## VillaMar Community Development District

Meeting Agenda

May 28, 2025

# AGENDA

## Community Development District

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

May 21, 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, May 28, 2025 at 11:00 AM at the Offices of PRIME Community Management, 375 Avenue A SE, Winter Haven, FL 33880.

Zoom Video Join Link: https://us06web.zoom.us/j/88146441262

**Call-In Information**: 1-646-876-9923

Meeting ID: 881 4644 1262

Following is the advance agenda for the meeting:

#### **Board of Supervisors Meeting**

- 1. Roll Call
- 2. Public Comment Period (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, 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 (Suggested Date: August 27, 2025)
- 5. Ratification of RFP for Construction Services for Phase 8 Mass Grading Project
- 6. Review and Ranking of Proposals Received for Phase 8 Mass Grading Project
- 7. Consideration of Construction Funding Agreement for Phase 8 Mass Grading Project
- 8. Consideration of Temporary Construction and Access Easement Agreement for Phase 8 Mass Grading Project
- 9. Consideration/Approval of Engineering Services Agreement with Wood Engineering & Quiddity (Approving Updated Services Rates)
- 10. Presentation of Arbitrage Rebate Report for Series 2024 (Assessment Area Six) Project Bonds
- 11. Ratification of Phase 7 Conveyance Documents
- 12. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report (to be provided under separate cover)
  - D. District Manager's Report
    - i. Approval of Check Registers
      - a) March 2025
      - b) April 2025
    - ii. Balance Sheet & Income Statement
    - iii. Presentation of Number of Registered Voters—1,344
- 13. Other Business
- 14. Supervisors Requests and Audience Comments
- 15. 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 14<sup>th</sup>.

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

# 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 28th DAY OF MAY 2025.

ATTEST:	VILLAMAR COMMUNITY DEVELOPMENT DISTRICT
Secretary	By: Its:

**Exhibit A:** Proposed Budget for Fiscal Year 2026

Community Development District

Proposed Budget FY 2026



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#### VillaMar Community Development District Proposed Budget FY 2026 General Fund

Description	Adopted Budget FY2025	Actuals Thru 4/30/2025	Projected Next Months	ç	Total Thru 1/30/2025	j	Proposed Budget FY 2026
Revenues							
Assessments - Tax Roll	\$ 984,004	\$ 980,623	\$ 3,381	\$	984,004	\$	1,260,612
Assessments - Direct Bill (Unplatted 8)	71,847	53,883	17,964		71,847		20,706
Interest Income	-	4,449	2,964		7,413		5,000
Miscellaneous Revenue	-	4,168	-		4,168		-
Total Revenues	\$ 1,055,851	\$ 1,043,123	\$ 24,309	\$	1,067,432	\$	1,286,318
<b>Expenditures</b>							
Administrative							
Supervisor Fees	\$ 12,000	\$ 1,600	\$ 6,000	\$	7,600	\$	12,000
Engineering	7,500	-	6,000		6,000		7,500
Attorney	30,000	8,023	21,977		30,000		30,000
Annual Audit	5,600	1,000	6,100		7,100		7,200
Assessment Administration	10,000	10,000	-		10,000		10,300
Bonds Amortization Filing	-	3,500	-		3,500		4,000
Arbitrage	2,700	900	1,800		2,700		2,700
Dissemination	10,000	5,833	4,167		10,000		10,300
Trustee Fees	29,800	15,301	9,087		24,388		29,800
Management Fees	44,625	26,031	18,594		44,625		45,964
Information Technology	1,890	1,103	788		1,890		1,947
Website Maintenance	1,260	735	525		1,260		1,298
Postage & Delivery	3,500	518	1,900		2,418		3,000
Insurance General Liability	6,886	6,408	-		6,408		7,000
Printing & Binding	500	181	69		250		500
Legal Advertising	10,000	-	5,000		5,000		3,160
Office Supplies	500	366	134		500		500
Other Current Charges	1,500	8	5,114		5,122		2,000
Dues, Licenses & Subscriptions	175	175	-		175		175
Subtotal Administrative	\$ 178,436	\$ 81,681	\$ 87,254	\$	168,936	\$	179,343
Operations & Maintenance							
Field Expenditures							
Property Insurance	\$ 18,854	\$ 14,133	\$ -	\$	14,133	\$	27,500
Field Management	22,500	13,125	9,375		22,500		23,175
Landscape Maintenance	226,000	86,905	62,075		148,980		226,000
Landscape Replacement	22,500	2,414	20,087		22,500		35,000
Pond Maintenance	32,000	13,566	9,690		23,256		35,000
Electric - Streetlights	166,320	97,901	67,517		165,418		190,000
Electric	3,000	2,089	1,492		3,581		5,000
Water & Sewer	30,000	22,007	16,836		38,843		50,000
Sidewalk & Asphalt Maintenance	2,500	4,284	-		4,284		5,000
Irrigation Repairs	10,000	2,883	7,117		10,000		10,000
General Repairs & Maintenance	25,000	12,139	12,861		25,000		30,000
Contingency	40,000	20,151	717		20,868		25,000
Subtotal Field Expenditures	\$ 598,674	\$ 291,597	\$ 207,766	\$	499,363	\$	661,675

### VillaMar Community Development District Proposed Budget FY 2026 General Fund

Description	Adopted Budget FY2025	Actuals Thru 4/30/2025	Projected Next 5 Months		Total Thru 9/30/2025		Proposed Budget FY 2026
Amenity Expenditures							
Amenity - Electric	\$ 18,000	\$ 8,976	\$ 2,141	\$	11,117	\$	24,000
Amenity - Water	20,000	7,519	3,759		11,278		20,000
Playground & Furniture Lease	35,000	17,325	17,676		35,000		65,000
Internet	3,000	1,365	1,052		2,417		5,000
Pest Control	660	350	250		600		2,000
Janitorial Services	11,780	8,335	3,445		11,780		30,700
Security Services	36,036	22,858	16,742		39,600		72,000
Pool Maintenance - Contract	34,440	24,265	10,175		34,440		70,900
Pool Maintenance - R&M	-	-	-		-		7,700
Fountain Maintenance	-	-	-		-		1,000
Amenity Access Management	7,500	4,375	3,125		7,500		15,000
Amenity Repairs & Maintenance	10,000	4,577	5,423		10,000		20,000
Holiday Decorations	10,000	10,000	-		10,000		20,000
Contingency	10,000	14,506	9,969		24,475		25,000
Subtotal Amenity Expenditures	\$ 196,416	\$ 124,451	\$ 73,757	\$	198,207	\$	378,300
Total Operations & Maintenance	\$ 795,090	\$ 416,048	\$ 281,523	\$	697,570	\$	1,039,975
Total Expenditures	\$ 973,526	\$ 497,729	\$ 368,777	\$	866,506	\$	1,219,318
Other Financing Sources/(Uses):							
Capital Reserves	\$ (82,325)	\$ -	\$ (200,925)	\$	(200,925)	\$	(67,000)
<b>Total Other Financing Uses</b>	\$ (82,325)	\$ -	\$ (200,925)	\$	(200,925)	\$	(67,000)
Net Change in Fund Balance	\$ -	\$ 545,393	\$ (545,393)	\$	-	\$	-

 Gross Assessments
 \$ 1,377,762

 Less: Discounts & Collections 7
 \$ 96,443

 Net Assessments
 \$ 1,281,318

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	FY25 Gross Per Unit	FY26 Gross Per Unit	Increase/ (Decrease)
Single Family Phase 8 - Unplatted	1791 29	1791 211	1 0.14	\$1,260,611.80 \$20,706.41	\$756.84 \$127.90	\$756.84 \$105.52	\$0.00 -\$22.38
Total ERU's	1820	2002		\$1,281,318.21			

## **Community Development District**

#### **Budget Narrative**

**Proposed Budget FY 2026** 

#### REVENUES

#### **Maintenance Assessements**

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

#### **Interest**

The District earns interest on the monthly average collected balance for each of their operating accounts.

#### **Expenditures - Administrative**

#### **Supervisors Fees**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend.

#### **Engineering**

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

#### **Attorney**

The District currently has a contract with Kilinski Van Wyk, PLLC. to provide legal counsel services. This contract includes preparation for board meetings, review of contracts, review of agreements and resolutions and other research as directed by the Board of Supervisors and the District Manager.

#### **Annual Audit**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

#### **Assessment Administration**

Expenditures with Governmental Management Services related to administration of the District's Assessment Roll.

#### **Bond Amortization Filing**

The District will contract with an independent certified public accountant to calculate and update the District's Amortization on its Series 2019, Series 2020, Series 2022 Series 2023 and Series 2024 bonds as well as one other anticipated bond issuance.

#### **Arbitrage**

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its Series 2019, Series 2020, Series 2022, Series 2023 and Series 2024 bonds as well as one other anticipated bond issuance.

#### Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost with Governmental Management Services – Central Florida LLC is based upon the Series 2019, Series 2020, and Series 2022 bonds as well as one other anticipated bond issuance. The District has an agreement for \$5000 for the first bond issuance, and an additional \$1000 for each issuance after.

#### **Trustee Fees**

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

#### **Management Fees**

The District has contracted with Governmental Management Services to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reporting, annual audits, etc.

#### **Information Technology**

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

## **Community Development District**

#### **Budget Narrative**

**Proposed Budget FY 2026** 

#### **Expenditures - Administrative (continued)**

#### Website Maintenance

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

#### **Postage and Delivery**

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

#### **Insurance General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

#### **Printing and Binding**

Copies used in the preparation of agenda packages, required mailings, and other special projects.

#### **Legal Advertising**

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

#### Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

#### **Other Current Charges**

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

#### **Due, Licenses & Subscriptions**

The District is required to pay an annual fee to Florida Department of Commerce for \$175.

#### **Expenditures - Field**

#### **Property Insurance**

The District's Property Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

#### **Field Management**

Represents the costs of contracting services that provide onsite field management of contracts for the District such as landscape and lake maintenance. These services are provided by Governmental Management Services-Central Florida, LLC. Services provided include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

#### **Landscape Maintenance**

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed. The District has contracted with Prince & Sons, Inc. to provide these services.

#### **Landscape Replacement**

Represents the estimated cost of replacing landscaping within the common areas of the District.

#### **Pond Maintenance**

Represents the estimated costs to maintain the ponds within the District's boundaries. This service is provided by Solitude Lake Management.

#### **Electric - Streetlights**

Represents the cost to maintain street lights within the District Boundaries that are expected to be in place throughout the fiscal year.

#### Electric

Represents current and estimated electric charges of common areas throughout the District.

#### Water & Sewer

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

## **Community Development District**

#### **Budget Narrative**

**Proposed Budget FY 2026** 

#### **Expenditures - Field (Continued)**

#### Sidewalk & Asphalt Maintenance

Represents the estimated costs of maintaining the sidewalks and asphalt throughout the District's Boundary.

#### **Irrigation Repairs**

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

#### **General Repairs & Maintenance**

Represents estimated costs for general repairs and maintenance of the District's common areas.

#### Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

#### **Expenditures - Amenity**

#### **Amenity - Electric**

Represents estimated electric charges for the District's amenity facilities.

#### Amenity - Water & Sewer

Represents estimated water charges for the District's amenity facilities.

#### Playground & Furniture Lease

The District has entered into a leasing agreement for playgrounds and pool furniture installed in the community with WHFS, LLC.

#### Internet

Internet service will be added for use at the Amenity Centers. This service is provided by Spectrum.

#### Pest Control

The District will incur costs for pest control treatments to its amenity facilities.

#### **Janitorial Services**

Represents the costs to provide janitorial services 3 times a week and supplies for the District's amenity facilities. The District is contracted with CSS Clean Star Services of Central Florida, Inc. for these services.

#### **Security Services**

Represents the estimated cost of contracting a monthly security service for the District's amenity facilities.

#### **Pool Maintenance**

Represents the costs of regular cleaning and treatments of the District's pools. The District is contracted with Resort Pool Services for these services.

#### Pool R&M

Represents the costs of repairs and maintenance other than the contractual services of the District's pools as they occur.

#### **Amenity Management**

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

#### **Amenity Repairs & Maintenance**

Represents estimated costs for repairs and maintenance of the District's amenity facilities.

#### **Holiday Decorations**

Estimated cost for installation of holiday lights and décor as well as supplies.

#### Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

#### **Other Financing Uses**

#### **Capital Reserves**

Funds collected and reserved for the replacement of and/or purchase of new capital improvements throughout the District.

## VillaMar Community Development District Proposed Budget FY 2026 Capital Reserve

Description		Adopted Budget FY2025	actuals Thru 30/2025		Projected Next Months	rojected Thru /30/2025	Proposed Budget FY 2026		
Revenues									
Carry Forward Surplus	\$	39,350	\$ -	\$	87,520	\$ 87,520	\$	146,845	
<b>Total Revenues</b>	\$	39,350	\$ -	\$	87,520	\$ 87,520	\$	146,845	
Expenditures  Chair Lift Replacement	\$	10,500	\$ _	\$	10,500	\$ 10,500	\$	13,500	
Furniture Replacement Contingency	·	12,500 600	-	·	12,500	12,500	•	20,000	
<b>Total Expenditures</b>	\$	23,600	\$ -	\$	23,000	\$ 23,000	\$	33,500	
Other Financing Sources/(Uses):									
Capital Reserves	\$	82,325	\$ -	\$	82,325	\$ 82,325	\$	67,000	
<b>Total Other Financing Uses</b>	\$	82,325	\$ -	\$	82,325	\$ 82,325	\$	67,000	
Net Change in Fund Balance	\$	98,075	\$ -	\$	146,845	\$ 146,845	\$	180,345	

## **Community Development District**

## Proposed Budget FY 2026 Series 2019 Area 1 Debt Service Fund

Description	Adopted Budget FY2025	4,	Actual Thru /30/2025	Projected Next 5 Months		Projected Thru 9/30/2025		Proposed Budget FY 2026
Revenues								
Assessments - Tax Roll Interest Income Carry Forward Surplus	\$ 403,763 - 183,440	\$	402,230 9,186 186,926	\$ 1,532 5,000	\$	403,763 14,186 186,926	\$	403,763 6,000 199,200
<b>Total Revenues</b>	\$ 587,203	\$	598,342	\$ 6,532	\$	604,875	\$	608,962
<b>Expenditures</b>								
Interest - 11/1 Principal - 5/1 Interest - 5/1	\$ 140,338 125,000 140,338	\$	140,338	\$ - 125,000 140,338	\$	140,338 125,000 140,338	\$	137,838 130,000 137,838
Total Expenditures	\$ 405,675	\$	140,338	\$ 265,338	\$	405,675	\$	405,675
Net Change in Fund Balance	\$ 181,528	\$	458,005	\$ (258,805)	\$	199,200	\$	203,287

Product	Assessable Units	ximum Annual Debt Service	N	et Assessment Per Unit	Ass	Gross sessment Per Unit
Single Family	333	\$ 403,763	\$	1,213	\$	1,304
	333	\$ 403,763				

## Community Development District Series 2019 Special Assessment Bonds Amortization Schedule

Date	Balance	Coupon	Principal	Interest	Total
05/01/25	\$ 5,975,000	4.000%	\$ 125,000	\$ 140,338	\$ -
11/01/25	5,850,000	4.000%	Ψ 125,000	137,838	403,175
05/01/26	5,850,000	4.000%	130,000	137,838	103,173
11/01/26	5,720,000	4.000%	-	135,238	403,075
05/01/27	5,720,000	4.000%	135,000	135,238	103,073
11/01/27	5,585,000	4.000%	-	132,538	402,775
05/01/28	5,585,000	4.000%	140,000	132,538	-
11/01/28	5,445,000	4.000%		129,738	402,275
05/01/29	5,445,000	4.000%	145,000	129,738	-
11/01/29	5,300,000	4.625%	-	126,838	401,575
05/01/30	5,300,000	4.625%	150,000	126,838	-
11/01/30	5,150,000	4.625%	-	123,369	400,206
05/01/31	5,150,000	4.625%	160,000	123,369	-
11/01/31	4,990,000	4.625%	-	119,669	403,038
05/01/32	4,990,000	4.625%	165,000	119,669	, -
11/01/32	4,825,000	4.625%	· -	115,853	400,522
05/01/33	4,825,000	4.625%	175,000	115,853	, -
11/01/33	4,650,000	4.625%	· -	111,806	402,659
05/01/34	4,650,000	4.625%	180,000	111,806	-
11/01/34	4,470,000	4.625%	· -	107,644	399,450
05/01/35	4,470,000	4.625%	190,000	107,644	-
11/01/35	4,280,000	4.625%	-	103,250	400,894
05/01/36	4,280,000	4.625%	200,000	103,250	-
11/01/36	4,080,000	4.625%	-	98,625	401,875
05/01/37	4,080,000	4.625%	210,000	98,625	-
11/01/37	3,870,000	4.625%	-	93,769	402,394
05/01/38	3,870,000	4.625%	220,000	93,769	-
11/01/38	3,650,000	4.625%	-	88,681	402,450
05/01/39	3,650,000	4.625%	230,000	88,681	-
11/01/39	3,420,000	4.875%	-	83,363	402,044
05/01/40	3,420,000	4.875%	240,000	83,363	-
11/01/40	3,180,000	4.875%	-	77,513	400,875
05/01/41	3,180,000	4.875%	255,000	77,513	-
11/01/41	2,925,000	4.875%	-	71,297	403,809
05/01/42	2,925,000	4.875%	265,000	71,297	=
11/01/42	2,660,000	4.875%	-	64,838	401,134
05/01/43	2,660,000	4.875%	280,000	64,838	=
11/01/43	2,380,000	4.875%	-	58,013	402,850
05/01/44	2,380,000	4.875%	295,000	58,013	-
11/01/44	2,085,000	4.875%	<u>-</u>	50,822	403,834
05/01/45	2,085,000	4.875%	305,000	50,822	-
11/01/45	1,780,000	4.875%	-	43,388	399,209
05/01/46	1,780,000	4.875%	320,000	43,388	-
11/01/46	1,460,000	4.875%	-	35,588	398,975
05/01/47	1,460,000	4.875%	340,000	35,588	-
11/01/47	1,120,000	4.875%	-	27,300	402,888
05/01/48	1,120,000	4.875%	355,000	27,300	-
11/01/48	765,000	4.875%	-	18,647	400,947
05/01/49	765,000	4.875%	375,000	18,647	402.152
11/01/49	390,000	4.875%	200.000	9,506	403,153
05/01/50	390,000	4.875%	390,000	9,506	399,506
			\$ 5,975,000	\$ 4,470,588	\$ 10,445,588

## **Community Development District**

## Proposed Budget FY 2026 Series 2020 Area 2 Debt Service Fund

Description	Adopted Budget FY2025	4,	Actual Thru /30/2025	Projected Next 5 Months		Projected Thru 9/30/2025		Proposed Budget FY 2026
Revenues								
Assessments - Tax Roll Interest Income Carry Forward Surplus	\$ 369,050 - 159,690	\$	367,650 8,267 161,119	\$ 1,400 3,680	\$	369,050 11,947 161,119	\$	369,050 5,000 175,485
Total Revenues	\$ 528,740	\$	537,037	\$ 5,080	\$	542,116	\$	549,535
Expenditures								
Interest - 11/1 Principal - 5/1 Interest - 5/1	\$ 115,816 135,000 115,816	\$	115,816 - -	\$ - 135,000 115,816	\$	115,816 135,000 115,816	\$	114,044 140,000 114,044
Total Expenditures	\$ 366,631	\$	115,816	\$ 250,816	\$	366,631	\$	368,088
Net Change in Fund Balance	\$ 162,109	\$	421,221	\$ (245,736)	\$	175,485	\$	181,447

Interest Expense 11/1/26 \$ 111,804

Total \$ 111,804

Product	Assessable Units	 imum Annual ebt Service	Assessment Per Unit	Asse	Gross essment Per Unit
Single Family - Adams	97	\$ 130,950	\$ 1,350	\$	1,452
Single Family - D.R. Horton	103	\$ 128,750	\$ 1,250	\$	1,344
Single Family	81	\$ 109,350	\$ 1,350	\$	1,452
	281	\$ 369 050			

## Community Development District Series 2020 Special Assessment Bonds Amortization Schedule

Date	Balance	Coupon	Principal	Interest	Total
05/01/25	\$ 6,110,000	2.625%	\$ 135,000	\$ 115,816	\$ -
11/01/25	5,975,000	3.200%	-	114,044	364,859
05/01/26	5,975,000	3.200%	140,000	114,044	-
11/01/26	5,835,000	3.200%	-	111,804	365,848
05/01/27	5,835,000	3.200%	145,000	111,804	-
11/01/27	5,690,000	3.200%	· =	109,484	366,288
05/01/28	5,690,000	3.200%	150,000	109,484	-
11/01/28	5,540,000	3.200%	-	107,084	366,568
05/01/29	5,540,000	3.200%	155,000	107,084	-
11/01/29	5,385,000	3.200%	-	104,604	366,688
05/01/30	5,385,000	3.200%	160,000	104,604	-
11/01/30	5,225,000	3.750%	-	102,044	366,648
05/01/31	5,225,000	3.750%	165,000	102,044	-
11/01/31	5,060,000	3.750%	-	98,950	365,994
05/01/32	5,060,000	3.750%	170,000	98,950	-
11/01/32	4,890,000	3.750%	-	95,763	364,713
05/01/33	4,890,000	3.750%	180,000	95,763	-
11/01/33	4,710,000	3.750%	-	92,388	368,150
05/01/34	4,710,000	3.750%	185,000	92,388	-
11/01/34	4,525,000	3.750%	-	88,919	366,306
05/01/35	4,525,000	3.750%	190,000	88,919	-
11/01/35	4,335,000	3.750%	-	85,356	364,275
05/01/36	4,335,000	3.750%	200,000	85,356	-
11/01/36	4,135,000	3.750%	-	81,606	366,963
05/01/37	4,135,000	3.750%	205,000	81,606	-
11/01/37	3,930,000	3.750%	245.000	77,763	364,369
05/01/38	3,930,000	3.750%	215,000	77,763	266.404
11/01/38	3,715,000	3.750%	225.000	73,731	366,494
05/01/39 11/01/39	3,715,000 3,490,000	3.750% 3.750%	225,000	73,731 69,513	368,244
05/01/40	3,490,000	3.750%	230,000	69,513	300,244
11/01/40	3,260,000	3.750%	230,000	65,200	364,713
05/01/41	3,260,000	4.000%	240,000	65,200	304,713
11/01/41	3,020,000	4.000%	240,000	60,400	365,600
05/01/42	3,020,000	4.000%	250,000	60,400	303,000
11/01/42	2,770,000	4.000%	230,000	55,400	365,800
05/01/43	2,770,000	4.000%	260,000	55,400	-
11/01/43	2,510,000	4.000%	-	50,200	365,600
05/01/44	2,510,000	4.000%	270,000	50,200	-
11/01/44	2,240,000	4.000%	-	44,800	365,000
05/01/45	2,240,000	4.000%	285,000	44,800	-
11/01/45	1,955,000	4.000%	-	39,100	368,900
05/01/46	1,955,000	4.000%	295,000	39,100	-
11/01/46	1,660,000	4.000%	, =	33,200	367,300
05/01/47	1,660,000	4.000%	305,000	33,200	-
11/01/47	1,355,000	4.000%	-	27,100	365,300
05/01/48	1,355,000	4.000%	320,000	27,100	- -
11/01/48	1,035,000	4.000%	-	20,700	367,800
05/01/49	1,035,000	4.000%	330,000	20,700	-
11/01/49	705,000	4.000%	-	14,100	364,800
05/01/50	705,000	4.000%	345,000	14,100	-
11/01/50	360,000	4.000%	-	7,200	366,300
05/01/51	360,000	4.000%	360,000	7,200	367,200
			\$ 6,110,000	\$ 3,776,716	\$ 9,886,716

## **Community Development District**

## Proposed Budget FY 2026 Series 2022 Area 3 Debt Service Fund

Description	Adopted Budget FY2025	4,	Actual Thru /30/2025	Projected Next 5 Months		Projected Thru 9/30/2025		Proposed Budget FY 2026		
Revenues										
Assessments - Tax Roll	\$ 165,060	\$	138,379	\$ 526	\$	138,905	\$	138,905		
Interest Income	-		3,966	1,500		5,466		1,000		
Carry Forward Surplus	66,015		129,842	-		129,842		136,863		
<b>Total Revenues</b>	\$ 231,074	\$	272,186	\$ 2,026	\$	274,213	\$	276,768		
<b>Expenditures</b>										
Interest - 11/1	\$ 44,066	\$	44,066	\$ -	\$	44,066	\$	43,284		
Principal - 11/1	50,000		50,000	-		50,000		50,000		
Interest - 5/1	43,284		-	43,284		43,284		42,503		
Total Expenditures	\$ 137,350	\$	94,066	\$ 43,284	\$	137,350	\$	135,788		
Net Change in Fund Balance	\$ 93,724	\$	178,121	\$ (41,258)	\$	136,863	\$	140,980		
				Interest E	xnei	nse 11/1/26	\$	42,503		
					-	nse 11/1/26 nse 11/1/26		50,000		
				- F	r	Total \$ 92				

							Gross
		Ma	ximum Annual	N	et Assessment	As	ssessment Per
Product	Assessable Units	Ι	Debt Service		Per Unit		Unit
Single Family	83	\$	103,394	\$	1,246	\$	1,339.48
Single Family - Paid Down	57	\$	35,511	\$	623	\$	669.89
	140	\$	138,905				

## Community Development District Series 2022 A3 Special Assessment Bonds Amortization Schedule

Date	Balance	Coupon	Principal	Interest	Total
05/01/25	\$ 2,235,000	3.125%	\$ -	\$ 43,284	\$ -
11/01/25	2,235,000	3.125%	50,000	43,284	136,569
05/01/26	2,185,000	3.125%	-	42,503	-
11/01/26	2,185,000	3.125%	50,000	42,503	135,006
05/01/27	2,135,000	3.125%	-	41,722	-
11/01/27	2,135,000	3.125%	55,000	41,722	138,444
05/01/28	2,080,000	3.500%	-	40,863	-
11/01/28	2,080,000	3.500%	55,000	40,863	136,725
05/01/29	2,025,000	3.500%	· -	39,900	- -
11/01/29	2,025,000	3.500%	55,000	39,900	134,800
05/01/30	1,970,000	3.500%	-	38,938	-
11/01/30	1,970,000	3.500%	60,000	38,938	137,875
05/01/31	1,910,000	3.500%	-	37,888	-
11/01/31	1,910,000	3.500%	60,000	37,888	135,775
05/01/32	1,850,000	3.500%	-	36,838	=
11/01/32	1,850,000	3.500%	65,000	36,838	138,675
05/01/33	1,785,000	4.000%	-	35,700	-
11/01/33	1,785,000	4.000%	65,000	35,700	136,400
05/01/34	1,720,000	4.000%	-	34,400	-
11/01/34	1,720,000	4.000%	65,000	34,400	133,800
05/01/35	1,655,000	4.000%	-	33,100	-
11/01/35	1,655,000	4.000%	70,000	33,100	136,200
05/01/36	1,585,000	4.000%	-	31,700	-
11/01/36	1,585,000	4.000%	75,000	31,700	138,400
05/01/37	1,510,000	4.000%	-	30,200	-
11/01/37	1,510,000	4.000%	75,000	30,200	135,400
05/01/38	1,435,000	4.000%	<del>-</del>	28,700	<del>-</del>
11/01/38	1,435,000	4.000%	80,000	28,700	137,400
05/01/39	1,355,000	4.000%	-	27,100	-
11/01/39	1,355,000	4.000%	80,000	27,100	134,200
05/01/40	1,275,000	4.000%	-	25,500	406000
11/01/40	1,275,000	4.000%	85,000	25,500	136,000
05/01/41	1,190,000	4.000%	-	23,800	127.600
11/01/41	1,190,000	4.000%	90,000	23,800	137,600
05/01/42	1,100,000	4.000%	-	22,000	124 000
11/01/42	1,100,000	4.000% 4.000%	90,000	22,000	134,000
05/01/43	1,010,000	4.000%	05,000	20,200	125 400
11/01/43	1,010,000 915,000		95,000	20,200	135,400
05/01/44 11/01/44	915,000	4.000% 4.000%	100,000	18,300 18,300	136,600
05/01/45	815,000	4.000%	100,000	16,300	130,000
11/01/45	815,000	4.000%	105,000	16,300	137,600
05/01/46	710,000	4.000%	103,000	14,200	137,000
11/01/46	710,000	4.000%	110,000	14,200	138,400
05/01/47	600,000	4.000%	110,000	12,000	130,400
11/01/47	600,000	4.000%	110,000	12,000	134,000
05/01/48	490,000	4.000%	-	9,800	-
11/01/48	490,000	4.000%	115,000	9,800	134,600
05/01/49	375,000	4.000%	-	7,500	-
11/01/49	375,000	4.000%	120,000	7,500	135,000
05/01/50	255,000	4.000%		5,100	,- 30
11/1/1950	255,000	4.000%	125,000	5,100	135,200
5/1/1951	130,000	4.000%	-	2,600	-
11/1/1951	130,000	4.000%	130,000	2,600	135,200
			\$ 2,235,000	\$ 1,440,269	\$ 3,675,269

## **Community Development District**

## Proposed Budget FY 2026 Series 2022 Area 4 Debt Service Fund

Description	Adopted Budget FY2025	4,	Actual Thru /30/2025	Projected Next 5 Months	Thru		Proposed Budget FY 2026
<u>Revenues</u>							
Assessments - Tax Roll Interest Income	\$ 249,825	\$	248,878 5,679	\$ 947 2,000	\$	249,825 7,679	\$ 249,825
Carry Forward Surplus	114,869		116,278	-		116,278	124,732
<b>Total Revenues</b>	\$ 364,694	\$	370,835	\$ 2,947	\$	373,782	\$ 374,557
Expenditures							
Interest - 11/1	\$ 82,025	\$	82,025	\$ -	\$	82,025	\$ 80,644
Principal - 5/1	85,000		-	85,000		85,000	90,000
Interest - 5/1	82,025		-	82,025		82,025	80,644
Total Expenditures	\$ 249,050	\$	82,025	\$ 167,025	\$	249,050	\$ 251,288
Net Change in Fund Balance	\$ 115,644	\$	288,810	\$ (164,078)	\$	124,732	\$ 123,269

							Gross
		Max	ximum Annual	N	et Assessment	A:	ssessment Per
Product	Assessable Units	D	Oebt Service		Per Unit		Unit
Single Family	200	\$	249,825	\$	1,249	\$	1,343
	200	\$	249,825				

## Community Development District Series 2022 A4 Special Assessment Bonds Amortization Schedule

Date	Balance	Coupon	Principal	Interest	Total
05/01/25	\$ 4,135,000	3.250%	\$ 85,000	\$ 82,025	\$ -
11/01/25	4,050,000	3.250%	-	80,644	247,669
05/01/26	3,870,000	3.250%	90,000	80,644	-
11/01/26	3,870,000	3.250%	-	79,181	249,825
05/01/27	3,870,000	3.250%	90,000	79,181	-
11/01/27	3,870,000	3.625%	-	77,719	246,900
05/01/28	3,870,000	3.625%	95,000	77,719	-
11/01/28	3,775,000	3.625%	-	75,997	248,716
05/01/29	3,775,000	3.625%	95,000	75,997	-
11/01/29	3,680,000	3.625%	-	74,275	245,272
05/01/30	3,680,000	3.625%	100,000	74,275	-
11/01/30	3,365,000	3.625%	-	72,463	246,738
05/01/31	3,365,000	3.625%	105,000	72,463	-
11/01/31	3,365,000	3.625%	-	70,559	248,022
05/01/32	3,365,000	3.625%	110,000	70,559	-
11/01/32	3,365,000	4.000%	-	68,566	249,125
05/01/33	3,365,000	4.000%	110,000	68,566	-
11/01/33	3,255,000	4.000%	-	66,366	244,931
05/01/34	3,255,000	4.000%	115,000	66,366	-
11/01/34	3,140,000	4.000%	-	64,066	245,431
05/01/35	3,140,000	4.000%	120,000	64,066	-
11/01/35	3,020,000	4.000%	-	61,666	245,731
05/01/36	3,020,000	4.000%	125,000	61,666	-
11/01/36	2,895,000	4.000%	-	59,166	245,831
05/01/37	2,895,000	4.000%	130,000	59,166	-
11/01/37	2,765,000	4.000%	-	56,566	245,731
05/01/38	2,765,000	4.000%	135,000	56,566	-
11/01/38	2,630,000	4.000%	-	53,866	245,431
05/01/39	2,630,000	4.000%	140,000	53,866	-
11/01/39	2,490,000	4.000%	-	51,066	244,931
05/01/40	2,490,000	4.000%	150,000	51,066	-
11/01/40	2,025,000	4.000%	-	48,066	249,131
05/01/41	2,025,000	4.000%	155,000	48,066	-
11/01/41	2,025,000	4.000%	-	44,966	248,031
05/01/42	2,025,000	4.000%	160,000	44,966	-
11/01/42	2,025,000	4.125%	-	41,766	246,731
05/01/43	2,025,000	4.125%	165,000	41,766	-
11/01/43	1,860,000	4.125%	-	38,363	245,128
05/01/44	1,860,000	4.125%	175,000	38,363	-
11/01/44	1,685,000	4.125%	-	34,753	248,116
05/01/45	1,685,000	4.125%	180,000	34,753	-
11/01/45	1,505,000	4.125%	-	31,041	245,794
05/01/46	1,505,000	4.125%	190,000	31,041	-
11/01/46	1,315,000	4.125%	-	27,122	248,163
05/01/47	1,315,000	4.125%	195,000	27,122	-
11/01/47	1,120,000	4.125%	-	23,100	245,222
05/01/48	1,120,000	4.125%	205,000	23,100	-
11/01/48	915,000	4.125%	-	18,872	246,972
05/01/49	915,000	4.125%	215,000	18,872	-
11/01/49	700,000	4.125%	-	14,438	248,309
05/01/50	700,000	4.125%	225,000	14,438	-
11/01/50	475,000	4.125%	-	9,797	249,234
05/01/51	475,000	4.125%	235,000	9,797	-
11/01/51	240,000	4.125%	-	4,950	249,747
05/01/52	240,000	4.125%	240,000	4,950	244,950
			\$ 4,135,000	\$ 2,780,813	\$ 6,915,813

## **Community Development District**

## Proposed Budget FY 2026 Series 2023 Area 5 Debt Service Fund

Description	Adopted Budget FY2025	4,	Actual Thru /30/2025	Projected Next 5 Months		Projected Thru 9/30/2025		Proposed Budget FY 2026
<u>Revenues</u>								
Assessments - Tax Roll	\$ 553,728	\$	536,062	\$ 2,040	\$	538,102	\$	526,853
Prepayments	-		142,716	-		142,716		-
Interest Income	-		13,148	6,000		19,148		5,000
Carry Forward Surplus	336,869		411,681	-		411,681		380,935
<b>Total Revenues</b>	\$ 890,597	\$	1,103,607	\$ 8,040	\$ 1	1,111,647	\$	912,788
Expenditures								
Interest - 11/1	\$ 219,934	\$	217,656	\$ -	\$	217,656	\$	209,663
Special Call - 11/1	-		140,000	-		140,000		-
Special Call - 2/1	-		50,000	_		50,000		-
Interest 2/1	-		713	-		713		
Principal - 5/1	115,000		-	110,000		110,000		115,000
Interest - 5/1	219,934		-	212,344		212,344		209,663
·								
Total Expenditures	\$ 554,869	\$	408,369	\$ 322,344	\$	730,713	\$	534,325
Net Change in Fund Balance	\$ 335,729	\$	695,238	\$ (314,304)	\$	380,935	\$	378,463

Product	Assessable Units	M	aximum Annual Debt Service	N	et Assessment Per Unit	Gr	oss Assessment Per Unit
Single Family	400	\$	499,979	\$	1,250	\$	1,344
Single Family	43	\$	26,874	\$	625	\$	672
	400	\$	526,853				

## Community Development District Series 2023 A5 Special Assessment Bonds Amortization Schedule

Date	Balance	Coupon	Principal	Interest	Total
05/01/25	\$ 7,560,000	4.875%	\$ 110,000	\$ 212,344	\$ -
11/01/25	7,450,000	4.875%	-	209,663	532,006
05/01/26	7,450,000	4.875%	115,000	209,663	
11/01/26	7,335,000	4.875%	-	206,859	531,522
05/01/27	7,335,000	4.875%	120,000	206,859	
11/01/27	7,215,000	4.875%	-	203,934	530,794
05/01/28	7,215,000	4.875%	130,000	203,934	
11/01/28	7,085,000	4.875%	-	200,766	534,700
05/01/29	7,085,000	4.875%	135,000	200,766	
11/01/29	6,950,000	4.875%	-	197,475	533,241
05/01/30	6,950,000	4.875%	140,000	197,475	
11/01/30	6,810,000	5.625%	-	194,063	531,538
05/01/31	6,810,000	5.625%	150,000	194,063	
11/01/31	6,660,000	5.625%	-	189,844	533,906
05/01/32	6,660,000	5.625%	155,000	189,844	
11/01/32	6,505,000	5.625%	-	185,484	530,328
05/01/33	6,505,000	5.625%	165,000	185,484	
11/01/33	6,340,000	5.625%	-	180,844	531,328
05/01/34	6,340,000	5.625%	175,000	180,844	
11/01/34	6,165,000	5.625%	-	175,922	531,766
05/01/35	6,165,000	5.625%	185,000	175,922	
11/01/35	5,980,000	5.625%	=	170,719	531,641
05/01/36	5,980,000	5.625%	195,000	170,719	
11/01/36	5,785,000	5.625%	-	165,234	530,953
05/01/37	5,785,000	5.625%	210,000	165,234	
11/01/37	5,575,000	5.625%	-	159,328	534,563
05/01/38	5,575,000	5.625%	220,000	159,328	
11/01/38	5,355,000	5.625%	-	153,141	532,469
05/01/39	5,355,000	5.625%	235,000	153,141	
11/01/39	5,120,000	5.625%	-	146,531	534,672
05/01/40	5,120,000	5.625%	245,000	146,531	
11/01/40	4,875,000	5.625%	-	139,641	531,172
05/01/41	4,875,000	5.625%	260,000	139,641	<b>=</b> 0.4.0.40
11/01/41	4,615,000	5.625%	-	132,328	531,969
05/01/42	4,615,000	5.625%	275,000	132,328	<b>5</b> 04.000
11/01/42	4,340,000	5.625%	-	124,594	531,922
05/01/43	4,340,000	5.625%	290,000	124,594	E24 024
11/01/43	4,050,000	5.750%	210.000	116,438	531,031
05/01/44	4,050,000	5.750%	310,000	116,438	<b>5</b> 22.062
11/01/44	3,740,000	5.750%	225 000	107,525	533,963
05/01/45	3,740,000	5.750%	325,000	107,525	<b>5</b> 20.70 <i>(</i>
11/01/45	3,415,000	5.750%	245 000	98,181	530,706
05/01/46	3,415,000	5.750%	345,000	98,181	F24 444
11/01/46	3,070,000	5.750%	265,000	88,263	531,444
05/01/47	3,070,000	5.750%	365,000	88,263	F21 021
11/01/47	2,705,000	5.750%	200.000	77,769	531,031
05/01/48	2,705,000	5.750%	390,000	77,769	E24 22E
11/01/48	2,315,000	5.750%	410.000	66,556	534,325
05/01/49	2,315,000	5.750%	410,000	66,556	F21 22F
11/01/49	1,905,000	5.750% 5.750%	42E 000	54,769 54,769	531,325
05/01/50	1,905,000	5.750% 5.750%	435,000	54,769	E22 024
11/01/50	1,470,000	5.750% 5.750%	460,000	42,263	532,031
05/01/51	1,470,000	5.750% 5.750%	460,000	42,263	E21 200
11/01/51	1,010,000	5.750% 5.750%	400.000	29,038	531,300
05/01/52	1,010,000	5.750% 5.750%	490,000	29,038	E22.000
11/01/52 05/01/53	520,000 520,000	5.750% 5.750%	520,000	14,950 14,950	533,988 534,950
03/01/33	320,000	3.730%	\$ <b>7,560,000</b>	\$ 7,876,581	534,950 <b>\$ 15,436,581</b>
			₹ /,500,000	φ /,0/0,3 <b>61</b>	y 15,430,501

## **Community Development District**

## Proposed Budget FY 2026 Series 2024 Area 6 Debt Service Fund

Description	Proposed Budget FY2025	4	Actual Thru /30/2025	Projected Next 5 Months		Projected Thru /30/2025	Proposed Budget FY 2026
Revenues							
Assessments - Tax Roll	\$ -	\$	-	\$ -	\$	-	\$ 603,000
Assessments - Direct	603,000		364,816	238,184		603,000	-
Interest Income	-		17,414	10,000		27,414	20,000
Carry Forward Surplus	343,608		265,349	-		265,349	343,608
Total Revenues	\$ 946,608	\$	647,579	\$ 248,184	\$	895,763	\$ 966,608
<b>Expenditures</b>							
Interest - 11/1	\$ 343,608	\$	240,659	\$ -	\$	240,659	\$ 237,884
Principal - 5/1	120,000		-	120,000		120,000	130,000
Interest - 5/1	240,659		-	240,659		240,659	237,884
<b>Total Expenditures</b>	\$ 704,267	\$	240,659	\$ 360,659	\$	601,319	\$ 605,769
Net Change in Fund Balance	\$ 242,341	\$	406,920	\$ (112,475)	\$	294,444	\$ 360,839
				Interest	Expe	ense 11/1/26	\$ 234.878

							Gross
		Ma	ximum Annual	N	et Assessment	As	sessment Per
Product	Assessable Units	Γ	ebt Service		Per Unit		Unit
Single Family - Meritage	150	\$	202,349	\$	1,349	\$	1,451
Single Family	243	\$	400,651	\$	1,649	\$	1,773
	393	\$	603,000				

Total \$ 234,878

## Community Development District Series 2024 Special Assessment Bonds Amortization Schedule

Date	Balance	Coupon	Prinicpal	Interest	Total
05/01/25	\$ 8,700,000	4.625%	\$ 120,000	\$ 240,659	\$ -
11/01/25	8,580,000	4.625%	-	237,884	598,544
05/01/26	8,580,000	4.625%	130,000	237,884	-
11/01/26	8,450,000	4.625%	-	234,878	602,763
05/01/27	8,450,000	4.625%	135,000	234,878	-
11/01/27	8,315,000	4.625%	-	231,756	601,634
05/01/28	8,315,000	4.625%	140,000	231,756	-
11/01/28	8,175,000	4.625%	-	228,519	600,275
05/01/29	8,175,000	4.625%	145,000	228,519	-
11/01/29	8,030,000	4.625%	-	225,166	598,684
05/01/30	8,030,000	4.625%	155,000	225,166	-
11/01/30	7,875,000	4.625%	-	221,581	601,747
05/01/31	7,875,000	4.625%	160,000	221,581	-
11/01/31	7,715,000	5.500%	-	217,881	599,463
05/01/32	7,715,000	5.500%	170,000	217,881	-
11/01/32	7,545,000	5.500%	-	213,206	601,088
05/01/33	7,545,000	5.500%	180,000	213,206	-
11/01/33	7,365,000	5.500%	-	208,256	601,463
05/01/34	7,365,000	5.500%	190,000	208,256	-
11/01/34	7,175,000	5.500%	-	203,031	601,288
05/01/35	7,175,000	5.500%	200,000	203,031	-
11/01/35	6,975,000	5.500%	210.000	197,531	600,563
05/01/36	6,975,000	5.500%	210,000	197,531	- 
11/01/36 05/01/37	6,765,000	5.500% 5.500%	225,000	191,756 191,756	599,288
11/01/37	6,765,000 6,540,000	5.500%	223,000	185,569	602,325
05/01/38	6,540,000	5.500%	235,000	185,569	002,323
11/01/38	6,305,000	5.500%	233,000	179,106	599,675
05/01/39	6,305,000	5.500%	250,000	179,106	377,073
11/01/39	6,055,000	5.500%	-	172,231	601,338
05/01/40	6,055,000	5.500%	265,000	172,231	-
11/01/40	5,790,000	5.500%	,	164,944	602,175
05/01/41	5,790,000	5.500%	280,000	164,944	-
11/01/41	5,510,000	5.500%	-	157,244	602,188
05/01/42	5,510,000	5.500%	295,000	157,244	-
11/01/42	5,215,000	5.500%	-	149,131	601,375
05/01/43	5,215,000	5.500%	310,000	149,131	-
11/01/43	4,905,000	5.500%	-	140,606	599,738
05/01/44	4,905,000	5.500%	330,000	140,606	-
11/01/44	4,575,000	5.750%	-	131,531	602,138
05/01/45	4,575,000	5.750%	350,000	131,531	-
11/01/45	4,225,000	5.750%	-	121,469	603,000
05/01/46	4,225,000	5.750%	370,000	121,469	-
11/01/46	3,855,000	5.750%	-	110,831	602,300
05/01/47	3,855,000	5.750%	390,000	110,831	-
11/01/47	3,465,000	5.750%	-	99,619	600,450
05/01/48	3,465,000	5.750%	415,000	99,619	-
11/01/48	3,050,000	5.750%	-	87,688	602,306
05/01/49	3,050,000	5.750%	440,000	87,688 75,030	- (02.725
11/01/49	2,610,000	5.750%	465,000	75,038	602,725
05/01/50 11/01/50	2,610,000 2,145,000	5.750% 5.750%	465,000	75,038 61,669	601,706
05/01/51	2,145,000	5.750%	490,000	61,669	
11/01/51	1,655,000	5.750%	±70,000 -	47,581	599,250
05/01/52	1,655,000	5.750%	520,000	47,581	-
11/01/52	1,135,000	5.750%	-	32,631	600,213
05/01/53	1,135,000	5.750%	550,000	32,631	-
11/01/53	585,000	5.750%	-	16,819	599,450
05/01/54	585,000	5.750%	585,000	16,819	601,819
		<u> </u>	\$ 8,700,000	\$ 9,330,966	\$ 18,030,966

# SECTION V

#### VILLAMAR COMMUNITY DEVELOPMENT DISTRICT

#### REQUEST FOR PROPOSALS

## CONSTRUCTION SERVICES FOR PHASE 8 MASS GRADING POLK COUNTY, FLORIDA

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

## CONSTRUCTION SERVICES FOR PHASE 8 MASS GRADING ("PROJECT")

The Project Manual will be available beginning **Tuesday**, **May 6**, **2025** at **8:00 AM EST** at the offices of the Design Engineer, Quiddity Engineering, LLC, located at 1925 Bartow Road, Suite 100 Lakeland, Florida 33801 or by calling (863) 940-2040 or emailing <a href="mailto:jbannon@quiddity.com">jbannon@quiddity.com</a> and <a href="mailto:nrowan@quiddity.com">nrowan@quiddity.com</a>. The Project Manual will include, but not be limited to, the Request for Proposals, proposal and contract documents, and construction plans and specifications.

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

Any person who wishes to protest the Project Manual, or any component thereof, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the Project Manual is made available, and shall file a formal written protest with the District within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the date of timely filing the initial notice of protest. Filing will be perfected and deemed to have occurred upon receipt by the District's Manager directed to Jill Burns at <a href="mailto:jburns@gmscfl.com">jburns@gmscfl.com</a>. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object to or protest the contents of the District's Project Manual. The formal written protest shall state with particularity the facts and law upon which the protest is based.

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

Any and all questions relative to this project shall be directed in email only to <u>jbannon@quiddity.com</u> and <u>nrowan@quiddity.com</u>, no later than 12:00 PM EST, Tuesday, May 13, 2025.

Firms desiring to provide services for this project must submit one (1) original and (1) electronic copy in PDF included with the submittal package of the required proposal no later than 1:30 PM EST, Tuesday, May 20, 2025, at the offices of Quiddity Engineering, LLC, located at 1925 Bartow Road, Suite 100, Lakeland, Florida 33801. Proposals shall be submitted in a sealed opaque package, shall bear the name of the proposer on the outside of the package and shall identify the name of the project. Proposals will be opened at a public meeting to be held at 1:30 PM EST, Tuesday, May 20, 2025, at the offices of Quiddity Engineering, LLC, located at 1925 Bartow Road, Suite 100, Lakeland, Florida 33801. No official action will be taken at the meeting. Proposals received after the time and date stipulated above will be returned un-opened to the proposer. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified.

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

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

VillaMar Community Development District District Manager

Run Date: Tuesday, May 6, 2025

# SECTION VI

### **Villamar Phase 8 Mass Grading**

#### **Bid Evalulation**

Owner: Villamar CDD Engineer: John Bannon



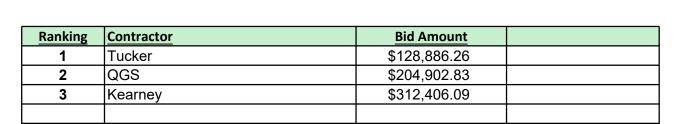
			EVALUATION CRITERIA					
		Personell	Experience	Understanding of Scope	Financial Capability	Schedule	Price	Total
	Points Available	(5)	(10)	(10)	(10)	(25)	(40)	(100)
Rank	Contractor			PC	DINTS AWARDE	D		
1	Tucker	10.00	10.00	9.50	8.00	12.50	40.00	90.00
2	QGS	9.50	9.00	9.50	9.50	25.00	22.59	85.09
3	Kearney	9.00	9.00	9.50	10.00	11.93	8.00	57.43

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### **Villamar Phase 8 Mass Grading**

#### **ORIGINAL BID AMOUNTS**

Owner: Villamar CDD Engineer: John Bannon







#### **Villamar Phase 8 Mass Grading**

#### **COMPARISON - ADJUSTED BID PRICES**

Owner: VILLAMAR CDD Engineer: John Bannon



Contractor	Sod	Bond	Total		
Tucker	Not Included	Not Included	\$0.00		
QGS	\$3,460.00	\$2,049.15	\$5,509.15		
Kearney	\$12,372.48	Not Included	\$12,372.48		
	ADJUSTED BID F	PRICES APPLES TO APPLE	<u>S</u>		
Contractor	Bid	Adjust	Adjusted Bid		
Tucker	\$128,886.26	\$0.00	\$128,886.26		
QGS	\$204,902.83	(\$5,509.15)	\$199,393.68		
Kearney	\$312,406.09	(\$12,372.48)	\$300,033.61		

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### **Bid Scoring Comparison**

Tucker (30 x 1.00) + (10 x 1.00) 40.0 QGS (30 x 0.45) + (10 x 0.90) 22.6 Kearney (30 x 0.00) + (10 x 0.80) 8.0    SCHEDULE		PRICE	Points
QGS         (30 x 0.45) + (10 x 0.90)         22.6           Kearney         (30 x 0.00) + (10 x 0.80)         8.0           SCHEDULE           Days           Tucker         42         12.50           QGS          21         25.00           Kearney         44         11.93           FINANCIAL           Tucker         Bonding Limit \$80,000,000         8.00           QGS         Bonding Limit \$250,000,000         9.50           Kearney         Bonding Limit \$250,000,000         10.00           UNDERSTANDING SCOPE           Tucker         10 x 0.95         9.50           Kearney         10 x 0.95         9.50           Kearney         10.00         0           EXPERIENCE         10.00         0           Cos         9.00         0           Kearney         9.00         0           PERSONNEL           Tucker         Winter Haven, FL         10.00           QGS         Plant City, FL         9.50			<u> </u>
QGS         (30 x 0.45) + (10 x 0.90)         22.6           Kearney         (30 x 0.00) + (10 x 0.80)         8.0           SCHEDULE           Days           Tucker         42         12.50           QGS              21         25.00           Kearney              44              11.93           FINANCIAL           Tucker              Bonding Limit \$80,000,000              8.00                 QGS              Bonding Limit \$200,000,000              9.50                 Kearney              Bonding Limit \$250,000,000              10.00                 UNDERSTANDING SCOPE                 Tucker               10 x 0.95              9.50                 Kearney               10 x 0.95              9.50                 EXPERIENCE                 Tucker               10.00                 QGS               9.00                 Kearney               9.00                 Kearney               9.00                 FINANCIAL               10.00                 QGS               9.00                 QGS                 QGS               9.00 <th>Tucker</th> <th>(30 x 1.00) + (10 x 1.00)</th> <th>40.0</th>	Tucker	(30 x 1.00) + (10 x 1.00)	40.0
SCHEDULE   Days   12.50   25.00   Rearney   42   12.50   25.00   Rearney   44   11.93	QGS		22.6
Tucker         42         12.50           QGS         21         25.00           Kearney         44         11.93           FINANCIAL           Tucker         Bonding Limit \$80,000,000         8.00           QGS         Bonding Limit \$200,000,000         9.50           Kearney         Bonding Limit \$250,000,000         10.00           UNDERSTANDING SCOPE           Tucker         10 x 0.95         9.50           QGS         10 x 0.95         9.50           Kearney         10 x 0.95         9.50           EXPERIENCE           Tucker         10.00         9.00           Kearney         9.00         9.00           FERSONNEL           Tucker         Winter Haven, FL         10.00           QGS         Plant City, FL         9.50	Kearney		8.0
Tucker         42         12.50           QGS         21         25.00           Kearney         44         11.93           FINANCIAL           Tucker         Bonding Limit \$80,000,000         8.00           QGS         Bonding Limit \$200,000,000         9.50           Kearney         Bonding Limit \$250,000,000         10.00           UNDERSTANDING SCOPE           Tucker         10 x 0.95         9.50           QGS         10 x 0.95         9.50           Kearney         10 x 0.95         9.50           EXPERIENCE           Tucker         10.00           QGS         9.00           Kearney         9.00           PERSONNEL           Tucker         Winter Haven, FL         10.00           QGS         Plant City, FL         9.50			
Tucker         42         12.50           QGS         21         25.00           Kearney         44         11.93           FINANCIAL           Tucker         Bonding Limit \$80,000,000         8.00           QGS         Bonding Limit \$200,000,000         9.50           Kearney         Bonding Limit \$250,000,000         10.00           UNDERSTANDING SCOPE           Tucker         10 x 0.95         9.50           QGS         10 x 0.95         9.50           Kearney         10 x 0.95         9.50           EXPERIENCE           Tucker         10.00           QGS         9.00           Kearney         9.00           PERSONNEL           Tucker         Winter Haven, FL         10.00           QGS         Plant City, FL         9.50			
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5/27/2025 Page 4 of 4

# **SECTION VII**

# CONSTRUCTION FUNDING AGREEMENT BETWEEN VILLAMAR COMMUNITY DEVELOPMENT DISTRICT AND VMAR DEV, LLC [PHASE 8 PROJECT CONSTRUCTION]

THIS AGREEMENT ("Agreement") is made and entered into this 28<sup>th</sup> day of May 2025, by and between:

VILLAMAR COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in Polk County, Florida, with a mailing address of 219 East Livingston Street, Orlando, Florida 32801 ("District"), and

**VMAR DEV, LLC**, a Florida limited liability company, and owner of certain lands within the District, with a mailing address of 346 East Central Avenue, Winter Haven, Florida 33880, and its successors and assigns ("Developer")

#### **RECITALS**

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the Developer is the owner and/or developer of certain undeveloped lands located within the boundaries of the District (hereinafter, "Development"), upon which infrastructure improvements have been or will be made; and

WHEREAS, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees, and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, the District is anticipated to be without sufficient funds available to provide for the construction of its anticipated public improvements and facilities within the Development, particularly Phase 8, which are described in **Exhibit A** including construction, material purchase, and any design, engineering, legal, or other construction, professional, or administrative costs (collectively, "Improvements"); and

WHEREAS, in order to induce the District to proceed at this time with the construction of the necessary or desired improvements, the Developer desires to provide the funds necessary to enable the District to proceed with such improvements if and when the District exhausts the funds on deposit in the construction account; and

WHEREAS, the District anticipates accessing the public bond market in the future to obtain financing for the construction of the Improvements, and the parties agree that, in the event that bonds are issued, the funds provided under this Agreement will be reimbursable from those bonds.

**Now, THEREFORE**, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

- 1. **RECITALS.** The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Agreement.
- 2. FUNDING. Developer agrees to make available to the District such monies as are necessary to enable the District to proceed with the design, engineering, and construction of the Improvements. Developer will make such funds available on a monthly basis, within fifteen (15) days of a written request by the District. The funds shall be placed in the District's construction account with such depository as determined by the District.
- 3. REPAYMENT. The parties agree that the funds provided by Developer pursuant to this Agreement will be properly reimbursable from proceeds of the District's issuance of taxexempt bonds. Within forty-five (45) days of receipt from time to time of sufficient funds by the District for the financing of some or all of the Improvements, the District shall reimburse Developer until full reimbursement is made or until all funds generated by the anticipated financing are exhausted, exclusive of interest, for the funds advanced under Section 2 above; provided, however, that in the event bond counsel engaged in connection with the District's issuance of bonds providing such financing determines that any such monies advanced or expenses incurred are not properly reimbursable for any reason, including, but not limited to federal tax restrictions imposed on tax-exempt financing, the District shall not be obligated to reimburse such monies advanced or expenses incurred. If the District does not or cannot issue bonds to provide the funds for the Improvements within five (5) years of the date of this Agreement, and, thus does not reimburse the Developer for the funds advanced, then the parties agree that such funds shall be deemed paid in lieu of taxes, fees, or assessments which might be levied or imposed by the District.
- **4. DEFAULT**. A default by either party to this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages, injunctive relief and/or specific performance, but shall exclude, in any event, consequential, incidental, special or punitive damages.
- 5. ENFORCEMENT OF AGREEMENT. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
- **6. AGREEMENT.** This Agreement shall constitute the final and complete expression of the agreement between the parties relating to the specific subject matter of this Agreement.
- 7. **AMENDMENTS**. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

- **8. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all of the requirements of law, and each party has full power and authority to comply with the terms and provisions of this Agreement.
- 9. NOTICES. All notices, requests, consents and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to District: VillaMar Community Development District

219 E. Livingston Street Orlando, Florida 32801 Attn: District Manager

With a copy to: Kilinski | Van Wyk PLLC

517 E. College Avenue Tallahassee, Florida 32301

Attn: VillaMar CDD, District Counsel

**B. If to Developer:** VMar Dev, LLC

346 East Central Avenue Winter Haven, Florida 33880

Attn: Adam Rhinehart

Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the address set forth herein. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the party he/she represents. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein.

- 10. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.
- 11. ASSIGNMENT. Neither party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other party.

- 12. CONTROLLING LAW. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.
- 13. **EFFECTIVE DATE.** This Agreement shall be effective after execution by all parties hereto and shall remain in effect unless terminated by any of the parties hereto.
- PUBLIC RECORDS. Developer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Developer agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited, to Section 119.0701, Florida Statutes. Among other requirements and to the extent applicable by law, Developer shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, hereinafter defined, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of this Agreement term and following this Agreement term, if Developer does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of this Agreement, transfer to the District, at no cost, all public records in Developer's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Developer, Developer shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats. Developer acknowledges that the designated Public Records Custodian for the District is Jill Burns.

IF THE DEVELOPER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ENGINEER'S DUTY TO PROVIDE PUBLIC RECORDS AGREEMENT, CONTACT RELATING TO **THIS** THE **CUSTODIAN** OF **PUBLIC** RECORDS C/O GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA, LLC 219 EAST LIVINGSTON STREET, ORLANDO, 841-5524; **FLORIDA** 32801: **PHONE** (407)JBURNS@GMSCFL.COM.

- 15. COUNTERPARTS. This Agreement may be executed in one or more counterparts which, when taken together, shall constitute one and the same instrument.
- **16. ANTI-HUMAN TRAFFICKING REQUIREMENTS..** The Developer certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. The Developer agrees to execute an affidavit, in a form acceptable to the District, in compliance with Section 787.06(13), *Florida Statutes*.

**IN WITNESS WHEREOF**, the parties execute this Agreement to be effective the day and year first written above.

VILLA	MAR	COMI	MUNI	ΤY
DEVEI	OPM	ENT I	DISTR	ICT

Chairperson, Board of Supervisors

VMAR DEV, LLC, a Florida limited liability company

By: Adam Rhinehart

Its: Manager

**Exhibit A:** Amendment to the Amended and Restated Engineer's Report for Capital Improvements, dated May 2, 2023

## VILLAMAR COMMUNITY DEVELOPMENT DISTRICT

### Amendment to the Amended and Restated Engineer's Report for Capital Improvements

PREPARED FOR:

**BOARD OF SUPERVISORS** 

VILLAMAR

COMMUNITY DEVELOPMENT DISTRICT

#### PREPARED BY:



1925 Bartow Road • Lakeland, FL 33801 • 863-940-2040

# VILLAMAR COMMUNITY DEVELOPMENT DISTRICT

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#### **VILLAMAR CDD**

#### AMENDED AND RESTATED ENGINEER'S REPORT

#### I. PURPOSE

The purpose of this Amendment is to amend the *Amended and Restated Engineer's Report for Capital Improvements*, dated December 15, 2022 (the "Master Report"). The Master Report described the development occurring in eight phases. Additional details have been added to clarify the correlation of phasing to assessment and development areas, and updates have been made to reflect the most current cost estimates, unit counts, and permit status.

#### II. SECTION VII - PERMITTING

The Permitting tables in Section VII of the Master Report has been updated to reflect the most recent permitting status as follows:

#### District Phase 1 - Assessment Area 1 Development Phase 1 & 2 - 334 lots

Permits / Approvals	Approval / Expected Date
Zoning Approval (City of Winter Haven)	Approved
Preliminary Plat (City of Winter Haven)	Not Required
SWFWMD ERP	Approved
Construction Permits (City of Winter Haven)	Approved
Polk County Health Department Water	Approved
FDEP Sewer	Approved
FDEP NOI	Approved

#### District Phase 2 - Assessment Area 2 Development Phase 3 - 281 lots

Permits / Approvals	Approval / Expected Date
Zoning Approval (Winter Haven)	Approved
Preliminary Plat (City of Winter Haven)	Not Required
SWFWMD ERP	Approved
Construction Permits (City of Winter Haven)	Approved
Polk County Health Department Water	Approved
FDEP Sewer	Approved
FDEP NOI	Approved

#### District Phase 3 - Assessment Area 3 Development Phase 4 - 140 lots

Permits / Approvals	Approval / Expected Date
Zoning Approval (City of Winter Haven)	Approved
Preliminary Plat (City of Winter Haven)	Not Required
SWFWMD ERP	Approved
Construction Permits (City of Winter Haven)	Approved
FDEP Water	Approved
FDEP Sewer	Approved
FDEP NOI	Approved

# District Phase 4 - Assessment Area 4 Development Phase 5 - 200 lots

Permits / Approvals	Approval / Expected Date
Zoning Approval (City of Winter Haven)	Approved
Preliminary Plat (City of Winter Haven)	Not Required
SWFWMD ERP	Approved
Construction Permits (City of Winter Haven)	Approved
FDEP Water	Approved
FDEP Sewer	Approved
FDEP NOI	Approved

#### District Phase 5 & 6 - Assessment Area 5 Development Phase 6 & 6D - 443 lots

Permits / Approvals	Approval / Expected Date
Zoning Approval (City of Winter Haven)	Approved
Preliminary Plat (City of Winter Haven)	Not Required
SWFWMD ERP	Approved
Construction Permits (City of Winter Haven)	April 2023
FDEP Water	April 2023
FDEP Sewer	April 2023
FDEP NOI	April 2023

#### District Phase 7A & 7B - Assessment Area 6 Development Phase 7 – 391 lots

Permits / Approvals	Approval / Expected Date
Zoning Approval (City of Winter Haven)	Approved
Preliminary Plat (City of Winter Haven)	Not Required
SWFWMD ERP	September 2023
Construction Permits (City of Winter	September 2023
FDEP Water	September 2023
FDEP Sewer	September 2023
FDEP NOI	September 2023

### District Phase 8 - Assessment Area 7 Development Phase 8 - 211 lots

Permits / Approvals	Approval / Expected Date
Zoning Approval (City of Winter Haven)	Approved
Preliminary Plat (City of Winter Haven)	Not Required
SWFWMD ERP	December 2024
Construction Permits (City of Winter	December 2024
FDEP Water	December 2024
FDEP Sewer	December 2024
FDEP NOI	December 2024

#### III. EXHIBIT 8 – SUMMARY OF PROBABLE COSTS

The Summary of Probable Cost table attached as Exhibit 8 to the Master Report has been updated to reflect the correlation of project phasing to assessment areas, and to include updated unit counts and cost estimates. The total unit count has been updated to 2000 units.

#### IV. EXHIBIT 10 – MASTER SITE PLAN

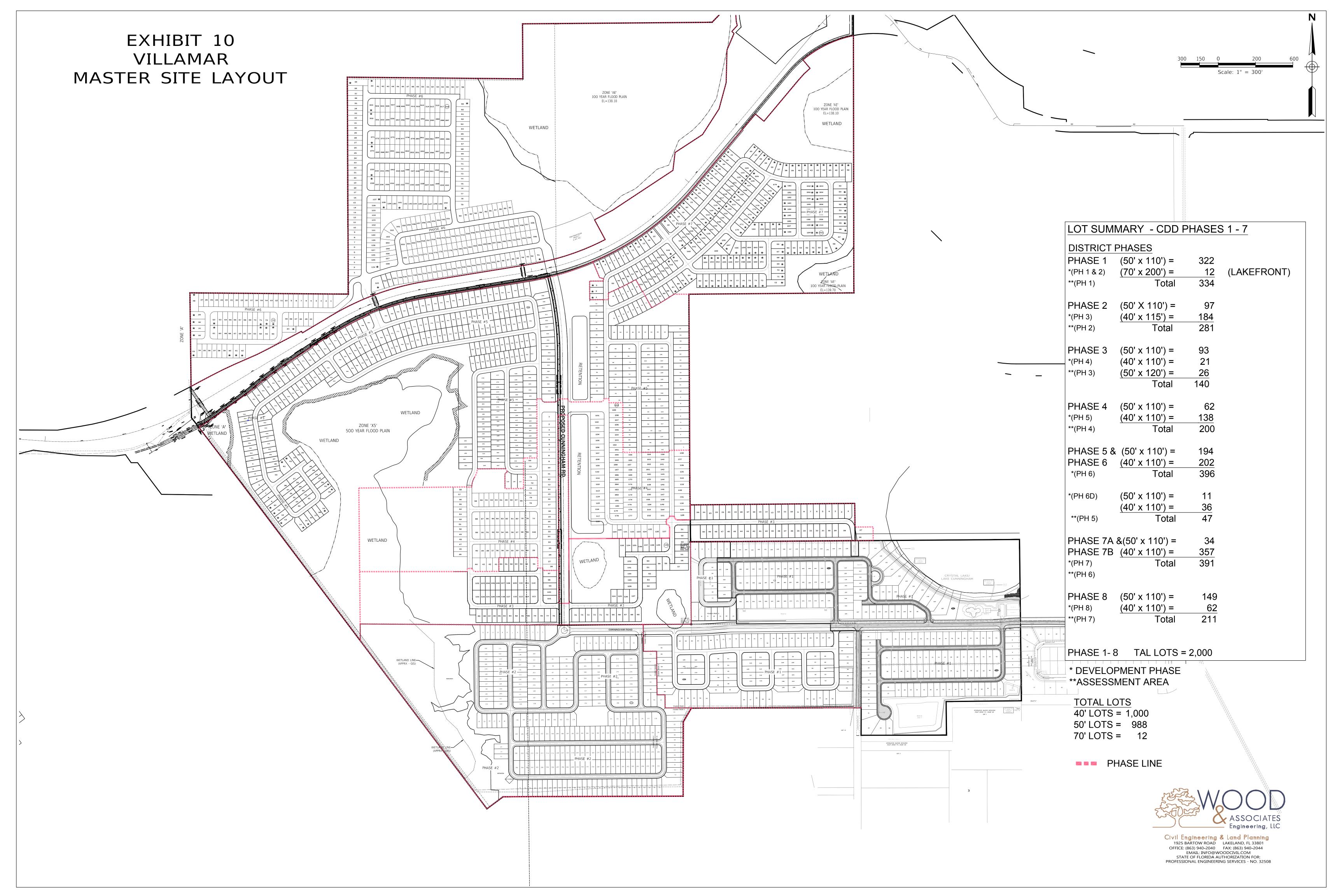
The overall layout was updated to reflect the revised phasing and lot count.

# Composite Exhibit 8 Villamar Community Development District Summary of Probable Cost

Assessment Area	1			2		3		4	5		6			7			
Development Phase	1	<b>.</b> & 2		3		4		5		6	6D		7		8		
Number of Lots <sup>(10)</sup>	<u>334</u>			<u>281</u>		<u>140</u>		<u>200</u>	<u>443</u>		<u>391</u>		<u>211</u>		2000		
District Phase	<u>Phase 1</u> <u>2019-2020</u>		Phase 2		Phase 3		Phase 4		Phase 5 Phase 6		Phase 7A Phase 7B			Phase 8 Total		<u>Total</u>	
<u>District Friase</u>			<u>2</u>	020-2022		2021-2023	21-2023 2022-2024		2023-2024		2023-2024			2024-2025		<u> 10tar</u>	
Infrastructure (1)(9)(11)																	
Offsite Improvements (5)(6)	\$	340,000.00	\$	310,000.00	\$	455,000.00	\$	1,050,000.00	\$	1,65	3,000.00	\$	510,000.00	\$	380,000.00	\$	4,698,000.00
Stormwater Management (2)(3)(5)(6)	\$ 4	1,170,000.00	\$	3,767,500.00	\$	925,000.00	\$	1,300,000.00	\$	4,42	6,912.15	\$	3,907,274.60	\$	2,108,529.26	\$	20,605,216.01
Utilities (Water, Sewer, Reclaimed & Street Lighting) (5)(6)(8)	\$ 2	2,000,000.00	\$	1,866,000.00	\$	1,190,000.00	\$	1,700,000.00	\$	5,71	2,890.75	\$	5,042,303.12	\$	2,721,038.26	\$	20,232,232.12
Roadways <sup>(4)(5)(6)</sup>	\$ 1	1,500,000.00	\$	1,204,000.00	\$	625,000.00	\$	890,000.00	\$	2,12	5,434.75	\$	1,875,948.05	\$	1,012,340.25	\$	9,232,723.05
Entry Feature, Signage, Landscape & Irrigation <sup>(6)(7)</sup>	\$	105,000.00	\$	95,000.00	\$	50,000.00	\$	90,000.00	\$	65	0,000.00	\$	670,000.00	\$	540,000.00	\$	2,200,000.00
Parks and Recreation Facilities (1)(6)	\$	420,000.00	\$	380,000.00	\$	190,000.00	\$	280,000.00	\$	15	0,000.00	\$	1,350,000.00	\$	200,000.00	\$	2,970,000.00
Contingency	\$	420,000.00	\$	360,000.00	\$	340,000.00	\$	539,000.00	\$	1,47	1,823.76	\$	1,335,552.58	\$	696,190.78	\$	5,162,567.12
TOTAL	\$ 8	3,955,000.00	\$	7,982,500.00	\$	3,775,000.00	\$	5,849,000.00	\$	16,19	0,061.41	\$ 1	4,691,078.35	\$	7,658,098.55	\$	65,100,738.30

#### Notes:

- 1. Infrastructure consists of offsite improvements, public roadway improvements, stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, and parks and recreational facilities.
- 2. Excludes grading of each lot both for initial pad construction, lot finishing in conjunction with home construction, which will be provided by the home builder
- 3. Includes stormwater pond excavation and mass grading of the site. Costs do not include transportation to or placement of fill on private property.
- 4. Includes sub-grade, base, asphalt paving, curbing, sidewalks and civil/site engineering of public roads.
- 5. Includes subdivision infrastructure and civil/site engineering.
- 6. Estimates are based on 2023 costs.
- 7. Includes entry features, signage, hardscape, landscape, irrigation and fencing.
- 8. The CDD presently intends to purchase, install, and maintain the street lighting along the internal roadways within the CDD or enter into a Lighting Agreement with Tampa Electric for operation and maintenance of the street light poles and lighting service to the District. Only the incremental costs of undergrounding of wire in public right-of-way and on District land will be funded with bond procee
- 9. Estimates based on Master Infrastructure to support development of 2000 lots.
- 10. Lot Summary Table provided on Exhibit 10 Master Site Plan.
- 11. The District will pay the lesser of the actual cost of the improvements or fair market value.



# **SECTION VIII**

Roy Van Wyk, Esq. Kilinski | Van Wyk PLLC 517 East College Avenue Tallahassee, Florida 32301

# TEMPORARY CONSTRUCTION AND ACCESS EASEMENT AGREEMENT VILLAMAR (PHASE 8 PROJECT IMPROVEMENTS)

THIS TEMPORARY CONSTRUCTION AND ACCESS EASEMENT AGREEMENT ("Agreement") is made and entered as of this 28<sup>th</sup> day of May 2025, by and between VMAR DEV LLC, a Florida limited liability company, whose mailing address is 346 East Central Avenue, Winter Haven, Florida 33880 ("Grantor") in favor of VILLAMAR COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 ("Grantee" or the "District") (Grantor and Grantee are sometimes together referred to herein as the "Parties", and separately as the "Party").

#### WITNESSETH:

WHEREAS, Grantor is the owner in fee simple of real property located in Polk County, Florida being more particularly described in **Exhibit "A"** attached hereto, and by this reference incorporated herein (collectively, the "**Easement Area**"); and

WHEREAS, Grantee intends to complete within the Easement Area, the design, installation and construction of infrastructure improvements, including stormwater management, utilities, onsite roadway improvements, offsite utilities, and other such improvements as authorized by law (collectively, the "Improvements"); and

WHEREAS, Grantor desires to grant to Grantee a temporary, non-exclusive construction and access easement on, upon, over, under, across, and through the Easement Area for the sole purpose of constructing the Improvements, until either construction of the Improvements is completed, the Grantee acquires the Easement Area, or a plat is recorded which encompasses the Easement Area, whichever occurs first.

**Now, THEREFORE**, for and in consideration of Ten and No/100 Dollars (\$10.00) in hand paid by the Grantee to the Grantor, the mutual covenants and agreements herein set forth and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby expressly acknowledged by the Parties, the Parties do hereby agree as follows:

- 1. **RECITALS.** The foregoing recitals are true and correct and are incorporated herein by this reference.
- 2. **TEMPORARY CONSTRUCTION EASEMENT.** Grantor does hereby grant, bargain, sell and convey to Grantee a temporary, non-exclusive easement on, upon, over, under, across and

through the Easement Area for access, ingress, egress and to allow Grantee to complete the design, construction and installation of the Improvements (collectively, the "Easement").

- 3. TERM OF EASEMENT. Upon the earlier of (i) the completion of all Improvements and the acceptance of such by the District's Board of Supervisors, or (ii) recordation of a release of the Easement in the Public Records of Polk County, Florida, or (iii) upon recordation of a plat including the Easement Area, then this Agreement shall automatically terminate and be extinguished and all rights in the Easement granted by this Agreement shall immediately revert to the Grantor, its successors, transferees and assigns, without further action of the Grantor or Grantee being required with respect to such Easement Area. Upon termination of this Agreement, as provided herein, and upon request by Grantor, Grantee shall promptly execute and deliver to Grantor a document in recordable form confirming termination of this Agreement and the Easement granted herein. Should the Grantee acquire the Easement Area from the Grantor prior to the occurrence of events (i), (ii) and (iii) enumerated herein, this Agreement shall automatically terminate and be extinguished and all rights in the Easement granted by this Agreement shall immediately vest in the Grantee, its successors, transferees and assigns, without further action of the Grantor or Grantee being required with respect to such Easement Area.
- 4. **INSURANCE AND INDEMNITY.** Grantee and/or any contractors performing work for Grantee on the Easement Area, shall at all times maintain general public liability insurance to afford protection against any and all claims for personal injury, death or property damage arising directly or indirectly out of the exercise of the rights and privileges granted. Said insurance maintained by any contractors performing work for Grantee on the Easement Area shall be issued by solvent, reputable insurance companies authorized to do business in the State of Florida, naming Grantee and Grantor as insured, as their interests may appear, in a combined-single limit of not less than \$1,000,000.00 with respect to bodily injury or death and property damage. Said insurance shall also be primary, and not contributory, as to any insurance coverage maintained by Grantor. To the extent permitted by law and without waiving any of the protections afforded by Section 768.28, *Florida Statutes*, Grantee hereby agrees to indemnify and hold harmless Grantor from and against any and all liability arising out of Grantee's construction activities within the Easement Area.
- 5. **OBLIGATIONS OF GRANTOR AND GRANTEE.** The Parties acknowledge and agree that any rights granted hereunder shall be exercised by the Parties only in accordance and compliance with any and all applicable laws, ordinances, rules, regulations, permits and approvals, and any future modifications or amendments thereto. The Parties covenant and agree that neither Party shall discharge into or within the Easement Area, any hazardous or toxic materials or substances, any pollutants, or any other substances or materials prohibited or regulated under any federal, state or local law, ordinance, rule, regulations or permit, except in accordance with such laws, ordinances, rules, regulations and permits. To the extent permitted by law and without waiving any of the protections afforded by Section 768.28, *Florida Statutes*, each Party hereby agrees to indemnify and hold harmless the other Party from and against any and all liability arising out of such Party's breach of any provision of this Agreement, including, without limitation, the matters set forth in this paragraph.
- 6. **BENEFICIARIES OF EASEMENT RIGHTS.** The Easement set forth in this Agreement shall be for the sole benefit and use of Grantee, its successors and assigns, and Grantee's agents,

employees, consultants, representatives, contractors and providers of emergency services and utility services.

- AMENDMENTS AND WAIVERS. This Agreement may not be terminated or amended, modified, altered, or changed in any respect whatsoever, except by a further agreement in writing duly executed by the Parties and recorded in the Public Records of Polk County, Florida, except as provided in Section 3 of this Agreement. No delay or omission of any Party in the exercise of any right accruing upon any default of any Party shall impair such right or be construed to be a waiver thereof, and every such right may be exercised at any time during the continuance of such default. A waiver by any Party of a breach of, or a default in, any of the terms and conditions of this Agreement by any other Party shall not be construed to be a waiver of any subsequent breach of or default in the same or any other provision of this Agreement. No breach of the provisions of this Agreement shall entitle any Party to cancel, rescind or otherwise terminate this Agreement, but such limitation shall not affect, in any manner, any other rights or remedies which any Party may have by reason of any breach of the provisions of this Agreement.
- 8. **NOTICES.** Any notices which may be permitted or required hereunder shall be in writing and shall be deemed to have been duly given (i) three (3) days after depositing with the United States Postal Service, postage prepaid, (ii) one day after depositing with a nationally recognized overnight courier service, or (iii) on the day of hand delivery (provided such delivery occurs prior to 5:00 pm, E.S.T. or E.D.T., as applicable), to the address listed above or to such other address as either Party may from time to time designate by written notice in accordance with this paragraph.
- 9. USE OF EASEMENT AREA. It is acknowledged and agreed that the Easement granted under this Agreement is not an exclusive easement and that Grantor shall have the right to use and enjoy the Easement Area in any manner not inconsistent with the easement rights created herein, and grant others the right to do so.
- 10. **LIENS.** Grantee shall not permit (and shall promptly satisfy or bond) any construction, mechanic's lien or encumbrance against the Easement Area in connection with the exercise of rights hereunder.
- 11. **EFFECTIVE DATE.** The Effective Date of the Agreement shall be the last day that this Agreement is signed by either Party.
- 12. MISCELLANEOUS. This Agreement contains the entire understanding of the Parties with respect to the matters set forth herein and no other agreement, oral or written, not set forth herein, nor any course of dealings of the Parties, shall be deemed to alter or affect the terms and conditions set forth herein. If any provision of this Agreement, or portion thereof, or the application thereof to any person or circumstances, shall, to the extent be held invalid, inoperative or unenforceable, the remainder of this Agreement, or the application of such provision or portion thereof to any other persons or circumstances, shall not be affected thereby; it shall not be deemed that any such invalid provision affects the consideration for this Agreement; and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law. This Agreement shall be construed in accordance with the laws of the State of Florida. Venue for any proceeding brought hereunder shall be Polk County, Florida. In the event of any dispute hereunder

or of any action to interpret or enforce this Agreement, any provision hereof or any matter arising herefrom, the predominantly prevailing party shall be entitled to recover its reasonable attorneys' fees, costs and expenses, whether suit be brought or not, and whether in settlement, in any declaratory action, at trial or on appeal. The section headings in this Agreement are for convenience only, shall in no way define or limit the scope or content of this Agreement, and shall not be considered in any construction or interpretation of this Agreement or any part hereof. Where the sense of this Agreement requires, any reference to a term in the singular shall be deemed to include the plural of said term, and any reference to a term in the plural shall be deemed to include the singular of said term. Nothing in this Agreement shall be construed to make the Parties hereto partners or joint venturers or render either of said Parties liable for the debts or obligations of the other. This Agreement may be executed in counterparts, each of which shall constitute an original, but all taken together shall constitute one and the same Agreement. Time is of the essence of this Agreement. This Agreement shall be binding upon and inure to the benefit of Grantor and Grantee and their respective successors and assigns. The rights, privileges and Easement granted and conveyed hereunder shall be a burden upon the Easement Area and shall exist for the benefit of and run with title to the Easement Area.

[Signatures contained on following pages]

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

"GRANTOR"

### 

The foregoing instrument was acknowledged before me □ physical presence or □ online notarization this \_\_\_\_ day of \_\_\_\_\_\_, 2025, by Adam Rhinehart, as Manager of VMar Dev, LLC, on behalf of the company.

(Official Notary Signature)

Name: \_\_\_\_\_\_

Personally Known \_\_\_\_\_

OR Produced Identification \_\_\_\_\_\_

Type of Identification \_\_\_\_\_

[notary seal]

[Continue onto next page]

#### "GRANTEE"

VILLAMAR COMMUNITY
DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190. Florida Statutes

Signed, sealed and delivered in the presence of:	pursuant to Chapter 190, Florida Statutes
Print Name:Address:	Lauren Schwenk, Chairperson, Board of Supervisors
Print Name:Address:	
STATE OF FLORIDA COUNTY OF	
The foregoing instrument was ackno notarization this day of 20 of Supervisors of the VillaMar Community I	wledged before me \(\sigma\) physical presence or \(\sigma\) online 025, by Lauren Schwenk, as Chairperson of the Board Development District.
	(Official Notary Signature) Name: Personally Known OR Produced Identification
[notary seal]	OR Produced Identification Type of Identification

[Continue onto next page]

#### EXHIBIT A LEGAL DESCRIPTION

#### **VILLAMAR PHASE 8**

#### **LEGAL DESCRIPTION (PER SURVEY)**

A parcel of land being a portion of the West 1/2 of Section 14, Township 29 South, Range 26 East, Polk County, Florida being described as follows:

Commence at the northeast corner of VILLAMAR PHASE 5, recorded in Plat Book 194, Pages 46-51, Public Records of Polk County, Florida; thence North 00°11'49" West, along the west lines of TERRANOVA PHASE III, recorded in Plat Book 124, Pages 23-27, and TERRANOVA PHASE IV, as recorded in Plat Book 130, Pages 6-7, Public Records of Polk County, Florida, a distance of 1,253.14 feet to the Point of Beginning, said point being the northeast corner of the plat of Villamar Phase 6 and 6D, as recorded in Plat Book 203, Pages 7-17, Public Records of Polk County, Florida; thence along the northerly line of said Villamar Phase 6 and 6D for the following thirteen (13) courses; (1) thence South 89°32'19" West, 121.31 feet to a point on a nontangent curve to the right, having a radius of 2683.00 feet, central angle of 04°26'41", chord bearing of South 58°46'42" West, and a chord distance of 208.08 feet; (2) thence Southwesterly along the arc of said curve, a distance of 208.13 feet; (3) thence North 28°59'57" West, 150.00 feet to a point on a non-tangent curve to the right, having a radius of 2533.00 feet, central angle of 00°03'40", chord bearing of South 61°01'53" West, and a chord distance of 2.70 feet; (4) thence Southwesterly along the arc of said curve, a distance of 2.70 feet; (5) thence North 28°56'17" West, 110.00 feet to a point on a non-tangent curve to the right, having a radius of 2423.00 feet, central angle of 05°48'17", chord bearing of South 63°57'51" West, and a chord distance of 245.38 feet; (6) thence Southwesterly along the arc of said curve, a distance of 245.48 feet; (7) thence South 00°21'01" East, 53.45 feet; (8) thence South 89°38'59" West, 150.01 feet; (9) thence South 00°21'01" East, 100.00 feet; (10) thence South 89°38'59" West, 200.45 feet to a point on a non-tangent curve to the left, having a radius of 2540.00 feet, central angle of 06°00'23", chord bearing of North 10°34'20" West, and a chord distance of 266.15 feet; (11) thence Northerly along the arc of said curve, a distance of 266.27 feet to the point of tangency; (12) thence North 13°34'32" West, 25.59 feet to the point of curvature of a curve to the right having a radius of 25.00 feet, a central angle of 84°54'55", a chord bearing of North 28°52'56" East, and a chord distance of 33.75 feet; (13) thence Northeasterly along the arc of said curve 37.05 feet to a point on a non-tangent curve to the left, having a radius of 2,143.00 feet, central angle of 34°49'53", chord bearing of North 57°19'48" East, and chord distance of 1,282.81 feet, said point being on the southerly right-of-way of Thompson Nursery Road as recorded in Official Records Book 12411, Page 797, Public Records of Polk County, Florida; thence along said southerly rightof-way for the following two (2) courses; (1) thence Northeasterly along the arc of said curve, a distance of 1,302.78 feet to the point of tangency; (2) thence North 39°54'51" East, 759.49 feet to the southerly line of a parcel recorded in Official Records Book 12946, Page 1900, Public Records of Polk County, Florida; thence along said southerly line for the following seven (7) courses; (1) thence South 50°06'43" East, 99.80 feet; (2) thence North 39°53'17" East, 312.48 feet; (3) thence South 86°47'23" East, 136.54 feet; (4) thence North 51°22'06" East, 19.55 feet; (5) thence North 60°43'43" East, 157.77 feet; (6) thence North 47°19'28"

East, 159.98 feet; (7) thence North 76°50'26" East, 109.44 feet to the east line of the Southeast 1/4 of the Northwest 1/4 of said Section 14; thence South 00°05'44" East, along said east line and the east line of the Northeast 1/4 of the Southwest 1/4 of said Section 14, a distance of 1825.68 feet to the intersection with the north line of aforesaid TERRANOVA PHASE III, as recorded in Plat Book 124, Pages 23-27, Public Records of Polk County, Florida; thence South 89°34'39" West, along said north line, 1,324.55 feet to the northwest corner of said TERRANOVA PHASE III; thence South 00°11'49" East along the west line of said TERRANOVA PHASE III, a distance of 0.44 feet to the Point of Beginning. Said parcel containing 53.93 acres, more or less.

# SECTION IX

### 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
DocuSigned by:
Laven O. Schnick
D2332DE9DE5A400
By: Lauren Schwenk
Its: Chairperson
Assignor: Wood & Associates Engineering,
LLC
By: Its:
By:
By:
By: Its: Assignee: Quiddity Engineering LLC

**District: Villamar Community Development** 

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

Distri Distri	ct: Villamar Community Developmen ct
<b>D</b>	
By:	
Its:	
Assigi	nor: Wood & Associates Engineering,
LLC	
By	JOHN R. BANNOM, P.E.
Its:	PRESIDENT
Assigi	nee: Quiddity Engineering, LLC
	Tain Smather
By: To	obin Synatschk
	nief Operations Officer



#### **SCHEDULE OF HOURLY RATES**

Effective August 2024 - Subject to Revision

ENGINEERING PERSONNEL	Ć430	PLANNING PERSONNEL	<u> </u>
Graduate Engineer I	\$130	Planner I	\$110
Graduate Engineer II	\$155	Planner II	\$15
Professional Engineer I	\$185	Planner III	\$19
Professional Engineer II	\$210	Planner IV	\$26
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	\$10
		CAD Operator III	\$12
ELECTRICAL ENGINEERING PERSONNEL		Designer I	\$14
Electrical Graduate Engineer I	\$140	Designer II	\$15
Electrical Graduate Engineer II	\$165	Designer III	\$17
Electrical Professional Engineer I	\$200	GIS I	\$10
Electrical Professional Engineer II	\$225	GIS II	\$13
Electrical Professional Engineer III	\$255	GIS III	\$16
Electrical Professional Engineer IV	\$285	GIS IV	\$22
Electrical Professional Engineer V	\$305		
-		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	\$25
Structural Professional Engineer I	\$190	4-Person Field Crew	\$28
Structural Professional Engineer II	\$215	Scanner Equipment	\$11
Structural Professional Engineer III	\$245	Survey Technician I	\$10
Structural Professional Engineer IV	\$275	Survey Technician II	\$11
Structural Professional Engineer V	\$295	Project Surveyor I	\$11
	7-00	Project Surveyor II	\$13
CONSTRUCTION PERSONNEL		Project Surveyor III	\$15
Construction Manager I	\$135	Project Surveyor IV	\$19
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	\$10
Field Project Representative III	\$125	LiDAR Tech	\$11
Specialist Field Project Representative I	\$140	Aerial Tech	\$10
Specialist Field Project Representative II	\$150	Registered Professional Land Surveyor	\$21
Senior Specialist Field Project Representative	\$165	Survey Manager	\$250
	7	, -	,
SPECIALIST		OFFICE PERSONNEL	
Specialist I	\$125	Engineer's Assistant I	\$ 80
Specialist II	\$155	Engineer's Assistant II	\$ 9
Specialist III	\$190	Engineer's Assistant III	\$10
Specialist IV	\$225	Admin I	\$ 8
Specialist V	\$260	Admin II	\$10
		Admin III	\$13
		Project Admin/Accountant	\$14



#### 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 X

## 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)
	\$(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.

# 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
		to 02/14/2024
Date	Debt Service	@ 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	381,581.25	254,930.25
11/01/2031	217,881.25	141,551.13
05/01/2032	387,881.25	245,048.14
11/01/2032	213,206.25	130,982.02
05/01/2033	393,206.25	234,904.48
11/01/2033	208,256.25	120,984.04
05/01/2034 11/01/2034	398,256.25	224,984.07
05/01/2035	203,031.25 403,031.25	111,535.01 215,301.06
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 05/01/2047	110,831.25 500,831.25	31,126.47 136,778.61
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)

		Present Value to 02/14/2024
Date	Debt Service	@ 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 Ending	Principal	Coupon	Interest	Debt Service	Annual 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	
05/01/2025	120,000	4.625%	240,659.38	360,659.38	601,318.76
11/01/2025			237,884.38	237,884.38	
05/01/2026	130,000	4.625%	237,884.38	367,884.38	605,768.76
11/01/2026			234,878.13	234,878.13	
05/01/2027	135,000	4.625%	234,878.13	369,878.13	604,756.26
11/01/2027			231,756.25	231,756.25	
05/01/2028	140,000	4.625%	231,756.25	371,756.25	603,512.50
11/01/2028			228,518.75	228,518.75	
05/01/2029	145,000	4.625%	228,518.75	373,518.75	602,037.50
11/01/2029			225,165.63	225,165.63	
05/01/2030	155,000	4.625%	225,165.63	380,165.63	605,331.26
11/01/2030			221,581.25	221,581.25	
05/01/2031	160,000	4.625%	221,581.25	381,581.25	603,162.50
11/01/2031			217,881.25	217,881.25	
05/01/2032	170,000	5.500%	217,881.25	387,881.25	605,762.50
11/01/2032			213,206.25	213,206.25	
05/01/2033	180,000	5.500%	213,206.25	393,206.25	606,412.50
11/01/2033			208,256.25	208,256.25	
05/01/2034	190,000	5.500%	208,256.25	398,256.25	606,512.50
11/01/2034			203,031.25	203,031.25	
05/01/2035	200,000	5.500%	203,031.25	403,031.25	606,062.50
11/01/2035			197,531.25	197,531.25	
05/01/2036	210,000	5.500%	197,531.25	407,531.25	605,062.50
11/01/2036			191,756.25	191,756.25	
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	250.000	# #000/	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	267.000	# #000/	172,231.25	172,231.25	500 45 <b>0 5</b> 0
05/01/2040	265,000	5.500%	172,231.25	437,231.25	609,462.50
11/01/2040	200.000	5.5000/	164,943.75	164,943.75	(00 007 50
05/01/2041	280,000	5.500%	164,943.75	444,943.75	609,887.50
11/01/2041	205.000	5.500%	157,243.75	157,243.75	(00 407 50
05/01/2042	295,000	5.500%	157,243.75	452,243.75	609,487.50
11/01/2042 05/01/2043	310,000	5.500%	149,131.25 149,131.25	149,131.25 459,131.25	608,262.50
11/01/2043	310,000	3.300%	149,131.23	140,606.25	008,202.30
05/01/2044	330,000	5.500%	140,606.25	470,606.25	611,212.50
11/01/2044	330,000	3.30076	131,531.25	131,531.25	011,212.30
05/01/2045	350,000	5.750%	131,531.25	481,531.25	613,062.50
11/01/2045	330,000	3.73070	121,468.75	121,468.75	013,002.30
05/01/2046	370,000	5.750%	121,468.75	491,468.75	612,937.50
11/01/2046	370,000	3.73070	110,831.25	110,831.25	012,937.30
05/01/2047	390,000	5.750%	110,831.25	500,831.25	611,662.50
11/01/2047	370,000	3.73070	99,618.75	99,618.75	011,002.30
05/01/2048	415,000	5.750%	99,618.75	514,618.75	614,237.50
11/01/2048	,,,,,,,,,	2.,50,0	87,687.50	87,687.50	01.,237.30
05/01/2049	440,000	5.750%	87,687.50	527,687.50	615,375.00
11/01/2049	,	2.,50,0	75,037.50	75,037.50	0.10,070.00
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

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

			FUTURE VALUE @
		RECEIPTS	BOND YIELD OF
DATE	DESCRIPTION	(PAYMENTS)	(5.669957%)
00/14/04	D D 1	7 254 005 74	0.606.002.22
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	2,409.78
04/03/24		302.50	355.03
04/24/24		125,644.44	146,982.96
04/29/24		17,324.00	20,250.45
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		18,575.82	21,703.62
05/02/24		53,086.92	62,025.70
05/03/24		15,787.66	18,443.12
05/03/24		32,082.21	37,478.39
05/03/24		372,386.01	435,020.82
05/03/24		302,265.12	353,105.69
05/03/24		185 <b>,</b> 797.97	217,048.93
05/21/24		96,707.34	112,658.00
05/21/24		9,041.46	10,532.74
05/23/24		1,748,420.22	2,036,167.58
05/23/24		50,285.10	58,560.80
05/23/24		58,216.31	67,797.30
05/23/24		107,586.60	125,292.73
05/29/24		13,275.75	15,446.21
05/29/24		45,989.44	53,508.30
07/01/24		34,285.18	39,692.74
07/03/24		545,149.48	630,936.03
07/09/24		415,240.07	480,136.02
07/22/24		14,348.50	16,557.50
07/22/24		472,845.95	545,642.09
08/15/24		44,641.95	51,331.03
02/28/25	Bal	84.97	94.82
02/14/27	TOTALS:	84 <b>,</b> 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	Deg Dai	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

			FUTURE VALUE @
		RECEIPTS	BOND YIELD OF
DATE	DESCRIPTION	(PAYMENTS)	(5.669957%)
02/14/25		-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 XI

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 Lindsay 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.

FURTHER AFFIANT SA	AYETH NOT.
	Affiant
	Date: 4/4/25
SWORN TO AND SUBSO	CRIBED before me by means of physical presence or of
ization this 🎢 day of Apri	il 2025 by Adam Rhinehart, as Manager of VMAR DEV, I y, on behalf of company, and who M is personally known to
ization this <b>You</b> day of Apri rida limited liability company	il 2025 by Adam Rhinehart, as Manager of VMAR DEV, I y, on behalf of company, and who is personally known to
ization this <b>You</b> day of Apri rida limited liability company	il 2025 by Adam Rhinehart, as Manager of VMAR DEV, I y, on behalf of company, and who is personally known to as identification.  (Official Notary Signature)
ization this <b>You</b> day of Apri rida limited liability company	il 2025 by Adam Rhinehart, as Manager of VMAR DEV, I y, on behalf of company, and who is personally known to as identification.  (Official Notary Signature) Name: UNIX E ROCK
ization this <b>Yo</b> day of Apri rida limited liability company	il 2025 by Adam Rhinehart, as Manager of VMAR DEV, I y, on behalf of company, and who is personally known to as identification.  (Official Notary Signature)

# **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.

Signed, sealed and delivered

**GRANTOR:** 

VMAR DEV, LLC

in the presence of:	a Florida limited liability company
landrun Rodn	(///a this
Print Name: Unacey Roden	Adam Rhinehart, Manager
Address:	Address:
346 E. Central Avenue	346 E. Central Avenue
Winter Haven, FL 33880	Winter Haven, FL 33880
Jun San	
Print Manie: <u>Jessicas pencu</u> Address:	
346 E. Central Avenue	
Winter Haven, FL 33880	
,	
STATE OF FLORIDA	
COUNTY OF POLK	
SWORN TO AND SUBSCRIBE notarization this day of April 2025 belimited liability company, on behalf of company	D before me by means of ★ physical presence or □ online by Adam Rhinehart, Manager of VMAR DEV, LLC, a Florida appany.
	1, 1, 001
	undur Eloca
	(Official No ary Signature)
	Name: Cincley E Roden
	Personally Known
[notary seal]	OR Produced Identification
	Type of Identification
Notary Public State of Florida  Lindsey E Roden  My Commission HH 303599  Expires 8/22/2026	

# **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
Undury Roda	Bull
Name: Undsey Roden	Chairman, Board of Supervisors
Address:	Address:
346 E. Central Avenue Winter Haven, Florida 33880	219 E. Livingston Street
whiter Haven, Florida 33000	Orlando, Florida 32801
Name: Schica Spence Address: 346 E. Central Avenue Winter Haven, Florida 33880	
STATE OF FLORIDA COUNTY OF POLK	
The foregoing instrument was acknown online notarization this day of April 2 Supervisors of the VillaMar Community Dev	owledged before me by means of physical presence or 025, by Lauren O. Schwenk, as Chairman of the Board of velopment District.
	Lindung E Rodn
	Name: (Official Notary Signature)
Inotagu cooll	Personally Known X
[notary seal]	OR Produced Identification Type of Identification
Notary Public State of Florida	-11- 21 22222222

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 XII**

# SECTION C

# Item will be provided under separate cover.

# SECTION D

# SECTION 1

# SECTION (a)

# **VillaMar**

# COMMUNITY DEVELOPMENT DISTRICT

# **Check Register Fiscal Year 2025**

Date	check #'s	Amount
	<u>Truist Bank</u>	
March 2025	Check# 866 - 879	¢61.622.04
Mai Cii 2025	CHECK# 800 - 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	03/01/2025 - 03/31/2025 *** VILLAMAR CDD - GENERAL FUND BANK A VILLAMAR CDD			
CHECK VEND# DATE	INVOICEEXPENSED TO VENDOR NAME DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
3/18/25 00008	12/05/23 LS120520 202312 310-51300-11000 SUPERVISOR FEES 12/05/23		200.00-	
	LAUREN SCHWENK			200.00-000621
3/18/25 00008	SUPERVISOR FEES 12/05/23  LAUREN SCHWENK  8/06/24 LS080624 202408 310-51300-11000 SUPERVISOR FEES 08/06/24	V	200.00-	
	SUPERVISOR FEES 08/06/24  LAUREN SCHWENK			200.00-000751
3/27/25 00073	2/17/25 303-1 202502 330-57200-49000	V	5,074.52-	
	MILTON- AMENITY ROOF REP.  AMERICAN ROOFING FL			5,074.52-000850
3/07/25 00015			700.00	
	INST.CHOC MULCH & JASMINE			700 00 000866
3/07/25 00049	PRINCE & SONS INC		3,027.20	
	FEB 25 -SECURITY SERVICES		•	2 027 20 000067
	SECURITAS SECURITY SERVICES USA	A,INC 		3,02/.20 00086/
3/07/25 00041	3/01/25 PSI14793 202503 320-53800-47000 LAKE MAINTENANCE - MAR 25	*	1,082.00	
	3/01/25 PSI14793 202503 320-53800-47000 POND MAINTENANCE - MAR 25	*	856.00	
	SOLITUDE LAKE MANAGEMENT SERVIC	CES		1,938.00 000868
	3/01/25 317 202503 310-51300-34000	*	3,718.75	
	MAR 25 - MGMT FEES 3/01/25 317 202503 310-51300-35200	*	105.00	
	MAR 25 - WEBSITE ADMIN 3/01/25 317 202503 310-51300-35100	*	157.50	
	MAR 25 - INFORMATION TECH 3/01/25 317 202503 310-51300-31300	*	833.33	
	MAR 25 - DISSEMINATION 3/01/25 317 202503 330-57200-12000	*	625.00	
	MAR 25 - AMENITY ACCESS			
	3/01/25 317 202503 310-51300-51000 MAR 25 - OFFICE SUPPLIES	*	. 45	
	3/01/25 317 202503 310-51300-42000 MAR 25 - POSTAGE	*	202.51	
	3/01/25 317 202503 310-51300-42500 MAR 25 - COPIES	*	11.10	
	3/01/25 318 202503 320-53800-12000	*	1,875.00	
	MAR 25 - FIELD MGMT 3/01/25 318 202503 310-51300-42500	*	55.83	
	MAR 25 - COPIES STAPLES GOVERNMENTAL MANAGEMENT SERVICE	ES -		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	03/01/2025 - 03/31/2025 ***	VILLAMAR CDD - GENERAL FUND BANK A VILLAMAR CDD			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT AC	CO VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT #
3/18/25 00008	12/05/23 LS120520 202312 310-51		*	200.00	
	SUPERVISOR FEES 12/05 8/06/24 LS080624 202408 310-51 SUPERVISOR FEES 08/06	1300-11000	*	200.00	
	SUPERVISOR FEES 08/06	TATIDENT COUMENTY			400.00 000870
3/18/25 00012	2/25/25 7656891 202502 310-51	1300-32300	*	4,256.13	
	TRUSTEE FEES- SERIES 2/25/25 7656891 202502 310-51 TRUSTEE FEES- SERIES	1300-32300	V	4,256.13-	
	IRUSIEE FEES- SERIES	VILLAMAR CDD C/O USBANK *DO	NOT USE		.00 000871
3/18/25 00027	3/18/25 APR25PLA 202504 330-53 APR 25 - PLAYG.FURN I	3800-48600	*	1,078.87	
	3/18/25 APR25PLA 202504 330-53 APR 25 - POOL FURN. I	3800-48600	*	1,396.07	
		WHFS, LLC			2,474.94 000872
3/18/25 00019	2/25/25 7656891 202502 310-51 TRUSTEE FEE - SERIES	1300-32300	*	4,256.13	
					4,256.13 000873
3/19/25 00074	3/19/25 REFUND-C 202503 300-20 REFUND CORE&MAIN FUNI	0700-10000	*	35,979.79	
	3/19/25 REFUND-C 202503 300-20 REFUND CORE&MAIN FUNI	700-10000	V	35,979.79-	
	REFUND COREAMAIN FUND	VILLAMAR CDD C/O US BANK			.00 000874
3/19/25 00074	3/19/25 REFUND-C 202503 300-20 REFUND CORE&MAIN FUNI		*	35,976.79	
	REFUND COREAMAIN FUND	VILLAMAR CDD C/O US BANK			35,976.79 000875
3/27/25 00073	2/17/25 303-1 202502 330-57 MILTON- AMENITY ROOF	7200-49000		10,149.03	
	MILION- AMENIII ROOF	AMERICAN ROOFING FL			10,149.03 000876
3/31/25 00069	3/26/25 EC032620 202503 310-51 SUPERVISOR FEES 03/26	1300-11000	*	200.00	
	SUPERVISOR FEES 03/20	EMILY CASSIDY			200.00 000877
3/31/25 00068	3/26/25 BH032620 202503 310-51 SUPERVISOR FEES 03/26	1300-11000	*	200.00	
		BOBBIE HENLEY			200.00 000878
3/31/25 00008	3/26/25 LS032620 202503 310-51 SUPERVISOR FEES 03/26	1300-11000	*	200.00	_
		TATIDENT COUMENTY			200.00 000879
		TOTAL FOR	BANK A	61,632.04	

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 (b)

#### COMMUNITY DEVELOPMENT DISTRICT

## **Check Register Fiscal Year 2025**

Date	check #'s	Amount
	<u>Truist Bank</u>	
April 2025	Check# 880 - 899	\$242,826.17
	TOTAL	\$242,826.17

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/21/25 PAGE 1

	GRAU AND ASSOCIATES			1,000.00 000885
4/11/25 00060	4/01/25 27331 202504 310-51300-32200 AUDIT FYE 9/30/2024	*	1,000.00	
	GOVERNMENTAL MANAGEMENT SERVICE	IS - 		9,996.34 000884
	4/01/25 324 202504 320-53800-12000		1,875.00	
	4/01/25 323 202504 310-51300-42500 APR 25 - POSTAGE	*	98.51	
	4/01/25 323 202504 310-51300-51000 APR 25 - OFFICE SUPPLIES	*	3.19	
	4/01/25 323 202504 330-57200-12000 APR 25 - AMENITY ACCESS	*	625.00	
	4/01/25 323 202504 310-51300-31300 APR 25 - DISSEMINATION	*	833.33	
	4/01/25 323 202504 310-51300-35100 APR 25 - INFORMATION TECH	*	157.50	
	4/01/25 323 202504 310-51300-35200 APR 25 - WEBSITE ADMIN	*	105.00	
	4/01/25 323 202504 310-51300-34000 APR 25 - MGMT FEES	*	3,718.75	
4/11/25 00009	FEB 25 - GENERAL MAINT.	*	2,300.00	
	DISCLOSURE SERVICES LLC			250.00 000883
	AMORT SCHO S2023 AAS DDM			
	CSS CLEAN STAR SERVICES CENTRAL 1/22/25 15 202502 310-51300-31300	, FL <sub>-</sub>		850.00 000882 
	3/26/25 14658 202503 330-53800-48500 MAR 25 - MAIL TRASH COLL.		100.00	
	3/26/25 14658	*	300.00	
4/11/25 00034	3/26/25 14658 202503 330-53800-48500 MAR 25 - JANITORIAL SVCS	*	450.00	
	AMTEC			450.00 000881
4/11/25 00023	3/20/25 7705-03- 202503 310-51300-31200 ARBITRAGE - SERIES 2024	*	450.00	
	VILLAMAR CDD C/O US BANK			35,976.79 000880
4/03/25 00074	3/19/25 REFUND-C 202503 300-20700-10000 REFUND CORE&MAIN FUND36	*	35,976.79	
	REFUND CORE&MAIN FUND36  VILLAMAR CDD C/O US BANK			35,976.79-000875
	3/19/25 REFUND-C 202503 300-20700-10000		35,976.79-	
CHECK VEND# DATE	INVOICEEXPENSED TO VENDOR NAME DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
*** CHECK DATES	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER 04/01/2025 - 04/30/2025 *** VILLAMAR CDD - GENERAL FUND BANK A VILLAMAR CDD			

VMCD VILLAMAR CDD SNEEROOA

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/21/25 PAGE 2
\*\*\* CHECK DATES 04/01/2025 - 04/30/2025 \*\*\* VILLAMAR CDD - GENERAL FUND

CHIECK BITTER	01,01,2023 01,30,2023	BANK A VILLAMAR CDD			
CHECK VEND# DATE	INVOICEEXPENSED TO. DATE INVOICE YRMO DPT ACCT	VENDOR NAME "# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
	3/18/25 11723 202502 310-5130 GENERAL COUNSEL - FEB 2		*	1,110.00	
	GENERAL COUNSEL - FEB 2	KILINSKI / VAN WYK, PLLC			1,110.00 000886
4/11/25 00015			*	224.26	
	IRRIG.REP-MAINLINE ZONE 3/19/25 16912 202503 320-5380	00-47300	*	1,500.00	
	IRRIG.REP.CHNG 50 NOZZL 3/19/25 16913 202503 320-5380	00-47300	*	514.17	
	IRRIG.REP.MAINLINE ZN#4 3/25/25 16951 202503 320-5380	00-47300	*	166.94	
	IRRIG.REPL.SPRAYS&BUBBL 4/01/25 17146 202504 320-5380 APR 25 - LANDSCAPE MAIN	00-46200 IT.		12,415.00	
		PRINCE & SONS INC.		:	14,820.37 000887
4/11/25 00045	4/01/25 27001 202504 330-5380 POOL MAINTENANCE - APR	10-48100	*	2,870.00	
		RESORT POOL SERVICES DBA			2,870.00 000888
4/11/25 00049	3/31/25 12107468 202503 320-5380 MAR 25 -SECURITY SERVIC	00-34500	*	4,735.44	
			USA, INC		4,735.44 000889
4/11/25 00041	4/01/25 PSI15470 202504 320-5380 LAKE MAINTENANCE - MAR	00-47000	*	1,082.00	
	4/01/25 PSI15470 202504 320-5380 POND MAINTENANCE - MAR	00-47000	*	856.00	
	POIND MAINTENANCE - MAR	SOLITUDE LAKE MANAGEMENT SE	RVICES		1,938.00 000890
4/11/25 00071	4/11/25 SURPLUS 202504 300-1510 TXFR SURPLUS TO SBA	00-10000	*	150,000.00	
		STATE BOARD OF ADMINISTRATI	ON	1!	50,000.00 000891
4/11/25 00114	4/11/25 TAX REC 202504 300-2070	00-10000	*	12,214.37	
	TAX RECEIPTS TSFR	VILLAMAR CDD C/O USBANK		:	12,214.37 000892
4/11/25 00115	4/11/25 TAX REC 202504 300-2070	00-10000	*	11,164.30	
	TAX RECEIPTS TSFR	VILLAMAR CDD C/O USBANK		:	11,164.30 000893
4/11/25 00116	4/11/25 TAX REC 202504 300-2070		*	4,202.10	
	TAX RECEIPTS TSFR	VILLAMAR CDD C/O USBANK			4,202.10 000894

VMCD VILLAMAR CDD SNEEROOA

AP300R	UNTS PAYABLE PREPAID/COMPUTER ( MAR CDD - GENERAL FUND A VILLAMAR CDD	CHECK REGISTER	RUN 5/21/25	PAGE 3
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# SUB	VENDOR NAME SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
4/11/25 00117 4/11/25 TAX REC 202504 300-20700-1000 TAX RECEIPTS TSFR		*	7,557.59	7,557.59 000895
		*		
4/11/25 00118 4/11/25 TAX REC 202504 300-20700-1000 TAX RECEIPTS TSFR			10/2/0111	
VI	LLAMAR CDD C/O USBANK			16,278.41 000896
4/24/25 00018 4/15/25 16 202504 310-51300-4900		*	250.00	
AMRT SCH.S23AA5 PPM5/1\$80 DI	SCLOSURE SERVICES LLC			250.00 000897
4/24/25 00049 1/31/25 12042592 202501 320-53800-3450	0	*	664.32	
SECURITY SERVICES - JAN25 SE	CURITAS SECURITY SERVICES USA,	INC		664.32 000898
4/24/25 00027 4/24/25 MAY25PLA 202505 330-53800-4860 MAY 25 - PLAYG.FURN LEASE	0	*	1,078.86	
4/24/25 MAY25POO 202505 330-53800-4860	0	*	1,396.07	
MAY 25 - POOL FURN. LEASE WH	IFS, LLC			2,474.93 000899
	TOTAL FOR BAN	K A	242,826.17	
	TOTAL FOR REG	ISTER	242,826.17	

VMCD VILLAMAR CDD SNEEROOA

# SECTION 2

**Community Development District** 

Unaudited Financial Reporting April 30, 2025



### **Table of Contents**

1 _	Balance Sheet
2-3	General Fund
4	Capital Reserve Fund
5 -	Debt Service Fund Series 2019
6 _	Debt Service Fund Series 2020
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 April 30, 2025

	General .		De	ebt Service	Сарі	ital Projects	Totals			
		Fund		Fund	•	Fund	Gover	nmental Funds		
Assets:										
Cash:										
Operating Account	\$	123,870	\$	-	\$	-	\$	123,870		
Capital Projects Account		-		-		125,030		125,030		
Investments:										
State Board Administration (SBA)		654,449		-		-		654,449		
<u>Series 2019</u>										
Reserve		-		206,945		-		206,945		
Revenue		-		455,616		-		455,616		
Prepayment		-		1,697		-		1,697		
Series 2020				104.450				104.450		
Reserve		-		184,450		-		184,450		
Revenue		-		421,220		-		421,220		
Prepayment		-		1		-		1		
Series 2022 A3				(0.220				(0.220		
Reserve		-		69,338 177,697		-		69,338 177,697		
Revenue		-		424		-		177,697		
Prepayment Construction		-		424		- 9		9		
Series 2022 A4		-		-		9		9		
Reserve				123,926				123,926		
Revenue		-		288,394		_		288,394		
Series 2023 A5		-		200,394		-		200,394		
Reserve				267,475				267,475		
Revenue		-		585,336		_		585,336		
Prepayment		_		109,902				109,902		
Series 2024 A6		-		107,702		_		107,702		
Reserve		_		603,000		_		603,000		
Revenue		_		406,803		_		406,803		
Interest		_		114		_		114		
Construction		_		-		25,276		25,276		
Due from Developer Series 2024 A6		_		_		41,915		41,915		
Deposits		6,327		_		-		6,327		
Total Assets	\$	784,646	\$	3,902,339	\$	192,230	\$	4,879,215		
	Ψ	704,040	Ψ	3,702,337	Ψ	172,230	Ψ	4,077,213		
Liabilities: Accounts Payable	¢	26.040	¢		¢	122 526	¢	150 405		
•	\$	26,949	\$	-	\$	123,536	\$	150,485		
Due to Developer Series 2019 Due to Developer Series 2024 A6		-		-		1,000		1,000		
					_	41,915		41,916		
Total Liabilites	\$	26,949	\$	-	\$	166,451	\$	193,401		
Fund Balance:										
Nonspendable:		6.225	φ.		Φ.			6.225		
Prepaid Items	\$	6,327	\$	-	\$	-	\$	6,327		
Restricted for:				664.250				664.250		
Debt Service - Series 2019		-		664,259		-		664,259		
Debt Service - Series 2020		-		605,671		-		605,671		
Debt Service - Series 2022 A3		-		247,458		-		247,458		
Debt Service - Series 2022 A4 Debt Service - Series 2023 A5		-		412,320		-		412,320		
Debt Service - Series 2023 AS  Debt Service - Series 2024 A6		-		962,714 1,009,917		-		962,714 1,009,917		
Capital Projects - Series 2019		-		1,009,917		- 494		1,009,917		
Capital Projects - Series 2019 Capital Projects - Series 2022 A3		_		-		9		9		
Capital Projects - Series 2022 AS  Capital Projects - Series 2024 A6		-		-		25,276		25,276		
Assigned for:		-		-		23,270		23,270		
Capital Reserves		169,845		_		_		169,845		
Unassigned		581,524		-		-		581,524		
Total Fund Balances	\$	757,696	\$	3,902,339	\$	25,779	\$	4,685,814		
Total Liabilities & Fund Balance	\$	784,646	\$	3,902,339	\$	192,230	\$	4,879,215		

#### **Community Development District**

#### **General Fund**

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Prorated Budget		Actual			
	Budget	Th	ru 04/30/25	Th	ru 04/30/25		Variance
Revenues:							
Assessments - Tax Roll	\$ 984,004	\$	984,004	\$	980,623	\$	(3,381
Assessments - Direct Bill	71,847		53,883		53,883		-
Interest Income	-		-		4,449		4,449
Miscellaneous Revenue	-		-		4,168		4,168
Total Revenues	\$ 1,055,851	\$	1,037,887	\$	1,043,123	\$	5,236
Expenditures:							
General & Administrative:							
Supervisor Fees	\$ 12,000	\$	7,000	\$	1,600	\$	5,400
Engineering	7,500		4,375		-		4,375
Attorney	30,000		17,500		8,023		9,477
Annual Audit	5,600		5,600		1,000		4,600
Assessment Administration	10,000		10,000		10,000		
Bond Amortization Filing	-		-		3,500		(3,500
Arbitrage	2,700		900		900		
Dissemination	10,000		5,833		5,833		(
Trustee Fees	29,800		15,301		15,301		
Management Fees	44,625		26,031		26,031		
Information Technology	1,890		1,103		1,103		
Website Maintenance	1,260		735		735		
Postage & Delivery	3,500		2,042		518		1,523
Insurance	6,886		6,886		6,408		478
Printing & Binding	500		292		181		110
Legal Advertising	10,000		5,833		-		5,833
Other Current Charges	1,500		875		366		509
Office Supplies	500		292		8		284
Dues, Licenses & Subscriptions	175		175		175		
Total General & Administrative	\$ 178,436	\$	110,772	\$	81,681	\$	29,091

#### **Community Development District**

#### **General Fund**

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted	Pro	rated Budget		Actual		
		Budget	Thr	u 04/30/25	Th	ru 04/30/25		Variance
Operations & Maintenance			_					
Field Expenditures								
Property Insurance	\$	18,854	\$	18,854	\$	14,133	\$	4,721
Field Management	Ф	22,500	Ф	13,125	Ф	13,125	Ф	4,/21
Landscape Maintenance		226,000		131,833		86,905		44,928
Landscape Replacement		22,500		131,033		2,414		10,712
Pond Maintenance		32,000		18,667		13,566		5,101
Streetlights		166,320		97,020		97,901		(881)
Electric		3,000		1,750		2,089		(339)
Water & Sewer		30,000		17,500		22,007		(4,507)
Sidewalk & Asphalt Maintenance		2,500		1,458		4,284		(2,826)
Irrigation Repairs		10,000		5,833		2,883		2,950
General Repairs & Maintenance		25,000		14,583		12,139		2,444
Contingency		40,000		23,333		20,151		3,182
Subtotal Field Expenditures	\$	598,674	\$	357,082	\$	291,597	\$	65,485
Amenity Expenditures				·				
Amenity - Electric	\$	18,000	\$	10,500	\$	8,976	\$	1,524
Amenity - Water & Sewer		20,000	·	11,667		7,519	•	4,148
Playground & Furniture Lease		35,000		20,417		17,325		3,092
Internet		3,000		1,750		1,365		385
Pest Control		660		385		350		35
Janitorial Services		11,780		6,872		8,335		(1,463)
Security Services		36,036		21,021		22,858		(1,837)
Pool Maintenance		34,440		20,090		24,265		(4,175)
Amenity Access Management		7,500		4,375		4,375		-
Amenity Repairs & Maintenance		10,000		5,833		4,577		1,256
Holiday Decorations		10,000		5,833		10,000		(4,167)
Contingency		10,000		5,833		14,506		(8,672)
Subtotal Amenity Expenditures	\$	196,416	\$	114,576	\$	124,451	\$	(9,875)
Total Expenditures	\$	973,526	\$	582,431	\$	497,729	\$	84,701
Excess (Deficiency) of Revenues over Expen	\$	82,325	\$	455,456	\$	545,393	\$	(79,466)
Other Financing Sources/(Uses):								
Capital Reserve Transfer	\$	(82,325)	\$	_	\$	_	\$	_
Total Other Financing Sources/(Uses)							\$	
Total Other Financing Sources/(USES)	\$	(82,325)	Э	-	\$	-	•	-
Net Change in Fund Balance	\$	-	\$	455,456	\$	545,393	\$	(79,466)
Fund Balance - Beginning	\$	-			\$	212,303		
Fund Balance - Ending	\$				\$	757,696		
	-							

#### **Community Development District**

#### **Capital Reserve Fund**

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pro	orated Budget	Act	ual	
	Budget	Th	ıru 04/30/25	Thru 04	/30/25	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	ru 04/30/25	Thru 04/30/25			Variance
D							
Revenues:							
Assessments - Tax Roll	\$ 403,763	\$	403,763	\$	402,230	\$	(1,532)
Interest Income	-		-		9,186		9,186
<b>Total Revenues</b>	\$ 403,763	\$	403,763	\$	411,416	\$	7,654
Expenditures:							
Interest - 11/1	\$ 140,338	\$	140,338	\$	140,338	\$	-
Principal - 5/1	125,000		-		-		-
Interest - 5/1	140,338		-		-		-
Total Expenditures	\$ 405,675	\$	140,338	\$	140,338	\$	-
Excess (Deficiency) of Revenues over Expen	\$ (1,913)	\$	263,425	\$	271,079	\$	7,654
Net Change in Fund Balance	\$ (1,913)	\$	263,425	\$	271,079	\$	7,654
Fund Balance - Beginning	\$ 183,440			\$	393,180		
Fund Balance - Ending	\$ 181,528			\$	664,259		

#### **Community Development District**

#### **Debt Service Fund Series 2020 A2**

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted	Pr	Prorated Budget		Actual		
		Budget	T	hru 04/30/25	Th	ru 04/30/25		Variance
Revenues:								
Assessments - Tax Roll	\$	369,050	\$	369,050	\$	367,650	\$	(1,400)
Interest Income	Ψ	307,030	Ψ	-	Ψ	8,267	Ψ	8,267
interest meome						0,207		0,207
Total Revenues	\$	369,050	\$	369,050	\$	375,918	\$	6,868
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	\$	-
	ф	2.440	ф	252.224	ф	260.402	ф	( 0 ( 0
Excess (Deficiency) of Revenues over Expen	\$	2,419	\$	253,234	\$	260,102	\$	6,868
Net Change in Fund Balance	\$	2,419	\$	253,234	\$	260,102	\$	6,868
Fund Balance - Beginning	\$	159,690			\$	345,569		
Fund Balance - Ending	\$	162,109			\$	605,671		

#### **Community Development District**

#### **Debt Service Fund Series 2022 A3**

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Prorated Budget		Actual		
	Budget	T	hru 04/30/25	Th	ru 04/30/25	Variance
Revenues:						
Assessments - Tax Roll	\$ 165,060	\$	165,060	\$	138,379	\$ (26,681)
Interest Income	-		-		3,966	3,966
Total Revenues	\$ 165,060	\$	165,060	\$	142,344	\$ (22,715)
Expenditures:						
Interest - 11/1	\$ 44,066	\$	44,066	\$	44,066	\$ -
Principal - 11/1	50,000		50,000		50,000	-
Interest - 5/1	43,284		-		-	-
Total Expenditures	\$ 137,350	\$	94,066	\$	94,066	\$ -
Excess (Deficiency) of Revenues over Expen	\$ 27,710	\$	70,994	\$	48,279	\$ (22,715)
Net Change in Fund Balance	\$ 27,710	\$	70,994	\$	48,279	\$ (22,715)
Fund Balance - Beginning	\$ 66,015			\$	199,180	
Fund Balance - Ending	\$ 93,725			\$	247,458	

#### **Community Development District**

#### **Debt Service Fund Series 2022 A4**

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pr	orated Budget		Actual	
	Budget	T	hru 04/30/25	Th	nru 04/30/25	Variance
Revenues:						
Assessments - Tax Roll	\$ 249,825	\$	249,825	\$	248,878	\$ (947)
Interest Income	-		-		5,679	5,679
Total Revenues	\$ 249,825	\$	249,825	\$	254,557	\$ 4,732
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	\$	167,800	\$	172,532	\$ 4,732
Net Change in Fund Balance	\$ 775	\$	167,800	\$	172,532	\$ 4,732
Fund Balance - Beginning	\$ 114,869			\$	239,787	
Fund Balance - Ending	\$ 115,644			\$	412,320	

#### **Community Development District**

#### **Debt Service Fund Series 2023 A5**

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted	Pr	orated Budget		Actual		
		Budget	Tł	nru 04/30/25	Th	ru 04/30/25		Variance
`								
Revenues:								
Assessments - Direct	\$	553.728	\$	536,062	\$	536,062	\$	
	Ф	333,740	ф	550,002	Ф	,	Ф	142.716
Prepayments		-		-		142,716		142,716
Interest Income		-		-		13,148		13,148
Total Revenues	\$	553,728	\$	536,062	\$	691,926	\$	155,864
Expenditures:								
Interest - 11/1	\$	219,934	\$	219,934	\$	217,656	\$	2,278
Special Call - 11/1	Ψ	217,751	Ψ	217,731	Ψ	140,000	Ψ	(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		_		_		_
		110,000						
Total Expenditures	\$	554,869	\$	219,934	\$	408,369	\$	(188,434)
Excess (Deficiency) of Revenues over Expen	\$	(1,141)	\$	316,128	\$	283,557	\$	(32,570)
Net Change in Fund Balance	\$	(1,141)	\$	316,128	\$	283,557	\$	(32,570)
<u> </u>							_	(= /= )
Fund Balance - Beginning	\$	336,869			\$	679,156		
	<b>.</b>	005 500				0.60 = 6		
Fund Balance - Ending	\$	335,728			\$	962,714		

#### **Community Development District**

#### **Debt Service Fund Series 2024 A6**

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pr	orated Budget		Actual	
	Budget	Tł	nru 04/30/25	Th	ru 04/30/25	Variance
Revenues:						
Assessments - Direct	\$ 603,000	\$	364,816	\$	364,816	\$ -
Interest Income	-		-		17,414	17,414
Total Revenues	\$ 603,000	\$	364,816	\$	382,230	\$ 17,414
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	\$	124,156	\$	141,571	\$ 17,414
Net Change in Fund Balance	\$ 1,681	\$	124,156	\$	141,571	\$ 17,414
Fund Balance - Beginning	\$ 343,608			\$	868,346	
Fund Balance - Ending	\$ 345,289			\$	1,009,917	

#### **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	\$ -	\$ -	-	\$ 17,063	\$ -	\$ 84,865	\$ 1,564,819	\$ 1,666,747
Interest Income	1	-		0	-	949	6	956
Total Revenues	\$ 1	\$ -	-	\$ 17,063	\$ -	\$ 85,813	\$ 1,564,825	\$ 1,667,703
Expenditures:								
Bank Fees	\$ 546	\$ -	-	\$ -	\$ -	\$ -	\$ -	\$ 546
Capital Outlay	301	-		17,063	-	359,923	1,196,418	1,573,704
Total Expenditures	\$ 846	\$	•	\$ 17,063	\$	\$ 359,923	\$ 1,196,418	\$ 1,574,250
Excess (Deficiency) of Rev. over Exp.	\$ (845)	\$		\$ 0	\$ -	\$ (274,110)	\$ 368,408	\$ 93,453
Net Change in Fund Balance	\$ (845)	\$ -	-	\$ 0	\$ -	\$ (274,110)	\$ 368,408	\$ 93,453
Fund Balance - Beginning	\$ 1,339	\$ -	-	\$ 9	\$ -	\$ 274,110	\$ (343,131)	\$ (67,674)
Fund Balance - Ending	\$ 494	\$	-	\$ 9	\$	\$ 0	\$ 25,276	\$ 25,779

#### **Community Development District**

#### Month to Month

	Oct	Nov	Dec		Jan	Feb	March	April	May	June	July		Aug	Sept		Total
Revenues:																
Assessments - Tax Roll	\$ -	\$ 24,316	\$ 926,520	\$	7,560	\$ 11,908	\$ 2,699	\$ 7,534	\$ -	\$ -	\$ 8	5 \$	-	\$ -		\$ 980,62
Assessments - Direct Bill	-	-	35,922	2	-	-	-	17,961	-	-		-			-	53,88
Interest Income	-	-		-	-	497	1,916	2,036	-	-		-			-	4,44
Miscellaneous Revenue	30	4,108		-	-	30	-	-	-	-		-			-	4,16
Total Revenues	\$ 30	\$ 28,424	\$ 962,442	\$	7,560	\$ 12,435	\$ 4,615	\$ 27,531	\$ -	\$ -	\$ 8	5 \$	-	\$ -		\$ 1,043,12
Expenditures:																
General & Administrative:																
Supervisor Fees	\$ -	\$ -	\$ 1,000	\$	-	\$ -	\$ 600	\$ -	\$ -	\$ -	\$	- \$		\$	- :	\$ 1,60
Engineering	-	-		-	-	-	-	-	-	-		-			-	
Attorney	1,048	117	2,009	)	831	1,110	2,354	555	-	-		-			-	8,02
Annual Audit	-	-		-	-	-	-	1,000	-	-		-			-	1,00
Assessment Administration	10,000	-		-	-	-	-	-	-	-		-			-	10,00
Bond Amortization Filing	3,000	-		-	-	250	-	250	-	-		-			-	3,50
Arbitrage	-	-		-	-	450	450	-	-	-		-			-	90
Dissemination	833	833	833	3	833	833	833	833	-	-		-			-	5,83
Trustee Fees	-	-	4,04		-	4,256	-	7,004	-	-		-			-	15,30
Management Fees	3,719	3,719	3,719	)	3,719	3,719	3,719	3,719	-	-		-			-	26,03
Information Technology	158	158	158	3	158	158	158	158	-	-		-			-	1,10
Website Maintenance	105	105	105	5	105	105	105	105	-	-		-			-	73
Postage & Delivery	113	42	93	3	28	40	203	-	-	-		-			-	53
Insurance	6,408	-		-	-	-	-	-	-	-		-			-	6,40
Printing & Binding	16	-		-	-	-	67	99	-	-		-			-	18
Legal Advertising	-	-		-	-	-	-	-	-	-		-			-	
Other Current Charges	41	41	69	)	42	44	80	49	-	-		-			-	30
Office Supplies	1	0	(	)	2	0	0	3	-	-		-			-	
Dues, Licenses & Subscriptions	175	-			-	-	-	-	-	-		-			-	17
Total General & Administrative	\$ 25,617	\$ 5,015	\$ 12,025	\$	5,717	\$ 10,966	\$ 8,568	\$ 13,774	\$	\$ -	\$	- \$		\$	- :	\$ 81,68

#### **Community Development District**

#### Month to Month

		0ct		Nov		Dec	Jan	Feb	N	1arch	I	April		May	Jur	ie	J	uly		Aug		Se	ept	Total
Operations & Maintenance																								
Field Expenditures																								
Property Insurance	\$	14,133	\$	-	\$	-	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$		- \$		-	\$	-	\$ 14,13
Field Management		1,875		1,875		1,875	1,875	1,875		1,875		1,875		-		-			-		-		-	13,12
Landscape Maintenance		12,415		12,415		12,415	12,415	12,415		12,415		12,415		-		-			-		-		-	86,90
Landscape Replacement		1,714		-		-	-	700		-		-		-		-			-		-		-	2,41
Pond Maintenance		1,938		1,938		1,938	1,938	1,938		1,938		1,938		-		-			-		-		-	13,56
Streetlights		15,645		17,627		14,956	13,741	13,741		14,000		8,192		-		-			-		-		-	97,90
Electric		229		220		266	278	320		350		426		-		-			-		-		-	2,08
Water & Sewer		6,161		1,252		2,296	6,775	438		2,500		2,586		-		-			-		-		-	22,00
Sidewalk & Asphalt Maintenance		-		-		-	-	-		4,284		-		-		-			-		-		-	4,28
Irrigation Repairs		178		-		-	170	130		2,405		-		-		-			-		-		-	2,88
General Repairs & Maintenance		972		4,771		3,816	-	2,580		-		-		-		-			-		-		-	12,13
Contingency		7,175		-		7,476	2,650	2,450		400		-		-		-			-		-		-	20,15
Subtotal Field Expenditures	\$	62,434	\$	40,097	\$	45,038	\$ 39,842	\$ 36,587	\$	40,168	\$	27,431	\$	-	\$	-	\$		- \$		-	\$	-	\$ 291,59
Amenity Expenditures																								
Amenity - Electric	\$	911	\$	1,500	\$	1,500	\$ 1,500	\$ 1,000	\$	1,500	\$	1,065	\$	_	\$	_	\$		- \$		_	\$	_	\$ 8,97
Amenity - Water & Sewer	·	591		1,271	·	1,291	1,543	1,077		931		815	·	_		_	·		_ `		_		_	7,51
Playground & Furniture Lease		2,475		2,475		2,475	2,475	2,475		2,475		2,475		_		_			-		_		_	17,32
Internet		189		189		189	189	189		210		210		_		_			-		_		_	1,36
Pest Control		50		50		50	50	50		50		50		_		_			_		_		_	35
Janitorial Services		2,595		850		1,490	850	850		850		850		_		_			_		_		_	8,33
Security Services		3,071		3,255		3,255	2,486	4,508		3,255		3,027		_		_			_		_		_	22,85
Pool Maintenance		3,405		2,730		3,290	2,730	6,370		2,870		2,870		_		_			-		_		_	24,26
Amenity Access Management		625		625		625	625	625		625		625		_		_			-		_		_	4,37
Amenity Repairs & Maintenance		477		-		2,355	-	210		1,535		_		_		_			-		-		_	4,57
Holiday Decorations		-		_		10,000	-	_		· -		_		_		_			-		_		_	10,00
Contingency		4,357		-		-	-	10,149		-		-		-		-			-		-		-	14,50
Subtotal Amenity Expenditures	\$	18,746	\$	12,945	\$	26,519	\$ 12,448	\$ 27,502	\$	14,302	\$	11,987	\$	-	\$	-	\$		- \$		-	\$	-	\$ 124,45
Total Expenditures	\$	106,797	\$	58,057	\$	83,582	\$ 58,007	\$ 75,056	\$	63,038	\$	53,193	\$	-	\$	-	\$		- \$		-	\$	-	\$ 497,72
Total Expenditures & Other Financing U	Js€ \$	106,797	\$	58,057	\$	83,582	\$ 58,007	\$ 75,056	\$	63,038	\$	53,193	\$	-	\$	-	\$		- \$		-	\$	-	\$ 497,72
Net Change in Fund Balance	\$	(106,767)	) \$	(29.633)	\$ 8	878.860	\$ (50,446)	\$ (62,620)	\$ (	(58,423)	\$ 1	(25,662)	\$		\$		\$	8	5 \$		-	\$		\$ 545,39

#### COMMUNITY DEVELOPMENT DISTRICT

#### Special Assessment Receipts - Polk County

Fiscal Year 2025

ON ROLL ASSESSMENTS Gross Assessments \$ 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%
		(Discount)/		Interest/			Series 2019	Series 2020 Debt	Series 2022 PH3	Series 2022 PH4	Series 2023 Debt	
Date	Gross Amount	Penalty	Commissions	(P. Appraiser)	Net Receipts	O&M Portion	Debt Service	Service	Debt Service	Debt Service	Service	Total
11/12/24	\$ 5,350	\$ 250	\$ 102	\$ -	\$ 4,998	\$ 1,809	\$ 758	\$ 693	\$ 261	\$ 469	\$ 1,010 \$	4,999
11/15/24	9,829	393	189	-	9,247	3,560	1,351	1,235	465	836	1,801	9,247
11/19/24	26,504	1,032	509	-	24,962	9,676	3,631	3,319	1,249	2,247	4,840	24,962
11/26/24	55,061	2,202	1,057	-	51,801	19,937	7,570	6,919	2,604	4,684	10,088	51,801
11/30/24	-	-	-	(28,856)	(28,856)	(10,581)	(4,341)	(3,968)	(1,494)	(2,686)	(5,786)	(28,856)
12/06/25	819,721	32,762	15,739	-	771,220	282,920	115,999	106,026	39,907	71,774	154,594	771,220
12/20/25	1,507,540	60,463	28,942	-	1,418,135	520,500	213,239	194,907	73,360	131,941	284,189	1,418,135
12/27/25	362,240	14,081	6,963	-	341,196	123,100	51,810	47,356	17,824	32,057	69,048	341,196
01/10/25	22,047	661	428	-	20,958	7,560	3,183	2,909	1,095	1,969	4,242	20,958
02/03/25	-	-	-	4,084	4,084	1,497	614	562	211	380	819	4,084
02/10/25	28,880	565	566	-	27,749	10,411	4,119	3,765	1,417	2,549	5,489	27,749
03/07/25	7,688	63	153	-	7,473	2,699	1,134	1,037	390	702	1,511	7,473
04/11/25	\$21,184.68	\$0.00	\$423.69	\$0.00	\$20,760.99	7,440	3,165	2,892	1,089	1,958	4,217	20,761
04/30/25	\$0.00	\$0.00	\$0.00	\$94.06	\$94.06	94	-	-	-	-	-	94
TOTAL	\$ 2,866,044.68	\$ 112,472.57	\$ 55,071.43	\$ (24,678.38)	\$ 2,673,822.30	\$ 980,622.91	\$ 402,230.18	\$ 367,650.29	\$ 138,378.54	\$ 248,878.44	\$ 536,061.96 \$	2,673,822.32

100%	Net Percent Collected
\$ 9,821	Balance Remaining to Collect

## Community Development District Long Term Debt Report

SER	IES 2019, SPECIAL AS	SESSMENT REVENUE BONDS	AREA 1
TERM 1	3.750%	\$510,000.00	May 1, 2024
TERM 2	4.00%	\$750,000.00	May 1, 2029
TERM 3	4.63%	\$2,105,000.00	May 1, 2039
TERM 4	4.875%	\$3,815,000.00	May 1, 2050
RESERVE FUND DEFINITION	ON 50% I	MAXIMUM ANNUAL DEBT SER'	VICE
RESERVE FUND REQUIREM	MENT	\$2	201,917
RESERVE FUND BALANCE		\$2	206,945
BONDS OUTSTANDING - 00	6/25/19		\$7,180,000
LESS: SPECIAL CALL - 08/0	01/20		(\$290,000
LESS: SPECIAL CALL - 11/2	1/20		(\$280,000
LESS: SPECIAL CALL - 2/1,	/21		(\$45,000
LESS: PRINCIPAL PAYMEN	T - 5/1/21		(\$110,000
LESS: SPECIAL CALL - 5/1,	/21		(\$30,000
LESS: SPECIAL CALL - 8/1,	/21		(\$65,000
LESS: SPECIAL CALL - 11/2	1/21		(\$20,000
LESS: PRINCIPAL PAYMEN	T - 5/1/22		(\$110,000
LESS: SPECIAL CALL - 11/2	1/22		(\$20,000
LESS: PRINCIPAL PAYMEN	T - 5/1/23		(\$115,000
LESS: PRINCIPAL PAYMEN	T - 5/1/24		(\$120,000
CURRENT BONDS OUTST	ANDING		\$5,975,000

CURRENT BONDS OU	rstanding.		\$6,110,000
LESS: PRINCIPAL PAYN	MENT - 5/1/24		(\$135,000
LESS: PRINCIPAL PAYN	, ,		(\$130,000
LESS: PRINCIPAL PAY	, ,		(\$125,00
BONDS OUTSTANDING	, ,		\$6,500,00
DONDE OUTTOM AND INC	11/24/20		¢< 500 000
RESERVE FUND BALAN	NCE	\$18	84,450
RESERVE FUND REQU		· ·	84,450
RESERVE FUND DEFIN		AXIMUM ANNUAL DEBT SERV	
TERM 4	4.000%	\$3,260,000.00	May 1, 2051
TERM 3	3.75%	\$1,965,000.00	May 1, 2040
TERM 2	3.20%	\$750,000.00	May 1, 2030
TERM 1	2.625%	\$525,000.00	May 1, 2025

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	/1/22		(\$100,000)
LESS: SPECIAL CALL - 5/1/23			(\$50,000)
LESS: SPECIAL CALL - 5/1/23			(\$85,000)
LESS: PRINCIPAL PAYMENT - 11	/1/23		(\$60,000)
LESS: SPECIAL CALL - 11/1/23			(\$190,000)
LESS: SPECIAL CALL - 2/1/24			(\$80,000)
LESS: SPECIAL CALL - 5/1/24			(\$135,000)
LESS: SPECIAL CALL - 8/1/24			(\$55,000)
LESS: PRINCIPAL PAYMENT - 11	/1/24		(\$50,000)
CURRENT BONDS OUTSTANDIN	IG		\$2,235,000

## Community Development District Long Term Debt Report

	SERIES 2022, SPECIAL ASS	ESSMENT REVENUE BONDS	AREA 4
TERM 1	3.250%	\$425,000.00	May 1, 2027
TERM 2	3.63%	\$505,000.00	May 1, 2032
TERM 3	4.00%	\$1,340,000.00	May 1, 2042
TERM 4	4.125%	\$2,025,000.00	May 1, 2052
RESERVE FUND DEFI	NITION 50% M	AXIMUM ANNUAL DEBT SERV	TCE
RESERVE FUND REQ	UIREMENT	\$1:	24,913
RESERVE FUND BAL	ANCE	\$13	23,926
BONDS OUTSTANDIN	IG - 03/18/22		\$4,295,000
LESS: PRINCIPAL PA	YMENT - 5/1/23		(\$80,000
LESS: PRINCIPAL PA	YMENT - 5/1/24		(\$80,000
CURRENT BONDS O	UTSTANDING		\$4,135,000

SERIES :	2023, 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			
RESERVE FUND REQUIREMEN	T	\$5	53,728
RESERVE FUND BALANCE		\$2	67,475
BONDS OUTSTANDING - 06/15	\$7,940,000		
LESS: PRINCIPAL PAYMENT - 5	(\$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	OING		\$7,560,000

SERIES 2	024, SPEC	IAL ASSESSM	ENT REVENUE BO	NDS AREA 6	
TERM 1	4.625%		\$985,000.00		May 1, 2031
TERM 2	5.50%		\$3,140,000.00		May 1, 2044
TERM 3	5.75%		\$4,575,000.00		May 1, 2054
RESERVE FUND DEFINITION		LESSER OF: (i) MADS (ii) 125% Av (iii) 10% of (	g Annual DS Drigina l Issue		
RESERVE FUND REQUIREMENT				\$603,000	
RESERVE FUND BALANCE				\$603,000	
BONDS OUTSTANDING - 03/31/	24				\$8,700,000
CURRENT BONDS OUTSTANDI	NG				\$8,700,000

# SECTION 3



April 22, 2025

Samantha Ham – Recording Secretary VillaMar CDD 219 E. Livingston Street Orlando, Florida 32801-1508

RE: VillaMar Community Development District Registered Voters

Dear Ms. Ham,

In response to your request, there are currently 1,344 registered voters within the VillaMar Community Development District. This number of registered voters in said District is as of April 15, 2025.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

Melony M. Bell

Supervisor of Elections Polk County, Florida

Melony M. Bell

P.O. Box 1460, Bartow, FL 33831 • Phone: (863) 534-5888

PolkElections.gov