

VillaMar
Community Development District

Meeting Agenda

April 22, 2026

AGENDA

VillaMar
Community Development District

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

April 15, 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, April 22, 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 March 25, 2026 Board of Supervisors Meeting
4. Consideration of Resolution 2026-04 Approving the Proposed Fiscal Year 2026/2027 Budget (Suggested Date: July 22, 2026), Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2026/2027 Budget and the Imposition of Operations and Maintenance Assessments
5. Consideration of Resolution 2026-05 General Election Resolution & Announcement of Qualifying Period
6. 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
 - iii. Presentation of Number of Registered Voters—1,603
7. Other Business
8. Supervisors Requests and Audience Comments
9. Adjournment

MINUTES

**MINUTES OF MEETING
VILLAMAR
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the VillaMar Community Development District was held on **Wednesday, March 25, 2026** at 11:03 a.m. at the Offices of PRIME Community Management, 375 Avenue A SE, Winter Haven, Florida.

Present and constituting a quorum:

Brian Walsh	Vice Chairman
Bobbie Shockley	Assistant Secretary
Emily Hazelrig	Assistant Secretary

Also, present were:

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

The following is a summary of the discussions and actions taken at the March 25, 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 in person but one on Zoom and opened the public comment period on agenda items only. There were no comments.

**THIRD ORDER OF BUSINESS
2026 Board of Supervisors Meeting**

Approval of Minutes of the February 25,

Ms. Burns presented the meeting minutes from February 25, 2026 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 February 25, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearing

A. Public Hearing on the Adoption of Amended and Restated Rules Relating to Parking & Parking Enforcement

Ms. Burns asked for a motion to open the public hearing. She noted the public hearing had been advertised.

On MOTION by Ms. Shockley, seconded by Ms. Hazelrig, with all in favor, Opening the Public Hearing, was approved.

i. Presentation of Map for Discussion Regarding Parking Policy Expansion

Ms. Burns stated the main change in the existing parking policy is the addition of Phase 6, which is now substantially complete. The policy previously applied to Phases 1 through 5 and will now also cover Phase 6. Parking areas are marked in green on the map, with yellow areas designated for mailbox parking, limited to five minutes to prevent long-term use. Signs at community entrances will indicate that on-street parking is only allowed where signage permits, and additional signs will highlight available parking areas. Phase 7 is not included in the policy yet and will be added once home construction in that phase is nearing completion.

ii. Consideration of Resolution 2026-03 Adopting Amended and Restated Rules Relating to Parking & Parking Enforcement

Ms. Burns stated the updated parking policy introduces language changes that now apply to Phases 1 through 6. The main revisions clarify procedures regarding abandoned and broken-down vehicles, specifying that vehicles can be towed if they lack a license plate, have expired registration, are visibly non-operational, have not moved for seven days (with independent staff

verification), or are junked and undriveable. The policy also replaces the term "commercial vehicle" with "oversized vehicle," which includes vehicles heavier than a one-ton dual wheel pickup, motor homes, trailers, campers, semi-trailers, and similar types. These oversized vehicles are prohibited from parking on the street overnight between 10:00 PM and 6:00 AM and may be towed if found during those hours. Regular-sized vehicles with commercial advertising are now permitted, following legal recommendations related to free speech. The language changes aim to provide clarity for residents and towing vendors and only affect Phases 1 through 6 currently.

On MOTION by Ms. Shockley, seconded by Ms. Hazelrig, with all in favor, Resolution 2026-03 Adopting Amended and Restated Rules Relating to Parking & Parking Enforcement, was approved.

iii. Presentation of Proposal for Parking Signage for Expansion Area

Ms. Burns stated the proposal for Phase 6 includes installing 46 "parking allowed" arrow signs and new posts, totaling \$8,615.08. This signage aims to clarify designated parking areas and enable enforcement of towing regulations in Phase 6, aligning it with the signage already present in Phases 1 through 5. Ms. Burns noted that Mr. Tindall will order all the signs now that it has been approved and once they arrive they'll be installed. Once there is confirmation that all the signage is installed, they will send a mailed notice to Phase 6. She explains the typical timeline and notification process for implementing a new parking policy. Installing many signs usually takes four to five weeks, followed by an additional week or two for finalization. Overall, Phase 6 is expected to be added in about six weeks, depending on the speed of sign installation. Residents in Phases 1 through 5 will not receive a new mailed notice, as they were already notified when their respective policies went into effect. Only Phase 6 will get a mailed notice, and a general announcement will also be sent out with updated maps and information, including details on the oversized vehicle provision and minor clarifications to the existing policy.

On MOTION by Ms. Shockley, seconded by Ms. Hazelrig, with all in favor, the Proposal for Parking Signage for Expansion Area, was approved.

Ms. Burns asked for motion to close the public hearing.

On MOTION by Ms. Shockley, seconded by Ms. Hazelrig, with all in favor, Closing the Public Hearing, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hammock had nothing to report.

B. Engineer

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

C. Field Manager's Report

Mr. Tindall reviewed the Field Manager's report. The report included a review of maintenance activities since the last meeting. Routine tasks such as toilet repairs, restroom provider adjustments, playground mulch redistribution, and gate minor fixes were completed. Groundskeepers continued mowing and general upkeep. Frost damage assessment is ongoing: ixoras are not recovering, but other plants like arbor and blue days show signs of improvement. Proposals for plant replacements are being prepared for consideration at the next meeting.

Recent rainfall has helped pond levels, though algal blooms remain an issue and are being treated by pond vendors. Bike rack usage at the amenity center is high, especially among students commuting to school. There are several single racks available, and options are being considered for their placement and possible expansion near the playground. Budget constraints may require using existing racks rather than purchasing new ones.

Additional updates include progress on Phase 7 with a new dog park and playground, completion of living installs, and insurance checks. Fog tracking arrangements were made in Phase 3 on the east side, with traps set to address hog activity around wetland areas. The team is monitoring results and adjusting as needed.

D. District Manager's Report

i. Approval of Check Registers

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

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.

SIXTH ORDER OF BUSINESS

Other Business

There being no comments the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments the next item followed.

EIGHTH 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

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2027; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 190, 197, AND/OR 170, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, prepared and submitted to the Board of Supervisors (“**Board**”) of the VillaMar Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”); and

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

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

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

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget, all of which are on file and available for public inspection at the “**District’s Office**,” Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, FL 32801. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned among such lots and lands, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one or more installments pursuant to a

bill issued by the District in November of 2026, and pursuant to Chapter 170, *Florida Statutes*, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, *Florida Statutes*.

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

DATE: Wednesday, July 22, 2026
HOUR: 11:00 a.m.
LOCATION: Offices of PRIME Community Management
374 Avenue A SE
Winter Haven, FL 33880

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS. The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Winter Haven and Polk County, Florida at least sixty (60) days prior to the hearing set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two (2) days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least forty-five (45) days.

6. PUBLICATION OF NOTICE. Notice of the public hearings shall be published in the manner prescribed by Florida law.

7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 22ND DAY OF APRIL 2026.

ATTEST:

**VILLAMAR
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2027

Exhibit A

Proposed Budget for Fiscal Year 2027

VillaMar
Community Development District

Proposed Budget
FY 2027



VillaMar
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/2026	Projected Next 6 Months	Total Thru 9/30/2026	Adopted Budget FY 2027
Revenues					
Assessments - Tax Roll	\$ 1,260,612	\$ 1,180,387	\$ 80,225	\$ 1,260,612	\$ 1,510,080
Assessments - Direct Bill (Unplatted P	20,706	15,530	5,177	20,706	-
Developer Contributions	-	15,218	-	15,218	-
Interest Income	5,000	9,373	3,000	12,373	7,000
Miscellaneous Revenue	-	98,274	-	98,274	-
Total Revenues	\$ 1,286,318	\$ 1,318,782	\$ 88,401	\$ 1,407,183	\$ 1,532,298
Expenditures					
<i>Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 2,600	\$ 6,000	\$ 8,600	\$ 12,000
Engineering	7,500	7,068	12,932	20,000	20,000
Attorney	25,000	6,200	18,800	25,000	25,000
Attorney - Boundary Amendment	5,000	15,218	-	15,218	-
Annual Audit	7,200	7,200	-	7,200	7,300
Assessment Administration	10,300	10,300	-	10,300	10,815
Bonds Amortization Filing	4,000	3,250	750	4,000	4,500
Arbitrage	2,700	900	1,800	2,700	2,700
Dissemination	10,300	5,150	5,150	10,300	10,815
Trustee Fees	29,800	8,701	21,099	29,800	29,800
Management Fees	45,964	22,982	22,982	45,964	50,000
Information Technology	1,947	974	974	1,947	2,044
Website Maintenance	1,298	649	649	1,298	1,363
Postage & Delivery	3,000	647	2,353	3,000	3,000
Insurance General Liability	7,000	6,793	-	6,793	7,473
Copies	500	79	421	500	500
Legal Advertising	3,160	5,451	4,549	10,000	5,500
Office Supplies	500	78	422	500	500
Other Current Charges	2,000	740	1,260	2,000	2,000
Dues, Licenses & Subscriptions	175	175	-	175	175
Subtotal Administrative	\$ 179,343	\$ 105,155	\$ 100,141	\$ 205,295	\$ 195,485
<i>Operations & Maintenance</i>					
Field Expenditures					
Field Management	\$ 23,175	\$ 11,588	\$ 11,588	\$ 23,175	\$ 30,000
Landscape Maintenance	226,000	97,488	51,492	148,980	275,000
Landscape Replacement	35,000	600	34,400	35,000	35,000
Pond Maintenance	35,000	17,160	17,840	35,000	36,400
Pond Maintenance - Trash Cleanup	-	-	-	-	5,000
Fountain Maintenance	1,000	700	300	1,000	1,000
Hog Trapping	-	-	-	-	6,280
Streetlights	190,000	104,971	85,029	190,000	215,000
Electric	5,000	1,168	3,832	5,000	5,000
Water & Sewer	50,000	41,765	38,235	80,000	100,000
Sidewalk & Asphalt Maintenance	5,000	5,692	-	5,692	5,000
Irrigation Repairs	10,000	1,769	8,231	10,000	10,000
General Repairs & Maintenance	30,000	9,976	20,024	30,000	38,000
Property Insurance	27,500	14,053	-	14,053	20,000
Reserve Study	-	-	-	-	7,500
Contingency	25,000	1,085	23,915	25,000	25,000
Subtotal Field Expenditures	\$ 662,675	\$ 308,016	\$ 294,884	\$ 602,900	\$ 814,180

VillaMar
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/2026	Projected Next 6 Months	Total Thru 9/30/2026	Adopted Budget FY 2027
Amenity Expenditures					
Security Services	72,000	4,426	35,574	40,000	65,000
Pool Maintenance - Contract	\$ 70,900	\$ 17,560	\$ 17,900	\$ 35,460	\$ 72,693
Pool Parts & Repairs	7,700	950	6,750	7,700	7,700
Mitigation Monitoring	-	-	-	-	6,120
Pest Control	2,000	300	300	600	2,480
Janitorial Services	30,700	8,360	9,640	18,000	45,000
Internet	5,000	1,282	1,484	2,766	5,640
Playground & Furniture Lease	65,000	25,290	16,520	41,809	65,000
Amenity - Electric	22,000	7,654	8,000	15,654	35,000
Amenity - Water & Sewer	22,000	5,213	6,000	11,213	33,000
Amenity Access Management	15,000	7,500	7,500	15,000	15,000
Amenity Repairs & Maintenance	20,000	4,696	15,304	20,000	20,000
Holiday Decorations	20,000	17,000	-	17,000	20,000
Contingency	25,000	935	22,514	23,449	25,000
Capital Outlay	-	98,274	-	98,274	-
Subtotal Amenity Expenditures	\$ 377,300	\$ 199,440	\$ 147,486	\$ 346,925	\$ 417,633
Total Operations & Maintenance	\$ 1,039,975	\$ 507,456	\$ 442,369	\$ 949,825	\$ 1,231,813
Total Expenditures	\$ 1,219,318	\$ 612,610	\$ 542,510	\$ 1,155,120	\$ 1,427,298
Other Financing Sources/(Uses):					
Capital Reserves	\$ (67,000)	\$ (236,845)	\$ -	\$ (236,845)	\$ (105,000)
Total Other Financing Uses	\$ (67,000)	\$ (236,845)	\$ -	\$ (236,845)	\$ (105,000)
Net Change in Fund Balance	\$ -	\$ 469,327	\$ (454,109)	\$ 15,218	\$ -

Gross Assessments	\$ 1,623,742
Less: Discounts & Collections 7%	\$ 113,662
Net Assessments	\$ 1,510,080

Product	Assessable Units	Total Net Assessment	Total Gross Assessment	FY 26 Gross Per Unit	FY 27 Gross Per Unit	Increase / (Decrease)
Single Family	1791	\$ 1,510,080.25	\$ 1,623,742.20	\$ 756.84	\$ 906.61	\$ 150.00
	1791	\$ 1,510,080.25	\$ 1,623,742.20			

Table of Contents

1-2	<u>General Fund</u>
3-6	<u>General Fund Narrative</u>
7	<u>Capital Reserve Fund</u>
8	<u>Series 2019 Debt Service Fund</u>
9	<u>Series 2019 Amortization Schedule</u>
10	<u>Series 2020 Debt Service Fund</u>
11	<u>Series 2020 Amortization Schedule</u>
12	<u>Series 2022 A3 Debt Service Fund</u>
13	<u>Series 2022 A3 Amortization Schedule</u>
14	<u>Series 2022 A4 Debt Service Fund</u>
15	<u>Series 2022 A4 Amortization Schedule</u>
16	<u>Series 2023 A5 Debt Service Fund</u>
17	<u>Series 2023 A5 Amortization Schedule</u>
18	<u>Series 2024 A6 Debt Service Fund</u>
19	<u>Series 2024 A6 Amortization Schedule</u>

VillaMar
Community Development District
Budget Narrative
Proposed Budget

REVENUES

Maintenance Assessments

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

Interest

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

Expenditures - Administrative

Supervisors Fees

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

Engineering

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

Attorney

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

Attorney - Boundary Amendment

The District currently has a contract with Kilinski Van Wyk, PLLC. to provide legal counsel services and supplemental boundary amendment services.

Annual Audit

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

Assessment Administration

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

Bond Amortization Filing

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

Arbitrage

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

Dissemination

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

Trustee Fees

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

Management Fees

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

Information Technology

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

VillaMar
Community Development District
Budget Narrative
Proposed Budget

Expenditures - Administrative (continued)

Website Maintenance

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

Postage and Delivery

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

Insurance General Liability

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

Copies

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

Legal Advertising

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

Office Supplies

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

Other Current Charges

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

Due, Licenses & Subscriptions

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

Expenditures - Field

Field Management

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

Landscape Maintenance

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

Landscape Replacement

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

Pond Maintenance

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

Pond Maintenance - Cleaup

This would account for quarterly cleaning services around the ponds as an added day at \$1,250.00 each event, driving side by sides around the ponds only focusing on trash up and maintenance.

Electric - Streetlights

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

Electric

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

Water & Sewer

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

VillaMar
Community Development District
Budget Narrative
Proposed Budget

Expenditures - Field (Continued)

Sidewalk & Asphalt Maintenance

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

Irrigation Repairs

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

General Repairs & Maintenance

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

Property Insurance

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

Contingency

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

Expenditures - Amenity

Pool Maintenance - Contract

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

Security Services

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

Pool Maintenance - R&M

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

Janitorial Services

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

Janitorial Services - Seasonal

Additional services to consider (Pricing reflects BOTH amenities) +\$320 - Extend seasonal services from 5 to 6 months of the year (April - Sept) +\$300 - Extend extra seasonal garbage empties at pool from 5 to 6 months +\$720 - Add a 5th Sunday Service visit for Summer Break months for 2 mo July/Aug) + \$720 - Add Airfreshener services to restrooms (assumes 2 restrooms at each amenity) +\$500 - Add an annual deep cleaning of tile and grout (February) +\$120 - Extra service day Spring Break. Additional Services total: \$2,680.00

Janitorial Services - Dog waste

Adds in x6 additional dog stations. Do we want to add these? Do we want to add more? Note: We added x6 stations last year from phase 1 to about phase 4. Assume \$1000 per station (\$600 yr service, \$400 yr bags)

Internet

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

Pest Control

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

Mitigation Monitoring

The District will assign this expense to lake mitigation monitoring.

Playground & Furniture Lease

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

Amenity - Electric

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

Amenity - Water & Sewer

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

VillaMar
Community Development District
Budget Narrative
Proposed Budget

Expenditures - Amenity (Continued)

Amenity Management

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

Amenity Repairs & Maintenance

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

Holiday Decorations

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

Contingency

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

Other Financing Uses

Capital Reserves

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

VillaMar
Community Development District
Proposed Budget
Capital Reserve

Description	Adopted Budget FY2026	Actuals Thru 3/31/2026	Projected Next 6 Months	Projected Thru 9/30/2026	Adopted Budget FY 2027
Revenues					
Carry Forward Surplus	\$ 141,650	\$ (25,544)	\$ -	\$ (25,544)	\$ 179,819
Interest Income	-	1,018	1,000	2,018	1,000
Total Revenues	\$ 141,650	\$ (24,526)	\$ 1,000	\$ (23,526)	\$ 180,819
Expenditures					
Chair Lift Replacement	\$ 13,500	\$ 13,500	\$ -	\$ 13,500	\$ -
Furniture Replacement	20,000	13,822	6,178	20,000	-
New Fountain - PH7	-	-	-	-	22,000
Permanent Lighting - Front Entry	-	-	-	-	10,000
Stormwater Maintenance	-	-	-	-	125,000
Total Expenditures	\$ 33,500	\$ 27,322	\$ 6,178	\$ 33,500	\$ 157,000
<i>Other Financing Sources/(Uses):</i>					
Capital Reserves	\$ 67,000	\$ 236,845	\$ -	\$ 236,845	\$ 105,000
Total Other Financing Uses	\$ 67,000	\$ 236,845	\$ -	\$ 236,845	\$ 105,000
Net Change in Fund Balance	\$ 175,150	\$ 184,997	\$ (5,178)	\$ 179,819	\$ 128,819

VillaMar
Community Development District
Proposed Budget
Series 2019 Area 1 Debt Service Fund

Description	Adopted Budget FY2026	Actual Thru 3/31/2026	Projected Next 6 Months	Projected Thru 9/30/2026	Adopted Budget FY 2027
Revenues					
Assessments - Tax Roll	\$ 403,763	\$ 372,762	\$ 22,684	\$ 395,446	\$ 403,761
Prepayments	-	8,317	-	8,317	-
Interest Income	-	8,064	2,200	10,264	6,000
Carry Forward Surplus	183,440	208,565	-	208,565	216,917
Total Revenues	\$ 587,203	\$ 597,708	\$ 24,884	\$ 622,592	\$ 626,678
Expenditures					
Interest - 11/1	\$ 137,838	\$ 137,838	\$ -	\$ 137,838	\$ 135,238
Interest - 5/1	137,838	-	137,838	137,838	135,238
Principal - 5/1	130,000	-	130,000	130,000	135,000
Total Expenditures	\$ 405,675	\$ 137,838	\$ 267,838	\$ 405,675	\$ 405,475
Net Change in Fund Balance	\$ 181,528	\$ 459,870	\$ (242,954)	\$ 216,917	\$ 221,203

Interest Expense 11/1/27 \$ 132,538
Total \$ 132,538

Product	Assessable Units	Total Net Assessment	Total Gross Assessment	FY 26 Gross Per Unit	FY 27 Gross Per Unit	Increase / (Decrease)
Single Family	333	\$ 403,761.43	\$ 434,152.08	\$ 1,303.76	\$ 1,303.76	\$ -
	333	\$ 403,761.43	\$ 434,152.08			

VillaMar
Community Development District
Series 2019 Special Assessment Bonds
Amortization Schedule

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

VillaMar
Community Development District
Proposed Budget
Series 2020 Area 2 Debt Service Fund

Description	Adopted Budget FY2026	Actual Thru 3/31/2026	Projected Next 6 Months	Projected Thru 9/30/2026	Adopted Budget FY 2027
Revenues					
Assessments - Tax Roll	\$ 369,050	\$ 340,715	\$ 28,334	\$ 369,050	\$ 369,050
Interest Income	5,000	7,296	2,000	9,296	5,000
Carry Forward Surplus	179,457	180,837	-	180,837	191,095
Total Revenues	\$ 553,507	\$ 528,849	\$ 30,334	\$ 559,183	\$ 565,145
Expenditures					
Interest - 11/1	\$ 114,044	\$ 114,044	\$ -	\$ 114,044	\$ 111,804
Interest - 5/1	114,044	-	114,044	114,044	111,804
Principal - 5/1	140,000	-	140,000	140,000	145,000
Total Expenditures	\$ 368,088	\$ 114,044	\$ 254,044	\$ 368,088	\$ 368,608
Net Change in Fund Balance	\$ 185,419	\$ 414,805	\$ (223,709)	\$ 191,095	\$ 196,538

Interest Expense 11/1/27 \$ **109,484**
Total \$ **109,484**

Product	Assessable Units	Total Net Assessment	Total Gross Assessment	FY 26 Per Unit	Gross FY 27 Per Unit	Gross Increase / (Decrease)
Single Family - Adams	97	\$ 130,949.74	\$ 140,806.17	\$ 1,451.61	\$ 1,451.61	\$ -
Single Family - D.R. Horton	103	\$ 128,750.38	\$ 138,441.27	\$ 1,344.09	\$ 1,344.09	\$ -
Single Family	81	\$ 109,349.78	\$ 117,580.41	\$ 1,451.61	\$ 1,451.61	\$ -
	281	\$ 369,049.90	\$ 396,827.85			

VillaMar
Community Development District
Series 2020 Special Assessment Bonds
Amortization Schedule

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

VillaMar
Community Development District
Proposed Budget
Series 2022 Area 3 Debt Service Fund

Description	Adopted Budget FY2026	Actual Thru 3/31/2026	Projected Next 6 Months	Projected Thru 9/30/2026	Adopted Budget FY 2027
Revenues					
Assessments - Tax Roll	\$ 138,905	\$ 128,241	\$ 10,665	\$ 138,905	\$ 138,905
Interest Income	1,000	3,450	1,000	4,450	1,000
Carry Forward Surplus	139,217	139,762	-	139,762	147,329
Total Revenues	\$ 279,122	\$ 271,452	\$ 11,665	\$ 283,117	\$ 287,235
Expenditures					
Interest - 11/1	\$ 43,284	\$ 43,284	\$ -	\$ 43,284	\$ 42,503
Principal - 11/1	50,000	50,000	-	50,000	50,000
Interest - 5/1	42,503	-	42,503	42,503	41,722
Total Expenditures	\$ 135,788	\$ 93,284	\$ 42,503	\$ 135,788	\$ 134,225
Net Change in Fund Balance	\$ 143,335	\$ 178,168	\$ (30,838)	\$ 147,329	\$ 153,010

Interest Expense 11/1/27	\$ 41,722
Principal Expense 11/1/27	\$ 55,000
Total	\$ 96,722

Product	Assessable Units	Total Net Assessment	Total Gross Assessment	FY 26 Per Unit	Gross FY 27 Per Unit	Gross	Increase / (Decrease)
Single Family	83	\$ 103,394.46	\$ 111,176.84	\$ 1,339.48	\$ 1,339.48	\$	-
Single Family - Paid Down	57	\$ 35,510.87	\$ 38,183.73	\$ 669.89	\$ 669.89	\$	-
	140	\$ 138,905.33	\$ 149,360.57				

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

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

VillaMar
Community Development District
Proposed Budget
Series 2022 Area 4 Debt Service Fund

Description	Adopted Budget FY2026	Actual Thru 3/31/2026	Projected Next 6 Months	Projected Thru 9/30/2026	Adopted Budget FY 2027
Revenues					
Assessments - Tax Roll	\$ 249,798	\$ 230,619	\$ 19,179	\$ 249,798	\$ 249,798
Interest Income	-	4,992	2,000	6,992	-
Carry Forward Surplus	128,001	127,520	-	127,520	133,022
Total Revenues	\$ 377,799	\$ 363,131	\$ 21,179	\$ 384,309	\$ 382,820
Expenditures					
Interest - 11/1	\$ 80,644	\$ 80,644	\$ -	\$ 80,644	\$ 79,181
Interest - 5/1	80,644	-	80,644	80,644	79,181
Principal - 5/1	90,000	-	90,000	90,000	90,000
Total Expenditures	\$ 251,288	\$ 80,644	\$ 170,644	\$ 251,288	\$ 248,363
Net Change in Fund Balance	\$ 126,511	\$ 282,487	\$ (149,465)	\$ 133,022	\$ 134,457

Interest Expense 11/1/27 \$ 77,719
Total \$ 77,719

Product	Assessable Units	Total Net Assessment	Total Gross Assessment	FY 26 Per Unit	Gross FY 27 Per Unit	Gross	Increase / (Decrease)
Single Family	200	\$ 249,798.00	\$ 268,600.00	\$ 1,343.00	\$ 1,343.00	\$	-
	200	\$ 249,798.00	\$ 268,600.00				

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

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

VillaMar
Community Development District
Proposed Budget
Series 2023 Area 5 Debt Service Fund

Description	Adopted Budget FY2026	Actual Thru 3/31/2026	Projected Next 6 Months	Projected Thru 9/30/2026	Adopted Budget FY 2027
Revenues					
Assessments - Tax Roll	\$ 538,103	\$ 472,556	\$ 65,547	\$ 538,103	\$ 511,854
Prepayments	-	173,452	-	173,452	-
Interest Income	5,000	11,908	5,000	16,908	5,000
Carry Forward Surplus	350,715	399,501	-	399,501	393,931
Total Revenues	\$ 893,818	\$ 1,057,417	\$ 70,547	\$ 1,127,964	\$ 910,785
Expenditures					
Interest - 11/1	\$ 203,881	\$ 205,152	\$ -	\$ 205,152	\$ 201,078
Special Call - 11/1	-	210,000	-	210,000	-
Interest - 5/1	203,881	-	203,881	203,881	201,078
Principal - 5/1	115,000	-	115,000	115,000	120,000
Total Expenditures	\$ 522,763	\$ 415,152	\$ 318,881	\$ 734,033	\$ 522,156
Net Change in Fund Balance	\$ 371,055	\$ 642,265	\$ (248,334)	\$ 393,931	\$ 388,629

Interest Expense 11/1/27 \$ **198,153**
Total \$ **198,153**

Product	Assessable Units	Total Net Assessment	Total Gross Assessment	FY 26 Per Unit	Gross FY 27 Per Unit	Gross Increase / (Decrease)
Single Family	376	\$ 469,980.41	\$ 505,355.28	\$ 1,344.03	\$ 1,344.03	\$ -
Single Family	67	\$ 41,873.57	\$ 45,025.34	\$ 672.02	\$ 672.02	\$ -
	443	\$ 511,853.98	\$ 550,380.62			

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

Date	Balance	Coupon	Principal	Interest	Total
05/01/25	7,560,000	4.875%	\$ 190,000	\$ 212,344	\$ -
08/01/25	7,370,000	4.875%	125,000	-	
11/01/25	7,245,000	4.875%	-	203,881	731,225
05/01/26	7,245,000	4.875%	115,000	203,881	
11/01/26	7,130,000	4.875%	-	201,078	519,959
05/01/27	7,130,000	4.875%	120,000	201,078	
11/01/27	7,010,000	4.875%	-	198,153	519,231
05/01/28	7,010,000	4.875%	125,000	198,153	
11/01/28	6,885,000	4.875%	-	195,106	518,259
05/01/29	6,885,000	4.875%	130,000	195,106	
11/01/29	6,755,000	4.875%	-	191,938	517,044
05/01/30	6,755,000	4.875%	135,000	191,938	
11/01/30	6,620,000	5.625%	-	188,647	515,584
05/01/31	6,620,000	5.625%	145,000	188,647	
11/01/31	6,475,000	5.625%	-	184,569	518,216
05/01/32	6,475,000	5.625%	155,000	184,569	
11/01/32	6,320,000	5.625%	-	180,209	519,778
05/01/33	6,320,000	5.625%	160,000	180,209	
11/01/33	6,160,000	5.625%	-	175,709	515,919
05/01/34	6,160,000	5.625%	170,000	175,709	
11/01/34	5,990,000	5.625%	-	170,928	516,638
05/01/35	5,990,000	5.625%	180,000	170,928	
11/01/35	5,810,000	5.625%	-	165,866	516,794
05/01/36	5,810,000	5.625%	190,000	165,866	
11/01/36	5,620,000	5.625%	-	160,522	516,388
05/01/37	5,620,000	5.625%	200,000	160,522	
11/01/37	5,420,000	5.625%	-	154,897	515,419
05/01/38	5,420,000	5.625%	215,000	154,897	
11/01/38	5,205,000	5.625%	-	148,850	518,747
05/01/39	5,205,000	5.625%	225,000	148,850	
11/01/39	4,980,000	5.625%	-	142,522	516,372
05/01/40	4,980,000	5.625%	240,000	142,522	
11/01/40	4,740,000	5.625%	-	135,772	518,294
05/01/41	4,740,000	5.625%	255,000	135,772	
11/01/41	4,485,000	5.625%	-	128,600	519,372
05/01/42	4,485,000	5.625%	265,000	128,600	
11/01/42	4,220,000	5.625%	-	121,147	514,747
05/01/43	4,220,000	5.625%	285,000	121,147	
11/01/43	3,935,000	5.625%	-	113,131	519,278
05/01/44	3,935,000	5.750%	300,000	113,131	
11/01/44	3,635,000	5.750%	-	104,506	517,638
05/01/45	3,635,000	5.750%	315,000	104,506	
11/01/45	3,320,000	5.750%	-	95,450	514,956
05/01/46	3,320,000	5.750%	335,000	95,450	
11/01/46	2,985,000	5.750%	-	85,819	516,269
05/01/47	2,985,000	5.750%	355,000	85,819	
11/01/47	2,630,000	5.750%	-	75,613	516,431
05/01/48	2,630,000	5.750%	375,000	75,613	
11/01/48	2,255,000	5.750%	-	64,831	515,444
05/01/49	2,255,000	5.750%	400,000	64,831	
11/01/49	1,855,000	5.750%	-	53,331	518,163
05/01/50	1,855,000	5.750%	425,000	53,331	
11/01/50	1,430,000	5.750%	-	41,113	519,444
05/01/51	1,430,000	5.750%	450,000	41,113	
11/01/51	980,000	5.750%	-	28,175	519,288
05/01/52	980,000	5.750%	475,000	28,175	
11/01/52	505,000	5.750%	-	14,519	517,694
05/01/53	505,000	5.750%	505,000	14,519	519,519
			\$ 7,560,000	\$ 7,662,106	\$ 15,222,106

VillaMar
Community Development District
Proposed Budget
Series 2024 Area 6 Debt Service Fund

Description	Proposed Budget FY2026	Actual Thru 3/31/2026	Projected Next 6 Months	Projected Thru 9/30/2026	Adopted Budget FY 2027
Revenues					
Assessments - Direct	\$ 603,000	\$ 556,703	\$ 46,297	\$ 603,000	\$ 603,000
Interest Income	20,000	14,038	7,000	21,038	15,000
Carry Forward Surplus	343,608	296,587	-	296,587	343,608
Total Revenues	\$ 966,608	\$ 867,329	\$ 53,297	\$ 920,625	\$ 961,608
Expenditures					
Interest - 11/1	\$ 237,884	\$ 237,884	\$ -	\$ 237,884	\$ 234,878
Interest - 5/1	237,884	-	237,884	237,884	234,878
Principal - 5/1	130,000	-	130,000	130,000	135,000
Total Expenditures	\$ 605,769	\$ 237,884	\$ 367,884	\$ 605,769	\$ 604,756
Net Change in Fund Balance	\$ 360,839	\$ 629,444	\$ (314,588)	\$ 314,856	\$ 356,852

Interest Expense 11/1/27 \$ 231,756
Total \$ 231,756

Product	Assessable Units	Total Net Assessment	Total Gross Assessment	FY 26 Per Unit	Gross FY 27 Per Unit	Gross	Increase / (Decrease)
Single Family - Meritage	150	\$ 202,348.94	\$ 217,579.50	\$ 1,450.53	\$ 1,450.53	\$	-
Single Family	243	\$ 400,650.89	\$ 430,807.41	\$ 1,772.87	\$ 1,772.87	\$	-
	393	\$ 602,999.83	\$ 648,386.91				

VillaMar
Community Development District
Series 2024 Special Assessment Bonds
Amortization Schedule

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

SECTION V

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3)(A)2.C., FLORIDA STATUTES AND INSTRUCTING THE POLK COUNTY SUPERVISOR OF ELECTIONS TO CONDUCT THE DISTRICT’S GENERAL ELECTION; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the VillaMar Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Polk County, Florida;

WHEREAS, the Board of Supervisors of the District (the “**Board**”) seeks to implement Section 190.006(3)(a)2.c., *Florida Statutes*, and to instruct the Supervisor of Elections for Polk County, Florida (“**Supervisor of Elections**”), to conduct the District’s elections by the qualified electors of the District at the 2026 general election (“**General Election**”).

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

1. CURRENT BOARD MEMBERS. The Board is currently made up of the following individuals, seats and terms:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Bobbie Shockley	November 2028
2	Emily Hazelrig	November 2028
3	Brian Walsh	November 2026
4	Milton Andrade	November 2026
5	Lauren Schwenk	November 2026

2. GENERAL ELECTION SEATS. Seat 4 and Seat 5 with terms expiring in November 2026 are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections of the seats subject to General Election for the current election year, and for each subsequent election year. The remaining seat expiring in November 2026, Seat 3, will be filled by landowner election.

3. QUALIFICATION PROCESS. For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Polk County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

4. **COMPENSATION.** Each member of the Board is entitled to receive \$200 per meeting for their attendance; up to a maximum of \$4,800 per year.

5. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four (4) years. The newly elected Board members shall assume office on the second Tuesday following the election.

6. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests that the Supervisor of Elections conduct the District's General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor of Elections.

7. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

8. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

9. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 22nd day of April 2026.

ATTEST:

**VILLAMAR COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of Supervisors

Exhibit A: Sample Notice of Qualifying Period

EXHIBIT A
SAMPLE NOTICE OF QUALIFYING PERIOD

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
VILLAMAR COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the VillaMar Community Development District will commence at **noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026**. Candidates must qualify for the office of Supervisor with the Polk County Supervisor of Elections located at 250 S. Broadway Ave., Bartow, FL 33830. The Supervisor of elections may be contacted by phone at (863) 534-5888. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Polk County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The VillaMar Community Development District has two (2) seats up for election through the general election process, specifically Seats 4 and 5. Each seat carries a four (4)-year term of office. Elections are non-partisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Polk County Supervisor of Elections.

Publish on or before _____, 2026

SECTION VI

SECTION C

Villamar CDD

Field Management Report

Completed Items

- General repairs including toilet repair, playground gate latch replacement, and minor fence repairs reported to our office.
- The gate was found to be catching while opening during site reviews. After troubleshooting, the panic bar and strike were found to be failing and were promptly replaced.
- Additional bike racks were installed by the pool and playground to accommodate high usage.
- Phase 7 Dog park, playground, and shade were installed.



Contracted Services

- Our mowing and detailing services are currently being executed in full accordance with the contract. The site remains neat, and all landscaping beds have been properly detailed.
- The vendor is monitoring winter-damaged plants, and some of the damaged plants are coming back. As we progress a little further into spring, we will coordinate minor replacements at signs and anything more substantial will be inventoried for a proposal. .
- New trash containers in phase 7 park areas have been added to the janitor’s regular service rotation.
- Some increased trash has been noted in ponds. Contending with trash blowout, especially from construction areas, is a continued issue the vendor is working to keep under control



In Progress

- Hog trap was set and is being monitored.
- Reviewing some repair areas including pond banks and shoulders around drain structures.
- Continuing to monitor sidewalks for repairs.



Villamar CDD

Field Management Report – Photo Supplement

Bike Racks



Photo Description:

✚ x4 single loop bike racks added at the amenity.



Sidewalks



Photo Description:

✚ Sidewalk gap noted in new phase.

Phase 7 additions



Photo Description:

- New dog Park, Playground, and picnic tables.



Hogs



Photo Description:

📷 Hog monitoring.



SECTION 1

SECTION D

SECTION 1

VillaMar
COMMUNITY DEVELOPMENT DISTRICT

Check Register
Fiscal Year 2026

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
	<u>Truist Bank</u>	
March 2026	Check#:	
	1074 - 1092	\$79,104.85
	ACH Utilities:	
	80094 - 80098	\$31,547.80
	TOTAL	\$110,652.65

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/16/26	00087	3/06/26	QO17459	202603 330-53800-48300	SHOWER LINE BLOWOUT 03/06	*	185.00		
					CENTFLO PLUMBING, INC.			185.00	001074
3/16/26	00034	2/24/26	17293	202602 330-53800-48500	FEB 26 - JANITORIAL SVCS	*	450.00		
		2/24/26	17293	202602 330-53800-48500	FEB 26 - TRASH COLLECT	*	450.00		
		2/24/26	17293	202602 330-53800-48500	FEB 26 - MAIL TRASH COLL	*	100.00		
		2/24/26	17293	202602 330-53800-48500	FEB 26 - PET STATION SVC	*	300.00		
		2/24/26	17293	202602 330-53800-48500	FEB 26 - DOGGIE BAGS 200	*	130.00		
					CSS CLEAN STAR SERVICES CENTRAL FL			1,430.00	001075
3/16/26	00009	1/31/26	403	202601 320-53800-47400	GEN.MNT-REP.BRKN DIR.POST	*	468.00		
		1/31/26	404	202601 320-53800-47400	STORMWATER REPAIRS &MAINT	*	7,746.14		
					GOVERNMENTAL MANAGEMENT SERVICES -			8,214.14	001076
3/16/26	00060	3/02/26	28921	202603 310-51300-32200	AUDIT SVCS-FYE 09/30/2025	*	6,200.00		
					GRAU AND ASSOCIATES			6,200.00	001077
3/16/26	00039	2/19/26	14291	202601 310-51300-31500	JAN 26 - GENERAL COUNSEL	*	1,284.76		
		2/19/26	14321	202601 310-51300-49100	PH8 BNDRY AMNDMT LEGALFEE	*	5,200.50		
					KILINSKI / VAN WYK, PLLC			6,485.26	001078
3/16/26	00015	2/26/26	22655	202602 320-53800-47300	REP.BRKN.SPRAY HEAD&RISER	*	86.29		
		2/26/26	22682	202602 320-53800-47300	REP. SOLENOID & NOZZLES	*	123.97		
		3/01/26	22581	202603 320-53800-46200	MAR 26 - LANDSCAPE MAINT.	*	16,248.00		
					PRINCE & SONS INC.			16,458.26	001079
3/16/26	00079	3/04/26	ARIV1051	202601 310-51300-31100	JAN 26 - ENGINEERING SVCS	*	136.25		
					QUIDDITY ENGINEERING, LLC.			136.25	001080
3/16/26	00045	3/01/26	30869	202603 330-53800-48100	MAR 26 - POOL MAINTENANCE	*	2,955.00		
					RESORT POOL SERVICES DBA			2,955.00	001081

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/16/26	00041	3/02/26	PSI24562	202603	320-53800-47000		SOLITUDE LAKE MANAGEMENT SERVICES	*	2,860.00	2,860.00	001082
3/16/26	00019	2/25/26	8085992	202602	310-51300-32300		US BANK	*	4,256.13	4,256.13	001083
3/16/26	00088	2/12/26	CAS-1	202603	300-13100-10000		POOL FURNITURE PURCHASE	*	13,822.18		
		2/12/26	CAS-1	202603	300-20700-10000		POOL FURNITURE PURCHASE	*	13,822.18		
		2/12/26	CAS-1	202603	300-53800-60000		POOL FURNITURE PURCHASE	*	13,822.18		
							WESTSIDE HAINES CITY CDD			13,822.18	001084
3/17/26	00009	3/01/26	406	202603	320-53800-12000		MAR 26 - FIELD MANAGEMENT	*	1,931.25		
		3/01/26	407	202603	310-51300-34000		MAR 26 - MGMT FEES	*	3,830.33		
		3/01/26	407	202603	310-51300-35200		MAR 26 - WEBSITE ADMIN	*	108.17		
		3/01/26	407	202603	310-51300-35100		MAR 26 - INFORMATION TECH	*	162.25		
		3/01/26	407	202603	310-51300-31300		MAR 26 - DISSEMINATION	*	858.33		
		3/01/26	407	202603	330-57200-12000		MAR 26 - AMENITY ACCESS	*	1,250.00		
		3/01/26	407	202603	310-51300-51000		MAR 26 - OFFICE SUPPLIES	*	2.80		
		3/01/26	407	202603	310-51300-42000		MAR 26 - POSTAGE	*	7.40		
							GOVERNMENTAL MANAGEMENT SERVICES -			8,150.53	001085
3/17/26	00079	12/18/25	ARIV1048	202511	310-51300-31100		NOV 25 - ENGINEERING SVCS	*	3,388.00		
							QUIDDITY ENGINEERING, LLC.			3,388.00	001086
3/18/26	00084	4/20/26	APR26PLA	202604	330-53800-48600		APR 26- PLAYG II EQUP LSE	*	2,088.03		
							BOWPROP I, LLC.			2,088.03	001087
3/18/26	00048	12/13/25	26192	202512	330-53800-48300		REMOTE MONITOR/VIDEO SVCS	*	160.00		
		1/15/26	114822	202601	330-53800-48300		REMOTE MONITOR/VIDEO SVCS	*	160.00		

VMCD VILLAMAR CDD SNEEROOA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/17/26		1121		202602	330	53800	48300		REMOTE MONITOR/VIDEO SVCS	*	160.00		
									CURRENT DEMANDS ELECTRICAL &			480.00	001088
3/18/26	00027	4/20/26	APR26POO	202604	330	53800	48600		APR 26 - POOL FURN. LEASE	*	1,396.07		
									WHFS, LLC			1,396.07	001089
3/26/26	00068	3/25/26	BS032520	202603	310	51300	11000		SUPERVISOR FEES 03/25/26	*	200.00		
									BOBBIE SHOCKLEY			200.00	001090
3/26/26	00010	3/25/26	BW032520	202603	310	51300	11000		SUPERVISOR FEES 03/25/26	*	200.00		
									BRIAN WALSH			200.00	001091
3/26/26	00080	3/25/26	EH032520	202603	310	51300	11000		SUPERVISOR FEES 03/25/26	*	200.00		
									EMILY J HAZELRIG			200.00	001092
TOTAL FOR BANK A											79,104.85		
TOTAL FOR REGISTER											79,104.85		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/26/26	00022	3/06/26	JAN26	202601 320-53800-43000	JAN 26 - FIELD ELECTRIC	*	255.58		
		3/06/26	JAN26	202601 320-53800-43100	JAN 26 - STREETLIGHTS	*	18,684.75		
		3/06/26	JAN26	202601 330-53800-43000	JAN 26 - AMENITY ELECTRIC	*	1,471.06		
		3/09/26	FEB26	202602 320-53800-43100	FEB 26 - STREETLIGHTS	*	1,311.72		
								TECO	21,723.11 080094
3/26/26	00051	3/13/26	JAN26	202601 320-53800-43200	JAN 26 -FIELD WATER&SEWER	*	7,084.20		
		3/13/26	JAN26	202601 330-53800-48400	JAN 26 -AMTY WATR & SEWER	*	850.20		
								CITY OF WINTER HAVEN WATER DEPT.	7,934.40 080095
3/26/26	00054	2/28/26	7596058	202602 310-51300-48000	LGLS&PUB NOT-2/18&2/25/26	*	1,609.83		
								GANNETT FLORIDA LOCALIQ	1,609.83 080096
3/26/26	00043	3/20/26	69868063	202603 330-57200-48100	MAR 26 - PEST CONTROL	*	50.00		
								MASSEY SERVICES INC.	50.00 080097
3/26/26	00058	3/01/26	15531650	202603 330-57200-41000	MAR 26 - TV/INTERNET/TEL	*	230.46		
								SPECTRUM BUSINESS	230.46 080098
							TOTAL FOR BANK Z	31,547.80	
							TOTAL FOR REGISTER	31,547.80	

SECTION 2

VillaMar
Community Development District

Unaudited Financial Reporting
March 31, 2026



Table of Contents

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

VillaMar
Community Development District
Combined Balance Sheet
March 31, 2026

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
<u>Cash:</u>					
Operating Account	\$ 189,491	\$ -	\$ -	\$ -	\$ 189,491
Capital Projects Account	-	-	-	896	896
<u>Investments:</u>					
State Board Administration (SBA)	775,592	198,819	-	-	974,411
<u>Series 2019</u>					
Reserve	-	-	201,917	-	201,917
Revenue	-	-	480,877	-	480,877
Prepayment	-	-	10,108	-	10,108
<u>Series 2020</u>					
Reserve	-	-	184,450	-	184,450
Revenue	-	-	443,244	-	443,244
<u>Series 2022 A3</u>					
Reserve	-	-	69,338	-	69,338
Revenue	-	-	188,433	-	188,433
Prepayment	-	-	439	-	439
<u>Series 2022 A4</u>					
Reserve	-	-	124,913	-	124,913
Revenue	-	-	301,764	-	301,764
<u>Series 2023 A5</u>					
Reserve	-	-	252,567	-	252,567
Revenue	-	-	616,316	-	616,316
Prepayment	-	-	91,649	-	91,649
Construction	-	-	-	93	93
Cost of Issuance	-	-	-	0	0
<u>Series 2024 A6</u>					
Reserve	-	-	603,000.00	-	603,000
Revenue	-	-	429,422	-	429,422
Construction	-	-	-	56	56
Due from Developer - General Fund	15,218	-	-	-	15,218
Due from Capital Reserves	13,822	-	-	-	13,822
Due from Developer Series 2023 A3	-	-	-	462	462
Due from Developer Series 2024 A6	-	-	-	11,325	11,325
Due From General Fund	-	-	44,787	-	44,787
Deposits	6,327	-	-	-	6,327
Total Assets	\$ 1,000,451	# \$ 198,819	\$ 4,043,224	\$ 12,832	\$ 5,255,326
Liabilities:					
Accounts Payable	\$ 116,331	\$ -	\$ -	\$ -	\$ 116,331
Due to Debt Service	44,787	-	-	-	44,787
Due to General Fund	-	13,822	-	-	13,822
Total Liabilities	\$ 161,118	\$ 13,822	\$ -	\$ -	\$ 174,940
Fund Balance:					
Nonspendable:					
Deposits	\$ 6,327	\$ -	\$ -	\$ -	\$ 6,327
Restricted for:					
Debt Service - Series 2019	-	-	661,788	-	661,788
Debt Service - Series 2020	-	-	599,255	-	599,255
Debt Service - Series 2022 A3	-	-	247,505	-	247,505
Debt Service - Series 2022 A4	-	-	407,399	-	407,399
Debt Service - Series 2023 A5	-	-	894,832	-	894,832
Debt Service - Series 2024 A6	-	-	1,232,444	-	1,232,444
Capital Projects - Series 2019	-	-	-	896	896
Capital Projects - Series 2022 A3	-	-	-	462	462
Capital Projects - Series 2023 A5	-	-	-	93	93
Capital Projects - Series 2024 A6	-	-	-	11,381	11,381
Assigned for:					
Capital Reserves	183,979	184,997	-	-	368,976
Unassigned	649,026	-	-	-	649,026
Total Fund Balances	\$ 839,332	\$ 184,997	\$ 4,043,224	\$ 12,832	\$ 5,080,385
Total Liabilities & Fund Balance	\$ 1,000,451	\$ 198,819	\$ 4,043,224	\$ 12,832	\$ 5,255,326

VillaMar
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 1,260,612	\$ 1,260,612	\$ 1,180,387	\$ (80,225)
Assessments - Direct Bill (Unplatted PH8)	20,706	15,530	15,530	-
Developer Contributions	-	-	15,218	15,218
Lease Proceeds	-	-	98,274	98,274
Interest Income	5,000	2,500	9,373	6,873
Total Revenues	\$ 1,286,318	\$ 1,278,641	\$ 1,318,782	\$ 40,140
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 2,600	\$ 3,400
Engineering	7,500	3,750	7,068	(3,318)
Attorney	25,000	12,500	6,200	6,300
Attorney - Boundary Amendment	5,000	2,500	15,218.20	(12,718)
Annual Audit	7,200	7,200	7,200	-
Assessment Administration	10,300	10,300	10,300	-
Bonds Amortization Filing	4,000	3,250	3,250	-
Arbitrage	2,700	900	900	-
Dissemination	10,300	5,150	5,150	(0)
Trustee Fees	29,800	8,701	8,701	-
Management Fees	45,964	22,982	22,982	(0)
Information Technology	1,947	973	974	(0)
Website Maintenance	1,298	649	649	(0)
Postage & Delivery	3,000	1,500	647	853
Insurance General Liability	7,000	7,000	6,793	207
Printing & Binding	500	250	79	171
Legal Advertising	3,160	1,580	5,451	(3,871)
Office Supplies	500	250	78	172
Other Current Charges	2,000	1,000	740	260
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 179,343	\$ 96,610	\$ 105,155	\$ (8,545)

VillaMar
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<i>Operations & Maintenance</i>				
Field Expenditures				
Field Management	\$ 23,175	\$ 11,588	\$ 11,588	\$ -
Landscape Maintenance	226,000	113,000	97,488	15,512
Landscape Replacement	35,000	17,500	600	16,900
Pond Maintenance	35,000	17,500	17,160	340
Fountain Maintenance	1,000	500	700	(200)
Streetlights	190,000	95,000	104,971	(9,971)
Electric	5,000	2,500	1,168	1,332
Water & Sewer	50,000	25,000	41,765	(16,765)
Sidewalk & Asphalt Maintenance	5,000	2,500	5,692	(3,192)
Irrigation Repairs	10,000	5,000	1,769	3,231
General Repairs & Maintenance	30,000	15,000	9,976	5,024
Property Insurance	27,500	27,500	14,053	13,447
Contingency	25,000	12,500	1,085	11,415
Subtotal Field Expenditures	\$ 662,675	\$ 345,088	\$ 308,016	\$ 37,072
Amenity Expenditures				
Pool Maintenance - Contract	\$ 70,900	\$ 35,450	\$ 17,560	\$ 17,890
Security Services	72,000	36,000	4,426	31,574
Pool Maintenance - R&M	7,700	3,850	950	2,900
Janitorial Services	30,700	15,350	8,360	6,990
Internet	5,000	2,500	1,282	1,218
Pest Control	2,000	1,000	300	700
Playground & Furniture Lease	65,000	32,500	25,290	7,210
Amenity - Electric	22,000	11,000	7,654	3,346
Amenity - Water & Sewer	22,000	11,000	5,213	5,787
Amenity Access Management	15,000	7,500	7,500	-
Amenity Repairs & Maintenance	20,000	10,000	4,696	5,304
Holiday Decorations	20,000	20,000	17,000	3,000
Contingency	25,000	12,500	1,085	11,415
Capital Outlay	-	-	98,274	(98,274)
Subtotal Amenity Expenditures	\$ 377,300	\$ 198,650	\$ 199,590	\$ (940)
Total Operations & Maintenance	\$ 1,039,975	\$ 543,738	\$ 507,606	\$ 36,132
Total Expenditures	\$ 1,219,318	\$ 640,347	\$ 612,760	\$ 27,587
Excess (Deficiency) of Revenues over Expenditures	\$ 67,000	\$ 638,294	\$ 706,021	\$ 67,727
<i>Other Financing Sources/(Uses):</i>				
Capital Reserve Transfer	\$ (67,000)	\$ (67,000)	\$ (236,845)	\$ (169,845)
Total Other Financing Sources/(Uses)	\$ (67,000)	\$ (67,000)	\$ (236,845)	\$ (169,845)
Net Change in Fund Balance	\$ -	\$ 571,294	\$ 469,176	\$ (102,118)
Fund Balance - Beginning	\$ -		\$ 370,156	
Fund Balance - Ending	\$ -		\$ 839,332	

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

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ 1,018	\$ 1,018
Total Revenues	\$ -	\$ -	\$ 1,018	\$ 1,018
Expenditures:				
Chair Lift Replacement	\$ 13,500	\$ 13,500	\$ 13,500	-
Furniture Replacement	20,000	13,822	13,822	-
Total Expenditures	\$ 33,500	\$ 27,322	\$ 27,322	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (33,500)	\$ (27,322)	\$ (26,304)	\$ 1,018
Other Financing Sources/(Uses):				
Capital Reserve Transfer In	\$ 67,000	\$ 67,000	\$ 67,000	-
Interfund Transfer In - Prior Yrs	-	-	169,845	169,845
Total Other Financing Sources/(Uses)	\$ 67,000	\$ 67,000	\$ 236,845	\$ 169,845
Net Change in Fund Balance	\$ 33,500	\$ 39,678	\$ 210,541	\$ 170,863
Fund Balance - Beginning	\$ 141,650		\$ (25,544)	
Fund Balance - Ending	\$ 175,150		\$ 184,997	

VillaMar

Community Development District

Debt Service Fund Series 2019 A1

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 403,763	\$ 403,763	\$ 372,762	\$ (31,001)
Prepayments	-	-	8,317	8,317
Interest Income	6,000	3,000	8,064	5,064
Total Revenues	\$ 409,763	\$ 406,763	\$ 389,143	\$ (17,620)
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	\$ 268,925	\$ 251,305	\$ (17,620)
Net Change in Fund Balance	\$ 4,088	\$ 268,925	\$ 251,305	\$ (17,620)
Fund Balance - Beginning	\$ 202,659		\$ 410,482	
Fund Balance - Ending	\$ 206,747		\$ 661,788	

VillaMar

Community Development District Debt Service Fund Series 2020 A2

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

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 369,050	\$ 369,050	\$ 340,715	\$ (28,334)
Interest Income	5,000	2,500	7,296	4,796
Total Revenues	\$ 374,050	\$ 371,550	\$ 348,011	\$ (23,539)
Expenditures:				
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	\$ 257,506	\$ 233,968	\$ (23,539)
Net Change in Fund Balance	\$ 5,962	\$ 257,506	\$ 233,968	\$ (23,539)
Fund Balance - Beginning	\$ 179,457		\$ 365,287	
Fund Balance - Ending	\$ 185,419		\$ 599,255	

VillaMar

Community Development District Debt Service Fund Series 2022 A3

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

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 138,905	\$ 138,905	\$ 128,241	\$ (10,665)
Interest Income	1,000	500	3,450	2,950
Total Revenues	\$ 139,905	\$ 139,405	\$ 131,690	\$ (7,715)
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	\$ 46,121	\$ 38,406	\$ (7,715)
Net Change in Fund Balance	\$ 4,118	\$ 46,121	\$ 38,406	\$ (7,715)
Fund Balance - Beginning	\$ 139,217		\$ 209,099	
Fund Balance - Ending	\$ 143,335		\$ 247,505	

VillaMar

Community Development District Debt Service Fund Series 2022 A4

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

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 249,798	\$ 249,798	\$ 230,619	\$ (19,179)
Interest Income	-	-	4,992	4,992
Total Revenues	\$ 249,798	\$ 249,798	\$ 235,611	\$ (14,187)
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)	\$ 169,154	\$ 154,967	\$ (14,187)
Net Change in Fund Balance	\$ (1,490)	\$ 169,154	\$ 154,967	\$ (14,187)
Fund Balance - Beginning	\$ 128,001		\$ 252,432	
Fund Balance - Ending	\$ 126,511		\$ 407,399	

VillaMar

Community Development District Debt Service Fund Series 2023 A5

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 538,103	\$ 538,103	\$ 472,556	\$ (65,547)
Prepayments	-	-	173,452	173,452
Interest Income	5,000	2,500	11,908	9,408
Total Revenues	\$ 543,103	\$ 540,603	\$ 657,916	\$ 117,313
Expenditures:				
Interest - 11/1	\$ 203,881	\$ 203,881	\$ 205,152	\$ (1,270)
Special Call - 11/1	-	-	210,000	(210,000)
Interest - 5/1	203,881	-	-	-
Principal - 5/1	115,000	-	-	-
Total Expenditures	\$ 522,763	\$ 203,881	\$ 415,152	\$ (211,270)
Excess (Deficiency) of Revenues over Expenditures	\$ 20,340	\$ 336,721	\$ 242,764	\$ (93,957)
Net Change in Fund Balance	\$ 20,340	\$ 336,721	\$ 242,764	\$ (93,957)
Fund Balance - Beginning	\$ 350,715		\$ 652,068	
Fund Balance - Ending	\$ 371,055		\$ 894,832	

VillaMar

Community Development District Debt Service Fund Series 2024 A6

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
<u>Revenues:</u>				
Special Assessments - Tax Roll	\$ 603,000	\$ 603,000	\$ 556,703	\$ (46,297)
Interest Income	20,000	10,000	14,038	4,038
Total Revenues	\$ 623,000	\$ 613,000	\$ 570,742	\$ (42,258)
<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	\$ 375,116	\$ 332,857	\$ (42,258)
Net Change in Fund Balance	\$ 17,231	\$ 375,116	\$ 332,857	\$ (42,258)
Fund Balance - Beginning	\$ 343,608		\$ 899,587	
Fund Balance - Ending	\$ 360,839		\$ 1,232,444	

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

	Series 2019 A1	Series 2020 A2	Series 2022 A3	Series 2022 A4	Series 2023 A5	Series 2024 A6	Total
Revenues							
Developer Contributions	\$ -	\$ -	\$ 453	\$ -	\$ -	\$ 170,733	\$ 171,186
Interest Income	-	-	0	-	4	138	142
Total Revenues	\$ -	\$ -	\$ 453	\$ -	\$ 4	\$ 170,871	\$ 171,328
Expenditures:							
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 159,490	\$ 159,490
Bank Fees	297	-	-	-	-	-	297
Total Expenditures	\$ 297	\$ -	\$ -	\$ -	\$ -	\$ 159,490	\$ 159,787
Excess (Deficiency) of Revenues over Expenditures	\$ (297)	\$ -	\$ 453	\$ -	\$ 4	\$ 11,381	\$ 11,541
Net Change in Fund Balance	\$ (297)	\$ -	\$ 453	\$ -	\$ 4	\$ 11,381	\$ 11,541
Fund Balance - Beginning	\$ 1,193	\$ -	\$ 9	\$ -	\$ 89	\$ -	\$ 1,291
Fund Balance - Ending	\$ 896	\$ -	\$ 462	\$ -	\$ 93	\$ 11,381	\$ 12,832

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	\$ 17,445	\$ 2,937	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,180,387
Assessments - Direct Bill (Unplatted PH8)	-	10,353	-	-	-	5,177	-	-	-	-	-	-	15,530
Developer Contributions	-	-	-	-	-	15,218	-	-	-	-	-	-	15,218
Lease Proceeds	98,274	-	-	-	-	-	-	-	-	-	-	-	98,274
Interest Income	1,167	733	818	1,667	2,475	2,512	-	-	-	-	-	-	9,373
Total Revenues	\$ 99,441	\$ 69,441	\$ 1,089,034	\$ 15,102	\$ 19,920	\$ 25,844	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,318,782

Expenditures:

General & Administrative:

Supervisor Fees	\$ -	\$ 600	\$ -	\$ 600	\$ 800	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,600
Engineering	819	4,781	581	136	750	-	-	-	-	-	-	-	7,068
Attorney	678	1,318	419	1,000	922	1,863	-	-	-	-	-	-	6,200
Attorney - Boundary Amendment	712	5,569	-	5,201	3,576	161	-	-	-	-	-	-	15,218
Annual Audit	-	-	-	-	1,000	6,200	-	-	-	-	-	-	7,200
Assessment Administration	10,300	-	-	-	-	-	-	-	-	-	-	-	10,300
Bonds Amortization Filing	500	2,500	-	-	250	-	-	-	-	-	-	-	3,250
Arbitrage	-	-	-	450	450	-	-	-	-	-	-	-	900
Dissemination	858	858	858	858	858	858	-	-	-	-	-	-	5,150
Trustee Fees	-	-	4,445	-	4,256	-	-	-	-	-	-	-	8,701
Management Fees	3,830	3,830	3,830	3,830	3,830	3,830	-	-	-	-	-	-	22,982
Information Technology	162	162	162	162	162	162	-	-	-	-	-	-	974
Website Maintenance	108	108	108	108	108	108	-	-	-	-	-	-	649
Postage & Delivery	3	39	4	589	6	7	-	-	-	-	-	-	647
Insurance General Liability	6,793	-	-	-	-	-	-	-	-	-	-	-	6,793
Printing & Binding	41	-	39	-	-	-	-	-	-	-	-	-	79
Legal Advertising	-	-	-	3,841	1,610	-	-	-	-	-	-	-	5,451
Office Supplies	-	69	3	0	3	3	-	-	-	-	-	-	78
Other Current Charges	-	116	322	106	94	102	-	-	-	-	-	-	740
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 24,979	\$ 19,951	\$ 10,771	\$ 16,882	\$ 18,675	\$ 13,895	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 105,155

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	\$ 1,931	\$ 1,931	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11,588
Landscape Maintenance	16,248	16,248	16,248	16,248	16,248	16,248	-	-	-	-	-	-	97,488
Landscape Replacement	-	-	600	-	-	-	-	-	-	-	-	-	600
Pond Maintenance	4,798	922	2,860	2,860	2,860	2,860	-	-	-	-	-	-	17,160
Fountain Maintenance	125	450	-	125	-	-	-	-	-	-	-	-	700
Streetlights	15,123	17,179	18,673	18,685	18,312	17,000	-	-	-	-	-	-	104,971
Electric	52	381	79	256	200	200	-	-	-	-	-	-	1,168
Water & Sewer	3,590	10,201	6,890	7,084	7,000	7,000	-	-	-	-	-	-	41,765
Sidewalk & Asphalt Maintenance	-	-	5,692	-	-	-	-	-	-	-	-	-	5,692
Irrigation Repairs	-	652	-	237	210	670	-	-	-	-	-	-	1,769
General Repairs & Maintenance	1,707	-	55	8,214	-	-	-	-	-	-	-	-	9,976
Property Insurance	14,053	-	-	-	-	-	-	-	-	-	-	-	14,053
Contingency	-	1,085	-	-	-	-	-	-	-	-	-	-	1,085
Subtotal Field Expenditures	\$ 57,627	\$ 49,050	\$ 53,029	\$ 55,640	\$ 46,761	\$ 45,910	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	308,016
Amenity Expenditures													
Pool Maintenance - Contract	\$ 2,870	\$ 2,870	\$ 2,955	\$ 2,955	\$ 2,955	\$ 2,955	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	17,560
Security Services	1,429	5	-	-	2,292	700	-	-	-	-	-	-	4,426
Pool Maintenance - R&M	-	-	950	-	-	-	-	-	-	-	-	-	950
Janitorial Services	1,390	1,450	1,370	1,340	1,430	1,380	-	-	-	-	-	-	8,360
Internet	210	210	210	210	210	230	-	-	-	-	-	-	1,282
Pest Control	50	50	50	50	50	50	-	-	-	-	-	-	300
Playground & Furniture Lease	2,475	4,563	4,563	4,563	4,563	4,563	-	-	-	-	-	-	25,290
Amenity - Electric	1,026	1,188	1,469	1,471	1,250	1,250	-	-	-	-	-	-	7,654
Amenity - Water & Sewer	1,001	826	786	850	875	875	-	-	-	-	-	-	5,213
Amenity Access Management	1,250	1,250	1,250	1,250	1,250	1,250	-	-	-	-	-	-	7,500
Amenity Repairs & Maintenance	-	3,586	320	160	445	185	-	-	-	-	-	-	4,696
Holiday Decorations	17,000	-	-	-	-	-	-	-	-	-	-	-	17,000
Contingency	-	-	1,085	-	-	-	-	-	-	-	-	-	1,085
Capital Outlay	98,274	-	-	-	-	-	-	-	-	-	-	-	98,274
Subtotal Amenity Expenditures	\$ 126,975	\$ 15,999	\$ 15,008	\$ 12,850	\$ 15,320	\$ 13,438	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	199,590
Total Expenditures	\$ 209,581	\$ 85,000	\$ 78,808	\$ 85,371	\$ 80,757	\$ 73,244	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	612,760
Excess (Deficiency) of Revenues over Expenditures	\$ (110,140)	\$ (15,559)	\$ 1,010,226	\$ (70,269)	\$ (60,837)	\$ (47,399.96)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	706,021
Other Financing Uses:													
Capital Reserve Transfer	\$ -	\$ -	\$ -	\$ -	\$ (236,845)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(236,845)
Total Other Financing Uses	\$ -	\$ -	\$ -	\$ -	\$ (236,845)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(236,845)
Net Change in Fund Balance	\$ (110,140)	\$ (15,559)	\$ 1,010,226	\$ (70,269)	\$ (297,682)	\$ (47,400)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	469,176

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		\$124,913	
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		\$252,567	
RESERVE FUND BALANCE		\$252,567	
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

ON ROLL ASSESSMENTS	Gross Assessments	\$ 1,355,500.44	\$ 434,152.08	\$ 396,827.85	\$ 149,360.57	\$ 268,600.00	\$ 550,380.62	\$ 648,386.91	\$ 3,803,208.47
	Net Assessments	\$ 1,260,615.41	\$ 403,761.43	\$ 369,049.90	\$ 138,905.33	\$ 249,798.00	\$ 511,853.98	\$ 602,999.83	\$ 3,536,983.88

		35.64%		11.42%		10.43%		3.93%		7.06%		14.47%		17.05%		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 2024 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				
02/12/26	54,105	1,082	1,060	-	51,963	17,445	6,122	5,596	2,106	3,788	7,762	9,144	51,963				
03/13/26	9,593	-	192	-	9,401	2,937	1,147	1,048	394	709	1,453	1,712	9,401				
TOTAL	\$ 3,524,973	\$ 143,236	\$ 67,635	\$ (32,119)	\$ 3,281,984	\$ 1,180,387	\$ 372,762	\$ 340,715	\$ 128,241	\$ 230,619	\$ 472,556	\$ 556,703	\$ 3,281,983				

93%	Net Percent Collected
\$ 255,000	Balance Remaining to Collect

SECTION 3



April 15, 2026

Samantha Ham – Recording Secretary
VillaMar CDD
219 E. Livingston St.
Orlando, FL 32801

RE: VillaMar Community Development District Registered Voters

Dear Ms. Ham,

In response to your request, there are currently **1,603** voters within the VillaMar Community Development District as of **April 15, 2026**.

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

Sincerely,

A handwritten signature in blue ink that reads "Melony M. Bell".

Melony M. Bell
Supervisor of Elections
Polk County, Florida