

VillaMar
Community Development District

Meeting Agenda

February 25, 2026

AGENDA

VillaMar
Community Development District

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

February 18, 2026

Board of Supervisors Meeting
VillaMar Community Development District

Dear Board Members:

A Board of Supervisors Meeting of the **VillaMar Community Development District** will be held **Wednesday, February 25, 2026 at 11:00 AM** at the **Offices of PRIME Community Management, 375 Avenue A SE, Winter Haven, Florida 33880.**

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

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

Meeting ID: 881 4644 1262

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (Public Comments are limited to three (3) minutes each)
3. Approval of Minutes of the January 28, 2026 Board of Supervisors Meeting
4. Presentation of Arbitrage Rebate Report for Series 2024 Assessment Area Six Project
5. Consideration of Notice of Boundary Amendment
6. Consideration of Notice of Master Assessment Lien Release for Phase 8 Lands—**ADDED**
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
8. Other Business
9. Supervisors Requests and Audience Comments
10. 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, January 28, 2026** at 11:08 a.m. at the Offices of PRIME Community Management, 375 Avenue A SE, Winter Haven, Florida.

Present and constituting a quorum:

Lauren Schwenk	Chairperson
Bobbie Shockley	Assistant Secretary
Emily Hazelrig	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Meredith Hammock	District Counsel, KVW
Mitchell Zwang <i>by Zoom</i>	District Counsel, KVW
Marshall Tindall	Field Manager, GMS

The following is a summary of the discussions and actions taken at the January 28, 2026, VillaMar Community Development District's Regular Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated there were no members of the public present in person or on Zoom and opened the public comment period on agenda items only. There being no comments, she moved to the next agenda item.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the November 12, 2025 Board of Supervisors Meeting

Ms. Burns presented the meeting minutes from the November 12, 2025 Board of Supervisors meeting and asked for any corrections, comments, or questions. The Board had no changes to the minutes.

On MOTION by Ms. Shockley, seconded by Ms. Hazelrig, with all in favor, the Minutes of the November 12, 2025 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-02 Setting a Public Hearing on the Adoption of Amended and Restated Rules Relating to Overnight Parking and Parking Enforcement

Ms. Burns stated this resolution is for updated language from the commercial vehicle language to the oversize vehicle language. She noted the second part of the resolution is to add Phase 6 which currently has no parking enforcement. She explained the map and the map colors. She added the public hearing would be on March 25, 2026. Ms. Hammock explained the map further and what was included for clarity

On MOTION by Ms. Hazelrig, seconded by Ms. Shockley, with all in favor, Resolution 2026-02 Setting a Public Hearing on the Adoption or Amended and Restated Rules Relating to Overnight Parking and Parking Enforcement for March 25, 2026, was approved.

FIFTH ORDER OF BUSINESS

Consideration of 2026 Contract Agreement with Polk County Property Appraiser

Ms. Burns noted this agreement is an annual renewal.

On MOTION by Ms. Shockley, seconded by Ms. Hazelrig, with all in favor, the 2026 Contract Agreement with Polk County Property Appraiser, was approved.

SIXTH ORDER OF BUSINESS

Ratification of 2026 Data Sharing and Usage Agreement with Polk County Property Appraiser

Ms. Burns stated this motion has already been executed and needs ratification.

On MOTION by Ms. Schwenk, seconded by Ms. Hazelrig, with all in favor, the 2026 Data Sharing and Usage Agreement with Polk County Property Appraiser, was ratified.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hammock explained the ethics training calendar for the new year and will provide this to the Board members.

B. Engineer

Ms. Burns stated there was no report from the engineer.

C. Field Manager’s Report

Mr. Tindall presented the field manager’s report to include facility cleaning of furniture, adding of new furniture, contract vendors, frost damage update, trash spots, aquatics vendors have new pick-up times, pouring concrete schedule, and upcoming repairs. He noted the water fountain in Phase 7 failed and was not appropriate for the area.

D. District Manager’s Report

i. Consideration of Proposal for Replacement Fountain in Phase 7 (*to be provided under separate cover*)

Mr. Tindall presented the proposal for the fountain replacement that will be bigger, more visible, and will fit the space better. The cost is \$2,500. He offered to get additional quotes if the Board would like. The Board discussed the replacement of the fountain and decided to wait until the next year when the second amenity will be added.

E. District Manager’s Report

i. Approval of Check Registers

Ms. Burns stated the check register is included in the agenda package for review. She offered to take any questions. There being no comments, there was a motion of approval.

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

ii. Balance Sheet & Income Statement

Ms. Burns noted financial statements are in the agenda package for review. No action from the Board is necessary. She noted that funds will begin coming in from the tax collector.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments the next item followed.

NINTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Shockley, seconded by Ms. Hazelrig, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

REBATE REPORT

\$8,700,000

VillaMar Community Development District

(City of Winter Haven, Florida)

Special Assessment Bonds, Series 2024

(Assessment Area Six Project)

Dated: February 14, 2024

Delivered: February 14, 2024

Rebate Report to the Computation Date

February 14, 2027

Reflecting Activity To

January 31, 2026



AMTEC

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AMTEC

American Municipal Tax-Exempt Compliance

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Avon, CT 06001
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February 13, 2026

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

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

Dear Ms. Costa:

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

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

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

We have scheduled our next Report as of February 14, 2027, the Computation Date. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

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

For the February 14, 2027 Computation Date
Reflecting Activity from February 14, 2024 through January 31, 2026

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Account	4.880777%	85,543.88	(15,981.15)
Costs of Issuance Account	4.909594%	13.62	(2.45)
Interest Account	4.937405%	9,480.74	(1,610.69)
Reserve Account	4.257568%	49,850.80	(18,165.63)
Totals	4.655430%	\$144,889.04	\$(35,759.92)
Bond Yield	5.669957%		
Rebate Computation Credit			(2,370.82)
		Net Rebatable Arbitrage	\$(38,130.74)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatable Arbitrage, investment activity is reflected from February 14, 2024, the date of the closing, to January 31, 2026, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of February 14, 2027.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between February 14, 2024 and January 31, 2026, the District made periodic payments into the Interest, Sinking and Prepayment Accounts (collectively, the "Debt Service Fund") that were used, along with the interest earned, to provide the required debt service payments.

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

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

DEFINITIONS

6. Computation Date

February 14, 2027.

7. Computation Period

The period beginning on February 14, 2024, the date of the closing, and ending on January 31, 2026.

8. Bond Year

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

9. Bond Yield

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

10. Taxable Investment Yield

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

11. Issue Price

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

12. Rebatable Arbitrage

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

13. Funds and Accounts

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

Accounts	Account Number
Revenue	216198000
Interest	216198001
Sinking	216198002
Prepayment	216198003
Reserve	216198004
Acquisition & Construction	216198005
Costs of Issuance	216198006

METHODOLOGY

Bond Yield

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

Investment Yield and Rebate Amount

The methodology used to calculate the Rebateable Arbitrage, as of January 31, 2026, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to February 14, 2027. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on February 14, 2027, is the Rebateable Arbitrage.

\$8,700,000
VillaMar Community Development District
(City of Winter Haven, Florida)
Special Assessment Bonds, Series 2024
(Assessment Area Six Project)
Delivered: February 14, 2024

Sources of Funds	
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Par Amount	\$8,700,000.00
Net Original Issue Discount	<u>-40,911.15</u>
Total	\$8,659,088.85

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

PROOF OF ARBITRAGE YIELD

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

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

PROOF OF ARBITRAGE YIELD

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

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

Proceeds Summary

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

BOND DEBT SERVICE

\$8,700,000

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

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

BOND DEBT SERVICE

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

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

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.669957%)
02/14/24	Beg Bal	-7,354,005.74	-8,696,993.33
02/14/24		231,616.05	273,913.74
02/23/24		508,235.53	600,209.90
02/23/24		300.00	354.29
02/27/24		113,365.38	133,797.74
03/25/24		18,751.14	22,034.71
03/25/24		725,248.87	852,249.62
03/25/24		126,737.56	148,931.00
03/26/24		2,051.00	2,409.78
04/03/24		302.50	355.03
04/24/24		125,644.44	146,982.96
04/29/24		17,324.00	20,250.45
04/29/24		483,717.31	565,429.04
04/29/24		6,034.54	7,053.92
04/29/24		443,343.46	518,235.05
05/02/24		18,575.82	21,703.62
05/02/24		53,086.92	62,025.70
05/03/24		15,787.66	18,443.12
05/03/24		32,082.21	37,478.39
05/03/24		372,386.01	435,020.82
05/03/24		302,265.12	353,105.69
05/03/24		185,797.97	217,048.93
05/21/24		96,707.34	112,658.00
05/21/24		9,041.46	10,532.74
05/23/24		1,748,420.22	2,036,167.58
05/23/24		50,285.10	58,560.80
05/23/24		58,216.31	67,797.30
05/23/24		107,586.60	125,292.73
05/29/24		13,275.75	15,446.21
05/29/24		45,989.44	53,508.30
07/01/24		34,285.18	39,692.74
07/03/24		545,149.48	630,936.03
07/09/24		415,240.07	480,136.02
07/22/24		14,348.50	16,557.50
07/22/24		472,845.95	545,642.09
08/15/24		44,641.95	51,331.03
04/08/25		-35,976.79	-39,897.31
04/08/25		5,108.00	5,664.64
04/28/25		5,682.00	6,281.65
05/07/25		2,800.00	3,091.17
05/27/25		13,632.50	15,003.47
05/27/25		3,600.00	3,962.04
05/30/25		2,629.00	2,892.04
05/31/25		1,918.50	2,110.45
06/12/25		-3,084.00	-3,386.25
06/13/25		-45.20	-49.62
06/24/25		883.00	967.73

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.669957%)
06/24/25		3,084.00	3,379.94
06/26/25		-74,926.00	-82,090.46
07/03/25		-10,574.00	-11,572.50
07/03/25		10,574.00	11,572.50
08/12/25		-66.59	-72.44
08/12/25		105.00	114.22
08/28/25		149.75	162.50
09/02/25		74,926.00	81,253.31
09/12/25		-37,177.75	-40,254.75
09/15/25		37,525.67	40,612.54
09/18/25		-56,927.02	-61,581.15
09/25/25		-2,200.00	-2,377.28
09/26/25		2,200.00	2,376.91
09/26/25		56,927.02	61,504.68
10/02/25		-5,085.00	-5,488.78
10/08/25		5,085.00	5,483.67
10/09/25		-8,729.47	-9,412.41
10/16/25		7,088.25	7,634.49
10/16/25		1,032.50	1,112.07
10/16/25		675.00	727.02
10/30/25		-21,241.22	-22,828.42
10/31/25		21,241.22	22,828.42
11/13/25		-10,870.00	-11,658.67
11/18/25		10,870.00	11,649.62
11/26/25		-462.60	-495.16
12/04/25		-7,599.53	-8,124.37
12/08/25		3,677.50	3,929.04
12/08/25		462.60	494.24
12/08/25		3,937.50	4,206.82
12/11/25		-14,437.50	-15,417.82
12/19/25		9,300.00	9,919.15
12/19/25		5,137.50	5,479.53
01/15/26		-9,885.40	-10,501.03
01/16/26		2,805.00	2,979.22
01/16/26		7,080.40	7,520.18
01/29/26		-26,953.40	-28,569.79
01/29/26		21,600.00	22,895.35
01/29/26		5,353.40	5,674.44
01/31/26	Bal	13.90	14.73
01/31/26	Acc	0.04	0.04

02/14/27	TOTALS:	85,543.88	-15,981.15

ISSUE DATE: 02/14/24 REBATABLE ARBITRAGE: -15,981.15
COMP DATE: 02/14/27 NET INCOME: 85,543.88
BOND YIELD: 5.669957% TAX INV YIELD: 4.880777%

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

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

02/14/27	TOTALS:	13.62	-2.45

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

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.669957%)
02/14/24	Beg Bal	-343,608.11	-406,357.78
03/04/24		740.68	873.23
04/02/24		1,432.51	1,681.53
05/01/24		102,948.74	120,301.94
05/02/24		1,383.53	1,616.49
06/04/24		1,001.85	1,164.74
07/02/24		969.19	1,121.88
08/02/24		1,000.10	1,152.28
08/26/24		-113.62	-130.42
09/04/24		996.09	1,141.97
10/02/24		931.68	1,063.49
11/01/24		240,659.38	273,472.41
11/04/24		908.88	1,032.32
12/03/24		0.73	0.83
01/03/25		0.40	0.45
02/04/25		0.39	0.44
02/28/25		113.61	126.78
03/04/25		0.35	0.39
04/02/25		0.38	0.42
05/01/25		-540,545.77	-597,313.50
05/01/25		540,659.38	597,439.04
05/02/25		0.37	0.41

02/14/27	TOTALS:	9,480.74	-1,610.69

ISSUE DATE: 02/14/24 REBATABLE ARBITRAGE: -1,610.69
COMP DATE: 02/14/27 NET INCOME: 9,480.74
BOND YIELD: 5.669957% TAX INV YIELD: 4.937405%

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

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.669957%)
02/14/24	Beg Bal	-603,000.00	-713,119.78
03/04/24		1,299.82	1,532.43
04/02/24		2,513.92	2,950.93
05/02/24		2,427.97	2,836.79
06/04/24		2,510.10	2,918.21
07/02/24		2,428.42	2,811.00
08/02/24		2,505.85	2,887.15
09/04/24		2,495.60	2,861.08
10/02/24		2,333.34	2,663.45
11/04/24		2,276.23	2,585.38
12/03/24		2,125.46	2,403.29
01/03/25		2,128.07	2,395.05
02/04/25		2,050.22	2,296.35
03/04/25		1,842.09	2,053.64
04/02/25		2,022.05	2,244.49
05/02/25		1,951.73	2,156.36
06/03/25		2,007.33	2,207.14
07/02/25		1,937.18	2,120.44
08/04/25		2,001.93	2,180.45
09/03/25		1,996.62	2,164.89
10/02/25		1,886.26	2,036.04
11/04/25		1,895.69	2,036.08
12/02/25		1,774.41	1,897.54
01/05/26		1,747.76	1,859.49
01/31/26	Bal	603,000.00	639,062.49
01/31/26	Acc	1,692.75	1,793.99

02/14/27	TOTALS:	49,850.80	-18,165.63

ISSUE DATE: 02/14/24 REBATABLE ARBITRAGE: -18,165.63
 COMP DATE: 02/14/27 NET INCOME: 49,850.80
 BOND YIELD: 5.669957% TAX INV YIELD: 4.257568%

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

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

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

02/14/27	TOTALS:	-2,120.00	-2,370.82

ISSUE DATE: 02/14/24 REBATABL ARBITRAGE: -2,370.82
 COMP DATE: 02/14/27
 BOND YIELD: 5.669957%

SECTION V

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

Meredith Hammock, Esq.
Kilinski | Van Wyk PLLC
517 E. College Avenue
Tallahassee, Florida 32301

**NOTICE OF BOUNDARY AMENDMENT OF THE
VILLAMAR COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that on February 9, 2026, the City Commission of the City of Winter Haven, Florida (“City”) adopted Ordinance No. O-26-06, effective February 9, 2026, amending the boundaries of the VillaMar Community Development District (“District”). The legal description of the lands encompassed within the District, after amendment, is attached hereto as **Exhibit A**. The VillaMar Community Development District was established by the City’s Ordinance No. O-18-70, which became effective on November 26, 2018, as further amended by Ordinance Nos. O-20-40, O-21-32, and O-22-68, effective on October 26, 2020, April 12, 2021, and November 28, 2022, respectively. The District is a special-purpose form of local government established pursuant to and governed by Chapter 190, *Florida Statutes*. More information on the powers, responsibilities, and duties of the District may be obtained by examining Chapter 190, *Florida Statutes*, or by contacting the District’s registered agent as designated to the Florida Department of Commerce in accordance with Section 189.014, *Florida Statutes*.

THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENT TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

IN WITNESS WHEREOF, this Notice has been executed on this 25th day of February 2026, and recorded in the Official Records of Polk County, Florida.

[Signature page follows.]

VILLAMAR COMMUNITY DEVELOPMENT DISTRICT

Lauren Schwenk, Chairperson

Witness

Witness

Print Name

Address: _____

Print Name

Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was sworn to and subscribed before me by means of physical presence or online notarization this ___ day of February 2026, by Lauren Schwenk, as Chairperson of the Board of Supervisors of the VillaMar Community Development District.

(Official Notary Signature)

Name: _____

Personally Known _____

OR Produced Identification _____

Type of Identification _____

[notary seal]

Exhibit A

District Legal Description, as Amended

A PARCEL OF LAND BEING A PORTION OF SECTIONS 14, 15, 22, AND 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

NOTE: BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, (NAD 83), ADJUSTMENT OF 1990, WEST ZONE OF THE EAST LINE OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 15, AS BEING N-00°22'25"-W.

BEGIN AT THE NORTHEAST CORNER OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 23, AND RUN THENCE ALONG THE EAST LINE OF "VILLAMAR PHASE 1", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 176, PAGES 50 TO 58 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA, ALSO BEING THE EAST LINE OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 23, ALSO BEING THE WEST LINE OF "CRESCENT VIEW," ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 142, PAGES 18 AND 19, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, S-00°36'01"-E, 630.40 FEET TO THE SOUTHEAST CORNER OF TRACT B OF SAID "VILLAMAR PHASE 1", SAID POINT ALSO LIES ON THE NORTH LINE OF "SUNDANCE RANCH ESTATES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGE 28, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN ALONG THE SOUTH LINE OF SAID "VILLAMAR PHASE 1", ALSO BEING THE NORTH LINE OF SAID "SUNDANCE RANCH ESTATES," THE FOLLOWING THREE COURSES: 1) S-89°22'55"-W, 604.89 FEET; THENCE 2) S-00°37'04"-E, 269.91 FEET; THENCE 3) S-89°55'02"-W, 685.14 FEET TO THE SOUTHWEST CORNER OF LOT 30 OF SAID "VILLAMAR PHASE 1", SAID POINT ALSO LIES ON THE EASTERLY RIGHT-OF-WAY OF CHERRY BLOSSOM LANE (60.00 FEET WIDE); THENCE ALONG THE WEST LINE OF SAID "VILLAMAR PHASE 1", ALSO BEING SAID EASTERLY RIGHT-OF-WAY, N-00°05'12"-W, 841.09 FEET TO THE NORTHEAST CORNER OF SAID CHERRY BLOSSOM LANE RIGHT-OF-WAY; THENCE ALONG THE NORTH LINE OF SAID RIGHT-OF-WAY, S-89°23'59"-W, 60.01 FEET TO THE NORTHWEST CORNER OF SAID CHERRY BLOSSOM LANE RIGHT-OF-WAY, SAID POINT ALSO BEING THE NORTHEAST CORNER OF TRACT F OF "VILLAMAR PHASE 2", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 177, PAGES 9 TO 16 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID "VILLAMAR PHASE 2", ALSO BEING THE WESTERLY RIGHT-OF-WAY OF SAID CHERRY BLOSSOM LANE, S-00°05'12"-E, 617.39 FEET TO THE SOUTHEAST CORNER OF TRACT G OF SAID "VILLAMAR PHASE 2", SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 13 OF SAID "SUNDANCE RANCH ESTATES"; THENCE ALONG THE SOUTH LINE OF SAID "VILLAMAR PHASE 2," ALSO BEING THE NORTH LINE OF SAID "SUNDANCE RANCH ESTATES," AND THEN ALONG THE NORTH LINE OF "SUNDANCE RANCH ESTATES PHASE TWO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 80, PAGE 47, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, S-89°54'40"-W, 1303.55 FEET TO THE NORTHEAST CORNER OF LOT 64 OF "VILLAMAR PHASE 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 186, PAGES 41 TO 47 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 15 OF SAID "SUNDANCE RANCH ESTATES PHASE TWO"; THENCE ALONG THE EAST LINE OF SAID "VILLAMAR PHASE 3", ALSO BEING THE WEST LINE OF SAID LOT 15, S-30°18'12"-W, 131.90 FEET; THENCE CONTINUE ALONG THE EAST LINE OF SAID "VILLAMAR PHASE 3", ALSO BEING THE WEST LINE OF SAID LOT 15, AND THEN THE WESTERLY LINE OF LOT 16 OF SAID "SUNDANCE RANCH ESTATES PHASE TWO", S-00°02'26"-E, 597.04 FEET TO THE SOUTHEAST CORNER OF TRACT H OF SAID "VILLAMAR PHASE 3", SAID POINT ALSO LIES ON THE NORTH LINE OF SAID "SUNDANCE RANCH ESTATES PHASE TWO", THENCE ALONG THE SOUTH LINE OF SAID "VILLAMAR PHASE 3", ALSO BEING THE NORTH LINE OF SAID "SUNDANCE RANCH ESTATES PHASE TWO", THE FOLLOWING TWO (2) COURSES: 1) S-89°50'17"-W, 1447.86 FEET; THENCE 2) S-52°57'56"-W, 162.90 FEET TO THE MOST SOUTHERLY CORNER OF TRACT B OF SAID "VILLAMAR PHASE 3", SAID POINT

ALSO LIES ON THE NORTHEASTERLY LINE OF THE CSX TRANSPORTATION RAILROAD RIGHT-OF-WAY, (100.00 FEET WIDE) ACCORDING TO THE MAP RECORDED IN MAP V5 FLA L-27-17, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG THE WESTERLY LINE OF SAID "VILLAMAR PHASE 3" ALSO BEING SAID NORTHEASTERLY RAILROAD RIGHT-OF-WAY, N-37°02'21"-W, 1685.34 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 22; THENCE ALONG SAID WEST LINE, ALSO BEING THE WEST LINE OF SAID "VILLAMAR PHASE 3, N-00°36'31"-W, 140.09 FEET TO THE NORTHWEST CORNER OF SAID "VILLAMAR PHASE 3", ALSO BEING THE SOUTHWEST CORNER OF "VILLAMAR PHASE FOUR", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 190 PAGES 16 TO 21 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA, ALSO BEING THE SOUTHEAST CORNER OF TRACT C-D WETLANDS PRESERVATION AREA OF "VILLAMAR PHASE 6 AND PHASE 6D", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 203, PAGES 7 TO 17 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID POINT IS ALSO THE SOUTHEAST CORNER OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 22; THENCE ALONG THE SOUTH LINE OF SAID TRACT C-D WETLANDS PRESERVATION AREA, ALSO BEING THE SOUTH LINE OF SAID NORTHWEST ¼ OF THE NORTHEAST ¼, N-89°41'20"-W, 104.65 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID "VILLAMAR PHASE 6 AND PHASE 6D, ALSO BEING A POINT ON SAID NORTHEASTERLY RAILROAD RIGHT-OF-WAY; THENCE ALONG SAID SOUTHWESTERLY LINE OF SAID "VILLAMAR PHASE 6 AND 6D" AND THENCE ALONG ITS NORTHWESTERLY PROJECTION, AND ALONG SAID NORTHEASTERLY RAILROAD RIGHT-OF-WAY, N-37°02'20"-W, 2079.03 FEET TO A POINT ON WEST LINE OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 15; THENCE ALONG SAID WEST LINE, AND ALONG THE SOUTHERLY PROJECT OF THE WEST LINE OF "VILLAMAR PHASE 7", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 211, PAGES 50 TO 57 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND THEN ALONG THE WEST LINE OF SAID "VILLAMAR PHASE 7", N-00°41'26"-W, 1002.84 FEET TO THE NORTHWEST CORNER OF SAID LOT 28 OF SAID "VILLAMAR PHASE 7", SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 15; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 15, ALSO BEING THE NORTH LINE OF TRACT B AND LOTS 1 TO 28 (INCLUSIVE) OF SAID "VILLAMAR PHASE 7", S-89°30'27"-E, 1266.00 FEET TO THE SOUTHWEST CORNER OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 5664, PAGE 367, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID POINT ALSO LIES ON THE WESTERLY LINE OF SAID "VILLAMAR PHASE 7"; THENCE ALONG THE WEST LINE OF TRACT B OF SAID "VILLAMAR PHASE 7", AND THEN ALONG THE WEST LINE OF TRACT H OF SAID "VILLAMAR PHASE 7", AND THEN ALONG THE WEST LINE OF TRACT J OF SAID "VILLAMAR PH 7", AND THEN ALONG THE WEST LINE OF LOTS 74 TO 112 (INCLUSIVE) OF SAID "VILLAMAR PHASE 7", SAID WEST LINE OF TRACTS B, H, AND J ALSO BEING THE WEST LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 5664, PAGE 367, THE FOLLOWING THREE (3) COURSES: 1) N-00°26'46"-E, 535.71 FEET; THENCE 2) S-89°58'17"-W, 5.10 FEET; THENCE 3) N-00°10'40"-W, 1194.42 FEET TO THE NORTHWEST CORNER OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 5664, PAGE 367, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 112 OF SAID "VILLAMAR PHASE 7"; THENCE ALONG THE NORTH LINE OF SAID LANDS AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 5664, PAGE 367, ALSO BEING THE NORTH LINE OF LOTS 112-132 (INCLUSIVE) OF SAID "VILLAMAR PHASE 7"; AND THEN THE NORTH LINE OF TRACT E OF SAID "VILLAMAR PHASE 7", AND THEN THE NORTH LINE OF TRACT F-WETLANDS PRESERVATION AREA OF SAID "VILLAMAR PHASE 7", S-89°30'27"-E, 1412.77 FEET TO THE NORTHEAST CORNER THEREOF, SAID POINT ALSO LIES ON THE WEST LINE OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 6376, PAGE 1480, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID POINT ALSO LIES ON THE WEST LINE OF TRACT F - WETLANDS PRESERVATION AREA OF SAID "VILLAMAR PHASE 7", SAID PONT ALSO LIES ON THE EAST LINE OF SAID SECTION 15; THENCE ALONG THE WEST LINE OF TRACT F-WETLANDS PRESERVATION AREA OF SAID "VILLAMAR PHASE 7", ALSO BEING THE EAST LINE OF

SAID SECTION 15, N-00°22'39"-W, 454.66 FEET TO THE NORTHWEST CORNER OF TRACT F - WETLANDS PRESERVATION AREA OF SAID "VILLAMAR PHASE 7"; THENCE ALONG THE NORTH LINE OF TRACT F – WETLANDS PRESERVATION AREA OF "VILLAMAR PHASE 7", ALSO BEING THE NORTH LINE OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 6376, PAGE 1480, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND THEN ALONG THE NORTH LINE OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 9855, PAGE 845, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, N-89°33'17"-E, 1525.53 FEET TO THE NORTHEAST CORNER OF TRACT F – WETLANDS PRESERVATION AREA OF SAID "VILLAMAR PHASE 7"; THENCE N-43°52'13"-E, 579.06 FEET; THENCE ALONG THE NORTHWESTERLY PROJECTION OF THE SOUTHERLY LINE OF THE "TOWER PARCEL" AS DESCRIBED IN OFFICIAL RECORDS BOOK 12092, PAGE 2088, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, S-46°12'15"-E, 197.00 FEET TO THE SOUTHWEST CORNER OF SAID "TOWER PARCEL"; THENCE ALONG THE SOUTHERLY LINE OF SAID "TOWER PARCEL", AND CONTINUING S-46°12'15"-E, 60.00 FEET TO THE SOUTHEAST CORNER OF SAID "TOWER PARCEL"; THENCE ALONG THE SOUTHEASTERLY PROJECTION OF SAID "TOWER PARCEL", AND CONTINUING S-46°12'15"-E, 70.71 FEET TO A POINT THAT LIES 490.35 FEET SOUTHWESTERLY OF THE SOUTHWESTERLY RIGHT-OF-WAY OF ELOISE LOOP ROAD (COUNTY ROAD 540-A, STATE ROAD 540-A); THENCE N-50°31'13"-E, 490.35 FEET TO SAID SOUTHWESTERLY RIGHT-OF-WAY; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY, S-38°52'08"-E, 188.19 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 14; THENCE ALONG SAID EAST LINE, AND THEN ALONG THE EAST LINE OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 14, S-00°05'44"-E, 2530.38 FEET TO A POINT ON THE NORTH LINE OF "TERRANOVA PHASE III" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 124, PAGES 23 TO 27 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, S-89°34'39"-W, 1324.55 FEET TO THE NORTHWEST CORNER OF SAID "TERRANOVA PHASE III", ALSO BEING THE NORTHWEST CORNER OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 14 ACCORDING TO THE RECORDED PLAT OF SAID "TERRANOVA PHASE III", THENCE ALONG THE WEST LINE OF SAID "TERRANOVA PHASE III", S-00°11'49"-E, 0.44 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 14; THENCE CONTINUE ALONG THE WEST LINE OF SAID "TERRANOVA PHASE III," THEN ALONG THE WEST LINE OF "TERRANOVA PHASE IV", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 130, PAGES 6 AND 7, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, ALSO BEING THE EAST LINE OF "VILLAMAR PHASE 6 AND PHASE 6D", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 203, PAGES 7 TO 17 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND THEN ALSO BEING THE EAST LINE OF "VILLAMAR PHASE 5", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 194 PAGES 46 TO 51 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA; CONTINUING S-00°11'49"-E, 1329.50 FEET TO A POINT ON THE SOUTH LINE OF SAID "TERRANOVA PHASE IV"; THENCE ALONG THE SOUTH LINE OF SAID "TERRANOVA PHASE IV", ALSO BEING THE EAST LINE OF SAID "VILLAMAR PHASE 5", N-89°28'44"-E, 0.47 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23; THENCE ALONG THE EAST LINE THEREOF, ALSO BEING THE EAST LINE OF SAID "VILLAMAR PHASE 5", S-00°35'58"-E, 364.00 FEET TO THE NORTHWEST CORNER OF TRACT A OF SAID "TERRANOVA PHASE FOUR", SAID POINT ALSO LIES ON THE EAST LINE OF SAID "VILLAMAR PHASE 5", SAID POINT ALSO LIES ON THE SOUTH LINE OF THE NORTH 364.00 FEET OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23; THENCE ALONG THE NORTH LINE OF SAID "TERRANOVA PHASE FOUR", ALSO BEING THE SOUTH LINE OF THE NORTH 364.00 FEET OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23, N-89°28'44"-E, 1321.79 FEET TO THE NORTHEAST CORNER OF TRACT G OF SAID "TERRANOVA PHASE FOUR"; THENCE ALONG THE EAST LINE OF SAID TRACT G, S-00°36'29"-E, 189.95 FEET TO THE NORTHWEST CORNER OF LOT 27 OF SAID "TERRANOVA PHASE FOUR"; THENCE ALONG THE NORTH LINE THEREOF, ALSO BEING THE NORTH LINE OF THE SOUTH 109.00 FEET OF THE NORTH ½ OF THE NORTHWEST ¼ OF

THE NORTHEAST ¼ OF SAID SECTION 23, N-89°43'49"-E, 1322.82 FEET TO THE NORTHEAST CORNER OF SAID LOT 27; THENCE ALONG THE EAST LINE OF SAID "TERRANOVA PHASE FOUR", S-00°36'26"-E, 109.00 FEET TO THE SOUTHEAST CORNER OF LOT 26 OF SAID "TERRANOVA PHASE FOUR", THENCE ALONG THE SOUTH LINE OF SAID LOT 26, ALSO BEING THE SOUTH LINE OF THE NORTH ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 23, ALSO BEING THE NORTH LINE OF THE SOUTH ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 23, S-89°39'10"-W, 0.15 FOOT TO A POINT ON THE NORTHERLY PROJECTION OF THE EAST LINE OF SAID "VILLAMAR PHASE 1"; THENCE ALONG SAID NORTHERLY PROJECTION, THEN ALONG THE EAST LINE OF SAID "VILLAMAR PHASE 1", S-00°36'30"-E, 623.11 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 40.00 FEET OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 23; THENCE ALONG SAID NORTH LINE, N-89°42'54"-E, 1242.88 FEET; THENCE DEPARTING SAID NORTH LINE, N-44°33'20"-E, 70.51 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF RATTLESNAKE ROAD (COUNTY ROAD 653, STATE ROAD 653), AS DESCRIBED IN DEED BOOK 1023, PAGES 461, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID WEST RIGHT-OF-WAY, S-00°36'34"-E, 74.14 FEET TO THE MAINTAINED RIGHT-OF-WAY OF CUNNINGHAM ROAD, ACCORDING TO THE MAP THEREOF, AS RECORDED IN MAP BOOK 7, PAGE 349, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID MAINTAINED RIGHT-OF-WAY THE FOLLOWING THIRTEEN (13) COURSES: 1) S-88°34'10"-W, 92.81 FEET; THENCE 2) S-89°42'55"-W, 100.00 FEET; THENCE 3) S-89°42'55"-W, 100.00 FEET; THENCE 4) S-89°08'32"-W, 100.00 FEET; THENCE 5) N-89°42'43"-W, 100.00 FEET; THENCE 6) S-89°42'55"-W, 100.00 FEET; THENCE 7) S-87°25'28"-W, 100.08 FEET; THENCE 8) N-89°42'43"-W, 100.00 FEET; THENCE 9) N-89°08'21"-W, 100.02 FEET; THENCE 10) S-89°42'55"-W, 100.00 FEET; THENCE 11) N-89°42'43"-W, 100.00 FEET; THENCE 12) S-89°42'55"-W, 100.00 FEET; THENCE 13) S-89°42'55"-W, 100.08 FEET TO A POINT ON THE EAST LINE OF SAID "VILLAMAR PHASE 1", SAID POINT ALSO LIES ON THE EAST LINE OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 23; THENCE ALONG SAID WEST LINES, S-00°36'30"-E, 13.95 FEET TO THE **POINT OF BEGINNING**.

LESS AND EXCEPT

TRACT G OF "VILLAMAR PHASE 7", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 211, PAGES 50 TO 57 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

ALSO LESS AND EXCEPT

A PARCEL OF LAND BEING A PORTION OF THE WEST 1/2 OF SECTION 14, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF "VILLAMAR PHASE 5", RECORDED IN PLAT BOOK 194, PAGES 46-51, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE NORTH 00°11'49" WEST, ALONG THE WEST LINES OF "TERRANOVA PHASE III", RECORDED IN PLAT BOOK 124, PAGES 23-27, AND "TERRANOVA PHASE IV", AS RECORDED IN PLAT BOOK 130, PAGES 6-7, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, A DISTANCE OF 1,253.14 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING THE NORTHEAST CORNER OF THE PLAT OF "VILLAMAR PHASE 6 AND PHASE 6D", AS RECORDED IN PLAT BOOK 203, PAGES 7-17, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY LINE OF SAID "VILLAMAR PHASE 6 AND PHASE 6D" FOR THE FOLLOWING THIRTEEN (13) COURSES; (1) THENCE SOUTH 89°32'19" WEST, 121.31 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2683.00 FEET, CENTRAL ANGLE OF 04°26'41", CHORD BEARING OF SOUTH 58°46'42" WEST, AND A CHORD DISTANCE OF 208.08 FEET; (2) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 208.13 FEET TO A POINT HEREBY **DESIGNATED POINT "A"**, TO BE USED HEREINAFTER; (3) THENCE NORTH 28°59'57" WEST, 150.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A

RADIUS OF 2533.00 FEET, CENTRAL ANGLE OF 00°03'40", CHORD BEARING OF SOUTH 61°01'53" WEST, AND A CHORD DISTANCE OF 2.70 FEET; (4) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 2.70 FEET; (5) THENCE NORTH 28°56'17" WEST, 110.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2423.00 FEET, CENTRAL ANGLE OF 05°48'17", CHORD BEARING OF SOUTH 63°57'51" WEST, AND A CHORD DISTANCE OF 245.38 FEET; (6) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 245.48 FEET; (7) THENCE SOUTH 00°21'01" EAST, 53.45 FEET; (8) THENCE SOUTH 89°38'59" WEST, 150.01 FEET; (9) THENCE SOUTH 00°21'01" EAST, 100.00 FEET TO A POINT HEREBY **DESIGNATED POINT "B"**, TO BE USED HEREINAFTER; (10) THENCE SOUTH 89°38'59" WEST, 200.45 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2540.00 FEET, CENTRAL ANGLE OF 06°00'23", CHORD BEARING OF NORTH 10°34'20" WEST, AND A CHORD DISTANCE OF 266.15 FEET; (11) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 266.27 FEET TO THE POINT OF TANGENCY; (12) THENCE NORTH 13°34'32" WEST, 25.59 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 84°54'55", A CHORD BEARING OF NORTH 28°52'56" EAST, AND A CHORD DISTANCE OF 33.75 FEET; (13) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 37.05 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,143.00 FEET, CENTRAL ANGLE OF 34°49'53", CHORD BEARING OF NORTH 57°19'48" EAST, AND CHORD DISTANCE OF 1,282.81 FEET, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY OF THOMPSON NURSERY ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 12411, PAGE 797, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY FOR THE FOLLOWING TWO (2) COURSES; (1) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,302.78 FEET TO THE POINT OF TANGENCY; (2) THENCE NORTH 39°54'51" EAST, 759.49 FEET TO THE SOUTHERLY LINE OF A PARCEL RECORDED IN OFFICIAL RECORDS BOOK 12946, PAGE 1900, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY LINE FOR THE FOLLOWING SEVEN (7) COURSES; (1) THENCE SOUTH 50°06'43" EAST, 99.80 FEET; (2) THENCE NORTH 39°53'17" EAST, 312.48 FEET; (3) THENCE SOUTH 86°47'23" EAST, 136.54 FEET; (4) THENCE NORTH 51°22'06" EAST, 19.55 FEET; (5) THENCE NORTH 60°43'43" EAST, 157.77 FEET; (6) THENCE NORTH 47°19'28" EAST, 159.98 FEET; (7) THENCE NORTH 76°50'26" EAST, 109.44 FEET TO A POINT HEREBY **DESIGNATED POINT "C"**, TO BE USED HEREINAFTER, SAID POINT LIES ON THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14; THENCE SOUTH 00°05'44" EAST, ALONG SAID EAST LINE AND THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14, A DISTANCE OF 1825.68 FEET TO A POINT HEREBY **DESIGNATED POINT "D"**, TO BE USED HEREINAFTER, SAID POINT IS ALSO THE INTERSECTION WITH THE NORTH LINE OF AFORESAID TERRANOVA PHASE III, AS RECORDED IN PLAT BOOK 124, PAGES 23-27, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE SOUTH 89°34'39" WEST, ALONG SAID NORTH LINE, 1,324.55 FEET TO THE NORTHWEST CORNER OF SAID "TERRANOVA PHASE III"; THENCE SOUTH 00°11'49" EAST ALONG THE WEST LINE OF SAID "TERRANOVA PHASE III", A DISTANCE OF 0.44 FEET TO THE **POINT OF BEGINNING**.

TOGETHER WITH

THE "AMENITY CENTER PARCEL," BEING DESCRIBED AS:

BEGIN AT PREVIOUSLY **DESIGNATED POINT "A"**, AND RUN THENCE ALONG THE NORTHERLY LINE OF SAID "VILLAMAR PHASE 6 AND PHASE 6D" FOR THE FOLLOWING THREE (3) COURSES: 1) ALONG A RADIAL LINE, N-28°59'57"-W, 150.00 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY; THENCE 2) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 2533.00 FEET, A CENTRAL ANGLE/Delta OF 00°03'40", A CHORD BEARING OF S-61°01'53"-W, A CHORD DISTANCE OF 2.70 FEET, FOR AN ARC LENGTH

OF 2.70 FEET; THENCE (3) ALONG A RADIAL LINE, N-28°56'17"-W, 110.00 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY; THENCE DEPARTING SAID NORHTERLY LINE, RUN NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 2423.00 FEET, A CENTRAL ANGLE/DELTA OF 09°13'45", A CHORD BEARING OF N-56°26'50"-E, A CHORD DISTANCE OF 389.87 FEET, FOR AN ARC LENGTH OF 390.29 FEET; THENCE ALONG A RADIAL LINE, S-38°38'33"-E, 213.33 FEET TO A POINT OF CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 80.00 FEET, A CENTRAL ANGLE/DELTA OF 19°02'37", A CHORD BEARING OF S-48°09'51"-E, A CHORD DISTANCE OF 26.47 FEET, FOR AN ARC LENGTH OF 26.59 FEET; THENCE ALONG A NON-RADIAL LINE, S-00°25'21"-E, 26.04 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 2683.00 FEET, A CENTRAL ANGLE/DELTA OF 04°31'08", A CHORD BEARING OF S-54°17'48"-W, A CHORD DISTANCE OF 211.55 FEET, FOR AN ARC LENGTH OF 211.60 FEET TO A POINT ON SAID NORTHERLY LINE OF "VILLAMAR PHASE 6 AND PHASE 6D", SAID POINT BEING A POINT ON A CURVE CONCAVE NORTHWESTERLY; THENCE ALONG SAID NORTHERLY LINE AND SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 2683.00 FEET, A CENTRAL ANGLE/DELTA OF 04°26'41", A CHORD BEARING OF S-58°46'42"-W, A CHORD DISTANCE OF 208.08 FEET, FOR AN ARC LENGTH OF 208.13 FEET TO THE **POINT OF BEGINNING**.

ALSO TOGETHER WITH THE "OFFSITE DRAINAGE AND DRAINAGE/RETENTION EASEMENT PARCEL" (ALSO BEING THAT CERTAIN "EASEMENT AGREEMENT" RECORDED IN OFFICIAL RECORDS BOOK 12798, PAGES 0100 THROUGH 0111 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA), ALL BEING FURTHER DESCRIBED AS:

BEGIN AT PREVIOUSLY **DESIGNATED POINT "B"**, AND RUN THENCE ALONG THE NORTHERLY LINE OF SAID "VILLAMAR PHASE 6 AND PHASE 6D" FOR THE FOLLOWING FOUR (4) COURSES, ALSO BEING THE BOUNDARY OF SAID "EASEMENT AGREEMENT": 1) ALONG A NON-RADIAL LINE, S-89°38'59"-W, 200.45 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY; THENCE 2) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 2540.00 FEET, A CENTRAL ANGLE/DELTA OF 06°00'23", A CHORD BEARING OF N-10°34'20"-W, A CHORD DISTANCE OF 266.15 FEET, FOR AN ARC LENGTH OF 266.27 FEET; THENCE 3) N-13°34'32"-W, 25.59 FEET TO A POINT OF CURVE CONCAVE NORTHEASTERLY; THENCE 4) NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/DELTA OF 35°17'22" (36°03'47"-D), A CHORD BEARING OF N-04°04'09"-E, (N-04°27'22"-E - D), A CHORD DISTANCE OF 15.16 FEET (15.48 FEET-D), FOR AN ARC LENGTH OF 15.40 FEET (15.74 FEET-D) TO A POINT ON A CURVE CONCAVE NORTHWESTERLY; THENCE DEPARTING SAID NORTHERLY BOUNDARY, AND CONTINUING ALONG THE BOUNDARY OF SAID "EASEMENT AGREEMENT" THE FOLLOWING FIVE (5) COURSES, RUN 1) NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 2153.00 FEET, A CENTRAL ANGLE/DELTA OF 08°48'24" (08°47'53"-D) A CHORD BEARING OF N-70°50'03"-E (N-70°49'51"-E - D) A CHORD DISTANCE OF 330.61 FEET (330.28 FEET - D), FOR AN ARC LENGTH OF 330.93 FEET (330.60 FEET -D); THENCE 2) ALONG A RADIAL AND NON-RADIAL LINE, RUN S-23°34'05"-E, 141.43 FEET (141.64 FEET - D) TO A POINT OF CURVE CONCAVE SOUTHEASTERLY; THENCE 3) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 80.00 FEET, A CENTRAL ANGLE/DELTA OF 21°05'13" (21°05'29"-D), A CHORD BEARING OF S-12°02'37"-W (S-12°02'53"-W - D) A CHORD DISTANCE OF 29.28 FEET, FOR AN ARC LENGTH OF 29.44 FEET (29.45 FEET - D); THENCE 4) ALONG A NON-RADIAL LINE, S-89°38'59"-W, 110.05 FEET (110.04 FEET - D); THENCE 5) S-00°21'01"-E, 250.00 FEET TO THE **POINT OF BEGINNING**.

NOTE: (D) INDICATES INFORMATION PER THAT CERTAIN EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 12798, PAGES 0100 TO 0111 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

VILLAMAR CDD AMENDED DISTRICT CONTAINS: 532.17 ACRES, MORE OR LESS (NET).

SECTION VI

**This space reserved for use by the Clerk of
the Circuit Court**

This instrument prepared by
and return to:

Meredith W. Hammock, Esq.
KILINSKI | VAN WYK PLLC
517 E. College Ave.
Tallahassee, Florida 32301

NOTICE OF PARTIAL RELEASE OF LIEN FOR SPECIAL ASSESSMENTS
VILLAMAR COMMUNITY DEVELOPMENT DISTRICT

PLEASE TAKE NOTICE that before me, the undersigned authority, personally appeared Jillian Burns, who, being duly sworn, states that she is the District Manager of the lienors herein, the VillaMar Community Development District, a local unit of special-purpose government (“**District**”), whose address is c/o Governmental Management Services – Central Florida, LLC, LLC, 219 E. Livingston Street, Orlando, Florida 32801, and who affirms that the District hereby releases the lands described in **Exhibit A** attached hereto (“**Phase 8 Property**”) from the non-ad valorem special assessment liens securing proposed bonds, as defined in Chapter 190, Florida Statutes, as described in that certain Villamar Community Development District Notice of Special Assessments and Government Lien of Record (Phases 5, 6, 7A, 7B, 8), recorded March 15, 2023, at Official Records Book 12617, Pages 1054 *et seq.*, of the Official Records of Polk County, Florida.

(signature appears on the following page)

EXECUTED this _____ day of February 2026.

**VILLAMAR COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

Name: Jillian Burns

Title: District Manager

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of February 2026, by Jillian Burns, as District Manager of the Villamar Community Development District, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)

NOTARY PUBLIC, STATE OF FLORIDA

Name: _____
(Name of Notary Public, Printed, Stamped
or Typed as Commissioned)

EXHIBIT A

Legal Description of Phase 8 Property

TRACT G OF "VILLAMAR PHASE 7", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 211, PAGES 50 TO 57 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

BEING FURTHER DESCRIBED AS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT G, SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE NORTHWESTERLY, AND RUN ALONG THE SOUTH LINE OF SAID TRACT G, ALSO SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 2023.00 FEET, A CENTRAL ANGLE/DELTA OF $11^{\circ}48'06''$, A CHORD BEARING OF $S-68^{\circ}39'36''-W$, A CHORD DISTANCE OF 415.95 FEET, FOR AN ARC LENGTH OF 416.69 FEET TO THE SOUTHWEST CORNER OF SAID TRACT G, SAID POINT ALSO BEING A POINT OF CURVE CONCAVE NORTHERLY; THENCE ALONG THE WEST LINE OF SAID TRACT G THE FOLLOWING SEVEN (7) COURSES: 1) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/DELTA OF $91^{\circ}51'49''$, A CHORD BEARING OF $N-59^{\circ}30'26''-W$, A CHORD DISTANCE OF 35.93 FEET, FOR AN ARC LENGTH OF 40.08 FEET; THENCE 2) $N-13^{\circ}34'32''-W$, 84.60 FEET TO A POINT OF CURVE CONCAVE EASTERLY; THENCE 3) NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE/DELTA OF $88^{\circ}22'20''$, A CHORD BEARING OF $N-30^{\circ}36'38''-E$, A CHORD DISTANCE OF 20.91 FEET, FOR AN ARC LENGTH OF 23.14 FEET; THENCE 4) ALONG A RADIAL LINE, $N-15^{\circ}12'12''-W$, 40.00 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY; THENCE 5) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 1858.00 FEET, A CENTRAL ANGLE/DELTA OF $00^{\circ}14'30''$, A CHORD BEARING OF $S-74^{\circ}55'03''-W$, A CHORD DISTANCE OF 7.84 FEET, FOR AN ARC LENGTH OF 7.84 FEET TO A POINT OF COMPOUND CURVE CONCAVE NORTHERLY; THENCE 6) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/DELTA OF $91^{\circ}23'10''$, A CHORD BEARING OF $N-59^{\circ}16'07''-W$, A CHORD DISTANCE OF 35.78 FEET, FOR AN ARC LENGTH OF 39.87 FEET; THENCE 7) $N-13^{\circ}34'32''-W$, 39.56 FEET TO THE NORTHWEST CORNER OF SAID TRACT G, SAID POINT IS A POINT ON A CURVE CONCAVE NORTHERLY; THENCE ALONG THE NORTH LINE OF SAID TRACT G, AND NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 1793.00 FEET, A CENTRAL ANGLE/DELTA OF $14^{\circ}36'35''$, A CHORD BEARING OF $N-68^{\circ}30'06''-E$, A CHORD DISTANCE OF 455.95 FEET, FOR AN ARC LENGTH OF 457.19 FEET TO THE MOST NORTHERLY CORNER OF SAID TRACT G; THENCE ALONG THE EASTERLY LINE OF SAID TRACT G THE FOLLOWING THREE (3) COURSES: 1) $S-61^{\circ}28'27''-E$, 41.36 FEET; THENCE 2) $S-50^{\circ}55'19''-W$, 77.42 FEET; THENCE 3) ALONG A NON-RADIAL LINE, $S-28^{\circ}12'04''-E$, 180.35 FEET TO THE **POINT OF BEGINNING**.

AND

A PARCEL OF LAND BEING A PORTION OF THE WEST 1/2 OF SECTION 14, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF "VILLAMAR PHASE 5", RECORDED IN PLAT BOOK 194, PAGES 46-51, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE NORTH $00^{\circ}11'49''$ WEST, ALONG THE WEST LINES OF "TERRANOVA PHASE III", RECORDED IN PLAT BOOK 124, PAGES 23-27, AND "TERRANOVA PHASE IV", AS RECORDED IN PLAT BOOK 130, PAGES 6-7, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, A DISTANCE OF 1,253.14 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING THE NORTHEAST CORNER OF THE PLAT

OF "VILLAMAR PHASE 6 AND PHASE 6D", AS RECORDED IN PLAT BOOK 203, PAGES 7-17, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY LINE OF SAID "VILLAMAR PHASE 6 AND PHASE 6D" FOR THE FOLLOWING THIRTEEN (13) COURSES; (1) THENCE SOUTH 89°32'19" WEST, 121.31 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2683.00 FEET, CENTRAL ANGLE OF 04°26'41", CHORD BEARING OF SOUTH 58°46'42" WEST, AND A CHORD DISTANCE OF 208.08 FEET; (2) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 208.13 FEET TO A POINT HEREBY **DESIGNATED POINT "A"**, TO BE USED HEREINAFTER; (3) THENCE NORTH 28°59'57" WEST, 150.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2533.00 FEET, CENTRAL ANGLE OF 00°03'40", CHORD BEARING OF SOUTH 61°01'53" WEST, AND A CHORD DISTANCE OF 2.70 FEET; (4) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 2.70 FEET; (5) THENCE NORTH 28°56'17" WEST, 110.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2423.00 FEET, CENTRAL ANGLE OF 05°48'17", CHORD BEARING OF SOUTH 63°57'51" WEST, AND A CHORD DISTANCE OF 245.38 FEET; (6) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 245.48 FEET; (7) THENCE SOUTH 00°21'01" EAST, 53.45 FEET; (8) THENCE SOUTH 89°38'59" WEST, 150.01 FEET; (9) THENCE SOUTH 00°21'01" EAST, 100.00 FEET TO A POINT HEREBY **DESIGNATED POINT "B"**, TO BE USED HEREINAFTER; (10) THENCE SOUTH 89°38'59" WEST, 200.45 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2540.00 FEET, CENTRAL ANGLE OF 06°00'23", CHORD BEARING OF NORTH 10°34'20" WEST, AND A CHORD DISTANCE OF 266.15 FEET; (11) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 266.27 FEET TO THE POINT OF TANGENCY; (12) THENCE NORTH 13°34'32" WEST, 25.59 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 84°54'55", A CHORD BEARING OF NORTH 28°52'56" EAST, AND A CHORD DISTANCE OF 33.75 FEET; (13) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 37.05 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,143.00 FEET, CENTRAL ANGLE OF 34°49'53", CHORD BEARING OF NORTH 57°19'48" EAST, AND CHORD DISTANCE OF 1,282.81 FEET, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY OF THOMPSON NURSERY ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 12411, PAGE 797, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY FOR THE FOLLOWING TWO (2) COURSES; (1) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,302.78 FEET TO THE POINT OF TANGENCY; (2) THENCE NORTH 39°54'51" EAST, 759.49 FEET TO THE SOUTHERLY LINE OF A PARCEL RECORDED IN OFFICIAL RECORDS BOOK 12946, PAGE 1900, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY LINE FOR THE FOLLOWING SEVEN (7) COURSES; (1) THENCE SOUTH 50°06'43" EAST, 99.80 FEET; (2) THENCE NORTH 39°53'17" EAST, 312.48 FEET; (3) THENCE SOUTH 86°47'23" EAST, 136.54 FEET; (4) THENCE NORTH 51°22'06" EAST, 19.55 FEET; (5) THENCE NORTH 60°43'43" EAST, 157.77 FEET; (6) THENCE NORTH 47°19'28" EAST, 159.98 FEET; (7) THENCE NORTH 76°50'26" EAST, 109.44 FEET TO A POINT HEREBY **DESIGNATED POINT "C"**, TO BE USED HEREINAFTER, SAID POINT LIES ON THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14; THENCE SOUTH 00°05'44" EAST, ALONG SAID EAST LINE AND THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14, A DISTANCE OF 1825.68 FEET TO A POINT HEREBY **DESIGNATED POINT "D"**, TO BE USED HEREINAFTER, SAID POINT IS ALSO THE INTERSECTION WITH THE NORTH LINE OF AFORESAID "TERRANOVA PHASE III", AS RECORDED IN PLAT BOOK 124, PAGES 23-27, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE SOUTH 89°34'39" WEST, ALONG SAID NORTH LINE, 1,324.55 FEET TO THE NORTHWEST CORNER OF SAID "TERRANOVA PHASE III"; THENCE SOUTH 00°11'49" EAST

ALONG THE WEST LINE OF SAID "TERRANOVA PHASE III", A DISTANCE OF 0.44 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

THE "AMENITY CENTER PARCEL," BEING DESCRIBED AS:

BEGIN AT PREVIOUSLY **DESIGNATED POINT "A"**, AND RUN THENCE ALONG THE NORTHERLY LINE OF SAID "VILLAMAR PHASE 6 AND PHASE 6D" FOR THE FOLLOWING THREE (3) COURSES): 1) ALONG A RADIAL LINE, N-28°59'57"-W, 150.00 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY; THENCE 2) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 2533.00 FEET, A CENTRAL ANGLE/Delta OF 00°03'40", A CHORD BEARING OF S-61°01'53"-W, A CHORD DISTANCE OF 2.70 FEET, FOR AN ARC LENGTH OF 2.70 FEET; THENCE (3) ALONG A RADIAL LINE, N-28°56'17"-W, 110.00 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY; THENCE DEPARTING SAID NORTHERLY LINE, RUN NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 2423.00 FEET, A CENTRAL ANGLE/Delta OF 09°13'45", A CHORD BEARING OF N-56°26'50"-E, A CHORD DISTANCE OF 389.87 FEET FOR AN ARC LENGTH OF 390.29 FEET; THENCE ALONG A RADIAL LINE, S-38°38'33"-E, 213.33 FEET TO A POINT OF CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 80.00 FEET, A CENTRAL ANGLE/Delta OF 19°02'37", A CHORD BEARING OF S-48°09'51"-E, A CHORD DISTANCE OF 26.47 FEET, FOR AN ARC LENGTH OF 26.59 FEET; THENCE ALONG A NON-RADIAL LINE, S-00°25'21"-E, 26.04 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 2683.00 FEET, A CENTRAL ANGLE/Delta OF 04°31'08", A CHORD BEARING OF S-54°17'48"-W, A CHORD DISTANCE OF 211.55 FEET, FOR AN ARC LENGTH OF 211.60 FEET TO A POINT ON SAID NORTHERLY LINE OF "VILLAMAR PHASE 6 AND PHASE 6D", SAID POINT BEING A POINT ON A CURVE CONCAVE NORTHWESTERLY; THENCE ALONG SAID NORTHERLY LINE AND SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 2683.00 FEET, A CENTRAL ANGLE/Delta OF 04°26'41", A CHORD BEARING OF S-58°46'42"-W, A CHORD DISTANCE OF 208.08 FEET, FOR AN ARC LENGTH OF 208.13 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT THE "OFFSITE DRAINAGE AND DRAINAGE/RETENTION EASEMENT PARCEL" (ALSO BEING THAT CERTAIN "EASEMENT AGREEMENT" RECORDED IN OFFICIAL RECORDS BOOK 12798, PAGES 0100 THROUGH 0111 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA), ALL BEING FURTHER DESCRIBED AS:

BEGIN AT PREVIOUSLY **DESIGNATED POINT "B"**, AND RUN THENCE ALONG THE NORTHERLY LINE OF SAID "VILLAMAR PHASE 6 AND PHASE 6D" FOR THE FOLLOWING FOUR (4) COURSES, ALSO BEING THE BOUNDARY OF SAID "EASEMENT AGREEMENT": 1) ALONG A NON-RADIAL LINE, S-89°38'59"-W, 200.45 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY; THENCE 2) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 2540.00 FEET, A CENTRAL ANGLE/Delta OF 06°00'23", A CHORD BEARING OF N-10°34'20"-W, A CHORD DISTANCE OF 266.15 FEET, FOR AN ARC LENGTH OF 266.27 FEET; THENCE 3) N-13°34'32"-W, 25.59 FEET TO A POINT OF CURVE CONCAVE NORTHEASTERLY; THENCE 4) NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/Delta OF 35°17'22" (36°03'47"-D), A CHORD BEARING OF N-04°04'09"-E, (N-04°27'22"-E - D), A CHORD DISTANCE OF 15.16 FEET (15.48 FEET-D), FOR AN ARC LENGTH OF 15.40 FEET (15.74 FEET-D) TO A POINT ON A CURVE CONCAVE NORTHWESTERLY; THENCE DEPARTING SAID NORTHERLY BOUNDARY, AND CONTINUING ALONG THE BOUNDARY OF

SAID "EASEMENT AGREEMENT" THE FOLLOWING FIVE (5) COURSES, RUN 1) NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 2153.00 FEET, A CENTRAL ANGLE/DELTA OF 08°48'24" (08°47'53"-D) A CHORD BEARING OF N-70°50'03"-E (N-70°49'51"-E - D) A CHORD DISTANCE OF 330.61 FEET (330.28 FEET - D), FOR AN ARC LENGTH OF 330.93 FEET (330.60 FEET -D); THENCE 2) ALONG A RADIAL AND NON-RADIAL LINE, RUN S-23°34'05"-E, 141.43 FEET (141.64 FEET - D) TO A POINT OF CURVE CONCAVE SOUTHEASTERLY; THENCE 3) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 80.00 FEET, A CENTRAL ANGLE/DELTA OF 21°05'13" (21°05'29"-D), A CHORD BEARING OF S-12°02'37"-W (S-12°02'53"-W - D) A CHORD DISTANCE OF 29.28 FEET, FOR AN ARC LENGTH OF 29.44 FEET (29.45 FEET - D); THENCE 4) ALONG A NON-RADIAL LINE, S-89°38'59"-W, 110.05 FEET (110.04 FEET - D); THENCE 5) S-00°21'01"-E, 250.00 FEET TO THE **POINT OF BEGINNING**.

NOTE: (D) INDICATES INFORMATION PER THAT CERTAIN EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 12798, PAGES 0100 TO 0111 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

CONTAINING: 51.62 ACRES, MORE OR LESS

SECTION VII

SECTION C

Villamar CDD

Field Management Report

Completed Items

- Winter sidewalk repair work items to address some busted and missing areas were completed.
- Some supplemental pond trash cleanup was done. Focal area was in phase 3.
- Performed some stormwater repair items in phases 4/5. Rip rap was added to some drains where needed and a trench was made at pond F based on engineer's recommendations.
- Minor fence repairs as needed.



Contracted Services

- Overall site maintenance is satisfactory.
- Landscaper is keeping up with the property and beds are neat and detailed.
- No issues noted from pool or janitorial maintenance vendors.



In Progress

- Monitoring progress of areas coming online in phase 7.
- Monitoring damage from frost. Full assessment will be made at the start of spring to see what comes back



Villamar CDD

Field Management Report – Photo Supplement

Sidewalk replacements



Photo Description:

📍 Cunningham roundabout in phase 3.



Photo Description:

📍 San Marco Dr 2812

Sidewalk replacements cont



Photo Description:

📍 San Marco Dr 2843

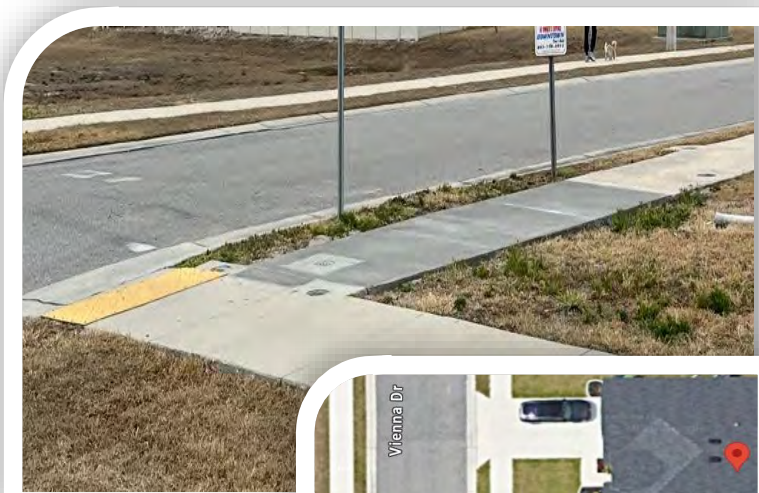
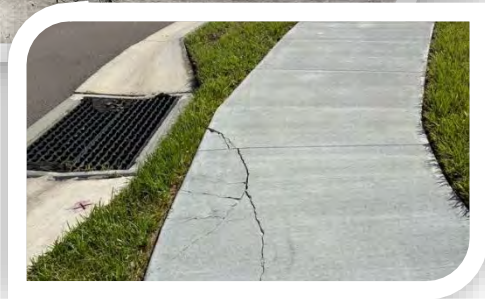


Photo Description:

📍 Vienna Dr missing section added.



SECTION D

SECTION 1

VillaMar
COMMUNITY DEVELOPMENT DISTRICT

Check Register
Fiscal Year 2025

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
	<u>Truist Bank</u>	
January 2026	Check#: 1039 - 1057	\$1,069,764.05
	ACH Utilities: 80085 - 80088	\$29,055.89
	TOTAL	\$1,098,819.94

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
1/05/26	00086	10/09/25 8	202510 330-53800-48700	FY26 HOLIDAY DECORATIONS SLOAN LIGHTING SOLUTIONS	*	17,000.00	17,000.00 001039
1/13/26	00071	1/13/26	SURPLUS 202601 300-15100-10000	TXFR SURPLUS TO SBA STATE BOARD OF ADMINISTRATION	*	500,000.00	500,000.00 001040
1/13/26	00074	1/13/26	TAX REC 202601 300-20700-10000	TAX RECEIPTS TSFR	*	500,000.00	
		1/13/26	TAX REC 202601 300-20700-10000	TAX RECEIPTS TSFR VILLAMAR CDD C/O US BANK	V	500,000.00-	.00 001041
1/13/26	00074	1/13/26	TAX REC 202601 300-20700-10000	TAX RECEIPTS TSFR VILLAMAR CDD C/O US BANK	*	356,681.22	356,681.22 001042
1/16/26	00071	1/16/26	SURPLUS 202601 300-15100-10000	TXFR SURPLUS TO SBA STATE BOARD OF ADMINISTRATION	*	150,000.00	150,000.00 001043
1/27/26	00023	1/13/26	6704-01- 202601 310-51300-31200	ARBITRAGE-FYE 25 SER 2019 AMTEC	*	450.00	450.00 001044
1/27/26	00084	1/20/26	FEB26PLA 202602 330-53800-48600	FEB 25- PLAYG II EQUIP LSE BOWPROP I, LLC.	*	2,088.04	2,088.04 001045
1/27/26	00034	12/19/25	16798 202512 330-53800-48500	DEC 25 - JANITORIAL SVCS	*	450.00	
		12/19/25	16798 202512 330-53800-48500	DEC 25 - TRASH COLLECT	*	450.00	
		12/19/25	16798 202512 330-53800-48500	DEC 25 - MAIL TRASH COLL	*	100.00	
		12/19/25	16798 202512 330-53800-48500	DEC 25 - PET STATION SVC	*	300.00	
		12/19/25	16798 202512 330-53800-48500	DEC 25 - DOGGIE BAGS 200	*	70.00	
				CSS CLEAN STAR SERVICES CENTRAL FL			1,370.00 001046
1/27/26	00009	11/30/25	387 202511 320-53800-49000	SUPPLEMENTL TRASH CLEANUP	*	1,085.25	
		11/30/25	388 202511 330-53800-48300	AMNTY- FALL FURN CLEANING	*	1,048.25	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/30/25		389	AMENITY - GENERAL REPAIRS	202511	330	53800	48300			*	349.17		
1/01/26		391	JAN 25 - FIELD MANAGEMENT	202601	320	53800	12000			*	1,931.25		
1/01/26		392	JAN 26 - MGMT FEES	202601	310	51300	34000			*	3,830.33		
1/01/26		392	JAN 26 - WEBSITE ADMIN	202601	310	51300	35200			*	108.17		
1/01/26		392	JAN 26 - INFORMATION TECH	202601	310	51300	35100			*	162.25		
1/01/26		392	JAN 26 - DISSEMINATION	202601	310	51300	31300			*	858.33		
1/01/26		392	JAN 26 - AMENITY ACCESS	202601	330	57200	12000			*	1,250.00		
1/01/26		392	JAN 26 - OFFICE SUPPLIES	202601	310	51300	51000			*	.21		
1/01/26		392	JAN 26 - POSTAGE	202601	310	51300	42000			*	5.18		
GOVERNMENTAL MANAGEMENT SERVICES -											10,628.39	001047	
1/27/26	00042	1/13/26	207 MAILING	202601	310	51300	42000			*	583.50		
JOE G. TEDDER, TAX COLLECTOR											583.50	001048	
1/27/26	00039	1/13/26	14067 DEC 25 - GENERAL COUNSEL	202512	310	51300	31500			*	418.50		
KILINSKI / VAN WYK, PLLC											418.50	001049	
1/27/26	00015	12/30/25	21645 REMOVAL OF 2 OAK TREES	202512	320	53800	46300			*	600.00		
1/01/26		21793	JAN 26 - LANDSCAPE MAINT.	202601	320	53800	46200			*	16,248.00		
1/23/26		21967	REP.SOLENOID CLOCK #3 Z#2	202601	320	53800	47300			*	236.78		
PRINCE & SONS INC.											17,084.78	001050	
1/27/26	00045	1/01/26	30173 JAN 26 - POOL MAINTENANCE	202601	330	53800	48100			*	2,955.00		
RESORT POOL SERVICES DBA											2,955.00	001051	
1/27/26	00041	1/02/26	PSI23073 QRTLY MN-POND 34 FOUNTAIN	202601	320	53800	46900			*	125.00		
1/02/26		PSI23250	JAN 26 - PHS 7 POND 36-42	202601	320	53800	47000			*	2,860.00		
SOLITUDE LAKE MANAGEMENT SERVICES											2,985.00	001052	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/27/26	00019	12/24/25	8014896	202512	310	51300	32300		FY26 TRUSTEE FEE SER 2020	*	4,444.69		
									US BANK			4,444.69	001053
1/27/26	00027	1/20/26	FEB26PLY	202602	330	53800	48600		FEB 26 - PLAYG.FURN LEASE	*	1,078.86		
		1/20/26	FEB26POO	202602	330	53800	48600		FEB 26 - POOL FURN. LEASE	*	1,396.07		
									WHFS, LLC			2,474.93	001054
1/30/26	00068	1/28/26	BS012820	202601	310	51300	11000		SUPERVISOR FEES 01/28/26	*	200.00		
									BOBBIE SHOCKLEY			200.00	001055
1/30/26	00080	1/28/26	EH012820	202601	310	51300	11000		SUPERVISOR FEES 01/28/26	*	200.00		
									EMILY J HAZELRIG			200.00	001056
1/30/26	00008	1/28/26	LS012820	202601	310	51300	11000		SUPERVISOR FEES 01/28/26	*	200.00		
									LAUREN SCHWENK			200.00	001057
TOTAL FOR BANK A											1,069,764.05		
TOTAL FOR REGISTER											1,069,764.05		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/30/26	00051	12/12/25	NOV25	202511 320-53800-43200		*	9,420.58		
			NOV 25	-FIELD WATER&SEWER					
		12/12/25	NOV25	202511 330-53800-48400		*	826.49		
			NOV 25	-AMTY WATR & SEWER					
								10,247.07	080085

1/30/26	00022	12/15/25	NOV25	202511 320-53800-43000		*	180.67		
			NOV 25	- FIELD ELECTRIC					
		12/15/25	NOV25	202511 320-53800-43100		*	15,879.31		
			NOV 25	- STREETLIGHTS					
		12/15/25	NOV25	202511 330-53800-43000		*	1,188.47		
			NOV 25	- AMENITY ELECTRIC					
		1/08/26	DEC25	202512 320-53800-43100		*	1,300.06		
			DEC 25	- STREETLIGHTS					
								18,548.51	080086

1/30/26	00043	1/22/26	68967054	202601 330-57200-48100		*	50.00		
			JAN 26	- PEST CONTROL					
								50.00	080087

1/30/26	00058	1/01/26	15531650	202601 330-57200-41000		*	210.31		
			JAN 26	- TV/INTERNET/TEL					
								210.31	080088

							TOTAL FOR BANK Z	29,055.89	
							TOTAL FOR REGISTER	29,055.89	

SECTION 2

VillaMar
Community Development District

Unaudited Financial Reporting
January 31, 2026



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VillaMar
Community Development District
Combined Balance Sheet
January 31, 2026

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
<u>Cash:</u>					
Operating Account	\$ 295,141	\$ -	\$ -	\$ -	\$ 295,141
Capital Projects Account	-	-	-	1,002	1,002
Accounts Receivable	14,601	-	-	-	14,601
<u>Investments:</u>					
State Board Administration (SBA)	968,406	-	-	-	968,406
Series 2019					
Reserve	-	-	201,917	-	201,917
Revenue	-	-	477,242	-	477,242
Prepayment	-	-	10,063	-	10,063
Series 2020					
Reserve	-	-	184,450	-	184,450
Revenue	-	-	439,902	-	439,902
Series 2022 A3					
Reserve	-	-	69,338	-	69,338
Revenue	-	-	187,061	-	187,061
Prepayment	-	-	436	-	436
Construction	-	-	-	9	9
Series 2022 A4					
Reserve	-	-	126,433	-	126,433
Revenue	-	-	297,972	-	297,972
Series 2023 A5					
Reserve	-	-	255,681	-	255,681
Revenue	-	-	613,260	-	613,260
Prepayment	-	-	144,609	-	144,609
Construction	-	-	-	92	92
Series 2024 A6					
Reserve	-	-	603,000	-	603,000
Revenue	-	-	424,573	-	424,573
Construction	-	-	-	14	14
Due from Capital Reserves	39,044	-	-	-	39,044
Due from Developer Series 2023 A3	-	-	-	84	84
Due from Developer Series 2024 A6	-	-	-	109,265	109,265
Due From General Fund	-	-	3,805	-	3,805
Deposits	6,327	-	-	-	6,327
Total Assets	\$ 1,323,519	\$ -	\$ 4,039,743	\$ 110,467	\$ 5,473,729
Liabilities:					
Accounts Payable	\$ 46,537	\$ -	\$ -	\$ -	\$ 46,537
Lease Payable	49,137	-	-	-	49,137
Contracts Payable	-	-	-	40,915	40,915
Due to Debt Service	3,805	-	-	-	3,805
Due to General Fund	-	39,044	-	-	39,044
Total Liabilities	\$ 99,480	\$ 39,044	\$ -	\$ 40,915	\$ 179,439
Fund Balance:					
Nonspendable:					
Deposits	\$ 6,327	\$ -	\$ -	\$ -	\$ 6,327
Restricted for:					
Debt Service - Series 2019	-	-	650,839	-	650,839
Debt Service - Series 2020	-	-	589,269	-	589,269
Debt Service - Series 2022 A3	-	-	243,630	-	243,630
Debt Service - Series 2022 A4	-	-	400,630	-	400,630
Debt Service - Series 2023 A5	-	-	938,636	-	938,636
Debt Service - Series 2024 A6	-	-	1,216,739	-	1,216,739
Capital Projects - Series 2019	-	-	-	1,002	1,002
Capital Projects - Series 2022 A3	-	-	-	93	93
Capital Projects - Series 2023 A5	-	-	-	93	93
Capital Projects - Series 2024 A6	-	-	-	68,364	68,364
Assigned for:					
Capital Reserves	197,801	(39,044)	-	-	158,758
Unassigned	1,019,911	-	-	-	1,019,911
Total Fund Balances	\$ 1,224,039	\$ (39,044)	\$ 4,039,743	\$ 69,552	\$ 5,294,290
Total Liabilities & Fund Balance	\$ 1,323,519	\$ -	\$ 4,039,743	\$ 110,467	\$ 5,473,729

VillaMar
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 1,260,612	\$ 1,160,005	\$ 1,160,005	\$ -
Assessments - Direct Bill (Unplatted PH8)	20,706	10,353	10,353	-
Lease Proceeds	-	-	98,274	98,274
Interest Income	5,000	1,667	4,386	2,719
Total Revenues	\$ 1,286,318	\$ 1,172,025	\$ 1,273,018	\$ 100,993
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 1,200	\$ 2,800
Engineering	7,500	2,500	2,212	288
Attorney	25,000	8,333	1,630	6,703
Attorney - Boundary Amendment	5,000	1,667	6,281	(4,614)
Annual Audit	7,200	-	-	-
Assessment Administration	10,300	10,300	10,300	-
Bonds Amortization Filing	4,000	3,000	3,000	-
Arbitrage	2,700	450	450	-
Dissemination	10,300	3,433	3,433	(0)
Trustee Fees	29,800	4,445	4,445	-
Management Fees	45,964	15,321	15,321	(0)
Information Technology	1,947	649	649	(0)
Website Maintenance	1,298	433	433	(0)
Postage & Delivery	3,000	1,000	634	366
Insurance General Liability	7,000	7,000	6,793	207
Printing & Binding	500	167	79	87
Legal Advertising	3,160	1,053	-	1,053
Office Supplies	500	167	72	94
Other Current Charges	2,000	667	544	123
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 179,343	\$ 64,759	\$ 57,652	\$ 7,107

VillaMar
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<i>Operations & Maintenance</i>				
Field Expenditures				
Field Management	\$ 23,175	\$ 7,725	\$ 7,725	\$ -
Landscape Maintenance	226,000	75,333	64,992	10,341
Landscape Replacement	35,000	11,667	600	11,067
Pond Maintenance	35,000	11,667	11,440	227
Fountain Maintenance	1,000	333	700	(367)
Streetlights	190,000	63,333	61,802	1,532
Electric	5,000	1,667	3,434	(1,767)
Water & Sewer	50,000	16,667	26,991	(10,324)
Sidewalk & Asphalt Maintenance	5,000	1,667	-	1,667
Irrigation Repairs	10,000	3,333	889	2,445
General Repairs & Maintenance	30,000	10,000	1,707	8,293
Property Insurance	27,500	27,500	14,053	13,447
Contingency	25,000	8,333	1,085	7,248
Subtotal Field Expenditures	\$ 662,675	\$ 239,225	\$ 195,417	\$ 43,808
Amenity Expenditures				
Pool Maintenance - Contract	\$ 70,900	\$ 23,633	\$ 11,650	\$ 11,983
Security Services	72,000	24,000	1,434	22,566
Pool Maintenance - R&M	7,700	2,567	950	1,617
Janitorial Services	30,700	10,233	5,610	4,623
Internet	5,000	1,667	841	825
Pest Control	2,000	667	200	467
Playground & Furniture Lease	65,000	21,667	16,164	5,503
Amenity - Electric	22,000	7,333	4,614	2,719
Amenity - Water & Sewer	22,000	7,333	4,227	3,106
Amenity Access Management	15,000	5,000	5,000	-
Amenity Repairs & Maintenance	20,000	6,667	3,586	3,081
Holiday Decorations	20,000	20,000	17,000	3,000
Contingency	25,000	8,333	-	8,333
Capital Outlay	-	-	98,274	(98,274)
Subtotal Amenity Expenditures	\$ 377,300	\$ 139,100	\$ 169,550	\$ (30,450)
Total Operations & Maintenance	\$ 1,039,975	\$ 378,325	\$ 364,967	\$ 13,358
Total Expenditures	\$ 1,219,318	\$ 443,084	\$ 422,619	\$ 20,465
Excess (Deficiency) of Revenues over Expenditures	\$ 67,000	\$ 728,941	\$ 850,399	\$ 121,459
<i>Other Financing Sources/(Uses):</i>				
Capital Reserve Transfer	\$ (67,000)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (67,000)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ 728,941	\$ 850,399	\$ 121,459
Fund Balance - Beginning	\$ -		\$ 373,640	
Fund Balance - Ending	\$ -		\$ 1,224,039	

VillaMar
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ -	-
Total Revenues	\$ -	\$ -	\$ -	-
Expenditures:				
Chair Lift Replacement	\$ 13,500	\$ 13,500	\$ 13,500	-
Furniture Replacement	20,000	-	-	-
Capital Improvement	-	-	-	-
Contingency	-	-	-	-
Total Expenditures	\$ 33,500	\$ 13,500	\$ 13,500	-
Excess (Deficiency) of Revenues over Expenditures	\$ (33,500)	\$ (13,500)	\$ (13,500)	-
Other Financing Sources/(Uses):				
Capital Reserve Transfer	\$ 67,000	\$ -	\$ -	-
Total Other Financing Sources/(Uses)	\$ 67,000	\$ -	\$ -	-
Net Change in Fund Balance	\$ 33,500	\$ (13,500)	\$ (13,500)	-
Fund Balance - Beginning	\$ 141,650		\$ (25,544)	
Fund Balance - Ending	\$ 175,150		\$ (39,044)	

VillaMar

Community Development District Debt Service Fund Series 2019 A1

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending January 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/26	Thru 01/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 403,763	\$ 365,493	\$ 365,493	\$ -
Prepayments	-	-	8,317	8,317
Interest Income	6,000	2,000	4,384	2,384
Total Revenues	\$ 409,763	\$ 367,493	\$ 378,194	\$ 10,701
Expenditures:				
Interest - 11/1	\$ 137,838	\$ 137,838	\$ 137,838	\$ -
Interest - 5/1	137,838	-	-	-
Principal - 5/1	130,000	-	-	-
Total Expenditures	\$ 405,675	\$ 137,838	\$ 137,838	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 4,088	\$ 229,655	\$ 240,356	\$ 10,701
Net Change in Fund Balance	\$ 4,088	\$ 229,655	\$ 240,356	\$ 10,701
Fund Balance - Beginning	\$ 202,659		\$ 410,482	
Fund Balance - Ending	\$ 206,747		\$ 650,839	

VillaMar

Community Development District Debt Service Fund Series 2020 A2

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending January 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/26	Thru 01/31/26	Variance
<u>Revenues:</u>				
Special Assessments - Tax Roll	\$ 369,050	\$ 334,071	\$ 334,071	\$ -
Interest Income	5,000	1,667	3,954	2,287
Total Revenues	\$ 374,050	\$ 335,738	\$ 338,025	\$ 2,287
<u>Expenditures:</u>				
Interest - 11/1	\$ 114,044	\$ 114,044	\$ 114,044	\$ -
Interest - 5/1	114,044	-	-	-
Principal - 5/1	140,000	-	-	-
Total Expenditures	\$ 368,088	\$ 114,044	\$ 114,044	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 5,962	\$ 221,694	\$ 223,982	\$ 2,287
Net Change in Fund Balance	\$ 5,962	\$ 221,694	\$ 223,982	\$ 2,287
Fund Balance - Beginning	\$ 179,457		\$ 365,287	
Fund Balance - Ending	\$ 185,419		\$ 589,269	

VillaMar

Community Development District Debt Service Fund Series 2022 A3

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 138,905	\$ 125,740	\$ 125,740	\$ -
Interest Income	1,000	333	2,075	1,742
Total Revenues	\$ 139,905	\$ 126,073	\$ 127,815	\$ 1,742
Expenditures:				
Interest - 11/1	\$ 43,284	\$ 43,284	\$ 43,284	\$ -
Principal - 11/1	50,000	50,000	50,000	-
Interest - 5/1	42,503	-	-	-
Total Expenditures	\$ 135,788	\$ 93,284	\$ 93,284	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 4,118	\$ 32,789	\$ 34,531	\$ 1,742
Net Change in Fund Balance	\$ 4,118	\$ 32,789	\$ 34,531	\$ 1,742
Fund Balance - Beginning	\$ 139,217		\$ 209,099	
Fund Balance - Ending	\$ 143,335		\$ 243,630	

VillaMar

Community Development District Debt Service Fund Series 2022 A4

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 249,798	\$ 226,122	\$ 226,122	\$ -
Interest Income	-	-	2,720	2,720
Total Revenues	\$ 249,798	\$ 226,122	\$ 228,842	\$ 2,720
Expenditures:				
Interest - 11/1	\$ 80,644	\$ 80,644	\$ 80,644	\$ -
Interest - 5/1	80,644	-	-	-
Principal - 5/1	90,000	-	-	-
Total Expenditures	\$ 251,288	\$ 80,644	\$ 80,644	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (1,490)	\$ 145,478	\$ 148,198	\$ 2,720
Net Change in Fund Balance	\$ (1,490)	\$ 145,478	\$ 148,198	\$ 2,720
Fund Balance - Beginning	\$ 128,001		\$ 252,432	
Fund Balance - Ending	\$ 126,511		\$ 400,630	

VillaMar

Community Development District Debt Service Fund Series 2023 A5

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending January 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/26	Thru 01/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 538,103	\$ 463,341	\$ 463,341	\$ -
Prepayments	-	-	140,414	140,414
Interest Income	5,000	1,667	6,694	5,027
Total Revenues	\$ 543,103	\$ 465,007	\$ 610,448	\$ 145,441
Expenditures:				
Interest - 11/1	\$ 203,881	\$ 203,881	\$ 203,881	\$ -
Special Call - 11/1	-	-	120,000	(120,000)
Interest - 5/1	203,881	-	-	-
Principal - 5/1	115,000	-	-	-
Total Expenditures	\$ 522,763	\$ 203,881	\$ 323,881	\$ (120,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 20,340	\$ 261,126	\$ 286,567	\$ 25,441
Net Change in Fund Balance	\$ 20,340	\$ 261,126	\$ 286,567	\$ 25,441
Fund Balance - Beginning	\$ 350,715		\$ 652,068	
Fund Balance - Ending	\$ 371,055		\$ 938,636	

VillaMar

Community Development District Debt Service Fund Series 2024 A6

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending January 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/26	Thru 01/31/26	Variance
<u>Revenues:</u>				
Special Assessments - Tax Roll	\$ 603,000	\$ 545,848	\$ 545,848	\$ -
Interest Income	20,000	6,667	9,189	2,522
Total Revenues	\$ 623,000	\$ 552,514	\$ 555,037	\$ 2,522
<u>Expenditures:</u>				
Interest - 11/1	\$ 237,884	\$ 237,884	\$ 237,884	\$ -
Interest - 5/1	237,884	-	-	-
Principal - 5/1	130,000	-	-	-
Total Expenditures	\$ 605,769	\$ 237,884	\$ 237,884	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 17,231	\$ 314,630	\$ 317,152	\$ 2,522
Net Change in Fund Balance	\$ 17,231	\$ 314,630	\$ 317,152	\$ 2,522
Fund Balance - Beginning	\$ 343,608		\$ 899,587	
Fund Balance - Ending	\$ 360,839		\$ 1,216,739	

VillaMar
Community Development District
Combined Capital Project Funds
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Series	Series	Series	Series	Series	Series	Total
	2019 A1	2020 A2	2022 A3	2022 A4	2023 A5	2024 A6	
Revenues							
Developer Contributions	\$ -	\$ -	\$ 84	\$ -	\$ -	\$ 159,408	\$ 159,492
Interest Income	-	-	0	-	4	96	99
Total Revenues	\$ -	\$ -	\$ 84	\$ -	\$ 4	\$ 159,504	\$ 159,592
Expenditures:							
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 92,140	\$ 92,140
Bank Fees	191	-	-	-	-	-	191
Total Expenditures	\$ 191	\$ -	\$ -	\$ -	\$ -	\$ 92,140	\$ 92,331
Excess (Deficiency) of Revenues over Expenditures	\$ (191)	\$ -	\$ 84	\$ -	\$ 4	\$ 67,364	\$ 67,261
Net Change in Fund Balance	\$ (191)	\$ -	\$ 84	\$ -	\$ 4	\$ 67,364	\$ 67,261
Fund Balance - Beginning	\$ 1,193	\$ -	\$ 9	\$ -	\$ 89	\$ 1,000	\$ 2,291
Fund Balance - Ending	\$ 1,002	\$ -	\$ 93	\$ -	\$ 93	\$ 68,364	\$ 69,552

VillaMar
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ 58,355	\$ 1,088,215	\$ 13,435	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,160,005
Assessments - Direct Bill (Unplatted PH8)	-	10,353	-	-	-	-	-	-	-	-	-	-	10,353
Lease Proceeds	98,274	-	-	-	-	-	-	-	-	-	-	-	98,274
Interest Income	1,167	733	818	1,667	-	-	-	-	-	-	-	-	4,386
Total Revenues	\$ 99,441	\$ 69,441	\$ 1,089,034	\$ 15,102	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,273,018
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 600	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200
Engineering	819	1,393	-	-	-	-	-	-	-	-	-	-	2,212
Attorney	678	34	419	500	-	-	-	-	-	-	-	-	1,630
Attorney - Boundary Amendment	712	5,569	-	-	-	-	-	-	-	-	-	-	6,281
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	10,300	-	-	-	-	-	-	-	-	-	-	-	10,300
Bonds Amortization Filing	500	2,500	-	-	-	-	-	-	-	-	-	-	3,000
Arbitrage	-	-	-	450	-	-	-	-	-	-	-	-	450
Dissemination	858	858	858	858	-	-	-	-	-	-	-	-	3,433
Trustee Fees	-	-	4,445	-	-	-	-	-	-	-	-	-	4,445
Management Fees	3,830	3,830	3,830	3,830	-	-	-	-	-	-	-	-	15,321
Information Technology	162	162	162	162	-	-	-	-	-	-	-	-	649
Website Maintenance	108	108	108	108	-	-	-	-	-	-	-	-	433
Postage & Delivery	3	39	4	589	-	-	-	-	-	-	-	-	634
Insurance General Liability	6,793	-	-	-	-	-	-	-	-	-	-	-	6,793
Printing & Binding	41	-	39	-	-	-	-	-	-	-	-	-	79
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	-	69	3	0	-	-	-	-	-	-	-	-	72
Other Current Charges	-	116	322	106	-	-	-	-	-	-	-	-	544
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 24,979	\$ 15,279	\$ 10,190	\$ 7,204	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 57,652

VillaMar
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Field Expenditures													
Field Management	\$ 1,931	\$ 1,931	\$ 1,931	\$ 1,931	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,725
Landscape Maintenance	16,248	16,248	16,248	16,248	-	-	-	-	-	-	-	-	64,992
Landscape Replacement	-	-	600	-	-	-	-	-	-	-	-	-	600
Pond Maintenance	4,798	922	2,860	2,860	-	-	-	-	-	-	-	-	11,440
Fountain Maintenance	125	450	-	125	-	-	-	-	-	-	-	-	700
Streetlights	15,123	17,179	15,000	14,500	-	-	-	-	-	-	-	-	61,802
Electric	52	381	1,500	1,500	-	-	-	-	-	-	-	-	3,434
Water & Sewer	3,590	10,201	7,500	5,700	-	-	-	-	-	-	-	-	26,991
Sidewalk & Asphalt Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	-	652	-	237	-	-	-	-	-	-	-	-	889
General Repairs & Maintenance	1,707	-	-	-	-	-	-	-	-	-	-	-	1,707
Property Insurance	14,053	-	-	-	-	-	-	-	-	-	-	-	14,053
Contingency	-	1,085	-	-	-	-	-	-	-	-	-	-	1,085
Subtotal Field Expenditures	\$ 57,627	\$ 49,050	\$ 45,639	\$ 43,101	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 195,417
Amenity Expenditures													
Pool Maintenance - Contract	\$ 2,870	\$ 2,870	\$ 2,955	\$ 2,955	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,650
Security Services	1,429	5	-	-	-	-	-	-	-	-	-	-	1,434
Pool Maintenance - R&M	-	-	950	-	-	-	-	-	-	-	-	-	950
Janitorial Services	1,390	1,450	1,370	1,400	-	-	-	-	-	-	-	-	5,610
Internet	210	210	210	210	-	-	-	-	-	-	-	-	841
Pest Control	50	50	50	50	-	-	-	-	-	-	-	-	200
Playground & Furniture Lease	2,475	4,563	4,563	4,563	-	-	-	-	-	-	-	-	16,164
Amenity - Electric	1,026	1,188	1,200	1,200	-	-	-	-	-	-	-	-	4,614
Amenity - Water & Sewer	1,001	826	1,200	1,200	-	-	-	-	-	-	-	-	4,227
Amenity Access Management	1,250	1,250	1,250	1,250	-	-	-	-	-	-	-	-	5,000
Amenity Repairs & Maintenance	-	3,586	-	-	-	-	-	-	-	-	-	-	3,586
Holiday Decorations	17,000	-	-	-	-	-	-	-	-	-	-	-	17,000
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Outlay	98,274	-	-	-	-	-	-	-	-	-	-	-	98,274
Subtotal Amenity Expenditures	\$ 126,975	\$ 15,999	\$ 13,748	\$ 12,828	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 169,550
Total Expenditures	\$ 209,581	\$ 80,327	\$ 69,577	\$ 63,133	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 422,619
Total Expenditures & Other Financing Uses	\$ 209,581	\$ 80,327	\$ 69,577	\$ 63,133	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 422,619
Net Change in Fund Balance	\$ (110,140)	\$ (10,886)	\$ 1,019,456	\$ (48,031)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 850,399

VillaMar
Community Development District
Long Term Debt Report

SERIES 2019, SPECIAL ASSESSMENT REVENUE BONDS AREA 1			
TERM 1	3.750%	\$510,000.00	May 1, 2024
TERM 2	4.00%	\$750,000.00	May 1, 2029
TERM 3	4.63%	\$2,105,000.00	May 1, 2039
TERM 4	4.875%	\$3,815,000.00	May 1, 2050
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE		
RESERVE FUND REQUIREMENT		\$201,917	
RESERVE FUND BALANCE		\$201,917	
BONDS OUTSTANDING - 06/25/19			\$7,180,000
LESS: SPECIAL CALL - 08/01/20			(\$290,000)
LESS: SPECIAL CALL - 11/1/20			(\$280,000)
LESS: SPECIAL CALL - 2/1/21			(\$45,000)
LESS: PRINCIPAL PAYMENT - 5/1/21			(\$110,000)
LESS: SPECIAL CALL - 5/1/21			(\$30,000)
LESS: SPECIAL CALL - 8/1/21			(\$65,000)
LESS: SPECIAL CALL - 11/1/21			(\$20,000)
LESS: PRINCIPAL PAYMENT - 5/1/22			(\$110,000)
LESS: SPECIAL CALL - 11/1/22			(\$20,000)
LESS: PRINCIPAL PAYMENT - 5/1/23			(\$115,000)
LESS: PRINCIPAL PAYMENT - 5/1/24			(\$120,000)
LESS: PRINCIPAL PAYMENT - 5/1/25			(\$125,000)
CURRENT BONDS OUTSTANDING			\$5,850,000

SERIES 2020, SPECIAL ASSESSMENT REVENUE BONDS AREA 2			
TERM 1	2.625%	\$525,000.00	May 1, 2025
TERM 2	3.20%	\$750,000.00	May 1, 2030
TERM 3	3.75%	\$1,965,000.00	May 1, 2040
TERM 4	4.000%	\$3,260,000.00	May 1, 2051
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE		
RESERVE FUND REQUIREMENT		\$184,450	
RESERVE FUND BALANCE		\$184,450	
BONDS OUTSTANDING - 11/24/20			\$6,500,000
LESS: PRINCIPAL PAYMENT - 5/1/22			(\$125,000)
LESS: PRINCIPAL PAYMENT - 5/1/23			(\$130,000)
LESS: PRINCIPAL PAYMENT - 5/1/24			(\$135,000)
LESS: PRINCIPAL PAYMENT - 5/1/25			(\$135,000)
CURRENT BONDS OUTSTANDING			\$5,975,000

SERIES 2022, SPECIAL ASSESSMENT REVENUE BONDS AREA 3			
TERM 1	3.125%	\$415,000.00	November 1, 2027
TERM 2	3.50%	\$370,000.00	November 1, 2032
TERM 3	4.00%	\$2,255,000.00	November 1, 2051
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE		
RESERVE FUND REQUIREMENT		\$69,338	
RESERVE FUND BALANCE		\$69,338	
BONDS OUTSTANDING - 03/18/22			\$3,040,000
LESS: PRINCIPAL PAYMENT - 11/1/22			(\$100,000)
LESS: SPECIAL CALL - 5/1/23			(\$50,000)
LESS: SPECIAL CALL - 5/1/23			(\$85,000)
LESS: PRINCIPAL PAYMENT - 11/1/23			(\$60,000)
LESS: SPECIAL CALL - 11/1/23			(\$190,000)
LESS: SPECIAL CALL - 2/1/24			(\$80,000)
LESS: SPECIAL CALL - 5/1/24			(\$135,000)
LESS: SPECIAL CALL - 8/1/24			(\$55,000)
LESS: PRINCIPAL PAYMENT - 11/1/24			(\$50,000)
LESS: PRINCIPAL PAYMENT - 11/1/25			(\$50,000)
CURRENT BONDS OUTSTANDING			\$2,185,000

VillaMar
Community Development District
Long Term Debt Report

SERIES 2022, SPECIAL ASSESSMENT REVENUE BONDS AREA 4			
TERM 1	3.250%	\$425,000.00	May 1, 2027
TERM 2	3.63%	\$505,000.00	May 1, 2032
TERM 3	4.00%	\$1,340,000.00	May 1, 2042
TERM 4	4.125%	\$2,025,000.00	May 1, 2052
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE		
RESERVE FUND REQUIREMENT		\$124,913	
RESERVE FUND BALANCE		\$126,433	
BONDS OUTSTANDING - 03/18/22			\$4,295,000
LESS: PRINCIPAL PAYMENT - 5/1/23			(\$80,000)
LESS: PRINCIPAL PAYMENT - 5/1/24			(\$80,000)
LESS: PRINCIPAL PAYMENT - 5/1/25			(\$85,000)
CURRENT BONDS OUTSTANDING			\$4,050,000

SERIES 2023, SPECIAL ASSESSMENT REVENUE BONDS AREA 5			
TERM 1	4.875%	\$885,000.00	May 1, 2030
TERM 2	5.63%	\$2,860,000.00	May 1, 2043
TERM 3	5.75%	\$4,195,000.00	May 1, 2053
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE		
RESERVE FUND REQUIREMENT		\$255,681	
RESERVE FUND BALANCE		\$255,681	
BONDS OUTSTANDING - 06/15/23			\$7,940,000
LESS: PRINCIPAL PAYMENT - 5/1/24			(\$110,000)
LESS: SPECIAL CALL - 8/1/24			(\$80,000)
LESS: SPECIAL CALL - 11/1/24			(\$140,000)
LESS: SPECIAL CALL - 2/1/25			(\$50,000)
LESS: PRINCIPAL PAYMENT - 5/1/25			(\$110,000)
LESS: SPECIAL CALL - 5/1/25			(\$80,000)
LESS: SPECIAL CALL - 8/1/25			(\$125,000)
LESS: SPECIAL CALL - 11/1/25			(\$120,000)
CURRENT BONDS OUTSTANDING			\$7,125,000

SERIES 2024, SPECIAL ASSESSMENT REVENUE BONDS AREA 6			
TERM 1	4.625%	\$985,000.00	May 1, 2031
TERM 2	5.50%	\$3,140,000.00	May 1, 2044
TERM 3	5.75%	\$4,575,000.00	May 1, 2054
RESERVE FUND DEFINITION	LESSER OF: (i) MADS (ii) 125% Avg Annual DS (iii) 10% of Original Issue		
RESERVE FUND REQUIREMENT		\$603,000	
RESERVE FUND BALANCE		\$603,000	
BONDS OUTSTANDING - 03/31/24			\$8,700,000
LESS: PRINCIPAL PAYMENT - 5/1/25			(\$120,000)
CURRENT BONDS OUTSTANDING			\$8,580,000

VillaMar
Community Development District
Special Assessment Receipts - Polk County
Fiscal Year 2026

	Gross Assessments	\$	1,355,500	\$	434,152	\$	396,828	\$	149,361	\$	268,600	\$	550,381	\$	648,387	\$	3,803,208
ON ROLL ASSESSMENTS	Net Assessments	\$	1,260,615	\$	403,761	\$	369,050	\$	138,905	\$	249,798	\$	511,854	\$	603,000	\$	3,536,984

		36%		11%		10%		4%		7%		14%		17%		100.00%	
Date	Gross Amount	(Discount)/ Penalty	Commissions	Interest/ (P. Appraiser)	Net Receipts	O&M Portion	Series 2019 Debt Service	Series 2020 Debt Service	Series 2022 PH3 Debt Service	Series 2022 PH4 Debt Service	Series 2023 Debt Service	Series 2023 Debt Service	Total				
11/10/25	\$ 8,005	\$ 420	\$ 152	\$ -	\$ 7,433	\$ 2,816	\$ 819	\$ 749	\$ 282	\$ 507	\$ 1,038	\$ 1,223	\$ 7,433				
11/14/25	16,266	651	312	-	15,303	5,696	1,704	1,558	586	1,054	2,160	2,545	15,303				
11/21/25	47,244	1,890	907	-	44,447	17,089	4,853	4,435	1,669	3,002	6,152	7,247	44,447				
11/26/25	97,817	3,913	1,878	-	92,027	32,754	10,513	9,609	3,617	6,504	13,328	15,701	92,027				
11/30/25	-	-	-	(38,032)	(38,032)	(13,555)	(4,342)	(3,968)	(1,494)	(2,686)	(5,504)	(6,484)	(38,032)				
12/08/25	709,853	28,390	13,629	-	667,834	236,580	76,492	69,916	26,315	47,324	96,970	114,237	667,834				
12/19/25	1,980,562	79,223	38,027	-	1,863,312	690,676	207,991	190,110	71,555	128,680	263,674	310,626	1,863,312				
12/31/25	567,370	26,643	10,815	-	529,913	174,514	63,037	57,618	21,687	39,000	79,913	94,144	529,913				
01/09/26	34,158	1,025	663	-	32,470	11,328	3,750	3,428	1,290	2,320	4,754	5,601	32,470				
01/29/26	-	-	-	5,913	5,913	2,107	675	617	232	418	856	1,008	5,913				
TOTAL	\$ 3,461,275	\$ 142,154	\$ 66,382	\$ (32,119)	\$ 3,220,620	\$ 1,160,005	\$ 365,493	\$ 334,071	\$ 125,740	\$ 226,122	\$ 463,341	\$ 545,848	\$ 3,220,620				

91%	Net Percent Collected
\$ 316,364	Balance Remaining to Collect