 5664, PAGE 367, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 5664, PAGE 367, THE FOLLOWING THREE (3) COURSES: 1) N-00°26'46"-E, 535.71 FEET; THENCE 2) S-89°58'17"-W, 5.10 FEET; THENCE 3) N-00°10'40"-W, 1194.42 FEET TO THE NORTHWEST CORNER OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 5664, PAGE 367; THENCE ALONG THE NORTH LINE THEREOF, S-89°30'27"-E, 1412.77 FEET TO THE NORTHEAST CORNER THEREOF, SAID POINT ALSO LIES ON THE WEST LINE OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 6376, PAGE 1480, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, N-00°22'39"-W, 454.56 FEET TO THE NORTHWEST CORNER OF SAID LANDS AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 6376, PAGE 1480; THENCE ALONG THE NORTH LINE THEREOF, N-89°33'17"-E, 259.22 FEET TO THE NORTHEAST CORNER THEREOF; THENCE N-89°33'17"-E, 1266.31 FEET; THENCE N-43°52'13"-E, 579.06 FEET; THENCE ALONG THE NORTHWESTERLY PROJECTION OF THE SOUTHERLY LINE OF THE "TOWER PARCEL" AS DESCRIBED IN OFFICIAL RECORDS BOOK 12092, PAGE 2088, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, S-46°12'15"-E, 197.00 FEET TO THE SOUTHWEST CORNER OF SAID "TOWER PARCEL"; THENCE ALONG THE SOUTHERLY LINE OF SAID "TOWER PARCEL", AND CONTINUING S-46°12'15"-E, 60.00 FEET TO THE SOUTHEAST CORNER OF SAID "TOWER PARCEL"; THENCE ALONG THE SOUTHEASTERLY PROJECTION OF SAID "TOWER PARCEL", AND CONTINUING S-46°12'15"-E, 70.71 FEET TO A POINT THAT LIES 490.35 FEET SOUTHWESTERLY OF THE SOUTHWESTERLY RIGHT-OF-WAY OF ELOISE LOOP ROAD (COUNTY ROAD 540-A, STATE ROAD 540-A); THENCE N-50°31'13"-E, 490.35 FEET TO SAID SOUTHWESTERLY RIGHT-OF-WAY; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY, S-38°52'08"-E, 188.19 FEET TO A POINT ON

THE EAST LINE OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 14; THENCE ALONG SAID EAST LINE, AND THEN ALONG THE EAST LINE OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 14, S-00°05'44"-E, 2530.38 FEET TO A POINT ON THE NORTH LINE OF "TERRANOVA PHASE III" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 124, PAGES 23 TO 27 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, S-89°34'39"-W, 1324.55 FEET TO THE NORTHWEST CORNER OF SAID "TERRANOVA PHASE III", ALSO BEING THE NORTHWEST CORNER OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 14 ACCORDING TO THE RECORDED PLAT OF SAID "TERRANOVA PHASE III", THENCE ALONG THE WEST LINE OF SAID "TERRANOVA PHASE III", S-00°11'49"-E, 0.44 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 14; THENCE CONTINUE ALONG THE WEST LINE OF SAID "TERRANOVA PHASE III," THEN ALONG THE WEST LINE OF "TERRANOVA PHASE IV", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 130, PAGES 6 AND 7, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, CONTINUING S-00°11'49"-E, 1253.14 FEET TO THE NORTHEAST CORNER OF "VILLAMAR PHASE 5" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 194, PAGES, 46 TO 51 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE DEPARTING THE WEST LINE OF SAID "TERRANOVA PHASE IV", AND ALONG THE NORTH LINE OF SAID "VILLAMAR PHASE 5" THE FOLLOWING THIRTY TWO (32) COURSES: 1) S-89°38'59"-W, 124.61 FEET; THENCE 2) S-00°21'01"-E, 14.75 FEET; THENCE 3) S-89°38'59"-W, 410.00 FEET; THENCE 4) N-00°21'01"-W, 400.00 FEET; THENCE 5) S-89°38'59"-W, 110.00 FEET; THENCE 6) N-00°21'01"-W, 33.00 FEET; THENCE 7) S-89°38'59"-W, 40.00 FEET; THENCE 8) S-00°21'01"-E, 5.00 FEET TO A POINT OF CURVE CONCAVE WESTERLY; THENCE 9) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE/Delta OF 90°00'00", A CHORD BEARING OF S-44°38'59"-W, A CHORD DISTANCE OF 28.28 FEET, FOR AN ARC LENGTH OF 31.42 FEET; THENCE 10) S-89°38'59"-W, 245.32 FEET TO A POINT OF CURVE CONCAVE NORTHERLY; THENCE 11) THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/Delta OF 89°58'53", A CHORD BEARING OF N-45°21'01"-W, A CHORD DISTANCE OF 35.36 FEET, FOR AN ARC LENGTH OF 39.27 FEET; THENCE 12) S-89°40'45"-W, 80.00 FEET TO A POINT OF CURVE CONCAVE WESTERLY; THENCE 13) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/Delta OF 90°00'43", A CHORD BEARING OF S-44°33'21"-W, A CHORD DISTANCE OF 35.36 FEET, FOR AN ARC LENGTH OF 39.27 FEET; THENCE 14) S-89°38'59"-W, 80.04 FEET TO A POINT OF CURVE CONCAVE NORTHERLY; THENCE 15) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/Delta OF 89°59'21", A CHORD BEARING OF N-45°21'01"-W, A CHORD DISTANCE OF 35.36 FEET, FOR AN ARC LENGTH OF 39.27 FEET; THENCE 16) N-00°21'01"-W, 1.32 FEET; THENCE 17) S-89°38'59"-W, 40.00 FEET; THENCE 18) S-00°21'01"-E, 474.33 FEET; THENCE 19) S-89°38'59"-W, 110.00 FEET; THENCE 20) S-00°21'01"-E, 240.00 FEET; THENCE 21) S-89°38'59"-W, 150.00 FEET; THENCE 22) N-00°21'01"-W, 115.84 FEET; THENCE 23) ALONG A RADIAL LINE, N-46°49'06"-E, 29.09 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY; THENCE 24) THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 80.00 FEET, A CENTRAL ANGLE/Delta OF 16°48'09", A CHORD BEARING OF N-34°46'49"-W, A CHORD DISTANCE OF 23.38 FEET, FOR AN ARC LENGTH OF 23.46 FEET; THENCE 25) ALONG A NON-RADIAL LINE, S-89°38'59"-W, 228.79 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY; THENCE 26) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE/Delta OF 26°55'17", A CHORD BEARING OF S-18°33'40"-W, A CHORD DISTANCE OF 69.83 FEET, FOR AN ARC LENGTH OF 70.48 FEET TO A POINT OF REVERSE CURVE CONCAVE SOUTHEASTERLY; THENCE 27) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE/Delta OF 32°22'19", A CHORD BEARING OF S-15°50'09"-W, A CHORD DISTANCE OF 83.63 FEET, FOR AN ARC LENGTH OF 84.75 FEET; THENCE 28) ALONG A RADIAL LINE S-89°38'59"-W, 40.00 FEET TO A POINT OF CURVE CONCAVE EASTERLY; THENCE 29) NORTHERLY ALONG SAID CURVE HAVING A RADIUS OF 190.00 FEET, A CENTRAL ANGLE/Delta OF 00°26'49", A CHORD BEARING OF

N-00°07'37"-W, A CHORD DISTANCE OF 1.48 FEET, FOR AN ARC LENGTH OF 1.48 FEET; THENCE 30) ALONG A NON-RADIAL LINE, S-89°38'59"-W, 110.01 FEET; THENCE 31) N-00°00'57"-E, 49.58 FEET; THENCE 32) S-89°57'50"-W, 758.38 FEET TO THE NORTHWEST CORNER OF SAID "VILLAMAR PHASE 5"; THENCE DEPARTING SAID NORTH LINE OF SAID "VILLAMAR PHASE 5" AND ALONG THE WEST LINE OF SAID "VILLAMAR PHASE 5", ALSO BEING THE EAST LINE OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 22, S-00°36'31"-E, 733.74 FEET TO THE SOUTHWEST CORNER OF SAID "VILLAMAR PHASE 5", ALSO BEING THE NORTHWEST CORNER OF "VILLAMAR PHASE FOUR"; ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 190, PAGES 16 TO 21 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE DEPARTING SAID WEST LINE OF "VILLAMAR PHASE 5", AND ALONG THE WEST LINE OF SAID "VILLAMAR PHASE 4", ALSO BEING SAID EAST LINE OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 22, CONTINUE S-00°36'31"-E, 417.58 FEET TO THE POINT OF BEGINNING. CONTAINING: 332.857 ACRES, MORE OR LESS.

SECTION VIII

SECTION C

Villa Mar CDD Field Management Report



April 04, 2023
Marshall Tindall
Field Services Manager
GMS

Complete

Amenity Review

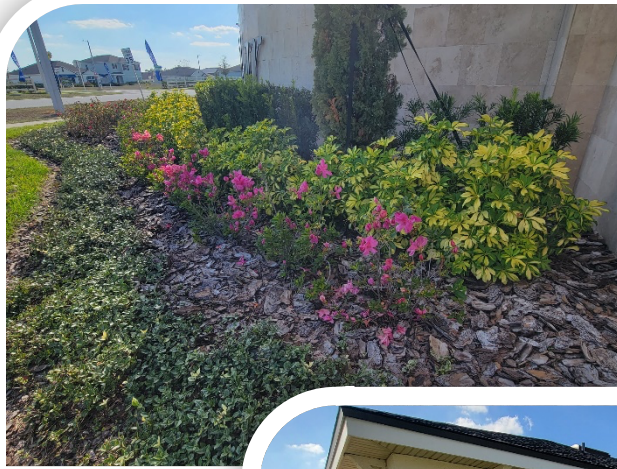
- ✚ Vendors' maintenance of the facility areas has been satisfactory.
- ✚ Playground slides were vandalized. Trimmed and eased edges where needed.
- ✚ Proposal for playground fence gathered for consideration.
- ✚ Consideration of pool maintenance increase.



Complete

Landscape Review

- ✚ Landscaping work is good.
- ✚ Site reviewed with landscapers in consideration for next year's budget.
- ✚ Monitoring new landscaping in phases 4 & 5.



Complete

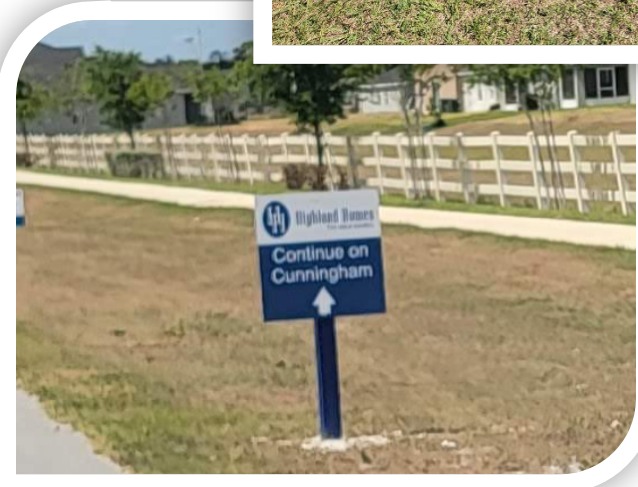
Pond Review

- ✚ Pond maintenance is acceptable.
- ✚ Pond #21 in phase 4 has been filled in.
- ✚ Reviewed phase 5 ponds with vendor. Working on proposal for last ponds in the phase now that it is completed.
- ✚ Monitoring low pond levels as they will produce increased chances of algal blooms as weather warms. Pond vendor will continue to treat as needed.



Site Items

- Approved parking exception signs were installed.
- Fence repairs were completed.
- Construction entrance signage installed where possible.



Conclusion

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

SECTION (a)

JIM WILLIAMS FENCE COMPANY, INC.

ESTABLISHED 1959

934 East Rose Street, Lakeland, FL 33801

PROPOSAL

For: Governmental Management Services Mobile Phone: 407-346-2453 Date 2/28/23
 Address: 219 E Livingston St. Home Phone: _____ Work: 407-841-5524
Orlando, FL 32801 Subdivision: _____ Fax: _____
 E-mail: mtindall@gmsecfl.com Job Address: _____
 FENCE SPECIFICATIONS - ALUMINUM Survey stakes visible _____ Survey provided Will Send

Install 230' Height 4' Style Emily - 3 Rail
 Fence color: Black
 Pickets: 3/4" x 3/4"
 Picket gap: 3 7/8" Picket top: Flat
 Horizontal frame rails: (3) 1 1/4" x 1 1/4"

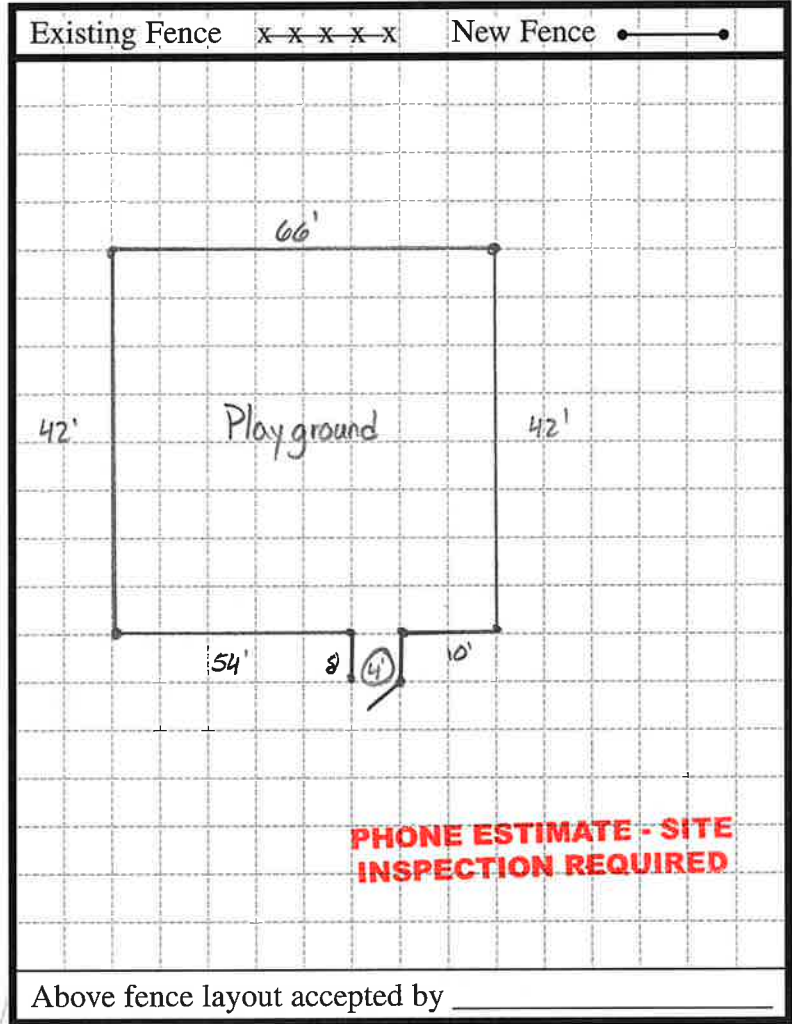
Post size: 2 1/2" Post length: 6'
 Posts have .075" wall thickness
 Post cap style: Flat
 All posts set 6'-8' on center in concrete
 Gate post: 2 1/2" x 7" .125" wall thickness

Gate latch type: Vertical pull magna latch
 Gate hinge type: Self-closing aluminum
 Standard close Self-close

Gate frames: 2" frame
 width height swing
 x ' in out
1 4 x 4 in (Out) SGL
 x ' in out

Fence is approx. 0-1" off of ground.

Fence / Grade Elevations (See back of contract for examples)
 A B C D (circle one)
 _____ Customer Initials



DIRT ASPHALT CONCRETE

OPTIONS:

TERMS: 1/2 Deposit 1/2 On completion.
 (*) All contracts are plus permit fees, if required. Tax if applicable \$ _____
All fence lines cleared/staked by owner (*) Total Contract \$ 9,485.00

Approximate start date _____ Approximate completion date _____

By [Signature] Accepted _____ Date _____

The undersigned agrees to terms on back of contract.

Lakeland 863-688-1194 / Fax 863-683-6402
 Serving Central Florida Since 1959 • Certified Drug-Free Workplace



THIS PROPOSAL MAY BE WITHDRAWN IF NOT ACCEPTED WITHIN 30 DAYS.

ADDITIONAL TERMS: Jim Williams Fence Company, Inc. ("Contractor") is not responsible or liable for any injury or damage resulting from use or misuse including, but not limited to climbing, scaling or under-passage of any fence, gate or other improvement installed by it on the premises of Owner. Location of all work and improvements on the property, location or damage to any underground pipes, cables or wires and compliance with any applicable deed restrictions or protective covenants is the responsibility of Owner.

Unless specifically stated otherwise, this quotation does not include grading, trimming, clearing of vegetation or debris. All fence lines to be cleared by owner unless otherwise specified.

Damage done to any improvements or work performed by Contractor by any Act of God, excessive wind, hazardous materials or chemicals, standing water, flooding or fires are not warranted by Contractor.

This proposal becomes a contract when accepted by Owner. Canceled contracts are subject to a 20% cancellation fee. Unless otherwise stated herein, the sums due hereunder shall be due and payable upon completion of the work. All sums not paid within terms listed are subject to interest charges of 1.5% a month from the completion date of the work. In the event contractor must employ an attorney to collect any sums due hereunder or enforce any of the terms of this contract, Owner agrees to pay any attorney's fee and costs incurred by Contractor.

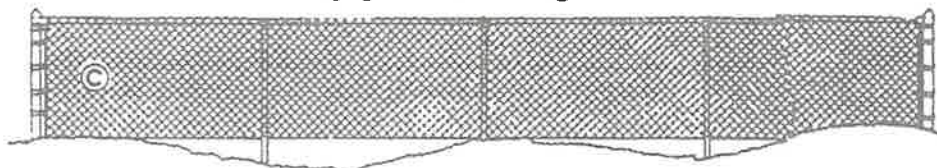
THIS PROPOSAL MAY BE WITHDRAWN IF NOT ACCEPTED WITHIN 30 DAYS.



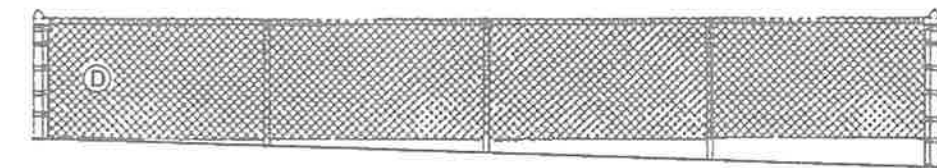
A Straight fence top, sloping terrain



B Fence following grade, rolling terrain



C Level fence top, rolling/uneven terrain



D Level fence top, sloping terrain

SECTION (b)

Hillcrest Fence

Davidthefenceguy@gmail.com

Arborvitae Ln.

Polk city, Fl., 33868

ESTIMATE

Bill To

Villamar CDD
219 East Livingston street
Davenport, Fl., 32801
Usa

Estimate Number EST-0006

Estimate Date Feb 07, 2023

Expiry Date Feb 07, 2023

Item Name	Quantity	Rate	Amount
Install the proximity 222 linear feet of 4' tall Residential grade black close top aluminum Fencing around play Ground to include 14' Single swing gate for access	1	12377.00	12377.00
		0	
	Subtotal		12377.00
	Text Exempt (0%)		0.00
	Total		\$12377.00

SECTION 2

*Item will be
provided under
separate cover.*

SECTION 3

*Item will be
provided under
separate cover.*

SECTION D

SECTION 1

VillaMar

Community Development District

Summary of Check Register

February 25, 2023 to March 24, 2023

Bank	Date	Check No.'s	Amount
General Fund	3/10/23	469 - 482	\$ 47,097.46
	3/20/23	483 - 486	\$ 10,985.94
			<hr/>
			\$ 58,083.40
Total Amount			\$ 58,083.40

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/10/23	00034	2/27/23	9233	202302	330-53800-48500			MTHLY CLEANING SVC-FEB 23	*	450.00		
		2/27/23	9233	202302	330-53800-48500			MTHLY TRASH MAIL COLLECT	*	100.00		
CSS CLEAN STAR SERVICES CENTRAL FL											550.00	000469
3/10/23	00050	2/24/23	855	202302	320-53800-47400			STRAIGHTEN FENCE	*	8,165.16		
D&J BUSHHOGGING											8,165.16	000470
3/10/23	00047	3/07/23	EL030720	202303	310-51300-11000			SUPERVISORS FEE MAR 23	*	200.00		
ERIC LAVOIE											200.00	000471
3/10/23	00009	1/30/23	176	202301	320-53800-49000			HURRICANE FENCE REPAIRS	*	13,265.70		
		1/30/23	177	202301	320-53800-49000			HURRICANCE DAMAGE-FENCE	*	802.50		
GOVERNMENTAL MANAGEMENT SERVICES											14,068.20	000472
3/10/23	00039	2/21/23	5803	202301	310-51300-31500			GEN.COUNSEL/MTHLY MEETING	*	1,739.00		
KILINSKI / VAN WYK, PLLC											1,739.00	000473
3/10/23	00038	2/01/23	00053580	202302	310-51300-48000			ASSESSMENTS/BOUNDARY 2/14	*	6,904.40		
		2/01/23	00053580	202302	310-51300-48000			UNIFORM METHOD 2/7	*	1,820.20		
CA FLORIDA HOLDINGS, LLC											8,724.60	000474
3/10/23	00008	3/07/23	LS030720	202303	310-51300-11000			SUPERVISORS FEE MAR 23	*	200.00		
LAUREN SCHWENK											200.00	000475
3/10/23	00043	2/15/23	52059544	202302	330-57200-48100			PEST CONTROL FEB 23	*	50.00		
MASSEY SERVICES INC.											50.00	000476
3/10/23	00015	2/08/23	8082	202302	320-53800-47300			NOZZLES/HEADS/REPLACE IRR	*	79.52		
		3/01/23	8223	202303	320-53800-46200			LANDSCAPE MAINT MAR 23	*	7,075.00		
		3/02/23	8242	202303	320-53800-47300			IRRIG REPAIR RPLCD WIRES	*	511.20		
PRINCE & SONS INC.											7,665.72	000477

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/10/23	00045	3/01/23	18777	202303	330	53800	48100		RESORT POOL SERVICES DBA	*	1,850.00	1,850.00	000478
3/10/23	00004	3/07/23	RH030720	202303	310	51300	11000		RENNIE HEATH	*	200.00	200.00	000479
3/10/23	00049	2/28/23	11189702	202302	320	53800	34500		SECURITAS SECURITY SERVICES USA, INC	*	2,362.88	2,362.88	000480
3/10/23	00041	3/01/23	PSI-5282	202303	320	53800	47000		SOLITUDE LAKE MANAGEMENT SERVICES	*	821.25	821.25	000481
3/10/23	00021	3/10/23	03102023	202303	320	53800	43200		THE CITY OF WINTER HAVEN	*	500.65	500.65	000482
3/20/23	00009	3/01/23	174	202303	310	51300	34000		MANAGEMENT FEES - MAR 23	*	3,154.42		
		3/01/23	174	202303	310	51300	35200		WEBSITE ADMIN - MAR 23	*	100.00		
		3/01/23	174	202303	310	51300	35100		INFOR TECHNOLOGY - MAR 23	*	150.00		
		3/01/23	174	202303	310	51300	31300		DISSEMINATION - MAR 23	*	666.67		
		3/01/23	174	202303	330	57200	12000		AMENITY ACESS - MAR 23	*	416.67		
		3/01/23	174	202303	310	51300	51000		OFFICE SUPPLIES	*	4.06		
		3/01/23	174	202303	310	51300	42000		POSTAGE	*	38.77		
		3/01/23	174	202303	310	51300	42500		COPIES	*	7.65		
		3/01/23	175	202303	320	53800	12000		FIELD MANAGEMENT - MAR 23	*	1,312.50		
		3/01/23	175	202303	310	51300	42000		PAYPAL MAILED NOTICE	*	464.60		
									GOVERNMENTAL MANAGEMENT SERVICES			6,315.34	000483
3/20/23	00039	3/10/23	6036	202302	310	51300	31500		KILINSKI / VAN WYK, PLLC	*	2,007.59	2,007.59	000484

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
3/20/23	00015	3/09/23 8292	202303 320-53800-47300	REPLACE HEADS/NOZZLES PRINCE & SONS INC.	*	188.08	188.08 000485
3/20/23	00027	3/17/23 03172023	202303 300-15500-10000	POOL/FUR LEASE - APR 23	*	1,396.07	
		3/17/23 03172023	202303 300-15500-10000	PLAYGRND/FUR LEASE-APR 23 WHFS, LLC	*	1,078.86	2,474.93 000486
TOTAL FOR BANK A						58,083.40	
TOTAL FOR REGISTER						58,083.40	

SECTION 2

VillaMar
Community Development District

Unaudited Financial Reporting
February 28, 2023



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7	<u>Debt Service Fund Series 2022A4</u>
8	<u>Combined Capital Project Funds</u>
9-10	<u>Month to Month</u>
11	<u>Long Term Debt Report</u>
12	<u>Assessment Receipt Schedule</u>

VillaMar
Community Development District
Combined Balance Sheet
February 28, 2023

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	\$ 453,515	\$ -	\$ -	\$ 453,515
Capital Projects Account	\$ -	\$ -	\$ 950	\$ 950
Investments:				
Series 2019				
Reserve	\$ -	\$ 203,233	\$ -	\$ 203,233
Revenue	\$ -	\$ 391,825	\$ -	\$ 391,825
Prepayment	\$ -	\$ 812	\$ -	\$ 812
Construction	\$ -	\$ -	\$ 1	\$ 1
Series 2020				
Reserve	\$ -	\$ 184,450	\$ -	\$ 184,450
Revenue	\$ -	\$ 358,691	\$ -	\$ 358,691
Construction	\$ -	\$ -	\$ 1,706	\$ 1,706
Series 2022 A3				
Reserve	\$ -	\$ 87,200	\$ -	\$ 87,200
Revenue	\$ -	\$ 166,846	\$ -	\$ 166,846
Prepayment	\$ -	\$ 39,896	\$ -	\$ 39,896
Construction	\$ -	\$ -	\$ 8	\$ 8
Series 2022 A4				
Reserve	\$ -	\$ 125,789	\$ -	\$ 125,789
Revenue	\$ -	\$ 253,987	\$ -	\$ 253,987
Construction	\$ -	\$ -	\$ 42,459	\$ 42,459
Due from Developer	\$ -	\$ -	\$ 19,485	\$ 19,485
Due from General Fund	\$ -	\$ 19,561	\$ -	\$ 19,561
Prepaid Expenses	\$ 2,475	\$ -	\$ -	\$ 2,475
Total Assets	\$ 455,990	\$ 1,832,290	\$ 64,608	\$ 2,352,889
Liabilities:				
Accounts Payable	\$ 37,747	\$ -	\$ -	\$ 37,747
Contracts Payable	\$ -	\$ -	\$ 19,485	\$ 19,485
Due to Debt Service	\$ 19,561	\$ -	\$ -	\$ 19,561
Total Liabilities	\$ 57,308	\$ -	\$ 19,485	\$ 76,793
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 2,475	\$ -	\$ -	\$ 2,475
Restricted for:				
Debt Service - Series 2019	\$ -	\$ 604,208	\$ -	\$ 604,208
Debt Service - Series 2020	\$ -	\$ 550,763	\$ -	\$ 550,763
Debt Service - Series 2022 A3	\$ -	\$ 297,544	\$ -	\$ 297,544
Debt Service - Series 2022 A4	\$ -	\$ 379,776	\$ -	\$ 379,776
Capital Projects - Series 2019	\$ -	\$ -	\$ 951	\$ 951
Capital Projects - Series 2020	\$ -	\$ -	\$ 1,706	\$ 1,706
Capital Projects - Series 2022 A3	\$ -	\$ -	\$ 8	\$ 8
Capital Projects - Series 2022 A4	\$ -	\$ -	\$ 42,459	\$ 42,459
Unassigned	\$ 396,207	\$ -	\$ -	\$ 396,207
Total Fund Balances	\$ 398,682	\$ 1,832,290	\$ 45,123	\$ 2,276,095
Total Liabilities & Fund Balance	\$ 455,990	\$ 1,832,290	\$ 64,608	\$ 2,352,889

VillaMar

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2023

	Adopted Budget	Prorated Budget Thru 02/28/23	Actual Thru 02/28/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 531,413	\$ 515,198	\$ 515,198	\$ -
Assessments - Direct Bill	\$ 103,755	\$ 60,729	\$ 60,729	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 33,058	\$ 33,058
Boundary Amendment Contributions	\$ -	\$ -	\$ 16,415	\$ 16,415
Miscellaneous Revenue	\$ -	\$ -	\$ 30	\$ 30
Total Revenues	\$ 635,169	\$ 575,927	\$ 625,430	\$ 49,503
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 1,800	\$ 3,200
Engineering	\$ 7,500	\$ 3,125	\$ -	\$ 3,125
Attorney	\$ 30,000	\$ 12,500	\$ 9,427	\$ 3,073
Annual Audit	\$ 5,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 2,250	\$ 450	\$ 450	\$ -
Dissemination	\$ 9,000	\$ 3,750	\$ 3,333	\$ 417
Trustee Fees	\$ 19,880	\$ 6,829	\$ 6,829	\$ -
Management Fees	\$ 37,853	\$ 15,772	\$ 15,772	\$ (0)
Information Technology	\$ 1,800	\$ 750	\$ 750	\$ -
Website Maintenance	\$ 1,200	\$ 500	\$ 500	\$ -
Postage & Delivery	\$ 850	\$ 354	\$ 678	\$ (324)
Insurance	\$ 6,684	\$ 6,684	\$ 5,988	\$ 696
Printing & Binding	\$ 1,000	\$ 417	\$ 34	\$ 383
Legal Advertising	\$ 7,500	\$ 7,500	\$ 10,392	\$ (2,892)
Other Current Charges	\$ 1,500	\$ 625	\$ 197	\$ 428
Boundary Amendment Expenses	\$ -	\$ -	\$ 13,760	\$ (13,760)
Office Supplies	\$ 500	\$ 208	\$ 13	\$ 195
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 149,691	\$ 69,639	\$ 75,098	\$ (5,459)

VillaMar

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2023

	Adopted Budget	Prorated Budget Thru 02/28/23	Actual Thru 02/28/23	Variance
<i>Operations & Maintenance</i>				
Field Expenditures				
Property Insurance	\$ 11,077	\$ 11,077	\$ 9,869	\$ 1,208
Field Management	\$ 15,750	\$ 6,563	\$ 6,563	\$ -
Landscape Maintenance	\$ 81,800	\$ 34,083	\$ 35,375	\$ (1,292)
Landscape Replacement	\$ 15,000	\$ 6,250	\$ -	\$ 6,250
Pond Maintenance	\$ 10,000	\$ 4,167	\$ 4,106	\$ 60
Streetlights	\$ 75,000	\$ 31,250	\$ 41,115	\$ (9,865)
Electric	\$ 2,500	\$ 1,042	\$ 522	\$ 519
Water & Sewer	\$ 25,000	\$ 10,417	\$ 9,577	\$ 840
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,042	\$ -	\$ 1,042
Irrigation Repairs	\$ 8,000	\$ 3,333	\$ 2,518	\$ 815
General Repairs & Maintenance	\$ 15,000	\$ 6,250	\$ 22,138	\$ (15,888)
Contingency	\$ 7,500	\$ 3,125	\$ 17,491	\$ (14,366)
Subtotal Field Expenditures	\$ 269,127	\$ 118,598	\$ 149,274	\$ (30,676)
Amenity Expenditures				
Amenity - Electric	\$ 18,000	\$ 7,500	\$ 5,504	\$ 1,996
Amenity - Water	\$ 30,000	\$ 12,500	\$ 4,218	\$ 8,282
Playground & Furniture Lease	\$ 35,000	\$ 14,583	\$ 15,182	\$ (599)
Internet	\$ 3,000	\$ 1,250	\$ 783	\$ 467
Pest Control	\$ 600	\$ 250	\$ 250	\$ -
Janitorial Services	\$ 6,600	\$ 2,750	\$ 2,750	\$ -
Security Services	\$ 33,800	\$ 14,083	\$ 9,907	\$ 4,176
Pool Maintenance	\$ 22,680	\$ 9,450	\$ 9,200	\$ 250
Amenity Access Management	\$ 5,000	\$ 2,083	\$ 2,083	\$ (0)
Amenity Repairs & Maintenance	\$ 10,000	\$ 4,167	\$ 5,539	\$ (1,372)
Contingency	\$ 5,500	\$ 2,292	\$ -	\$ 2,292
Subtotal Amenity Expenditures	\$ 170,180	\$ 70,908	\$ 55,416	\$ 15,492
Total Operations & Maintenance	\$ 439,307	\$ 189,506	\$ 204,690	\$ (15,184)
Total Expenditures	\$ 588,999	\$ 259,145	\$ 279,788	\$ (20,643)
Excess (Deficiency) of Revenues over Expenditures	\$ 46,170		\$ 345,642	
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ (46,170)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (46,170)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 345,642	
Fund Balance - Beginning	\$ -		\$ 53,040	
Fund Balance - Ending	\$ -		\$ 398,682	

VillaMar

Community Development District

Debt Service Fund Series 2019 A1

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2023

	Adopted Budget	Prorated Budget Thru 02/28/23	Actual Thru 02/28/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 404,975	\$ 391,820	\$ 391,820	\$ -
Interest	\$ -	\$ -	\$ 3,772	\$ 3,772
Total Revenues	\$ 404,975	\$ 391,820	\$ 395,592	\$ 3,772
Expenditures:				
Interest - 11/1	\$ 145,225	\$ 145,225	\$ 145,225	\$ (0)
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)		\$ 230,367	
Fund Balance - Beginning	\$ 150,446		\$ 373,841	
Fund Balance - Ending	\$ 149,971		\$ 604,208	

VillaMar

Community Development District

Debt Service Fund Series 2020 A2

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2023

	Adopted Budget	Prorated Budget Thru 02/28/23	Actual Thru 02/28/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 368,900	\$ 358,135	\$ 358,135	\$ -
Interest	\$ -	\$ -	\$ 3,306	\$ 3,306
Total Revenues	\$ 368,900	\$ 358,135	\$ 361,441	\$ 3,306
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		\$ 242,147	
Fund Balance - Beginning	\$ 123,135		\$ 308,615	
Fund Balance - Ending	\$ 123,447		\$ 550,763	

VillaMar

Community Development District

Debt Service Fund Series 2022 A3

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2023

	Adopted Budget	Prorated Budget Thru 02/28/23	Actual Thru 02/28/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 174,400	\$ 169,242	\$ 169,242	\$ -
Assessments - Prepayments	\$ -	\$ -	\$ 39,896	\$ 39,896
Interest	\$ -	\$ -	\$ 1,357	\$ 1,357
Total Revenues	\$ 174,400	\$ 169,242	\$ 210,495	\$ 41,253
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)		\$ 38,566	
Fund Balance - Beginning	\$ 171,930		\$ 258,978	
Fund Balance - Ending	\$ 117,904		\$ 297,544	

VillaMar

Community Development District Debt Service Fund Series 2022 A4

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2023

	Adopted Budget	Prorated Budget Thru 02/28/23	Actual Thru 02/28/23	Variance
Revenues:				
Assessments - Direct	\$ 249,825	\$ 124,913	\$ 124,913	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 124,913	\$ 124,913
Interest	\$ -	\$ -	\$ 3,846	\$ 3,846
Total Revenues	\$ 249,825	\$ 124,913	\$ 253,672	\$ 128,759
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)		\$ 148,831	
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)		\$ 23,919	
Fund Balance - Beginning	\$ 104,844		\$ 355,857	
Fund Balance - Ending	\$ 85,203		\$ 379,776	

VillaMar
Community Development District
Combined Capital Project Funds
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2023

	Series	Series	Series	Series	
	2019 A1	2020 A2	2022 A3	2022 A4	Total
Revenues					
Developer Contributions	\$ 851,350	\$ 6,999	\$ -	\$ 19,485	\$ 877,834
Interest	\$ -	\$ 1,564	\$ 0	\$ 1,804	\$ 3,368
Total Revenues	\$ 851,350	\$ 8,563	\$ 0	\$ 21,289	\$ 881,202
Expenditures:					
Bank Fees	\$ 15	\$ -	\$ -	\$ -	\$ 15
Capital Outlay	\$ 850,000	\$ 75	\$ -	\$ 167,668	\$ 1,017,743
Total Expenditures	\$ 850,015	\$ 75	\$ -	\$ 167,668	\$ 1,017,758
Excess (Deficiency) of Revenues over Expenditures	\$ 1,335	\$ 8,488	\$ 0	\$ (146,379)	\$ (136,556)
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	\$ 8,488	\$ 0	\$ (21,467)	\$ (11,643)
Fund Balance - Beginning	\$ (384)	\$ (6,782)	\$ 8	\$ 63,925	\$ 56,767
Fund Balance - Ending	\$ 951	\$ 1,706	\$ 8	\$ 42,459	\$ 45,123

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	\$ 23,545	\$ 10,964	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 515,198
Assessments - Direct Bill	\$ 52,392	\$ -	\$ -	\$ -	\$ 8,337	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,729
Assessments - Lot Closings	\$ -	\$ 33,058	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,058
Boundary Amendment Contributions	\$ -	\$ -	\$ 13,355	\$ -	\$ 3,061	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,415
Miscellaneous Income	\$ -	\$ 30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30
Total Revenues	\$ 52,392	\$ 137,344	\$ 389,788	\$ 23,545	\$ 22,362	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 625,430
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 600	\$ -	\$ 600	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 3,233	\$ 771	\$ 1,677	\$ 1,739	\$ 2,008	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,427
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 667	\$ 667	\$ 667	\$ 667	\$ 667	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,333
Trustee Fees	\$ 2,788	\$ -	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,829
Management Fees	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,772
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Postage & Delivery	\$ 61	\$ 18	\$ 167	\$ 279	\$ 153	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 678
Insurance	\$ 5,988	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,988
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ 34	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34
Legal Advertising	\$ 623	\$ -	\$ 364	\$ 680	\$ 8,725	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,392
Other Current Charges	\$ 39	\$ 40	\$ 39	\$ 39	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 197
Boundary Amendment Expenses	\$ 2,247	\$ 8,453	\$ 1,231	\$ 1,830	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,760
Office Supplies	\$ 3	\$ 3	\$ 1	\$ 1	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 24,228	\$ 13,956	\$ 12,041	\$ 9,239	\$ 15,635	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,098

VillaMar
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operations & Maintenance</i>													
Field Expenditures													
Property Insurance	\$ 9,869	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,869
Field Management	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,563
Landscape Maintenance	\$ 7,075	\$ 7,075	\$ 7,075	\$ 7,075	\$ 7,075	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,375
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pond Maintenance	\$ 821	\$ 821	\$ 821	\$ 821	\$ 821	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,106
Streetlights	\$ 8,352	\$ 8,339	\$ 8,295	\$ 8,404	\$ 7,725	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,115
Electric	\$ 92	\$ 78	\$ 128	\$ 91	\$ 133	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 522
Water & Sewer	\$ 4,916	\$ 1,128	\$ 511	\$ 733	\$ 2,288	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,577
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 1,179	\$ 743	\$ 104	\$ 413	\$ 80	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,518
General Repairs & Maintenance	\$ 11,973	\$ -	\$ -	\$ 2,000	\$ 8,165	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,138
Contingency	\$ 3,220	\$ 203	\$ -	\$ 15,079	\$ (1,011)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,491
Subtotal Field Expenditures	\$ 48,810	\$ 19,700	\$ 18,247	\$ 35,929	\$ 26,588	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 149,274
Amenity Expenditures													
Amenity - Electric	\$ 1,075	\$ 953	\$ 1,093	\$ 1,077	\$ 1,306	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,504
Amenity - Water	\$ 705	\$ 902	\$ 654	\$ 1,073	\$ 885	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,218
Playground & Furniture Lease	\$ 1,079	\$ 1,079	\$ 8,075	\$ 2,475	\$ 2,475	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,182
Internet	\$ 156	\$ 156	\$ 156	\$ 156	\$ 161	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 783
Pest Control	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250
Janitorial Services	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,750
Security Services	\$ 456	\$ 2,306	\$ 2,135	\$ 2,648	\$ 2,363	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,907
Pool Maintenance	\$ 1,750	\$ 1,500	\$ 1,850	\$ 1,850	\$ 2,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,200
Amenity Access Management	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,083
Amenity Repairs & Maintenance	\$ 1,549	\$ -	\$ 3,757	\$ -	\$ 233	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,539
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Amenity Expenditures	\$ 7,786	\$ 7,912	\$ 18,735	\$ 10,295	\$ 10,688	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,416
Total Operations & Maintenance	\$ 56,596	\$ 27,612	\$ 36,982	\$ 46,224	\$ 37,276	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 204,690
Total Expenditures	\$ 80,824	\$ 41,568	\$ 49,023	\$ 55,463	\$ 52,911	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 279,788
Excess (Deficiency) of Revenues over Expenditures	\$ (28,432)	\$ 95,776	\$ 340,765	\$ (31,917)	\$ (30,549)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 345,642
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (28,432)	\$ 95,776	\$ 340,765	\$ (31,917)	\$ (30,549)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 345,642

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	\$203,233	
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	\$125,789	
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

Date	Distribution	Gross Amount	(Discount)/Penalty	Commissions	Interest	Net Receipts	O&M Portion	35.92%	27.32%	24.97%	11.80%	100.00%
								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	
01/13/23	12/16/22 - 12/31/22	\$69,605.50	(\$2,713.62)	(\$1,337.84)	\$0.00	\$65,554.04	\$23,545.34	\$17,906.76	\$16,367.31	\$7,734.63	\$65,554.04	
02/16/23	01/01/23 - 01/31/23	\$32,905.42	(\$1,757.12)	(\$622.97)	\$0.00	\$30,525.33	\$10,963.92	\$8,338.31	\$7,621.46	\$3,601.64	\$30,525.33	
TOTAL		\$ 1,525,898.20	\$ (6,190.95)	\$ (29,597.72)	\$ -	\$ 1,434,394.53	\$ 515,197.90	\$ 391,819.68	\$ 358,134.78	\$ 169,242.17	\$ 1,434,394.53	

97%	Net Percent Collected
\$43,717.05	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		
2/8/23	2/1/23	1298	\$8,337.35	\$8,337.35	\$8,337.35		
	6/1/23		\$8,337.35		\$0.00		
			\$ 33,349.40	\$ 25,012.05	\$ 25,012.05		
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		
2/3/23	12/1/22	164320	\$62,456.50	\$62,456.50	\$62,456.50		
2/3/23	2/1/23	164320	\$31,228.25	\$31,228.25	\$31,228.25		
2/3/23	5/1/23	164320	\$31,228.25	\$31,228.25	\$31,228.25		
			\$ 124,913.00	\$ 124,913.00	\$ 124,913.00		