

VillaMar
Community Development District

Meeting Agenda

September 5, 2023

AGENDA

VillaMar

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

August 29, 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, September 5, 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 August 1, 2023 Board of Supervisors Meeting
4. Consideration of Notice of RFP for Phase 7 Construction Services and Approval of Evaluation Criteria
5. Ratification of Right of Way Conveyance Documents for Phases 1, 2, and 2A
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
7. Other Business
8. Supervisors Requests and Audience Comments
9. Adjournment

¹ Comments will be limited to three (3) minutes

MINUTES

**MINUTES OF MEETING
VILLAMAR
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the VillaMar Community Development District was held on Tuesday, **August 1, 2023** at 11:45 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Brian Walsh	Vice 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 June 6, 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 for the meeting or joining the meeting via Zoom.

**THIRD ORDER OF BUSINESS
Board of Supervisors Meeting**

Approval of Minutes of the June 6, 2023

Ms. Burns presented the June 6, 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 Ms. Schwenk, seconded by Mr. Lavoie, with all in favor, the Minutes of the June 6, 2023 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearings

Ms. Burns noted that the public hearing had been advertised in the local paper and asked for a motion to open the hearing.

A. Public Hearing on the Adoption of the Fiscal Year 2024 Budget

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

There being no members of the public present in person or via Zoom, Ms. Burns asked for a motion to close the public hearing.

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

i. Consideration of Resolution 2023-13 Adopting the District’s Fiscal Year 2024 Budget and Appropriating Funds

Ms. Burns noted that the resolution can be found in the agenda package for the Board’s review and stated that there were a few changes from when the Board saw the draft at the last meetings. There is no increase to the currented platted lots with a current assessments amount of \$756.84. Phase 4 is receiving an increase with an unplatted ERU from last year with a platted rate this year. Phases 6, 7, and 7B will receive an admin rate due to not currently being a part of the District. She continued to review the resolution being careful to note some of the increase most specifically for O&M due to more areas being added. There will be a reserve transfer of approximately \$40,000 which is on the conservative side, but the assessments will be the same this year and look at increasing later as the development gets closer to completion. Ms. Burns then offered to answer any questions for the Board. There being none, there was a motion of approval.

On MOTION by Ms. Schwenk, seconded by Mr. Walsh, with all in favor, Resolution 2023-13 Adopting the District's Fiscal Year 2024 Budget and Appropriating Funds, was approved.

B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments

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

There being no members of the public present in person or via Zoom, Ms. Burns asked for a motion to close the public hearing.

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

i. Consideration of Resolution 2023-14 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Burns noted that this resolution will certify the O&M based on the budget that the Board previously adopted and certifies the debt assessments that were previously leveed. She offered to answer and questions for the Board, there being none, she asked for a motion of approval.

On MOTION by Mr. Walsh, seconded by Mr. Lavoie, with all in favor, Resolution 2023-14 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-15 Ratifying Series 2023 Bonds

Ms. Burns presented the resolution to the Board and stated that the Districts closed on the Series 2023 Bonds on June 15, 2023 and this resolution ratifies, confirms, and approves the actions taken by District officers and staff in conjunction with the closing of those bonds.

On MOTION by Mr. Walsh, seconded by Ms. Schwenk, with all in favor, Resolution 2023-15 Ratifying Series 2023 Bonds, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Third Amended and Restated Disclosure of Public Financing

Ms. Burns noted that this will be recorded to but potential property owners on notice of the new issuant that closed back in June of 2023.

On MOTION by Mr. Walsh, seconded by Ms. Schwenk, with all in favor, the Third Amended and Restated Disclosure of Public Financing, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2023-16 Designation of Regularly Scheduled Monthly Meeting Date, Time, and Location for Fiscal Year 2024

Ms. Burns suggested the first Tuesday of the month at 11:00 a.m. Due to the Landowner's meeting and Election being held on the first Thursday in November, the first meeting will also be held on that Thursday and every meeting followed will continue on the first Tuesday of the month.

On MOTION by Ms. Schwenk, seconded by Mr. Walsh, with all in favor, Resolution 2023-16 Designation of Regularly Scheduled Monthly Meeting Date, Time, and Location for Fiscal Year 2024, was approved as amended.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2023-17 Designating a Date, Time, and Location for a Landowners' Meeting and Election

Ms. Burns noted that the first Tuesday of November would be November 7th. Due to a heavy schedule of meetings that day, it was suggested that the Landowners' Meeting and Election will be held on the Thursday instead. The date would be November 2nd, 2023 at 11:30 a.m. Ms. Burns answered a few questions on the Landowners' election and how it will work before asking for a motion of approval.

On MOTION by Ms. Schwenk, seconded by Mr. Walsh, with all in favor, Resolution 2023-17 Designating a Date, Time, and Location for a Landowners' Meeting and Election, was approved.

The Board of Supervisors meeting will be moved to the first Thursday to align with the Landowners' Meeting and Election for that month only.

On MOTION by Mr. Lavoie, seconded by Mr. Walsh, with all in favor, Changing the Board of Supervisors Meeting from Tuesday to Thursday November 2, 2023 to align with the Landowners' Meeting and Election, was approved.

NINTH ORDER OF BUSINESS

Presentation of Arbitrage Rebate Report

A. Series 2022 Phase 3 Project Bonds

B. Series 2022 Phase 4 Project Bonds

Ms. Burns noted that both reports can be found in the agenda package for review and that on page four of both reports the Board will find a negative arbitrage rebate amount listed. The report is required under the trust indenture, and she is just looking for a motion of approval.

On MOTION by Mr. Lavoie, seconded by Mr. Walsh, with all in favor, the Arbitrage Rebate Report for Series 2022 Phase 3 Project Bonds and Series 2022 Phase 4 Project Bonds, were approved.

TENTH ORDER OF BUSINESS

Ratification for Contract for Phase 6 and Phase 6C Project Improvements

Ms. Burns noted that the project was awarded to Tucker Paving and the contract has been signed outside of the meeting and she is looking for a motion to ratify.

On MOTION by Mr. Lavoie, seconded by Mr. Walsh, with all in favor, the Contract for Phase 6 and Phase 6C Project Improvements, was ratified.

ELEVENTH ORDER OF BUSINESS

Ratification for Change Order for Phase 6D

Ms. Burns presented the ratification of the change order for Phase 6D adding 6D to the contract that was already awarded, and she is again just looking for the approval from the Board.

On MOTION by Ms. Schwenk, seconded by Mr. Lavoie, with all in favor, the Change Order for Phase 6D, was ratified.

TWELFTH ORDER OF BUSINESS

Ratification of Temporary Construction and Access Easement Agreement for Phase 6

Ms. Burns presented the ratification for the temporary construction and access easement agreement to the Board. The easement was granted to the District to allow the District to construct the improvements in Phase 6 and is in place until the District acquires the property, or the construction is complete.

On MOTION by Mr. Walsh, seconded by Mr. Lavoie, with all in favor, the Temporary Construction and Access Easement Agreement for Phase 6, was ratified.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Memo Regarding Ethics Training for Elected Officials

Ms. Gentry updated the Board on the new 2024 ethics requirements. She included a memo for reference in the agenda package and offered to answer any question for the Board. Counsel is working on the possibility of a workshop for the Board members, and she will update the Board on that when she has more information.

B. Engineer

i. Acceptance of the Annual District Engineer's Report

Ms. Burns noted that the District Engineer is not currently present, but the annual District Engineer's Report is included in the agenda package for Board review, and she asked for a motion of acceptance from the Board.

On MOTION by Ms. Schwenk, seconded by Mr. Walsh, with all in favor, Acceptance of the Annual District Engineer's Report, was approved.

C. Field Manager's Report

i. Consideration of Seasonal Service Increase in Pool Maintenance Services from District Vendor Resort Pool Services

Mr. Tindall presented the field manager's report to the Board which can be found in the agenda package. Complete items include:

- Monthly playground review.
- Small landscape replacements were done within the budget.
- Irrigation clock was damaged by lightning and is being replaced.
- Pond algae is being treated.

In progress items include:

- Fence repairs are being done after review.

Mr. Tindall summarized the request from the pool vendor to increase service seasonally. The recommendation is to service the pool daily between Memorial Day and Labor Day. There are a lot of residents using the pool every weekend and according to security, the pool is definitely getting the most use. The cost would be an extra \$700 a month during that time of extra service.

On MOTION by Ms. Schwenk, seconded by Mr. Walsh, with all in favor, Seasonal Service Increase in Pool Maintenance Services from District Vendor Resort Pool Services, was approved.

A discussion continued about increased security and maintenance. Ms. Burns did comment that as the other phases come on board, they are looking to hire full time staff for these purposes. Discussion continued on what type of position would be best to serve the community and what type of office or storage would best accommodate the needs. Mr. Tindall offered to answer any additional questions the Board may have concerning field services. There being none, the next item followed.

D. District Managers Report

i. Approval of the Check Register

Ms. Burns presented the check register to the Board. She asked for any questions or comments. Hearing no comments, she asked for a motion to approve.

On MOTION by Ms. Schwenk, 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.

iii. Resident Request to Extend the Pool Hours to Open at 7:00 AM

Ms. Burns commented that a few residents asked for the pool to open early during summer hours. The current hours are 8:00 AM to 8:00 PM for the summer months and after day light savings it changes to 7:00 AM to 7:00 PM. The request is for the pool to open at 7:00 AM in the summer months. Staff is concerned with school bus coming and children having access to that area early, it can create problems. Ms. Bruns did note that the hours in the adopted amenity rules state dawn to dusk. Staff has set them as 8:00 to 8:00 for consistency purposes. After discussion, it was decided that the hours would remain the same.

FOURTEENTH ORDER OF BUSINESS Other Business

There being no other business, the next item followed.

FIFTEENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

There being no comments, the next item followed.

SIXTEENTH ORDER OF BUSINESS Adjournment

Ms. Burns asked for a motion to adjourn.

On MOTION by Ms. Schwenk, seconded by Mr. Walsh, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

VILLAMAR COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR PROPOSALS

CONSTRUCTION SERVICES FOR PHASE 7 PROJECT IMPROVEMENTS

POLK COUNTY, FLORIDA

Notice is hereby given that the VillaMar Community Development District (“District”) will receive proposals for the following District project:

Project construction site work for Phase 7 District construction, including offsite improvements, stormwater management, utilities, and roadways.

The Project Manual will be available beginning _____, _____, **2023** at 8:00 AM EST at the offices of the VillaMar Community Development Engineer, Wood & Associates Engineering, LLC, located at 1925 Bartow Road, Lakeland, Florida 33801 or by calling (863) 940-2040 or emailing bids@woodcivil.com. Each Project Manual will include, but not be limited to, the Request for Proposals, proposal and contract documents, and construction plans and specifications.

The District reserves the right to reject any and all proposals, make modifications to the work, award the contract in whole or in part with or without cause, provide for the delivery of the project in phases, and waive minor or technical irregularities in any Proposal, as it deems appropriate, if it determines in its discretion that it is in the District’s best interests to do so. Each proposal shall be accompanied by a proposal guarantee in the form of a proposal bond or certified cashier’s check in an amount not less than five percent (5%) of the total bid to be retained in the event the successful proposer fails to execute a contract with the District and file the requisite Performance and Payment Bonds and insurance within fourteen (14) calendar days after the receipt of the Notice of Award.

Any person who wishes to protest the Project Manual, or any component thereof, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the Project Manual is made available, and shall file a formal written protest with the District within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the date of timely filing the initial notice of protest. Filing will be perfected and deemed to have occurred upon receipt by the District Engineer directed to John Bannon at bids@woodcivil.com. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object to or protest the contents of the District’s Project Manual. The formal written protest shall state with particularity the facts and law upon which the protest is based.

Ranking of proposals will be made on the basis of qualifications according to the evaluation criteria contained within the Project Manual; however, please note that proposals received from firms failing to meet the following minimum qualifications/requirements will not be considered or evaluated: (1) Proposer will have constructed three (3) improvements similar in quality and scope with a minimum of \$1,000,000 in total volume construction cost within the last five (5) years; (2) Proposer will have minimum bonding capacity of \$1,000,000 from a surety company acceptable to the District; (3) Proposer is authorized to do business in Florida; and (4) Proposer is registered with Polk County and is a licensed contractor in the State of Florida.

Any and all questions regarding this project shall be directed only in email to bids@woodcivil.com no later than **12:00 PM EST, on _____, _____, 2023.**

Firms desiring to provide services for this project must submit one (1) original and (1) electronic copy in PDF included with the submittal package of the required proposal no later than **12:00 PM EST, on _____, _____, 2023** at the Offices of Wood & Associates Engineering, LLC 1925 Bartow

Road, Lakeland, Florida 33801. Proposals shall be submitted in a sealed opaque package, shall bear the name of the proposer on the outside of the package and shall identify the name of the project. Proposals will be **opened at a public meeting to be held at 12:00 PM EST, on _____, _____, 2023**, at the offices of Wood & Associates Engineering, LLC, 1925 Bartow Road, Lakeland, Florida 33801. No official action will be taken at the meeting. Proposals received after the time and date stipulated above will be returned un-opened to the proposer. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. If held in person, there may be occasions when one or more Board Supervisors or staff members will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or staff member can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

Any person requiring special accommodations to participate in this meeting is asked to advise the District Manager's Office at (407) 841-5524, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

District Manager

VILLAMAR COMMUNITY DEVELOPMENT DISTRICT
EVALUATION CRITERIA

CONSTRUCTION SERVICES FOR PHASE 7
MASTER INFRASTRUCTURE IMPROVEMENTS
POLK COUNTY, FLORIDA

PERSONNEL **(5 POINTS)**

E.g., geographic location of firm's headquarters; adequacy and capabilities of key personnel, including the project manager and field supervisor; present ability to manage this project; evaluation of existing workload; proposed staffing levels, etc.

EXPERIENCE **(10 POINTS)**

E.g., past record and experience of the respondent in self performing similar projects; past performance for this District and other community development districts in other contracts; character, integrity, reputation of respondent, etc.;

UNDERSTANDING SCOPE OF WORK **(10 POINTS)**

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

FINANCIAL CAPABILITY **(10 POINTS)**

Extent to which the proposal demonstrates the adequacy of the Proposer's financial resources and stability as a business entity, necessary to complete the services required.

SCHEDULE **(25 POINTS)**

Demonstration of Proposer's understanding (through presentation in the proposal of a milestone schedule) of how to meet the required substantial and final completion dates. Consideration will be given to proposers that indicate an ability to credibly complete the project in advance of the required substantial and final completion dates without a premium cost for accelerated work.

PRICE **(40 POINTS)**

Points available for price will be allocated as follows:

30 Points will be awarded to the Proposer submitting the lowest cost proposal for completing the work. All other Proposers will receive a percentage of this amount based upon the difference between the Proposer's bid and the low proposer.

10 Points are allocated for the reasonableness of unit prices and balance of proposer.

TOTAL POINTS **(100 POINTS)**

SECTION V

Prepared By:
Molly A. Maggiano, Esq.
Kilinski Van Wyk, PLLC
2016 Delta Blvd., Suite 101
Tallahassee, Florida 32303

**LIMITED LIABILITY COMPANY
AFFIDAVIT FOR DEED**

STATE OF FLORIDA
COUNTY OF POLK

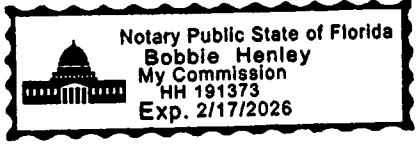
I, **Albert B. Cassidy** ("Affiant"), on being duly sworn, state:

- 1. I am Manager of Cassidy Properties, Inc., a Florida corporation ("the Manager"), which is the Manager of Highland Cassidy, LLC, a Florida limited liability company, (the "Company").
- 2. There has been no dissolution of the Company resulting from transfers of interests in the Company or otherwise. The Company has never been a debtor in a bankruptcy proceeding.
- 3. On behalf of the Company, the Manager is authorized to transfer, convey, exchange, assign, mortgage or otherwise deal with or dispose of the property more particularly described on the attached Exhibit "A" (the "Property") or any interests therein.
- 4. On behalf of the Company, the Manager is authorized to execute, acknowledge and deliver instruments of any kind that are necessary, convenient or incidental to the transfer of any interest in real property owned or controlled by the Company.
- 5. On behalf of the Company, I acknowledge this affidavit may be relied upon by the VillaMar Community Development District (the "District") for the purpose of acquiring the Property and specifically consent to such reliance by the District.




Affiant

SWORN TO AND SUBSCRIBED before me by means of physical presence or online notarization this 7th day of August, 2023 by Albert B. Cassidy, as Manager of Cassidy Properties, Inc., as Manager of Highland Cassidy, LLC.



[notary seal]



(Official Notary Signature)
Name: Bobbie Henley
Personally Known y
OR Produced Identification _____
Type of Identification _____

Exhibit A
LEGAL DESCRIPTION

Those certain streets, roads and rights-of-way titled VITTORIO DRIVE, CORSO LOOP and EMANUELLE DRIVE, as depicted on the plat titled "VILLAMAR PHASE 1," as recorded in Plat Book 176, Page 50, et seq. of the public Records of Polk County, Florida.

and

Those certain streets, roads and rights-of-way titled VIENNA DRIVE, ZAMBRANA COURT, BENEVENTO DRIVE and YUMURI STREET, as depicted on the plat titled "VILLAMAR PHASE 2", as recorded in Plat Book 177, Page 9, et seq., of the Public Records of Polk County, Florida.

and

Those certain streets, roads and rights-of-way titled VITTORIO DRIVE and CORSO DRIVE, as depicted on the plat titled "VILLAMAR PHASE 2A", as recorded in Plat Book 176, Pages 40, et seq., of the Public Records of Polk County, Florida.

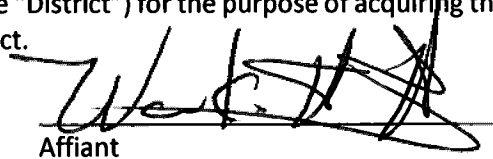
Prepared By:
Molly A. Maggiano, Esq.
Kilinski Van Wyk, PLLC
2016 Delta Blvd., Suite 101
Tallahassee, Florida 32303

**LIMITED LIABILITY COMPANY
AFFIDAVIT FOR DEED**

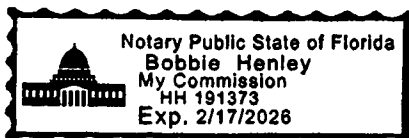
STATE OF FLORIDA
COUNTY OF POLK

I, **Warren K. Heath, II** ("Affiant"), on being duly sworn, state:

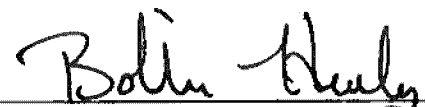
1. I am the manager of Heath Construction and Management, LLC, a Florida limited liability company.
2. The management of Highland Sumner, LLC, a Florida limited liability company (the "Company") is vested in Heath Construction and Management, LLC (the "Manager").
3. There has been no dissolution of the Company resulting from transfers of interests in the Company or otherwise. The Company has never been a debtor in a bankruptcy proceeding.
4. On behalf of the Company, the Manager is authorized to transfer, convey, exchange, assign, mortgage or otherwise deal with or dispose of the property more particularly described on the attached Exhibit "A" (the "Property") or any interests therein.
5. On behalf of the Company, the Manager is authorized to execute, acknowledge and deliver instruments of any kind that are necessary, convenient or incidental to the transfer of any interest in real property owned or controlled by the Company.
6. On behalf of the Company, I acknowledge this affidavit may be relied upon by the VillaMar Community Development District (the "District") for the purpose of acquiring the Property and specifically consent to such reliance by the District.


Affiant

SWORN TO AND SUBSCRIBED before me by means of physical presence or online notarization this 17th day of August, 2023 by Warren K. Heath, II on behalf of Heath Construction and Management, LLC, a Florida limited liability company, as Manager of Highland Sumner, LLC, a Florida limited liability company.



[notary seal]



(Official Notary Signature)
Name: Bobbie Henley
Personally Known _____
OR Produced Identification _____
Type of Identification _____

Exhibit A
LEGAL DESCRIPTION

Those certain streets, roads and rights-of-way titled VITTORIO DRIVE, CORSO LOOP and EMANUELLE DRIVE, as depicted on the plat titled "VILLAMAR PHASE 1," as recorded in Plat Book 176, Page 50, et seq. of the public Records of Polk County, Florida.

And

Those certain streets, roads and rights-of-way titled VIENNA DRIVE, ZAMBRANA COURT, BENEVENTO DRIVE and YUMURI STREET, as depicted on the plat titled "VILLAMAR PHASE 2", as recorded in Plat Book 177, Page 9, et seq., of the Public Records of Polk County, Florida.

And

Those certain streets, roads and rights-of-way titled VITTORIO DRIVE and CORSO DRIVE, as depicted on the plat titled "VILLAMAR PHASE 2A", as recorded in Plat Book 176, Pages 40, et seq., of the Public Records of Polk County, Florida.

OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF POLK

BEFORE ME, the undersigned authority, personally appeared Albert B. Cassidy ("Affiant") as Cassidy Properties, Inc., as Manager of Highland Cassidy, LLC, a Florida limited liability company (the "Company" or "Owner"), with a principal address of 346 East Central Avenue, Winter Haven, Florida 33880, who after first being duly sworn deposes and states as follows as it relates to the Company's interest, if any, in the below-identified property:

Those certain streets, roads and rights-of-way titled VITTORIO DRIVE, CORSO LOOP and EMANUELLE DRIVE, as depicted on the plat titled "VILLAMAR PHASE 1," as recorded in Plat Book 176, Page 50, et seq. of the public Records of Polk County, Florida.

and

Those certain streets, roads and rights-of-way titled VIENNA DRIVE, ZAMBRANA COURT, BENEVENTO DRIVE and YUMURI STREET, as depicted on the plat titled "VILLAMAR PHASE 2", as recorded in Plat Book 177, Page 9, et seq., of the Public Records of Polk County, Florida.

and

Those certain streets, roads and rights-of-way titled VITTORIO DRIVE and CORSO DRIVE, as depicted on the plat titled "VILLAMAR PHASE 2A", as recorded in Plat Book 176, Pages 40, et seq., of the Public Records of Polk County, Florida.

1. That the above-described land together with all improvements thereon ("Property") is free and clear of all liens, taxes, encumbrances and claims of every kind, nature and description whatsoever.

2. That there are no mechanic's or materialman's or laborer's liens against the above described Property, nor any part thereof, and that no contractor, subcontractor, laborer or materialman, engineer, land engineer, or surveyor has any lien against said Property, or any part thereof.

3. That within the past ninety (90) days, the Owner has not made any improvements, alterations or repairs to the above-described Property for which costs thereof remain unpaid, and that within the past ninety (90) days there have been no claims for labor or material furnished for repairing or improving the same at the instance of the Owner which remain unpaid.


4. That no proceedings in bankruptcy or receivership have ever been instituted by or against the Owner, nor has Owner ever made an assignment for the benefit of its creditors.

5. Affiant knows of no action or proceeding relating to the Property, which is now pending in any state or federal court in the United States affecting the Property, nor does Affiant know of any state or federal judgment or any federal lien of any kind or nature that now constitutes a lien or charge upon the Property.

6. Affiant knows of no unrecorded easements, liens, or assessments for sanitary sewers, streets, roadways, paving, other public utilities or improvements against the Property, nor are there any special assessments or taxes which are not shown as existing liens by the public records.

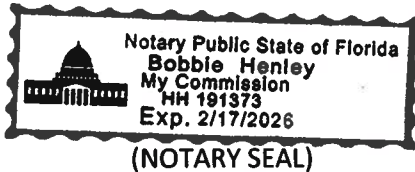
7. Affiant further states that he is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read the full facts set forth in this Affidavit and understands its content and context to be correct in all respects.


FURTHER AFFIANT SAYETH NOT.

By: 
Name: Albert B. Cassidy
Title: Manager

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7th day of August, 2023, by Albert B. Cassidy, as Manager of Cassidy Properties, Inc., as Manager of Highland Cassidy, LLC.




NOTARY PUBLIC, STATE OF FLORIDA
Name: Bobbie Henley
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF POLK

BEFORE ME, the undersigned authority, personally appeared Warren K. Heath, II ("Affiant") as manager of Heath Construction and Management, LLC, a Florida limited liability company, the Manager of Highland Sumner, LLC, a Florida limited liability company (the "Company" or "Owner"), with a principal address of 346 East Central Avenue, Winter Haven, Florida 33880, who after first being duly sworn deposes and states as follows as it relates to the Company's interest, if any, in the below-identified property:

Those certain streets, roads and rights-of-way titled VITTORIO DRIVE, CORSO LOOP and EMANUELLE DRIVE, as depicted on the plat titled "VILLAMAR PHASE 1," as recorded in Plat Book 176, Page 50, et seq. of the public Records of Polk County, Florida.

and

Those certain streets, roads and rights-of-way titled VIENNA DRIVE, ZAMBRANA COURT, BENEVENTO DRIVE and YUMURI STREET, as depicted on the plat titled "VILLAMAR PHASE 2", as recorded in Plat Book 177, Page 9, et seq., of the Public Records of Polk County, Florida.

and

Those certain streets, roads and rights-of-way titled VITTORIO DRIVE and CORSO DRIVE, as depicted on the plat titled "VILLAMAR PHASE 2A", as recorded in Plat Book 176, Pages 40, et seq., of the Public Records of Polk County, Florida.

1. That the above-described land together with all improvements thereon ("Property") is free and clear of all liens, taxes, encumbrances and claims of every kind, nature and description whatsoever.
2. That there are no mechanic's or materialman's or laborer's liens against the above described Property, nor any part thereof, and that no contractor, subcontractor, laborer or materialman, engineer, land engineer, or surveyor has any lien against said Property, or any part thereof.
3. That within the past ninety (90) days, the Owner has not made any improvements, alterations or repairs to the above-described Property for which costs thereof remain unpaid, and that within the past ninety (90) days there have been no claims for labor or material furnished for repairing or improving the same at the instance of the Owner which remain unpaid.
4. That no proceedings in bankruptcy or receivership have ever been instituted by or against the Owner, nor has Owner ever made an assignment for the benefit of its creditors.
5. Affiant knows of no action or proceeding relating to the Property, which is now pending in any state or federal court in the United States affecting the Property, nor does Affiant know of any state or federal judgment or any federal lien of any kind or nature that now constitutes a lien or charge upon the Property.

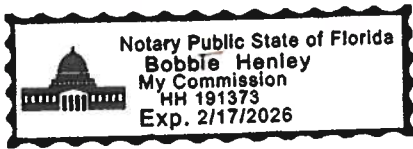
6. Affiant knows of no unrecorded easements, liens, or assessments for sanitary sewers, streets, roadways, paving, other public utilities or improvements against the Property, nor are there any special assessments or taxes which are not shown as existing liens by the public records.

7. Affiant further states that he is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read the full facts set forth in this Affidavit and understands its content and context to be correct in all respects.


FURTHER AFFIANT SAYETH NOT.

By: 
WARREN K. HEATH, II
Manager, Heath Construction and
Management, LLC
Date: 8/7/23

SWORN TO AND SUBSCRIBED before me by means of physical presence or online notarization this 7th day of August, 2023 by Warren K. Heath, II, manager of Heath Construction and Management, LLC, as Manager of Highland Sumner, LLC, a Florida limited liability company, on behalf of company.



[notary seal]


(Official Notary Signature)
Name: Bobbie Henley
Personally Known
OR Produced Identification _____
Type of Identification _____

This instrument was prepared by:

Molly A. Maggiano, Esq.
Kilinski Van Wyk, PLLC
2016 Delta Blvd., Suite 101
Tallahassee, Florida 32303

QUIT-CLAIM DEED

THIS QUIT CLAIM DEED is made as of the 7th day of August 2023, by and between **HIGHLAND CASSIDY, LLC**, a Florida limited liability company, whose mailing address is 346 E. Central Ave., Winter Haven, Florida 33880 and **HIGHLAND SUMNER, LLC**, a Florida limited liability company, whose mailing address is 346 E. Central Ave., Winter Haven, Florida 33880 (together, "**Grantor**") and **VILLAMAR COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Polk County, Florida ("**Grantee**"), whose mailing address is c/o Governmental Management Services, 219 E. Livingston St., Orlando, Florida 32801.

(Wherever used herein, the terms "Grantor(s)" and "Grantee" include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

WITNESSETH

THAT GRANTOR(S), for good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, does hereby remise, release and quit-claim unto the Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Polk, State of Florida, and more particularly below ("**Property**"), to the extent of their respective interests therein:

All Streets, Roads and Rights-of-Way designated as Vittorio Drive, Corso Drive, Vienna Drive, Corso Loop and Emanuelle Drive, and the Drainage and Access for Maintenance Easements, Drainage/Retention, Private Wall/Fence/Landscape/Sign Easements, and the Private Wall & Fence Easements as identified on the plat entitled Villamar Phase 1, as recorded in the Public Records of Polk County, Florida, at Plat Book 176, Pages 50 et seq.

and

All Streets, Roads and Rights-of-Way designated as Vittorio Drive, Vienna Drive, Zambrana Court, Benevento Drive and Yumuri Street, and the Drainage and Access for Maintenance Easements, Drainage/Retention, Private Wall/Fence/Landscape/Sign Easements, and the Private Wall & Fence Easements as identified on the plat entitled Villamar Phase 2, as recorded in the Public Records of Polk County, Florida, at Plat Book 177, Pages 10 et seq.

and

All Streets, Roads and Rights-of-Way designated as Vittorio Drive and Corso Drive, and the Drainage and Access for Maintenance Easements, Drainage/Retention Easements as identified on the plat entitled Villamar Phase 2A, as recorded in the Public Records of Polk County, Florida, at Plat Book 176, Pages 40 et seq.

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining, including but not necessarily limited to all stormwater piping, structures, improvements, swales and retention areas located thereon.

TO HAVE AND TO HOLD the same in fee simple forever, subject to taxes for the year hereof and subsequent years, as applicable, and all easements, restrictions, reservations, conditions, covenants, limitations and agreements of record. This reference to such matters of record shall not operate to reimpose the same.

[signatures begin on following page]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed to be effective as of the day and year first above written.

WITNESS

HIGHLAND CASSIDY, LLC, a Florida limited liability company

By: [Signature]
Name: Lauren O. Schuck

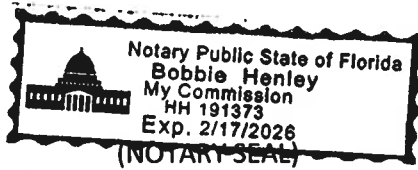
BY: CASSIDY PROPERTIES, INC., a Florida Corporation

By: [Signature]
Name: Albert B. Cassidy
Title: Manager

By: [Signature]
Name: Kristin Cassidy

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7th day of August, 2023, by Albert B. Cassidy, as Manager of Cassidy Properties, Inc., as Manager of Highland Cassidy, LLC, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



[Signature]
NOTARY PUBLIC, STATE OF Florida

Name: Bobbie Henley
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

WITNESS

HIGHLAND SUMNER, LLC, a Florida limited liability company

By: *Kristin Cassidy*
Name: *Kristin Cassidy*

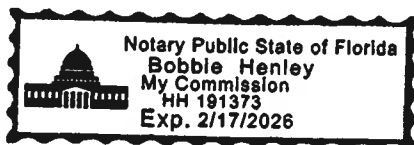
By: *Jessica Kowalski*
Name: *Jessica Kowalski*

BY: HEATH CONSTRUCTION AND MANAGEMENT, LLC, a Florida limited liability company

By: *Warren K. Heath II*
Name: Warren K. Heath II
Title: Manager

STATE OF FLORIDA
COUNTY OF *Polk*

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this *7th* day of August, 2023, by Warren K. Heath II, as Manager of Heath Construction and Management, LLC, as Manager of Highland Sumner, LLC, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



(NOTARY SEAL)

Bobbie Henley
NOTARY PUBLIC, STATE OF *Florida*

Name: *Bobbie Henley*
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

SECTION VI

SECTION C

Villa Mar CDD Field Management Report



September 05, 2023

Marshall Tindall

Field Services Manager

GMS

Complete

Post Storm Assessment

- Staff monitored the storm throughout its track to assess potential impact.
- Pool was closed Wednesday.
- Facilities were promptly assessed after the storm and reopened Thursday.
- Fences seem to have fared well overall.
- Only minor standing water on road periphery found in a few places relating to builder drain socks.
- No other issues of note were found.



Complete

Amenity Review

- ✚ Vendors have done well with keeping the facility clean & operational.
- ✚ Pool autofill issue was repaired by vendor.
- ✚ Additional cleaning day was arranged for labor day weekend.
- ✚ Monthly playground review completed.
- ✚ No issues found.



Complete

Landscape Review

- ✚ Landscaper has kept common areas clean, mowed, and detailed.
- ✚ Some hedge replacements were done as needed along the main thoroughfare.



Complete

Pond Review

- ✚ Reduced rains and hot weather have contributed to algae blooms.
- ✚ Pond vendor is working to bring this under control.
- ✚ Rains from the recent storms have helped with algae and bringing water levels up.



Complete

Stormwater Review

- ✚ Following review with engineer, some items were noted for drainage improvement.
- ✚ Channel was created to allow orifice on weir to drain, and for outfall area to flow properly in Ph3:pond D.
- ✚ Old turbidity barriers were removed in Ph3:pond A.
- ✚ Channel was opened at a pinch point in Ph3: pond D.
- ✚ Orifices were checked to ensure they were clean with no obstruction.

Before



After



Complete

Stormwater Review

- ✚ Staff also checked drains for obstructions and repaired a damaged skimmer.
- ✚ A vactor truck was mobilized to jet a section of stormwater pipe in phase 3 prior to storm that was having issues.
- ✚ Staff will continue to monitor for any issues as the storm season progresses.



In Progress

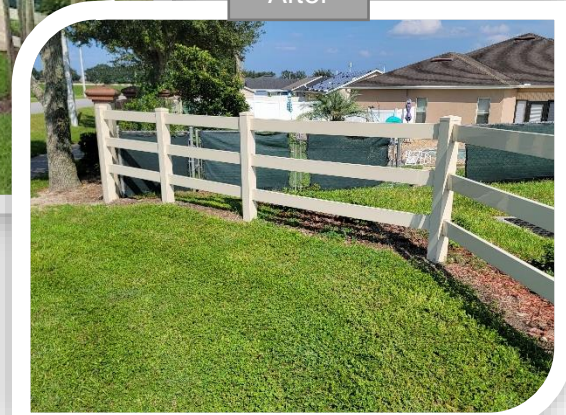
General Repairs

- ✚ Small fence repairs completed to some of the cross rails.
- ✚ Split rail fence cleaning has begun.
- ✚ Street signs are being straightened and reinstalled with focus on phases 1-3.
- ✚ Construction and related traffic in phases 3,4, & 5 is hard on signs. Staff asses repairs to these signs based on degree of urgency and risk of repeat issue.
- ✚ A missing sidewalk section was formed and poured.

Before



After



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 D

SECTION 1

VillaMar

Community Development District

Summary of Check Register

July 22, 2023 to August 25, 2023

Bank	Date	Check No.'s	Amount
General Fund	7/28/23	544 - 547	\$ 12,199.88
	8/4/23	548	\$ 3,405.17
	8/10/23	549	\$ 26,788.80
	8/11/23	550 - 559	\$ 19,540.03
	8/18/23	560 - 563	\$ 14,534.48
	8/25/23	564 - 566	\$ 1,740.00
			\$ 78,208.36
Capital Projects Fund	7/31/23	159	\$ 10,992.75
	8/16/23	160	\$ 40,460.00
	8/24/23	161 - 162	\$ 210,464.83
			\$ 261,917.58
Total Amount			\$ 340,125.94

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/28/23	00048	7/10/23	33553	202307	320	53800	34500		5000 AMENITY ACCESS CARDS	*	1,005.00		
									CURRENT DEMANDS ELECTRICAL &			1,005.00	000544
7/28/23	00043	7/19/23	54009876	202307	330	57200	48100		PEST CONTROL - JUL 23	*	50.00		
									MASSEY SERVICES INC.			50.00	000545
7/28/23	00015	7/01/23	9459	202307	320	53800	46200		LANDSCAPE MAINT - JUL 23	*	7,075.00		
		7/14/23	9496	202307	320	53800	46300		ENTRANCE ENHANCEMENTS	*	190.00		
		7/14/23	9497	202307	320	53800	46300		ENTRANCE ENHANCEMENTS	*	397.00		
		7/14/23	9498	202307	320	53800	46300		IRRIGTN&HEDGE ALONG FENCE	*	1,120.00		
									PRINCE & SONS INC.			8,782.00	000546
7/28/23	00049	6/30/23	11342405	202306	320	53800	34500		SECURITY SERVICES - JUN23	*	2,362.88		
									SECURITAS SECURITY SERVICES USA, INC			2,362.88	000547
8/04/23	00038	7/31/23	00057477	202307	310	51300	48000		NOT OF FY24 BUDGET	*	3,405.17		
									CA FLORIDA HOLDINGS, LLC			3,405.17	000548
8/10/23	00014	8/10/23	08102023	202308	300	20700	10000		ASSESSMENT TXFER - S2019	*	11,419.07		
		8/10/23	08102023	202308	300	20700	10000		ASSESSMENT TXFER - S2020	*	10,437.38		
		8/10/23	08102023	202308	300	20700	10000		ASSESSMENT TXFER - S22PH3	*	4,932.35		
									VILLAMAR CDD C/O USBANK			26,788.80	000549
8/11/23	00010	8/01/23	BW080120	202308	310	51300	11000		SUPERVISOR FEES 08/01/23	*	200.00		
									BRIAN WALSH			200.00	000550
8/11/23	00034	7/31/23	10306	202307	330	53800	48500		JANITORIAL SVCS - JUL 23	*	450.00		
		7/31/23	10306	202307	330	53800	48500		TRASH COLLECT - JUL 23	*	300.00		
		7/31/23	10306	202307	330	53800	48500		TRASH MAIL COLLECT JUL 23	*	100.00		
									CSS CLEAN STAR SERVICES CENTRAL FL			850.00	000551

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/11/23	00047	8/01/23	EL080120	202308	310-51300	11000		SUPERVISOR FEES 08/01/23	*	200.00		
								ERIC LAVOIE			200.00	000552
8/11/23	00009	8/01/23	203	202308	310-51300	34000		MANAGEMENT FEES - AUG 23	*	3,154.42		
		8/01/23	203	202308	310-51300	35200		WEBSITE ADMIN - AUG 23	*	100.00		
		8/01/23	203	202308	310-51300	35100		INFORMATION TECH - AUG 23	*	150.00		
		8/01/23	203	202308	310-51300	31300		DISSEMINATION - AUG 23	*	750.00		
		8/01/23	203	202308	330-57200	12000		AMENITY ACCESS - AUG 23	*	416.67		
		8/01/23	203	202308	310-51300	51000		OFFICE SUPPLIES	*	3.46		
		8/01/23	203	202308	310-51300	42000		POSTAGE	*	102.00		
		8/01/23	204	202308	320-53800	12000		FIELD MANAGEMENT - AUG 23	*	1,312.50		
								GOVERNMENTAL MANAGEMENT SERVICES			5,989.05	000553
8/11/23	00008	8/01/23	LS080120	202308	310-51300	11000		SUPERVISOR FEES 08/01/23	*	200.00		
								LAUREN SCHWENK			200.00	000554
8/11/23	00015	7/26/23	9564	202307	320-53800	47300		REPLACE IRRIGATION CLOCK	*	2,459.47		
		7/27/23	9566	202307	320-53800	47300		IRRIGATION REPAIRS	*	777.94		
								PRINCE & SONS INC.			3,237.41	000555
8/11/23	00045	8/01/23	20048	202308	330-53800	48100		POOL MAINTENANCE - AUG 23	*	1,850.00		
								RESORT POOL SERVICES DBA			1,850.00	000556
8/11/23	00041	8/01/23	PSI-9824	202308	320-53800	47000		POND MAINTENANCE - AUG 23	*	821.25		
								SOLITUDE LAKE MANAGEMENT SERVICES			821.25	000557
8/11/23	00019	7/25/23	7002594	202307	310-51300	32300		TRUSTEE FEES-SERIES 2019	*	3,717.38		
								US BANK			3,717.38	000558
8/11/23	00027	8/11/23	09012023	202308	300-15500	10000		PLAYGRND/FUR LEASE- SEP23	*	1,078.87		

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
		8/11/23 09012023	202308 300-15500-10000	POOL/FUR LEASE - SEP 23	*	1,396.07	
				WHFS, LLC			2,474.94 000559
8/18/23 00011		8/14/23 19121	202308 320-53800-45000	FY23 POLICY CHANGE	*	151.00	
				EGIS INSURANCE			151.00 000560
8/18/23 00009		6/30/23 208	202306 320-53800-47400	CLEAN/FIX FENCE/SIGNS/LGT	*	3,920.64	
				GOVERNMENTAL MANAGEMENT SERVICES			3,920.64 000561
8/18/23 00015		8/01/23 9692	202308 320-53800-46200	LANDSCAPE MAINT - AUG 23	*	7,075.00	
				PRINCE & SONS INC.			7,075.00 000562
8/18/23 00049		7/31/23 11377164	202307 320-53800-34500	SECURITY SERVICES - JUL23	*	3,387.84	
				SECURITAS SECURITY SERVICES USA, INC			3,387.84 000563
8/25/23 00039		8/18/23 7274	202307 310-51300-31500	GENERAL COUNSEL - JUL 23	*	990.00	
				KILINSKI / VAN WYK, PLLC			990.00 000564
8/25/23 00043		8/17/23 54421306	202308 330-57200-48100	PEST CONTROL - AUG 23	*	50.00	
				MASSEY SERVICES INC.			50.00 000565
8/25/23 00045		8/16/23 20138	202308 330-53800-48100	POOL MAINT ADD SVC AUG 23	*	700.00	
				RESORT POOL SERVICES DBA			700.00 000566
TOTAL FOR BANK A						78,208.36	
TOTAL FOR REGISTER						78,208.36	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/31/23	00028	6/30/23	021725	202307	600	53800	60000		SER19 PH1&2 FR#16	*	10,992.75		
									ABSOLUTE ENGINEERING INC			10,992.75	000159
8/16/23	00026	8/16/23	08162023	202308	600	20700	10300		TRSPN CREDIT/VOUCHERS	*	38,080.00		
		8/16/23	08162023	202308	600	20700	10300		TRSPN CREDIT/VOUCHERS	*	2,380.00		
									VMAR DEV, LLC			40,460.00	000160
8/24/23	00028	7/31/23	021760	202308	600	20700	10000		SER19 PH1&2 FR#17	*	5,348.57		
									ABSOLUTE ENGINEERING INC			5,348.57	000161
8/24/23	00004	7/25/23	78053	202308	600	20700	10000		SER19 PH1&2 FR#17	*	205,116.26		
									TUCKER PAVING INC			205,116.26	000162
TOTAL FOR BANK B											261,917.58		
TOTAL FOR REGISTER											261,917.58		

SECTION 2

VillaMar
Community Development District

Unaudited Financial Reporting
July 31, 2023



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8	<u>Debt Service Fund Series 2023A5</u>
9	<u>Combined Capital Project Funds</u>
10-11	<u>Month to Month</u>
12	<u>Long Term Debt Report</u>
13	<u>Assessment Receipt Schedule</u>

VillaMar
Community Development District
Combined Balance Sheet
July 31, 2023

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	\$ 227,720	\$ -	\$ -	\$ 227,720
Capital Projects Account	\$ -	\$ -	\$ 846	\$ 846
Investments:				
<u>Series 2019</u>				
Reserve	\$ -	\$ 204,988	\$ -	\$ 204,988
Revenue	\$ -	\$ 149,523	\$ -	\$ 149,523
Prepayment	\$ -	\$ 1,564	\$ -	\$ 1,564
<u>Series 2020</u>				
Reserve	\$ -	\$ 184,450	\$ -	\$ 184,450
Revenue	\$ -	\$ 127,510	\$ -	\$ 127,510
<u>Series 2022 A3</u>				
Reserve	\$ -	\$ 85,700	\$ -	\$ 85,700
Revenue	\$ -	\$ 119,329	\$ -	\$ 119,329
Prepayment	\$ -	\$ 101,904	\$ -	\$ 101,904
Construction	\$ -	\$ -	\$ 8	\$ 8
<u>Series 2022 A4</u>				
Reserve	\$ -	\$ 126,804	\$ -	\$ 126,804
Revenue	\$ -	\$ 93,845	\$ -	\$ 93,845
<u>Series 2023 A5</u>				
Reserve	\$ -	\$ 554,872	\$ -	\$ 554,872
Interest	\$ -	\$ 168,546	\$ -	\$ 168,546
Construction	\$ -	\$ -	\$ 1,770,704	\$ 1,770,704
Cost of Issuance	\$ -	\$ -	\$ 103	\$ 103
Due from General Fund	\$ -	\$ 26,789	\$ -	\$ 26,789
Prepaid Expenses	\$ 2,475	\$ -	\$ -	\$ 2,475
Total Assets	\$ 230,195	\$ 1,945,824	\$ 1,771,662	\$ 3,947,680
Liabilities:				
Accounts Payable	\$ 19,508	\$ -	\$ -	\$ 19,508
Due to Debt Service	\$ 26,789	\$ -	\$ -	\$ 26,789
Total Liabilities	\$ 46,297	\$ -	\$ -	\$ 46,297
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 2,475	\$ -	\$ -	\$ 2,475
Restricted for:				
Debt Service - Series 2019	\$ -	\$ 367,493	\$ -	\$ 367,493
Debt Service - Series 2020	\$ -	\$ 322,398	\$ -	\$ 322,398
Debt Service - Series 2022 A3	\$ -	\$ 311,865	\$ -	\$ 311,865
Debt Service - Series 2022 A4	\$ -	\$ 220,649	\$ -	\$ 220,649
Debt Service - Series 2023 A5	\$ -	\$ 723,418	\$ -	\$ 723,418
Capital Projects - Series 2019	\$ -	\$ -	\$ 846	\$ 846
Capital Projects - Series 2022 A3	\$ -	\$ -	\$ 8	\$ 8
Capital Projects - Series 2023 A5	\$ -	\$ -	\$ 1,770,808	\$ 1,770,808
Unassigned	\$ 181,423	\$ -	\$ -	\$ 181,423
Total Fund Balances	\$ 183,898	\$ 1,945,824	\$ 1,771,662	\$ 3,901,383
Total Liabilities & Fund Balance	\$ 230,195	\$ 1,945,824	\$ 1,771,662	\$ 3,947,680

VillaMar

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2023

	Adopted Budget	Prorated Budget Thru 07/31/23	Actual Thru 07/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 531,413	\$ 531,413	\$ 533,641	\$ 2,227
Assessments - Direct Bill	\$ 103,755	\$ 103,755	\$ 60,729	\$ (43,026)
Assessments - Lot Closings	\$ -	\$ -	\$ 33,058	\$ 33,058
Boundary Amendment Contributions	\$ -	\$ -	\$ 16,478	\$ 16,478
Miscellaneous Revenue	\$ -	\$ -	\$ 60	\$ 60
Total Revenues	\$ 635,169	\$ 635,169	\$ 643,966	\$ 8,798
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 10,000	\$ 4,200	\$ 5,800
Engineering	\$ 7,500	\$ 6,250	\$ -	\$ 6,250
Attorney	\$ 30,000	\$ 25,000	\$ 16,454	\$ 8,546
Annual Audit	\$ 5,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 2,250	\$ 1,350	\$ 1,350	\$ -
Dissemination	\$ 9,000	\$ 7,500	\$ 7,250	\$ 250
Trustee Fees	\$ 19,880	\$ 17,550	\$ 17,550	\$ -
Management Fees	\$ 37,853	\$ 31,544	\$ 31,544	\$ (0)
Information Technology	\$ 1,800	\$ 1,500	\$ 1,500	\$ -
Website Maintenance	\$ 1,200	\$ 1,000	\$ 1,000	\$ -
Postage & Delivery	\$ 850	\$ 850	\$ 1,739	\$ (889)
Insurance	\$ 6,684	\$ 6,684	\$ 5,988	\$ 696
Printing & Binding	\$ 1,000	\$ 833	\$ 41	\$ 792
Legal Advertising	\$ 7,500	\$ 7,500	\$ 13,797	\$ (6,297)
Other Current Charges	\$ 1,500	\$ 1,250	\$ 393	\$ 857
Boundary Amendment Expenses	\$ -	\$ -	\$ 13,823	\$ (13,823)
Office Supplies	\$ 500	\$ 417	\$ 33	\$ 383
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 149,691	\$ 124,403	\$ 121,838	\$ 2,565

VillaMar

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2023

	Adopted Budget	Prorated Budget Thru 07/31/23	Actual Thru 07/31/23	Variance
<i>Operations & Maintenance</i>				
Field Expenditures				
Property Insurance	\$ 11,077	\$ 11,077	\$ 9,869	\$ 1,208
Field Management	\$ 15,750	\$ 13,125	\$ 13,125	\$ -
Landscape Maintenance	\$ 81,800	\$ 68,167	\$ 70,750	\$ (2,583)
Landscape Replacement	\$ 15,000	\$ 12,500	\$ 4,927	\$ 7,573
Pond Maintenance	\$ 10,000	\$ 8,333	\$ 8,213	\$ 121
Streetlights	\$ 75,000	\$ 75,000	\$ 97,291	\$ (22,291)
Electric	\$ 2,500	\$ 2,083	\$ 1,050	\$ 1,033
Water & Sewer	\$ 25,000	\$ 20,833	\$ 21,590	\$ (756)
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 2,083	\$ -	\$ 2,083
Irrigation Repairs	\$ 8,000	\$ 6,667	\$ 7,403	\$ (737)
General Repairs & Maintenance	\$ 15,000	\$ 15,000	\$ 28,894	\$ (13,894)
Contingency	\$ 7,500	\$ 7,500	\$ 16,472	\$ (8,972)
Subtotal Field Expenditures	\$ 269,127	\$ 242,369	\$ 279,584	\$ (37,215)
Amenity Expenditures				
Amenity - Electric	\$ 18,000	\$ 15,000	\$ 11,529	\$ 3,471
Amenity - Water	\$ 30,000	\$ 25,000	\$ 9,337	\$ 15,663
Playground & Furniture Lease	\$ 35,000	\$ 29,167	\$ 27,557	\$ 1,610
Internet	\$ 3,000	\$ 2,500	\$ 1,642	\$ 858
Pest Control	\$ 600	\$ 500	\$ 500	\$ -
Janitorial Services	\$ 6,600	\$ 5,500	\$ 6,100	\$ (600)
Security Services	\$ 33,800	\$ 28,167	\$ 25,554	\$ 2,613
Pool Maintenance	\$ 22,680	\$ 18,900	\$ 18,730	\$ 170
Amenity Access Management	\$ 5,000	\$ 4,167	\$ 4,167	\$ (0)
Amenity Repairs & Maintenance	\$ 10,000	\$ 8,333	\$ 6,571	\$ 1,762
Contingency	\$ 5,500	\$ 4,583	\$ -	\$ 4,583
Subtotal Amenity Expenditures	\$ 170,180	\$ 141,817	\$ 111,687	\$ 30,130
Total Operations & Maintenance	\$ 439,307	\$ 384,185	\$ 391,270	\$ (7,085)
Total Expenditures	\$ 588,999	\$ 508,588	\$ 513,108	\$ (4,520)
Excess (Deficiency) of Revenues over Expenditures	\$ 46,170		\$ 130,858	
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ (46,170)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (46,170)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 130,858	
Fund Balance - Beginning	\$ -		\$ 53,040	
Fund Balance - Ending	\$ -		\$ 183,898	

VillaMar

Community Development District

Debt Service Fund Series 2019 A1

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2023

	Adopted Budget	Prorated Budget Thru 07/31/23	Actual Thru 07/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 404,975	\$ 404,975	\$ 405,846	\$ 871
Interest	\$ -	\$ -	\$ 12,775	\$ 12,775
Total Revenues	\$ 404,975	\$ 404,975	\$ 418,621	\$ 13,646
Expenditures:				
Interest - 11/1	\$ 145,225	\$ 145,225	\$ 145,225	\$ (0)
Special Call - 11/1	\$ -	\$ -	\$ 20,000	\$ (20,000)
Principal - 5/1	\$ 115,000	\$ 115,000	\$ 115,000	\$ -
Interest - 5/1	\$ 145,225	\$ 145,225	\$ 144,744	\$ 481
Total Expenditures	\$ 405,450	\$ 405,450	\$ 424,969	\$ (19,519)
Excess (Deficiency) of Revenues over Expenditures	\$ (475)		\$ (6,348)	
Fund Balance - Beginning	\$ 150,446		\$ 373,841	
Fund Balance - Ending	\$ 149,971		\$ 367,493	

VillaMar

Community Development District

Debt Service Fund Series 2020 A2

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2023

	Adopted Budget	Prorated Budget Thru 07/31/23	Actual Thru 07/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 368,900	\$ 368,900	\$ 370,955	\$ 2,055
Interest	\$ -	\$ -	\$ 11,415	\$ 11,415
Total Revenues	\$ 368,900	\$ 368,900	\$ 382,370	\$ 13,470
Expenditures:				
Interest - 11/1	\$ 119,294	\$ 119,294	\$ 119,294	\$ -
Principal - 5/1	\$ 130,000	\$ 130,000	\$ 130,000	\$ -
Interest - 5/1	\$ 119,294	\$ 119,294	\$ 119,294	\$ -
Total Expenditures	\$ 368,588	\$ 368,588	\$ 368,588	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 313		\$ 13,782	
Fund Balance - Beginning	\$ 123,135		\$ 308,615	
Fund Balance - Ending	\$ 123,447		\$ 322,398	

VillaMar

Community Development District

Debt Service Fund Series 2022 A3

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2023

	Adopted Budget	Prorated Budget Thru 07/31/23	Actual Thru 07/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 174,400	\$ 174,400	\$ 175,301	\$ 901
Assessments - Prepayments	\$ -	\$ -	\$ 149,611	\$ 149,611
Interest	\$ -	\$ -	\$ 6,402	\$ 6,402
Total Revenues	\$ 174,400	\$ 174,400	\$ 331,314	\$ 156,914
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	\$ 56,497	\$ 56,497	\$ (0)
Special Call - 5/1	\$ -	\$ -	\$ 50,000	\$ (50,000)
Total Expenditures	\$ 228,426	\$ 228,426	\$ 278,426	\$ (50,000)
Excess (Deficiency) of Revenues over Expenditures	\$ (54,026)		\$ 52,888	
Fund Balance - Beginning	\$ 171,930		\$ 258,978	
Fund Balance - Ending	\$ 117,904		\$ 311,865	

VillaMar

Community Development District Debt Service Fund Series 2022 A4

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending July 31, 2023

	Adopted Budget	Prorated Budget Thru 07/31/23	Actual Thru 07/31/23	Variance
Revenues:				
Assessments - Direct	\$ 249,825	\$ 249,825	\$ 124,913	\$ (124,912)
Assessments - Lot Closings	\$ -	\$ -	\$ 124,913	\$ 124,913
Interest	\$ -	\$ -	\$ 9,345	\$ 9,345
Total Revenues	\$ 249,825	\$ 249,825	\$ 259,171	\$ 9,346
Expenditures:				
Interest - 11/1	\$ 104,841	\$ 104,841	\$ 104,841	\$ 0
Principal - 5/1	\$ 80,000	\$ 80,000	\$ 80,000	\$ -
Interest - 5/1	\$ 84,625	\$ 84,625	\$ 84,625	\$ (0)
Total Expenditures	\$ 269,466	\$ 269,466	\$ 269,466	\$ (0)
Excess (Deficiency) of Revenues over Expenditures	\$ (19,641)		\$ (10,295)	
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)		\$ (135,208)	
Fund Balance - Beginning	\$ 104,844		\$ 355,857	
Fund Balance - Ending	\$ 85,203		\$ 220,649	

VillaMar

Community Development District Debt Service Fund Series 2023 A5

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending July 31, 2023

	Adopted Budget	Prorated Budget Thru 07/31/23	Actual Thru 07/31/23	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 1,492	\$ 1,492
Total Revenues	\$ -	\$ -	\$ 1,492	\$ 1,492
Expenditures:				
Interest - 11/1	\$ -	\$ -	\$ -	\$ -
Principal - 5/1	\$ -	\$ -	\$ -	\$ -
Interest - 5/1	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 1,492	
Other Financing Sources/(Uses):				
Bond Proceeds	\$ -	\$ -	\$ 721,927	\$ 721,927
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 721,927	\$ 721,927
Net Change in Fund Balance	\$ -	\$ -	\$ 723,418	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 723,418	

VillaMar
Community Development District
Combined Capital Project Funds
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2023

	Series	Series	Series	Series	Series	
	2019 A1	2020 A2	2022 A3	2022 A4	2023 A5	Total
Revenues						
Developer Contributions	\$ 3,641,941	\$ 320	\$ -	\$ (20,496)	\$ -	\$ 3,621,765
Interest	\$ 7	\$ 1,587	\$ 0	\$ 2,336	\$ 8,679	\$ 12,608
Total Revenues	\$ 3,641,947	\$ 1,907	\$ 0	\$ (18,160)	\$ 8,679	\$ 3,634,373
Expenditures:						
Bank Fees	\$ 119	\$ -	\$ -	\$ -	\$ -	\$ 119
Capital Outlay	\$ 3,640,598	\$ (4,875)	\$ -	\$ 170,678	\$ 5,057,495	\$ 8,863,896
Capital Outlay - Cost of Issuance	\$ -	\$ -	\$ -	\$ -	\$ 341,675	\$ 341,675
Total Expenditures	\$ 3,640,717	\$ (4,875)	\$ -	\$ 170,678	\$ 5,399,170	\$ 9,205,690
Excess (Deficiency) of Revenues over Expenditures	\$ 1,230	\$ 6,782	\$ 0	\$ (188,838)	\$ (5,390,492)	\$ (5,571,317)
Other Financing Sources/(Uses)						
Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ 7,218,073	\$ 7,218,073
Issuance Discount	\$ -	\$ -	\$ -	\$ -	\$ (56,774)	\$ (56,774)
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ 124,913	\$ -	\$ 124,913
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ 124,913	\$ 7,161,299	\$ 7,286,212
Net Change in Fund Balance	\$ 1,230	\$ 6,782	\$ 0	\$ (63,925)	\$ 1,770,808	\$ 1,714,895
Fund Balance - Beginning	\$ (384)	\$ (6,782)	\$ 8	\$ 63,925	\$ -	\$ 56,767
Fund Balance - Ending	\$ 846	\$ -	\$ 8	\$ -	\$ 1,770,808	\$ 1,771,662

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	\$ 964	\$ 2,464	\$ 7,073	\$ 7,902	\$ 40	\$ -	\$ -	\$ 533,641
Assessments - Direct Bill	\$ 52,392	\$ -	\$ -	\$ -	\$ 8,337	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,729
Assessments - Lot Closings	\$ -	\$ 33,058	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,058
Boundary Amendment Contributions	\$ -	\$ -	\$ 13,355	\$ -	\$ 3,061	\$ 44	\$ -	\$ -	\$ 20	\$ -	\$ -	\$ -	\$ 16,478
Miscellaneous Income	\$ -	\$ 30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30	\$ -	\$ -	\$ 60
Total Revenues	\$ 52,392	\$ 137,344	\$ 389,788	\$ 23,545	\$ 22,362	\$ 1,007	\$ 2,464	\$ 7,073	\$ 7,921	\$ 70	\$ -	\$ -	\$ 643,966
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 600	\$ -	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ -	\$ -	\$ -	\$ 4,200
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 3,233	\$ 771	\$ 1,677	\$ 1,739	\$ 2,008	\$ 1,720	\$ 1,669	\$ 1,414	\$ 1,234	\$ 990	\$ -	\$ -	\$ 16,454
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ 1,350
Dissemination	\$ 667	\$ 667	\$ 667	\$ 667	\$ 667	\$ 667	\$ 917	\$ 667	\$ 667	\$ 1,000	\$ -	\$ -	\$ 7,250
Trustee Fees	\$ 2,788	\$ -	\$ 4,041	\$ -	\$ -	\$ -	\$ 7,004	\$ -	\$ -	\$ 3,717	\$ -	\$ -	\$ 17,550
Management Fees	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ -	\$ -	\$ 31,544
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ 1,500
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ 1,000
Postage & Delivery	\$ 61	\$ 18	\$ 167	\$ 279	\$ 153	\$ 503	\$ 144	\$ 162	\$ 111	\$ 141	\$ -	\$ -	\$ 1,739
Insurance	\$ 5,988	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,988
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ 34	\$ 8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41
Legal Advertising	\$ 623	\$ -	\$ 364	\$ 680	\$ 8,725	\$ -	\$ -	\$ -	\$ -	\$ 3,405	\$ -	\$ -	\$ 13,797
Other Current Charges	\$ 39	\$ 40	\$ 39	\$ 39	\$ 40	\$ 39	\$ 40	\$ 39	\$ 39	\$ 39	\$ -	\$ -	\$ 393
Boundary Amendment Expenses	\$ 2,247	\$ 8,453	\$ 1,231	\$ 1,874	\$ 20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,823
Office Supplies	\$ 3	\$ 3	\$ 1	\$ 1	\$ 5	\$ 4	\$ 4	\$ 6	\$ 1	\$ 4	\$ -	\$ -	\$ 33
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 24,228	\$ 13,956	\$ 12,041	\$ 9,283	\$ 15,654	\$ 6,945	\$ 13,782	\$ 7,192	\$ 6,057	\$ 12,701	\$ -	\$ -	\$ 121,838

VillaMar
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Field Expenditures													
Property Insurance	\$ 9,869	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,869
Field Management	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ -	\$ -	\$ 13,125
Landscape Maintenance	\$ 7,075	\$ 7,075	\$ 7,075	\$ 7,075	\$ 7,075	\$ 7,075	\$ 7,075	\$ 7,075	\$ 7,075	\$ 7,075	\$ -	\$ -	\$ 70,750
Landscape Replacement	\$ 3,220	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,707	\$ -	\$ -	\$ 4,927
Pond Maintenance	\$ 821	\$ 821	\$ 821	\$ 821	\$ 821	\$ 821	\$ 821	\$ 821	\$ 821	\$ 821	\$ -	\$ -	\$ 8,213
Streetlights	\$ 8,352	\$ 8,339	\$ 8,295	\$ 8,404	\$ 7,725	\$ 10,458	\$ 11,573	\$ 11,426	\$ 11,363	\$ 11,356	\$ -	\$ -	\$ 97,291
Electric	\$ 92	\$ 78	\$ 128	\$ 91	\$ 133	\$ 115	\$ 121	\$ 152	\$ 140	\$ -	\$ -	\$ -	\$ 1,050
Water & Sewer	\$ 4,916	\$ 1,128	\$ 511	\$ 733	\$ 2,305	\$ 1,220	\$ 2,625	\$ 3,010	\$ 2,846	\$ 2,295	\$ -	\$ -	\$ 21,590
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 1,179	\$ 743	\$ 104	\$ 413	\$ 80	\$ 699	\$ 721	\$ 160	\$ 68	\$ 3,237	\$ -	\$ -	\$ 7,403
General Repairs & Maintenance	\$ 11,973	\$ -	\$ -	\$ 2,000	\$ 8,165	\$ -	\$ 2,835	\$ -	\$ 3,921	\$ -	\$ -	\$ -	\$ 28,894
Contingency	\$ -	\$ -	\$ -	\$ 15,079	\$ 1,392	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,472
Subtotal Field Expenditures	\$ 48,810	\$ 19,498	\$ 18,247	\$ 35,929	\$ 29,009	\$ 21,701	\$ 27,084	\$ 23,957	\$ 27,546	\$ 27,804	\$ -	\$ -	\$ 279,584
Amenity Expenditures													
Amenity - Electric	\$ 1,075	\$ 953	\$ 1,093	\$ 1,077	\$ 1,306	\$ 1,177	\$ 1,012	\$ 1,324	\$ 1,223	\$ 1,290	\$ -	\$ -	\$ 11,529
Amenity - Water	\$ 705	\$ 902	\$ 654	\$ 1,073	\$ 885	\$ 816	\$ 1,013	\$ 979	\$ 1,090	\$ 1,221	\$ -	\$ -	\$ 9,337
Playground & Furniture Lease	\$ 1,079	\$ 1,079	\$ 8,075	\$ 2,475	\$ 2,475	\$ 2,475	\$ 2,475	\$ 2,475	\$ 2,475	\$ 2,475	\$ -	\$ -	\$ 27,557
Internet	\$ 156	\$ 156	\$ 156	\$ 156	\$ 161	\$ 171	\$ 171	\$ 171	\$ 171	\$ 176	\$ -	\$ -	\$ 1,642
Pest Control	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ -	\$ -	\$ 500
Janitorial Services	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 850	\$ 850	\$ -	\$ -	\$ 6,100
Security Services	\$ 456	\$ 2,306	\$ 2,135	\$ 2,648	\$ 2,363	\$ 3,368	\$ 2,818	\$ 2,705	\$ 2,363	\$ 4,393	\$ -	\$ -	\$ 25,554
Pool Maintenance	\$ 1,750	\$ 1,500	\$ 1,850	\$ 1,850	\$ 2,250	\$ 1,850	\$ 1,850	\$ 2,130	\$ 1,850	\$ 1,850	\$ -	\$ -	\$ 18,730
Amenity Access Management	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ 4,167
Amenity Repairs & Maintenance	\$ 1,549	\$ 203	\$ 3,757	\$ -	\$ 233	\$ -	\$ 700	\$ 130	\$ -	\$ -	\$ -	\$ -	\$ 6,571
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Amenity Expenditures	\$ 7,786	\$ 8,114	\$ 18,735	\$ 10,295	\$ 10,688	\$ 10,873	\$ 11,056	\$ 10,929	\$ 10,488	\$ 12,722	\$ -	\$ -	\$ 111,687
Total Operations & Maintenance	\$ 56,596	\$ 27,612	\$ 36,982	\$ 46,224	\$ 39,697	\$ 32,574	\$ 38,140	\$ 34,886	\$ 38,034	\$ 40,526	\$ -	\$ -	\$ 391,270
Total Expenditures	\$ 80,824	\$ 41,568	\$ 49,023	\$ 55,506	\$ 55,351	\$ 39,518	\$ 51,921	\$ 42,079	\$ 44,091	\$ 53,227	\$ -	\$ -	\$ 513,108
Excess (Deficiency) of Revenues over Expenditures	\$ (28,432)	\$ 95,776	\$ 340,765	\$ (31,961)	\$ (32,989)	\$ (38,511)	\$ (49,457)	\$ (35,005)	\$ (36,170)	\$ (53,158)	\$ -	\$ -	\$ 130,858
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (28,432)	\$ 95,776	\$ 340,765	\$ (31,961)	\$ (32,989)	\$ (38,511)	\$ (49,457)	\$ (35,005)	\$ (36,170)	\$ (53,158)	\$ -	\$ -	\$ 130,858

VillaMar
Community Development District
Long Term Debt Report

SERIES 2019, SPECIAL ASSESSMENT REVENUE BONDS AREA 1	
INTEREST RATE:	3.750%, 4.000%, 4.625%, 4.875%
MATURITY DATE:	5/1/2050
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$201,917
RESERVE FUND BALANCE	\$204,988
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)
LESS: PRINCIPAL PAYMENT - 5/1/23	(\$115,000)
CURRENT BONDS OUTSTANDING	\$6,095,000

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)
LESS: PRINCIPAL PAYMENT - 5/1/23	(\$130,000)
CURRENT BONDS OUTSTANDING	\$6,245,000

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	\$85,700
RESERVE FUND BALANCE	\$85,700
BONDS OUTSTANDING - 03/18/22	\$3,040,000
LESS: PRINCIPAL PAYMENT - 11/1/22	(\$100,000)
LESS: SPECIAL CALL - 5/1/23	(\$50,000)
CURRENT BONDS OUTSTANDING	\$2,890,000

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	\$126,804
BONDS OUTSTANDING - 03/18/22	\$4,295,000
LESS: PRINCIPAL PAYMENT - 5/1/23	(\$80,000)
CURRENT BONDS OUTSTANDING	\$4,215,000

SERIES 2023, SPECIAL ASSESSMENT REVENUE BONDS AREA 5	
INTEREST RATE:	4.875%, 5.625%, 5.750%
MATURITY DATE:	5/1/2053
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$553,728
RESERVE FUND BALANCE	\$554,872
BONDS OUTSTANDING - 06/15/23	\$7,940,000
CURRENT BONDS OUTSTANDING	\$7,940,000

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	
03/17/23	02/01/23 - 02/28/23	\$2,760.01	(\$22.02)	(\$54.76)	\$0.00	\$2,683.23	\$963.75	\$732.95	\$669.94	\$316.59	\$2,683.23	
04/11/23	03/01/23 - 03/31/23	\$7,001.22	\$0.00	(\$140.02)	\$0.00	\$6,861.20	\$2,464.37	\$1,874.21	\$1,713.08	\$809.54	\$6,861.20	
05/11/23	04/01/23 - 04/30/23	\$17,425.32	\$0.00	(\$348.51)	\$0.00	\$17,076.81	\$6,133.55	\$4,664.71	\$4,263.68	\$2,014.87	\$17,076.81	
05/24/23	Check #31911	\$96.43	\$0.00	\$0.00	\$0.00	\$96.43	\$34.63	\$26.34	\$24.08	\$11.38	\$96.43	
05/24/23	10/01/22 - 03/31/23	\$0.00	\$0.00	\$0.00	\$2,520.06	\$2,520.06	\$905.14	\$688.38	\$629.20	\$297.34	\$2,520.06	
06/16/23	05/01/23 - 05/31/23	\$6,554.05	\$0.00	(\$131.08)	\$0.00	\$6,422.97	\$2,306.96	\$1,754.50	\$1,603.67	\$757.84	\$6,422.97	
06/29/23	06/01/23 - 06/30/23	\$15,894.34	\$0.00	(\$317.89)	\$0.00	\$15,576.45	\$5,594.66	\$4,254.87	\$3,889.08	\$1,837.84	\$15,576.45	
07/31/23	Interest	\$0.00	\$0.00	\$0.00	\$110.83	\$110.83	\$39.81	\$30.27	\$27.67	\$13.08	\$110.83	
TOTAL		\$ 1,575,629.57	\$ (61,927.97)	\$ (30,589.98)	\$ 2,630.89	\$ 1,485,742.51	\$ 533,640.77	\$ 405,845.91	\$ 370,955.18	\$ 175,300.65	\$ 1,485,742.51	

101%	Net Percent Collected
0	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		