VillaMar Community Development District

Meeting Agenda

June 25, 2025

AGENDA

VillaMar Community Development District

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

June 18, 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, June 25, 2025 at 11:00 AM at the Holiday Inn Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880.

Zoom Video Join Link: <u>https://us06web.zoom.us/j/88146441262</u> 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 May 28, 2025 Board of Supervisors Meeting
- 4. Presentation of Arbitrage Rebate Reports from AMTEC
 - A. Series 2022 Phase 3 Project Bonds
 - B. Series 2022 Phase 4 Project Bonds
- 5. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Consideration of Proposal for Phase 3 Stormwater Repair
 - C. Field Manager's Report (to be provided under separate cover)
 - i. Consideration of Proposal for Solar Lights at Mailbox (*to be provided under separate cover*)
 - ii. Discussion Regarding District Sidewalk Repairs
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
- 6. Other Business
- 7. Supervisors Requests and Audience Comments
- 8. 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**, **May 28**, **2025** at 11:00 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Brian Walsh Bobbie Henley Emily Cassidy Vice Chairman Assistant Secretary Assistant Secretary

Also, present were:

Jill Burns Meredith Hammock *by Zoom* John Bannon Marshall Tindall District Manager, GMS District Attorney, Kilinski Van Wyk District Engineer, Quiddity Engineering Field Manager, GMS

The following is a summary of the discussions and actions taken at the May 28, 2025, VillaMar Community Development District's Regular Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

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

SECOND ORDER OF BUSINESS

Ms. Burns opened the public comment period on agenda items only. There being no comments, the next item followed.

Public Comment Period

Roll Call

THIRD ORDER OF BUSINESS

Approval of the Minutes of the March 26, 2025 Board of Supervisors Meeting

Ms. Burns presented the meeting minutes from the March 26, 2025 Board of Supervisors meeting and asked for any corrections, comments, or questions. The Board had no changes to the minutes.

On MOTION by Mr. Walsh, seconded by Ms. Cassidy, with all in favor, the Minutes of the March 26, 2025 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

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)

Ms. Burns presented Resolution 2205 approving the proposed Fiscal Year 2026 budget, declaring special assessments and setting a public hearing on the adoption of the Fiscal Year 2026 budget and imposing O&M assessments. She noted that this would be the highest amount that it could be, but this budget can be changed over the summer. Part of this resolution is setting a public hearing where the Board will adopt that budget and then a copy of the budget does go to the county at least 60 days prior to the public hearing date.

Ms. Burns stated this proposed budget is not contemplating an increase for the upcoming year. The per lot assessment amount of \$756.84 is proposed to be the same. The assessment hearing is for Phase 7 because that went from the admin rate to the to the full platted rate. This does contemplate increased costs for amenity that accounts for the second amenity facility. The developer has relayed the timeline for that opening to be about spring of 2026. Ms. Burns pointed out the increase in all of those amenity items and clarified that is to account for that second facility. Ms. Burns noted that the admin portion stayed relatively the same. Field expenses did go up and that's mostly to account for Phase 7 that was included for the budget. She noted that they still have a capital reserve transfer of \$67,000. She noted that this budget this

would set the cap amount, if they want to change line items around or review before the final budget, the Board can do so.

Ms. Burns stated hearing date proposed is August 27, 2025 at 11:00 a.m. and that's going to be at this location here at the Prime HOA office for all the budget hearings we're doing here that are listed on the resolution.

On MOTION by Ms. Cassidy, seconded by Ms. Henley, with all in favor, 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 on August 27, 2025 at 11:00 a.m., was approved.

FIFTH ORDER OF BUSINESS

Ratification of RFP for Construction Services for Phase 8 Mass Grading Project

Ms. Burns noted the developer reached out and said that they were ready to mass grade Phase 8. Ms. Burns noted that they went ahead and placed the ad for that RFP outside of a meeting date. So they were looking for a motion to ratify staff placing that ad.

On MOTION by Ms. Henley, seconded by Ms. Cassidy, with all in favor, the RFP for Construction Services for Phase 8 Mass Grading Project, was ratified.

SIXTH ORDER OF BUSINESS

Review and Ranking of Proposals Received for Phase 8 Mass Grading Project (to be provided under separate cover)

Mr. Bannon stated that they requested proposals to mass grade Phase 8. It's essentially limited to mass grading of the stockpile that's out there. It did not include excavation of ponds and it doesn't include the complete mass grading of phase eight, but just essentially whatever we can grade using the stockpile out there. It'll be the portions closest to Thompson Nursery Road and the existing Phase 6, which it borders. It's masquerading those areas to roughly what final grade will be for Phase 8 in those spots. We received three bids from Tucker, QGS, and Kearney. Mr. Bannon stated that they have worked with all three of those with the CDD in the past. The

original bid amounts are shown on exhibit 'B' and exhibit 'D' is the breakdown of the scoring. Mr. Bannon noted that exhibit 'A' shows the final scores with Tucker receiving the most points. Tucker was ranked #1, QGS #2, and Kearney #3.

On MOTION by Mr. Walsh, seconded by Ms. Henley, with all in favor, the Ranking of Proposals Received for Phase 8 Mass Grading Project with Tucker Ranked #1 and Authorizing Staff to Send a Notice of Intent to Award, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Construction Funding Agreement for Phase 8 Mass Grading Project

Ms. Burns stated this is with VMAR Dev, LLC and that is the entity that is going to fund all the construction related costs for Phase 8.

On MOTION by Mr. Walsh, seconded by Ms. Cassidy, with all in favor, the Construction Funding Agreement for Phase 8 Mass Grading Project, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Temporary Construction and Access Easement Agreement for Phase 8 Mass Grading Project

Ms. Burns stated this is with VMAR Dev, LLC for Phase 8.

On MOTION by Mr. Walsh, seconded by Ms. Cassidy, with all in favor, the Temporary Construction and Access Easement Agreement for Phase 8 Mass Grading Project, was approved.

NINTH ORDER OF BUSINESS

Consideration/Approval of Engineering Services Agreement with Wood Engineering & Quiddity (Approving Update Services Rates)

Ms. Burns stated this an assignment of the existing tract because they were acquired by a different entity. It is the same District engineer, just a different entity name.

On MOTION by Mr. Walsh, seconded by Ms. Henley, with all in favor, the Engineering Services Agreement with Wood Engineering & Quiddity (Approving Update Services Rates), was approved.

TENTH ORDER OF BUSINESS

Presentation of Arbitrage Rebate Report for Series 2024 (Assessment Area Six) Project Bonds

Ms. Burns stated the arbitrage rebate report is a required report under the Trust Indenture. She noted that they are required to determine under Internal Revenue Code that the District does not earn more interest than they pay on the bonds. Page four shows a negative amount there listed. This is an independent report.

On MOTION by Mr. Walsh, seconded by Ms. Cassidy, with all in favor, Accepting the Arbitrage Rebate Report for Series 2024 (Assessment Area Six) Project Bonds, was approved.

ELEVENTH ORDER OF BUSINESSRatification of Phase 7 Conveyance
Documents

Ms. Burns stated these documents have already been executed to convey the common area tracts to the CDD.

On MOTION by Mr. Walsh, seconded by Ms. Henley, with all in favor, the Phase 7 Conveyance Documents, were ratified.

TWELFTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Hammock stated that ethics training is due by the end of the calendar year and Form 1s are due to the state by July 1st.

B. Engineer

Mr. Bannon stated they will be starting their annual inspections in June.

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

i. Consideration of Proposal for Hydro Lift (to be provided under separate cover)

Mr. Tindall reviewed the Field Managers Report for the Board which was in the agenda package for review.

Mr. Tindall stated they think about 20 chaise lounge chairs would be a good investment at this pool while they wait for the second amenity to come online. The pool is pretty large and there's plenty of room on the deck to accommodate those chairs.

Ms. Burns stated they are suggesting this based on the security guard's noted number of people at the pool, this summer has been a lot higher than last summer. Based on the number of chairs and the available area for them, we recommend adding some more for resident use.

On MOTION by Mr. Walsh, seconded by Ms. Henley, with all in favor, the Proposal for 20 Chair Lounge Chairs for the Pool Area, was approved.

Mr. Tindall stated he believes that they do need a lift at the facility to accommodate the requirements for the pool ADA compliance. He believed the water lift is the most effective for an unstaffed amenity for general maintenance long term and durability. The pricing here is from the pool vendor who we've used in a number of properties. Mr. Tindall noted that the Developer would be paying for the lift.

Mr. Tindall stated there is a fountain now in Phase 7, and it looks like it's a little bit clogged so they did cut the breaker. Mr. Tindall recommended to go ahead and get the fountain contract in place given how close they were to the meeting. He went ahead and brought the contract to the Board for approval. It's a quarterly service. They go through and check the functioning of the motor and everything else with it and then put it back out. It's \$500 for the year. If we need to increase the frequency due to the way the fountain acts, we'll keep an eye on that. Staff will check it as they drive through. We've had other fountains that do warrant more frequent service. It largely depends on the level the pond is at. If you have a pond that stays really low, it has a ton of trash and algae accumulation. Because of that constant influx of high, low, high, low, they can sometimes move up to monthly service. I think for now, quarterly is a good start.

On MOTION by Ms. Henley, seconded by Ms. Cassidy, with all in favor, the Proposal from Solitude for Quarterly Fountain Maintenance, was approved.

Mr. Tindall noted that they have some new ponds. There's a map included in the agenda package for reference. This proposal would expand the contract to include those. He stated he would recommend, since the other contract is up in about four months, to have this go for four months and then do a renewal for next year at the same time for all of Phases 1 through 7.

On MOTION by Mr. Walsh, seconded by Ms. Henley, with all in favor, the Amendment to the Pond Maintenance Contract for additional ponds in Phase 7 for four months, was approved.

Mr. Tindall presented a contract amended for landscaping that expands the landscaping contract to include Phase 7 and the common areas there, with the exception of the ones that were removed from our conveyance when it was done. You'll see highlighted on the map; those are in pink. It maintains the same existing scope 42 for common areas, 29 for ponds or mowing and detailing throughout the year. He noted that there is an increased rate during the summer to account for the rainy season and a reduced rate during the dormant season in winter. The budget line was set at \$226,000 just as a caution because you weren't quite sure how large Phase 7 was or when that phase was going to come online. Some of the areas were a little bit delayed this year, so you have plenty of money to cover that. The total contract amount would be \$194,976 for the year as it currently stands.

On MOTION by Mr. Walsh, seconded by Ms. Henley, with all in favor, the Amendment to the Prince & Sons Landscaping Contract for additional areas in Phase 7, was approved.

Mr. Tindall noted at the next meeting they will have a proposal for the wildlife caution signs. He talked to the insurance company and they are fine tuning the locations of those signs. They also looking into some stormwater repairs with the engineer and getting proposals for those, which he hopes they will have at the next meeting as well.

D. District Manager's Report

i. Approval of Check Registers

a) March 2025

b) April 2025

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. Cassidy, with all in favor, the Check Register for March 2025 and April 2025, 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.

iii. Presentation of Number of Registered Voters - 1,344

Ms. Burns stated the District is required to determine the number of registered voters within the District as of April 15 of each year. For the record, that number is 1,344. The reason why we track that number is Florida Statutes designates the turnover to residents after the District has at least 250 voters and has been established for at least six years. That following election is when two seats would transition to residents. You've tripped that threshold and once we get to there we go to the general election process where it turns to the supervisor of elections, it has to be in an even year to coincide with election day. Going forward, there will be two seats that are filled by residents in November of 2026. When you go to vote for senators, school board, all those items, you'll get an insert in your ballot for VillaMar CDD seats. So, they have to line up with the even year election. The next landowner election is in November of 2026, and at that time there are two seats that need to be filled by residents.

THIRTEENTH ORDER OF BUSINESS Other Business

FOURTEENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Burns opened up the meeting for public comments at this time.

Resident (Kathy Melton) stated the sidewalks are significantly cracked on Cunningham and other places where people go for walks. She asked for the Board to look at the size of the pool parking lot. She commented on the \$72,000 budget for security and said the security at the pool is not good. She questioned the \$20,000 for the holiday decorations. She questioned why the playground and pool furniture is leased and not purchased.

Resident (Jennifer Brantley) stated when she was at the pool, she witnessed a young kid jumping over the fence to get in. Resident stated there are chairs that are broken at the pool. The backs are coming off of them.

Resident (Ken DeGraff) stated the tow away zone signs laid up against fences for three or four months. They got put back in the dirt. They were there for about two days and now they are not there at all. He stated he parked a car out on our side of the street before they came up with the parking zones. He spoke to the Winter Haven Police Department because you must be a certain amount of distance back from the stop sign. It doesn't look like the tow away zones are mandating far enough away from the stop sign. He stated that cars are parking too close to the stop sign. He stated the sidewalk on Vienna isn't finished all the way to Cunningham. There's about a seven-foot gap.

Resident (Kevin Gallagher) stated on San Marco Way and Laurel Oak Lane there is a four way stop, but there's only three signs. When you're going west on San Marco Way, there's no stop sign there. Somebody told me that during construction the truck knocked it down, the sign is gone. On Serrano where the mailboxes are, it's dark. I don't know if any of you get your mail there, but I will not go there at night.

Resident (Sonia Burgos) stated the parking sign on Vienna Drive had been down on the road, on a corner since the storm. Can people park in Vienna, I know the other parking sign was removed, but now it shows green, like people can park, but there's no parking sign. There is a flagpole on Cunningham between Victoria and Vienna that is laying down. It's still there. It was not picked up like the other sign. My only other concern was the amount of trash in an empty lot. I guess it's a conservation area in Cunningham. Trash is not picked up there

There was Board and staff discussion on lost cards and different kinds of access options.

FIFTEENTH ORDER OF BUSINESS Adjournment

9

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

REBATE REPORT \$3,040,000 VillaMar Community Development District (City of Winter Haven, Florida) Special Assessment Bonds, Series 2022 (Phase 3 Project)

Dated: March 18, 2022 Delivered: March 18, 2022

Rebate Report to the Computation Date March 18, 2025 Reflecting Activity To March 18, 2025



TABLE OF CONTENTS

AMTEC Opinion	3
Summary of Rebate Computations	4
Summary of Computational Information and Definitions	5
Methodology	7
Sources and Uses	8
Proof of Arbitrage Yield	9
Bond Debt Service Schedule	11
Arbitrage Rebate Calculation Detail Report – Acquisition & Construction Account	13
Arbitrage Rebate Calculation Detail Report – Costs of Issuance Account	14
Arbitrage Rebate Calculation Detail Report – Reserve Account	15
Arbitrage Rebate Calculation Detail Report – Rebate Computation Credits	17



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

www.amteccorp.com

May 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: \$3,040,000 VillaMar Community Development District (City of Winter Haven, Florida), Special Assessment Bonds, Series 2022, (Phase 3 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 our next Report as of March 31, 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

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SUMMARY OF REBATE COMPUTATIONS

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

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Account	0.000000%	0.00	0.00
Costs of Issuance Account	0.008572%	0.01	(5.10)
Reserve Account	3.767971%	9,014.30	(421.38)
Totals	3.766041%	\$9,014.31	\$(426.48)
Bond Yield	3.935120%		
Rebate Computation Credits			(6,391.13)
	Net Rebatabl	e Arbitrage	\$(6,817.61)

For the March 18, 2025 Computation Date Reflecting Activity from March 18, 2022 through March 18, 2025

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 March 18, 2022, the date of the closing, to March 18, 2025, the Computation Date. All nonpurpose payments and receipts are future valued to the Computation Date of March 18, 2025.
- 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 March 18, 2022 and March 18, 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.

6. In accordance with Page B-1 of the Arbitrage and Tax Certificate, Exhibit B (Arbitrage Rebate Covenants) the first (initial) Computation Date must be within 60 days of the end of the third Bond Year. After the first required payment date (Computation Date) the District must consistently treat either the last day of each Bond Year or the last day of each fifth Bond Year as the (subsequent) Computation Date(s). Therefore, for purposes of the arbitrage calculation, the first Computation Date is March 18, 2025.

DEFINITIONS

7. Computation Date

March 18, 2025.

8. Computation Period

The period beginning on March 18, 2022, the date of the closing, and ending on March 18, 2025, the Computation Date.

9. Bond Year

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

10. Bond Yield

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

11. Taxable Investment Yield

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

12. Issue Price

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

13. 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.

14. Funds and Accounts

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

Accounts	Account Number
Revenue	255242000
Interest	255242001
Sinking	255242002
Reserve	255242003
Prepayment	255242004
Acquisition & Construction	255242005

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 March 18, 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 March 18, 2025. 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 March 18, 2025, is the Rebatable Arbitrage.

\$3,040,000 VillaMar Community Development District (City of Winter Haven, Florida) Special Assessment Bonds, Series 2022 (Phase 3 Project) Delivered: March 18, 2022

Sources of Funds		
Par Amount		<u>\$3,040,000.00</u>
	Total	\$3,040,000.00

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Uses	of runas	j.

Acquisition & Construction Account	\$2,804,447.16
Costs of Issuance Account	87,552.84
Reserve Account	87,200.00
Underwriter's Discount	60,800.00
Total	\$3,040,000.00

PROOF OF ARBITRAGE YIELD

\$3,040,000 Villamar Community Development District (City of Winter Haven, Florida) Special Assessment Bonds, Series 2022 (Phase 3 Project)

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		Present Value to 03/18/2022
Date	Debt Service	@ 3.9351199667%
11/01/2022	171,929.11	167,828.57
05/01/2023	56,496.88	54,085.26
11/01/2023	116,496.88	109,372.14
05/01/2024	55,559.38	51,154.97
11/01/2024	115,559.38	104,345.47
05/01/2025	54,621.88	48,369.66
11/01/2025	119,621.88	103,885.50
05/01/2026	53,606.25	45,655.99
11/01/2026	118,606.25	99,066.73
05/01/2027	52,590.63	43,079.10
11/01/2027	117,590.63	94,464.57
05/01/2028	51,575.00	40,632.49
11/01/2028	121,575.00	93,932.62
05/01/2029	50,350.00	38,151.32
11/01/2029	120,350.00	89,432.26
05/01/2030	49,125.00	35,800.46
11/01/2030	124,125.00	88,712.19
05/01/2031	47,812.50	33,512.24
11/01/2031	122,812.50	84,419.46
05/01/2032	46,500.00	31,346.64
11/01/2032	126,500.00	83,630.84
05/01/2033	45,100.00	29,240.88
11/01/2033	125,100.00	79,544.33
05/01/2034	43,500.00	27,125.59
11/01/2034	128,500.00	78,583.43
05/01/2035	41,800.00	25,069.29
11/01/2035	131,800.00	77,520.97
05/01/2036	40,000.00	23,072.88
11/01/2036	130,000.00	73,539.91
05/01/2037	38,200.00	21,192.45
11/01/2037	133,200.00	72,470.27
05/01/2038	36,300.00	19,368.69
11/01/2038 05/01/2039	136,300.00 34,300.00	71,322.65
11/01/2039	· · · · ·	17,602.07
05/01/2040	139,300.00 32,200.00	70,106.56 15,892.84
11/01/2040	142,200.00	68,830.85
05/01/2041	30,000.00	14,241.07
11/01/2041	140,000.00	65,175.97
05/01/2042	27,800.00	12,692.36
11/01/2042	142,800.00	63,938.67
05/01/2043	25,500.00	11,197.31
11/01/2043	145,500.00	62,657.69
05/01/2044	23,100.00	9,755.76
11/01/2044	148,100.00	61,339.80
05/01/2045	20,600.00	8,367.44
11/01/2045	150,600.00	59,991.29
05/01/2046	18,000.00	7,031.92
11/01/2046	153,000.00	58,617.95
05/01/2047	15,300.00	5,748.69
11/01/2047	155,300.00	57,225.10
05/01/2048	12,500.00	4,517.14
11/01/2048	157,500.00	55,817.66
05/01/2049	9,600.00	3,336.57
11/01/2049	164,600.00	56,104.39
	10 1,000100	20,101.09

PROOF OF ARBITRAGE YIELD

\$3,040,000 Villamar Community Development District (City of Winter Haven, Florida) Special Assessment Bonds, Series 2022 (Phase 3 Project)

Date	Debt Service	Present Value to 03/18/2022 @ 3.9351199667%
05/01/2050	6,500.00	2,172.79
11/01/2050	166,500.00	54,582.98
05/01/2051	3,300.00	1,060.95
11/01/2051	168,300.00	53,064.37
	5,155,604.15	3,040,000.00

Proceeds Summary

Delivery date	03/18/2022
Par Value	3,040,000.00
Target for yield calculation	3,040,000.00

BOND DEBT SERVICE

\$3,040,000 Villamar Community Development District (City of Winter Haven, Florida) Special Assessment Bonds, Series 2022 (Phase 3 Project)

Period		~			Annual
Ending	Principal	Coupon	Interest	Debt Service	Debt Service
03/18/2022					
11/01/2022	100,000	3.125%	71,929.11	171,929.11	171,929.11
05/01/2023			56,496.88	56,496.88	
11/01/2023	60,000	3.125%	56,496.88	116,496.88	172,993.76
05/01/2024			55,559.38	55,559.38	
11/01/2024	60,000	3.125%	55,559.38	115,559.38	171,118.76
05/01/2025			54,621.88	54,621.88	
11/01/2025	65,000	3.125%	54,621.88	119,621.88	174,243.76
05/01/2026			53,606.25	53,606.25	
11/01/2026	65,000	3.125%	53,606.25	118,606.25	172,212.50
05/01/2027			52,590.63	52,590.63	
11/01/2027	65,000	3.125%	52,590.63	117,590.63	170,181.26
05/01/2028			51,575.00	51,575.00	
11/01/2028	70,000	3.500%	51,575.00	121,575.00	173,150.00
05/01/2029	70.000	2 5000/	50,350.00	50,350.00	150 500 00
11/01/2029	70,000	3.500%	50,350.00	120,350.00	170,700.00
05/01/2030	75.000	2.5000/	49,125.00	49,125.00	172 250 00
11/01/2030	75,000	3.500%	49,125.00	124,125.00	173,250.00
05/01/2031 11/01/2031	75.000	3.500%	47,812.50	47,812.50	170 625 00
	75,000	5.500%	47,812.50	122,812.50	170,625.00
05/01/2032 11/01/2032	80,000	3.500%	46,500.00 46,500.00	46,500.00 126,500.00	173,000.00
05/01/2033	80,000	5.500%	45,100.00	45,100.00	175,000.00
11/01/2033	80,000	4.000%	45,100.00	125,100.00	170,200.00
05/01/2034	80,000	4.00070	43,500.00	43,500.00	170,200.00
11/01/2034	85,000	4.000%	43,500.00	128,500.00	172,000.00
05/01/2035	05,000	1.00070	41,800.00	41,800.00	172,000.00
11/01/2035	90,000	4.000%	41,800.00	131,800.00	173,600.00
05/01/2036			40,000.00	40,000.00	
11/01/2036	90,000	4.000%	40,000.00	130,000.00	170,000.00
05/01/2037			38,200.00	38,200.00	,
11/01/2037	95,000	4.000%	38,200.00	133,200.00	171,400.00
05/01/2038			36,300.00	36,300.00	
11/01/2038	100,000	4.000%	36,300.00	136,300.00	172,600.00
05/01/2039			34,300.00	34,300.00	
11/01/2039	105,000	4.000%	34,300.00	139,300.00	173,600.00
05/01/2040			32,200.00	32,200.00	
11/01/2040	110,000	4.000%	32,200.00	142,200.00	174,400.00
05/01/2041			30,000.00	30,000.00	
11/01/2041	110,000	4.000%	30,000.00	140,000.00	170,000.00
05/01/2042			27,800.00	27,800.00	4 8 9 6 9 9 9 9
11/01/2042	115,000	4.000%	27,800.00	142,800.00	170,600.00
05/01/2043	120.000	4.0000/	25,500.00	25,500.00	171 000 00
11/01/2043	120,000	4.000%	25,500.00	145,500.00	171,000.00
05/01/2044 11/01/2044	125,000	4.000%	23,100.00	23,100.00	171 200 00
05/01/2045	125,000	4.000%	23,100.00 20,600.00	148,100.00 20,600.00	171,200.00
11/01/2045	130,000	4.000%	20,600.00	150,600.00	171,200.00
05/01/2046	150,000	4.00070	18,000.00	18,000.00	1/1,200.00
11/01/2046	135,000	4.000%	18,000.00	153,000.00	171,000.00
05/01/2047	155,000	1.00070	15,300.00	15,300.00	1,1,000.00
11/01/2047	140,000	4.000%	15,300.00	155,300.00	170,600.00
05/01/2048	0,000		12,500.00	12,500.00	
11/01/2048	145,000	4.000%	12,500.00	157,500.00	170,000.00
05/01/2049	-,		9,600.00	9,600.00	,
11/01/2049	155,000	4.000%	9,600.00	164,600.00	174,200.00

BOND DEBT SERVICE

\$3,040,000 Villamar Community Development District (City of Winter Haven, Florida) Special Assessment Bonds, Series 2022 (Phase 3 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/2050			6,500.00	6,500.00	
11/01/2050	160,000	4.000%	6,500.00	166,500.00	173,000.00
05/01/2051			3,300.00	3,300.00	
11/01/2051	165,000	4.000%	3,300.00	168,300.00	171,600.00
	3,040,000		2,115,604.15	5,155,604.15	5,155,604.15

\$3,040,000 VillaMar Community Development District (City of Winter Haven, Florida) Special Assessment Bonds, Series 2022 (Phase 3 Project) Acquisition & Construction Account

ARBITRAGE REBATE CALCULATION DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.935120%)
03/18/22	Beg Bal	-2,804,447.16	-3,152,241.08
03/18/22		2,804,447.16	3,152,241.08
03/18/25	TOTALS:	0.00	0.00
ISSUE DAT	: 03/18/25	REBATABLE ARBITRAGE:	0.00
COMP DATE		NET INCOME:	0.00
BOND YIEL		TAX INV YIELD:	0.00000%

\$3,040,000 VillaMar Community Development District (City of Winter Haven, Florida) Special Assessment Bonds, Series 2022 (Phase 3 Project) Costs of Issuance Account

ARBITRAGE REBATE CALCULATION DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.935120%)
03/18/22 03/18/22 03/18/22 03/18/22 03/18/22 03/18/22 03/18/22 03/18/22 03/22/22 05/12/22	Beg Bal from P4 COI	-87,552.84 -6,148.26 30,254.94 12,433.54 2,486.71 725.29 18,650.31 18,650.31 10,500.00 0.01	-98,410.72 -6,910.74 34,007.01 13,975.49 2,795.10 815.24 20,963.23 20,963.23 11,797.05 0.01
03/18/25	TOTALS:	0.01	-5.10

ISSUE DATE:	03/18/22	REBATABLE ARBITRAGE:	-5.10
COMP DATE:	03/18/25	NET INCOME:	0.01
BOND YIELD:	3.935120%	TAX INV YIELD:	0.008572%

\$3,040,000 VillaMar Community Development District (City of Winter Haven, Florida) Special Assessment Bonds, Series 2022 (Phase 3 Project) Reserve Account

ARBITRAGE REBATE CALCULATION DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.935120%)
DATE 03/18/22 04/04/22 05/03/22 06/02/22 07/05/22 09/02/22 10/04/22 11/02/22 12/02/22 01/04/23 02/02/23 03/02/23 04/04/23 05/01/23 05/02/23 06/02/23 07/05/23 08/01/23 08/02/23	DESCRIPTION Beg Bal		
10/03/23 11/01/23 11/02/23 12/04/23 12/22/23 01/03/24 02/01/24 02/02/24 03/04/24 05/01/24 05/02/24 06/04/24 07/02/24 08/01/24 08/02/24 09/04/24 10/02/24		326.54 2,850.00 338.09 316.32 0.08 326.76 2,300.00 325.19 293.95 313.56 4,131.25 302.79 295.84 286.21 1,731.25 295.34 286.96 268.30	$\begin{array}{c} 345.63\\ 3,007.53\\ 356.74\\ 332.61\\ 0.08\\ 342.51\\ 2,403.60\\ 339.80\\ 306.09\\ 325.53\\ 4,275.47\\ 313.33\\ 305.08\\ 294.25\\ 1,774.32\\ 302.65\\ 293.05\\ 273.16\end{array}$
11/04/24 12/03/24 01/03/25 02/04/25 03/04/25		261.74 244.40 244.70 235.75 211.82	265.56 247.19 246.69 236.88 212.14

03/18/25 Ba 03/18/25 Ac		69,337.50 135.01	69,337.50 135.01	
03/18/25 TO	TALS:	9,014.30	-421.38	
ISSUE DATE:	03/18/22	REBATABLE ARBITRAGE:	-421.38	
COMP DATE:	03/18/25	NET INCOME:	9,014.30	
BOND YIELD:	3.935120%	TAX INV YIELD:	3.767971%	

\$3,040,000 VillaMar Community Development District (City of Winter Haven, Florida) Special Assessment Bonds, Series 2022 (Phase 3 Project) Rebate Computation Credits

ARBITRAGE REBATE CALCULATION DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.935120%)
03/18/23 03/18/24 03/18/25		-1,960.00 -2,070.00 -2,120.00	-2,118.87 -2,152.26 -2,120.00
03/18/25	TOTALS:	-6,150.00	-6,391.13

ISSUE DATE: 03/18/22 REBATABLE ARBITRAGE: -6,391.13 COMP DATE: 03/18/25 BOND YIELD: 3.935120%

SECTION B

REBATE REPORT

\$4,295,000

VillaMar Community Development District

(City of Winter Haven, Florida) Special Assessment Bonds, Series 2022 (Phase 4 Project)

> Dated: March 18, 2022 Delivered: March 18, 2022

Rebate Report to the Computation Date March 18, 2025 Reflecting Activity To March 18, 2025



TABLE OF CONTENTS

AMTEC Opinion	3
Summary of Rebate Computations	4
Summary of Computational Information and Definitions	5
Methodology	7
Sources and Uses	8
Proof of Arbitrage Yield	9
Bond Debt Service Schedule	11
Arbitrage Rebate Calculation Detail Report – Acquisition & Construction Account	13
Arbitrage Rebate Calculation Detail Report – Interest Account	15
Arbitrage Rebate Calculation Detail Report – Reserve Account	16
Arbitrage Rebate Calculation Detail Report – Rebate Computation Credits	17



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

www.amteccorp.com

May 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: \$4,295,000 VillaMar Community Development District (City of Winter Haven, Florida), Special Assessment Bonds, Series 2022, (Phase 4 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 our next Report as of March 31, 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

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Trong M. Tran Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

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

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Account	0.510927%	2,488.03	(19,023.37)
Interest Account	1.187191%	770.41	(2,036.32)
Reserve Account	3.375385%	15,780.70	(3,266.27)
Totals	1.853697%	\$19,039.14	\$(24,325.96)
Bond Yield	4.033711%		
Rebate Computation Credits			(6,397.31)
	\$(30,723.27)		

For the March 18, 2025 Computation Date Reflecting Activity from March 18, 2022 through March 18, 2025

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 March 18, 2022, the date of the closing, to March 18, 2025, the Computation Date. All nonpurpose payments and receipts are future valued to the Computation Date of March 18, 2025.
- 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 March 18, 2022 and March 18, 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.

6. In accordance with Page B-1 of the Arbitrage and Tax Certificate, Exhibit B (Arbitrage Rebate Covenants) the first (initial) Computation Date must be within 60 days of the end of the third Bond Year. After the first required payment date (Computation Date) the District must consistently treat either the last day of each Bond Year or the last day of each fifth Bond Year as the (subsequent) Computation Date(s). Therefore, for purposes of the arbitrage calculation, the first Computation Date is March 18, 2025.

DEFINITIONS

7. Computation Date

March 18, 2025.

8. Computation Period

The period beginning on March 18, 2022, the date of the closing, and ending on March 18, 2025, the Computation Date.

9. Bond Year

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

10. Bond Yield

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

11. Taxable Investment Yield

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

12. Issue Price

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

13. 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.

14. Funds and Accounts

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

Accounts	Account Number
Revenue	232646000
Interest	232646001
Sinking	232646002
Reserve	232646003
Prepayment	232646004
Acquisition & Construction	232646005

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 March 18, 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 March 18, 2025. 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 March 18, 2025, is the Rebatable Arbitrage.

\$4,295,000 VillaMar Community Development District (City of Winter Haven, Florida) Special Assessment Bonds, Series 2022 (Phase 4 Project) Delivered: March 18, 2022

Sources of Funds		
Par Amount	<u>\$4,295,000.00</u>	
Total	\$4,295,000.00	

		
Sec	of Funds	1
CBCB	ULL UIIUN	,

Acquisition & Construction Account	\$3,730,736.87
Interest Account (Capitalized Interest)	104,840.97
Costs of Issuance	123,697.16
Reserve Account	249,825.00
Underwriter's Discount	<u> </u>
Total	\$4,295,000.00

PROOF OF ARBITRAGE YIELD

\$4,295,000 Villamar Community Development District (City of Winter Haven, Florida) Special Assessment Bonds, Series 2022 (Phase 4 Project)

		Present Value
Date	Debt Service	to 03/18/2022 @ 4.0337110846%
11/01/2022	104,840.97	102,279.23
05/01/2023	164,625.00	157,427.39
11/01/2023	83,325.00	78,106.63
05/01/2024	163,325.00	150,069.80
11/01/2024	82,025.00	73,877.97
05/01/2025	167,025.00	147,461.37
11/01/2025	80,643.75	69,790.38
05/01/2026	170,643.75	144,758.24
11/01/2026	79,181.25	65,842.05
05/01/2027	169,181.25	137,899.05
11/01/2027	77,718.75	62,095.90
05/01/2028	172,718.75	135,270.99
11/01/2028	75,996.88	58,343.03
05/01/2029	170,996.88	128,679.54
11/01/2029	74,275.00	54,788.83
05/01/2030	174,275.00	126,012.18
11/01/2030	72,462.50	51,359.27
05/01/2031	177,462.50	123,293.50
11/01/2031 05/01/2032	70,559.38 180,559.38	48,052.55 120,534.05
11/01/2032	68,565.63	44,866.71
05/01/2033	178,565.63	114,536.45
11/01/2033	66,365.63	41,727.00
05/01/2034	181,365.63	111,778.16
11/01/2034	64,065.63	38,703.94
05/01/2035	184,065.63	109,001.08
11/01/2035	61,665.63	35,795.58
05/01/2036	186,665.63	106,213.23
11/01/2036	59,165.63	32,999.84
05/01/2037	189,165.63	103,421.92
11/01/2037	56,565.63	30,314.55
05/01/2038	191,565.63	100,633.85
11/01/2038	53,865.63	27,737.44
05/01/2039	193,865.63	97,855.10
11/01/2039	51,065.63	25,266.17
05/01/2040	201,065.63	97,516.17
11/01/2040	48,065.63	22,850.80
05/01/2041	203,065.63	94,630.54
11/01/2041	44,965.63	20,540.15
05/01/2042	204,965.63	91,776.63
11/01/2042	41,765.63	18,331.51
05/01/2043	206,765.63	88,958.11
11/01/2043	38,362.50	16,178.65
05/01/2044	213,362.50	88,202.60
11/01/2044	34,753.13	14,082.68
05/01/2045	214,753.13	85,301.95
11/01/2045	31,040.63	12,085.87
05/01/2046	221,040.63	84,362.16
11/01/2046 05/01/2047	27,121.88 222,121.88	10,146.67 81,456.00
11/01/2047	222,121.88	8,303.70
05/01/2048	228,100.00	80,373.55
11/01/2048	18,871.88	6,518.25
05/01/2049	233,871.88	79,181.18
11/01/2049	14,437.50	4,791.42
05/01/2050	239,437.50	77,891.90

PROOF OF ARBITRAGE YIELD

\$4,295,000 Villamar Community Development District (City of Winter Haven, Florida) Special Assessment Bonds, Series 2022 (Phase 4 Project)

Date	Debt Service	Present Value to 03/18/2022 @ 4.0337110846%
11/01/2050	9,796.88	3,124.04
05/01/2051	244,796.88	76,517.74
11/01/2051	4,950.00	1,516.66
05/01/2052	244,950.00	73,568.15
	7,513,953.65	4,295,000.00

Proceeds Summary

Delivery date	03/18/2022
Par Value	4,295,000.00
Target for yield calculation	4,295,000.00

BOND DEBT SERVICE

\$4,295,000 Villamar Community Development District (City of Winter Haven, Florida) Special Assessment Bonds, Series 2022 (Phase 4 Project)

			5 /		
Period					Annua
Ending	Principal	Coupon	Interest	Debt Service	Debt Service
02/10/2022					
03/18/2022			104 840 07	104 840 07	
11/01/2022	80.000	2 2500/	104,840.97	104,840.97	260 465 0
05/01/2023	80,000	3.250%	84,625.00	164,625.00	269,465.93
11/01/2023	80.000	2.2500/	83,325.00	83,325.00	246 650 0
05/01/2024	80,000	3.250%	83,325.00	163,325.00	246,650.0
11/01/2024	95 000	3.250%	82,025.00	82,025.00	240.050.00
05/01/2025	85,000	5.230%	82,025.00	167,025.00	249,050.0
11/01/2025 05/01/2026	90,000	3.250%	80,643.75 80,643.75	80,643.75	251 297 5
11/01/2026	90,000	5.230%	· · · ·	170,643.75	251,287.5
05/01/2027	00.000	3.250%	79,181.25	79,181.25	248 262 5
11/01/2027	90,000	5.230%	79,181.25 77,718.75	169,181.25 77,718.75	248,362.5
05/01/2028	95,000	3.625%	77,718.75	172,718.75	250,437.5
	95,000	5.025%	· · · ·	· · ·	230,437.3
11/01/2028 05/01/2029	05 000	2 6250/	75,996.88	75,996.88	246 002 7
11/01/2029	95,000	3.625%	75,996.88 74,275.00	170,996.88 74,275.00	246,993.70
05/01/2030	100,000	3.625%	74,275.00	174,275.00	249 550 0
	100,000	5.025%	· · · ·	· · ·	248,550.0
11/01/2030	105 000	3.625%	72,462.50 72,462.50	72,462.50 177,462.50	240.025.0
05/01/2031 11/01/2031	105,000	5.025%	70,559.38	70,559.38	249,925.00
05/01/2032	110.000	2 6250/			251 119 7
11/01/2032	110,000	3.625%	70,559.38 68,565.63	180,559.38 68,565.63	251,118.7
05/01/2033	110,000	4.000%	68,565.63	178,565.63	247,131.2
11/01/2033	110,000	4.000%	66,365.63	66,365.63	247,151.20
05/01/2034	115,000	4.000%	66,365.63	181,365.63	247,731.2
11/01/2034	115,000	4.00070	64,065.63	64,065.63	247,731.2
05/01/2035	120,000	4.000%	64,065.63	184,065.63	248,131.2
11/01/2035	120,000	4.00070	61,665.63	61,665.63	240,131.2
05/01/2036	125,000	4.000%	61,665.63	186,665.63	248,331.2
11/01/2036	125,000	4.00070	59,165.63	59,165.63	240,551.2
05/01/2037	130,000	4.000%	59,165.63	189,165.63	248,331.2
11/01/2037	150,000	4.00070	56,565.63	56,565.63	240,551.2
05/01/2038	135,000	4.000%	56,565.63	191,565.63	248,131.2
11/01/2038	155,000	4.00070	53,865.63	53,865.63	240,151.20
05/01/2039	140,000	4.000%	53,865.63	193,865.63	247,731.2
11/01/2039	140,000	4.00070	51,065.63	51,065.63	247,751.2
05/01/2040	150,000	4.000%	51,065.63	201,065.63	252,131.2
11/01/2040	150,000	1.00070	48,065.63	48,065.63	252,151.2
05/01/2041	155,000	4.000%	48,065.63	203,065.63	251,131.2
11/01/2041	100,000	100070	44,965.63	44,965.63	201,10112
05/01/2042	160,000	4.000%	44,965.63	204,965.63	249,931.2
11/01/2042			41,765.63	41,765.63	,,,,,,,,
05/01/2043	165,000	4.125%	41,765.63	206,765.63	248,531.2
11/01/2043			38,362.50	38,362.50	,
05/01/2044	175,000	4.125%	38,362.50	213,362.50	251,725.0
11/01/2044			34,753.13	34,753.13	
05/01/2045	180,000	4.125%	34,753.13	214,753.13	249,506.2
11/01/2045	,		31,040.63	31,040.63	- ,
05/01/2046	190,000	4.125%	31,040.63	221,040.63	252,081.2
11/01/2046	,		27,121.88	27,121.88	,
05/01/2047	195,000	4.125%	27,121.88	222,121.88	249,243.7
11/01/2047			23,100.00	23,100.00	
05/01/2048	205,000	4.125%	23,100.00	228,100.00	251,200.0
11/01/2048			18,871.88	18,871.88	,
05/01/2049	215,000	4.125%	18,871.88	233,871.88	252,743.7
11/01/2049	- /		14,437.50	14,437.50	. ,
05/01/2050	225,000	4.125%	14,437.50	239,437.50	253,875.00
05/01/2050	225,000	4.12370	14,437.50	239,437.50	255,875.00

BOND DEBT SERVICE

\$4,295,000 Villamar Community Development District (City of Winter Haven, Florida) Special Assessment Bonds, Series 2022 (Phase 4 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2050			9,796.88	9,796.88	
05/01/2051	235,000	4.125%	9,796.88	244,796.88	254,593.76
11/01/2051			4,950.00	4,950.00	
05/01/2052	240,000	4.125%	4,950.00	244,950.00	249,900.00
	4,295,000		3,218,953.65	7,513,953.65	7,513,953.65

\$4,295,000 VillaMar Community Development District (City of Winter Haven, Florida) Special Assessment Bonds, Series 2022 (Phase 4 Project) Acquisition & Construction Account

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.033711%)
03/18/22 03/23/22 04/12/22 04/12/22 04/12/22 04/14/22 04/14/22 04/14/22 04/29/22 05/09/22 05/18/22 11/23/22 12/09/22 12/09/22 12/09/22 12/09/22 12/09/22 12/09/22 12/09/22 12/09/22 12/09/22 12/30/22 01/19/23 01/23/23 01/26/23 02/02/23	DESCRIPTION Beg Bal	(PAYMENTS) -3,730,736.87 122,888.63 190.00 1,400.00 3,750.00 2,500.00 1,159,069.72 45,900.00 1,135,772.75 3,750.00 161,217.46 217,076.00 37,312.75 179,101.95 140,204.00 146,548.73 136,276.65 234,010.60 3,750.00 40.00 -286,362.01 49,400.00 -286,362.01 49,400.00 7,500.00 24,730.00 -124,912.50 829.75 34,070.00 7,500.00 12,298.78 3,750.00 3,750.00 3,750.00 197,934.12 12,000.00	BOND YIELD OF (4.033711%) -4,205,583.09 138,453.01 213.61 1,574.00 4,216.06 2,810.08 1,302,832.39 51,593.11 1,274,523.27 4,208.11 180,711.85 243,081.98 41,782.86 200,558.59 157,000.62 164,105.45 152,602.77 262,045.37 4,192.27 44.72 -314,224.39 54,194.48 8,227.91 27,130.15 -136,823.14 908.67 37,310.36 8,213.32 82.13 602.31 13,464.02 4,097.10 4,088.48 4,086.66 215,632.20 13,064.27
02/02/23 03/16/23 03/22/23 05/05/23 05/16/23		12,612.50 -3,750.00 3,650.00 6,937.50 -3,828.03	13,731.09 -4,062.71 3,951.74 7,475.26 -4,119.73
		•	

\$4,295,000 VillaMar Community Development District (City of Winter Haven, Florida) Special Assessment Bonds, Series 2022 (Phase 4 Project) Acquisition & Construction Account

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.033711%)
05/26/23		39,980.55	42,979.41
03/18/25	TOTALS:	2,488.03	-19,023.37

ISSUE DATE:	03/18/22	REBATABLE ARBITRAGE:	-19,023.37
COMP DATE:	03/18/25	NET INCOME:	2,488.03
BOND YIELD:	4.033711%	TAX INV YIELD:	0.510927%

\$4,295,000 VillaMar Community Development District (City of Winter Haven, Florida) Special Assessment Bonds, Series 2022 (Phase 4 Project) Interest Account

			FUTURE VALUE @
		RECEIPTS	BOND YIELD OF
DATE	DESCRIPTION	(PAYMENTS)	(4.033711%)
03/18/22	Beg Bal	-104,840.97	-118,185.07
04/04/22		0.24	0.27
05/03/22		0.52	0.58
06/02/22		26.43	29.55
07/05/22		60.35	67.23
08/02/22		105.36	117.02
09/02/22		158.72	175.70
10/04/22		181.31	199.99
11/01/22		104,840.97	115,297.28
11/02/22		237.48	261.14
03/18/25	TOTALS:	770.41	-2,036.32

ISSUE DATE:	03/18/22	REBATABLE ARBITRAGE:	-2,036.32
COMP DATE:	03/18/25	NET INCOME:	770.41
BOND YIELD:	4.033711%	TAX INV YIELD:	1.187191%

\$4,295,000 VillaMar Community Development District (City of Winter Haven, Florida) Special Assessment Bonds, Series 2022 (Phase 4 Project) Reserve Account

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.033711%)
03/18/22	Beg Bal	-249,825.00	-281,622.59
04/04/22		0.57	0.64
05/03/22		1.23	1.38
06/02/22		62.98	70.42
07/05/22		143.81	160.20
08/02/22		251.07	278.85
09/02/22		378.21	418.66
10/04/22		432.05	476.57
11/02/22		565.88	622.25
12/02/22		689.63	755.81
12/07/22	to ACF	124,912.50	136,823.14
03/10/23		1,276.63	1,384.01
08/01/23		1,403.22	1,497.63
09/11/23		2,932.46	3,115.91
03/11/24		3,082.25	3,210.32
09/10/24		3,083.31	3,148.29
03/10/25		2,638.70	2,641.04
03/18/25	Bal	123,509.29	123,509.29
03/18/25	Acc	241.91	241.91
03/18/25	TOTALS:	15 , 780.70	-3,266.27
TSSIIF DAT	····· ۱۳۰۰ ۵3/18/22	REBATARIE ARRITRACE.	-3 266 27

ISSUE DATE:	03/18/22	REBATABLE ARBITRAGE:	-3,266.27
COMP DATE:	03/18/25	NET INCOME:	15,780.70
BOND YIELD:	4.033711%	TAX INV YIELD:	3.375385%

\$4,295,000 VillaMar Community Development District (City of Winter Haven, Florida) Special Assessment Bonds, Series 2022 (Phase 4 Project) Rebate Computation Credits

ARBITRAGE REBATE CALCULATION DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.033711%)
03/18/23 03/18/24 03/18/25		-1,960.00 -2,070.00 -2,120.00	-2,122.97 -2,154.34 -2,120.00
03/18/25	TOTALS:	-6,150.00	-6,397.31

ISSUE DATE: 03/18/22 REBATABLE ARBITRAGE: -6,397.31 COMP DATE: 03/18/25 BOND YIELD: 4.033711%

SECTION V

SECTION B

SECTION 1



То:	Government Manament Services	Contact:	Marshall Tindall
Address:	219 E. Livingston St	Phone:	(407) 841-5524
	Orlando, FL 32801	Fax:	
Project Name:	Villamar P3 Flooding Fix	Bid Number:	25-455
Project Location:	Winter Haven, FL	Bid Date:	6/13/2025

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
Mobilization	1.000	LS	\$1,464.66	\$1,464.66
Additional Layout	1.000	LS	\$2,615.47	\$2,615.47
18" Core Connection To Existing Inlet	1.000	EACH	\$6,119.22	\$6,119.22
18" ADS HP Storm Pipe	20.000	LF	\$101.15	\$2,023.00
Type C Control Structure	1.000	EACH	\$8,315.80	\$8,315.80
Clean And Video Storm Line Per Polk County Specs	1.000	LS	\$2,179.56	\$2,179.56
Bahia Sod - Repair	450.000	SY	\$6.28	\$2,826.00

Total Bid Price:

\$25,543.71

Notes:

BID NOTES:

***We have included Video Inspection of Storm Pipe per Polk County Specs.

Not Included in Proposal:

- · Permits
- · Landscaping & Irrigation Repairs
- Retaining Walls, Masonry Walls, Footers, And Excavation/Backfill Of Footers
- · Asbestos Removal
- · Installation/Relocation/Repair Of Fence & Gates
- · Relocation/Removal/Repair Of Existing Or Unknown Utilities
- · Utility Sleeves/Conduits
- Lift Station
- · Relocation/Removal/Repair Of Power Poles Or Guy Wires
- · Excavation/Backfill Of Building Foundation And/Or Footers
- · Removal Of Muck/Contaminated/Unsuitable Soils Or Materials
- Over Excavation
- · Materials/Work/Services not indicated or listed.

ACCEPTED:	CONFIRMED:
The above prices, specifications and conditions are satisfactory and hereby accepted.	Tucker Paving, Inc.
Buyer:	
Signature:	Authorized Signature:
Date of Acceptance:	Estimator: Kyle Allen
	863-299-2262 kallen@tuckerpaving.com

SECTION C

Item will be provided under separate cover.

SECTION 1

Item will be provided under separate cover.

SECTION D

SECTION 1

VillaMar **COMMUNITY DEVELOPMENT DISTRICT**

Check Register Fiscal Year 2025

<u>Truist Bank</u>	
Check#:	
900 - 915	\$57,910.86
ACH Utilities:	
80045 - 80049	\$21,545.09
TOTAL	\$79,455.95
	Check#: 900 - 915 ACH Utilities:

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 6/19/25 *** CHECK DATES 05/01/2025 - 05/31/2025 *** VILLAMAR CDD - GENERAL FUND BANK A VILLAMAR CDD	
	CHECK IOUNT #
5/01/25 00075 4/30/25 TOW-REFU 202505 320-53800-49000 * 250.00	
REIMB. FOR TOWING EXPENSE JENNY ANDRADE 2	50.00 000900
KEIMB. FOR TOWING EXPENSE JENNY ANDRADE 2 5/19/25 00034 4/28/25 14879 202504 330-53800-48500 * 450.00 ADP 25 - JANITOPIAL SVCS	
4/28/25 14879 202504 330-53800-48500 * 330.00	
APR 25 - TRASH COLLECT 4/28/25 14879 202504 330-53800-48500 * 100.00 APR 25 - MAIL TRASH COLL.	
APR 25 - MAIL TRASH COLL. CSS CLEAN STAR SERVICES CENTRAL FL 8	50.00 000901
5/19/25 00009 3/31/25 327 202503 330-53800-48300 * 680.80	
INST. 3 SIGNS 3/31/25 328 202503 330-53800-48300 * 679.61	
REPAIRED CDD TOILET 3/31/25 329 202503 330-53800-48300 * 175.00	
AMNTY FIX. & DOOR ADJUST. 3/31/25 330 202503 320-53800-46600 * 4,284.32	
SDWK RP-1703 CARNOSTIE RD 3/31/25 331 202503 320-53800-49000 * 400.00	
WARRANTY WORK 5/01/25 334 202505 310-51300-34000 * 3,718.75	
MAY 25 - MGMT FEES 5/01/25 334 202505 310-51300-35200 * 105.00	
MAY 25 - WEBSITE ADMIN 5/01/25 334 202505 310-51300-35100 * 157.50 MAY 25 - INFORMATION TECH	
5/01/25 334 202505 310-51300-31300 * 833.33	
MAY 25 - DISSEMINATION 5/01/25 334 202505 330-57200-12000 * 625.00	
MAY 25 - AMENITY ACCESS 5/01/25 334 202505 310-51300-51000 * 1.08	
MAY 25 - OFFICE SUPPLIES 5/01/25 334 202505 310-51300-42500 * 81.89 MAY 25 - POSTAGE	
5/01/25 335 202505 320-53800-12000 * 1.875.00	
MAY 25 - FIELD MANAGEMENT 5/01/25 335 202505 310-51300-42500 * 44.10	
STAPLES-SEPERATE PRNT CVR GOVERNMENTAL MANAGEMENT SERVICES - 13,6	61.38 000902
5/19/25 00060 5/01/25 27575 202505 310-51300-32200 * 6,100.00 AUDIT FYE 9/30/2024	
	.00.00 000903

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 6/19/25 *** CHECK DATES 05/01/2025 - 05/31/2025 *** VILLAMAR CDD - GENERAL FUND BANK A VILLAMAR CDD	
	CHECK MOUNT #
5/19/25 00039 4/25/25 11984 202503 310-51300-31500 * 2,354.00 GENERAL COUNSEL - MAR 25	
GENERAL COUNSEL - MAR 25 5/16/25 12237 202504 310-51300-31500 * 555.00 GENERAL COUNSEL - APR 25	
	909.00 000904
5/19/25 00015 5/01/25 17771 202505 320-53800-46200 * 12,415.00 MAY 25 - LANDSCAPE MAINT.	
	415.00 000905
5/19/25 00045 5/01/25 27334 202505 330-53800-48100 * 2,870.00 POOL MAINTENANCE - MAY 25	
POOL MAINIENANCE - MAY 25 RESORT POOL SERVICES DBA 2,8	870.00 000906
5/19/25 00041 5/01/25 PSI16252 202505 320-53800-47000 * 1,082.00 LAKE MAINTENANCE - MAY 25	
5/01/25 PSII6252 202505 320-53800-47000 * 856.00 POND MAINTENANCE - MAY 25	
	938.00 000907
5/19/25 00019 4/25/25 7728085 202504 310-51300-32300 * 7,003.75 TRUSTEE FEE SER 2022PH3&4	
	003.75 000908
5/19/25 00027 6/01/25 JUN25PLA 202506 330-53800-48600 * 1,078.86 JUN 25 - PLAYG.FURN LEASE * 1,078.86	
6/01/25 JUN25POO 202506 330-53800-48600 * 1,396.07 JUN 25 - POOL FURN. LEASE	
	474.93 000909
5/27/25 00023 5/20/25 7236-05- 202505 310-51300-31200 * 450.00 ARBITRAGE-SERIES 2022 PH3	
5/20/25 7237-05- 202505 310-51300-31200 * 450.00 ARBITRAGE-SERIES 2022 PH4	
AMTEC	900.00 000910
5/27/25 00042 1/15/25 53 202501 310-51300-42000 * 423.62 MAILING 2025 TAX NOTICES	
JOE G. TEDDER, TAX COLLECTOR	423.62 000911
5/27/25 00070 5/02/25 2025-VIL 202505 320-53800-49000 * 1,800.00 REPLACE (4) FENCE POSTS	
	800.00 000912
5/27/25 00015 4/30/25 17799 202504 320-53800-47300 * 87.98 IRRIG.REP.SPRAYS & NOZZLE	
PRINCE & SONS INC.	87.98 000913

*** CHECK DATES 05/01/2025 - 05/31/2025 *** VI	ACCOUNTS PAYABLE PREPAID/COMPUTER CHE ILLAMAR CDD - GENERAL FUND ANK A VILLAMAR CDD	CK REGISTER RU	N 6/19/25	PAGE 3
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
5/27/25 00049 4/30/25 12144184 202504 320-53800-3 APR 25 -SECURITY SERVICES	34500	*	3,027.20	
APR 25 -SECURITY SERVICES	SECURITAS SECURITY SERVICES USA, INC			3,027.20 000914
5/27/25 00041 5/20/25 PSI17002 202505 320-53800-4	17000	*	1,200.00	
TRASH PICKUP PHASE 3	SOLITUDE LAKE MANAGEMENT SERVICES			1,200.00 000915
	TOTAL FOR BANK A		57,910.86	
	TOTAL FOR REGIST	ER	57,910.86	

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER *** CHECK DATES 05/01/2025 - 05/31/2025 *** VILLAMAR CDD - GENERAL FUND BANK Z VILLAMAR CDD AUTOPY	R CHECK REGISTER	RUN 6/19/25	PAGE 1
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
5/31/25 00022 4/14/25 MAR-25 202503 320-53800-43000	*	303.69	
MAR 25 - FIELD ELECTRIC 4/14/25 MAR-25 202503 320-53800-43100	*	15,191.89	
MAR 25 - STREETLIGHTS 4/14/25 MAR-25 202503 330-53800-43000 MAR 25 - AMENITY ELECTRIC	*	1,239.02	
TECO			16,734.60 080045
5/20/25 00058 5/01/25 15531650 202505 330-57200-41000 MAY 25 - TV/INTERNET/TEL	*	210.31	
MAI 25 - IV/INTERNET/TEL SPECTRUM BUSINESS			210.31 080047
5/31/25 00051 3/14/25 FEB-25 202502 320-53800-43200	*	150.74	
FEB 25 - WATER & SEWER 4/11/25 MAR-25 202503 320-53800-43200	*	1,653.57	
MAR 25 - WATER & SEWER 5/09/25 APR-25_ 202504 330-53800-48400	*	814.68	
APR 25 -AMTY WATR & SEWER 5/09/25 APR-25_ 202504 320-53800-46200	*	1,981.19	
APR 25 -FLD WATER & SEWER CITY OF WINTER HAVEN WATER DEPT	r. 		4,600.18 080049
TOTAL FOR BA	ANK Z	21,545.09	
TOTAL FOR RE	EGISTER	21,545.09	

SECTION 2

VillaMar Community Development District

Unaudited Financial Reporting May 31, 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

VillaMar

Community Development District Combined Balance Sheet

May 31, 2025

Assert: Cardi.S9,9,97S <th< th=""><th></th><th colspan="2">General Fund</th><th>De</th><th>ebt Service Fund</th><th>Сар</th><th>ital Projects Fund</th><th colspan="3">Totals Governmental Funds</th></th<>		General Fund		De	ebt Service Fund	Сар	ital Projects Fund	Totals Governmental Funds		
Cachi operating AcountSSsss </th <th>Assets:</th> <th></th> <th>1 unu</th> <th></th> <th>Tunu</th> <th></th> <th>1 unu</th> <th>00761</th> <th>ninentui i unu</th>	Assets:		1 unu		Tunu		1 unu	00761	ninentui i unu	
Capital Projects Account investments investments investments investments-1.4311.431State Paarl Administration (SRA)656,940656,940Resorve-196,072196,072Reverue-196,072196,072Resorve-196,072196,072Resorve-196,072196,072Resorve-172,347194,350Resorve6,9336,933Resorve6,9336,933Resorve135,206-135,202Resorve124,327-142,328Resorve-124,327-142,328Resorve-124,327-142,328Resorve-264,780-264,780Resorve-264,780Resorve-264,780Resorve-264,780Resorve-264,780Resorve-264,780Resorve-264,780Resorve-264,780Resorve-264,780Resorve-264,780ResorveResorve<	Cash:									
Immediation Starte Bard Administration (SBA)656,940Series 2021 Ad<	Operating Account	\$	49,587	\$	-	\$	-	\$	49,587	
State Baarl Administration (SBA) 656,940 - - 656,940 Reserve - 196,072 - 203,278 Revenue - 196,072 - 196,072 Revenue - 17,03 - 196,072 Reserve - 196,450 - 196,450 Reserve - 196,450 - 172,347 Reserve - 135,206 - 135,206 Revenue - 135,206 - 124,325 Revenue - 124,327 - 124,322 Construction - - 264,780 - 124,322 Revenue - 124,327 - 124,322 Revenue - 124,327 - 124,322 Revenue - 124,327 - 66,300 Revenue - 264,780 - - 66,320 Revenue - 264,780 - - 66,3	Capital Projects Account		-		-		1,431		1,431	
Series 2019 203.278 203.278 Resorve 196.072 196.07 Series 2020 17.03 17.03 Series 2020 17.23.47 184.450 Reserve 172.347 184.352 Series 2022.03 184.352 Reserve	Investments:									
Reserve - 203.278 - 203.278 Revenue - 100.72 - 196.07 Prepayment - 1.70.3 - 196.07 Reserve - 172.347 - 184.450 Reserve - 172.347 - 198.450 Reserve - 69.338 - 69.338 Revenue - 135.200 - 124.327 Construction - - - 124.327 Reserve - 124.327 - 124.323 Revenue - 264.480 - 124.323 Revenue - 264.480 - 124.323 Revenue - 264.480 - 264.470 Revenue - 264.480 - 264.470 Revenue - 264.780 - 70.11 Revenue - 603.000 - 630.000 Revenue - 603.0	State Board Administration (SBA)		656,940		-		-		656,940	
Revenue - 196,072 - 196,072 Prepayment - 1,703 - 1,703 Reserve - 172,347 - 194,453 Reserve - 172,347 - 194,453 Series 2022 A1 - 69,338 - 69,338 Reserve - 69,338 - 193,33 Revenue - 135,206 - 124,227 Construction - 144,327 - 124,227 Revenue - 124,327 - 124,229 Series 2023 A2 - - 124,327 - 124,229 Series 2023 A3 - - 124,327 - 124,327 Reserve - 124,327 - - 124,327 Reserve and an antime and series 201,30 - - 60,300 - - 60,300 Revenue - - 61,300 - - 61,302 -	<u>Series 2019</u>									
Prepayment 1.703 1.703 1.703 1.703 Reserve 184.450 184.450 184.450 184.450 Reserve 172.347 - 172.347 Reserve 69.338 - 69.338 Revenue - 185.206 - 135.20 Prepayment - 42.5 - 124.232 Construction - 42.5 - 124.232 Reserve - 124.327 - 124.232 Reserve - 124.327 - 124.232 Reserve - 264.480 - 124.232 Reserve - 603.000 - 603.000 Der fom Developer Series 2019 - <	Reserve		-		203,278		-		203,278	
Series 2020	Revenue		-		196,072		-		196,072	
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Debt Service - Series 2022 A3 - 205,106 - 205,100 Debt Service - Series 2022 A4 - 246,865 - 246,865 Debt Service - Series 2023 A5 - 605,943 - 605,943 Debt Service - Series 2024 A6 - 652,249 - 652,244 Capital Projects - Series 2019 - - 431 433 Capital Projects - Series 2022 A3 - - 9 - Capital Projects - Series 2024 A6 - - 771 77 Assigned for: - - 169,845 - - 169,845 Unassigned 497,164 - - 169,845 - 497,164 497,164			-				_			
Debt Service - Series 2022 A4 - 246,865 - 246,865 Debt Service - Series 2023 A5 - 605,943 - 605,943 Debt Service - Series 2024 A6 - 652,249 - 652,249 Capital Projects - Series 2019 - - 431 433 Capital Projects - Series 2022 A3 - - 9 - Capital Projects - Series 2024 A6 - - 771 77 Assigned for: - - 771 77 Capital Reserves 169,845 - - 169,845 Unassigned 497,164 - - 169,845 Total Fund Balances \$ 673,336 \$ 2,468,777 \$ 1,211 \$ 3,143,325							-			
Debt Service - Series 2023 A5 - 605,943 - 605,943 Debt Service - Series 2024 A6 - 652,249 - 652,24 Capital Projects - Series 2019 - - 431 433 Capital Projects - Series 2022 A3 - - 9 - Capital Projects - Series 2024 A6 - - 771 77 Assigned for: - - 169,845 - - 169,845 Unassigned 497,164 - - 169,845 - 497,164 Total Fund Balances \$ 673,336 \$ 2,468,777 \$ 1,211 \$ 3,143,32							_			
Debt Service - Series 2024 A6 - 652,249 - 652,24 Capital Projects - Series 2019 - - 431 433 Capital Projects - Series 2022 A3 - - 9 - Capital Projects - Series 2022 A3 - - 771 77 Capital Projects - Series 2024 A6 - - 771 77 Assigned for: - - 169,845 - - 169,845 Capital Reserves 169,845 - - 169,845 - 169,845 Unassigned 497,164 - - 497,164 - 497,164			-				-			
Capital Projects - Series 2019431433Capital Projects - Series 2022 A39Capital Projects - Series 2024 A677177Assigned for:77177Capital Reserves169,845169,84Unassigned497,164169,84Total Fund Balances\$673,336\$2,468,777\$1,211\$3,143,32			-				-			
Capital Projects - Series 2022 A3 - - 9 Capital Projects - Series 2024 A6 - - 771 777 Assigned for: - - - 169,845 - - 169,845 Capital Reserves 169,845 - - 169,845 - 169,845 Unassigned 497,164 - - 169,845 - 497,164 Total Fund Balances \$ 673,336 \$ 2,468,777 \$ 1,211 \$ 3,143,325			-		-		431		431	
Capital Projects - Series 2024 A6 - 771 771 Assigned for: - - 769,845 - - 169,845 Capital Reserves 169,845 - - 169,845 - 169,845 Unassigned 497,164 - - 169,845 - 497,164 Total Fund Balances \$ 673,336 \$ 2,468,777 \$ 1,211 \$ 3,143,325			-		-				9	
Assigned for: 169,845 - 169,845 Capital Reserves 169,845 - 169,845 Unassigned 497,164 - 497,166 Total Fund Balances \$ 673,336 \$ 2,468,777 \$ 1,211 \$ 3,143,325			-		-				771	
Capital Reserves 169,845 - - 169,845 Unassigned 497,164 - - 497,16 Total Fund Balances \$ 673,336 \$ 2,468,777 \$ 1,211 \$ 3,143,32	. ,		-		-		//1		//1	
Unassigned 497,164 - 497,16 Total Fund Balances \$ 673,336 \$ 2,468,777 \$ 1,211 \$ 3,143,32	0		169.845		_		_		160 845	
Total Fund Balances \$ 673,336 \$ 2,468,777 \$ 1,211 \$ 3,143,32	-				-		-			
	-	¢		¢	2 169 777	¢	1 911	¢		
Total Liabilities & Fund Balance \$ 712,855 \$ 2,468,777 \$ 469,635 \$ 3,651,26										
	Total Liabilities & Fund Balance	\$	712,855	\$	2,468,777	\$	469,635	\$	3,651,267	

VillaMar

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

	Adopted	Prorated Budget			Actual		
	Budget		Thru 05/31/25		Thru 05/31/25		Variance
<u>Revenues:</u>							
Special Assessments - Tax Roll	\$ 984,004	\$	984,004	\$	981,575	\$	(2,429)
Special Assessments - Direct	71,847		71,847		53,883		(17,964)
Interest Income	-		-		6,940		6,940
Miscellaneous Revenue	-		-		4,168		4,168
Total Revenues	\$ 1,055,851	\$	1,055,851	\$	1,046,566	\$	(9,285)
Expenditures:							
<u>General & Administrative:</u>							
Supervisor Fees	\$ 12,000	\$	8,000	\$	2,200	\$	5,800
Engineering	7,500		5,000		-		5,000
Attorney	30,000		20,000		11,027		8,973
Annual Audit	5,600		5,600		7,100		(1,500)
Assessment Administration	10,000		10,000		10,000		-
Bond Amortization Filing	-		-		3,500		(3,500)
Arbitrage	2,700		1,800		1,800		-
Dissemination	10,000		6,667		6,667		0
Trustee Fees	29,800		15,301		15,301		-
Management Fees	44,625		29,750		29,750		-
Information Technology	1,890		1,260		1,260		-
Website Maintenance	1,260		840		840		-
Postage & Delivery	3,500		2,333		942		1,392
Insurance	6,886		6,886		6,408		478
Printing & Binding	500		333		307		26
Legal Advertising	10,000		6,667		1,150		5,517
Other Current Charges	1,500		1,000		411		589
Office Supplies	500		333		9		325
Dues, Licenses & Subscriptions	175		175		175		-
Total General & Administrative	\$ 178,436	\$	121,945	\$	98,845	\$	23,100

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted	P	rorated Budget		Actual		
		Budget	Т	'hru 05/31/25	Tł	nru 05/31/25		Variance
Operations & Maintenance								
•								
Field Expenditures	•	10.054	đ	10.054	¢	14 122	¢	4 701
	\$	18,854	\$		\$	14,133	\$	4,721
Field Management		22,500		15,000		15,000		- F1 247
Landscape Maintenance		226,000 22,500		150,667 15,000		99,320 2,414		51,347 12 597
Landscape Replacement Pond Maintenance		32,000		21,333		15,504		12,587 5 820
Streetlights		166,320		110,880		121,293		5,829 (10,413)
Electric		3,000		2,000		2,393		(10,413) (393)
Water & Sewer		30,000		2,000		2,393		(5,207)
Sidewalk & Asphalt Maintenance		2,500		1,667		4,284		(2,618)
Irrigation Repairs		10,000		6,667		2,971		3,696
General Repairs & Maintenance		25,000		16,667		12,739		3,927
Contingency		40,000		26,667		23,501		3,166
	\$	598,674	ş		\$	338,759	\$	66,642
•	Þ	570,074	4	, 105,101	Ψ	550,757	Ψ	00,042
Amenity Expenditures Amenity - Electric	5	18,000	\$	12,000	¢	10,215	\$	1 705
Amenity - Electric Samenity - Water & Sewer	Þ	20,000	Þ		\$	8,369	Э	1,785
-		,		13,333				4,965
Playground & Furniture Lease Internet		35,000 3,000		23,333 2,000		19,800 1,576		3,534 424
Pest Control		3,000 660		2,000 440		350		424 90
Janitorial Services		11,780		7,853		9,185		
Security Services		36,036		24,024		26,227		(1,332) (2,203)
Pool Maintenance		34,440		24,024		20,227		(4,175)
Amenity Access Management		7,500		5,000		5,000		(4,175)
Amenity Repairs & Maintenance		10,000		6,667		5,609		1,058
Holiday Decorations		10,000		10,000		10,000		1,050
Contingency		10,000		10,000		24,466		(14,466)
	\$		Ş		\$		\$	
Subtotal Amenity Experiatures	₽	196,416	4	5 137,611	Þ	147,930	Þ	(10,319)
Total Expenditures	\$	973,526	ţ	664,956	\$	585,534	\$	79,423
Excess (Deficiency) of Revenues over Expen	\$	82,325	\$	390,895	\$	461,033	\$	(88,708)
Other Financing Sources/(Uses):								
Capital Reserve Transfer	\$	(82,325)	\$		\$	-	\$	-
A.								
Total Other Financing Sources/(Uses)	\$	(82,325)	4	-	\$	-	\$	-
Net Change in Fund Balance	\$	-	\$	390,895	\$	461,033	\$	(88,708)
Fund Balance - Beginning	\$	-			\$	212,303		
Fund Balance - Ending	\$	-			\$	673,336		

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pro	orated Budget	Acti	ual	
	Budget	Th	ru 05/31/25	Thru 05	/31/25	Variance
<u>Revenues:</u>						
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	Pr	orated Budget		Actual	
	Budget	Tł	nru 05/31/25	Th	ru 05/31/25	Variance
Revenues:						
Special Assessments - Tax Roll	\$ 403,763	\$	403,763	\$	402,629	\$ (1,133)
Interest Income	-		-		11,317	11,317
Total Revenues	\$ 403,763	\$	403,763	\$	413,947	\$ 10,184
Expenditures:						
Interest - 11/1	\$ 140,338	\$	140,338	\$	140,338	\$ -
Interest - 5/1	140,338		140,338		140,338	-
Principal - 5/1	125,000		125,000		125,000	-
Total Expenditures	\$ 405,675	\$	405,675	\$	405,675	\$ -
Excess (Deficiency) of Revenues over Expen	\$ (1,913)	\$	(1,913)	\$	8,272	\$ 10,184
Net Change in Fund Balance	\$ (1,913)	\$	(1,913)	\$	8,272	\$ 10,184
Fund Balance - Beginning	\$ 183,440			\$	393,180	
Fund Balance - Ending	\$ 181,528			\$	401,452	

Community Development District

Debt Service Fund Series 2020 A2

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pr	orated Budget		Actual	
	Budget	T	hru 05/31/25	Tł	nru 05/31/25	Variance
<u>Revenues:</u>						
Special Assessments - Tax Roll	\$ 369,050	\$	369,050	\$	368,015	\$ (1,035)
Interest Income	-		-		10,209	10,209
Total Revenues	\$ 369,050	\$	369,050	\$	378,224	\$ 9,174
Expenditures:						
Interest - 11/1	\$ 115,816	\$	115,816	\$	115,816	\$ -
Interest - 5/1	115,816		115,816		115,816	-
Principal - 5/1	135,000		135,000		135,000	-
Total Expenditures	\$ 366,631	\$	366,631	\$	366,631	\$ -
Excess (Deficiency) of Revenues over Expen	\$ 2,419	\$	2,419	\$	11,593	\$ 9,174
Net Change in Fund Balance	\$ 2,419	\$	2,419	\$	11,593	\$ 9,174
Fund Balance - Beginning	\$ 159,690			\$	345,569	
Fund Balance - Ending	\$ 162,109			\$	357,162	

Community Development District

Debt Service Fund Series 2022 A3

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pr	orated Budget		Actual	
	Budget	T	hru 05/31/25	Th	ru 05/31/25	Variance
<u>Revenues:</u>						
Special Assessments - Tax Roll	\$ 165,060	\$	165,060	\$	138,516	\$ (26,544)
Interest Income	-		-		4,760	4,760
Total Revenues	\$ 165,060	\$	165,060	\$	143,276	\$ (21,784)
Expenditures:						
Interest - 11/1	\$ 44,066	\$	44,066	\$	44,066	\$ -
Interest - 5/1	43,284		43,284		43,284	-
Principal - 11/1	50,000		50,000		50,000	-
Total Expenditures	\$ 137,350	\$	137,350	\$	137,350	\$ -
Excess (Deficiency) of Revenues over Expen	\$ 27,710	\$	27,710	\$	5,926	\$ (21,784)
Net Change in Fund Balance	\$ 27,710	\$	27,710	\$	5,926	\$ (21,784)
Fund Balance - Beginning	\$ 66,015			\$	199,180	
Fund Balance - Ending	\$ 93,725			\$	205,106	

Community Development District

Debt Service Fund Series 2022 A4

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pr	orated Budget		Actual	
	Budget	Tł	nru 05/31/25	Th	ru 05/31/25	Variance
<u>Revenues:</u>						
Special Assessments - Tax Roll	\$ 249,825	\$	249,825	\$	249,125	\$ (700)
Interest Income	-		-		7,002	7,002
Total Revenues	\$ 249,825	\$	249,825	\$	256,127	\$ 6,302
Expenditures:						
Interest - 11/1	\$ 82,025	\$	82,025	\$	82,025	\$ -
Interest - 5/1	82,025		82,025		82,025	-
Principal - 5/1	85,000		85,000		85,000	-
Total Expenditures	\$ 249,050	\$	249,050	\$	249,050	\$ -
Excess (Deficiency) of Revenues over Expen	\$ 775	\$	775	\$	7,077	\$ 6,302
Net Change in Fund Balance	\$ 775	\$	775	\$	7,077	\$ 6,302
Fund Balance - Beginning	\$ 114,869			\$	239,787	
Fund Balance - Ending	\$ 115,644			\$	246,865	

Community Development District

Debt Service Fund Series 2023 A5

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	P	rorated Budget		Actual	
	Budget	Т	'hru 05/31/25	T	hru 05/31/25	Variance
<u>Revenues:</u>						
Special Assessments - Direct	\$ 553,728	\$	536,594	\$	536,594	\$ -
Prepayments	-		-		184,692	184,692
Interest Income	-		-		16,214	16,214
Total Revenues	\$ 553,728	ţ	5 536,594	\$	737,499	\$ 200,905
Expenditures:						
Interest - 11/1	\$ 219,934	\$	219,934	\$	217,656	\$ 2,278
Special Call - 11/1	-		-		140,000	(140,000)
Interest 2/1	-		-		713	(713)
Special Call - 2/1	-		-		50,000	(50,000)
Interest - 5/1	219,934		219,934		212,344	7,591
Principal - 5/1	115,000		115,000		110,000	5,000
Special Call - 5/1	-		-		80,000	(80,000)
Total Expenditures	\$ 554,869	ţ	5 554,869	\$	810,713	\$ (255,844)
Excess (Deficiency) of Revenues over Expen	\$ (1,141)	\$	6 (18,275)	\$	(73,213)	\$ (54,939)
Net Change in Fund Balance	\$ (1,141)	\$	5 (18,275)	\$	(73,213)	\$ (54,939)
Fund Balance - Beginning	\$ 336,869			\$	679,156	
Fund Balance - Ending	\$ 335,728			\$	605,943	

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 05/31/25	Th	ru 05/31/25	Variance
<u>Revenues:</u>						
Special Assessments - Direct	\$ 603,000	\$	364,816	\$	364,816	\$ -
Interest Income	-		-		20,406	20,406
Total Revenues	\$ 603,000	\$	364,816	\$	385,222	\$ 20,406
Expenditures:						
Interest - 11/1	\$ 240,659	\$	240,659	\$	240,659	\$ -
Interest - 5/1	240,659		240,659		240,659	-
Principal - 5/1	120,000		120,000		120,000	-
Total Expenditures	\$ 601,319	\$	601,319	\$	601,319	\$ -
Excess (Deficiency) of Revenues over Expen	\$ 1,681	\$	(236,503)	\$	(216,097)	\$ 20,406
Net Change in Fund Balance	\$ 1,681	\$	(236,503)	\$	(216,097)	\$ 20,406
Fund Balance - Beginning	\$ 343,608			\$	868,346	
Fund Balance - Ending	\$ 345,289			\$	652,249	

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
<u>Revenues</u>							
Developer Contributions	\$ -	\$ -	\$ 17,063	\$ -	\$ 90,420	\$ 1,990,328	\$ 2,097,811
Interest Income	1	-	0	-	949	81	1,031
Total Revenues	\$ 1	\$ -	\$ 17,063	\$ -	\$ 91,369	\$ 1,990,409	\$ 2,098,842
Expenditures:							
Bank Fees	\$ 609	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 609
Capital Outlay	301	-	17,063	-	365,479	1,646,506	2,029,349
Total Expenditures	\$ 910	\$ -	\$ 17,063	\$ -	\$ 365,479	\$ 1,646,506	\$ 2,029,958
Excess (Deficiency) of Rev. over Exp.	\$ (908)	\$ -	\$ 0	\$ •	\$ (274,110)	\$ 343,903	\$ 68,885
Net Change in Fund Balance	\$ (908)	\$ -	\$ 0	\$ -	\$ (274,110)	\$ 343,903	\$ 68,885
Fund Balance - Beginning	\$ 1,339	\$ -	\$ 9	\$ -	\$ 274,110	\$ (343,131)	\$ (67,674)
Fund Balance - Ending	\$ 431	\$ -	\$ 9	\$ -	\$ 0	\$ 771	\$ 1,211

1 2 3 4 5 6 7 8 9 10 11 12

VillaMar

Community Development District Month to Month

	 Oct	Nov	Dec	Jan	Feb	March	April	Мау	Jun	9	July	Aug	9	Sept		Total
Revenues:																
Special Assessments - Tax Roll	\$ -	\$ 24,316	\$ 926,520	\$ 7,560	\$ 11,908	\$ 2,699	\$ 7,534	\$ 953	\$	- \$	85	\$ -	\$	-	\$	981,575
Special Assessments - Direct	-	-	35,922	-	-	-	17,961	-		-	-	-			-	53,883
Interest Income	-	-	-	-	497	1,916	2,036	2,491		-	-	-			-	6,940
Miscellaneous Revenue	30	4,108	-	-	30	-	-	-		-	-	-		-	-	4,168
Total Revenues	\$ 30	\$ 28,424	\$ 962,442	\$ 7,560	\$ 12,435	\$ 4,615	\$ 27,531	\$ 3,444	\$	- \$	85	\$ -	\$	-	\$	1,046,566
<u>Expenditures:</u>																
<u>General & Administrative:</u>																
Supervisor Fees	\$ -	\$-	\$ 1,000	\$-	\$-	\$ 600	\$ -	\$ 600	\$	- \$	-	\$ -	\$		- \$	2,200
Engineering	-	-	-	-	-	-	-	-		-	-	-			-	-
Attorney	1,048	117	2,009	831	1,110	2,354	555	3,004		-	-	-			-	11,027
Annual Audit	-	-	-	-	-	-	1,000	6,100		-	-	-			-	7,100
Assessment Administration	10,000	-	-	-	-	-	-	-		-	-	-		-	-	10,000
Bond Amortization Filing	3,000	-	-	-	250	-	250	-		-	-	-		-	-	3,500
Arbitrage	-	-	-	-	450	450	-	900		-	-	-			-	1,800
Dissemination	833	833	833	833	833	833	833	833		-	-	-			-	6,667
Trustee Fees	-	-	4,041	-	4,256	-	7,004	-		-	-	-			-	15,301
Management Fees	3,719	3,719	3,719	3,719	3,719	3,719	3,719	3,719		-	-	-			-	29,750
Information Technology	158	158	158	158	158	158	158	158		-	-	-			-	1,260
Website Maintenance	105	105	105	105	105	105	105	105		-	-	-			-	840
Postage & Delivery	113	42	93	452	40	203	-	-		-	-	-			-	942
Insurance	6,408	-	-	-	-	-	-	-		-	-	-			-	6,408
Printing & Binding	16	-	-	-	-	67	99	126		-	-	-		-	-	307
Legal Advertising	-	-	-	-	-	-	-	1,150		-	-	-		-	-	1,150
Other Current Charges	41	41	69	42	44	80	49	45		-	-	-		-	-	411
Office Supplies	1	0	0	2	0	0	3	1		-	-	-			-	9
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-		-	-	-		-	-	175
Total General & Administrative	\$ 25,617	\$ 5,015	\$ 12,025	\$ 6,140	\$ 10,966	\$ 8,568	\$ 13,774	\$ 16,740	\$	- \$	•	\$ -	\$		- \$	98,845

VillaMar Community Development District Month to Month

	Oct		Nov	Dec		Jan	Feb	Ма	rch	A	pril	May	Ju	ne	Jul	у	Aug		Sept		Tota	al
Operations & Maintenance																						
Field Expenditures																						
Property Insurance	\$ 14,13			\$	- \$	-	\$ -			\$	-	\$ -	\$	-	\$	- \$		-	\$	- \$	14	4,133
Field Management	1,87		1,875	1,87		1,875	1,875		1,875		1,875	1,875		-		-		-		-	15	5,000
Landscape Maintenance	12,41	5	12,415	12,41	5	12,415	12,415	1	2,415		12,415	12,415		-		-		-		-	99	9,320
Landscape Replacement	1,71	4	-		-	-	700		-		-	-		-		-		-		-	2	2,414
Pond Maintenance	1,93	8	1,938	1,93	8	1,938	1,938		1,938		1,938	1,938		-		-		-		-	15	5,504
Streetlights	15,64	5	17,627	14,95	6	13,741	13,741	1	5,192		15,192	15,200		-		-		-		-	121	1,293
Electric	22	9	220	26	6	278	320		350		426	304		-		-		-		-	2	2,393
Water & Sewer	6,16	1	2,252	2,29	6	6,775	1,589		2,154		1,981	2,000		-		-		-		-	25	5,207
Sidewalk & Asphalt Maintenance		-	-		-	-	-		4,284		-	-		-		-		-			4	4,284
Irrigation Repairs	17	8	-		-	170	130		2,405		88	-		-		-		-		-	2	2,971
General Repairs & Maintenance	97	2	4,771	3,81	6	-	2,580		-		600	-		-		-		-		-	12	2,739
Contingency	7,17	5	-	7,47	6	2,650	2,450		400		-	3,350		-		-		-		-	23	3,501
Subtotal Field Expenditures	\$ 62,43	4 \$	41,097	\$ 45,03	8\$	39,842	\$ 37,738	\$ 4	1,013	\$ 3	34,515	\$ 37,082	\$	-	\$	- \$		-	\$	- \$	338	8,759
Amenity Expenditures																						
	\$ 91	1 \$	1,500	\$ 1,50	0 \$	1,500	\$ 1,000	\$	1,500	\$	1,065	\$ 1,239	\$	-	\$	- \$;	-	\$	- \$	1(0,215
Amenity - Water & Sewer	59	1	1,271	1,29	1	1,543	1,077		931		815	850		-		-		-		-	8	8,369
Playground & Furniture Lease	2,47	5	2,475	2,47		2,475	2,475		2,475		2,475	2,475		-		-		-		-		9,800
Internet	18	9	189	18	9	189	189		210		210	210		-		-		-		-	1	1,576
Pest Control	5	0	50	5	0	50	50		50		50	-		-		-		-		-		350
Janitorial Services	2,59	5	850	1,49	0	850	850		850		850	850		-		-		-		-	ç	9,185
Security Services	3,07	1	3,255	3,25	5	2,486	4,508		3,255		3,027	3,369		-		-		-			26	6,227
Pool Maintenance	3,40	5	2,730	3,29	0	2,730	6,370		2,870		2,870	2,870		-		-		-		-	27	7,135
Amenity Access Management	62	5	625	62	5	625	625		625		625	625		-		-		-		-	5	5,000
Amenity Repairs & Maintenance	47	7	-	2,35	5	-	210		1,535		220	811		-		-		-		-	Ę	5,609
Holiday Decorations		-	-	10,00	0	-	-		-		-	-		-		-		-		-	1(0,000
Contingency	4,35	7	-		-	-	10,149		-		-	9,960		-		-		-		-	24	4,466
Subtotal Amenity Expenditures	\$ 18,74	6\$	12,945	\$ 26,51	9\$	12,448	\$ 27,502	\$ 1	4,302	\$ 1	12,207	\$ 23,259	\$	-	\$	- 4		-	\$	- \$	147	7,930
Total Expenditures	\$ 106,79	7 \$	59,057	\$ 83,58	2 \$	58,430	\$ 76,206	\$ 6	3,883	\$ 6	50,496	\$ 77,081	\$	-	\$	- \$		-	\$	- \$	585	5,534
Total Expenditures & Other Financing Use	\$ 106,79	7\$	59,057	\$ 83,58	2 \$	58,430	\$ 76,206	\$ 6	3,883	\$ (50,496	\$ 77,081	\$	-	\$	- \$;	-	\$	- \$	585	5,534
Net Change in Fund Balance						(50,870)															461	1,033

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts - Polk County

Fiscal Year 2025

	ON ROLL #	ASSESSMENTS			Gross Assessments Net Assessments	\$ 1,058,062 \$ 983,998						
						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	\$ 4,99
11/15/24	9,829	393	189	-	9,247	3,560	1,351	1,235	465	836	1,801	9,24
11/19/24	26,504	1,032	509	-	24,962	9,676	3,631	3,319	1,249	2,247	4,840	24,96
11/26/24	55,061	2,202	1,057	-	51,801	19,937	7,570	6,919	2,604	4,684	10,088	51,80
11/30/24	-	-	-	(28,856)	(28,856)	(10,581)	(4,341)	(3,968)	(1,494)	(2,686)	(5,786)	(28,85
12/06/25	819,721	32,762	15,739	-	771,220	282,920	115,999	106,026	39,907	71,774	154,594	771,22
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	1,418,13
12/27/25	362,240	14,081	6,963	-	341,196	123,100	51,810	47,356	17,824	32,057	69,048	341,19
01/10/25	22,047	661	428	-	20,958	7,560	3,183	2,909	1,095	1,969	4,242	20,95
02/03/25	-	-	-	4,084	4,084	1,497	614	562	211	380	819	4,08
02/10/25	28,880	565	566	-	27,749	10,411	4,119	3,765	1,417	2,549	5,489	27,74
03/07/25	7,688	63	153	-	7,473	2,699	1,134	1,037	390	702	1,511	7,47
04/11/25	21,185	-	424	-	20,761	7,440	3,165	2,892	1,089	1,958	4,217	20,76
04/30/25	-	-	-	94	94	94	-	-	-	-	-	9
05/11/25	2,687	-	54	-	2,633	953	399	365	137	247	532	2,63
TOTAL	\$ 2,868,731	\$ 112,473	\$ 55,125	\$ (24,678)	\$ 2,676,455	\$ 981,575	\$ 402,629	\$ 368,015	\$ 138,516	\$ 249,125	\$ 536,594	\$ 2,676,45

99.73%	Net Percent Collected
\$ 7,188	Balance Remaining to Collect

Community Development District

Long Term Debt Report SERIES 2019, SPECIAL ASSESSMENT REVENUE BONDS AREA 1				
TERM 2	4.00%	\$750,000.00	May 1, 2029	
TERM 3	4.63%	\$2,105,000.00	May 1, 2039	
TERM 4	4.875%	\$3,815,000.00	May 1, 2050	
RESERVE FUND DEFIN	NITION 50% M	AXIMUM ANNUAL DEBT SERV	'ICE	
RESERVE FUND REQU	IREMENT	\$2	01,917	
RESERVE FUND BALANCE		\$2	03,278	
BONDS OUTSTANDIN	G - 06/25/19		\$7,180,000	
LESS: SPECIAL CALL - 08/01/20			(\$290,000	
LESS: SPECIAL CALL -	11/1/20		(\$280,000	
LESS: SPECIAL CALL - 2/1/21 (S		(\$45,000		
LESS: PRINCIPAL PAY	MENT - 5/1/21		(\$110,000	
LESS: SPECIAL CALL -	5/1/21		(\$30,000	
LESS: SPECIAL CALL - 8/1/21			(\$65,000	
LESS: SPECIAL CALL - 11/1/21			(\$20,000	
LESS: PRINCIPAL PAYMENT - 5/1/22			(\$110,000	
LESS: SPECIAL CALL - 11/1/22			(\$20,000	
LESS: PRINCIPAL PAY	MENT - 5/1/23		(\$115,000	
LESS: PRINCIPAL PAY	MENT - 5/1/24		(\$120,000	
LESS: PRINCIPAL PAY	MENT - 5/1/25		(\$125,000	

CURRENT BONDS OUTSTANDING

SER	IES 2020, SPECIAL ASS	SESSMENT REVENUE BONDS	AREA 2
TERM 1	2.625%	\$525,000.00	May 1, 2025
TERM 2	3.20%	\$750,000.00	May 1, 2030
TERM 3	3.75%	\$1,965,000.00	May 1, 2040
TERM 4	4.000%	\$3,260,000.00	May 1, 2051
RESERVE FUND DEFINITI	ON 50% M	IAXIMUM ANNUAL DEBT SERV	ICE
RESERVE FUND REQUIREMENT		\$1	34,450
RESERVE FUND BALANCE		\$1	34,450
BONDS OUTSTANDING - 1	1/24/20		\$6,500,000
LESS: PRINCIPAL PAYMEN	IT - 5/1/22		(\$125,000)
LESS: PRINCIPAL PAYMEN	VT - 5/1/23		(\$130,000)
LESS: PRINCIPAL PAYMEN	VT - 5/1/24		(\$135,000)
LESS: PRINCIPAL PAYMEN	T - 5/1/25		(\$135,000)
CURRENT BONDS OUTST	ANDING		\$5,975,000

\$5,850,000

SERIE	S 2022, SPECIAL AS	SESSMENT REVENUE BONDS A	REA 3
TERM 1	3.125%	\$415,000.00	November 1, 2027
TERM 2	3.50%	\$370,000.00	November 1, 2032
TERM 3	4.00%	\$2,255,000.00	November 1, 2051
RESERVE FUND DEFINITION	50%	MAXIMUM ANNUAL DEBT SERVI	CE
RESERVE FUND REQUIREME	ENT	\$7	7,500
RESERVE FUND BALANCE		\$6	9,338
BONDS OUTSTANDING - 03/	18/22		\$3,040,000
LESS: PRINCIPAL PAYMENT	/		(\$100,000)
LESS: SPECIAL CALL - 5/1/2	3		(\$50,000)
LESS: SPECIAL CALL - 5/1/2	3		(\$85,000)
LESS: PRINCIPAL PAYMENT	- 11/1/23		(\$60,000)
LESS: SPECIAL CALL - 11/1/2	23		(\$190,000)
LESS: SPECIAL CALL - 2/1/2	4		(\$80,000)
LESS: SPECIAL CALL - 5/1/2	4		(\$135,000)
LESS: SPECIAL CALL - 8/1/2	4		(\$55,000)
LESS: PRINCIPAL PAYMENT	- 11/1/24		(\$50,000)
CURRENT BONDS OUTSTAN	NDING		\$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 DEFINITION 50% MAXIMUM ANNUAL DEBT SERVICE			'ICE
RESERVE FUND REQU	IREMENT	\$1	24,913
RESERVE FUND BALA	NCE	\$1	24,327
BONDS OUTSTANDIN	G - 03/18/22		\$4,295,000
LESS: PRINCIPAL PAYMENT - 5/1/23			(\$80,000)
LESS: PRINCIPAL PAYMENT - 5/1/24			(\$80,000)
LESS: PRINCIPAL PAY	MENT - 5/1/25		(\$85,000)
CURRENT BONDS OU	TSTANDING		\$4,050,000

SE	RIES 2023, SPECIAL ASS	ESSMENT 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 DEFINIT	TON MAXIM	UM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT \$553,728			53,728
RESERVE FUND BALANC	E	\$2	64,480
BONDS OUTSTANDING -	06/15/23		\$7,940,000
LESS: PRINCIPAL PAYME	, ,		(\$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)
LESS: PRINCIPAL PAYMENT - 5/1/25			(\$110,000)
LESS: SPECIAL CALL - 2/	1/25		(\$80,000)
CURRENT BONDS OUTS	TANDING		\$7,370,000

SERIES 20	24, SPECIAL AS	SESSMENT REVENUE BONDS	AREA 6
TERM 1	4.625%	\$985,000.00	May 1, 2031
TERM 2	5.50%	\$3,140,000.00	May 1, 2044
TERM 3	5.75%	\$4,575,000.00	May 1, 2054
RESERVE FUND DEFINITION			
RESERVE FUND REQUIREMENT RESERVE FUND BALANCE			603,000 603,000
BONDS OUTSTANDING - 03/31/2 LESS: PRINCIPAL PAYMENT - 5/			\$8,700,000 (\$120,000)
CURRENT BONDS OUTSTANDI	١G		\$8,580,000