

VillaMar
Community Development District

Proposed Budget
FY2024



Table of Contents

1-2	<u>General Fund</u>
3-7	<u>General Fund Narrative</u>
8	<u>Capital Reserve Fund</u>
9	<u>Series 2019 Debt Service Fund</u>
10	<u>Series 2019 Amortization Schedule</u>
11	<u>Series 2020 Debt Service Fund</u>
12	<u>Series 2020 Amortization Schedule</u>
13	<u>Series 2022 Phase 3 Debt Service Fund</u>
14	<u>Series 2022 Phase 3 Amortization Schedule</u>
15	<u>Series 2022 Phase 4 Debt Service Fund</u>
16	<u>Series 2022 Phase 4 Amortization Schedule</u>

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.

VillaMar
Community Development District
General Fund Budget

Trustee Fees

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

Management Fees

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

Information Technology

Represents costs with Governmental Management Services – Central Florida LLC 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.

VillaMar
Community Development District
General Fund Budget

Office Supplies

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

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	