VillaMar
Community Development District

Adopted Budget
FY 2027

Table of Contents

VillaMar
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/2026	Projected Next 3 Months	Total Thru 9/30/2026	Adopted Budget FY 2027
Revenues					
Assessments - Tax Roll	$ 1,260,612	$ 1,268,362	$ -	$ 1,268,362	$ 1,485,304
Assessments - Direct Bill (Unplatted PH8)	20,706	20,706	-	20,706	-
Developer Contributions	-	15,218	412.50	15,631	-
Interest Income	5,000	16,906	3,756.90	20,663	15,000
Lease Proceeds	-	98,274	-	98,274	-
Miscellaneous Revenue	-	90	-	90	-
Total Revenues	**$ 1,286,318**	**$ 1,419,556**	**$ 4,169**	**$ 1,423,726**	**$ 1,500,304**
Expenditures					
Administrative					
Supervisor Fees	$ 12,000	$ 3,200	$ 3,000	$ 6,200	$ 12,000
Engineering	7,500	6,318	2,106	8,424	15,000
Attorney	30,000	8,986.84	6,000	14,987	30,000
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	3,600	500	4,100	4,500
Arbitrage	2,700	1,800	900	2,700	2,700
Dissemination	10,300	7,725	2,575	10,300	10,815
Trustee Fees	29,800	16,387	7,974	24,361	29,800
Management Fees	45,964	34,473	11,491	45,964	50,000
Information Technology	1,947	1,460	487	1,947	2,044
Website Maintenance	1,298	974	325	1,298	1,363
Postage & Delivery	3,000	2,569	856	3,425	3,000
Insurance General Liability	7,000	7,206	-	7,206	7,473
Copies	500	79	26	106	500
Legal Advertising	3,160	5,709	4,000	9,709	9,000
Office Supplies	500	90	30	120	500
Boundary Amendment Expenses	-	15,630.70	-	15,631	-
Other Current Charges	2,000	1,072	357	1,430	2,000
Dues, Licenses & Subscriptions	175	175	-	175	175
Subtotal Administrative	**$ 179,343**	**$ 134,955**	**$ 40,627**	**$ 175,581**	**$ 198,985**
Operations & Maintenance					
Field Expenditures					
Field Management	$ 23,175	$ 17,381	$ 5,794	$ 23,175	$ 24,334
Landscape Maintenance	226,000	146,232	48,744	194,976	275,000
Landscape Replacement	35,000	600	9,400	10,000	35,000
Pond Maintenance	35,000	25,740	8,580	34,320	36,400
Pond Maintenance - Trash Cleanup	-	-	-	-	5,000
Fountain Maintenance	1,000	825	275	1,100	1,500
Midge Treatment	-	-	-	-	6,120
Hog Trapping	-	-	-	-	6,665
Streetlights	190,000	163,174	56,059	219,233	220,000
Electric	5,000	1,163	388	1,551	5,000
Water & Sewer	50,000	37,670	12,557	50,226	60,000
Sidewalk & Asphalt Maintenance	5,000	12,195	-	12,195	5,000
Irrigation Repairs	10,000	3,189	1,063	4,252	10,000
General Repairs & Maintenance	30,000	12,254	4,085	16,338	35,000
Property Insurance	27,500	14,053	-	14,053	22,000
Reserve Study	-	-	-	-	7,500
Contingency	25,000	5,775	19,225	25,000	25,000
Subtotal Field Expenditures	**$ 662,675**	**$ 440,251**	**$ 166,168**	**$ 606,419**	**$ 779,519**

VillaMar

Community Development District

Adopted Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/2026	Projected Next 3 Months	Total Thru 9/30/2026	Adopted Budget FY 2027
Amenity Expenditures					
Pool Maintenance - Contract	$ 70,900	$ 26,705	$ 8,755	$ 35,460	$ 72,600
Pool Parts & Repairs	7,700	950	317	1,267	7,700
Security Services	72,000	14,148	4,716	18,864	70,000
Pest Control	2,000	450	150	600	2,480
Janitorial Services	30,700	13,315	4,438	17,753	44,380
Internet	5,000	1,957	808	2,766	5,640
Playground & Furniture Lease	65,000	35,742	6,067	41,809	65,000
Amenity - Electric	22,000	11,910	3,970	15,880	32,000
Amenity - Water & Sewer	22,000	7,895	2,632	10,527	22,000
Amenity Access Management	15,000	11,250	3,750	15,000	15,000
Amenity Repairs & Maintenance	20,000	8,681	2,894	11,574	20,000
Holiday Decorations	20,000	17,000	-	17,000	20,000
Contingency	25,000	3,541	6,250	9,791	25,000
Capital Outlay	-	98,274	-	98,274	-
Subtotal Amenity Expenditures	**$ 377,300**	**$ 251,818**	**$ 44,746**	**$ 296,564**	**$ 401,800**
Total Operations & Maintenance	**$ 1,039,975**	**$ 692,069**	**$ 210,915**	**$ 902,984**	**$ 1,181,319**
Total Expenditures	**$ 1,219,318**	**$ 827,024**	**$ 251,541**	**$ 1,078,565**	**$ 1,380,304**
Other Financing Sources/(Uses):					
Capital Reserves	$ (67,000)	$ (236,845)	$ (108,315.61)	$ (345,161)	$ (120,000)
Total Other Financing Uses	**$ (67,000)**	**$ (236,845)**	**$ (108,316)**	**$ (345,161)**	**$ (120,000)**
Net Change in Fund Balance	$ -	$ 355,688	$ (355,688)	$ -	$ -

Product	Assessable Units	Total Net Assessment	Total Gross Assessment	FY 26 Gross Per Unit	FY 27 Gross Per Unit	Increase / (Decrease)
Single Family	1791	$ 1,485,304.00	$ 1,597,101.08	$ 756.84	$ 891.74	$ 134.90
	1791	**$ 1,485,304.00**	**$ 1,597,101.08**			

VillaMar

Community Development District

Budget Narrative

Adopted Budget

REVENUES

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

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

Expenditures - Administrative

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

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

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

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 adminitration 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.

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 - Trash 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.

Fountain Maintenance
The cost of providing preventative maintenance to the District fountains. The cost ofreflects monthly service plus any repairs needed.

Midge Treatment
Represents the estimated cost of midge treatments within the District.

Hog Trapping
The cost of removing wild hogs across the District.

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

Expenditures - Field (Continued)

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.

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.

Reserve Study
Represents estimated costs for reserve study by the District's emngineers for future planning.

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.

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. Additonal services to consider (Pricing reflects BOTH amenities) +$320 - Extend seasonal services from 5 to 6 months of the year (April - Sept) +$300 - Extend extra seasonl 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.

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.

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.

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.

Expenditures - Amenity (Continued)

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
Adopted Budget
Capital Reserve

Description	Adopted Budget FY2026	Actuals Thru 6/30/2026	Projected Next 3 Months	Total Thru 9/30/2026	Adopted Budget FY 2027
Revenues					
Carry Forward Surplus	$ 141,650	$ (25,544)	$ -	$ (25,544)	$ 295,517
Interest Income	-	2,223	1,000	3,223	1,000
Total Revenues	**$ 141,650**	**$ (23,321)**	**$ 1,000**	**$ (22,321)**	**$ 296,517**
Expenditures					
Chair Lift Replacement	$ 13,500	$ 13,500	$ -	$ 13,500	$ -
Furniture Replacement	20,000	13,822	-	13,822	-
New Fountain - PH7	-	-	-	-	22,000
Permanent Lighting - Front Entry	-	-	-	-	10,000
Stormwater Maintenance	-	-	-	-	94,650
Total Expenditures	**$ 33,500**	**$ 27,322**	**$ -**	**$ 27,322**	**$ 126,650**
Other Financing Sources/(Uses):					
Capital Reserves	$ 67,000	$ 236,845	$ 108,316	$ 345,161	$ 120,000
Total Other Financing Uses	**$ 67,000**	**$ 236,845**	**$ 108,316**	**$ 345,161**	**$ 120,000**
Net Change in Fund Balance	$ 175,150	$ 186,202	$ 109,316	$ 295,517	$ 289,867

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

Description	Adopted Budget FY2026	Actuals Thru 6/30/2026	Projected Next 3 Months	Total Thru 9/30/2026	Adopted Budget FY 2027
Revenues					
Assessments - Tax Roll	$ 403,763	$ 406,447	$ -	$ 406,447	$ 403,155
Prepayments	-	8,317	-	8,317	-
Interest Income	-	13,019	2,200	15,219	6,000
Carry Forward Surplus	183,440	208,565	-	208,565	222,872
Total Revenues	**$ 587,203**	**$ 636,347**	**$ 2,200**	**$ 638,547**	**$ 632,028**
Expenditures					
Interest - 11/1	$ 137,838	$ 137,838	$ -	$ 137,838	$ 134,994
Interest - 5/1	137,838	137,838	-	137,838	134,994
Principal - 5/1	130,000	130,000	-	130,000	135,000
Special Call - 5/1	-	10,000	-	10,000	-
Total Expenditures	**$ 405,675**	**$ 415,675**	**$ -**	**$ 415,675**	**$ 404,988**
Net Change in Fund Balance	$ 181,528	$ 220,672	$ 2,200	$ 222,872	$ 227,040
				Interest Expense 11/1/27	$ 132,294

Product	Assessable Units	Total Net Assessment	Total Gross Assessment	FY 26 Gross Per Unit	FY 27 Gross Per Unit	Increase / (Decrease)
Single Family	332	$ 402,548.94	$ 432,848.32	$ 1,303.76	$ 1,303.76	$ -
Single Family	1	$ 606.25	$ 651.88	$ 1,303.76	$ 651.88	$ (651.88)
	333	**$ 403,155.19**	**$ 433,500.20**			

Villamar

Community Development District

Series 2019 Special Assessment Bonds
Amortization Schedule

Date		Balance		Prinicpal		Interest		Total
11/01/26	$	5,710,000	$	-	$	134,994	$	134,994
05/01/27		5,710,000		135,000		134,994		
11/01/27		5,575,000		-		132,294		402,288
05/01/28		5,575,000		140,000		132,294		
11/01/28		5,435,000		-		129,494		401,788
05/01/29		5,435,000		145,000		129,494		
11/01/29		5,290,000		-		126,594		401,088
05/01/30		5,290,000		150,000		126,594		
11/01/30		5,140,000		-		123,125		399,719
05/01/31		5,140,000		160,000		123,125		
11/01/31		4,980,000		-		119,425		402,550
05/01/32		4,980,000		165,000		119,425		
11/01/32		4,815,000		-		115,609		400,034
05/01/33		4,815,000		175,000		115,609		
11/01/33		4,640,000		-		111,563		402,172
05/01/34		4,640,000		180,000		111,563		
11/01/34		4,460,000		-		107,400		398,963
05/01/35		4,460,000		190,000		107,400		
11/01/35		4,270,000		-		103,006		400,406
05/01/36		4,270,000		200,000		103,006		
11/01/36		4,070,000		-		98,381		401,388
05/01/37		4,070,000		210,000		98,381		
11/01/37		3,860,000		-		93,525		401,906
05/01/38		3,860,000		220,000		93,525		
11/01/38		3,640,000		-		88,438		401,963
05/01/39		3,640,000		230,000		88,438		
11/01/39		3,410,000		-		83,119		401,556
05/01/40		3,410,000		240,000		83,119		
11/01/40		3,170,000		-		77,269		400,388
05/01/41		3,170,000		250,000		77,269		
11/01/41		2,920,000		-		71,175		398,444
05/01/42		2,920,000		265,000		71,175		
11/01/42		2,655,000		-		64,716		400,891
05/01/43		2,655,000		280,000		64,716		
11/01/43		2,375,000		-		57,891		402,606
05/01/44		2,375,000		290,000		57,891		
11/01/44		2,085,000		-		50,822		398,713
05/01/45		2,085,000		305,000		50,822		
11/01/45		1,780,000		-		43,388		399,209
05/01/46		1,780,000		320,000		43,388		
11/01/46		1,460,000		-		35,588		398,975
05/01/47		1,460,000		340,000		35,588		
11/01/47		1,120,000		-		27,300		402,888
05/01/48		1,120,000		355,000		27,300		
11/01/48		765,000		-		18,647		400,947
05/01/49		765,000		375,000		18,647		
11/01/49		390,000		-		9,506		403,153
05/01/50		390,000		390,000		9,506		399,506
			$	**5,710,000**	**$**	**4,046,531**	**$**	**9,756,531**

VillaMar

Community Development District

Adopted Budget

Series 2020 Area 2 Debt Service Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/2026	Projected Next 3 Months	Total Thru 9/30/2026	Adopted Budget FY 2027
Revenues					
Assessments - Tax Roll	$ 369,050	$ 371,504	$ -	$ 371,504	$ 369,050
Interest Income	5,000	11,778	2,000	13,778	5,000
Carry Forward Surplus	179,457	180,837	-	180,837	198,032
Total Revenues	**$ 553,507**	**$ 564,119**	**$ 2,000**	**$ 566,119**	**$ 572,082**
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**	**$ 368,088**	**$ -**	**$ 368,088**	**$ 368,608**
Net Change in Fund Balance	$ 185,419	$ 196,032	$ 2,000	$ 198,032	$ 203,474
				Interest Expense 11/1/27	$ 109,484

Product	Assessable Units	Total Net Assessment	Total Gross Assessment	FY 26 Gross Per Unit	FY 27 Gross Per Unit	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	Prinicpal	Interest	Total
11/01/26	$ 5,835,000	$ -	$ 111,804	$ 111,804
05/01/27	5,835,000	145,000	111,804	
11/01/27	5,690,000	-	109,484	366,288
05/01/28	5,690,000	150,000	109,484	
11/01/28	5,540,000	-	107,084	366,568
05/01/29	5,540,000	155,000	107,084	
11/01/29	5,385,000	-	104,604	366,688
05/01/30	5,385,000	160,000	104,604	
11/01/30	5,225,000	-	102,044	366,648
05/01/31	5,225,000	165,000	102,044	
11/01/31	5,060,000	-	98,950	365,994
05/01/32	5,060,000	170,000	98,950	
11/01/32	4,890,000	-	95,763	364,713
05/01/33	4,890,000	180,000	95,763	
11/01/33	4,710,000	-	92,388	368,150
05/01/34	4,710,000	185,000	92,388	
11/01/34	4,525,000	-	88,919	366,306
05/01/35	4,525,000	190,000	88,919	
11/01/35	4,335,000	-	85,356	364,275
05/01/36	4,335,000	200,000	85,356	
11/01/36	4,135,000	-	81,606	366,963
05/01/37	4,135,000	205,000	81,606	
11/01/37	3,930,000	-	77,763	364,369
05/01/38	3,930,000	215,000	77,763	
11/01/38	3,715,000	-	73,731	366,494
05/01/39	3,715,000	225,000	73,731	
11/01/39	3,490,000	-	69,513	368,244
05/01/40	3,490,000	230,000	69,513	
11/01/40	3,260,000	-	65,200	364,713
05/01/41	3,260,000	240,000	65,200	
11/01/41	3,020,000	-	60,400	365,600
05/01/42	3,020,000	250,000	60,400	
11/01/42	2,770,000	-	55,400	365,800
05/01/43	2,770,000	260,000	55,400	
11/01/43	2,510,000	-	50,200	365,600
05/01/44	2,510,000	270,000	50,200	
11/01/44	2,240,000	-	44,800	365,000
05/01/45	2,240,000	285,000	44,800	
11/01/45	1,955,000	-	39,100	368,900
05/01/46	1,955,000	295,000	39,100	
11/01/46	1,660,000	-	33,200	367,300
05/01/47	1,660,000	305,000	33,200	
11/01/47	1,355,000	-	27,100	365,300
05/01/48	1,355,000	320,000	27,100	
11/01/48	1,035,000	-	20,700	367,800
05/01/49	1,035,000	330,000	20,700	
11/01/49	705,000	-	14,100	364,800
05/01/50	705,000	345,000	14,100	-
11/01/50	360,000	-	7,200	366,300
05/01/51	360,000	360,000	7,200	367,200
		$ 5,835,000	**$ 3,432,813**	**$ 9,267,813**

VillaMar

Community Development District

Adopted Budget

Series 2022 Area 3 Debt Service Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/2026	Projected Next 3 Months	Total Thru 9/30/2026	Adopted Budget FY 2027
Revenues					
Assessments - Tax Roll	$ 138,905	$ 139,829	$ -	$ 139,829	$ 138,905
Interest Income	1,000	5,463	1,000	6,463	1,000
Carry Forward Surplus	139,217	139,762	-	139,762	94,796
Total Revenues	**$ 279,122**	**$ 285,054**	**$ 1,000**	**$ 286,054**	**$ 234,702**
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**	**$ 135,788**	**$ -**	**$ 135,788**	**$ 134,225**
Other Financing Sources/(Uses)					
Transfer In/(Out)	$ -	$ (55,470)	$ -	$ (55,470)	$ -
Total Other Financing Sources	**$ -**	**$ (55,470)**	**$ -**	**$ (55,470)**	**$ -**
Net Change in Fund Balance	$ 143,335	$ 93,796	$ 1,000	$ 94,796	$ 100,477

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 Gross Per Unit	FY 27 Gross Per Unit	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 Phase 3 Special Assessment Bonds
Amortization Schedule

Date	Balance	Prinicpal	Interest	Total
11/01/26	$ 2,185,000	$ 50,000	$ 42,503	$ 92,503
05/01/27	2,135,000	-	41,722	
11/01/27	2,135,000	55,000	41,722	138,444
05/01/28	2,080,000	-	40,863	
11/01/28	2,080,000	55,000	40,863	136,725
05/01/29	2,025,000	-	39,900	
11/01/29	2,025,000	55,000	39,900	134,800
05/01/30	1,970,000	-	38,938	
11/01/30	1,970,000	60,000	38,938	137,875
05/01/31	1,910,000	-	37,888	
11/01/31	1,910,000	60,000	37,888	135,775
05/01/32	1,850,000	-	36,838	
11/01/32	1,850,000	65,000	36,838	138,675
05/01/33	1,785,000	-	35,700	
11/01/33	1,785,000	65,000	35,700	136,400
05/01/34	1,720,000	-	34,400	
11/01/34	1,720,000	65,000	34,400	133,800
05/01/35	1,655,000	-	33,100	
11/01/35	1,655,000	70,000	33,100	136,200
05/01/36	1,585,000	-	31,700	
11/01/36	1,585,000	75,000	31,700	138,400
05/01/37	1,510,000	-	30,200	
11/01/37	1,510,000	75,000	30,200	135,400
05/01/38	1,435,000	-	28,700	
11/01/38	1,435,000	80,000	28,700	137,400
05/01/39	1,355,000	-	27,100	
11/01/39	1,355,000	80,000	27,100	134,200
05/01/40	1,275,000	-	25,500	
11/01/40	1,275,000	85,000	25,500	136,000
05/01/41	1,190,000	-	23,800	
11/01/41	1,190,000	90,000	23,800	137,600
05/01/42	1,100,000	-	22,000	
11/01/42	1,100,000	90,000	22,000	134,000
05/01/43	1,010,000	-	20,200	
11/01/43	1,010,000	95,000	20,200	135,400
05/01/44	915,000	-	18,300	
11/01/44	915,000	100,000	18,300	136,600
05/01/45	815,000	-	16,300	
11/01/45	815,000	105,000	16,300	137,600
05/01/46	710,000	-	14,200	
11/01/46	710,000	110,000	14,200	138,400
05/01/47	600,000	-	12,000	
11/01/47	600,000	110,000	12,000	134,000
05/01/48	490,000	-	9,800	
11/01/48	490,000	115,000	9,800	134,600
05/01/49	375,000	-	7,500	
11/01/49	375,000	120,000	7,500	135,000
05/01/50	255,000	-	5,100	-
11/01/50	255,000	125,000	5,100	135,200
05/01/51	130,000	-	2,600	-
11/01/51	130,000	130,000	2,600	135,200
		$ 2,185,000	**$ 1,311,197**	**$ 3,496,197**

VillaMar

Community Development District

Adopted Budget

Series 2022 Area 4 Debt Service Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/2026	Projected Next 3 Months	Total Thru 9/30/2026	Adopted Budget FY 2027
Revenues					
Assessments - Tax Roll	$ 249,798	$ 251,459	$ -	$ 251,459	$ 249,798
Interest Income	-	8,044	2,000	10,044	-
Carry Forward Surplus	128,001	127,520	-	127,520	137,735
Total Revenues	**$ 377,799**	**$ 387,023**	**$ 2,000**	**$ 389,023**	**$ 387,533**
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**	**$ 251,288**	**$ -**	**$ 251,288**	**$ 248,363**
Net Change in Fund Balance	$ 126,511	$ 135,735	$ 2,000	$ 137,735	$ 139,171

Interest Expense 11/1/27 $ 77,719

Product	Assessable Units	Total Net Assessment	Total Gross Assessment	FY 26 Gross Per Unit	FY 27 Gross Per Unit	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 Phase 4 Special Assessment Bonds
Amortization Schedule

Date	Balance	Prinicpal	Interest	Total
11/01/26	$ 3,960,000	$ -	$ 79,181	$ 79,181
05/01/27	3,960,000	90,000	79,181	
11/01/27	3,870,000	-	77,719	246,900
05/01/28	3,870,000	95,000	77,719	
11/01/28	3,775,000	-	75,997	248,716
05/01/29	3,775,000	95,000	75,997	
11/01/29	3,680,000	-	74,275	245,272
05/01/30	3,680,000	100,000	74,275	
11/01/30	3,580,000	-	72,463	246,738
05/01/31	3,580,000	105,000	72,463	
11/01/31	3,475,000	-	70,559	248,022
05/01/32	3,475,000	110,000	70,559	
11/01/32	3,365,000	-	68,566	249,125
05/01/33	3,365,000	110,000	68,566	
11/01/33	3,255,000	-	66,366	244,931
05/01/34	3,255,000	115,000	66,366	
11/01/34	3,140,000	-	64,066	245,431
05/01/35	3,140,000	120,000	64,066	
11/01/35	3,020,000	-	61,666	245,731
05/01/36	3,020,000	125,000	61,666	
11/01/36	2,895,000	-	59,166	245,831
05/01/37	2,895,000	130,000	59,166	
11/01/37	2,765,000	-	56,566	245,731
05/01/38	2,765,000	135,000	56,566	
11/01/38	2,630,000	-	53,866	245,431
05/01/39	2,630,000	140,000	53,866	
11/01/39	2,490,000	-	51,066	244,931
05/01/40	2,490,000	150,000	51,066	
11/01/40	2,340,000	-	48,066	249,131
05/01/41	2,340,000	155,000	48,066	
11/01/41	2,185,000	-	44,966	248,031
05/01/42	2,185,000	160,000	44,966	
11/01/42	2,025,000	-	41,766	246,731
05/01/43	2,025,000	165,000	41,766	
11/01/43	1,860,000	-	38,363	245,128
05/01/44	1,860,000	175,000	38,363	
11/01/44	1,685,000	-	34,753	248,116
05/01/45	1,685,000	180,000	34,753	
11/01/45	1,505,000	-	31,041	245,794
05/01/46	1,505,000	190,000	31,041	
11/01/46	1,315,000	-	27,122	248,163
05/01/47	1,315,000	195,000	27,122	
11/01/47	1,120,000	-	23,100	245,222
05/01/48	1,120,000	205,000	23,100	
11/01/48	915,000	-	18,872	246,972
05/01/49	915,000	215,000	18,872	
11/01/49	700,000	-	14,438	248,309
05/01/50	700,000	225,000	14,438	-
11/01/50	475,000	-	9,797	249,234
05/01/51	475,000	235,000	9,797	-
11/01/51	240,000	-	4,950	249,747
05/01/52	240,000	240,000	4,950	244,950
		$ 3,960,000	**$ 2,537,500**	**$ 6,497,500**

VillaMar

Community Development District

Adopted Budget

Series 2023 Area 5 Debt Service Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/2026	Projected Next 3 Months	Total Thru 9/30/2026	Adopted Budget FY 2027
Revenues					
Assessments - Tax Roll	$ 538,103	$ 515,258	$ -	$ 515,258	$ 491,855
Prepayments	-	231,270	-	231,270	-
Interest Income	5,000	18,785	5,000	23,785	5,000
Carry Forward Surplus	350,715	399,501	-	399,501	291,684
Total Revenues	**$ 893,818**	**$ 1,164,814**	**$ 5,000**	**$ 1,169,814**	**$ 788,539**
Expenditures					
Interest - 11/1	$ 203,881	$ 203,881	$ -	$ 203,881	$ 190,925
Special Call - 11/1	-	120,000	-	120,000	-
Interest - 2/1	-	1,270	-	1,270	-
Special Call - 2/1	-	90,000	-	90,000	-
Interest - 5/1	203,881	197,978	-	197,978	190,925
Principal - 5/1	115,000	110,000	-	110,000	110,000
Special Call - 5/1	-	95,000	-	95,000	-
Special Call - 8/1	-	-	60,000	60,000	-
Total Expenditures	**$ 522,763**	**$ 818,130**	**$ 60,000**	**$ 878,130**	**$ 491,850**
Net Change in Fund Balance	$ 371,055	$ 346,684	$ (55,000)	$ 291,684	$ 296,689
				Interest Expense 11/1/27	$ 188,244

Product	Assessable Units	Total Net Assessment	Total Gross Assessment	FY 26 Gross Per Unit	FY 27 Gross Per Unit	Increase / (Decrease)
Single Family	344	$ 429,982.08	$ 462,346.32	$ 1,344.03	$ 1,344.03	$ -
Single Family	99	$ 61,872.88	$ 66,529.98	$ 672.02	$ 672.02	$ -
	443	**$ 491,854.96**	**$ 528,876.30**			

Villamar

Community Development District

Series 2023 Phase 5 Special Assessment Bonds
Amortization Schedule

Date	Balance	Prinicpal	Interest	Total
11/01/26	$ 6,770,000	$ -	$ 190,925	$ 190,925
05/01/27	6,770,000	110,000	190,925	
11/01/27	6,660,000	-	188,244	489,169
05/01/28	6,660,000	120,000	188,244	
11/01/28	6,540,000	-	185,319	493,563
05/01/29	6,540,000	125,000	185,319	
11/01/29	6,415,000	-	182,272	492,591
05/01/30	6,415,000	130,000	182,272	
11/01/30	6,285,000	-	179,103	491,375
05/01/31	6,285,000	135,000	179,103	
11/01/31	6,150,000	-	175,306	489,409
05/01/32	6,150,000	145,000	175,306	
11/01/32	6,005,000	-	171,228	491,534
05/01/33	6,005,000	155,000	171,228	
11/01/33	5,850,000	-	166,869	493,097
05/01/34	5,850,000	160,000	166,869	
11/01/34	5,690,000	-	162,369	489,238
05/01/35	5,690,000	170,000	162,369	
11/01/35	5,520,000	-	157,588	489,956
05/01/36	5,520,000	180,000	157,588	
11/01/36	5,340,000	-	152,525	490,113
05/01/37	5,340,000	190,000	152,525	
11/01/37	5,150,000	-	147,181	489,706
05/01/38	5,150,000	205,000	147,181	
11/01/38	4,945,000	-	141,416	493,597
05/01/39	4,945,000	215,000	141,416	
11/01/39	4,730,000	-	135,369	491,784
05/01/40	4,730,000	225,000	135,369	
11/01/40	4,505,000	-	129,041	489,409
05/01/41	4,505,000	240,000	129,041	
11/01/41	4,265,000	-	122,291	491,331
05/01/42	4,265,000	255,000	122,291	
11/01/42	4,010,000	-	115,119	492,409
05/01/43	4,010,000	270,000	115,119	
11/01/43	3,740,000	-	107,525	492,644
05/01/44	3,740,000	285,000	107,525	
11/01/44	3,455,000	-	99,331	491,856
05/01/45	3,455,000	300,000	99,331	
11/01/45	3,155,000	-	90,706	490,038
05/01/46	3,155,000	320,000	90,706	
11/01/46	2,835,000	-	81,506	492,213
05/01/47	2,835,000	340,000	81,506	
11/01/47	2,495,000	-	71,731	493,238
05/01/48	2,495,000	360,000	71,731	
11/01/48	2,135,000	-	61,381	493,113
05/01/49	2,135,000	380,000	61,381	
11/01/49	1,755,000	-	50,456	491,838
05/01/50	1,755,000	400,000	50,456	-
11/01/50	1,355,000	-	38,956	489,413
05/01/51	1,355,000	425,000	38,956	-
11/01/51	930,000	-	26,738	490,694
05/01/52	930,000	450,000	26,738	-
11/01/52	480,000	-	13,800	490,538
05/01/53	480,000	480,000	13,800	493,800
		$ 6,770,000	**$ 6,688,588**	**$ 13,458,588**

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

Description	Adopted Budget FY2026	Actuals Thru 6/30/2026	Projected Next 3 Months	Total Thru 9/30/2026	Adopted Budget FY 2027
Revenues					
Assessments - Direct	$ 603,000	$ 607,010	$ -	$ 607,010	$ 603,000
Interest Income	20,000	21,548	7,000	28,548	15,000
Carry Forward Surplus	343,608	296,587	-	296,587	343,608
Total Revenues	**$ 966,608**	**$ 925,145**	**$ 7,000**	**$ 932,145**	**$ 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**	**$ 605,769**	**$ -**	**$ 605,769**	**$ 604,756**
Net Change in Fund Balance	$ 360,839	$ 319,376	$ 7,000	$ 326,376	$ 356,852
				Interest Expense 11/1/27	$ 231,756

Product	Assessable Units	Total Net Assessment	Total Gross Assessment	FY 26 Gross Per Unit	FY 27 Gross Per Unit	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 Phase 6 Special Assessment Bonds
Amortization Schedule

Date	Balance	Prinicpal	Interest	Total
11/01/26	$ 8,450,000	$ -	$ 234,878	$ 234,878
05/01/27	8,450,000	135,000	234,878	
11/01/27	8,315,000	-	231,756	601,634
05/01/28	8,315,000	140,000	231,756	
11/01/28	8,175,000	-	228,519	600,275
05/01/29	8,175,000	145,000	228,519	
11/01/29	8,030,000	-	225,166	598,684
05/01/30	8,030,000	155,000	225,166	
11/01/30	7,875,000	-	221,581	601,747
05/01/31	7,875,000	160,000	221,581	
11/01/31	7,715,000	-	217,881	599,463
05/01/32	7,715,000	170,000	217,881	
11/01/32	7,545,000	-	213,206	601,088
05/01/33	7,545,000	180,000	213,206	
11/01/33	7,365,000	-	208,256	601,463
05/01/34	7,365,000	190,000	208,256	
11/01/34	7,175,000	-	203,031	601,288
05/01/35	7,175,000	200,000	203,031	
11/01/35	6,975,000	-	197,531	600,563
05/01/36	6,975,000	210,000	197,531	
11/01/36	6,765,000	-	191,756	599,288
05/01/37	6,765,000	225,000	191,756	
11/01/37	6,540,000	-	185,569	602,325
05/01/38	6,540,000	235,000	185,569	
11/01/38	6,305,000	-	179,106	599,675
05/01/39	6,305,000	250,000	179,106	
11/01/39	6,055,000	-	172,231	601,338
05/01/40	6,055,000	265,000	172,231	
11/01/40	5,790,000	-	164,944	602,175
05/01/41	5,790,000	280,000	164,944	
11/01/41	5,510,000	-	157,244	602,188
05/01/42	5,510,000	295,000	157,244	
11/01/42	5,215,000	-	149,131	601,375
05/01/43	5,215,000	310,000	149,131	
11/01/43	4,905,000	-	140,606	599,738
05/01/44	4,905,000	330,000	140,606	
11/01/44	4,575,000	-	131,531	602,138
05/01/45	4,575,000	350,000	131,531	
11/01/45	4,225,000	-	121,469	603,000
05/01/46	4,225,000	370,000	121,469	
11/01/46	3,855,000	-	110,831	602,300
05/01/47	3,855,000	390,000	110,831	
11/01/47	3,465,000	-	99,619	600,450
05/01/48	3,465,000	415,000	99,619	
11/01/48	3,050,000	-	87,688	602,306
05/01/49	3,050,000	440,000	87,688	
11/01/49	2,610,000	-	75,038	602,725
05/01/50	2,610,000	465,000	75,038	-
11/01/50	2,145,000	-	61,669	601,706
05/01/51	2,145,000	490,000	61,669	-
11/01/51	1,655,000	-	47,581	599,250
05/01/52	1,655,000	520,000	47,581	-
11/01/52	1,135,000	-	32,631	600,213
05/01/53	1,135,000	550,000	32,631	-
11/01/53	585,000	-	16,819	599,450
05/01/54	585,000	585,000	16,819	601,819
		$ 8,450,000	**$ 8,614,538**	**$ 17,064,538**