

VillaMar
Community Development District

Meeting Agenda

March 26, 2025

AGENDA

VillaMar

Community Development District

219 E. Livingston St., Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

March 19, 2025

Board of Supervisors Meeting VillaMar Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the **VillaMar Community Development District** will be held **Wednesday, March 26, 2025 at 11:00 AM** at the **Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida 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 (Public Comments are limited to three (3) minutes)
3. Approval of Minutes of the December 18, 2024 Board of Supervisors Meeting
4. Ratification of Conveyance Documents Related to Phase 6 and 6D
5. Presentation of Arbitrage Rebate Report for Series 2020 Bonds from AMTEC
6. Consideration of 2025 Data Sharing and Usage Agreement with Polk County Property Appraiser
7. Consideration of 2025 Contract Agreement with Polk County Property Appraiser
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report (*to be provided under separate cover*)
 - i. Consideration of Proposal for the Addition of Pet Waste Stations in Community (*to be provided under separate cover*)
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
9. Other Business
10. Supervisors Requests and Audience Comments
11. Adjournment

MINUTES

**MINUTES OF MEETING
VILLAMAR
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the VillaMar Community Development District was held on Wednesday, **December 18, 2024**, at 11:02 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Rennie Heath	Chairman
Lauren Schwenk	Chairperson (<i>After Rennie Heath's resignation</i>)
Brian Walsh	Vice Chairman
Bobbie Henley	Appointed as Assistant Secretary
Emily Cassidy	Appointed as Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Marshall Tindall	Field Manager, GMS
Savannah Hancock	District Counsel, Kilinski Van Wyk

The following is a summary of the discussions and actions taken at December 18, 2024, Villamar Community Development District's Regular Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order. There were three Supervisors present in person, constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns opened the public comment portion of the meeting at this time. She stated that no members of the public were there in person, but several joined via Zoom.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Supervisor Eric Lavoie

Ms. Burns stated they had received a resignation letter from Supervisor Eric Lavoie. She asked if there was a motion to accept the resignation.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, Accepting the Resignation of Mr. Eric Lavoie was approved.

B. Consideration of Appointment to Board Seat #2

Ms. Burns stated there was a vacancy in seat #2 and asked if anyone had a nomination. Ms. Emily Cassidy was nominated.

On MOTION by Ms. Schwenk, seconded by Mr. Walsh, with all in favor, the Appointment of Emily Cassidy to Board Seat #2 was approved.

C. Administration of Oaths of Office to Newly Elected Supervisor

Ms. Burns stated that Ms. Cassidy was nominated as the newly elected Supervisor, and she swore her in.

D. Acceptance of Resignation of Supervisor Rennie Heath

Ms. Burns stated they had received an in-person resignation from Supervisor Rennie Heath. She asked if there was a motion to accept.

On MOTION by Ms. Schwenk, seconded by Mr. Walsh, with all in favor, Accepting the Resignation of Supervisor Rennie Heath, was approved.

E. Consideration of Appointment to Board Seat #1

Ms. Burns stated there was a vacancy in seat #1 and asked if anyone had a nomination. Ms. Bobbie Henley was nominated.

On MOTION by Ms. Schwenk, seconded by Mr. Walsh, with all in favor, the Appointment of Bobbie Henley to Board Seat #1, was approved.

F. Administration of Oaths of Office to Newly Elected Supervisor

Ms. Burns stated that Ms. Henley was nominated as the newly elected Supervisor and she swore her in.

G. Consideration of Resolution 2025-01 Electing Officers

Ms. Burns stated that Mr. Heath's resignation left the Chair vacant. Ms. Burns noted that they could update the resolution from appointing an Assistant Secretary to electing officers. Ms. Burns asked who would like to fill the Chair, and Ms. Lauren Schwenk agreed to fill the Chair, with Mr. Brian Walsh as the Vice Chair.

Ms. Burns noted that Ms. Schwenk was Chair, and Mr. Walsh was Vice-Chair. She added that the other three Supervisors would be Assistant Secretaries, along with Mr. George Flint from her office, and that she would remain a Secretary.

On MOTION by Mr. Walsh, seconded by Ms. Henley, with all in favor, Resolution 2025-01 Electing Officers as slated above, was approved.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the August 6, 2024 Board of Supervisors Meeting

Ms. Burns presented the meeting minutes from the August 6, 2024, Board of Supervisors meeting and asked for any corrections, comments, or questions. The Board had no changes to the minutes.

On MOTION by Ms. Schwenk, seconded by Ms. Henley, with all in favor, the Minutes of the August 6, 2024, Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-02 Ratifying the Removal and Expansion of Designated Parking Areas

Ms. Burns stated that there were areas where residents brought up issues with making the parking area bigger or removing an area causing problems with the line of sight. She noted that the changes had been made by motion in a previous meeting. She added that residents were notified that maps were updated and signs were relocated. She said this was just a resolution ratifying the past actions with the resolution.

On MOTION by Mr. Walsh seconded by Ms. Henley, with all in favor, Resolution 2025-02, Ratifying the Removal and Expansion of Designated Parking Areas, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2025-03
Authorizing the Establishment of an SBA
Account**

Ms. Burns stated that the District started budgeting for more long-term reserves. She noted that the SBA account had earned more interest to the CDD as a government unit. Therefore, she recommended opening the account. She added that any excess funds outside of what they needed for regular operating expenses would be deposited into this account.

On MOTION by Mr. Walsh, seconded by Ms. Cassidy, with all in favor, Resolution 2025-03 Authorizing the Establishment of an SBA Account, was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2025-04
Authorizing the Publication of Legal
Advertisements and Public Notices on a
Publicly Accessible Website in Polk
County**

Ms. Burns stated that Florida statutes require most notices to be placed in the newspaper. She added that Polk County had set up its own legal notice website for public notices. Ms. Burns noted that they would be able to utilize that site rather than incurring the cost for most notices. She added that some budget and assessment resolutions would still need to be published in the newspaper per statute, but overall, it would save the District money.

On MOTION by Mr. Walsh, seconded by Ms. Cassidy, with all in favor, Resolution 2025-04 Authorizing the Publication of Legal Advertisements and Public Notices on a Publicly Accessible Website in Polk County, was approved.

EIGHTH ORDER OF BUSINESS

**Presentation of Arbitrage Rebate Report
for Series 2019 Project Bonds**

Ms. Burn stated that under the Internal Revenue Code, the District must demonstrate that it doesn't earn more interest than it pays on the bonds. She noted on page 4 of the report that a negative amount was listed. She added that this was a required annual report and that they don't earn more interest than they currently do.

On MOTION by Mr. Walsh, seconded by Ms. Henley, with all in favor, the Arbitrage Rebate Report for Series 2019 Project Bonds, was approved.

NINTH ORDER OF BUSINESS

**Ratification of Audit Services
Engagement Letter for Fiscal Year 2024
Audit with Grau & Associates**

Ms. Burn stated that the audit committee and the Board had reviewed the proposals and awarded the contract to Grau & Associates. She noted that it was just the agreement in line with the proposal already awarded. She added that the total would not exceed \$7,100 for Fiscal Year 2024.

On MOTION by Ms. Schwenk, seconded by Mr. Walsh, with all in favor, the Audit Services Engagement Letter for Fiscal Year 2024 Audit with Grau & Associates NTE \$7,100, was ratified.

TENTH ORDER OF BUSINESS

**Discussion Regarding Adding Pet Waste
Stations Throughout the Community**

Ms. Burn stated that this request comes up often from residents. She noted that the Board had looked into it a few years ago and had decided not to move forward except for the waste stations outside amenity areas. Ms. Burns added that with the community expanding, they were getting more requests for pet waste stations. Ms. Burns stated they want to keep the pet waste stations away from homes, but they may reconsider if the Board wanted to revisit the idea of more pet waste stations. Ms. Burns noted they would have to expand the janitorial if more were added. She stated they could check into it and see if some locations could be picked and made obscure by landscaping. She noted they would get prices for the stations and a quote from the insurance because it is located on a main road.

A Board member asked if there was a sidewalk, and Ms. Burns said there was. Ms. Burns indicated that the pet waste stations wouldn't be on the roadside but more along the fence.

Through discussion, they determined they would bring location maps and proposals for increased janitorial services back to the next meeting. They agreed to add it to the next agenda and bring it back for the Board’s consideration.

ELEVENTH ORDER OF BUSINESS

Consideration of Assignment of Agreement for Professional Engineering Services with Wood & Associates Engineering, LLC and Quiddity Engineering, LLC

Ms. Burns said they had a call from Wood & Associates stating they were partnering with another Engineering firm and restructuring the contract agreement. She added that this would essentially be assigned to that new entity, that the same team would still be working on it, and that they would start receiving the bills from that entity.

On MOTION by Ms. Schwenk, seconded by Mr. Walsh, with all in favor, the Assignment of Agreement for Professional Engineering Services with Wood & Associates Engineering, LLC and Quiddity Engineering, LLC, was approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hancock stated that there was nothing to report at this time.

B. Engineer

Ms. Burns stated that the District Engineer was not present.

C. Field Manager’s Report (to be provided under separate cover)

Mr. Tindall presented the Field Managers Report. He noted that overall, the community fared from the hurricanes very well. He added that there was no damage inside the facilities. There was a discussion of the insurance claims. Claims for the fencing damage had been submitted, and they had been repaired. He stated that all signage had been reinstalled or replaced. He noted that the trees in the landscaping appear to still be wobbly even after straightening them. He commented that the Christmas lights that wrapped the palm trees at the entrance looked nice.

Mr. Tindall mentioned a pickup of the shoreline. Mr. Tindall mentioned getting additional quotas for the insurance company.

There was a detailed discussion about the roof damage and what percentages were to be paid, what the minimum would be for the roof repair, and to authorize the Chair to work with the counsel to finalize the agreement. Mr. Tindall also noted that the complete replacement for the roof damage was \$12,300. There were detailed discussions about trash maintenance. Mr. Tindall stated that the cost would be \$2,870 per month, including a 3-day-a-week service throughout the year and the seasonal service.

On MOTION by Ms. Schwenk, seconded by Mr. Walsh, with all in favor, the Roof Repair NTE \$12,300 and Authorizing the Chair to work with counsel on the agreement, was approved.

On MOTION by Mr. Walsh, seconded by Ms. Schwenk, with all in favor, the Pool Vendor Increase, was approved.

On MOTION by Ms. Schwenk, seconded by Mr. Walsh, with all in favor, the Janitorial Proposal for 3 days a week, was approved.

D. District Manager’s Report

i. Approval of Check Register

a) August 1, 2024 through September 30, 2024

b) October 1, 2024 through November 30, 2024

Ms. Burns asked for a motion to approve the check register.

On MOTION by Ms. Schwenk, seconded by Mr. Walsh, with all in favor, the Check Registers for August 1, 2024, through September 30, 2024, and October 1, 2024, through November 30, 2024, were approved.

ii. Balance Sheet & Income Statement

a) September 2024

b) November 2024

Ms. Burns stated they wanted to put September in so that the Board had year-end financials through the end of Fiscal Year 2024. She reviewed the November financials, the most recent set.

iii. Reminder: 4 Hours of Ethics Training Must be Completed by 12/31/24

Ms. Burns noted that there were approximately 10 days remaining to complete the 4-hour ethics training.

THIRTEENTH ORDER OF BUSINESS

Other Business

Ms. Burns asked for other business. The Board had no further comments.

FOURTEENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Resident Mr. Joel Ogaris expressed interest in having the dog waste stations along Cunningham Road. He noted that he would rather see the dog waste stations than to see poop all over. Mr. Ogaris asked about a Facebook page. He also mentioned how lovely the lights were at the entrance. Mr. Ogaris expressed interest in having the trees at the entrance changed out because the existing trees, due to the hurricanes, were leaning considerably even after being straightened. Ms. Burns said they could look at possibly making the change. Mr. Ogaris mentioned cars being parked on the street. Ms. Burns stated that the areas are being patrolled, but if he sees vehicles parked, he should email her. Mr. Ogaris asked if a dog park would be built.

Ms. Sonia thanked Ms. Burns for answering her email so quickly. She stated that a parking sign was still on the ground. She added a thank you for the beautiful Christmas lights. She noted that everyone who visited her loved them, too. Ms. Sonia stated that she had lived in many places in the United States and had seen many pet waste stations. In her opinion, they are not worth it because people typically don't use them. She stated she didn't want one near any homes.

FIFTEENTH ORDER OF BUSINESS

Adjournment

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

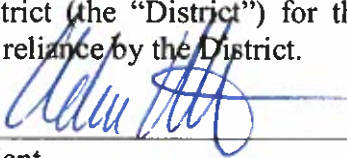
Prepared By:
Roy Van Wyk, Esq.
KILINSKI | VAN WYK PLLC
517 E. College Ave.
Tallahassee, Florida 32301

**LIMITED LIABILITY COMPANY
AFFIDAVIT FOR DEED**

STATE OF FLORIDA
COUNTY OF POIK

I, **Adam Rhinehart** (“Affiant”), on being duly sworn, state:

1. I am the manager of VMAR DEV, LLC, a Florida limited liability company (the “Manager”).
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 14th day of March, 2025, by Adam Rhinehart, as Manager of VMAR DEV, LLC, a Florida limited liability company.



(Official Notary Signature)

Name: Lindsey E Roden

Personally Known

OR Produced Identification _____

Type of Identification _____

[notary seal]

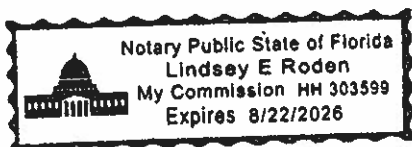


Exhibit A
LEGAL DESCRIPTION

TRACTS A, B, D, E, F, G, H, I, J, K, L, A-D, B-D, And C-D, and those certain rights-of-way titled, GIORGIO DRIVE, KAIA AVENUE, COSTELLO CIRCLE, OSTERO STREET, KHLOE COURT, AND BRYSON BOULEVARD as depicted on the plat titled "VILLAMAR PHASE 6 AND 6D," together with all Drainage, Utility and Access Easements recorded in Plat Book 203, Page 8, et seq. of the public Records of Polk County, Florida.

This instrument was prepared by, and upon recording, should be returned to:

Lauren Gentry, Esq.
KILINSKI | VAN WYK PLLC
517 E. College Avenue
Tallahassee, FL 32301

Parcel ID: 26-29-15-688505004593 and 262915688505004521

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the ___ day of _____, 2025, by **Clayton Properties Group, Inc.**, a Tennessee corporation d/b/a Highland Homes, with offices located at 3020 South Florida Avenue, Suite 101, Lakeland, Florida, 33803 (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” 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:

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), and other good and valuable consideration to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and conveyed to Grantee, and Grantee's successors and assigns, forever, the land lying and being in the County of Polk, State of Florida, as more particularly described below (“**Property**”):

TRACT C and those certain rights-of-way titled, SYLAS JAX AVENUE, RAPALLO AVENUE, SAN MARCO WAY, AND LAUREL OAK LANE, as identified on the Plat of VillaMar Phase 6 and 6D together with all Drainage, Utility and Access Easements, as recorded in Plat Book 203, Pages 7-17, of the Public Records of Polk County, Florida.

SUBJECT, HOWEVER, to the following encumbrances and restrictions: (i) all applicable governmental regulations; and (ii) all matters, restrictions, easements, limitations, reservations and covenants of record, if any, but this reference shall not operate to re-impose same;

TOGETHER, with all tenements, hereditaments, and appurtenances thereto belonging or in any way appertaining;

TO HAVE AND TO HOLD unto Grantee and Grantee's successors and assigns in fee simple forever.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property and hereby warrants the title to the Property, subject to the foregoing encumbrances and restrictions, and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor. Grantor further warrants

that it has, and will in the future, fully comply with the provisions of Section 196.295, *Florida Statutes*, in relation to this transfer of title.

GRANT OF EASEMENTS

AND FURTHER WITNESS THAT GRANTOR, for good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, hereby further remises, releases and quit-claims to Grantee forever, the following non-exclusive, perpetual easement rights which the Grantor has, if any, as more particularly described below (“**Easements**”):

Those certain Drainage Easements and Drainage and Access for Maintenance Easements, as identified on the Plat for VillaMar Phase 6 and 6D as recorded in Plat Book 203, Pages 7-17, of the Public Records of Polk County, Florida.

And with respect to the foregoing, the rights of ingress and egress over, across, upon, and through the Easement Areas, as well as rights of installing, constructing, operating, maintaining, repairing and replacing utilities, stormwater, landscaping, irrigation, wetland and/or other District improvements that comprise the District’s capital improvement plan.

TO HAVE AND TO HOLD the same 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 re-impose the same. Grantor agrees and covenants that it has not and shall not grant or exercise any rights that are materially inconsistent with, or which materially interfere with, the rights herein granted to the District.

RESERVATION OF EASEMENTS

Grantor hereby reserves unto itself and its successors and assigns, and, to the extent required, Grantee by acceptance hereby gives and grants unto Grantor and its successors and assigns, non-exclusive easements for ingress and egress over, upon and across the Property conveyed hereby, together with the rights to maintain, repair, plant, mow, cultivate, irrigate, improve and care for all landscaping and related aesthetic features, and the right to maintain, repair and replace and improve any improvements now or hereafter located on the Property including, but not limited to, sidewalks, trails and related features; provided, however, that Grantor’s reservation of rights hereunder shall not be deemed to impose any obligations on Grantor to maintain, repair or replace any part of the Property or improvements located thereon.

[Signatures on following page]

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

WITNESS

CLAYTON PROPERTIES GROUP, INC., a
Tennessee corporation

By: _____
Name: _____
Address:
3020 South Florida Avenue, Suite 101,
Lakeland, Florida, 33803

By: _____
Name: D. Joel Adams
Title: Vice President
Address:
3020 South Florida Avenue, Suite 101,
Lakeland, Florida, 33803

By: _____
Name: _____
Address:
3020 South Florida Avenue, Suite 101,
Lakeland, Florida, 33803

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 2025, by D. Joel Adams, as Vice President of Clayton Properties Group, Inc., and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(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 stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

ACCEPTANCE BY GRANTEE

By execution of this Special Warranty Deed, Grantee does hereby accept this conveyance, subject to the foregoing covenants, conditions, and restrictions, and agrees that it and the Property are subject to all matters hereinabove set forth. Grantee further agrees to comply with all terms, covenants, conditions, and restrictions provided in this Special Warranty Deed.

Dated this ____ day of _____, 2025.

Signed, sealed and delivered
in the presence of:

Witnesses:

Lindsey E Roden
Name: Lindsey Roden
Address:
346 East Central Ave.
Winter Haven, FL 33880

Jessica Spencer
Name: Jessica Spencer
Address:
346 East Central Ave.
Winter Haven, FL 33880

VILLAMAR COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established under Chapter 190 of the Florida Statutes

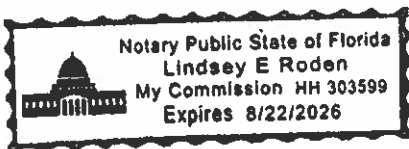
By: Lauren O. Schwenk
Chairperson, Board of Supervisors
Address:
346 East Central Ave.
Winter Haven, FL 33880

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 17th day of March 2025, by Lauren O. Schwenk, as Chairperson of the Board of Supervisors of the Villamar Community Development District, who is personally known to me.

[notary seal]

Lindsey E Roden
(Official Notary Signature)
Name: Lindsey E Roden
Personally Known
OR Produced Identification _____
Type of Identification _____



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF POLK

BEFORE ME, the undersigned authority, personally appeared Adam Rhinehart ("Affiant") as Manager of VMAR DEV, 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:

1. That Affiant knows of his own knowledge that VMAR DEV, LLC is the owner of the fee simple title in and to certain lands located in Polk County, Florida described as follows:

TRACTS A, B, D, E, F, G, H, I, J, K, L, A-D, B-D, And C-D, and those certain rights-of-way titled, GIORGIO DRIVE, KAIA AVENUE, COSTELLO CIRCLE, OSTERO STREET, KHLOE COURT, AND BRYSON BOULEVARD as depicted on the plat titled "VILLAMAR PHASE 6 AND 6D," together with all Drainage, Utility and Access Easements recorded in Plat Book 203, Page 8, et seq. of the public Records of Polk County, Florida.

2. 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.

3. Affiant knows of no facts by reason of which the title to, or possession of, the Property might be disputed or questioned, or by reason of which any claim to any part of the Property might be asserted adversely.

4. 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.

5. 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.


6. 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.

7. 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.

8. 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.

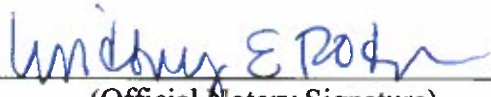
9. Affiant further states that he is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read the full facts set forth in this Affidavit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

FURTHER AFFIANT SAYETH NOT.

By: 
Adam Rhinehart
Manager, VMAR DEV, LLC

Date: 3/14/25

SWORN TO AND SUBSCRIBED before me by means of physical presence or online notarization this 14th day of March, 2025, by Adam Rhinehart, as Manager of VMAR DEV, LLC, a Florida limited liability company, on behalf of company.


(Official Notary Signature)
Name: Lindsey E Roden
Personally Known
OR Produced Identification _____
Type of Identification _____

[notary seal]



PREPARED BY AND RETURN TO:

Roy Van Wyk, Esquire
KE LAW GROUP, PLLC
P.O. Box 6386
Tallahassee, Florida 323314

Parcel ID# 262915688505004500, 262915688505004510, 262915688505004530, 262915688505004540, 262915688505004550, 262915688505004560, 262915688505004570, 262915688505004480, 262915688505004490, 262915688505004591

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed as of this _____ day of _____, 2025, by **VMAR DEV, LLC**, a Florida limited liability company, with a mailing address of 346 E. Central Avenue, Winter Haven, Florida 33880 (hereinafter called the “grantor”), in favor of **VILLAMAR COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government, with a mailing address of 219 East Livingston Street, Orlando, Florida 32801 (hereinafter called the “grantee”).

[Wherever used herein, the terms “grantor” and “grantee” shall include the singular and plural, heirs, legal representatives, successors and assigns of individuals, and the successors and assigns of corporations, as the context requires.]

WITNESSETH:

That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Polk County, Florida, further described as:

TRACTS A, B, D, E, F, G, H, I, J, K, L, A-D, B-D, And C-D, and those certain rights-of-way titled, GIORGIO DRIVE, KAIA AVENUE, COSTELLO CIRCLE, OSTERO STREET, KHLOE COURT, AND BRYSON BOULEVARD as depicted on the plat titled “VILLAMAR PHASE 6 AND 6D,” together with all Drainage, Utility and Access Easements recorded in Plat Book 203, Page 8, et seq. of the public Records of Polk County, Florida.

Subject to restrictions, covenants, conditions and easements, of record; however, reference hereto shall not be deemed to reimpose same.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

Note to Recorder: This deed conveys unencumbered property to a local unit of special-purpose government for no taxable consideration. Accordingly, pursuant to Rule 12B-4.014, F.A.C., only minimal documentary stamp tax is being paid hereon.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons or entities whomsoever claiming by, through or under grantor.

Grantor represents that grantor has complied with the requirements of Section 196.295, Florida Statutes.

GRANT OF EASEMENTS

AND FURTHER WITNESS THAT GRANTOR, for good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, hereby further remises, releases and quit-claims to Grantee forever, the following non-exclusive, perpetual easement rights which the Grantor has, if any, as more particularly described below (“Easements”):

Those certain Drainage Easements and Drainage and Access for Maintenance Easements, as identified on the Plat for VillaMar Phase 6 and 6D as recorded in Plat Book 203, Pages 7-17, of the Public Records of Polk County, Florida.

And with respect to the foregoing, the rights of ingress and egress over, across, upon, and through the Easement Areas, as well as rights of installing, constructing, operating, maintaining, repairing and replacing utilities, stormwater, landscaping, irrigation, wetland and/or other District improvements that comprise the District’s capital improvement plan.

TO HAVE AND TO HOLD the same 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 re-impose the same. Grantor agrees and covenants that it has not and shall not grant or exercise any rights that are materially inconsistent with, or which materially interfere with, the rights herein granted to the District.

RESERVATION OF EASEMENTS

Grantor hereby reserves unto itself and its successors and assigns, and, to the extent required, Grantee by acceptance hereby gives and grants unto Grantor and its successors and assigns, non-exclusive easements for ingress and egress over, upon and across the Property conveyed hereby, together with the rights to maintain, repair, plant, mow, cultivate, irrigate, improve and care for all landscaping and related aesthetic features, and the right to maintain, repair and replace and improve any improvements now or hereafter located on the Property including, but not limited to, sidewalks, trails and related features; provided, however, that Grantor’s reservation of rights hereunder shall not be deemed to impose any obligations on Grantor to maintain, repair or replace any part of the Property or improvements located thereon.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed as of the day and year first written above.

“GRANTOR”

Signed, sealed and delivered
in the presence of:

VMAR DEV, LLC
a Florida limited liability company

Lindsey Roden
Print Name: Lindsey Roden

Adam Rhinehart
By: Adam Rhinehart
Its: Manager

Jessica Spencer
Print Name: Jessica Spencer

STATE OF FLORIDA
COUNTY OF POIK

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 14th day of MARCH, 2025, by Adam Rhinehart, as Manager of VMAR Dev, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or who has produced _____ (type of identification) as identification.

Lindsey E Roden
NOTARY PUBLIC, STATE OF FLORIDA

Lindsey E Roden
(Print, Type or Stamp Commissioned Name of Notary Public)



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

ACCEPTANCE BY GRANTEE

By execution of this Special Warranty Deed, Grantee does hereby accept this conveyance, subject to the foregoing covenants, conditions, and restrictions, and agrees that it and the Property are subject to all matters hereinabove set forth. Grantee further agrees to comply with all terms, covenants, conditions, and restrictions provided in this Special Warranty Deed.

Dated this ____ day of _____, 2025.

Signed, sealed and delivered
in the presence of:

Witnesses:

Lindsey Roden
Name: Lindsey Roden

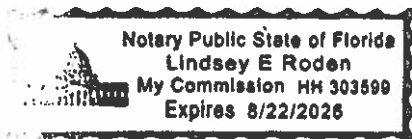
Jessica Sporer
Name: Jessica Sporer

**VILLAMAR COMMUNITY
DEVELOPMENT DISTRICT**, a local unit of
special-purpose government established under
Chapter 190 of the Florida Statutes

By: Lauren O. Schwenk
Print Name: Lauren O. Schwenk
Title: Chairman, Board of Supervisors

STATE OF FLORIDA
COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 17th day of March, 2025, by Lauren O. Schwenk, as Chairperson of the Board of Supervisors of the VillaMar Community Development District. He is personally known to me or has produced _____ (type of identification) as identification.



Lindsey E. Roden
(Official Notary Signature & Seal)
Name: Lindsey E. Roden
Personally Known
OR Produced Identification _____
Type of Identification _____

SECTION V

REBATE REPORT

\$6,500,000

VillaMar Community Development District

(City of Winter Haven, Florida)

Special Assessment Bonds, Series 2020

Dated: November 24, 2020
Delivered: November 24, 2020

Rebate Report to the Computation Date
November 24, 2028
Reflecting Activity To
December 31, 2024



AMTEC

TABLE OF CONTENTS

AMTEC Opinion	3
Summary of Rebate Computations	4
Summary of Computational Information and Definitions	5
Methodology	7
Sources and Uses	8
Proof of Arbitrage Yield	9
Bond Debt Service Schedule	11
Arbitrage Rebate Calculation Detail Report – Acquisition & Construction Account	13
Arbitrage Rebate Calculation Detail Report – Reserve Account	16
Arbitrage Rebate Calculation Detail Report – Interest Account	18
Arbitrage Rebate Calculation Detail Report – Rebate Computation Credits	19



AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

February 14, 2025

VillaMar Community Development District
c/o Ms. Katie Costa
Director of Operations – Accounting Division
Government Management Services – CF, LLC
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

Re: \$6,500,000 VillaMar Community Development District (City of Winter Haven, Florida), Special Assessment Bonds, Series 2020

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the “Bonds”) at the request of the VillaMar Community Development District (the “District”).

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled our next Report as of November 30, 2025. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the November 24, 2028 Computation Date
Reflecting Activity from November 24, 2020 through December 31, 2024

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Account	0.096597%	2,823.65	(145,755.20)
Reserve Account	1.908231%	19,801.18	(25,508.97)
Interest Account	0.004787%	2.23	(2,394.87)
Totals	0.562056%	\$22,627.06	\$(173,659.04)
Bond Yield	3.859681%		
Rebate Computation Credits			(9,412.82)
Net Rebatable Arbitrage			\$(183,071.86)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatable Arbitrage, investment activity is reflected from November 24, 2020, the date of the closing, to December 31, 2024, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of November 24, 2028.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between November 24, 2020 and December 31, 2024, the District made periodic payments into the Interest, Sinking and Prepayment Accounts (collectively, the "Debt Service Fund") that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

6. In accordance with Page C-1 of the Arbitrage and Tax Certificate, Exhibit C (Arbitrage Rebate Covenants) the first (initial) Computation Date must be within 60 days of the end of the third Bond Year. After the first required payment date (Computation Date) the District must consistently treat either the last day of each Bond Year or the last day of each fifth Bond Year as the (subsequent) Computation Date(s). Therefore, for purposes of the arbitrage calculation, the first Computation Date is December 31, 2024.

DEFINITIONS

7. Computation Date

November 24, 2028.

8. Computation Period

The period beginning on November 24, 2020, the date of the closing, and ending on December 31, 2024.

9. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

10. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

11. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

12. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

13. Rebtable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

14. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

Accounts	Account Number
Revenue	272911000
Interest	272911001
Sinking	272911002
Reserve	272911003
Prepayment	272911004
Acquisition & Construction	272911005

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of December 31, 2024, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to November 24, 2028. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on November 24, 2028, is the Rebatable Arbitrage.

\$6,500,000
VillaMar Community Development District
(City of Winter Haven, Florida)
Special Assessment Bonds, Series 2020
Delivered: November 24, 2020

Sources of Funds

Par Amount	\$6,500,000.00
Total	\$6,500,000.00

Uses of Funds

Acquisition & Construction Account	\$5,711,393.35
Reserve Account	368,900.00
Interest Account	105,481.65
Costs of Issuance	184,225.00
Underwriter's Discount	130,000.00
Total	\$6,500,000.00

PROOF OF ARBITRAGE YIELD

\$6,500,000
 VillaMar Community Development District
 (City of Winter Haven, Florida)
 Special Assessment Bonds, Series 2020

Date	Debt Service	Present Value to 11/24/2020 @ 3.8596813563%
05/01/2021	105,481.65	103,737.62
11/01/2021	120,934.38	116,683.06
05/01/2022	245,934.38	232,796.23
11/01/2022	119,293.75	110,782.98
05/01/2023	249,293.75	227,125.24
11/01/2023	117,587.50	105,102.69
05/01/2024	252,587.50	221,494.61
11/01/2024	115,815.63	99,636.20
05/01/2025	250,815.63	211,691.40
11/01/2025	114,043.75	94,431.91
05/01/2026	254,043.75	206,373.74
11/01/2026	111,803.75	89,104.77
05/01/2027	256,803.75	200,791.16
11/01/2027	109,483.75	83,983.03
05/01/2028	259,483.75	195,276.83
11/01/2028	107,083.75	79,061.09
05/01/2029	262,083.75	189,835.73
11/01/2029	104,603.75	74,333.36
05/01/2030	264,603.75	184,472.30
11/01/2030	102,043.75	69,794.34
05/01/2031	267,043.75	179,190.46
11/01/2031	98,950.00	65,139.88
05/01/2032	268,950.00	173,700.61
11/01/2032	95,762.50	60,676.97
05/01/2033	275,762.50	171,420.32
11/01/2033	92,387.50	56,342.87
05/01/2034	277,387.50	165,963.00
11/01/2034	88,918.75	52,193.50
05/01/2035	278,918.75	160,619.93
11/01/2035	85,356.25	48,223.16
05/01/2036	285,356.25	158,163.55
11/01/2036	81,606.25	44,375.28
05/01/2037	286,606.25	152,898.06
11/01/2037	77,762.50	40,699.14
05/01/2038	292,762.50	150,324.26
11/01/2038	73,731.25	37,141.88
05/01/2039	298,731.25	147,635.77
11/01/2039	69,512.50	33,703.31
05/01/2040	299,512.50	142,469.93
11/01/2040	65,200.00	30,426.68
05/01/2041	305,200.00	139,730.14
11/01/2041	60,400.00	27,129.46
05/01/2042	310,400.00	136,780.63
11/01/2042	55,400.00	23,950.32
05/01/2043	315,400.00	133,770.97
11/01/2043	50,200.00	20,888.27
05/01/2044	320,200.00	130,713.01
11/01/2044	44,800.00	17,942.14
05/01/2045	329,800.00	129,582.23
11/01/2045	39,100.00	15,071.98
05/01/2046	334,100.00	126,348.06
11/01/2046	33,200.00	12,317.68
05/01/2047	338,200.00	123,101.41
11/01/2047	27,100.00	9,677.37
05/01/2048	347,100.00	121,602.18
11/01/2048	20,700.00	7,114.69
05/01/2049	350,700.00	118,255.08

PROOF OF ARBITRAGE YIELD

\$6,500,000
 VillaMar Community Development District
 (City of Winter Haven, Florida)
 Special Assessment Bonds, Series 2020

Date	Debt Service	Present Value to 11/24/2020 @ 3.8596813563%
11/01/2049	14,100.00	4,664.46
05/01/2050	359,100.00	116,545.83
11/01/2050	7,200.00	2,292.52
05/01/2051	367,200.00	114,704.73
	11,213,644.17	6,500,000.00

Proceeds Summary

Delivery date	11/24/2020
Par Value	6,500,000.00
Target for yield calculation	6,500,000.00

BOND DEBT SERVICE

\$6,500,000

VillaMar Community Development District

(City of Winter Haven, Florida)

Special Assessment Bonds, Series 2020

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/24/2020					
05/01/2021			105,481.65	105,481.65	105,481.65
11/01/2021			120,934.38	120,934.38	
05/01/2022	125,000	2.625%	120,934.38	245,934.38	366,868.76
11/01/2022			119,293.75	119,293.75	
05/01/2023	130,000	2.625%	119,293.75	249,293.75	368,587.50
11/01/2023			117,587.50	117,587.50	
05/01/2024	135,000	2.625%	117,587.50	252,587.50	370,175.00
11/01/2024			115,815.63	115,815.63	
05/01/2025	135,000	2.625%	115,815.63	250,815.63	366,631.26
11/01/2025			114,043.75	114,043.75	
05/01/2026	140,000	3.200%	114,043.75	254,043.75	368,087.50
11/01/2026			111,803.75	111,803.75	
05/01/2027	145,000	3.200%	111,803.75	256,803.75	368,607.50
11/01/2027			109,483.75	109,483.75	
05/01/2028	150,000	3.200%	109,483.75	259,483.75	368,967.50
11/01/2028			107,083.75	107,083.75	
05/01/2029	155,000	3.200%	107,083.75	262,083.75	369,167.50
11/01/2029			104,603.75	104,603.75	
05/01/2030	160,000	3.200%	104,603.75	264,603.75	369,207.50
11/01/2030			102,043.75	102,043.75	
05/01/2031	165,000	3.750%	102,043.75	267,043.75	369,087.50
11/01/2031			98,950.00	98,950.00	
05/01/2032	170,000	3.750%	98,950.00	268,950.00	367,900.00
11/01/2032			95,762.50	95,762.50	
05/01/2033	180,000	3.750%	95,762.50	275,762.50	371,525.00
11/01/2033			92,387.50	92,387.50	
05/01/2034	185,000	3.750%	92,387.50	277,387.50	369,775.00
11/01/2034			88,918.75	88,918.75	
05/01/2035	190,000	3.750%	88,918.75	278,918.75	367,837.50
11/01/2035			85,356.25	85,356.25	
05/01/2036	200,000	3.750%	85,356.25	285,356.25	370,712.50
11/01/2036			81,606.25	81,606.25	
05/01/2037	205,000	3.750%	81,606.25	286,606.25	368,212.50
11/01/2037			77,762.50	77,762.50	
05/01/2038	215,000	3.750%	77,762.50	292,762.50	370,525.00
11/01/2038			73,731.25	73,731.25	
05/01/2039	225,000	3.750%	73,731.25	298,731.25	372,462.50
11/01/2039			69,512.50	69,512.50	
05/01/2040	230,000	3.750%	69,512.50	299,512.50	369,025.00
11/01/2040			65,200.00	65,200.00	
05/01/2041	240,000	4.000%	65,200.00	305,200.00	370,400.00
11/01/2041			60,400.00	60,400.00	
05/01/2042	250,000	4.000%	60,400.00	310,400.00	370,800.00
11/01/2042			55,400.00	55,400.00	
05/01/2043	260,000	4.000%	55,400.00	315,400.00	370,800.00
11/01/2043			50,200.00	50,200.00	
05/01/2044	270,000	4.000%	50,200.00	320,200.00	370,400.00
11/01/2044			44,800.00	44,800.00	
05/01/2045	285,000	4.000%	44,800.00	329,800.00	374,600.00
11/01/2045			39,100.00	39,100.00	
05/01/2046	295,000	4.000%	39,100.00	334,100.00	373,200.00
11/01/2046			33,200.00	33,200.00	
05/01/2047	305,000	4.000%	33,200.00	338,200.00	371,400.00
11/01/2047			27,100.00	27,100.00	
05/01/2048	320,000	4.000%	27,100.00	347,100.00	374,200.00
11/01/2048			20,700.00	20,700.00	
05/01/2049	330,000	4.000%	20,700.00	350,700.00	371,400.00

BOND DEBT SERVICE

\$6,500,000

VillaMar Community Development District
 (City of Winter Haven, Florida)
 Special Assessment Bonds, Series 2020

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2049			14,100.00	14,100.00	
05/01/2050	345,000	4.000%	14,100.00	359,100.00	373,200.00
11/01/2050			7,200.00	7,200.00	
05/01/2051	360,000	4.000%	7,200.00	367,200.00	374,400.00
	6,500,000		4,713,644.17	11,213,644.17	11,213,644.17

\$6,500,000
VillaMar Community Development District
(City of Winter Haven, Florida)
Special Assessment Bonds, Series 2020
Acquisition & Construction Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.859681%)
11/24/20	Beg Bal	-5,711,393.35	-7,754,674.94
11/25/20		170,829.35	231,919.84
11/25/20		23,822.70	32,341.96
12/11/20		73,998.26	100,290.32
12/21/20		4,112.00	5,567.11
12/21/20		2,312.00	3,130.14
01/05/21		6,000.00	8,111.14
01/05/21		3,000.00	4,055.57
01/06/21		105,450.44	142,538.75
01/13/21		3,000.00	4,052.13
01/13/21		6,327.00	8,545.93
01/29/21		455,310.03	613,947.22
02/04/21		750.50	1,011.45
02/04/21		3,000.00	4,043.10
02/05/21		54,986.00	74,096.76
02/25/21		18,624.00	25,043.65
02/25/21		7,863.00	10,573.36
02/25/21		3,715.56	4,996.31
02/25/21		671.00	902.29
02/25/21		3,000.00	4,034.09
02/25/21		105,738.00	142,185.67
02/25/21		103,340.62	138,961.92
02/25/21		84,229.85	113,263.70
02/25/21		455.13	612.01
03/02/21		10,000.00	13,436.99
03/09/21		3,000.00	4,028.10
03/15/21		819.25	1,099.31
03/15/21		3,500.00	4,696.46
03/16/21		15,085.00	20,239.58
03/16/21		419,674.95	563,078.95
03/18/21		500,801.86	671,784.44
03/18/21		3,000.00	4,024.25
04/01/21		5,843.00	7,827.09
04/01/21		16,794.41	22,497.24
04/15/21		8,814.14	11,789.59
04/15/21		154.00	205.99
04/15/21		148,255.81	198,303.57
04/28/21		13,179.32	17,604.04
04/28/21		384,074.94	513,021.11
04/28/21		3,000.00	4,007.20
04/28/21		3,000.00	4,007.20
04/28/21		3,000.00	4,007.20
05/05/21		41,256.50	55,066.67
05/05/21		3.15	4.20
05/10/21		21,744.73	29,008.14
05/10/21		315.00	420.22
05/10/21		322.50	430.22
05/10/21		434,976.65	580,272.23

\$6,500,000
 VillaMar Community Development District
 (City of Winter Haven, Florida)
 Special Assessment Bonds, Series 2020
 Acquisition & Construction Account

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.859681%)
05/10/21		3,000.00	4,002.09
05/11/21		71,867.27	95,862.97
05/11/21		7,858.75	10,482.70
05/21/21		56,450.00	75,218.12
05/26/21		11,445.82	15,243.15
06/01/21		4,591.25	6,111.23
06/07/21		20,725.95	27,569.89
06/07/21		13,493.94	17,949.79
06/07/21		3,000.00	3,990.63
06/16/21		342,765.39	455,514.85
06/16/21		19,805.50	26,320.33
06/16/21		3,000.00	3,986.82
06/16/21		26,200.00	34,818.24
06/25/21		3.15	4.18
06/25/21		269,413.88	357,693.02
07/01/21		12,450.51	16,519.65
07/01/21		3,000.00	3,980.48
07/01/21		1,412.50	1,874.14
07/09/21		14,039.25	18,611.82
07/09/21		3,000.00	3,977.10
07/09/21		962.50	1,275.99
07/16/21		10,950.00	14,505.61
07/23/21		3,000.00	3,971.19
08/02/21		168,393.64	222,694.66
08/11/21		589.00	778.19
08/11/21		3,000.00	3,963.60
09/01/21		32,729.00	43,149.86
09/01/21		6,037.00	7,959.17
09/01/21		11,926.64	15,724.06
09/01/21		980.75	1,293.02
09/01/21		975.00	1,285.44
09/01/21		3,000.00	3,955.20
09/02/21		495,876.96	653,693.99
09/07/21		4,060.55	5,350.01
09/07/21		609.54	803.10
09/07/21		846.25	1,114.98
09/07/21		78,941.09	104,009.52
09/13/21		27,985.92	36,849.61
09/27/21		413.45	543.59
09/27/21		1,960.25	2,577.26
09/27/21		3,000.00	3,944.29
09/27/21		120.00	157.77
10/13/21		26,147.70	34,319.68
10/13/21		5,683.20	7,459.38
10/13/21		828.25	1,087.10
10/13/21		1,550.00	2,034.42
10/13/21		224,080.80	294,113.08
10/13/21		3,000.00	3,937.59

\$6,500,000
VillaMar Community Development District
(City of Winter Haven, Florida)
Special Assessment Bonds, Series 2020
Acquisition & Construction Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.859681%)
10/13/21		7,500.00	9,843.99
10/22/21		2,163.95	2,837.54
10/27/21		-568.98	-745.69
11/12/21		-20.02	-26.20
11/15/21		13,000.00	17,005.02
11/15/21		80.00	104.65
11/15/21		3,039.75	3,976.23
11/15/21		1,750.00	2,289.14
11/15/21		320,159.50	418,793.85
11/15/21		3,000.00	3,924.24
11/15/21		850.00	1,111.87
11/15/21		156.25	204.39
11/19/21		1,750.00	2,288.17
11/19/21		3,000.00	3,922.57
11/19/21		3,000.00	3,922.57
11/19/21		38,015.00	49,705.50
12/14/21		20.00	26.08
12/14/21		3,250.00	4,238.18
12/23/21		3,400.00	4,429.56
02/02/22		2,307.55	2,993.88
02/02/22		900.00	1,167.68
03/15/22		16,327.62	21,087.38
04/13/22		2,156.56	2,776.96
04/22/22		-184,450.00	-237,285.91
06/24/22		-336,168.00	-429,625.75
07/12/22		98,566.22	125,727.97
07/15/22		136,496.33	174,054.97
07/18/22		2,163.95	2,758.51
07/19/22		-2,163.95	-2,758.22
09/08/22		487.00	617.52
09/08/22		700.00	887.60
10/03/22		493.96	624.68
10/11/22		171.00	216.07
11/17/22		286,362.01	360,457.76
11/21/22		-286,362.01	-360,304.68
11/21/22		286,362.01	360,304.68

11/24/28	TOTALS:	2,823.65	-145,755.20

ISSUE DATE:	11/24/20	REBATABLE ARBITRAGE:	-145,755.20
COMP DATE:	11/24/28	NET INCOME:	2,823.65
BOND YIELD:	3.859681%	TAX INV YIELD:	0.096597%

\$6,500,000
VillaMar Community Development District
(City of Winter Haven, Florida)
Special Assessment Bonds, Series 2020
Reserve Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.859681%)
11/24/20	Beg Bal	-368,900.00	-500,875.95
12/02/20		0.42	0.57
01/05/21		1.88	2.54
02/02/21		1.88	2.53
03/02/21		1.70	2.28
04/02/21		1.88	2.52
05/04/21		1.83	2.44
06/02/21		1.88	2.50
07/02/21		1.81	2.40
08/03/21		1.88	2.49
09/02/21		1.89	2.49
10/04/21		1.81	2.38
11/02/21		1.88	2.46
12/02/21		1.82	2.38
12/30/21		0.04	0.05
01/04/22		1.88	2.45
02/02/22		1.88	2.44
03/02/22		1.69	2.19
04/04/22		1.89	2.44
04/22/22		184,450.00	237,285.91
05/03/22		1.54	1.98
06/02/22		46.50	59.57
07/05/22		106.18	135.54
08/02/22		185.37	235.95
09/02/22		279.24	354.30
10/04/22		318.99	403.37
11/02/22		417.80	526.74
12/02/22		509.17	639.90
01/04/23		575.25	720.49
02/02/23		612.49	764.85
03/02/23		587.07	730.78
04/04/23		663.62	823.27
05/02/23		670.13	828.87
06/02/23		729.03	898.86
07/05/23		713.56	876.71
08/02/23		745.54	913.38
09/05/23		774.09	945.04
10/03/23		749.61	912.43
11/02/23		776.12	941.80
12/04/23		752.84	910.45
12/22/23		0.18	0.22
01/02/24		777.69	937.71
02/02/24		773.95	930.23
03/04/24		720.99	863.64
03/22/24		0.01	0.01
04/02/24		769.11	918.54
05/02/24		742.68	884.16
06/04/24		767.81	910.97

\$6,500,000
 VillaMar Community Development District
 (City of Winter Haven, Florida)
 Special Assessment Bonds, Series 2020
 Reserve Account

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.859681%)
07/02/24		742.82	878.71
08/02/24		766.51	903.84
09/04/24		763.37	897.09
10/02/24		713.74	836.27
11/04/24		696.27	813.04
12/03/24		650.15	756.85
12/31/24	Bal	184,450.00	214,106.16
12/31/24	Acc	671.82	779.84

11/24/28	TOTALS:	19,801.18	-25,508.97

ISSUE DATE:	11/24/20	REBATABLE ARBITRAGE:	-25,508.97
COMP DATE:	11/24/28	NET INCOME:	19,801.18
BOND YIELD:	3.859681%	TAX INV YIELD:	1.908231%

\$6,500,000
 VillaMar Community Development District
 (City of Winter Haven, Florida)
 Special Assessment Bonds, Series 2020
 Interest Account

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.859681%)
11/24/20	Beg Bal	-105,481.65	-143,218.28
12/02/20		0.12	0.16
01/05/21		0.54	0.73
02/02/21		0.54	0.73
03/02/21		0.49	0.66
04/02/21		0.54	0.72
05/03/21		-0.01	-0.01
05/03/21		105,481.66	140,820.42

11/24/28	TOTALS:	2.23	-2,394.87

ISSUE DATE: 11/24/20 REBATABLE ARBITRAGE: -2,394.87
 COMP DATE: 11/24/28 NET INCOME: 2.23
 BOND YIELD: 3.859681% TAX INV YIELD: 0.004787%

\$6,500,000
 VillaMar Community Development District
 (City of Winter Haven, Florida)
 Special Assessment Bonds, Series 2020
 Rebate Computation Credits

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.859681%)
11/24/21		-1,780.00	-2,326.16
11/24/22		-1,830.00	-2,301.80
11/24/23		-1,960.00	-2,372.85
11/24/24		-2,070.00	-2,412.02

11/24/28	TOTALS:	-7,640.00	-9,412.82

ISSUE DATE: 11/24/20 REBATABLE ARBITRAGE: -9,412.82
 COMP DATE: 11/24/28
 BOND YIELD: 3.859681%

SECTION VI



POLK COUNTY PROPERTY APPRAISER

Revised 01/2025
ADA Compliant

2025 Data Sharing and Usage Agreement

This Data Sharing and Usage Agreement, hereinafter referred to as "Agreement," establishes the terms and conditions under which the _____ hereinafter referred to as "agency," can acquire and use Polk County Property Appraiser data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

In accordance with the terms and conditions of this Agreement, the agency agrees to protect confidential data in accordance with [FS 282.3185](#) and [FS 501.171](#) and adhere to the standards set forth within these statutes.

For the purposes of this Agreement, all data is provided. It is the responsibility of the agency to apply all statutory guidelines relative to confidentiality and personal identifying information.

The confidentiality of personal identifying information including: names, mailing address and OR Book and Pages pertaining to parcels owned by individuals that have received exempt / confidential status, hereinafter referred to as "confidential data," will be protected as follows:

1. The **agency** will not release **confidential data** that may reveal identifying information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the **confidential data** in the results of data analysis (including maps) in any manner that would reveal personal identifying information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all state laws and regulations governing the confidentiality and exempt status of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to **confidential data** is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to **confidential data** is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying information is released.
6. The **agency** agrees to comply with all regulations for the security of confidential personal information as defined in [FS 501.171](#).
7. The **agency**, when defined as "local government" by [FS 282.3185](#), is required to adhere to all cybersecurity guidelines when in possession of data provided or obtained from the Polk County Property Appraiser.

The term of this Agreement shall commence on **January 1, 2025**, and shall run until **December 31, 2025**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually to ensure all responsible parties are aware of and maintain the terms and conditions of this Data Sharing and Usage Agreement.

In witness of their agreement to the terms above, the parties or their authorized agents hereby affix their signatures.

POLK COUNTY PROPERTY APPRAISER

Signature: Neil Combee

Print: Neil Combee

Title: Polk County Property Appraiser

Date: January 7, 2025

Agency: _____

Signature: _____

Print: _____

Title: _____

Date: _____

Please email the signed agreement to pataxroll@polk-county.net.

SECTION VII

CONTRACT AGREEMENT

This Agreement made and entered into on Monday, January 13, 2025 by and between the Villamar Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Neil Combee, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section [197.3632](#) Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2025 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Villamar Community Development District.
3. The term of this Agreement shall commence on January 1, 2025 or the date signed below, whichever is later, and shall run until December 31, 2025, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section [197.3632](#) & [190.021](#) Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2025 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 11, 2025**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Monday, September 15, 2025**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2025 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2025 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Monday, September 15, 2025** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

The Special District shall indemnify and hold harmless, to the extent permitted by Florida law and without waiving its right of any applicable sovereign immunity, the Property Appraiser and all respective officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the Property Appraiser and all respective officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the negligent or intentional acts or omissions of the Special District or its employees, agents, servants, partners, principals, or subcontractors arising out of, relating to, or resulting from the performance of the Agreement. The Special District shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Property Appraiser where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon.

EXECUTED By:

Special District Representative

Print name

Title

Date

Neil Combee
Polk County Property Appraiser
By:



Neil Combee, Property Appraiser

SECTION VIII

SECTION C

*Item will be
provided under
separate cover.*

SECTION 1

*Item will be
provided under
separate cover.*

SECTION D

SECTION 1

VillaMar
COMMUNITY DEVELOPMENT DISTRICT

Check Register
Fiscal Year 2025

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
<u>Truist Bank</u>		
December 2024	Check# 803 - 825	\$101,601.81
January 2025	Check# 826 - 839	\$66,997.86
February 2025	Check# 840 - 865	\$2,219,112.00
TOTAL		\$2,387,711.67

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/04/24	00034	11/19/24 13730	202411 330-53800-48500	JANITORIAL SVCS - NOV 24	*	450.00	
		11/19/24 13730	202411 330-53800-48500	TRASH COLLECT - NOV 24	*	300.00	
		11/19/24 13730	202411 330-53800-48500	TRASH MAIL COLLECT NOV 24	*	100.00	
							850.00 000803
12/04/24	00009	10/31/24 297	202410 320-53800-47400	OCT 24 - GENERAL MAINT	*	971.99	
		10/31/24 298	202410 330-57200-49000	AMENITY HURRICANE PREP	*	1,200.00	
		10/31/24 299	202410 320-53800-49000	HURRICANE FENCE REPAIRS	*	3,400.00	
							5,571.99 000804
12/04/24	00039	11/17/24 10704	202410 310-51300-31500	GENERAL COUNSEL - OCT 24	*	1,047.50	
							1,047.50 000805
12/04/24	00045	12/01/24 25676	202412 330-53800-48100	POOL MAINTENANCE - DEC 24	*	2,730.00	
							2,730.00 000806
12/04/24	00041	12/01/24 PSI12940	202412 320-53800-47000	LAKE MAINTENANCE - DEC 24	*	1,082.00	
		12/01/24 PSI12940	202412 320-53800-47000	POND MAINTENANCE - DEC 24	*	856.00	
							1,938.00 000807
12/04/24	00114	12/04/24 12042024	202412 300-20700-10000	ON ROLL-DEBT SVC 2019	*	12,551.98	
							12,551.98 000808
12/04/24	00115	12/04/24 12042024	202412 300-20700-10000	ON ROLL-DEBT SVC 2020	*	11,472.88	
							11,472.88 000809
12/04/24	00116	12/04/24 12042024	202412 300-20700-10000	ON ROLL-DEBT SVC 2022 PH3	*	4,318.23	
							4,318.23 000810
12/04/24	00117	12/04/24 12042024	202412 300-20700-10000	ON ROLL-DEBT SVC 2022 PH4	*	7,766.50	
							7,766.50 000811

VMCD VILLAMAR CDD SNEEROOA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/04/24	00118	12/04/24	12042024	202412	300	20700	10000		VILLAMAR CDD C/O USBANK	*	16,728.33	16,728.33	000812
12/23/24	00013	12/11/24	2025-53	202412	310	51300	49000		CITY OF WINTER HAVEN	*	27.13	27.13	000813
12/23/24	00067	12/16/24	12565	202412	330	53800	48700		EVENTS DONE BRIGHT	*	10,000.00	10,000.00	000814
12/23/24	00064	12/14/24	3912	202412	330	53800	48300		FLORIDA PATIO FURNITURE &	*	2,355.00	2,355.00	000815
12/23/24	00009	12/01/24	301	202412	310	51300	34000		GOVERNMENTAL MANAGEMENT SERVICES	*	3,718.75	7,407.31	000816
		12/01/24	301	202412	310	51300	35200			*	105.00		
		12/01/24	301	202412	310	51300	35100			*	157.50		
		12/01/24	301	202412	310	51300	31300			*	833.33		
		12/01/24	301	202412	330	57200	12000			*	625.00		
		12/01/24	301	202412	310	51300	51000			*	.18		
		12/01/24	301	202412	310	51300	42000			*	92.55		
		12/01/24	302	202412	320	53800	12000			*	1,875.00		
12/23/24	00039	12/07/24	11007	202411	310	51300	31500		KILINSKI / VAN WYK, PLLC	*	117.00	117.00	000817
12/23/24	00043	12/06/24	62973376	202412	330	57200	48100		MASSEY SERVICES INC.	*	50.00	50.00	000818
12/23/24	00015	12/01/24	15550	202412	320	53800	46200		PRINCE & SONS INC.	*	12,415.00	12,415.00	000819

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/23/24	00049	11/30/24	11969266	202411	320	53800	34500		SECURITY SERVICES - NOV24	*	3,254.96		
									SECURITAS SECURITY SERVICES USA, INC			3,254.96	000820
12/23/24	00010	12/18/24	BW121820	202412	310	51300	11000		SUPERVISOR FEES 12/18/24	*	200.00		
									BRIAN WALSH			200.00	000821
12/23/24	00069	12/18/24	EC121820	202412	310	51300	11000		SUPERVISOR FEES 12/18/24	*	200.00		
									EMILY CASSIDY			200.00	000822
12/23/24	00004	12/18/24	RH121820	202412	310	51300	11000		SUPERVISOR FEES 12/18/24	*	200.00		
									RENNIE HEATH			200.00	000823
12/23/24	00068	12/18/24	BH121820	202412	310	51300	11000		SUPERVISOR FEES 12/18/24	*	200.00		
									BOBBIE HENLEY			200.00	000824
12/23/24	00008	12/18/24	LS121820	202412	310	51300	11000		SUPERVISOR FEES 12/18/24	*	200.00		
									LAUREN SCHWENK			200.00	000825
1/10/25	00034	12/30/24	13959	202412	330	53800	48500		JANITORIAL SVCS - DEC 24	*	450.00		
		12/30/24	13959	202412	330	53800	48500		TRASH COLLECT - DEC 24	*	300.00		
		12/30/24	13959	202412	330	53800	48500		TRASH MAIL COLLECT DEC 24	*	100.00		
		12/30/24	13959	202412	330	53800	48500		PRESSURE WASH POOL DEC 24	*	550.00		
		12/30/24	13959	202412	330	53800	48500		DEEP CLEAN POOL FURNITURE	*	90.00		
									CSS CLEAN STAR SERVICES CENTRAL FL			1,490.00	000826
1/10/25	00009	11/30/24	305	202411	320	53800	47400		NOV 24 - GENERAL MAINT	*	4,770.87		
		1/01/25	306	202501	310	51300	34000		JAN 25 - MGMT FEES	*	3,718.75		
		1/01/25	306	202501	310	51300	35200		JAN 25 - WEBSITE ADMIN	*	105.00		
		1/01/25	306	202501	310	51300	35100		JAN 25 - INFORMATION TECH	*	157.50		
		1/01/25	306	202501	310	51300	31300		JAN 25 - DISSEMINATION	*	833.33		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/01/25	306	JAN 25	306	202501	330	330-57200	12000		AMENITY ACCESS	*	625.00		
1/01/25	306	JAN 25	306	202501	310	310-51300	51000		OFFICE SUPPLIES	*	2.71		
1/01/25	306	JAN 25	306	202501	310	310-51300	42000		POSTAGE	*	27.96		
1/01/25	307	JAN 25	307	202501	320	320-53800	12000		FIELD MGMT	*	1,875.00		
GOVERNMENTAL MANAGEMENT SERVICES												12,116.12	000827
1/10/25	00043	12/06/24	62973376	202501	330	330-57200	48100		PEST CONTROL - JAN 25	*	50.00		
MASSEY SERVICES INC.												50.00	000828
1/10/25	00070	12/11/24	2024-VIL	202412	320	320-53800	49000		REINST. COMMUN. PVC FENCE	*	7,476.00		
PINEAPPLE SERVICES LLC												7,476.00	000829
1/10/25	00015	1/01/25	15927	202501	320	320-53800	46200		LANDSCAPE MAINT - JAN 25	*	12,415.00		
PRINCE & SONS INC.												12,415.00	000830
1/10/25	00045	12/31/24	26043	202412	330	330-53800	48100		SHORTFALL OCT,NOV & DEC	*	560.00		
1/01/25	26004	1/01/25	26004	202501	330	330-53800	48100		POOL MAINTENANCE - JAN 25	*	2,730.00		
RESORT POOL SERVICES DBA												3,290.00	000831
1/10/25	00049	12/31/24	12002256	202412	320	320-53800	34500		SECURITY SERVICES - DEC24	*	3,254.96		
SECURITAS SECURITY SERVICES USA, INC												3,254.96	000832
1/10/25	00041	1/01/25	PSI13577	202501	320	320-53800	47000		LAKE MAINTENANCE - JAN 25	*	1,082.00		
1/01/25	PSI13577	1/01/25	PSI13577	202501	320	320-53800	47000		POND MAINTENANCE - JAN 25	*	856.00		
SOLITUDE LAKE MANAGEMENT SERVICES												1,938.00	000833
1/10/25	00019	12/24/24	7589613	202412	310	310-51300	32300		TRUSTEE FEES- S2020 FY25	*	4,040.63		
US BANK												4,040.63	000834
1/10/25	00027	1/01/25	01012025	202501	330	330-53800	48600		JAN 25 - POOL FURN. LEASE	*	1,396.08		
1/01/25	01012025	1/01/25	01012025	202501	330	330-53800	48600		JAN 25 - PLAYG.FURN LEASE	*	1,078.87		
WHFS, LLC												2,474.95	000835

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #	
1/21/25	00034	8/28/24	13066	202410	330	53800	48500			*	450.00			
			AUG 24						JANITORIAL SVCS					
		8/28/24	13066	202410	330	53800	48500			*	300.00			
			AUG 24						TRASH COLLECT.					
		8/28/24	13066	202410	330	53800	48500			*	100.00			
			AUG 24						MAIL TRASH COLL.					
		9/26/24	13287	202410	330	53800	48500			*	450.00			
			SEP 24						JANITORIAL SVCS					
		9/26/24	13287	202410	330	53800	48500			*	45.00			
			SEP 24						EXTRA DAY SVC.					
		9/26/24	13287	202410	330	53800	48500			*	300.00			
			SEP 24						TRASH COLLECT					
		9/26/24	13287	202410	330	53800	48500			*	100.00			
			SEP 24						MAIL TRASH COLL.					
												CSS CLEAN STAR SERVICES CENTRAL FL	1,745.00	000836
1/21/25	00039	1/13/25	11237	202412	310	51300	31500			*	2,008.91			
									GENERAL COUNSEL - DEC 24					
												KILINSKI / VAN WYK, PLLC	2,008.91	000837
1/21/25	00027	2/01/25	FEB25PLA	202502	330	53800	48600			*	1,078.87			
			FEB 25						PLAYG.FURN LEASE					
		2/01/25	FEB25POO	202502	330	53800	48600			*	1,396.07			
			FEB 25						POOL FURN. LEASE					
												WHFS, LLC	2,474.94	000838
1/24/25	00009	7/31/24	280	202407	320	53800	47400			*	9,660.91			
			JUL 24						GENERAL MAINT.					
		8/31/24	286	202408	320	53800	47400			*	2,562.44			
			AUG 24						GENERAL MAINT.					
												GOVERNMENTAL MANAGEMENT SERVICES	12,223.35	000839
2/11/25	00071	2/03/25	SURPLUS	202502	300	15100	10000			*	500,000.00			
			TXFR						SURPLUS TO SBA					
												STATE BOARD OF ADMINISTRATION	500,000.00	000840
2/12/25	00114	2/11/25	TAX REC	202502	300	20700	10000			*	377,463.83			
			TAX RECEIPTS						TSFR					
												VILLAMAR CDD C/O USBANK	377,463.83	000841
2/12/25	00115	2/11/25	TAX REC	202502	300	20700	10000			*	345,013.11			
			TAX RECEIPTS						TSFR					
												VILLAMAR CDD C/O USBANK	345,013.11	000842
2/12/25	00116	2/11/25	TAX REC	202502	300	20700	10000			*	129,858.21			
			TAX RECEIPTS						TSFR					
												VILLAMAR CDD C/O USBANK	129,858.21	000843
VMCD VILLAMAR CDD SNEEROOA														

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/12/25	00117	2/11/25 TAX REC	202502 300-20700-10000	TAX RECEIPTS TSFR	*	233,554.35	
				VILLAMAR CDD C/O USBANK			233,554.35 000844
2/12/25	00118	2/11/25 TAX REC	202502 300-20700-10000	TAX RECEIPTS TSFR	*	503,055.22	
				VILLAMAR CDD C/O USBANK			503,055.22 000845
2/12/25	00118	2/11/25 PPM7003	202502 300-20700-10000	CLAYTON PROP.PPM CK#12633	*	25,185.21	
				VILLAMAR CDD C/O USBANK			25,185.21 000846
2/12/25	00118	2/11/25 PPM7007	202502 300-20700-10000	CLAYTON PROP.PPM CK#13054	*	25,185.21	
				VILLAMAR CDD C/O USBANK			25,185.21 000847
2/18/25	00051	10/25/24 001739-0	202410 320-53800-43200	OCT 24 - WATER & SEWER	*	8,278.11	
				CITY OF WINTER HAVEN WATER DEPT.			8,278.11 000848
2/18/25	00051	10/01/24 DEPOSIT	202410 320-53800-43200	SEC. DEPOSIT #001739-002	*	6,327.28	
				CITY OF WINTER HAVEN WATER DEPT.			6,327.28 000849
2/20/25	00073	2/17/25 303-1	202502 330-57200-49000	MILTON- AMENITY ROOF REP.	*	5,074.52	
				AMERICAN ROOFING FL			5,074.52 000850
2/20/25	00034	1/28/25 14195	202501 330-53800-48500	JAN 25 - JANITORIAL SVCS	*	450.00	
		1/28/25 14195	202501 330-53800-48500	JAN 25 - TRASH COLLECT	*	300.00	
		1/28/25 14195	202501 330-53800-48500	JAN 25 - MAIL TRASH COLL.	*	100.00	
				CSS CLEAN STAR SERVICES CENTRAL FL			850.00 000851
2/20/25	00009	12/31/24 311	202412 320-53800-47400	DEC 24 - GENERAL MAINT.	*	1,544.09	
		12/31/24 312	202412 320-53800-47400	INST.&REP. STREET SIGNS	*	2,272.34	
		2/01/25 313	202502 310-51300-34000	FEB 25 - MGMT FEES	*	3,718.75	
		2/01/25 313	202502 310-51300-35200	FEB 25 - WEBSITE ADMIN	*	105.00	
		2/01/25 313	202502 310-51300-35100	FEB 25 - INFORMATION TECH	*	157.50	

VMCD VILLAMAR CDD SNEEROOA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/01/25		313		202502	310	51300	31300			*	833.33		
		FEB 25		DISSEMINATION									
2/01/25		313		202502	330	57200	12000			*	625.00		
		FEB 25		AMENITY ACCESS									
2/01/25		313		202502	310	51300	51000			*	.18		
		FEB 25		OFFICE SUPPLIES									
2/01/25		313		202502	310	51300	42000			*	40.20		
		FEB 25		POSTAGE									
2/01/25		314		202502	320	53800	12000			*	1,875.00		
		JAN 25		FIELD MGMT									
GOVERNMENTAL MANAGEMENT SERVICES												11,171.39	000852
2/20/25	00043	2/05/25	63827568	202502	330	57200	48100			*	50.00		
				PEST CONTROL - FEB 25									
MASSEY SERVICES INC.												50.00	000853
2/20/25	00070	1/15/25	2025-VIL	202501	320	53800	49000			*	2,650.00		
				MILTON-VINYL FENCE REPAIR									
		2/07/25	2025-VIL	202502	320	53800	49000			*	2,450.00		
				MILTON-SPLIT TRAIL FENCE									
PINEAPPLE SERVICES LLC												5,100.00	000854
2/20/25	00015	1/21/25	16144	202501	320	53800	47300			*	169.89		
				IRRIG.REP.SPRAYS & NOZZLE									
		2/01/25	16320	202502	320	53800	46200			*	12,415.00		
				LANDSCAPE MAINT - FEB 25									
PRINCE & SONS INC.												12,584.89	000855
2/20/25	00045	2/01/25	26355	202502	330	53800	48100			*	2,870.00		
				POOL MAINTENANCE - FEB 25									
		2/11/25	26498	202502	330	53800	48100			*	3,500.00		
				REPL. MOTOR & IMPELLER									
RESORT POOL SERVICES DBA												6,370.00	000856
2/20/25	00049	1/31/25	12042592	202501	320	53800	34500			*	1,822.08		
				SECURITY SERVICES - JAN25									
SECURITAS SECURITY SERVICES USA, INC												1,822.08	000857
2/20/25	00041	2/01/25		202502	320	53800	47000			*	1,082.00		
				LAKE MAINTENANCE - FEB 25									
		2/01/25		202502	320	53800	47000			*	856.00		
				POND MAINTENANCE - FEB 25									
SOLITUDE LAKE MANAGEMENT SERVICES												1,938.00	000858
2/20/25	00023	2/14/25	6704-02-	202502	310	51300	31200			*	450.00		
				RBITRAGE - SERIES 2020									
AMTEC												450.00	000859

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #	
2/28/25	00034	2/27/25	14422	202502	330	53800	48500			*	450.00			
			FEB 25	- JANITORIAL SVCS										
2/27/25		14422		202502	330	53800	48500			*	300.00			
			FEB 25	- TRASH COLLECT										
2/27/25		14422		202502	330	53800	48500			*	100.00			
			FEB 25	- MAIL TRASH COLL.										
												CSS CLEAN STAR SERVICES CENTRAL FL	850.00	000860
2/28/25	00048	2/19/25	21509	202502	330	53800	48300			*	210.00			
			SVCVCALL	/ACCESS/ CAMERA										
												CURRENT DEMANDS ELECTRICAL &	210.00	000861
2/28/25	00039	2/21/25	11447	202501	310	51300	31500			*	830.50			
			GENERAL	COUNSEL - JAN 25										
												KILINSKI / VAN WYK, PLLC	830.50	000862
2/28/25	00015	2/26/25	16610	202502	320	53800	47300			*	130.16			
			IRRIG.REP.	SPRAYS&B.LINERS										
3/01/25		16726		202503	320	53800	46200			*	12,415.00			
			LANDSCAPE	MAINT - MAR 25										
												PRINCE & SONS INC.	12,545.16	000863
2/28/25	00045	3/01/25	26685	202503	330	53800	48100			*	2,870.00			
			POOL	MAINTENANCE - MAR 25										
												RESORT POOL SERVICES DBA	2,870.00	000864
2/28/25	00027	2/28/25	MAR25PLA	202503	330	53800	48600			*	1,078.86			
			MAR 25	- PLAYG.FURN LEASE										
2/28/25		MAR25POO		202503	330	53800	48600			*	1,396.07			
			MAR 25	- POOL FURN. LEASE										
												WHFS, LLC	2,474.93	000865
											TOTAL FOR BANK A	2,387,711.67		
											TOTAL FOR REGISTER	2,387,711.67		

SECTION 2

VillaMar
Community Development District

Unaudited Financial Reporting
February 28, 2025



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Capital Reserve Fund</u>
5	<u>Debt Service Fund Series 2019</u>
6	<u>Debt Service Fund Series 2020</u>
7	<u>Debt Service Fund Series 2022A3</u>
8	<u>Debt Service Fund Series 2022A4</u>
9	<u>Debt Service Fund Series 2023A5</u>
10	<u>Debt Service Fund Series 2024A6</u>
11	<u>Combined Capital Project Funds</u>
12-13	<u>Month to Month</u>
14-15	<u>Long Term Debt Report</u>
16	<u>Assessment Receipt Schedule</u>

VillaMar
Community Development District
Combined Balance Sheet
February 28, 2025

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
<u>Cash:</u>				
Operating Account	\$ 389,277	\$ -	\$ -	\$ 389,277
Capital Projects Account	-	-	47,477	47,477
<u>Investments:</u>				
State Board Administration (SAB)	500,497	-	-	500,497
<u>Series 2019</u>				
Reserve	-	205,626	-	205,626
Revenue	-	441,314	-	441,314
Prepayment	-	1,686	-	1,686
<u>Series 2020</u>				
Reserve	-	184,450	-	184,450
Revenue	-	61,956	-	61,956
<u>Series 2022 A3</u>				
Reserve	-	69,338	-	69,338
Revenue	-	172,201	-	172,201
Prepayment	-	421	-	421
Construction	-	-	9	9
<u>Series 2022 A4</u>				
Reserve	-	125,764	-	125,764
Revenue	-	276,875	-	276,875
<u>Series 2023 A5</u>				
Reserve	-	267,475	-	267,475
Revenue	-	564,708	-	564,708
Prepayment	-	67,545	-	67,545
Cost of Issuance	-	-	0	0
<u>Series 2024 A6</u>				
Reserve	-	603,000	-	603,000
Revenue	-	37,874	-	37,874
Interest	-	114	-	114
Construction	-	-	85	85
Due from General Fund Series 2019	-	11,500	-	11,500
Due from General Fund Series 2020	-	355,524	-	355,524
Due from General Fund Series 2023 A3	-	3,956	-	3,956
Due from General Fund Series 2023 A4	-	7,115	-	7,115
Due from General Fund Series 2023 A5	-	15,326	-	15,326
Due from General Fund Series 2024 A6	-	-	-	-
Total Assets	\$ 889,774	\$ 3,473,767	\$ 47,571	\$ 4,411,112
Liabilities:				
Accounts Payable	\$ 16,284	\$ -	46,812	\$ 63,096
Due to Debt Service	33,322	-	-	33,322
Due to Developer Series 2019	-	-	962	962
Total Liabilities	\$ 49,606	\$ -	\$ 47,774	\$ 97,380
Fund Balance:				
Restricted for:				
Debt Service - Series 2019	\$ -	\$ 660,126	\$ -	\$ 660,126
Debt Service - Series 2020	-	601,930	-	601,930
Debt Service - Series 2022 A3	-	245,916	-	245,916
Debt Service - Series 2022 A4	-	409,754	-	409,754
Debt Service - Series 2023 A5	-	915,054	-	915,054
Debt Service - Series 2024 A6	-	640,988	-	640,988
Capital Projects - Series 2019	-	-	(297)	(297)
Capital Projects - Series 2020	-	-	-	-
Capital Projects - Series 2022 A3	-	-	9	9
Capital Projects - Series 2022 A4	-	-	-	-
Capital Projects - Series 2023 A5	-	-	0	0
Capital Projects - Series 2024 A6	-	-	85	85
Assigned for:				
Capital Reserves	-	-	-	-
Unassigned	840,168	-	-	840,168
Total Fund Balances	\$ 840,168	\$ 3,473,767	\$ (203)	\$ 4,313,732
Total Liabilities & Fund Balance	\$ 889,774	\$ 3,473,767	\$ 47,571	\$ 4,411,112

VillaMar
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 984,004	\$ 970,390	\$ 970,390	\$ -
Assessments - Direct Bill	71,847	35,922	35,922	-
Interst Income	-	-	497	497
Miscellaneous Revenue	-	-	4,168	4,168
Total Revenues	\$ 1,055,851	\$ 1,006,312	\$ 1,010,977	\$ 4,665

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 5,000	\$ 1,000	\$ 4,000
Engineering	7,500	3,125	-	3,125
Attorney	30,000	12,500	5,004	7,496
Annual Audit	5,600	5,600	-	5,600
Assessment Administration	10,000	10,000	10,000	-
Arbitrage	2,700	450	450	-
Dissemination	10,000	4,167	4,167	0
Trustee Fees	29,800	12,417	8,297	4,120
Management Fees	44,625	18,594	18,594	-
Information Technology	1,890	788	788	-
Website Maintenance	1,260	525	525	-
Postage & Delivery	3,500	1,458	316	1,143
Insurance	6,886	6,886	6,408	478
Printing & Binding	500	208	16	192
Legal Advertising	10,000	4,167	-	4,167
Other Current Charges	1,500	625	3,237	(2,612)
Office Supplies	500	208	4	204
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 178,436	\$ 86,892	\$ 58,979	\$ 27,913

VillaMar

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 18,854	\$ 18,854	\$ 14,133	\$ 4,721
Field Management	22,500	9,375	9,375	-
Landscape Maintenance	226,000	94,167	62,075	32,092
Landscape Replacement	22,500	9,375	1,714	7,662
Pond Maintenance	32,000	13,333	9,690	3,643
Streetlights	166,320	69,300	75,968	(6,668)
Electric	3,000	1,250	5,983	(4,733)
Water & Sewer	30,000	12,500	22,882	(10,382)
Sidewalk & Asphalt Maintenance	2,500	1,042	-	1,042
Irrigation Repairs	10,000	4,167	478	3,689
General Repairs & Maintenance	25,000	10,417	9,559	857
Contingency	40,000	16,667	19,751	(3,084)
Subtotal Field Expenditures	\$ 598,674	\$ 260,446	\$ 231,607	\$ 28,839
Amenity Expenditures				
Amenity - Electric	\$ 18,000	\$ 7,500	\$ 6,111	\$ 1,389
Amenity - Water	20,000	8,333	5,996	2,337
Playground & Furniture Lease	35,000	14,583	12,375	2,209
Internet	3,000	1,250	945	305
Pest Control	660	275	250	25
Janitorial Services	11,780	4,908	6,635	(1,727)
Security Services	36,036	15,015	16,091	(1,076)
Pool Maintenance	34,440	14,350	18,525	(4,175)
Amenity Access Management	7,500	3,125	3,125	-
Amenity Repairs & Maintenance	10,000	4,167	3,042	1,125
Holiday Decorations	10,000	4,167	10,000	(5,833)
Contingency	10,000	4,167	9,431	(5,264)
Subtotal Amenity Expenditures	\$ 196,416	\$ 81,840	\$ 92,526	\$ (10,686)
Total Expenditures	\$ 973,526	\$ 429,178	\$ 383,112	\$ 46,066
Excess (Deficiency) of Revenues over Expen	\$ (96,112)	\$ 490,241	\$ 627,864	\$ 78,644
<u>Other Financing Sources/(Uses):</u>				
Capital Reserve Transfer	\$ (82,325)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (82,325)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (178,437)	\$ 490,241	\$ 627,864	\$ 78,644
Fund Balance - Beginning	\$ -		\$ 212,303	
Fund Balance - Ending	\$ (178,437)		\$ 840,168	

VillaMar

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Chair Lift Replacement	\$ 10,500	\$ -	\$ -	\$ -
Furniture Replacement	12,500	-	-	-
Contingency	600	-	-	-
Total Expenditures	\$ 23,600	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expen	\$ (23,600)	\$ -	\$ -	\$ -
Other Financing Sources/(Uses):				
Capital Reserve Transfer	\$ 82,325	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ 82,325	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 58,725	\$ -	\$ -	\$ -
Fund Balance - Beginning	\$ 39,350		\$ -	
Fund Balance - Ending	\$ 98,075		\$ -	

VillaMar

Community Development District Debt Service Fund Series 2019 A1

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 403,763	\$ 403,763	\$ 401,515	\$ (2,247)
Interest	-	-	5,768	5,768
Total Revenues	\$ 403,763	\$ 403,763	\$ 407,283	\$ 3,521
Expenditures:				
Interest - 11/1	\$ 140,338	\$ 140,338	\$ 140,338	\$ -
Principal - 5/1	125,000	-	-	-
Interest - 5/1	140,338	-	-	-
Total Expenditures	\$ 405,675	\$ 140,338	\$ 140,338	\$ -
Excess (Deficiency) of Revenues over Expen	\$ (1,913)	\$ 263,425	\$ 266,946	\$ 3,521
Net Change in Fund Balance	\$ (1,913)	\$ 263,425	\$ 266,946	\$ 3,521
Fund Balance - Beginning	\$ 183,440		\$ 393,180	
Fund Balance - Ending	\$ 181,528		\$ 660,126	

VillaMar

Community Development District Debt Service Fund Series 2020 A2

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 369,050	\$ 369,050	\$ 366,997	\$ (2,053)
Interest	-	-	5,179	5,179
Total Revenues	\$ 369,050	\$ 369,050	\$ 372,176	\$ 3,126
Expenditures:				
Interest - 11/1	\$ 115,816	\$ 115,816	\$ 115,816	\$ -
Principal - 5/1	135,000	-	-	-
Interest - 5/1	115,816	-	-	-
Total Expenditures	\$ 366,631	\$ 115,816	\$ 115,816	\$ -
Excess (Deficiency) of Revenues over Expen	\$ 2,419	\$ 253,234	\$ 256,360	\$ 3,126
Net Change in Fund Balance	\$ 2,419	\$ 253,234	\$ 256,360	\$ 3,126
Fund Balance - Beginning	\$ 159,690		\$ 345,569	
Fund Balance - Ending	\$ 162,109		\$ 601,930	

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Community Development District Debt Service Fund Series 2022 A3

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 165,060	\$ 165,060	\$ 138,133	\$ (26,927)
Interest	-	-	2,669	2,669
Total Revenues	\$ 165,060	\$ 165,060	\$ 140,802	\$ (24,258)
Expenditures:				
Interest - 11/1	\$ 44,066	\$ 44,066	\$ 44,066	\$ -
Principal - 11/1	50,000	50,000	50,000	-
Interest - 5/1	43,284	-	-	-
Total Expenditures	\$ 137,350	\$ 94,066	\$ 94,066	\$ -
Excess (Deficiency) of Revenues over Expen	\$ 27,710	\$ 70,994	\$ 46,736	\$ (24,258)
Net Change in Fund Balance	\$ 27,710	\$ 70,994	\$ 46,736	\$ (24,258)
Fund Balance - Beginning	\$ 66,015		\$ 199,180	
Fund Balance - Ending	\$ 93,725		\$ 245,916	

VillaMar

Community Development District Debt Service Fund Series 2022 A4

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 249,825	\$ 248,436	\$ 248,436	\$ -
Interest	-	-	3,556	3,556
Total Revenues	\$ 249,825	\$ 248,436	\$ 251,992	\$ 3,556
Expenditures:				
Interest - 11/1	\$ 82,025	\$ 82,025	\$ 82,025	\$ -
Principal - 5/1	85,000	-	-	-
Interest - 5/1	82,025	-	-	-
Total Expenditures	\$ 249,050	\$ 82,025	\$ 82,025	\$ -
Excess (Deficiency) of Revenues over Expen	\$ 775	\$ 166,411	\$ 169,967	\$ 3,556
Net Change in Fund Balance	\$ 775	\$ 166,411	\$ 169,967	\$ 3,556
Fund Balance - Beginning	\$ 114,869		\$ 239,787	
Fund Balance - Ending	\$ 115,644		\$ 409,754	

VillaMar

Community Development District Debt Service Fund Series 2023 A5

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues:				
Assessments - Direct	\$ 553,728	\$ 535,109	535,109	\$ -
Prepayments	-	-	100,741	100,741
Interest	-	-	8,416	8,416
Total Revenues	\$ 553,728	\$ 535,109	\$ 644,266	\$ 109,157
Expenditures:				
Interest - 11/1	\$ 219,934	\$ 219,934	\$ 218,369	\$ 1,566
Principal - 5/1	115,000	115,000	115,000	-
Interest - 5/1	219,934	-	-	-
Special Call - 2/1	-	-	75,000	(75,000)
Total Expenditures	\$ 554,869	\$ 334,934	\$ 408,369	\$ (73,434)
Excess (Deficiency) of Revenues over Expen	\$ (1,141)	\$ 200,175	\$ 235,897	\$ 35,722
Net Change in Fund Balance	\$ (1,141)	\$ 200,175	\$ 235,897	\$ 35,722
Fund Balance - Beginning	\$ 336,869		\$ 679,156	
Fund Balance - Ending	\$ 335,728		\$ 915,054	

VillaMar

Community Development District Debt Service Fund Series 2024 A6

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues:				
Assessments - Direct	\$ 603,000	\$ -	\$ -	\$ -
Interest	-	-	13,301	13,301
Total Revenues	\$ 603,000	\$ -	\$ 13,301	\$ 13,301
Expenditures:				
Interest - 11/1	\$ 240,659	\$ 240,659	\$ 240,659	\$ -
Principal - 5/1	120,000	-	-	-
Interest - 5/1	240,659	-	-	-
Total Expenditures	\$ 601,319	\$ 240,659	\$ 240,659	\$ -
Excess (Deficiency) of Revenues over Expen	\$ 1,681	\$ (240,659)	\$ (227,358)	\$ 13,301
Net Change in Fund Balance	\$ 1,681	\$ (240,659)	\$ (227,358)	\$ 13,301
Fund Balance - Beginning	\$ 343,608		\$ 868,346	
Fund Balance - Ending	\$ 345,289		\$ 640,988	

VillaMar
Community Development District
Combined Capital Project Funds
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Series 2019 A1	Series 2020 A2	Series 2022 A3	Series 2022 A4	Series 2023 A5	Series 2024 A6	Total
Revenues							
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ 13,804	\$ 1,542,256	\$ 1,556,060
Interest	1	-	0	-	949	2	951
Total Revenues	\$ 1	\$ -	\$ 0	\$ -	\$ 14,752	\$ 1,542,257	\$ 1,557,011
Expenditures:							
Bank Fees	\$ 374	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 374
Capital Outlay	301	-	-	-	288,862	1,542,256	1,831,419
Total Expenditures	\$ 675	\$ -	\$ -	\$ -	\$ 288,862	\$ 1,542,256	\$ 1,831,793
Excess (Deficiency) of Rev. over	\$ (674)	\$ -	\$ 0	\$ -	\$ (274,110)	\$ 2	\$ (274,782)
Net Change in Fund Balance	\$ (674)	\$ -	\$ 0	\$ -	\$ (274,110)	\$ 2	\$ (274,782)
Fund Balance - Beginning	\$ 377	\$ -	\$ 9	\$ -	\$ 274,110	\$ 83	\$ 274,496
Fund Balance - Ending	\$ (297)	\$ -	\$ 9	\$ -	\$ 0	\$ 85	\$ (286)

VillaMar
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ 24,316	\$ 926,520	\$ 7,560	\$ 11,908	\$ -	\$ -	\$ -	\$ -	\$ 85	\$ -	\$ -	\$ 970,390
Assessments - Direct Bill	-	-	35,922	-	-	-	-	-	-	-	-	-	35,922
Interest Income	-	-	-	-	497	-	-	-	-	-	-	-	497
Miscellaneous Revenue	30	4,108	-	-	30	-	-	-	-	-	-	-	4,168
Total Revenues	\$ 30	\$ 28,424	\$ 962,442	\$ 7,560	\$ 12,435	\$ -	\$ -	\$ -	\$ -	\$ 85	\$ -	\$ -	\$ 1,010,977
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	1,048	117	2,009	831	1,000	-	-	-	-	-	-	-	5,004
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	10,000	-	-	-	-	-	-	-	-	-	-	-	10,000
Arbitrage	-	-	-	-	450	-	-	-	-	-	-	-	450
Dissemination	833	833	833	833	833	-	-	-	-	-	-	-	4,167
Trustee Fees	-	-	4,041	-	4,256	-	-	-	-	-	-	-	8,297
Management Fees	3,719	3,719	3,719	3,719	3,719	-	-	-	-	-	-	-	18,594
Information Technology	158	158	158	158	158	-	-	-	-	-	-	-	788
Website Maintenance	105	105	105	105	105	-	-	-	-	-	-	-	525
Postage & Delivery	113	42	93	28	40	-	-	-	-	-	-	-	316
Insurance	6,408	-	-	-	-	-	-	-	-	-	-	-	6,408
Printing & Binding	16	-	-	-	-	-	-	-	-	-	-	-	16
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	541	41	69	42	2,544	-	-	-	-	-	-	-	3,237
Office Supplies	1	0	0	2	0	-	-	-	-	-	-	-	4
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 23,117	\$ 5,015	\$ 12,025	\$ 5,717	\$ 13,106	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 58,979

VillaMar
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Field Expenditures													
Property Insurance	\$ 14,133	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,133
Field Management	1,875	1,875	1,875	1,875	1,875	-	-	-	-	-	-	-	9,375
Landscape Maintenance	12,415	12,415	12,415	12,415	12,415	-	-	-	-	-	-	-	62,075
Landscape Replacement	1,714	-	-	-	-	-	-	-	-	-	-	-	1,714
Pond Maintenance	1,938	1,938	1,938	1,938	1,938	-	-	-	-	-	-	-	9,690
Streetlights	15,645	17,627	14,956	13,741	14,000	-	-	-	-	-	-	-	75,968
Electric	29	886	2,266	1,402	1,400	-	-	-	-	-	-	-	5,983
Water & Sewer	14,989	1,252	2,296	2,146	2,200	-	-	-	-	-	-	-	22,882
Irrigation Repairs	178	-	-	170	130	-	-	-	-	-	-	-	478
General Repairs & Maintenance	972	4,771	3,816	-	-	-	-	-	-	-	-	-	9,559
Contingency	7,175	-	7,476	2,650	2,450	-	-	-	-	-	-	-	19,751
Subtotal Field Expenditures	\$ 71,061	\$ 40,763	\$ 47,038	\$ 36,337	\$ 36,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 231,607
Amenity Expenditures													
Amenity - Electric	\$ 911	\$ 1,300	\$ 1,300	\$ 1,300	\$ 1,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,111
Amenity - Water	591	1,271	1,291	1,543	1,300	-	-	-	-	-	-	-	5,996
Playground & Furniture Lease	2,475	2,475	2,475	2,475	2,475	-	-	-	-	-	-	-	12,375
Internet	189	189	189	189	189	-	-	-	-	-	-	-	945
Pest Control	50	50	50	50	50	-	-	-	-	-	-	-	250
Janitorial Services	2,595	850	1,490	850	850	-	-	-	-	-	-	-	6,635
Security Services	3,071	3,255	3,255	3,255	3,255	-	-	-	-	-	-	-	16,091
Pool Maintenance	3,405	2,730	3,290	2,730	6,370	-	-	-	-	-	-	-	18,525
Amenity Access Management	625	625	625	625	625	-	-	-	-	-	-	-	3,125
Amenity Repairs & Maintenance	477	-	2,355	-	210	-	-	-	-	-	-	-	3,042
Holiday Decorations	-	-	10,000	-	-	-	-	-	-	-	-	-	10,000
Contingency	4,357	-	-	-	5,075	-	-	-	-	-	-	-	9,431
Subtotal Amenity Expenditures	\$ 18,746	\$ 12,745	\$ 26,319	\$ 13,017	\$ 21,698	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 92,526
Total Expenditures	\$ 112,924	\$ 58,523	\$ 85,382	\$ 55,070	\$ 71,212	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 383,112
Other Financing Uses:													
Capital Reserve Transfer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures & Other Financing Use	\$ 112,924	\$ 58,523	\$ 85,382	\$ 55,070	\$ 71,212	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 383,112
Net Change in Fund Balance	\$ (112,894)	\$ (30,099)	\$ 877,060	\$ (47,510)	\$ (58,777)	\$ -	\$ -	\$ -	\$ -	\$ 85	\$ -	\$ -	\$ 627,864

VillaMar
Community Development District
Long Term Debt Report

SERIES 2019, SPECIAL ASSESSMENT REVENUE BONDS AREA 1			
TERM 1	3.750%	\$510,000.00	May 1, 2024
TERM 2	4.00%	\$750,000.00	May 1, 2029
TERM 3	4.63%	\$2,105,000.00	May 1, 2039
TERM 4	4.875%	\$3,815,000.00	May 1, 2050
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE		
RESERVE FUND REQUIREMENT		\$201,917	
RESERVE FUND BALANCE		\$205,626	
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)
LESS: PRINCIPAL PAYMENT - 5/1/24			(\$120,000)
CURRENT BONDS OUTSTANDING			\$5,975,000

SERIES 2020, SPECIAL ASSESSMENT REVENUE BONDS AREA 2			
TERM 1	2.625%	\$525,000.00	May 1, 2025
TERM 2	3.20%	\$750,000.00	May 1, 2030
TERM 3	3.75%	\$1,965,000.00	May 1, 2040
TERM 4	4.000%	\$3,260,000.00	May 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)
LESS: PRINCIPAL PAYMENT - 5/1/24			(\$135,000)
CURRENT BONDS OUTSTANDING			\$6,110,000

SERIES 2022, SPECIAL ASSESSMENT REVENUE BONDS AREA 3			
TERM 1	3.125%	\$415,000.00	November 1, 2027
TERM 2	3.50%	\$370,000.00	November 1, 2032
TERM 3	4.00%	\$2,255,000.00	November 1, 2051
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE		
RESERVE FUND REQUIREMENT		\$77,500	
RESERVE FUND BALANCE		\$69,338	
BONDS OUTSTANDING - 03/18/22			\$3,040,000
LESS: PRINCIPAL PAYMENT - 11/1/22			(\$100,000)
LESS: SPECIAL CALL - 5/1/23			(\$50,000)
LESS: SPECIAL CALL - 5/1/23			(\$85,000)
LESS: PRINCIPAL PAYMENT - 11/1/23			(\$60,000)
LESS: SPECIAL CALL - 11/1/23			(\$190,000)
LESS: SPECIAL CALL - 2/1/24			(\$80,000)
LESS: SPECIAL CALL - 5/1/24			(\$135,000)
LESS: SPECIAL CALL - 8/1/24			(\$55,000)
CURRENT BONDS OUTSTANDING			\$2,285,000

VillaMar
Community Development District
Long Term Debt Report

SERIES 2022, SPECIAL ASSESSMENT REVENUE BONDS AREA 4			
TERM 1	3.250%	\$425,000.00	May 1, 2027
TERM 2	3.63%	\$505,000.00	May 1, 2032
TERM 3	4.00%	\$1,340,000.00	May 1, 2042
TERM 4	4.125%	\$2,025,000.00	May 1, 2052
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE		
RESERVE FUND REQUIREMENT		\$124,913	
RESERVE FUND BALANCE		\$125,764	
BONDS OUTSTANDING - 03/18/22			\$4,295,000
LESS: PRINCIPAL PAYMENT - 5/1/23			(\$80,000)
LESS: PRINCIPAL PAYMENT - 5/1/24			(\$80,000)
CURRENT BONDS OUTSTANDING			\$4,135,000

SERIES 2023, SPECIAL ASSESSMENT REVENUE BONDS AREA 5			
TERM 1	4.875%	\$885,000.00	May 1, 2030
TERM 2	5.63%	\$2,860,000.00	May 1, 2043
TERM 3	5.75%	\$4,195,000.00	May 1, 2053
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE		
RESERVE FUND REQUIREMENT		\$553,728	
RESERVE FUND BALANCE		\$267,475	
BONDS OUTSTANDING - 06/15/23			\$7,940,000
LESS: PRINCIPAL PAYMENT - 5/1/24			(\$110,000)
LESS: SPECIAL CALL - 8/1/24			(\$80,000)
CURRENT BONDS OUTSTANDING			\$7,750,000

SERIES 2024, SPECIAL ASSESSMENT REVENUE BONDS AREA 6			
TERM 1	4.625%	\$985,000.00	May 1, 2031
TERM 2	5.50%	\$3,140,000.00	May 1, 2044
TERM 3	5.75%	\$4,575,000.00	May 1, 2054
RESERVE FUND DEFINITION	LESSER OF: (i) MADS (ii) 125% Avg Annual DS (iii) 10% of Original Issue		
RESERVE FUND REQUIREMENT		\$603,000	
RESERVE FUND BALANCE		\$603,000	
BONDS OUTSTANDING - 03/31/24			\$8,700,000
CURRENT BONDS OUTSTANDING			\$8,700,000

VillaMar
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Polk County
Fiscal Year 2025

ON ROLL ASSESSMENTS

Gross Assessment	\$	1,058,062	\$	434,152	\$	396,828	\$	149,361	\$	268,630	\$	578,605	\$	2,885,638
Net Assessments	\$	983,998	\$	403,761	\$	369,050	\$	138,905	\$	249,826	\$	538,103	\$	2,683,643

Date	Gross Amount	(Discount)/ Penalty	Commissions	Interest/ (P. Appraiser)	Net Receipts	37%	15%	14%	5%	9%	20%	100.00%
						O&M Portion	Series 2019 Debt Service	Series 2020 Debt Service	Series 2022 PH3 Debt Service	Series 2022 PH4 Debt Service	Series 2023 Debt Service	Total
11/12/24	\$ 5,350	\$ 250	\$ 102	\$ -	\$ 4,998	\$ 1,809	\$ 758	\$ 693	\$ 261	\$ 469	\$ 1,010	\$ 4,999
11/15/24	9,829	393	189	-	9,247	3,560	1,351	1,235	465	836	1,801	9,247
11/19/24	26,504	1,032	509	-	24,962	9,676	3,631	3,319	1,249	2,247	4,840	24,962
11/26/24	55,061	2,202	1,057	-	51,801	19,937	7,570	6,919	2,604	4,684	10,088	51,801
11/30/24	-	-	-	(28,856)	(28,856)	(10,581)	(4,341)	(3,968)	(1,494)	(2,686)	(5,786)	(28,856)
12/06/25	819,721	32,762	15,739	-	771,220	282,920	115,999	106,026	39,907	71,774	154,594	771,220
12/20/25	1,507,540	60,463	28,942	-	1,418,135	520,500	213,239	194,907	73,360	131,941	284,189	1,418,135
12/27/25	362,240	14,081	6,963	-	341,196	123,100	51,810	47,356	17,824	32,057	69,048	341,196
01/10/25	22,047	661	428	-	20,958	7,560	3,183	2,909	1,095	1,969	4,242	20,958
02/03/25	-	-	-	4,084	4,084	1,497	614	562	211	380	819	4,084
02/10/25	28,880	565	566	-	27,749	10,411	4,119	3,765	1,417	2,549	5,489	27,749
TOTAL	\$ 2,837,172.00	\$ 112,409.62	\$ 54,495.24	\$ (24,772.44)	\$ 2,645,494.70	\$ 970,390.07	\$ 397,931.66	\$ 363,721.32	\$ 136,899.72	\$ 246,218.75	\$ 530,333.21	\$ 2,645,494.73

99%	Net Percent Collected
\$ 38,149	Balance Remaining to Collect