

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

***Proposed Budget***  
***FY2025***



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**VillaMar**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Total Thru 9/30/24	Proposed Budget FY2025
<b>Revenues</b>					
Assessments - Tax Roll	\$ 672,192	\$ 664,908	\$ 11,000	\$ 675,908	\$ 984,004
Assessments - Direct Bill (Unplatted 7&8)	143,837	107,878	71,919	179,797	71,847
Miscellaneous Revenue	0	60	0	60	0
<b>Total Revenues</b>	<b>\$ 816,029</b>	<b>\$ 772,846</b>	<b>\$ 82,919</b>	<b>\$ 855,765</b>	<b>\$ 1,055,851</b>

**Expenditures**

*Administrative*

Supervisor Fees	\$ 12,000	\$ 2,200	\$ 5,000	\$ 7,200	\$ 12,000
Engineering	7,500	0	3,000	3,000	7,500
Attorney	30,000	7,309	10,233	17,542	30,000
Annual Audit	5,000	0	4,000	4,000	5,600
Assessment Administration	7,500	7,500	0	7,500	10,000
Arbitrage	2,250	450	1,800	2,250	2,700
Dissemination	9,000	5,083	5,000	10,083	10,000
Trustee Fees	19,880	4,041	19,634	23,675	29,800
Management Fees	42,500	21,250	21,250	42,500	44,625
Information Technology	1,800	900	900	1,800	1,890
Website Maintenance	1,200	600	600	1,200	1,260
Postage & Delivery	1,500	1,441	1,800	3,241	3,500
Insurance	6,886	5,988	0	5,988	6,886
Copies	1,000	8	500	508	500
Legal Advertising	10,000	2,708	4,400	7,108	10,000
Other Current Charges	1,500	627	878	1,505	1,500
Office Supplies	500	19	27	46	500
Dues, Licenses & Subscriptions	175	175	0	175	175
<b>Subtotal Administrative</b>	<b>\$ 160,191</b>	<b>\$ 60,299</b>	<b>\$ 79,021</b>	<b>\$ 139,320</b>	<b>\$ 178,436</b>

**VillaMar**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Total Thru 9/30/24	Proposed Budget FY2025
<i>Operations &amp; Maintenance</i>					
<b>Field Expenditures</b>					
Property Insurance	\$ 15,000	\$ 10,856	\$ -	\$ 10,856	\$ 18,854
Field Management	16,538	8,269	8,269	16,538	22,500
Landscape Maintenance	130,000	42,450	42,450	84,900	226,000
Landscape Replacement	22,500	2,165	2,000	4,165	22,500
Pond Maintenance	17,000	5,136	5,136	10,272	32,000
Electric - Streetlights	166,320	67,217	94,104	161,321	166,320
Electric	3,000	3,618	5,065	8,683	3,000
Water	30,000	9,236	12,930	22,166	30,000
Sidewalk & Asphalt Maintenance	2,500	0	1,000	1,000	2,500
Irrigation Repairs	10,000	485	1,500	1,985	10,000
General Repairs & Maintenance	20,000	9,480	13,272	22,752	25,000
Contingency	7,500	24,735	10,000	34,735	40,000
<b>Subtotal Field Expenditures</b>	<b>\$ 440,358</b>	<b>\$ 183,647</b>	<b>\$ 195,726</b>	<b>\$ 379,373</b>	<b>\$ 598,674</b>
<b>Amenity Expenditures</b>					
Amenity - Electric	\$ 18,000	\$ 3,845	\$ 11,535	\$ 15,380	\$ 18,000
Amenity - Water	20,000	5,631	7,883	13,514	20,000
Playground & Furniture Lease	35,000	14,850	20,790	35,640	35,000
Internet	3,000	1,075	1,505	2,580	3,000
Pest Control	630	300	420	720	660
Janitorial Services	10,700	5,100	7,140	12,240	11,780
Security Services	33,800	15,816	22,142	37,958	36,036
Pool Maintenance	30,000	20,380	28,532	48,912	34,440
Amenity Access Management	7,500	3,750	5,250	9,000	7,500
Amenity Repairs & Maintenance	10,000	2,299	3,219	5,518	10,000
Holiday Decorations	0	0	0	0	10,000
Contingency	7,500	0	1,000	1,000	10,000
<b>Subtotal Amenity Expenditures</b>	<b>\$ 176,130</b>	<b>\$ 73,046</b>	<b>\$ 109,416</b>	<b>\$ 182,462</b>	<b>\$ 196,416</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 616,488</b>	<b>\$ 256,693</b>	<b>\$ 305,143</b>	<b>\$ 561,836</b>	<b>\$ 795,090</b>
<i>Other Financing Uses</i>					
Capital Reserves	\$ 39,350	\$ -	\$ 39,350	\$ 39,350	\$ 82,325
<b>Total Other Financing Uses</b>	<b>\$ 39,350</b>	<b>\$ -</b>	<b>\$ 39,350</b>	<b>\$ 39,350</b>	<b>\$ 82,325</b>
<b>Total Expenditures</b>	<b>\$ 816,029</b>	<b>\$ 316,992</b>	<b>\$ 423,514</b>	<b>\$ 740,506</b>	<b>\$ 1,055,851</b>
<b>Net Change in Fund Balance</b>	<b>\$ (0)</b>	<b>\$ 455,854</b>	<b>\$ (340,595)</b>	<b>\$ 115,259</b>	<b>\$ -</b>

Gross Assessments	\$1,135,324
Less: Discounts & Collections 7%	\$79,473
Net Assessments	<u>\$ 1,055,851</u>

Product	ERU's	Assessable		Net Assessment	Net Per Unit	FY25	FY24	FY25
		Units	ERU/Unit			Gross Per Unit	Gross Per Unit	Change +/-
Single Family	1398	1398	1	\$984,004.31	\$703.87	\$756.84	\$756.84	\$0.00
Phase 7 - Unplatted	66	393	0.17	\$46,747.86	\$118.95	\$127.90	\$148.57	-\$20.67
Phase 8 - Unplatted	36	211	0.17	\$25,098.72	\$118.95	\$127.90	\$148.57	-\$20.67
<b>Total ERU's</b>	<b>1500</b>	<b>2002</b>		<b>\$1,055,850.90</b>				

**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.

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**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**  
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**General Fund Budget**

Trustee Fees

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

Management Fees

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

Information Technology

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

Website Maintenance

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

Postage & Delivery

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

Insurance

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

Copies

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

Legal Advertising

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

Other Current Charges

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

**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**  
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**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**  
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**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 Management

Amenity Management provides access card issuance through registration, proof of residency, and photo identification. The team also provides keycard troubleshooting for issues and concerns related to access control. Staff reviews security concerns and amenity policy violations via remote camera monitoring on an as-needed basis. Districts are provided electronic communication for District news and direct remote customer service through phone and email directly to the Amenity Access Team.

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**  
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**Proposed Budget**  
**Capital Reserve**

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY2025
<b>Revenues</b>					
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 39,350
Transfer In	9,350	0	39,350	39,350	82,325
<b>Total Revenues</b>	<b>\$ 9,350</b>	<b>\$ -</b>	<b>\$ 39,350</b>	<b>\$ 39,350</b>	<b>\$ 121,675</b>
<b>Expenditures</b>					
Chair Lift Replacement	\$ -	\$ -	\$ -	\$ -	\$ 10,500
Furniture Replacement	0	0	0	0	12,500
Contingency	600	0	0	0	600
<b>Total Expenditures</b>	<b>\$ 600</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 23,600</b>
<b>Net Change in Fund Balance</b>	<b>\$ 8,750</b>	<b>\$ -</b>	<b>\$ 39,350</b>	<b>\$ 39,350</b>	<b>\$ 98,075</b>

**VillaMar**  
**Community Development District**  
**Proposed Budget**  
**Series 2019 Area 1 Debt Service Fund**

Description	Adopted Budget FY2024	Actual Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY2025
<b>Revenues</b>					
Assessments	\$ 403,763	\$ 399,389	\$ 4,374	\$ 403,763	\$ 403,763
Interest Income	0	9,307	4,080	13,387	0
Carry Forward Surplus	164,293	164,494	0	164,494	176,469
<b>Total Revenues</b>	<b>\$ 568,056</b>	<b>\$ 573,190</b>	<b>\$ 8,454</b>	<b>\$ 581,644</b>	<b>\$ 580,232</b>
<b>Expenditures</b>					
Interest - 11/1	\$ 142,588	\$ 142,588	\$ -	\$ 142,588	\$ 140,338
Principal - 5/1	120,000	0	120,000	120,000	125,000
Interest - 5/1	142,588	0	142,588	142,588	140,338
<b>Total Expenditures</b>	<b>\$ 405,175</b>	<b>\$ 142,588</b>	<b>\$ 262,588</b>	<b>\$ 405,175</b>	<b>\$ 405,675</b>
<b>Net Change in Fund Balance</b>	<b>\$ 162,881</b>	<b>\$ 430,603</b>	<b>\$ (254,134)</b>	<b>\$ 176,469</b>	<b>\$ 174,557</b>

Interest Expense 11/1/25 \$ **137,838**  
**Total** \$ **137,838**

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
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
		\$ 6,095,000.00	\$ 4,753,512.54	\$ 10,848,512.54

**VillaMar**  
**Community Development District**  
**Proposed Budget**  
**Series 2020 Area 2 Debt Service Fund**

Description	Adopted Budget FY2024	Actual Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY2025
<b>Revenues</b>					
Assessments	\$ 369,050	\$ 365,053	\$ 3,997	\$ 369,050	\$ 369,050
Interest Income	0	8,378	3,680	12,058	0
Carry Forward Surplus	141,618	140,548	0	140,548	151,481
<b>Total Revenues</b>	<b>\$ 510,668</b>	<b>\$ 513,979</b>	<b>\$ 7,677</b>	<b>\$ 521,656</b>	<b>\$ 520,531</b>
<b>Expenditures</b>					
Interest - 11/1	\$ 117,588	\$ 117,588	\$ -	\$ 117,588	\$ 115,816
Principal - 5/1	135,000	0	135,000	135,000	135,000
Interest - 5/1	117,588	0	117,588	117,588	115,816
<b>Total Expenditures</b>	<b>\$ 370,175</b>	<b>\$ 117,588</b>	<b>\$ 252,588</b>	<b>\$ 370,175</b>	<b>\$ 366,631</b>
<b>Net Change in Fund Balance</b>	<b>\$ 140,493</b>	<b>\$ 396,391</b>	<b>\$ (244,911)</b>	<b>\$ 151,481</b>	<b>\$ 153,900</b>

Interest Expense 11/1/25 \$ **114,044**  
**Total** \$ **114,044**

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	\$ 369,050		

**VillaMar**  
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**Series 2020 Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
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	\$ 4,010,118.75	\$ 10,255,118.75

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

Description	Adopted Budget FY2024	Actual Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY2025
<b>Revenues</b>					
Assessments	\$ 165,060	\$ 163,272	\$ 1,788	\$ 165,060	\$ 165,060
Assessments - Prepayments	0	234,235	9,974	244,209	0
Interest Income	0	6,758	1,500	8,258	0
Carry Forward Surplus	140,143	125,107	0	125,107	110,231
<b>Total Revenues</b>	<b>\$ 305,203</b>	<b>\$ 529,372</b>	<b>\$ 13,262</b>	<b>\$ 542,634</b>	<b>\$ 275,290</b>
<b>Expenditures</b>					
Interest - 11/1	\$ 53,878	\$ 54,644	\$ -	\$ 54,644	\$ 47,759
Principal - 11/1	60,000	60,000	0	60,000	50,000
Special Call - 11/1	0	270,000	0	270,000	0
Interest - 5/1	52,941	0	47,759	47,759	46,978
<b>Total Expenditures</b>	<b>\$ 166,819</b>	<b>\$ 384,644</b>	<b>\$ 47,759</b>	<b>\$ 432,403</b>	<b>\$ 144,738</b>
<b>Net Change in Fund Balance</b>	<b>\$ 138,384</b>	<b>\$ 144,728</b>	<b>\$ (34,497)</b>	<b>\$ 110,231</b>	<b>\$ 130,553</b>

Interest Expense 11/1/25	<b>\$ 46,978</b>
Principal Expense 11/1/25	<b>\$ 55,000</b>
<b>Total</b>	<b>\$ 101,978</b>

**VillaMar**  
**Community Development District**  
**Series 2022 A3 Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
11/01/23	\$ 2,805,000.00	\$ 60,000.00	\$ 53,878.13	\$ 113,878.13
05/01/24	\$ 2,475,000.00	\$ -	\$ 47,759.38	\$ -
11/01/24	\$ 2,475,000.00	\$ 50,000.00	\$ 47,759.38	\$ 145,518.75
05/01/25	\$ 2,425,000.00	\$ -	\$ 46,978.13	\$ -
11/01/25	\$ 2,425,000.00	\$ 55,000.00	\$ 46,978.13	\$ 148,956.25
05/01/26	\$ 2,370,000.00	\$ -	\$ 46,118.75	\$ -
11/01/26	\$ 2,370,000.00	\$ 55,000.00	\$ 46,118.75	\$ 147,237.50
05/01/27	\$ 2,315,000.00	\$ -	\$ 45,259.38	\$ -
11/01/27	\$ 2,315,000.00	\$ 55,000.00	\$ 45,259.38	\$ 145,518.75
05/01/28	\$ 2,260,000.00	\$ -	\$ 44,400.00	\$ -
11/01/28	\$ 2,260,000.00	\$ 60,000.00	\$ 44,400.00	\$ 148,800.00
05/01/29	\$ 2,200,000.00	\$ -	\$ 43,350.00	\$ -
11/01/29	\$ 2,200,000.00	\$ 60,000.00	\$ 43,350.00	\$ 146,700.00
05/01/30	\$ 2,140,000.00	\$ -	\$ 42,300.00	\$ -
11/01/30	\$ 2,140,000.00	\$ 65,000.00	\$ 42,300.00	\$ 149,600.00
05/01/31	\$ 2,075,000.00	\$ -	\$ 41,162.50	\$ -
11/01/31	\$ 2,075,000.00	\$ 65,000.00	\$ 41,162.50	\$ 147,325.00
05/01/32	\$ 2,010,000.00	\$ -	\$ 40,025.00	\$ -
11/01/32	\$ 2,010,000.00	\$ 70,000.00	\$ 40,025.00	\$ 150,050.00
05/01/33	\$ 1,940,000.00	\$ -	\$ 38,800.00	\$ -
11/01/33	\$ 1,940,000.00	\$ 70,000.00	\$ 38,800.00	\$ 147,600.00
05/01/34	\$ 1,870,000.00	\$ -	\$ 37,400.00	\$ -
11/01/34	\$ 1,870,000.00	\$ 75,000.00	\$ 37,400.00	\$ 149,800.00
05/01/35	\$ 1,795,000.00	\$ -	\$ 35,900.00	\$ -
11/01/35	\$ 1,795,000.00	\$ 75,000.00	\$ 35,900.00	\$ 146,800.00
05/01/36	\$ 1,720,000.00	\$ -	\$ 34,400.00	\$ -
11/01/36	\$ 1,720,000.00	\$ 80,000.00	\$ 34,400.00	\$ 148,800.00
05/01/37	\$ 1,640,000.00	\$ -	\$ 32,800.00	\$ -
11/01/37	\$ 1,640,000.00	\$ 80,000.00	\$ 32,800.00	\$ 145,600.00
05/01/38	\$ 1,560,000.00	\$ -	\$ 31,200.00	\$ -
11/01/38	\$ 1,560,000.00	\$ 85,000.00	\$ 31,200.00	\$ 147,400.00
05/01/39	\$ 1,475,000.00	\$ -	\$ 29,500.00	\$ -
11/01/39	\$ 1,475,000.00	\$ 90,000.00	\$ 29,500.00	\$ 149,000.00
05/01/40	\$ 1,385,000.00	\$ -	\$ 27,700.00	\$ -
11/01/40	\$ 1,385,000.00	\$ 95,000.00	\$ 27,700.00	\$ 150,400.00
05/01/41	\$ 1,290,000.00	\$ -	\$ 25,800.00	\$ -
11/01/41	\$ 1,290,000.00	\$ 95,000.00	\$ 25,800.00	\$ 146,600.00
05/01/42	\$ 1,195,000.00	\$ -	\$ 23,900.00	\$ -
11/01/42	\$ 1,195,000.00	\$ 100,000.00	\$ 23,900.00	\$ 147,800.00
05/01/43	\$ 1,095,000.00	\$ -	\$ 21,900.00	\$ -
11/01/43	\$ 1,095,000.00	\$ 105,000.00	\$ 21,900.00	\$ 148,800.00
05/01/44	\$ 990,000.00	\$ -	\$ 19,800.00	\$ -
11/01/44	\$ 990,000.00	\$ 110,000.00	\$ 19,800.00	\$ 149,600.00
05/01/45	\$ 880,000.00	\$ -	\$ 17,600.00	\$ -
11/01/45	\$ 880,000.00	\$ 115,000.00	\$ 17,600.00	\$ 150,200.00
05/01/46	\$ 765,000.00	\$ -	\$ 15,300.00	\$ -
11/01/46	\$ 765,000.00	\$ 115,000.00	\$ 15,300.00	\$ 145,600.00
05/01/47	\$ 650,000.00	\$ -	\$ 13,000.00	\$ -
11/01/47	\$ 650,000.00	\$ 120,000.00	\$ 13,000.00	\$ 146,000.00
05/01/48	\$ 530,000.00	\$ -	\$ 10,600.00	\$ -
11/01/48	\$ 530,000.00	\$ 125,000.00	\$ 10,600.00	\$ 146,200.00
05/01/49	\$ 405,000.00	\$ -	\$ 8,100.00	\$ -
11/01/49	\$ 405,000.00	\$ 130,000.00	\$ 8,100.00	\$ 146,200.00
05/01/50	\$ 275,000.00	\$ -	\$ 5,500.00	\$ -
11/1/50	\$ 275,000.00	\$ 135,000.00	\$ 5,500.00	\$ 146,000.00
5/1/51	\$ 140,000.00	\$ -	\$ 2,800.00	\$ -
11/1/51	\$ 140,000.00	\$ 140,000.00	\$ 2,800.00	\$ 145,600.00
		\$ 2,535,000.00	\$ 1,712,584.38	\$ 4,247,584.38



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

Description	Adopted Budget FY2024	Actual Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY2025
<b>Revenues</b>					
Assessments	\$ 249,825	\$ 247,120	\$ 2,705	\$ 249,825	\$ 249,825
Interest Income	0	5,666	2,460	8,126	0
Carry Forward Surplus	104,844	98,961	0	98,961	110,262
<b>Total Revenues</b>	<b>\$ 354,669</b>	<b>\$ 351,747</b>	<b>\$ 5,165</b>	<b>\$ 356,912</b>	<b>\$ 360,087</b>
<b>Expenditures</b>					
Interest - 11/1	\$ 83,325	\$ 83,325	\$ -	\$ 83,325	\$ 82,025
Principal - 5/1	80,000	0	80,000	80,000	85,000
Interest - 5/1	83,325	0	83,325	83,325	82,025
<b>Total Expenditures</b>	<b>\$ 246,650</b>	<b>\$ 83,325</b>	<b>\$ 163,325</b>	<b>\$ 246,650</b>	<b>\$ 249,050</b>
<b>Net Change in Fund Balance</b>	<b>\$ 108,019</b>	<b>\$ 268,422</b>	<b>\$ (158,160)</b>	<b>\$ 110,262</b>	<b>\$ 111,037</b>

Interest Expense 11/1/25 **\$ 80,644**  
**Total \$ 80,644**

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

**VillaMar**  
**Community Development District**  
**Series 2022 A4 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

**VillaMar**  
**Community Development District**  
**Adopted Budget**  
**Series 2023 Area 5 Debt Service Fund**

Description	Adopted Budget FY2024	Actual Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY2025
<b>Revenues</b>					
Assessments -Direct	\$ 553,728	\$ 366,235	\$ 187,493	\$ 553,728	\$ 553,728
Interest Income	0	15,403	10,000	25,403	0
Carry Forward Surplus	170,598	175,661	0	175,661	253,979
<b>Total Revenues</b>	<b>\$ 724,326</b>	<b>\$ 557,299</b>	<b>\$ 197,493</b>	<b>\$ 754,792</b>	<b>\$ 807,707</b>
<b>Expenditures</b>					
Interest - 11/1	\$ 168,198	\$ 168,198	\$ -	\$ 168,198	\$ 219,934
Principal - 5/1	110,000	0	110,000	110,000	115,000
Interest - 5/1	222,616	0	222,616	222,616	219,934
<b>Total Expenditures</b>	<b>\$ 500,814</b>	<b>\$ 168,198</b>	<b>\$ 332,616</b>	<b>\$ 500,814</b>	<b>\$ 554,869</b>
<b>Other Financing Sources/(Uses)</b>					
Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 223,512</b>	<b>\$ 389,101</b>	<b>\$ (135,123)</b>	<b>\$ 253,979</b>	<b>\$ 252,838</b>

Interest Expense 11/1/25 **\$ 217,131**  
**Total \$ 217,131**

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family	443	\$ 553,728	\$ 1,250	\$ 1,344
	443	\$ 553,728		

**VillaMar**  
**Community Development District**  
**Series 2023 A5 Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
11/01/23	\$ 7,940,000.00	\$ -	\$ 168,198.47	\$ 168,198.47
05/01/24	\$ 7,940,000.00	\$ 110,000.00	\$ 222,615.63	
11/01/24	\$ 7,830,000.00	\$ -	\$ 219,934.38	\$ 552,550.00
05/01/25	\$ 7,830,000.00	\$ 115,000.00	\$ 219,934.38	
11/01/25	\$ 7,715,000.00	\$ -	\$ 217,131.25	\$ 552,065.63
05/01/26	\$ 7,715,000.00	\$ 120,000.00	\$ 217,131.25	
11/01/26	\$ 7,595,000.00	\$ -	\$ 214,206.25	\$ 551,337.50
05/01/27	\$ 7,595,000.00	\$ 125,000.00	\$ 214,206.25	
11/01/27	\$ 7,470,000.00	\$ -	\$ 211,159.38	\$ 550,365.63
05/01/28	\$ 7,470,000.00	\$ 130,000.00	\$ 211,159.38	
11/01/28	\$ 7,340,000.00	\$ -	\$ 207,990.63	\$ 549,150.00
05/01/29	\$ 7,340,000.00	\$ 140,000.00	\$ 207,990.63	
11/01/29	\$ 7,200,000.00	\$ -	\$ 204,578.13	\$ 552,568.75
05/01/30	\$ 7,200,000.00	\$ 145,000.00	\$ 204,578.13	
11/01/30	\$ 7,055,000.00	\$ -	\$ 201,043.75	\$ 550,621.88
05/01/31	\$ 7,055,000.00	\$ 155,000.00	\$ 201,043.75	
11/01/31	\$ 6,900,000.00	\$ -	\$ 196,684.38	\$ 552,728.13
05/01/32	\$ 6,900,000.00	\$ 165,000.00	\$ 196,684.38	
11/01/32	\$ 6,735,000.00	\$ -	\$ 192,043.75	\$ 553,728.13
05/01/33	\$ 6,735,000.00	\$ 170,000.00	\$ 192,043.75	
11/01/33	\$ 6,565,000.00	\$ -	\$ 187,262.50	\$ 549,306.25
05/01/34	\$ 6,565,000.00	\$ 180,000.00	\$ 187,262.50	
11/01/34	\$ 6,385,000.00	\$ -	\$ 182,200.00	\$ 549,462.50
05/01/35	\$ 6,385,000.00	\$ 190,000.00	\$ 182,200.00	
11/01/35	\$ 6,195,000.00	\$ -	\$ 176,856.25	\$ 549,056.25
05/01/36	\$ 6,195,000.00	\$ 205,000.00	\$ 176,856.25	
11/01/36	\$ 5,990,000.00	\$ -	\$ 171,090.63	\$ 552,946.88
05/01/37	\$ 5,990,000.00	\$ 215,000.00	\$ 171,090.63	
11/01/37	\$ 5,775,000.00	\$ -	\$ 165,043.75	\$ 551,134.38
05/01/38	\$ 5,775,000.00	\$ 230,000.00	\$ 165,043.75	
11/01/38	\$ 5,545,000.00	\$ -	\$ 158,575.00	\$ 553,618.75
05/01/39	\$ 5,545,000.00	\$ 240,000.00	\$ 158,575.00	
11/01/39	\$ 5,305,000.00	\$ -	\$ 151,825.00	\$ 550,400.00
05/01/40	\$ 5,305,000.00	\$ 255,000.00	\$ 151,825.00	
11/01/40	\$ 5,050,000.00	\$ -	\$ 144,653.13	\$ 551,478.13
05/01/41	\$ 5,050,000.00	\$ 270,000.00	\$ 144,653.13	
11/01/41	\$ 4,495,000.00	\$ -	\$ 137,059.38	\$ 551,712.50
05/01/42	\$ 4,195,000.00	\$ 285,000.00	\$ 137,059.38	
11/01/42	\$ 4,195,000.00	\$ -	\$ 129,043.75	\$ 551,103.13
05/01/43	\$ 4,195,000.00	\$ 300,000.00	\$ 129,043.75	
11/01/43	\$ 4,195,000.00	\$ -	\$ 120,606.25	\$ 549,650.00
05/01/44	\$ 4,195,000.00	\$ 320,000.00	\$ 120,606.25	
11/01/44	\$ 3,875,000.00	\$ -	\$ 111,406.25	\$ 552,012.50
05/01/45	\$ 3,875,000.00	\$ 340,000.00	\$ 111,406.25	
11/01/45	\$ 3,535,000.00	\$ -	\$ 101,631.25	\$ 553,037.50
05/01/46	\$ 3,535,000.00	\$ 360,000.00	\$ 101,631.25	
11/01/46	\$ 3,175,000.00	\$ -	\$ 91,281.25	\$ 552,912.50
05/01/47	\$ 3,175,000.00	\$ 380,000.00	\$ 91,281.25	
11/01/47	\$ 2,795,000.00	\$ -	\$ 80,356.25	\$ 551,637.50
05/01/48	\$ 2,795,000.00	\$ 400,000.00	\$ 80,356.25	
11/01/48	\$ 2,395,000.00	\$ -	\$ 68,856.25	\$ 549,212.50
05/01/49	\$ 2,395,000.00	\$ 425,000.00	\$ 68,856.25	
11/01/49	\$ 1,970,000.00	\$ -	\$ 56,637.50	\$ 550,493.75
05/01/50	\$ 1,970,000.00	\$ 450,000.00	\$ 56,637.50	
11/01/50	\$ 1,520,000.00	\$ -	\$ 43,700.00	\$ 550,337.50
05/01/51	\$ 1,520,000.00	\$ 480,000.00	\$ 43,700.00	
11/01/51	\$ 1,040,000.00	\$ -	\$ 29,900.00	\$ 553,600.00
05/01/52	\$ 1,040,000.00	\$ 505,000.00	\$ 29,900.00	
11/01/52	\$ 535,000.00	\$ -	\$ 15,381.25	\$ 550,281.25
05/01/53	\$ 535,000.00	\$ 535,000.00	\$ 15,381.25	\$ 550,381.25
		<b>\$ 7,940,000.00</b>	<b>\$ 8,767,089.10</b>	<b>\$ 16,707,089.10</b>

**VillaMar**  
**Community Development District**  
**Adopted Budget**  
**Series 2024 Area 6 Debt Service Fund**

Description	Proposed Budget FY2024	Actual Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY2025
<b>Revenues</b>					
Assessments	\$ -	\$ -	\$ 343,608	\$ 343,608	\$ 603,000
Interest Income	0	2,041	500	2,541	0
Carry Forward Surplus	0	0	0	0	343,608
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 2,041</b>	<b>\$ 344,108</b>	<b>\$ 346,149</b>	<b>\$ 946,608</b>
<b>Expenditures</b>					
Interest - 11/1	\$ -	\$ -	\$ -	\$ -	\$ 343,608
Principal - 5/1	0	0	0	0	120,000
Interest - 5/1	0	0	0	0	240,659
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 704,267</b>
<b>Other Financing Sources/(Uses)</b>					
Bond Proceeds	\$ -	\$ 946,608	\$ -	\$ 946,608	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ 946,608</b>	<b>\$ -</b>	<b>\$ 946,608</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ 948,649</b>	<b>\$ 344,108</b>	<b>\$ 1,292,757</b>	<b>\$ 242,341</b>

Interest Expense 11/1/25 **\$ 237,884**  
**Total \$ 237,884**

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family - Meritage	150	\$ 202,349	\$ 1,349	\$ 1,451
Single Family	243	\$ 400,651	\$ 1,649	\$ 1,773
	393	\$ 603,000		

**Villamar**  
**Community Development District**  
**Series 2024 Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
11/01/24	\$ 8,700,000.00	\$ -	\$ 343,608.11	\$ 343,608.11
05/01/25	\$ 8,700,000.00	\$ 120,000.00	\$ 240,659.38	\$ -
11/01/25	\$ 8,580,000.00	\$ -	\$ 237,884.38	\$ 598,543.75
05/01/26	\$ 8,580,000.00	\$ 130,000.00	\$ 237,884.38	\$ -
11/01/26	\$ 8,450,000.00	\$ -	\$ 234,878.13	\$ 602,762.50
05/01/27	\$ 8,450,000.00	\$ 135,000.00	\$ 234,878.13	\$ -
11/01/27	\$ 8,315,000.00	\$ -	\$ 231,756.25	\$ 601,634.38
05/01/28	\$ 8,315,000.00	\$ 140,000.00	\$ 231,756.25	\$ -
11/01/28	\$ 8,175,000.00	\$ -	\$ 228,518.75	\$ 600,275.00
05/01/29	\$ 8,175,000.00	\$ 145,000.00	\$ 228,518.75	\$ -
11/01/29	\$ 8,030,000.00	\$ -	\$ 225,165.63	\$ 598,684.38
05/01/30	\$ 8,030,000.00	\$ 155,000.00	\$ 225,165.63	\$ -
11/01/30	\$ 7,875,000.00	\$ -	\$ 221,581.25	\$ 601,746.88
05/01/31	\$ 7,875,000.00	\$ 160,000.00	\$ 221,581.25	\$ -
11/01/31	\$ 7,715,000.00	\$ -	\$ 217,881.25	\$ 599,462.50
05/01/32	\$ 7,715,000.00	\$ 170,000.00	\$ 217,881.25	\$ -
11/01/32	\$ 7,545,000.00	\$ -	\$ 213,206.25	\$ 601,087.50
05/01/33	\$ 7,545,000.00	\$ 180,000.00	\$ 213,206.25	\$ -
11/01/33	\$ 7,365,000.00	\$ -	\$ 208,256.25	\$ 601,462.50
05/01/34	\$ 7,365,000.00	\$ 190,000.00	\$ 208,256.25	\$ -
11/01/34	\$ 7,175,000.00	\$ -	\$ 203,031.25	\$ 601,287.50
05/01/35	\$ 7,175,000.00	\$ 200,000.00	\$ 203,031.25	\$ -
11/01/35	\$ 6,975,000.00	\$ -	\$ 197,531.25	\$ 600,562.50
05/01/36	\$ 6,975,000.00	\$ 210,000.00	\$ 197,531.25	\$ -
11/01/36	\$ 6,765,000.00	\$ -	\$ 191,756.25	\$ 599,287.50
05/01/37	\$ 6,765,000.00	\$ 225,000.00	\$ 191,756.25	\$ -
11/01/37	\$ 6,540,000.00	\$ -	\$ 185,568.75	\$ 602,325.00
05/01/38	\$ 6,540,000.00	\$ 235,000.00	\$ 185,568.75	\$ -
11/01/38	\$ 6,305,000.00	\$ -	\$ 179,106.25	\$ 599,675.00
05/01/39	\$ 6,305,000.00	\$ 250,000.00	\$ 179,106.25	\$ -
11/01/39	\$ 6,055,000.00	\$ -	\$ 172,231.25	\$ 601,337.50
05/01/40	\$ 6,055,000.00	\$ 265,000.00	\$ 172,231.25	\$ -
11/01/40	\$ 5,790,000.00	\$ -	\$ 164,943.75	\$ 602,175.00
05/01/41	\$ 5,790,000.00	\$ 280,000.00	\$ 164,943.75	\$ -
11/01/41	\$ 5,510,000.00	\$ -	\$ 157,243.75	\$ 602,187.50
05/01/42	\$ 5,510,000.00	\$ 295,000.00	\$ 157,243.75	\$ -
11/01/42	\$ 5,215,000.00	\$ -	\$ 149,131.25	\$ 601,375.00
05/01/43	\$ 5,215,000.00	\$ 310,000.00	\$ 149,131.25	\$ -
11/01/43	\$ 4,905,000.00	\$ -	\$ 140,606.25	\$ 599,737.50
05/01/44	\$ 4,905,000.00	\$ 330,000.00	\$ 140,606.25	\$ -
11/01/44	\$ 4,575,000.00	\$ -	\$ 131,531.25	\$ 602,137.50
05/01/45	\$ 4,575,000.00	\$ 350,000.00	\$ 131,531.25	\$ -
11/01/45	\$ 4,225,000.00	\$ -	\$ 121,468.75	\$ 603,000.00
05/01/46	\$ 4,225,000.00	\$ 370,000.00	\$ 121,468.75	\$ -
11/01/46	\$ 3,855,000.00	\$ -	\$ 110,831.25	\$ 602,300.00
05/01/47	\$ 3,855,000.00	\$ 390,000.00	\$ 110,831.25	\$ -
11/01/47	\$ 3,465,000.00	\$ -	\$ 99,618.75	\$ 600,450.00
05/01/48	\$ 3,465,000.00	\$ 415,000.00	\$ 99,618.75	\$ -
11/01/48	\$ 3,050,000.00	\$ -	\$ 87,687.50	\$ 602,306.25
05/01/49	\$ 3,050,000.00	\$ 440,000.00	\$ 87,687.50	\$ -
11/01/49	\$ 2,610,000.00	\$ -	\$ 75,037.50	\$ 602,725.00
05/01/50	\$ 2,610,000.00	\$ 465,000.00	\$ 75,037.50	\$ -
11/01/50	\$ 2,145,000.00	\$ -	\$ 61,668.75	\$ 601,706.25
05/01/51	\$ 2,145,000.00	\$ 490,000.00	\$ 61,668.75	\$ -
11/01/51	\$ 1,655,000.00	\$ -	\$ 47,581.25	\$ 599,250.00
05/01/52	\$ 1,655,000.00	\$ 520,000.00	\$ 47,581.25	\$ -
11/01/52	\$ 1,135,000.00	\$ -	\$ 32,631.25	\$ 600,212.50
05/01/53	\$ 1,135,000.00	\$ 550,000.00	\$ 32,631.25	\$ -
11/01/53	\$ 585,000.00	\$ -	\$ 16,818.75	\$ 599,450.00
05/01/54	\$ 585,000.00	\$ 585,000.00	\$ 16,818.75	\$ 601,818.75
	<b>\$ 8,700,000.00</b>	<b>\$ 9,674,573.74</b>	<b>\$ 18,374,573.74</b>	