VillaMar Community Development District

Meeting Agenda

April 23, 2025

AGENDA

VillaMar

Community Development District

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

April 16, 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, April 23, 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 each)
- 3.! Approval of Minutes of the March 26, 2025 Board of Supervisors Meeting
- 4.! Consideration of Resolution 2025-05 Approving the Proposed Fiscal Year 2025/2026 Budget (Suggested Date: July 23, 2025), Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2025/2026 Budget and the Imposition of Operations and Maintenance Assessments (budget to be provided under separate cover)
- 5.! Consideration of RFP for Construction Services Phase 8 Mass Grading (to be provided under separate cover)
- 6.! Consideration/Approval of Engineering Services Agreement with Wood Engineering & Quiddity (Approving Updated Services Rates)
- 7.! Presentation of Arbitrage Rebate Report for Series 2024 (Assessment Area Six) Project Bonds
- 8.! Ratification of Phase 7 Conveyance Documents
- 9.! Staff Reports
 - A.! Attorney
 - B.! Engineer
 - C.! Field Manager's Report (to be provided under separate cover)
 - i.! Consideration of Proposal for Hydro Lift (to be provided under separate cover)
 - D.! District Manager's Report
 - i.! Approval of Check Register
 - ii.! Balance Sheet & Income Statement
- 10.!Other Business
- 11.!Supervisors Requests and Audience Comments
- 12.!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**, **March 26**, **2025** at 11:00 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Lauren Schwenk Chairperson
Bobbie Henley Assistant Secretary

Emily Cassidy Assistant Secretary

Also, present were:

Jill Burns District Manager, GMS

Roy Van Wyk *by Zoom* District Counsel, Kilinski Van Wyk

Marshall Tindall Field Manager, GMS

The following is a summary of the discussions and actions taken at the March 26, 2025, VillaMar Community Development District's Regular Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS Roll Call

Ms. Burns called the meeting to order at 11:00 a.m. Three Supervisors were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS Public Comment Period

Ms. Burns opened the public comment period on agenda items only.

Resident asked where the waste stations will go. Ms. Burns noted they will be in areas further away from homes.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the December 18, 2024 Board of Supervisors Meeting

Ms. Burns presented the meeting minutes from the December 18, 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. Henley, seconded by Ms. Cassidy, with all in favor, the Minutes of the December 18, 2024, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Ratification of Conveyance Documents Related to Phase 6 and 6D

Ms. Burns stated these have already been executed. It is conveyance of the common area tracts in this phase that have been completed and being turned over to the CDD to own and maintain. She offered to take any questions.

On MOTION by Ms. Schwenk, seconded by Ms. Cassidy, with all in favor, the Conveyance Documents Related to Phase 6 and 6D, were ratified.

FIFTH ORDER OF BUSINESS

Presentation of Arbitrage Rebate Report for Series 2020 Bonds from AMTEC

Ms. Burns noted this is a required report under the Trust Indenture. The District has to demonstrate that they do not earn more interest on the bonds than they pay. Page 4 of the report shows a negative arbitrage rebate amount. She asked for a motion to accept the report.

On MOTION by Ms. Cassidy seconded by Ms. Henley, with all in favor, Accepting the Arbitrage Rebate Report for Series 2020 Bonds from AMTEC, was approved.

SIXTH ORDER OF BUSINESS

Consideration of 2025 Data Sharing and Usage Agreement with Polk County Property Appraiser

Ms. Burns stated this is administrative where certain professions such as police or judges whose information is exempt from being turned over in a public record request for safety reasons. It is an agreement that is required to sign annually saying if those parcels are sent to the

District for collecting assessments on the tax bill that the District will not turn those over in any records request.

SEVENTH ORDER OF BUSINESS

Consideration of 2025 Contract Agreement with Polk County Property Appraiser

Ms. Burns stated this is the annual renewal with the Polk County Property Apprasier to provide all the parcels within the community to GMS to collect assessments.

On MOTION by Ms. Schwenk, seconded by Ms. Henley, with all in favor, the 2025 Data Sharing and Usage Agreement with Polk County Property Appraiser & the 2025 Contract Agreement with Polk County Property Appraiser, were approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Van Wyk noted two small parcels that are in 6 and 6D, they are continuous with tract C, it is a small sliver of land. There is another small sliver of land located on part of the roadway that will eventually be the right of way from Cunningham Investors. He asked the Board to accept the transfer of those two parcels along with all of the other parcels that were done in 6 and 6D.

On MOTION by Ms. Henley seconded by Ms. Schwenk, with all in favor, Accepting the Transfer of the Additional Parcels 6 and 6D, were approved.

B. Engineer

Ms. Burns stated the District Engineer is not on the line today.

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

Mr. Tindall reviewed the Field Managers Report.

i. Consideration of Proposal for the Addition of Pet Waste Stations in Community (to be provided under separate cover)

Mr. Tindall presented a proposal for six dog waste stations, two on each side of Cunningham, one between ponds 15 & 16 by the lift station and one on the South side of pond 22.

On MOTION by Ms. Schwenk, seconded by Ms. Cassidy, with all in favor, the Proposal for the Addition Pet Waste Stations in the Community, was approved.

Ms. Burns reviewed the CSS quote to add these waste stations to the existing janitorial contract. Two times a week is \$50 per station per month.

On MOTION by Ms. Schwenk, seconded by Ms. Cassidy, with all in favor, Adding the Pet Waste Stations to the CSS Janitorial Contract – 2 Times Per Week, was approved.

Mr. Tindall asked if the Board would like to repair the existing chair lift which is battery powered or investigate potentially getting a hydro lift. Mr. Van Wyk will look at the plans to confirm if the lift is an ADA requirement and review the statute. Marshall will bring back a proposal for a hydrolift.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns stated the check register is included in the agenda package for review. She offered to take any questions.

On MOTION by Ms. Henley, seconded by Ms. Schwenk, with all in favor, the Check Register, was approved.

ii. Balance Sheet & Income Statement

Ms. Burns noted financial statements through February are in the agenda package for review. No action is necessary.

NINTH ORDER OF BUSINESS

Other Business

Ms. Burns noted along with the financials they will have the preliminary budget to present at the April meeting.

TENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Resident spoke about his cleaning business including luxury amenities and high school locker rooms. Asked the Board to reconsider his cleaning services for the pool deck. The Board asked him to provide a proposal to Jill by April 14th.

Resident noted alligators are in the back in the wet areas. She asked for signage. Mr. Tindall noted there have been trappers in that area multiple times. Call Florida Fish & Wildlife when you see an alligator for a reference number then send that number to Jill's office to authorize removal.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Cassidy seconded by Ms. Henley, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary	Chairman/Vice Chairman

5

SECTION IV

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2026; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET(S) PURSUANT TO CHAPTERS 190, 197, AND/OR 170, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the VillaMar Community Development District ("**District**") prior to June 15, 2025, a proposed budget(s) ("**Proposed Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Fiscal Year 2026**"); and

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

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

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

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

- 1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. DECLARING ASSESSMENTS. Pursuant to Chapters 190, 197, and/or 170, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the "District's Office," c/o Governmental Management Services-Central Florida, LLC, 219 E. Livingston St., Orlando, FL 32801. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District's Office. The Assessments shall be paid in one or more installments pursuant to a bill issued by the District in November of 2025, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the Uniform Method as set forth in Chapter 197, Florida Statutes.

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

DATE: Wednesday, July 23, 2025

HOUR: 11:00 AM

LOCATION: Prime HOA Offices

375 Avenue A S.E.

Winter Haven, Florida 33880

- 4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENTS. The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Winter Haven and Polk County, at least sixty (60) days prior to the hearing set above.
- 5. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two (2) days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least forty-five (45) days.
- **6. PUBLICATION OF NOTICE.** Notice of the public hearings shall be published in the manner prescribed in Florida law.
- 7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.
 - **8. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 23RD DAY OF APRIL 2025.

ATTEST:	DEVELOPMENT DISTRICT
	By:
Secretary	Its:

Exhibit A: Proposed Budget for Fiscal Year 2026

Budget will be provided under separate cover.

SECTION V

Item will be provided under separate cover.

SECTION VI

ASSIGNMENT OF AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES

THIS ASSIGNMENT ("Assignment") is made and entered into this 1st day of April 2025 by and between WOOD & ASSOCIATES ENGINEERING, LLC, a Florida limited liability company, with a mailing address of 1925 Bartow Road, Lakeland, FL 33801 ("Assignor"); QUIDDITY ENGINEERING LLC, a Texas corporation authorized to do business in Florida, with a mailing address of 6330 West Loop S Ste 150, Bellaire, TX 77401 ("Assignee"); and VILLAMAR COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in Polk County, Florida, with a mailing address of 219 E. Livingston St., Orlando, Florida 32801 ("District").

RECITALS

WHEREAS, Assignor and the District previously entered into that certain Agreement between the Villamar Community Development District and Wood & Associates Engineering, LLC for Professional Engineering Services, dated February 13, 2019 (the "Agreement"); and

WHEREAS, Assignor and the District hereby recognize and agree that the Assignor's rights and obligations under the Agreement may be assigned pursuant to Article 21 of the Agreement upon written consent; and

WHEREAS, Assignor desires to assign all of its rights and obligations under the Agreement to Assignee, Assignee desires to accept such assignment, and the District desires to express that it agrees with and has no objection to such assignment.

NOW, THEREFORE, based upon good and valuable consideration and the mutual consent of all parties, the District, Assignee, and Assignor agree as follows:

- 1. INCORPORATION OF RECITALS. The Recitals stated above are true and correct and are incorporated herein as a material part of this Assignment.
- 2. ASSIGNMENT. The Assignor hereby assigns all rights, duties, and obligations under the Agreement to the Assignee, and Assignee hereby accepts said assignment. Upon execution of this Assignment, all work performed by the Assignor shall cease and all work authorizations issued to the Assignor shall terminate, provided that the District shall compensate the Assignor for services provided up to the date of Assignment. Services to be performed by the Assignee shall be authorized by separate work authorization.
- 3. **DISTRICT CONSENT TO ASSIGNMENT OF THE AGREEMENT.** The District consents to Assignor's assignment of the Agreement to Assignee on the condition that the District receive new insurance certificates naming the District, its officers, supervisors, agents, staff, and representatives as additional insured. No certificate shall be acceptable to the District unless it provides that any change or termination

within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District.

4. NOTICES. Upon this Assignment, notices pursuant to the Agreement shall be in writing and shall be delivered to the Parties as follows:

If to the District: Villamar Community Development District

219 E. Livingston St. Orlando, Florida 32801 Attention: District Manager

With a copy to: Kilinski | Van Wyk PLLC

517 E. College Avenue Tallahassee, Florida 32301 Attention: District Counsel

If to Assignee: Quiddity Engineering LLC

6330 West Loop S Ste 150

Bellaire, TX 77401

Attention:

- **E-Verify**. Assignee shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Assignee shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Assignee has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Assignment, the Assignee represents that no public employer has terminated a contract with the Assignee under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Assignment.
- **6. ANTI-HUMAN TRAFFICKING.** Assignee certifies, by acceptance of this Assignment, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Assignee agrees to execute an affidavit in compliance with Section 787.06(13), *Florida Statutes*, and acknowledges that if Assignee refuses to sign said affidavit, the District may terminate the Agreement immediately.
- 7. COUNTERPARTS. This Assignment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

IN WITNESS WHEREOF, the Parties have executed this Assignment effective as of the date set forth above.

District: Villamar Community Development
District
DocuSigned by:
Laven O. Schauk
D2332DE9DE5A400
By: Lauren Schwenk
Its: Chairperson
Assignor: Wood & Associates Engineering,
LLC
By:
By:
By:

IN WITNESS WHEREOF, the Parties have executed this Assignment effective as of the date set forth above.

Districe District	et: Villamar Community Development
Distric	
By:	
Its:	
Assign	nor: Wood & Associates Engineering,
LLC	
	Al Bru
Ву	JOHN R. BANNOM, P.E.
Its:	PRESIDENT
Assign	nee: Quiddity Engineering, LLC
	/ Bun / mahah
	obin Synatschk
Its: Ch	nief Operations Officer



SCHEDULE OF HOURLY RATES

Effective August 2024 - Subject to Revision

ENGINEERING PERSONNEL		PLANNING PERSONNEL	
Graduate Engineer I	\$130	Planner I	\$110
Graduate Engineer II	\$155	Planner II	\$150
Professional Engineer I	\$185	Planner III	\$190
Professional Engineer II	\$210	Planner IV	\$265
Professional Engineer III	\$240		
Professional Engineer IV	\$270	DESIGNER/DRAFTING PERSONNEL	
Professional Engineer V	\$290	CAD Operator I	\$ 85
Professional Engineer VI	\$310	CAD Operator II	\$105
		CAD Operator III	\$125
ELECTRICAL ENGINEERING PERSONNEL		Designer I	\$140
Electrical Graduate Engineer I	\$140	Designer II	\$155
Electrical Graduate Engineer II	\$165	Designer III	\$17
Electrical Professional Engineer I	\$200	GIS I	\$100
Electrical Professional Engineer II	\$225	GIS II	\$135
Electrical Professional Engineer III	\$255	GIS III	\$165
Electrical Professional Engineer IV	\$285	GIS IV	\$225
Electrical Professional Engineer V	\$305		•
G	•	SURVEYING PERSONNEL	
STRUCTURAL ENGINEERING PERSONNEL		1-Person Field Crew	\$15!
Structural Graduate Engineer I	\$135	2-Person Field Crew	\$20!
Structural Graduate Engineer II	\$160	3-Person Field Crew	, \$250
Structural Professional Engineer I	, \$190	4-Person Field Crew	, \$28!
Structural Professional Engineer II	, \$215	Scanner Equipment	\$110
Structural Professional Engineer III	, \$245	Survey Technician I	\$10 ⁵
Structural Professional Engineer IV	\$275	Survey Technician II	\$115
Structural Professional Engineer V	, \$295	Project Surveyor I	\$11 ⁵
Ğ	•	Project Surveyor II	\$135
CONSTRUCTION PERSONNEL		Project Surveyor III	\$155
Construction Manager I	\$135	Project Surveyor IV	\$190
Construction Manager II	\$155	Chief of Survey Crews	\$160
Construction Manager III	\$180	Certified Photogrammetrist	\$190
Construction Manager IV	\$200	Remote Pilot I	\$110
Construction Manager V	\$240	Remote Pilot II	\$140
Field Project Representative I	\$ 85	Remote Pilot III	\$180
Field Project Representative II	\$105	Visual Observer	\$105
Field Project Representative III	\$125	LiDAR Tech	\$11!
Specialist Field Project Representative I	\$140	Aerial Tech	\$100
Specialist Field Project Representative II	\$150	Registered Professional Land Surveyor	\$215
Senior Specialist Field Project Representative	\$165	Survey Manager	\$250
SPECIALIST		OFFICE PERSONNEL	
Specialist I	\$125	Engineer's Assistant I	\$ 80
Specialist II	\$155	Engineer's Assistant II	\$ 90
Specialist III	\$190	Engineer's Assistant III	\$10
Specialist IV	\$225	Admin I	\$ 80
Specialist V	\$260	Admin II	\$100
		Admin III	\$130
		Project Admin/Accountant	\$140



SCHEDULE OF REIMBURSABLE EXPENSES

Effective August 2024 - Subject to Revision

1. Reproduction performed in office

Size	Black & White	Color
8½ x 11 (single-sided)	\$0.05/page	\$ 0.50/page
8½ x 11 (double-sided)	\$0.15/page	\$ 1.00/page
8½ x 14	\$0.15/page	\$ 0.75/page
11 x 17	\$0.20/page	\$ 1.00/page
Large Document Prints/Plots Bond Photographic Bond Mylar (4 mil)	Black & White \$0.20/sq ft \$4.00/sq ft \$2.00/sq ft	Color \$ 1.00/sq ft \$ 5.00/sq ft \$ 8.00/sq ft

Aerial Backgrounds

All sizes \$5.50/sheet (plus above sq. ft. cost)

- 2. Transportation (mileage): Standard IRS mileage rate in effect
- 3. Subcontracts and all other outside expenses and fees: Cost, plus 10% service charge
- 4. Deliveries, abstracting services, outside reproduction costs, and other reimbursable expenses charged at cost, plus 10%
- 5. Surveying Expenses
 - a. Crew Rates: Includes time charged portal to portal and the first 120 miles of transportation and standard survey equipment
 - b. Special Rental Equipment: Cost, plus 10%
 - c. Stakes: Cost, plus 10% service charge when an excessive number of wooden stakes or any special stakes are required
 - d. Iron Rods and Pipes: Cost, plus 10%
 - e. All-Terrain Vehicle (ATV): \$175/day
 - f. Overnight Stays: \$200/night
 - g. Overtime Rates: Jobs requiring work on weekends or holidays billed at 1.5 times the standard rate
 - h. Sales Tax: To be paid on boundary-related services.
 - i. Abstracting services, and other reimbursable expenses charged at cost, plus 10%

SECTION VII

REBATE REPORT

\$8,700,000

VillaMar Community Development District

(City of Winter Haven, Florida)
Special Assessment Bonds, Series 2024
(Assessment Area Six Project)

Dated: February 14, 2024 Delivered: February 14, 2024

Rebate Report to the Computation Date February 14, 2027 Reflecting Activity To February 28, 2025



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www.amteccorp.com

March 20, 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: \$8,700,000 VillaMar Community Development District (City of Winter Haven, Florida), Special Assessment Bonds, Series 2024 (Assessment Area Six Project)

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 the next Report as of February 28, 2026. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo Senior Vice President David G. Mancuso, CPA, MBA

Vice President

SUMMARY OF REBATE COMPUTATIONS

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

For the February 14, 2027 Computation Date Reflecting Activity from February 14, 2024 through February 28, 2025

Fund	Taxable	Net	Rebatable
Description	Inv Yield	Income	Arbitrage
Acquisition & Construction Account	4.891350%	84,766.07	(15,605.93)
Costs of Issuance Account	4.909594%	13.62	(2.45)
Interest Account	4.879469%	9,366.03	(1,737.45)
Reserve Account	4.668659%	28,946.81	(7,034.05)
Totals	4.836896%	\$123,092.53	\$(24,379.88)
Bond Yield	5.669957%		
Rebate Computation Credit			(2,370.82)
Net Rebatable Arbitrage			\$(26,750.70)

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 February 14, 2024, the date of the closing, to February 28, 2025, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of February 14, 2027.
- 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 February 14, 2024 and February 28, 2025, 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 $1/12^{th}$ 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.

DEFINITIONS

6. Computation Date

February 14, 2027.

7. Computation Period

The period beginning on February 14, 2024, the date of the closing, and ending on February 28, 2025.

8. 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.

9. 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.

10. 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.

11. Issue Price

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

12. Rebatable 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.

13. 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	216198000
Interest	216198001
Sinking	216198002
Prepayment	216198003
Reserve	216198004
Acquisition & Construction	216198005
Costs of Issuance	216198006

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 February 28, 2025, 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 February 14, 2027. 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 February 14, 2027, is the Rebatable Arbitrage.

\$8,700,000

VillaMar Community Development District (City of Winter Haven, Florida)

Special Assessment Bonds, Series 2024 (Assessment Area Six Project)

Delivered: February 14, 2024

Sources of Funds

Par Amount	\$8,700,000.00
Net Original Issue Discount	-40,911.15
Total	\$8,659,088.85

Uses of Funds

Acquisition & Construction Account	\$7,354,005.74
Interest Account (Capitalized Interest)	343,608.11
Costs of Issuance Account	184,475.00
Reserve Account	603,000.00
Underwriter's Discount	174,000.00
Total	\$8,659,088.85

PROOF OF ARBITRAGE YIELD

\$8,700,000 Villamar Community Development District (City of Winter Haven, Florida) Special Assessment Bonds, Series 2024 (Assessment Area Six Project)

		Present Value
Date	Debt Service	to 02/14/2024 @ 5.6699572174%
05/01/2024	102,948.73	101,724.93
11/01/2024	240,659.38	231,242.86
05/01/2025	360,659.38	336,993.80
11/01/2025	237,884.38	216,147.27
05/01/2026	367,884.38	325,053.10
11/01/2026	234,878.13	201,810.93
05/01/2027	369,878.13	309,043.70
11/01/2027	231,756.25	188,300.65
05/01/2028	371,756.25	293,722.89
11/01/2028	228,518.75	175,574.12
05/01/2029	373,518.75	279,068.10
11/01/2029	225,165.63	163,590.86
05/01/2030	380,165.63	268,589.43
11/01/2030	221,581.25	152,232.79
05/01/2031 11/01/2031	381,581.25 217,881.25	254,930.25
05/01/2032		141,551.13
11/01/2032	387,881.25	245,048.14 130,982.02
05/01/2033	213,206.25 393,206.25	234,904.48
11/01/2033	208,256.25	120,984.04
05/01/2034	398,256.25	224,984.07
11/01/2034	203,031.25	111,535.01
05/01/2035	403,031.25	215,301.06
11/01/2035	197,531.25	102,613.00
05/01/2036	407,531.25	205,866.95
11/01/2036	191,756.25	94,196.42
05/01/2037	416,756.25	199,079.31
11/01/2037	185,568.75	86,200.14
05/01/2038	420,568.75	189,976.23
11/01/2038	179,106.25	78,674.17
05/01/2039	429,106.25	183,292.79
11/01/2039	172,231.25	71,540.45
05/01/2040	437,231.25	176,607.86
11/01/2040	164,943.75	64,787.89
05/01/2041	444,943.75	169,950.41
11/01/2041	157,243.75	58,404.95
05/01/2042	452,243.75	163,345.79
11/01/2042	149,131.25	52,379.72
05/01/2043	459,131.25	156,816.05
11/01/2043	140,606.25	46,700.06
05/01/2044	470,606.25	151,995.11
11/01/2044	131,531.25	41,310.46
05/01/2045	481,531.25	147,066.81
11/01/2045	121,468.75	36,075.63
05/01/2046	491,468.75	141,939.86
11/01/2046	110,831.25	31,126.47
05/01/2047	500,831.25	136,778.61
11/01/2047	99,618.75	26,456.17
05/01/2048	514,618.75	132,901.73
11/01/2048	87,687.50	22,021.24
05/01/2049	527,687.50	128,866.52
11/01/2049	75,037.50	17,819.72
05/01/2050	540,037.50	124,711.21
11/01/2050	61,668.75	13,848.60
05/01/2051	551,668.75	120,469.81
11/01/2051	47,581.25	10,104.04
05/01/2052	567,581.25	117,205.01

PROOF OF ARBITRAGE YIELD

\$8,700,000 Villamar Community Development District (City of Winter Haven, Florida) Special Assessment Bonds, Series 2024 (Assessment Area Six Project)

Date	Debt Service	Present Value to 02/14/2024 @ 5.6699572174%
11/01/2052	32,631.25	6,552.56
05/01/2053	582,631.25	113,770.64
11/01/2053	16,818.75	3,193.66
05/01/2054	601,818.75	111,127.21
	18,374,573.77	8,659,088.85

<u>Proceeds Summary</u>

Delivery date	02/14/2024
Par Value	8,700,000.00
Premium (Discount)	-40,911.15
Target for yield calculation	8,659,088.85

BOND DEBT SERVICE

\$8,700,000 Villamar Community Development District (City of Winter Haven, Florida) Special Assessment Bonds, Series 2024 (Assessment Area Six Project)

Period	Dain ain al	C	Interest	Dalet Camaia	Annual
Ending	Principal	Coupon	interest	Debt Service	Debt Service
02/14/2024					
05/01/2024			102,948.73	102,948.73	102,948.73
11/01/2024			240,659.38	240,659.38	102,946.73
05/01/2025	120,000	4.625%	240,659.38	360,659.38	601,318.76
11/01/2025	120,000	4.02370	237,884.38	237,884.38	001,510.70
05/01/2026	130,000	4.625%	237,884.38	367,884.38	605,768.76
11/01/2026	130,000	4.02370	234,878.13	234,878.13	005,700.70
05/01/2027	135,000	4.625%	234,878.13	369,878.13	604,756.26
11/01/2027	133,000	4.02370	231,756.25	231,756.25	004,730.20
05/01/2028	140,000	4.625%	231,756.25	371,756.25	603,512.50
11/01/2028	1 10,000	1.02370	228,518.75	228,518.75	005,512.50
05/01/2029	145,000	4.625%	228,518.75	373,518.75	602,037.50
11/01/2029	1.0,000		225,165.63	225,165.63	002,037.50
05/01/2030	155,000	4.625%	225,165.63	380,165.63	605,331.26
11/01/2030	155,000	1.02370	221,581.25	221,581.25	005,551.20
05/01/2031	160,000	4.625%	221,581.25	381,581.25	603,162.50
11/01/2031	100,000	1102570	217,881.25	217,881.25	005,102.50
05/01/2032	170,000	5.500%	217,881.25	387,881.25	605,762.50
11/01/2032	170,000	3.30070	213,206.25	213,206.25	005,702.50
05/01/2033	180,000	5.500%	213,206.25	393,206.25	606,412.50
11/01/2033	100,000	2.20070	208,256.25	208,256.25	000,112.00
05/01/2034	190,000	5.500%	208,256.25	398,256.25	606,512.50
11/01/2034	170,000	3.30070	203,031.25	203,031.25	000,512.50
05/01/2035	200,000	5.500%	203,031.25	403,031.25	606,062.50
11/01/2035	200,000	2.20070	197,531.25	197,531.25	000,002.50
05/01/2036	210,000	5.500%	197,531.25	407,531.25	605,062.50
11/01/2036	210,000	3.30070	191,756.25	191,756.25	005,002.50
05/01/2037	225,000	5.500%	191,756.25	416,756.25	608,512.50
11/01/2037	,		185,568.75	185,568.75	,
05/01/2038	235,000	5.500%	185,568.75	420,568.75	606,137.50
11/01/2038			179,106.25	179,106.25	
05/01/2039	250,000	5.500%	179,106.25	429,106.25	608,212.50
11/01/2039	,		172,231.25	172,231.25	,
05/01/2040	265,000	5.500%	172,231.25	437,231.25	609,462.50
11/01/2040	,		164,943.75	164,943.75	,
05/01/2041	280,000	5.500%	164,943.75	444,943.75	609,887.50
11/01/2041			157,243.75	157,243.75	
05/01/2042	295,000	5.500%	157,243.75	452,243.75	609,487.50
11/01/2042	*		149,131.25	149,131.25	*
05/01/2043	310,000	5.500%	149,131.25	459,131.25	608,262.50
11/01/2043			140,606.25	140,606.25	
05/01/2044	330,000	5.500%	140,606.25	470,606.25	611,212.50
11/01/2044			131,531.25	131,531.25	
05/01/2045	350,000	5.750%	131,531.25	481,531.25	613,062.50
11/01/2045			121,468.75	121,468.75	
05/01/2046	370,000	5.750%	121,468.75	491,468.75	612,937.50
11/01/2046			110,831.25	110,831.25	
05/01/2047	390,000	5.750%	110,831.25	500,831.25	611,662.50
11/01/2047			99,618.75	99,618.75	
05/01/2048	415,000	5.750%	99,618.75	514,618.75	614,237.50
11/01/2048			87,687.50	87,687.50	
05/01/2049	440,000	5.750%	87,687.50	527,687.50	615,375.00
11/01/2049			75,037.50	75,037.50	
05/01/2050	465,000	5.750%	75,037.50	540,037.50	615,075.00
11/01/2050			61,668.75	61,668.75	
05/01/2051	490,000	5.750%	61,668.75	551,668.75	613,337.50
11/01/2051			47,581.25	47,581.25	
05/01/2052	520,000	5.750%	47,581.25	567,581.25	615,162.50

BOND DEBT SERVICE

\$8,700,000

Villamar Community Development District (City of Winter Haven, Florida) Special Assessment Bonds, Series 2024 (Assessment Area Six Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2052			32,631.25	32,631.25	
05/01/2053	550,000	5.750%	32,631.25	582,631.25	615,262.50
11/01/2053			16,818.75	16,818.75	
05/01/2054	585,000	5.750%	16,818.75	601,818.75	618,637.50
	8,700,000		9,674,573.77	18,374,573.77	18,374,573.77

\$8,700,000

VillaMar Community Development District (City of Winter Haven, Florida) Special Assessment Bonds, Series 2024 (Assessment Area Six Project) Acquisition & Construction Account

ARBITRAGE REBATE CALCULATION DETAIL REPORT

DATE DESCRIPTION (PAYMENTS) (5.669957%) 02/14/24 Beg Bal -7,354,005.74 -8,696,993.33 02/14/24 508,235.53 600,209.90 02/23/24 300.00 354.29 02/23/24 113,365.38 133,797.74 03/25/24 113,365.38 133,797.74 03/25/24 725,248.87 852,249.62 03/25/24 2,051.00 2,409.78 04/03/24 300.50 355.03 04/24/24 126,737.56 148,931.00 03/26/24 2,051.00 2,409.78 04/29/24 125,644.44 146,982.96 04/29/24 17,324.00 20,250.45 04/29/24 483,717.31 565,429.04 04/29/24 483,717.31 565,429.04 04/29/24 483,717.31 565,429.04 04/29/24 53,086.92 62,025.05 05/02/24 53,086.92 62,025.70 05/03/24 32,082.21 37,478.39 05/03/24 372,386.01 435,020.82 05/03/24 372,386.01 435,020.82 05/03/24 372,386.01 435,020.82 05/03/24 372,386.01 435,020.82 05/03/24 96,707.34 112,658.00 05/23/24 96,707.34 112,658.00 05/23/24 96,707.34 112,658.00 05/23/24 97,041.46 10,532.74 05/23/24 98,707.97 217,048.93 05/23/24 17,748,420.22 2,036,167.58 05/23/24 17,748,420.22 2,036,167.58 05/23/24 17,748,420.22 2,036,167.58 05/23/24 17,748,420.22 2,036,167.58 05/23/24 17,748,420.22 2,036,167.58 05/23/24 17,748,420.22 2,036,167.58 05/23/24 17,748,420.22 2,036,167.58 05/23/24 17,748,420.22 2,036,167.58 05/23/24 17,748,420.22 2,036,167.58 05/23/24 17,748,420.22 2,036,167.58 05/23/24 17,748,420.22 2,036,167.58 05/23/24 13,275.75 15,446.21 05/23/24 13,275.75 15,446.21 05/23/24 14,348.50 16,557.50 05/23/24 14,348.50 16,557.50 05/23/24 14,348.50 16,557.50 07/22/24 14,348.50 16,557.50 07/22/24 14,348.50 16,557.50 07/22/24 14,348.50 16,557.50 07/22/24 14,348.50 16,557.50 07/22/24 14,348.50 16,557.50 07/22/24 14,348.50 16,557.50 07/22/24 14,348.50 51,557.642.00 08/15/24 24,4641.95 51,331.03 07/01/24 24,4641.95 51,331.03 07/01/24 24,4641.95 51,331.03 07/02/24 24,4641.95 51,331.03 07/22/24 24,646.41.95 51,331.03 07/22/24 24,646.41.95 51,331.03 07/22/24 24,646.41.95 51,331.03 02/28/25 8al 84,766.07 -15,605.93				FUTURE VALUE @
02/14/24 Beg Bal -7,354,005.74 -8,696,993.33 02/14/24 231,616.05 273,913.74 02/23/24 508,235.53 600,209.90 02/23/24 300.00 354.29 02/27/24 113,365.38 133,797.74 03/25/24 18,751.14 22,034.71 03/25/24 725,248.87 852,249.62 03/25/24 126,737.56 148,931.00 03/26/24 2,051.00 2,499.78 04/03/24 302.50 355.03 04/24/24 125,644.44 146,982.96 04/29/24 17,324.00 20,250.45 04/29/24 483,717.31 565,429.04 04/29/24 6,034.54 7,053.92 04/29/24 443,343.46 518,235.05 05/02/24 53,086.92 62,025.05 05/02/24 53,086.92 62,025.05 05/03/24 32,082.21 37,478.39 05/03/24 32,286.01 435,020.82 05/03/24 32,286.01 435,020.82 05/23/24			RECEIPTS	BOND YIELD OF
02/14/24 231,616.05 273,913.74 02/23/24 508,235.53 600,209.90 02/27/24 113,365.38 133,797.74 03/25/24 18,751.14 22,034.71 03/25/24 725,248.87 852,249.62 03/25/24 126,737.56 148,931.00 03/26/24 2,051.00 2,409.78 04/03/24 302.50 355.03 04/24/24 125,644.44 146,982.96 04/29/24 17,324.00 20,255.45 04/29/24 483,717.31 565,429.04 04/29/24 43,343.46 518,235.05 05/02/24 43,543.46 518,235.05 05/02/24 43,543.46 518,235.05 05/02/24 18,575.82 21,703.62 05/03/24 15,787.66 18,443.12 05/03/24 32,082.21 37,478.39 05/03/24 32,082.21 37,478.39 05/03/24 30,265.12 353,105.69 05/03/24 30,265.12 353,105.69 05/23/24 30,265	DATE	DESCRIPTION	(PAYMENTS)	(5.669957%)
02/14/24 231,616.05 273,913.74 02/23/24 508,235.53 600,209.90 02/27/24 113,365.38 133,797.74 03/25/24 18,751.14 22,034.71 03/25/24 725,248.87 852,249.62 03/25/24 126,737.56 148,931.00 03/26/24 2,051.00 2,409.78 04/03/24 302.50 355.03 04/24/24 125,644.44 146,982.96 04/29/24 17,324.00 20,255.45 04/29/24 483,717.31 565,429.04 04/29/24 43,343.46 518,235.05 05/02/24 43,543.46 518,235.05 05/02/24 43,543.46 518,235.05 05/02/24 18,575.82 21,703.62 05/03/24 15,787.66 18,443.12 05/03/24 32,082.21 37,478.39 05/03/24 32,082.21 37,478.39 05/03/24 30,265.12 353,105.69 05/03/24 30,265.12 353,105.69 05/23/24 30,265				
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02/28/25 Bal 84.97 94.82	07/22/24		472,845.95	545,642.09
			44,641.95	51,331.03
02/14/27 TOTALS: 84,766.07 -15,605.93	02/28/25	Bal	84.97	94.82
	02/14/27	TOTALS:	84 , 766.07	-15,605.93

ISSUE DATE: 02/14/24 REBATABLE ARBITRAGE: -15,605.93
COMP DATE: 02/14/27 NET INCOME: 84,766.07
BOND YIELD: 5.669957% TAX INV YIELD: 4.891350%

VillaMar Community Development District (City of Winter Haven, Florida) Special Assessment Bonds, Series 2024 (Assessment Area Six Project) Costs of Issuance Account

ARBITRAGE REBATE CALCULATION DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.669957%)
02/14/24 02/14/24 02/14/24 02/14/24 02/14/24 02/14/24 02/14/24 02/27/24 08/26/24	Beg Bal	-184,475.00 53,000.00 45,000.00 40,000.00 30,000.00 6,000.00 2,500.00 1,750.00 6,125.00 113.62	-218,163.80 62,678.85 53,217.89 47,304.79 35,478.60 7,095.72 2,956.55 2,069.58 7,228.94 130.42
02/14/27	TOTALS:	13.62	-2.45

ISSUE DATE: 02/14/24 REBATABLE ARBITRAGE: -2.45
COMP DATE: 02/14/27 NET INCOME: 13.62
BOND YIELD: 5.669957% TAX INV YIELD: 4.909594%

VillaMar Community Development District (City of Winter Haven, Florida) Special Assessment Bonds, Series 2024 (Assessment Area Six Project) Interest Account

ARBITRAGE REBATE CALCULATION DETAIL REPORT

			FUTURE VALUE @
		RECEIPTS	BOND YIELD OF
DATE	DESCRIPTION	(PAYMENTS)	(5.669957%)
02/14/24	Beg Bal	-343,608.11	-406,357.78
03/04/24		740.68	873.23
04/02/24		1,432.51	1,681.53
05/01/24		102,948.74	120,301.94
05/02/24		1,383.53	1,616.49
06/04/24		1,001.85	1,164.74
07/02/24		969.19	1,121.88
08/02/24		1,000.10	1,152.28
08/26/24		-113.62	-130.42
09/04/24		996.09	1,141.97
10/02/24		931.68	1,063.49
11/01/24		240,659.38	273,472.41
11/04/24		908.88	1,032.32
12/03/24		0.73	0.83
01/03/25		0.40	0.45
02/04/25		0.39	0.44
02/28/25	Bal	113.61	126.78
02/14/27	TOTALS:	9,366.03	-1,737.45

ISSUE DATE: 02/14/24 REBATABLE ARBITRAGE: -1,737.45 COMP DATE: 02/14/27 NET INCOME: 9,366.03 BOND YIELD: 5.669957% TAX INV YIELD: 4.879469%

VillaMar Community Development District (City of Winter Haven, Florida) Special Assessment Bonds, Series 2024 (Assessment Area Six Project) Reserve Account

ARBITRAGE REBATE CALCULATION DETAIL REPORT

			FUTURE VALUE @
		RECEIPTS	BOND YIELD OF
DATE	DESCRIPTION	(PAYMENTS)	(5.669957%)
02/14/24	Beg Bal	-603,000.00	-713,119.78
03/04/24	DCG DGI	1,299.82	1,532.43
04/02/24		2,513.92	2,950.93
05/02/24		2,427.97	2,836.79
06/04/24		2,510.10	2,918.21
07/02/24		2,428.42	2,811.00
08/02/24		2,505.85	2,887.15
09/04/24		2,495.60	2,861.08
10/02/24		2,333.34	2,663.45
11/04/24		2,276.23	2,585.38
12/03/24		2,125.46	2,403.29
01/03/25		2,128.07	2,395.05
02/04/25		2,050.22	2,296.35
02/28/25	Bal	603,000.00	672,878.22
02/28/25	Acc	1,851.81	2,066.41
02/14/27	TOTALS:	28,946.81	-7,034.05

ISSUE DATE: 02/14/24 REBATABLE ARBITRAGE: -7,034.05 COMP DATE: 02/14/27 NET INCOME: 28,946.81 BOND YIELD: 5.669957% TAX INV YIELD: 4.668659%

VillaMar Community Development District (City of Winter Haven, Florida) Special Assessment Bonds, Series 2024 (Assessment Area Six Project) Rebate Computation Credit

ARBITRAGE REBATE CALCULATION DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.669957%)
02/14/25	DESCRIPTION	-2,120.00	-2,370.82
02/14/27	TOTALS:	-2,120.00	-2,370.82

ISSUE DATE: 02/14/24 REBATABLE ARBITRAGE: -2,370.82

COMP DATE: 02/14/27 BOND YIELD: 5.669957%

SECTION VIII

Prepared by:

Roy Van Wyk, Esq. KILINSKI VAN WYK, PLLC 517 E. College Avenue Tallahassee, Florida 32301

LIMITED LIABILITY COMPANY AFFIDAVIT FOR DEED

STATE OF FLORIDA COUNTY OF POLK

- I, Adam Rhinehart ("Affiant"), on being duly sworn, state:
- I am the Manager of VMAR DEV, LLC, a Florida limited liability company, (the "Company").
- 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, Affiant 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.
- On behalf of the Company, Affiant 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.
- 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.

SWORN TQ AND SUBSCRIBED before me by means of physical presence or □ online notarization this 4th day of April 2025 by Adam Rhinehart, as Manager of VMAR DEV, LLC, a Florida limited liability company, on behalf of company, and who ki is personally known to me or [] produced as identification.

Personally Known [notary seal] OR Produced Identification Type of Identification

Notary Public State of Florida Lindsey E Roden My Commission HH 303599 Expires 8/22/2028

EXHIBIT A

Tracts A, C, D, E, F, G and the road rights-of-way designated as San Pietro Drive, Domizio Drive, Botticella Boulevard, Taverna Loop, Coronari Lane, Navona Way, and Enzo Way, all as depicted on the plat of *VillaMar Phase 7*, recorded at Plat Book 211, Page 50, of the Public Records of Polk County, Florida

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 E. Central Avenue, Winter Haven, FL 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 on the attached Exhibit "A".
- 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/she 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 she has read the full facts set forth in this Affidavit and understands its content and context to be correct in all respects.

forur in this Affidavit and understa	nds its content and context to be correct in all respects.
FURTHER AFFIANT SAYE	TH NOT.
	Affiant
	Date: 4/4/25
SWORN TO AND SUBSCRIB notarization this day of April 202 a Florida limited liability company, on or [] produced	ED before me by means of physical presence or online 25 by Adam Rhinehart, as Manager of VMAR DEV, LLC, behalf of company, and who is personally known to me as identification.
	(Official Notary Signature)
	Name: Undsey E Roden
	Personally Known X
[notary seal]	OR Produced Identification
	Type of Identification
Notary Public State of Florida Lindsey E Roden My Commission HA 303898	

EXHIBIT A

(Legal Description)

Tracts A, C, D, E, F, G and the road rights-of-way designated as San Pietro Drive, Domizio Drive, Botticella Boulevard, Taverna Loop, Coronari Lane, Navona Way, and Enzo Way, all as depicted on the plat of *VillaMar Phase 7*, recorded at Plat Book 211, Page 50, of the Public Records of Polk County, Florida

PREPARED BY AND RETURN TO:

Roy Van Wyk, Esquire Kilinski | Van Wyk, PLLC 517 E. College Avenue Tallahassee, Florida 32301

Parcel ID No. 26-29-15-688506-004030; 26-29-15-688506-003940; 26-29-15-688506-003960; 26-29-15-688506-003970; 26-29-15-688506-003980; 26-29-15-688506-003990; 26-29-15-688506-004000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed as of this __ day of April 2025, by VMAR DEV, LLC, a Florida limited liability company, with a mailing address of 346 E. Central Avenue, Winter Haven, FL 33880, (hereinafter called the "grantor"), in favor of VILLAMAR COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government, with a mailing address of c/o Governmental Management Services Central Florida, LLC, 219 E. Livingston Street, Orlando, FL 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 at **Exhibit A** attached hereto.

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.

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.

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.

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 Maintenance Accss and Drainage Easements and Wall and Access Easements as identified on the Plat of *VillaMar Phase 7*, as recorded in Plat Book 211, Page 50, 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.

[Signature pages follow]

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

GRANTOR:

Signed, sealed and delivered	VMAR DEV, LLC
in the presence of:	a Florida limited liability company
Print Name: UN OSCH Poden Address: 346 E. Central Avenue Winter Haven, FL 33880 Print Mane: JCSS1045 Dence	Adam Rhinehart, Manager Address: 346 E. Central Avenue Winter Haven, FL 33880
Address:	
346 E. Central Avenue	
Winter Haven, FL 33880	
notarization this 뿣 day of April 2025 by Ac	fore me by means of ★ physical presence or □ online lam Rhinehart, Manager of VMAR DEV, LLC, a Florida
limited liability company, on behalf of company	<i>'</i> .
	Official Notary Signature) Name: Control of Control Personally Known
[notary seal]	OR Produced Identification
[notary odding	Type of Identification
Notary Public State of Florida Lindsey E Roden My Commission HH 303599 Expires 8/22/2026	e-

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 April 2025.	
Signed, sealed and delivered in the presence of:	VILLAMAR COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established under Chapter 190 of the
Witnesses:	Florida Statutes
Linday Rod	Bull
Name: Undsey Roden Address;	Chairman, Board of Supervisors
346 E. Central Avenue	Address: 219 E. Livingston Street
Winter Haven, Florida 33880	Orlando, Florida 32801
Name: 565 Ca Sparce Address: 346 E. Central Avenue Winter Haven, Florida 33880	
STATE OF FLORIDA COUNTY OF POLK	
The foregoing instrument was acknowl online notarization this day of April 2025 Supervisors of the VillaMar Community Develo	edged before me by means of physical presence or 5, by Lauren O. Schwenk, as Chairman of the Board of popment District.
	Lindung E Rodn
	Name: (Official Notary Signature) Personally Known
[notary seal]	OR Produced Identification
	Type of Identification
Notary Public State of Fforida Lindsey E Roden	

My Commission HH 303599 Expires 8/22/2026

EXHIBIT A

Tracts A, C, D, E, F, G and the road rights-of-way designated as San Pietro Drive, Domizio Drive, Botticella Boulevard, Taverna Loop, Coronari Lane, Navona Way, and Enzo Way, all as depicted on the plat of *VillaMar Phase 7*, recorded at Plat Book 211, Page 50, of the Public Records of Polk County, Florida

SECTION IX

SECTION C

Item will be provided under separate cover.

SECTION 1

Item will be provided under separate cover.

SECTION D

SECTION 1

COMMUNITY DEVELOPMENT DISTRICT

Check Register Fiscal Year 2025

Date	check #'s	Amount
	<u>Truist Bank</u>	
M 2025	Chl-# 0((070	¢(1,(22,04
March 2025	Check# 866 - 879	\$61,632.04
	TOTAL	\$61,632.04

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 4/11/25 PAGE 1
*** CHECK DATES 03/01/2025 - 03/31/2025 *** VILLAMAR CDD - GENERAL FUND

*** CHECK DATES	3 03/01/2025 - 03/31/2025 ***	VILLAMAR CDD - GENERAL FUND BANK A VILLAMAR CDD			
CHECK VEND# DATE	INVOICEEXPENSED TO. DATE INVOICE YRMO DPT ACCT	VENDOR NAME F# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
3/18/25 00008	12/05/23 LS120520 202312 310-5130 SUPERVISOR FEES 12/05/2	23		200.00-	
		LAUREN SCHWENK			200.00-000621
3/18/25 00008	8/06/24 LS080624 202408 310-5130	00-11000		200.00-	
	SUPERVISOR FEES 08/06/2	LAUREN SCHWENK			200.00-000751
3/27/25 00073	2/17/25 303-1 202502 330-5720	00-49000	V	5,074.52-	
	MILTON- AMENITY ROOF RE	AMERICAN ROOFING FL			5,074.52-000850
3/07/25 00015	3/06/25 16826 202503 320-5380	00-46200	*	700.00	
	INST.CHOC MULCH & JASMI	PRINCE & SONS INC.			700.00 000866
3/07/25 00049	2/28/25 12077924 202503 320-5380 FEB 25 -SECURITY SERVIC	00-34500	*	3,027.20	
	FEB 25 -SECURITI SERVIC	SECURITAS SECURITY SERVICES	USA, INC		3,027.20 000867
3/07/25 00041	3/01/23 ID111/33 Z0Z303 3Z0 3300	30 17000	*	1,082.00	
	LAKE MAINTENANCE - MAR 3/01/25 PSI14793 202503 320-5380 POND MAINTENANCE - MAR	00-47000	*	856.00	
	POND MAINTENANCE - MAR	SOLITUDE LAKE MANAGEMENT SE	RVICES		1,938.00 000868
3/18/25 00009	3/01/25 317 202503 310-5130	00-34000	*	3,718.75	
	MAR 25 - MGMT FEES 3/01/25 317 202503 310-5130	00-35200	*	105.00	
	MAR 25 - WEBSITE ADMIN 3/01/25 317 202503 310-5130	00-35100	*	157.50	
	MAR 25 - INFORMATION TE 3/01/25 317 202503 310-5130	:СН)0-31300	*	833.33	
	MAR 25 - DISSEMINATION 3/01/25 317 202503 330-5720	00-12000	*	625.00	
	MAR 25 - AMENITY ACCESS 3/01/25 317 202503 310-5130	00-51000	*	.45	
	MAR 25 - OFFICE SUPPLIE 3/01/25 317 202503 310-5130	ES 00-42000	*	202.51	
	MAR 25 - POSTAGE 3/01/25 317 202503 310-5130	00-42500	*	11.10	
	MAR 25 - COPIES 3/01/25 318 202503 320-5380		*	1,875.00	
	MAR 25 - FIELD MGMT 3/01/25 318 202503 310-5130	00-42500	*	55.83	
	MAR 25 - COPIES STAPLES	GOVERNMENTAL MANAGEMENT SER	VICES -		7,584.47 000869

VMCD VILLAMAR CDD SNEEROOA

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 4/11/25 PAGE 2
*** CHECK DATES 03/01/2025 - 03/31/2025 *** VILLAMAR CDD - GENERAL FUND

*** CHECK DATES	03/01/202	25 - 03/3	1/2025 ***	VILLAMAR CDD - BANK A VILLAMAR	GENERAL FUND CDD			
CHECK VEND# DATE	INVO	DICE INVOICE	EXPENSED TO YRMO DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT #
3/18/25 00008	12/05/23		202312 310-51300	-11000		*	200.00	
	8/06/24	LS080624	SOR FEES 12/05/23 202408 310-51300	-11000		*	200.00	
		SUPERVI	SOR FEES 08/06/24	LAUREN SCHWE	NK			400.00 000870
3/18/25 00012	2/25/25		202502 310-51300	-32300		*	4,256.13	
	2/25/25	7656891	FEES- SERIES 202- 202502 310-51300-	-32300		V	4,256.13-	
		TRUSTEE	FEES- SERIES 202	4 VILLAMAR CDI	C/O USBANK *DO	NOT USE		.00 000871
3/18/25 00027	3/18/25		202504 330-53800	-48600		*	1,078.87	
		APR25PLA	- PLAYG.FURN LEASI 202504 330-53800	-48600		*	1,396.07	
		APR 25	- POOL FURN. LEAS	WHFS, LLC				2,474.94 000872
3/18/25 00019	2/25/25	7656891	202502 310-51300	-32300		*	4,256.13	
		TRUSTEE	FEE - SERIES 202	US BANK				4,256.13 000873
3/19/25 00074			202503 300-20700-	-10000		*	35,979.79	
	3/19/25	REFUND-C	CORE&MAIN FUND36 202503 300-20700	-10000		V	35,979.79-	
		KEFUND (CORE&MAIN FUND36	VILLAMAR CDI	C/O US BANK			.00 000874
3/19/25 00074			202503 300-20700	-10000		*	35,976.79	
		KEFUND (CORE&MAIN FUND36	VILLAMAR CDI	C/O US BANK			35,976.79 000875
3/27/25 00073			202502 330-57200	-49000			10,149.03	
			AMENITY ROOF REP		FING FL			10,149.03 000876
3/31/25 00069		EC032620	202503 310-51300	-11000		*	200.00	
		SUPERVI	SOR FEES 03/26/25	EMILY CASSID				200.00 000877
3/31/25 00068			202503 310-51300			*	200.00	
		SUPERVI	SOR FEES 03/26/25	BOBBIE HENLE	Y			200.00 000878
3/31/25 00008	3/26/25	LS032620	202503 310-51300 SOR FEES 03/26/25	-11000		*	200.00	
		DUPERVI;	OOK FEED U3/20/25	LAUREN SCHWE	NK			200.00 000879
	-	-				BANK A		-

VMCD VILLAMAR CDD SNEEROOA

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 4/11/25 PAGE 3
*** CHECK DATES 03/01/2025 - 03/31/2025 *** VILLAMAR CDD - GENERAL FUND
BANK A VILLAMAR CDD

CHECK VEND#INVOICE.... ..EXPENSED TO... VENDOR NAME STATUS AMOUNT ...CHECK....

DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS AMOUNT #

TOTAL FOR REGISTER 61,632.04

VMCD VILLAMAR CDD SNEEROOA

SECTION 2

Community Development District

Unaudited Financial Reporting March 31, 2025



Table of Contents

1 _	Balance Sheet
2-3	General Fund
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7	Debt Service Fund Series 2022A3
-	
8	Debt Service Fund Series 2022A4
9	Debt Service Fund Series 2023A5
-	
10	Debt Service Fund Series 2024A6
11	Combined Capital Project Funds
12-13	Month to Month
14-15	Long Term Debt Report
16	Assessment Receipt Schedule

Community Development District Combined Balance Sheet

March 31, 2025

Series Capital Account		General Fund	Do	ebt Service Fund	al Projects Fund	Gover	Totals nmental Fund
Cash Capher Cap	Assets:	Tunu		T unu	 unu	dover	mmentai i ana
Operating Account \$ 348,289 \$ - \$ 66 646-68 7665-76 <td>Cash:</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	Cash:						
Internation Salar Salar		\$ 348,289	\$	-	\$ -	\$	348,289
State board Administration (SIA) 50,413 . . 50,413 Series 2019 . 200,524 . . 200,224 Reserve . <	Capital Projects Account	-		-	665		665
Series 2019	Investments:						
Reserve - 206,254 - 206,254 Revenue - 441,920 - 441,920 Perpayment - 1,691 - 1,691 Series 2020 - 408,069 - 184,450 Revenue - 1,000,069 - 1,000,009 Prepayment - 0,9338 - 69,338 Revenue - 1,72,683 - 69,338 Prepayment - 69,338 - 69,338 Revenue - 1,72,683 - 9,938 Prepayment - 1,25,509 - 1,25,509 Revenue - 1,25,509 - 1,25,509 Revenue - 2,274,75 - 2,277,900 Series 2022 A5 - - 2,277,900 - 2,277,900 Series 2023 A5 - - 2,277,900 - 2,277,900 - 2,277,900 - - 2,277,900 - <td>State Board Administration (SBA)</td> <td>502,413</td> <td></td> <td>-</td> <td>-</td> <td></td> <td>502,413</td>	State Board Administration (SBA)	502,413		-	-		502,413
Revenue - 411,920 - 11,920 Series 2020 - 11,645 - 1,8450 Revenue - 0,405,069 - 1,84450 Revenue - 0,405,069 - 0,405,009 Prepayment - 6,93,38 - 0,403,009 Revenue - 1,72,683 - 0,422 Prepayment - 1,72,683 - 0,422 Construction - - 1,72,683 - 0,23 Prepayment - - 1,23,599 - - 1,23,599 Revenue - - 2,79,900 - - 2,25,999 Series 2022 A5 - - - 2,27,900 - 2,25,990 - 9,29,900 Series 2022 A5 - - - 2,27,900 - 2,27,900 - 2,28,47 - 2,28,47 - 2,28,47 - 2,28,47 - 3,28,2	<u>Series 2019</u>						
Prepayment 1,691		-			-		
Reserve		-			-		
Reserve 184,450 - 184,650 Revenue 408,669 - 408,669 Prepayment - 1 - 1 Series 2022 AS - 69,338 - 69,338 Revenue - 12,260 - 9 9 92 Prepayment - - 122,509 - 122,509 - 122,509 - 122,509 - 122,509 - 122,509 - 122,509 - 122,509 - 122,509 - 122,509 - 122,509 - 122,509 - 27,475 - 26,7475 - 26,7475 - 26,7475 - 26,7475 - 26,7475 - 26,7475 - 26,274 - 29,847 - 26,274 - 26,262 - 26,262 - 26,274 - - 26,274 - - 26,274 - - - - - -		-		1,691	-		1,691
Revenue - 408,069 - 408,069 Prepayment 1 1 1 Series 2022 A3 - 69,338 - 69,338 Revenue - 172,683 - 172,683 Prepayment - 422 - 422 Construction - - 9 9 Series 2022 A4 - 123,509 - 123,509 Revenue - 279,900 - 123,509 Revenue - 267,475 - 267,475 Revenue - 66,6263 - 566,263 Prepayment - 26,477 - 22,847 Reserve - 67,475 - - 22,847 Reserve - 66,300 - - 60,300 Revenue - - - - - - Reserve - - - - - - - </td <td>· · ·</td> <td></td> <td></td> <td>104.450</td> <td></td> <td></td> <td>104.450</td>	· · ·			104.450			104.450
Prepayment		-			-		
Reserve 69,338 69,338 69,338 69,338 69,338 69,349 79,349		-			-		
Reserve - 69,338 - 69,338 Revenue - 172,683 - 122,633 Prepayment - 422 - 9 9 Series 2022 At - 123,509 - 123,509 Revenue - 279,900 - 279,900 Series 2023 AS - 267,475 - 267,475 Revenue - 566,263 - 267,475 Revenue - 566,263 - 266,263 Pepayment - 566,263 - 266,263 Perpayment - 663,000 - - 366,263 Perpayment - 603,000 - - 366,263 Perpayment - 603,000 - - 662,63 Perpayment - 603,000 - - 662,000 Revenue - 603,000 - - - - Interest - <td></td> <td>-</td> <td></td> <td>1</td> <td>-</td> <td></td> <td>1</td>		-		1	-		1
Revenue - 172,683 - 172,683 Prepayment - 422 - 9 9 Secret COCAST - - 9 9 9 Reserve - 123,509 - 123,509 - 123,509 - 267,970 202,990 - 279,900 - 279,900 - 279,900 - 279,900 - 279,900 - 279,900 - 279,900 - 279,900 - 279,900 - 279,900 - 279,900 - 279,900 - 279,900 - 279,900 - 279,900 - 279,900 - 279,900 - 279,900 - 279,900 - 279,475 8 29,827 - 28,827 - 29,827 - 29,827 - - 29,827 - - - - - - - - - - - - - -		_		69 338	_		69 338
Prepayment - 422 - 9 9 9 Scriesz DZZ AK - 123,509 - 279,900 - 279,900 Revenue - 279,900 - 279,900 - 279,900 Series 2023 AS - 267,475 - 267,475 - 267,475 - 267,475 - 267,475 - 267,475 - 267,475 - 267,475 - 267,475 - 267,475 - 267,475 - 267,475 - 267,475 - 267,475 - 267,475 - 267,475 - 267,475 - 266,263 - 92,847 - 28,474 - 292,847 - - 292,847 - <		_			_		
Construction 6. 6. 7. 9. 9. Secrete 2022 AS 1. 2.5,909 6. 1.23,509 Reserve 6. 2.79,900 6. 1.23,509 Reserve 6. 2.79,900 2. 2.79,900 Reserve 6. 2.66,263 6. 2.67,475 Revenue 6. 5.66,263 6. 2. 2.8,447 Nevenue 6. 5.66,263 6. 3.08,000 Nevenue 6. 603,000 6. 603,000 Revenue 6. 603,000 6. 603,000 Revenue 1. 603,000 5. 603,000 Revenue 1. 114 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 2. 3.03,20 2. 2. 2. 3.03,20 2. 2.		_			_		
Series 2022 A4 Company of the company of		_			9		
Reserve - 123,509 - 123,509 Series 2023 AS 279,900 - 279,900 Reserve - 267,475 - 267,475 Revenue - 566,263 - 566,263 Prepayment - 02,847 - 92,847 Series 2024 AG - 39,832 - 63,000 Revenue - 39,832 - 39,832 Interest - 114 - 114 Construction - - - - Revenue - 9,050 - - Due from Developer Series 2024 AG - - - - Due from General Fund Series 2014 - 9,050 - 9,050 Due from General Fund Series 2023 A3 - 8,272 - 8,272 Due from General Fund Series 2023 A3 - 3,131 - 4,353,654 Lisabilities - 8,57,02 3,495,665 5,759					-		,
Revenue - 279,900 - 279,900 Series 2023 A5 Reserve - 267,475 - 267,475 Revenue - 566,263 - 267,475 Revenue - 566,263 - 566,263 Prepayment - 566,263 - 562,633 Prepayment - 603,000 - 603,000 Revenue - 603,000 - 603,003 Revenue - 603,000 - 603,003 Revenue - 1014 - 114 Construction - 114 - 114 Construction - <th< td=""><td></td><td>-</td><td></td><td>123,509</td><td>-</td><td></td><td>123,509</td></th<>		-		123,509	-		123,509
Series 2023 A5 2 67,475 - 2 66,263 - 2 66,263 - 2 66,263 - 2 66,263 - 2 66,263 - 2 66,263 - 2 66,263 - 2 66,263 - 2 66,263 - 2 66,263 - 2 66,263 - 2 66,263 - 2 66,263 - 2 66,263 - 2 66,263 - 2 66,263 - 2 66,263 - 2 66,263 - 2 68,284 - 2 68,284 - 2 88,284 - 2 88,282 - 2 88,382 - 2 88,382 - 2 88,382 - 3 8,382 - 3 8,382 - 3 8,382 - 3 8,382 - 3 8,382 - 3 8,322 - 3 8,322 - 3 8,322 - 3 8,322 - 3 8,322 - 3 8,322 - 3 8,322 - 3 8,323 - 3 8,323 - 3 8,323 - 3 8,323 - 3 8,323		-			-		
Revenue - 566,263 - 566,263 Prepayment - 92,847 - 562,623 Series 2024 M6 Reserve - 603,000 - 603,000 Revenue - 93,832 - 39,832 Interest - 114 - - 114 Construction - - - - - - Due from Developer Series 2024 A6 - </td <td><u>Series 2023 A5</u></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	<u>Series 2023 A5</u>						
Prepayment 92,847 Series 2024 A6 Reserve 6 603,000 5 663,000 Revenue 3 39,832 5 39,832 Interest 1 114 6 31,932 Interest 2 114 7 114 Construction 2 1 85 85 Due from Developer Series 2024 A6 2 2 2 9,050 Due from General Fund Series 2013 3 3,113 3,113 3,113 3,113 3,113 3,113 3,113 3,131 3,113 3,131 3,13	Reserve	-		267,475	-		267,475
Series 2024 A6 603,000 6 603,000 Revenue 39,832 6 39,832 Interest 1 114 - 1144 Construction 2 114 - 1144 Cue from Developer Series 2024 A6 - - - - Due from General Fund Series 2019 9,050 6 9,050 Due from General Fund Series 2023 A3 3,113 - 3,113 Due from General Fund Series 2023 A4 5,600 - 5,600 Due from General Fund Series 2023 A5 - 12,061 - 5,600 Due from General Fund Series 2023 A5 - 12,061 - 5,600 Due from General Fund Series 2023 A5 - 12,061 - 5,600 Due from General Fund Series 2023 A5 - 3,802 - 3,832 Debt from General Fund Series 2023 A5 - - 3,832 Debt Series 2024 A6 - 8,872 - 8,832 Test at Labilities - 8,857,02	Revenue	-		566,263	-		566,263
Reserve - 603,000 - 603,000 Revenue - 39,832 - 39,832 Interest - 39,832 - 39,832 Interest - - 85 85 85 Due from Developer Series 2024 A6 -	Prepayment	-		92,847	-		92,847
Revenue . 39,832 . 39,832 Interest . 114 . 114 Construction .	<u>Series 2024 A6</u>						
Interest	Reserve	-		603,000	-		603,000
Construction - - 85 85 Due from Developer Series 2024 A6 -<	Revenue	-		39,832	-		39,832
Due from Developer Series 2024 A6 - - - 9,050 - 9,050 Due from General Fund Series 2020 - 8,272 - 8,272 - 8,272 - 8,272 - 8,272 - 8,272 - 8,272 - 8,272 - 8,272 - 8,276 - 5,600 - 5,600 - 5,600 - 5,600 - 6,600 - 6,620 - 6,622 - - 6,227 - - 6,227 - - 6,327 - - 6,327 - - 6,327 - - 6,327 - - - 6,327 - - - 3,806 - - - - 3,809 - - - - 3,809 - - - - 3,809 - - - - - - 3,809 - - - - - -	Interest	-		114	-		114
Due from General Fund Series 2019 - 9,050 - 9,050 Due from General Fund Series 2023 A3 - 8,272 - 8,272 Due from General Fund Series 2023 A4 - 3,113 - 5,600 Due from General Fund Series 2023 A4 - 12,061 - 12,061 Deposits 6,327 - - 6,327 Total Assets 8857,029 3,495,865 5,759 \$,4353,654 Liabilites: Accounts Payable 18,906 \$ - \$,18,906 Due to Debt Service 38,096 - - \$,27,002 Total Liabilites \$57,002 \$ - \$,6327 Total Liabilites \$57,002 \$ - \$,6327 Total Liabilites \$57,002 \$ - \$,6327 Total Liabilites \$6,327 \$ - \$,6327 Total Liabilites \$6,327 \$ - \$,6327 </td <td>Construction</td> <td>-</td> <td></td> <td>-</td> <td>85</td> <td></td> <td>85</td>	Construction	-		-	85		85
Due from General Fund Series 2020 - 8,272 - 8,272 Due from General Fund Series 2023 A3 - 3,113 - 3,113 Due from General Fund Series 2023 A5 - 12,061 - 12,061 Due from General Fund Series 2023 A5 - 12,061 - 6,327 Total Assets \$ 857,029 \$ 3,495,865 \$ 759 \$ 4,353,654 Liabilities Accounts Payable \$ 18,906 - - \$ 18,906 Due to Debt Service 38,096 - - \$ 38,096 Total Liabilites \$ 57,002 * * * 5,7002 Total Liabilites * \$ 7,002 * * * \$ 3,096 Total Liabilites * \$ 7,002 * * * \$ 3,096 Total Liabilites * \$ 7,002 * * * \$ 7,002 Total Liabilites * \$ 7,002 * * * * \$ 6,327	Due from Developer Series 2024 A6	-		-	-		-
Due from General Fund Series 2023 A3 - 3,113 - 3,113 Due from General Fund Series 2023 A4 - 5,600 - 5,600 Due from General Fund Series 2023 A5 - 12,061 - 12,061 Deposits 6,327 - - 6,327 Total Assets 8 857,029 \$ 3,495,865 \$ 759 \$ 4,353,654 Liabilities: Accounts Payable \$ 18,906 \$ - - \$ 18,906 Due to Debt Service 38,096 - - \$ 38,096 Total Liabilities \$ 57,002 \$ - \$ 57,002 \$ - \$ 57,002 \$ - \$ 57,002 \$ - \$ 57,002 \$ - \$ 57,002 \$ - \$ 57,002 \$ - \$ 57,002 \$ - \$ 57,002 \$ - \$ 57,002 \$ - \$ 57,002 \$ - \$ 57,002 \$ - \$ 57,002 \$ - \$ 57,002 \$ - \$ 57,002 \$ - \$ 57,002 \$ - \$ 57,002 \$ - \$ 6,327 \$ - <t< td=""><td>Due from General Fund Series 2019</td><td>-</td><td></td><td>9,050</td><td>-</td><td></td><td>9,050</td></t<>	Due from General Fund Series 2019	-		9,050	-		9,050
Due from General Fund Series 2023 A4 - 5,600 - 5,600 Due from General Fund Series 2023 A5 - 12,061 - 12,061 Deposits 6,327 - - 6,327 Total Assets 857,029 3,495,865 759 4,353,654 Liabilities: ***********************************	Due from General Fund Series 2020	-		8,272	-		8,272
Due from General Fund Series 2023 A5 - 12,061 - 12,061 Deposits 6,327 - - 6,327 Total Assets 857,029 3,495,865 \$ 759 \$ 4,353,654 Liabilities Accounts Payable 18,906 - - \$ 18,906 Due to Debt Service 38,096 - - \$ 18,906 Total Liabilites 57,002 \$ - \$ - \$ 57,002 Fund Balance: Nonspendable: Prepaid Items \$ 6,327 \$ - \$ 6,327 Restricted for: Debt Service - Series 2019 - 658,916 - 658,916 Debt Service - Series 2022 A3 - 658,916 - 658,916 Debt Service - Series 2022 A3 - 245,557 - 265,557 Debt Service - Series 2022 A4 - 409,009 - 409,009 Debt Service - Series 2022 A5 - 938,646 - 938,646	Due from General Fund Series 2023 A3	-		3,113	-		3,113
Deposits 6,327 - - 6,327 Total Assets 857,029 3,495,865 759 4,353,654 Liabilities: Accounts Payable 18,906 - - \$ 18,906 Due to Debt Service 38,096 - - \$ 38,096 Total Liabilities \$ 57,002 * * \$ 57,002 Fund Balance: Nonspendable: Prepaid I tems \$ 6,327 * * \$ 6,327 Restricted for: Debt Service - Series 2019 - 658,916 - 658,916 Debt Service - Series 2020 - 600,792 - 658,916 Debt Service - Series 2022 A3 - 245,557 - 245,557 Debt Service - Series 2022 A4 - 409,009 - 409,009 Debt Service - Series 2024 A6 - 642,946 - 642,946 Debt Service - Series 2019 - 642,946 - 642,946 Capital Projects - Series 2019	Due from General Fund Series 2023 A4	-		5,600	-		5,600
Total Assets \$ 857,029 \$ 3,495,865 \$ 759 \$ 4,353,654 Liabilities: Accounts Payable \$ 18,906 \$ - - \$ 18,906 Due to Debt Service 38,096 - - \$ 38,096 Total Liabilites \$ 57,002 \$ - \$ - \$ 57,002 Fund Balance: Nonspendable: Prepaid Items \$ 6,327 \$ - \$ - \$ 6,327 Restricted for: - - \$ 658,916 - 6 658,916 Debt Service - Series 2019 - 658,916 - 658,916 Debt Service - Series 2022 A3 - 245,557 - 245,557 Debt Service - Series 2022 A4 - 409,009 - 409,009 Debt Service - Series 2023 A5 - 938,646 - 938,646 Debt Service - Series 2024 A6 - 642,946 - 665 665 Capital Projects - Series 2022 A3 - - 665 665 665 Capital Projects	Due from General Fund Series 2023 A5	-		12,061	-		12,061
Liabilities: Accounts Payable \$ 18,906 - - \$ 18,906 Due to Debt Service 38,096 - - \$ 38,096 Total Liabilities \$ 57,002 \$ - \$ - \$ 57,002 Fund Balance: Nonspendable: Prepaid Items \$ 6,327 \$ - \$ 6,327 Restricted for: Debt Service - Series 2019 - 658,916 - 658,916 Debt Service - Series 2020 - 600,792 - 600,792 Debt Service - Series 2022 A3 - 245,557 - 245,557 Debt Service - Series 2022 A4 - 409,009 - 409,009 Debt Service - Series 2023 A5 - 938,646 - 938,646 Debt Service - Series 2024 A6 - 642,946 - 642,946 Capital Projects - Series 2019 - - 665 665 Capital Projects - Series 2024 A6 - - 85 85 Assigned for: Capital Reserves 169,845 - </td <td>Deposits</td> <td>6,327</td> <td></td> <td>-</td> <td>-</td> <td></td> <td>6,327</td>	Deposits	6,327		-	-		6,327
Accounts Payable	Total Assets	\$ 857,029	\$	3,495,865	\$ 759	\$	4,353,654
Due to Debt Service 38,096 - - 38,096 Total Liabilites \$ 57,002 - \$ \$ 57,002 Fund Balance: Wonspendable: Prepaid Items \$ 6,327 \$ - \$ 6,327 Restricted for: Debt Service - Series 2019 - 658,916 - 658,916 Debt Service - Series 2020 - 600,792 - 600,792 Debt Service - Series 2022 A3 - 245,557 - 245,557 Debt Service - Series 2022 A4 - 409,009 - 409,009 Debt Service - Series 2023 A5 - 938,646 - 938,646 Debt Service - Series 2024 A6 - 642,946 - 642,946 Capital Projects - Series 2022 A3 - - 85 85 Capital Projects - Series 2024 A6 - - 85 85 Assigned for: Capital Projects - Series 2024 A6 - - 85 85	Liabilities:						
Total Liabilities \$ 57,002 \$ - \$ 57,002 Fund Balance: Nonspendable: Prepaid Items \$ 6,327 \$ - \$ 6,327 Restricted for: Debt Service - Series 2019 - 658,916 - 658,916 Debt Service - Series 2020 - 600,792 - 600,792 Debt Service - Series 2022 A3 - 245,557 - 245,557 Debt Service - Series 2022 A4 - 409,009 - 409,009 Debt Service - Series 2023 A5 - 938,646 - 938,646 Debt Service - Series 2024 A6 - 642,946 - 642,946 Capital Projects - Series 2019 - - 665 665 Capital Projects - Series 2022 A3 - - 85 85 Assigned for: Capital Projects - Series 2024 A6 - - 85 85 Capital Reserves 169,845 - - - 169,845 Unassigned<	Accounts Payable	\$ 18,906	\$	-	-	\$	18,906
Fund Balance: Nonspendable: Prepaid Items \$ 6,327 \$ - \$ - \$ 6,327 Restricted for: Debt Service - Series 2019 - 658,916 - 658,916 Debt Service - Series 2020 - 600,792 - 600,792 Debt Service - Series 2022 A3 - 245,557 - 2445,557 Debt Service - Series 2022 A4 - 409,009 - 409,009 Debt Service - Series 2023 A5 - 938,646 - 938,646 Debt Service - Series 2024 A6 - 642,946 - 642,946 Capital Projects - Series 2019 - 642,946 - 665 Capital Projects - Series 2024 A6 - 9 9 9 Capital Projects - Series 2024 A6 - 7 85 Assigned for: Capital Reserves 169,845 - 7 85 Total Fund Balances \$800,027 \$3,495,865 \$ 759 \$4,296,652	Due to Debt Service	38,096		-	-		38,096
Nonspendable: Prepaid Items \$ 6,327 \$ - \$ 6,327 Restricted for: Debt Service - Series 2019 - 658,916 - 658,916 Debt Service - Series 2020 - 600,792 - 600,792 Debt Service - Series 2022 A3 - 245,557 - 245,557 Debt Service - Series 2022 A4 - 409,009 - 409,009 Debt Service - Series 2023 A5 - 938,646 - 938,646 Debt Service - Series 2024 A6 - 642,946 - 642,946 Capital Projects - Series 2019 - - 665 665 Capital Projects - Series 2022 A3 - - 9 9 Capital Projects - Series 2024 A6 - - 85 85 Assigned for: Capital Reserves 169,845 - - - 169,845 Unassigned 623,855 - - 623,855 Total Fund Balances \$80,027 \$3,495,865 \$759 \$4,296,652	Total Liabilites	\$ 57,002	\$	-	\$ •	\$	57,002
Prepaid Items \$ 6,327 \$ - \$ 6,327 Restricted for: Debt Service - Series 2019 - 658,916 - 658,916 Debt Service - Series 2020 - 600,792 - 600,792 Debt Service - Series 2022 A3 - 245,557 - 245,557 Debt Service - Series 2022 A4 - 409,009 - 409,009 Debt Service - Series 2023 A5 - 938,646 - 938,646 Debt Service - Series 2024 A6 - 642,946 - 642,946 Capital Projects - Series 2019 - - 665 665 Capital Projects - Series 2022 A3 - - 9 9 Capital Projects - Series 2024 A6 - - 85 85 Assigned for: Capital Reserves 169,845 - - 169,845 Unassigned 623,855 - - 623,855 Total Fund Balances \$ 80,027 \$ 3,495,865 \$ 759 \$ 4,296,652	Fund Balance:						
Restricted for: Debt Service - Series 2019 - 658,916 - 658,916 Debt Service - Series 2020 - 600,792 - 600,792 Debt Service - Series 2022 A3 - 245,557 - 245,557 Debt Service - Series 2022 A4 - 409,009 - 409,009 Debt Service - Series 2023 A5 - 938,646 - 938,646 Debt Service - Series 2024 A6 - 642,946 - 642,946 Capital Projects - Series 2019 - 665 - 665 Capital Projects - Series 2022 A3 - 9 9 9 Capital Projects - Series 2024 A6 - 85 85 Assigned for: Capital Reserves 169,845 - 9 169,845 Unassigned 623,855 - 6 623,855 Total Fund Balances \$800,027 \$3,495,865 \$759 \$4,296,652	Nonspendable:						
Debt Service - Series 2019 - 658,916 - 658,916 Debt Service - Series 2020 - 600,792 - 600,792 Debt Service - Series 2022 A3 - 245,557 - 245,557 Debt Service - Series 2022 A4 - 409,009 - 409,009 Debt Service - Series 2023 A5 - 938,646 - 938,646 Debt Service - Series 2024 A6 - 642,946 - 642,946 Capital Projects - Series 2019 - - 665 665 Capital Projects - Series 2022 A3 - - 9 9 Capital Projects - Series 2024 A6 - - 85 85 Assigned for: Capital Reserves 169,845 - - - 169,845 Unassigned 623,855 - - 623,855 Total Fund Balances \$ 800,027 \$ 3,495,865 \$ 759 \$ 4,296,652	Prepaid Items	\$ 6,327	\$	-	\$ -	\$	6,327
Debt Service - Series 2020 - 600,792 - 600,792 Debt Service - Series 2022 A3 - 245,557 - 245,557 Debt Service - Series 2022 A4 - 409,009 - 409,009 Debt Service - Series 2023 A5 - 938,646 - 938,646 Debt Service - Series 2024 A6 - 642,946 - 642,946 Capital Projects - Series 2019 - - 665 665 Capital Projects - Series 2022 A3 - - 9 9 Capital Projects - Series 2024 A6 - - 85 85 Assigned for: - - - 169,845 Unassigned 623,855 - - - 623,855 Total Fund Balances \$ 800,027 \$ 3,495,865 \$ 759 \$ 4,296,652	Restricted for:						
Debt Service - Series 2022 A3 - 245,557 - 245,557 Debt Service - Series 2022 A4 - 409,009 - 409,009 Debt Service - Series 2023 A5 - 938,646 - 938,646 Debt Service - Series 2024 A6 - 642,946 - 642,946 Capital Projects - Series 2019 - - 665 665 Capital Projects - Series 2022 A3 - - 9 9 Capital Projects - Series 2024 A6 - - 85 85 Assigned for: Capital Reserves 169,845 - - 169,845 Unassigned 623,855 - - 623,855 Total Fund Balances \$ 800,027 \$ 3,495,865 \$ 759 \$ 4,296,652	Debt Service - Series 2019	-		658,916	-		658,916
Debt Service - Series 2022 A4 - 409,009 - 409,009 Debt Service - Series 2023 A5 - 938,646 - 938,646 Debt Service - Series 2024 A6 - 642,946 - 642,946 Capital Projects - Series 2019 - - 665 665 Capital Projects - Series 2022 A3 - - 9 9 Capital Projects - Series 2024 A6 - - 85 85 Assigned for: - - 169,845 - - 169,845 Unassigned 623,855 - - 623,855 Total Fund Balances \$ 800,027 \$ 3,495,865 \$ 759 \$ 4,296,652	Debt Service - Series 2020	-		600,792	-		600,792
Debt Service - Series 2023 A5 - 938,646 - 938,646 Debt Service - Series 2024 A6 - 642,946 - 642,946 Capital Projects - Series 2019 - - 665 665 Capital Projects - Series 2022 A3 - - 9 9 Capital Projects - Series 2024 A6 - - 85 85 Assigned for: Capital Reserves 169,845 - - 169,845 Unassigned 623,855 - - 623,855 Total Fund Balances \$ 800,027 \$ 3,495,865 \$ 759 \$ 4,296,652	Debt Service - Series 2022 A3	-		245,557	-		245,557
Debt Service - Series 2024 A6 - 642,946 - 642,946 Capital Projects - Series 2019 - - 665 665 Capital Projects - Series 2022 A3 - - 9 9 Capital Projects - Series 2024 A6 - - 85 85 Assigned for: Capital Reserves 169,845 - - 169,845 Unassigned 623,855 - - 623,855 Total Fund Balances \$ 800,027 \$ 3,495,865 \$ 759 \$ 4,296,652		-			-		409,009
Capital Projects - Series 2019 - - 665 665 Capital Projects - Series 2022 A3 - - 9 9 Capital Projects - Series 2024 A6 - - 85 85 Assigned for: Capital Reserves 169,845 - - 169,845 Unassigned 623,855 - - 623,855 Total Fund Balances \$ 800,027 \$ 3,495,865 \$ 759 \$ 4,296,652		-		•	-		
Capital Projects - Series 2022 A3 - - 9 9 Capital Projects - Series 2024 A6 - - 85 85 Assigned for: - - 169,845 - - 169,845 Unassigned 623,855 - - 623,855 Total Fund Balances \$ 800,027 \$ 3,495,865 \$ 759 \$ 4,296,652		-		642,946	-		
Capital Projects - Series 2024 A6 - - 85 85 Assigned for: Capital Reserves 169,845 - - 169,845 Unassigned 623,855 - - 623,855 Total Fund Balances \$ 800,027 \$ 3,495,865 \$ 759 \$ 4,296,652	-	-		-			
Assigned for: Capital Reserves 169,845 169,845 Unassigned 623,855 623,855 Total Fund Balances \$800,027 \$3,495,865 \$759 \$4,296,652		-		-			
Capital Reserves 169,845 - - 169,845 Unassigned 623,855 - - 623,855 Total Fund Balances \$ 800,027 \$ 3,495,865 \$ 759 \$ 4,296,652		-		-	85		85
Unassigned 623,855 - - 623,855 Total Fund Balances \$ 800,027 \$ 3,495,865 \$ 759 \$ 4,296,652	=	1600:=					4600:=
Total Fund Balances \$ 800,027 \$ 3,495,865 \$ 759 \$ 4,296,652	=			-	-		
				-	-		
Total Liabilities & Fund Balance \$ 857,029 \$ 3,495,865 \$ 759 \$ 4,353,654	Total Fund Balances	\$ 800,027	\$	3,495,865	\$ 759	\$	4,296,652
	Total Liabilities & Fund Balance	\$ 857,029	\$	3,495,865	\$ 759	\$	4,353,654

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pro	orated Budget		Actual	
	Budget	Th	ru 03/31/25	Th	ru 03/31/25	Variance
Revenues:						
Assessments - Tax Roll	\$ 984,004	\$	973,089	\$	973,089	\$ -
Assessments - Direct Bill	71,847		35,922		35,922	
Interst Income	-		-		2,413	2,413
Miscellaneous Revenue	-		-		4,168	4,168
Total Revenues	\$ 1,055,851	\$	1,009,011	\$	1,015,591	\$ 6,580
Expenditures:						
General & Administrative:						
Supervisor Fees	\$ 12,000	\$	6,000	\$	1,600	\$ 4,400
Engineering	7,500		3,750		-	3,750
Attorney	30,000		15,000		6,114	8,886
Annual Audit	5,600		5,600		-	5,600
Assessment Administration	10,000		10,000		10,000	
Amortization	-		-		3,000	(3,000
Arbitrage	2,700		900		900	
Dissemination	10,000		5,000		5,250	(250
Trustee Fees	29,800		14,900		8,297	6,603
Management Fees	44,625		22,313		22,313	
Information Technology	1,890		945		945	
Website Maintenance	1,260		630		630	
Postage & Delivery	3,500		1,750		518	1,232
Insurance	6,886		6,886		6,408	478
Printing & Binding	500		250		83	167
Legal Advertising	10,000		5,000		-	5,000
Other Current Charges	1,500		750		316	434
Office Supplies	500		250		4	246
Dues, Licenses & Subscriptions	175		175		175	
Total General & Administrative	\$ 178.436	\$	100,099	\$	66,553	\$ 33,546

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted	Pror	ated Budget		Actual		
		Budget	Thr	u 03/31/25	Thi	ru 03/31/25		Variance
Operations & Maintenance			_					
- -								
Field Expenditures	\$	10.054	ď	10.054	\$	14,133	φ	4 721
Property Insurance	Þ	18,854	\$	18,854	Þ	,	\$	4,721
Field Management Landscape Maintenance		22,500 226,000		11,250 113,000		11,250 74,490		38,510
Landscape Replacement		22,500		11,250		2,414		
Pond Maintenance		32,000		16,000		11,628		8,837 4,372
Streetlights		166,320		83,160		82,709		4,372
Electric		3,000		1,500		1,663		(163)
Water & Sewer		30,000		15,000		19,422		(4,422)
Sidewalk & Asphalt Maintenance		2,500		1,250		17,422		1,250
Irrigation Repairs		10,000		5,000		2,883		2,117
General Repairs & Maintenance		25,000		12,500		12,139		361
Contingency		40,000		20,000		19,751		249
Subtotal Field Expenditures	\$	598,674	\$	308,764	\$	252,482	\$	56,282
Amenity Expenditures	Ψ	370,071	Ψ	300,701	Ψ	232,102	Ψ	30,202
Amenity - Electric	\$	18,000	\$	9,000	\$	7,411	\$	1,589
Amenity - Water & Sewer	Ф	20,000	Ф	10,000	Ф	5,773	Ф	4,227
Playground & Furniture Lease		35,000		17,500		14,850		2,650
Cable & Internet		3,000		1,500		1,155		345
Pest Control		660		330		300		30
Janitorial Services		11,780		5,890		7,485		(1,595)
Security Services		36,036		18,018		19,166		(1,148)
Pool Maintenance		34,440		17,220		21,395		(4,175)
Amenity Access Management		7,500		3,750		3,750		-
Amenity Repairs & Maintenance		10,000		5,000		3,042		1,958
Holiday Decorations		10,000		5,000		10,000		(5,000)
Contingency		10,000		5,000		14,506		(9,506)
Subtotal Amenity Expenditures	\$	196,416	\$	98,208	\$	108,833	\$	(10,625)
Substituting Emperication	Ψ	170,110	Ψ	70,200		100,000	4	(10,020)
Total Expenditures	\$	973,526	\$	507,071	\$	427,867	\$	79,203
Evener (Deficiency) of Devening even Even	ф	02.225	ф	F01 040	¢	F07 724	φ	(72 (22)
Excess (Deficiency) of Revenues over Expen	Ф	82,325	\$	501,940	\$	587,724	\$	(72,623)
Other Financing Sources/(Uses):								
Capital Reserve Transfer	\$	(82,325)	\$		\$		\$	-
Total Other Financing Sources/(Uses)	\$	(82,325)	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$	-	\$	501,940	\$	587,724	\$	(72,623)
Fund Balance - Beginning	\$	-			\$	212,303		
Fund Balance - Ending	\$	-			\$	800,027		

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pro	orated Budget	Actua	al	
	Budget	Th	nru 03/31/25	Thru 03/	31/25	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			\$	-	

Community Development District

Debt Service Fund Series 2019 A1

Statement of Revenues, Expenditures, and Changes in Fund Balance

Adopted	Pro	orated Budget		Actual		
Budget	Th	ıru 03/31/25	Th	ru 03/31/25		Variance
\$ 403,763	\$	399,066	\$	399,066	\$	-
-		-		7,007		7,007
\$ 403,763	\$	399,066	\$	406,073	\$	7,007
\$ 140,338	\$	140,338	\$	140,338	\$	-
125,000		-		-		-
140,338		-		-		-
\$ 405,675	\$	140,338	\$	140,338	\$	-
\$ (1,913)	\$	258,728	\$	265,735	\$	7,007
\$ (1,913)	\$	258,728	\$	265,735	\$	7,007
\$ 183,440			\$	393,180		
\$ 181,528			\$	658,916		
\$ \$ \$	\$ 403,763 \$ 403,763 \$ 140,338 125,000 140,338 \$ (1,913) \$ (1,913) \$ 183,440	\$ 403,763 \$ \$ 403,763 \$ \$ 140,338 \$ 125,000 140,338 \$ (1,913) \$ \$ (1,913) \$ \$ 183,440	Budget Thru 03/31/25 \$ 403,763 \$ 399,066 \$ 403,763 \$ 399,066 \$ 140,338 \$ 140,338 \$ 125,000 - \$ 405,675 \$ 140,338 \$ (1,913) \$ 258,728 \$ 183,440	Budget Thru 03/31/25 Thru 03/31/25 \$ 403,763 \$ 399,066 \$ \$ 403,763 \$ 399,066 \$ \$ 140,338 \$ 140,338 \$ \$ 125,000 - - \$ 405,675 \$ 140,338 \$ \$ (1,913) \$ 258,728 \$ \$ 183,440 \$	Budget Thru 03/31/25 Thru 03/31/25 \$ 403,763 \$ 399,066 \$ 399,066 - - - \$ 403,763 \$ 399,066 \$ 406,073 \$ 140,338 \$ 140,338 \$ 140,338 125,000 - - 140,338 - - \$ 405,675 \$ 140,338 \$ 140,338 \$ (1,913) \$ 258,728 \$ 265,735 \$ 183,440 \$ 393,180	Budget Thru 03/31/25 Thru 03/31/25 Thru 03/31/25 \$ 403,763 \$ 399,066 \$ 399,066 \$ 7,007 \$ 403,763 \$ 399,066 \$ 406,073 \$ \$ 140,338 \$ 140,338 \$ 140,338 \$ 140,338 \$ 125,000

Community Development District

Debt Service Fund Series 2020 A2

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pro	orated Budget		Actual	
	Budget	Tł	nru 03/31/25	Th	ru 03/31/25	Variance
Revenues:						
Assessments - Tax Roll	\$ 369,050	\$	364,758	\$	364,758	\$ -
Interest	-		-		6,281	6,281
Total Revenues	\$ 369,050	\$	364,758	\$	371,039	\$ 6,281
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	\$	248,942	\$	255,223	\$ 6,281
Net Change in Fund Balance	\$ 2,419	\$	248,942	\$	255,223	\$ 6,281
Fund Balance - Beginning	\$ 159,690			\$	345,569	
Fund Balance - Ending	\$ 162,109			\$	600,792	

Community Development District

Debt Service Fund Series 2022 A3

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pr	orated Budget		Actual	
	Budget	Tł	nru 03/31/25	Th	ıru 03/31/25	Variance
Revenues:						
Assessments - Tax Roll	\$ 165,060	\$	137,290	\$	137,290	\$ -
Interest	-		-		3,153	3,153
Total Revenues	\$ 165,060	\$	137,290	\$	140,443	\$ 3,153
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	\$	43,224	\$	46,377	\$ 3,153
Net Change in Fund Balance	\$ 27,710	\$	43,224	\$	46,377	\$ 3,153
Fund Balance - Beginning	\$ 66,015			\$	199,180	
Fund Balance - Ending	\$ 93,725			\$	245,557	

Community Development District

Debt Service Fund Series 2022 A4

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pr	orated Budget		Actual	
	Budget	Т	hru 03/31/25	Th	ıru 03/31/25	Variance
Revenues:						
Assessments - Tax Roll	\$ 249,825	\$	246,920	\$	246,920	\$ -
Interest	-		-		4,326	4,326
Total Revenues	\$ 249,825	\$	246,920	\$	251,247	\$ 4,326
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	\$	164,895	\$	169,222	\$ 4,326
Net Change in Fund Balance	\$ 775	\$	164,895	\$	169,222	\$ 4,326
Fund Balance - Beginning	\$ 114,869			\$	239,787	
Fund Balance - Ending	\$ 115,644			\$	409,009	

Community Development District

Debt Service Fund Series 2023 A5

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pr	orated Budget		Actual	
	Budget	T	hru 03/31/25	Th	ru 03/31/25	Variance
Revenues:						
Assessments - Direct	\$ 553,728	\$	531,845		531,845	\$ -
Prepayments	-		-		125,926	125,926
Interest	-		-		10,088	10,088
Total Revenues	\$ 553,728	\$	531,845	\$	667,858	\$ 136,014
Expenditures:						
Interest - 11/1	\$ 219,934	\$	219,934	\$	217,656	\$ 2,278
Special Call - 11/1	-		-		140,000	(140,000)
Interest 2/1	-		-		713	(713)
Special Call - 2/1	-		-		50,000	(50,000)
Interest - 5/1	219,934		-		-	-
Principal - 5/1	115,000		-		-	-
Total Expenditures	\$ 554,869	\$	219,934	\$	408,369	\$ (188,434)
Excess (Deficiency) of Revenues over Expen	\$ (1,141)	\$	311,910	\$	259,490	\$ (52,421)
Net Change in Fund Balance	\$ (1,141)	\$	311,910	\$	259,490	\$ (52,421)
Fund Balance - Beginning	\$ 336,869			\$	679,156	
Fund Balance - Ending	\$ 335,728			\$	938,646	

Community Development District

Debt Service Fund Series 2024 A6

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pro	orated Budget		Actual	
	Budget	Th	nru 03/31/25	Tł	nru 03/31/25	Variance
Revenues:						
Assessments - Direct	\$ 603,000	\$	=	\$	-	\$ -
Interest	-		-		15,259	15,259
Total Revenues	\$ 603,000	\$	-	\$	15,259	\$ 15,259
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)	\$	(225,401)	\$ 15,259
Net Change in Fund Balance	\$ 1,681	\$	(240,659)	\$	(225,401)	\$ 15,259
Fund Balance - Beginning	\$ 343,608			\$	868,346	
Fund Balance - Ending	\$ 345,289			\$	642,946	

Community Development District

Combined Capital Project Funds

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Series	Series	Series		Series		Series	Series	
	2019 A1	2020 A2	2022 A3		2022 A4		2023 A5	2024 A6	Total
Revenues									
Developer Contributions	\$ -	\$ -	\$ -	\$	5	-	\$ 19,807	\$ 1,522,904	\$ 1,542,711
Interest	1	-	0		-		949	2	952
Total Revenues	\$ 1	\$ -	\$ 0	5	5	-	\$ 20,756	\$ 1,522,906	\$ 1,543,663
Expenditures:									
Bank Fees	\$ 374	\$ -	\$ -	\$	5	-	\$ -	\$ -	\$ 374
Capital Outlay	301	-	-		-		294,865	1,522,904	1,818,070
Total Expenditures	\$ 675	\$ -	\$ -	5	5	-	\$ 294,865	\$ 1,522,904	\$ 1,818,445
Excess (Deficiency) of Rev. over Exp.	\$ (674)	\$	\$ 0	5	•	-	\$ (274,110)	\$ 2	\$ (274,782)
Net Change in Fund Balance	\$ (674)	\$ •	\$ 0	9	3	-	\$ (274,110)	\$ 2	\$ (274,782)
Fund Balance - Beginning	\$ 1,339	\$ -	\$ 9	\$	}	-	\$ 274,110	\$ 83	\$ 275,458
Fund Balance - Ending	\$ 665	\$ -	\$ 9	\$	3	-	\$ 0	\$ 85	\$ 676

Community Development District

Month to Month

	0ct	Nov	Dec		Jan	Feb	I	March	A	pril	Мау	June	July	Aug	Sept		Total
Revenues:																	
Assessments - Tax Roll	\$ -	\$ 24,316	\$ 926,52	0 \$	7,560	\$ 11,908	\$	2,699	\$	-	\$ -	\$ -	\$ 85	\$ -	\$ -	\$	973,08
Assessments - Direct Bill	-	-	35,92	2	-	-		-		-	-	-	-	-		-	35,92
Interst Income	-	-		-	-	497		1,916		-	-	-	-	-		-	2,41
Miscellaneous Revenue	30	4,108		-	-	30		-		-	-	-	-	-		-	4,16
Total Revenues	\$ 30	\$ 28,424	\$ 962,44	2 \$	7,560	\$ 12,435	\$	4,615	\$	-	\$ -	\$ -	\$ 85	\$ -	\$ -	\$	1,015,59
Expenditures:																	
General & Administrative:																	
Supervisor Fees	\$ -	\$ -	\$ 1,00	0 \$	-	\$ -	\$	600	\$	-	\$ -	\$ -	\$ -	\$ -	\$	- \$	1,60
Engineering	-	-		-	-	-		-		-	-	-	-	-		-	
attorney	1,048	117	2,00	9	831	1,110		1,000		-	-	-	-	-		-	6,1
Annual Audit	-	-		-	-	-		-		-	-	-	-	-		-	
Assessment Administration	10,000	-		-	-	-		-		-	-	-	-	-		-	10,0
Amortization	-	-		-	-	-		3,000		-	-	-	-	-		-	3,0
Arbitrage	-	-		-	-	450		450		-	-	-	-	-		-	9
Dissemination	833	833	83	3	833	1,083		833		-	-	-	-	-		-	5,2
Trustee Fees	-	-	4,04	1	-	4,256		-		-	-	-	-	-		-	8,2
Management Fees	3,719	3,719	3,71	9	3,719	3,719		3,719		-	-	-	-	-		-	22,3
nformation Technology	158	158	15	8	158	158		158		-	-	-	-	-		-	9
Vebsite Maintenance	105	105	10	5	105	105		105		-	-	-	-	-		-	6
Postage & Delivery	113	42	Ģ	3	28	40		203		-	-	-	-	-		-	5
nsurance	6,408	-		-	-	-		-		-	-	-	-	-		-	6,4
rinting & Binding	16	-		-	-	-		67		-	-	-	-	-		-	
egal Advertising	-	-		-	-	-		-		-	-	-	-	-		-	
Other Current Charges	41	41	ϵ	9	42	44		80		-	-	-	-	-		-	3
Office Supplies	1	0		0	2	0		0		-	-	-	-	-		-	
Oues, Licenses & Subscriptions	175	-		-	-	-		-		-	-	-	-	-		-	1
Total General & Administrative	\$ 22,617	\$ 5,015	\$ 12,02	5 \$	5,717	\$ 10,966	\$	10,214	\$		\$ -	\$	\$	\$	\$	- \$	66,55

Community Development District

Month to Month

		Oct		Nov		Dec		Jan		Feb		March	Apı	il	May	y J	ıne	Jul	ly	Aug		Sept		1	Total
Operations & Maintenance																									
Field Expenditures																									
Property Insurance	\$	14,133	\$	-	\$	-	\$	-	\$	-	\$	-	\$	- \$		- \$	-	\$	-	\$	- \$		- 5	5	14,133
Field Management		1,875		1,875		1,875		1,875		1,875		1,875		-		-	-		-		-		-		11,250
Landscape Maintenance		12,415		12,415		12,415		12,415		12,415		12,415		-		-	-		-		-		-		74,490
Landscape Replacement		1,714		-		-		-		700		-		-		-	-		-		-		-		2,414
Pond Maintenance		1,938		1,938		1,938		1,938		1,938		1,938		-		-	-		-		-		-		11,628
Streetlights		15,645		17,627		14,956		13,741		13,741		7,000		-		-	-		-		-		-		82,709
Electric		229		220		266		278		320		350		-		-	-		-		-		-		1,663
Water & Sewer		6,161		1,252		2,296		6,775		438		2,500		-		-	-		-		-		-		19,422
Irrigation Repairs		178		-		-		170		130		2,405		-		-	-		-		-		-		2,883
General Repairs & Maintenance		972		4,771		3,816		-		2,580		-		-		-	-		-		-		-		12,139
Contingency		7,175		-		7,476		2,650		2,450		-		-		-	-		-		-		-		19,751
Subtotal Field Expenditures	\$	62,434	\$	40,097	\$	45,038	\$	39,842	\$	36,587	\$	28,483	\$	- \$		- \$	-	\$	-	\$	- \$		- (5	252,482
Amenity Expenditures																									
Amenity - Electric	\$	911	\$	1,300	\$	1,300	\$	1,300	\$	1,300	\$	1,300	\$	- \$		- \$	-	\$	-	\$	- \$		- 9	5	7,411
Amenity - Water & Sewer		591		971		991		1,143		977		1,100		-		-	-		_		-		-		5,773
Playground & Furniture Lease		2,475		2,475		2,475		2,475		2,475		2,475		-		-	-		_		_		_		14,850
Cable & Internet		189		189		189		189		189		210		-		-	-		-		-		-		1,155
Pest Control		50		50		50		50		50		50		-		-	-		_		-		-		300
Janitorial Services		2,595		850		1,490		850		850		850		-		-	-		_		_		_		7,485
Security Services		3,071		3,255		3,255		1,822		3,027		4,735		-		-	-		_		_		_		19,166
Pool Maintenance		3,405		2,730		3,290		2,730		6,370		2,870		_		_	_		_		_		_		21,395
Amenity Access Management		625		625		625		625		625		625		-		-	-		-		-		-		3,750
Amenity Repairs & Maintenance		477		_		2,355		_		210		_		_		_	_		_		_		_		3,042
Holiday Decorations		_		-		10,000		-		_		_		-		-	-		-		-		-		10,000
Contingency		4,357		-		-		-		10,149		-		-		-	-		-		-		-		14,506
Subtotal Amenity Expenditures	\$	18,747	\$	12,445	\$	26,019	\$	11,184	\$	26,222	\$	14,216	\$	- \$		- \$	-	\$	-	\$	- \$		- (5	108,833
Total Expenditures	\$	103,797	\$	57,557	\$	83,082	\$	56,742	\$	73,775	\$	52,913	\$	- \$		- \$	-	\$	-	\$	- \$		- :	5	427,867
Other Financing Uses:				,				,		,			•			•		•		•					
-																									
Capital Reserve Transfer	\$	-	\$		\$		\$	-	\$	-	\$	-	\$	- \$	<u> </u>	- \$	-	\$	-	\$	- \$		- 5	5	
Total Other Financing Uses	\$	-	\$	-	\$	-	\$	-	\$	-	\$	•	\$	- \$		- \$	-	\$	-	\$	- \$		- 9	•	
Total Expenditures & Other Financing	Us€ \$	103,797	\$	57,557	\$	83,082	\$	56,742	\$	73,775	\$	52,913	\$	- \$	i	- \$	-	\$	-	\$	- \$;	- :	,	427,867
Not Change in Fund Palance	*	(102 7/7)	· •	(20.122)	•	070 260	ø	(40.102)	ø	(61 240)	¢	(40.200)	•	- \$		- \$	-	¢	85	ታ	- \$,	F07 724
Net Change in Fund Balance	3	(103,767)	Þ	(29,133)	3	079,300	Þ	(49,102)	Þ	(01,340)	Þ	(48,298)	Þ	- \$		- \$	-	Þ	00	J	- \$		- 9	P	587,724

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

								37%		15%		14%	5%	9%	20%		100.00%
			(D	Discount)/		Interest/			Se	ries 2019	Serie	s 2020 Debt	Series 2022 PH3	Series 2022 PH4	Series 2023 D	ebt	
Date	Gross	Amount		Penalty	Commissions	(P. Appraiser)	Net Receipts	O&M Portion	De	bt Service		Service	Debt Service	Debt Service	Service		Total
11/12/24	\$	5,350	\$	250	\$ 102	\$ -	\$ 4,998	\$ 1,809	\$	758	\$	693	\$ 261	\$ 469	\$ 1,0	10 \$	4,999
11/15/24		9,829		393	189	-	9,247	3,560		1,351		1,235	465	836	1,5	801	9,247
11/19/24		26,504		1,032	509	-	24,962	9,676		3,631		3,319	1,249	2,247	4,8	340	24,962
11/26/24		55,061		2,202	1,057	-	51,801	19,937		7,570		6,919	2,604	4,684	10,0	88	51,801
11/30/24		-		-	-	(28,856)	(28,856)	(10,581)		(4,341)		(3,968)	(1,494)	(2,686)	(5,	(86	(28,856)
12/06/25		819,721		32,762	15,739	-	771,220	282,920		115,999		106,026	39,907	71,774	154,	94	771,220
12/20/25	1	1,507,540		60,463	28,942	-	1,418,135	520,500		213,239		194,907	73,360	131,941	284,	.89	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,	148	341,196
01/10/25		22,047		661	428	-	20,958	7,560		3,183		2,909	1,095	1,969	4,2	42	20,958
02/03/25		-		-	-	4,084	4,084	1,497		614		562	211	380	:	319	4,084
02/10/25		28,880		565	566	-	27,749	10,411		4,119		3,765	1,417	2,549	5,	89	27,749
03/07/25		7,688		63	153	-	7,473	2,699		1,134		1,037	390	702	1,	11	7,473
TOTAL	\$ 2,8	44,860.00	\$	112,472.57	\$ 54,647.74	\$ (24,772.44)	\$ 2,652,967.25	\$ 973,089.04	\$	399,065.65	\$	364,757.82	\$ 137,289.85	\$ 246,920.40	\$ 531,844	.51 \$	2,652,967.27

	99%	Net Percent Collected
\$	30,676	Balance Remaining to Collect

Community Development District Long Term Debt Report

S	ERIES 2019, SPECIAL ASS	ESSMENT 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 DEFIN	TION 50% M	AXIMUM ANNUAL DEBT SERV	/ICE
RESERVE FUND REQUI	REMENT	\$2	01,917
RESERVE FUND BALAN	CE	\$2	06,254
BONDS OUTSTANDING	- 06/25/19		\$7,180,000
LESS: SPECIAL CALL - 0	(\$290,000		
LESS: SPECIAL CALL - 1	(\$280,000		
LESS: SPECIAL CALL - 2	(\$45,000		
LESS: PRINCIPAL PAYM	IENT - 5/1/21		(\$110,000
LESS: SPECIAL CALL - 5	/1/21		(\$30,000
LESS: SPECIAL CALL - 8	/1/21		(\$65,000
LESS: SPECIAL CALL - 1	1/1/21		(\$20,000
LESS: PRINCIPAL PAYM	IENT - 5/1/22		(\$110,000
LESS: SPECIAL CALL - 1	1/1/22		(\$20,000
LESS: PRINCIPAL PAYM	IENT - 5/1/23		(\$115,000
LESS: PRINCIPAL PAYM	IENT - 5/1/24		(\$120,000
CURRENT BONDS OUT	STANDING		\$5,975,000

ENT - 5/1/24		(\$135,000
, ,		(\$130,000
, ,		(\$125,000
, ,		\$6,500,000
CE	\$18	84,450
EMENT	\$18	84,450
ΓΙΟΝ 50% M	AXIMUM ANNUAL DEBT SERV	TCE
4.000%	\$3,260,000.00	May 1, 2051
3.75%	\$1,965,000.00	May 1, 2040
3.20%	\$750,000.00	May 1, 2030
2.625%	\$525,000.00	May 1, 2025
	2.625% 3.20% 3.75% 4.000%	3.20% \$75,000.00 3.75% \$1,965,000.00 4.000% \$3,260,000.00 TION 50% MAXIMUM ANNUAL DEBT SERV EMEMENT \$1! CE \$1: 11/24/20 ENT - 5/1/22 ENT - 5/1/23

SERIES 20	22, SPECIAL ASS	SESSMENT 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% M	IAXIMUM ANNUAL DEBT SERV	/ICE
RESERVE FUND REQUIREMENT		\$	77,500
RESERVE FUND BALANCE		\$	69,338
BONDS OUTSTANDING - 03/18/2	22		\$3,040,000
LESS: PRINCIPAL PAYMENT - 11	(\$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)
LESS: PRINCIPAL PAYMENT - 11	/1/24		(\$50,000)
CURRENT BONDS OUTSTANDIN	IG		\$2,235,000

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CURRENT BONDS OUT	NOTE A NEW YORK		\$4,135,000
LESS: PRINCIPAL PAYN	IENT - 5/1/24		(\$80,00
LESS: PRINCIPAL PAYN	, ,		(\$80,00
BONDS OUTSTANDING			\$4,295,00
RESERVE FUND BALAN	CE	\$12	23,509
RESERVE FUND REQUI	REMENT	\$13	24,913
RESERVE FUND DEFIN	TION 50% M	IAXIMUM ANNUAL DEBT SERV	ICE
TERM 4	4.125%	\$2,025,000.00	May 1, 2052
TERM 3	4.00%	\$1,340,000.00	May 1, 2042
TERM 2	3.63%	\$505,000.00	May 1, 2032
TERM 1	3.250%	\$425,000.00	May 1, 2027

SERIES 2	023, SPECIAL ASS	SESSMENT 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	MAXIN	IUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	53,728		
RESERVE FUND BALANCE		\$2	67,475
BONDS OUTSTANDING - 06/15	/23		\$7,940,000
LESS: PRINCIPAL PAYMENT - 5	/1/24		(\$110,000
LESS: SPECIAL CALL - 8/1/24			(\$80,000
LESS: SPECIAL CALL - 11/1/24			(\$140,000
LESS: SPECIAL CALL - 2/1/25			(\$50,000
CURRENT BONDS OUTSTAND	ING		\$7,560,000

BONDS OUTSTANDING - 03/31,	24				\$	8,700,000
RESERVE FUND BALANCE				\$603,000		
RESERVE FUND REQUIREMENT				\$603,000		
		(ii) 125% Avg (iii) 10% of 0	rigina l Issue			
		(i) MADS	A 1DC			
RESERVE FUND DEFINITION		LESSER OF:				
TERM 3	5.75%		\$4,575,000.00		May 1, 20	54
TERM 2	5.50%		\$3,140,000.00		May 1, 20	44
TERM 1	4.625%		\$985,000.00		May 1, 20	31