VillaMar
Community Development District

Meeting Agenda

August 26, 2026

AGENDA

VillaMar
Community Development District

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

August 19, 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, August 26, 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 July 22, 2026 Board of Supervisors Meeting
4. Consideration of Audit Services Engagement Letter for Fiscal Year 2026 Audit
5. Staff Reports
    A. Attorney
    B. Engineer
    C. Field Manager's Report
        i. Consideration of Proposals for Pet Waste Stations
            a) Consideration of Proposal to Add Pet Waste Maintenance to Janitorial Contract
        ii. Consideration of Items & Proposals from Prince and Sons
            a) Fuel Surcharge Letter
            b) Storm Response Pricing
            c) Mulch Proposal
            d) Plant Replacements Proposal
            e) Sod & Grading Proposal
        iii. Consideration of Proposal for Fountain Replacement & Maintenance
            a) Lake Pros
            b) Solitude
        iv. Consideration of Proposals for Holiday Lighting
            a) Festive Glow
            b) Sloan Lighting Solutions
    D. District Manager's Report
        i. Approval of Check Register
        ii. Balance Sheet & Income Statement
6. Other Business
7. **CLOSED SECURITY DISCUSSION** (*All items in this section have been provided separately to the Board for review for confidentiality purposes*)
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**, **July 22, 2026** at 11:15 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 *by Zoom*	District Counsel, KVW
Marshall Tindall	Field Manager, GMS
Christine Wells	District Manager, GMS
John Bannon	District Engineer, Quiddity Engineering

The following is a summary of the discussions and actions taken at the July 22, 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 comments in person or on zoom.

THIRD ORDER OF BUSINESS **Approval of Minutes of the April 22, 2026 Board of Supervisors Meeting**

Ms. Burns presented the meeting minutes from April 22, 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 April 22, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS Public Hearings

A. Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget

Ms. Burns asked for a motion to open the public hearing on the proposed Fiscal Year 2027 budget, which was advertised by mailed notice given a proposed assessment increase.

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

Ms. Burns explained the adopted increase of $134.90 per unit annually (bringing the total assessment to $891.74 across all 1,791 platted lots in all seven phases) is lower than the capped amount originally noticed, reflecting updated vendor pricing. Ms. Burns outlined the main drivers for the increase: higher anticipated landscape maintenance costs once a second amenity facility comes online and the contract approaches the state's $195,000 competitive-bid threshold; a new line item for periodic pond and shoreline trash cleanup in response to resident complaints; a new hog-trapping line item to address wildlife damage seen in other Polk County communities; adjustments to street lighting and utility costs based on actual usage; a new reserve-study line item to be completed once the second amenity is finished; and costs for the second amenity facility (a second pool, expected to roughly double amenity-related expenses such as security, water, and electric).

An extended public comment period followed, with numerous residents raising concerns. Common themes included skepticism that a nearly $135 per year increase was justified given visible deferred maintenance (broken fountains, damaged fences, pool lighting and cleanliness issues, and a Department of Health inspection flag), doubts about the need for hog trapping and midge treatment given no personal sightings, the cost and value of a leased playground and professional holiday lighting (quoted at roughly $17,000-$20,000, about $11 per household), the adequacy and effectiveness of the amenity security guards, the size of the community's dog park, uncertainty about the second pool's opening timeline given a since-removed builder sign, traffic and lighting concerns along Thompson Nursery Road, and the effect of a former Phase 8 parcel having been sold for commercial rather than residential use. Residents also asked about vendor accountability, sidewalk trip hazards, builder signage left in the community, and the status of a stormwater flooding complaint near Emanuel Drive.

Ms. Burns and staff responded to the public comments, clarifying jurisdictional limits and planned actions. Thompson Nursery Road, Cunningham Road frontage issues beyond the District's easement, and the former Phase 8 parcel are outside CDD control, since those roads are city-owned and Phase 8's sale and zoning were handled by a private landowner and the City, not the District. Semi-trucks and equipment parked on non-CDD roads cannot be towed by the District; residents were encouraged to continue reporting these to city code enforcement and police. The CDD assessment is levied on platted land rather than individual homes, so builders pay the assessment on unsold or unoccupied lots at the same rate as homeowners, meaning new home closings do not change the total assessment base.

On security, Ms. Burns acknowledged ongoing performance problems with the current vendor, the District's second security company in recent years, and agreed to bring a proposal from an alternative provider to the next meeting. Ms. Burns asked residents to continue reporting specific dates, times, and details of guard issues to help document performance for the vendor's site supervisor. She clarified the guards are contracted only for the amenity facility, not roving community patrol, and that the District has no legal authority over crimes or speeding, which residents should report to police.

Regarding other budget line items, Ms. Burns explained that street lights are leased long-term from the utility provider, so the District only pays the electric bill and cannot unilaterally switch to solar or make repairs until a lease term expires; the playground is financed through a lease-to-own structure the Board adopted several years ago, with the District retaining ownership at the end of the term; mosquito and midge control is not currently a CDD service (mosquito spraying is handled by the county), and the proposed midge-treatment line item is optional and subject to Board discretion; and the broken fountain is planned for replacement in the fiscal year 2027 budget, along with ongoing quarterly maintenance once installed. She noted the increased janitorial line item primarily reflects added upkeep for the second amenity facility as well as potential additional dog-waste stations.

On hog trapping, Ms. Burns and Field Manager Marshall Tindall explained that a hog was in fact captured in April in the Phase 3/4 area, and that unaddressed hog activity in comparable communities has caused tens of thousands of dollars in pond bank and yard damage; the line item is intended to get ahead of that risk. On holiday lighting and other optional amenity costs, Ms. Burns noted the Board could scale back or eliminate these discretionary items if it wished, providing a rough per-household cost for context, and confirmed the timeline for the second amenity facility is still targeted for early 2027 per the developer, though the District does not control that construction schedule.

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

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

i. Consideration of Resolution 2026-06 Adopting the District's Fiscal Year 2026/2027 Budget and Appropriating Funds

Ms. Burns asked for a motion to approve Resolution 2026-06 adopting the District's Fiscal Year 2026/2027 budget and appropriating funds.

On MOTION by Ms. Shockley, seconded by Mr. Walsh, with all in favor, Resolution 2026-06 Adopting the District's Fiscal Year 2026/2027 Budget and Appropriating Funds, was approved.

B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments

Ms. Burns asked for a motion to open the public hearing on Resolution 2026-07, imposing special assessments and certifying the assessment roll for collection on the county tax bill to fund the adopted budget and existing debt service.

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

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

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

i. Consideration of Resolution 2026-07 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Burns asked for a motion to approve the resolution.

> On MOTION by Mr. Walsh, seconded by Ms. Shockley, with all in favor, Resolution 2026-07 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2026-08 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2026/2027**

Ms. Burns stated presented Resolution 2026-08, establishing the Fiscal Year 2027 regular meeting schedule on the same fourth-Wednesday pattern, with the November and December meetings shifted to the third Wednesday to avoid the Thanksgiving and Christmas holiday weeks.

> On MOTION by Mr. Walsh, seconded by Ms. Hazelrig, with all in favor, Resolution 2026-08 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2026/2027, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2026-09 Designating a Date, Time, and Location for a Landowners' Meeting and Election (Wednesday, November 18, 2026)(Seat #3)**

Ms. Burns stated presented Resolution 2026-09, setting the date, time, and location for the landowners' election, to coincide with the November 18, 2026 regular meeting. Ms. Burns explained that two Board seats are separately transitioning to general election seats this cycle, but no candidates qualified for either seat by the deadline, so those seats will be declared vacant after the November election and filled by Board appointment of interested residents.

> On MOTION by Ms. Shockley, seconded by Ms. Hazelrig, with all in favor, Resolution 2026-09 Designating a Date, Time, and

Location for a Landowners' Meeting and Election on Wednesday, November 18, 2026 (Seat #3), was approved.

SEVENTH ORDER OF BUSINESS **Ratification of Amended Pool Maintenance Services Agreement**

Ms. Burns asked the Board to ratify an amendment to the pool maintenance services agreement reflecting a temporary vendor fuel surcharge.

On MOTION by Ms. Shockley, seconded by Ms. Hazelrig, with all in favor, the Amended Pool Maintenance Services Agreement for Fuel Surcharge, was ratified.

EIGHTH ORDER OF BUSINESS **Ratification of Corrective Quit Claim Deed**

Ms. Burns asked the Board to ratify a corrective quit claim deed resolving a legal description error in a previously recorded document, as confirmed by District Counsel.

On MOTION by Mr. Walsh, seconded by Ms. Hazelrig, with all in favor, the Corrective Quit Claim Deed, was ratified.

NINTH ORDER OF BUSINESS **Presentation of Arbitrage Rebate Reports from AMTEC**

A. Series 2022 (Phase 3) Project Bonds

B. Series 2022 (Phase 4) Project Bonds

Ms. Burns presented the annual arbitrage rebate reports for the Series 2022 Phase 3 and Phase 4 bonds, which confirmed the District has not earned more interest than it pays on the bonds, as required by the bond trust indenture.

On MOTION by Mr. Walsh, seconded by Ms. Shockley, with all in favor, Accepting the Arbitrage Rebate Reports from AMTEC, was approved.

TENTH ORDER OF BUSINESS **Presentation of Fiscal Year 2025 Audit Report**

Ms. Burns presented the Fiscal Year 2025 independent audit report, which found no instances of non-compliance, no findings, and no indicators of financial emergency; the audit was timely submitted to the state ahead of the June 30 deadline.

On MOTION by Mr. Walsh, seconded by Ms. Hazelrig, with all in favor, Accepting the Fiscal Year 2025 Audit Report, was approved.

ELEVENTH ORDER OF BUSINESS Goals and Objectives

A. Adoption of Fiscal Year 2027 Goals & Objectives

Ms. Burns presented the District's Fiscal Year 2027 goals and objectives, which mirror the prior year's goals as required under Florida Statutes.

On MOTION by Mr. Walsh, seconded by Ms. Hazelrig, with all in favor, Adopting the Fiscal Year 2027 Goals & Objectives, was approved.

B. Review of Approved Fiscal Year 2026 Goals & Objectives and Authorizing Chair to Execute Final Form

Ms. Burns reviewed the Fiscal Year 2026 goals and objectives and asked the Board to authorize the Chair to execute the final form.

On MOTION by Mr. Walsh, seconded by Ms. Hazelrig, with all in favor, Approving the Fiscal Year 2026 Goals & Objectives and Authorizing Chair to Execute Final Form, was approved.

TWELFTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Hammock had nothing to report.

B. Engineer

Mr. Bannon presented four stormwater correction projects with cost estimates for the Board's future budgeting: a permanent outfall structure to replace an eroding mitered-end pipe at the Phase 1 pond near Emanuel Drive; regrading and re-lining a drainage swale behind lots on Emanuel Drive that has lost capacity due to sediment buildup and fence encroachment; piping stormwater near Corso Loop and Cunningham Road to resolve flooding on Vittorio Drive caused by a partially blocked swale; and flushing and inspecting more than 50% sediment-blocked stormwater lines along Carnoustie Road in Phase 3. He is also tracking more minor pond bank erosion in Phase 6 near Chloe Court for future recommendations, and will review all community sidewalks, streets, and CDD-owned fences as part of the annual engineering evaluation. Staff will obtain contractor proposals for these repairs and bring them back to a future meeting.

C. Field Manager's Report

Mr. Tindall reported ongoing routine maintenance, including sidewalk panel replacements, playground cleaning, and increased pond and shoreline trash cleanup driven by recent heavy rains and nearby construction debris. He reported that the landscape contractor is performing adequately overall, with occasional missed spots addressed upon notice, and that planned plant fillings and mulching will occur mainly along the main boulevard. He also presented a plan to add roughly five additional dog waste stations next year, building on six added earlier this year, with candidate locations including a Phase 6D pocket park and areas along the community's north and west sides, and noted decorative parking bollards at the amenity lot are being replaced. He confirmed a Department of Health note about reduced pool flow rate followed a high-traffic holiday weekend, was not a closure, and was resolved the next business day.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns stated the check register is included in the agenda package for review.

On MOTION by Ms. Hazelrig, seconded by Ms. Shockley, 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.

THIRTEENTH ORDER OF BUSINESS Other Business

There being no comments the next item followed.

FOURTEENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Residents raised additional items, including concerns about future traffic routing if the former Phase 8 parcel is developed for commercial use, and a request to gate community roads, which staff explained is not legally permitted for public rights-of-way.

Two residents asked to be considered for appointment to the two Board seats that will become vacant after the November election given the lack of qualified candidates.

Feedback on holiday decorations was mixed, with praise for the front-entrance display but requests to extend similar quality to the newer back-half phases.

A longtime resident reported chronic, severe standing water in front of their home for three years, citing health and safety concerns and asking for a firm resolution; staff noted this would be addressed as part of the broader stormwater evaluation with the District Engineer.

Other residents raised concerns about builder equipment and vehicles blocking narrow streets in Phases 6 and 7, unauthorized concrete dumping at a non-CDD-owned parcel, and lack of clarity on parking availability at the future second amenity site; staff confirmed the District has no authority over builders' equipment or non-CDD property but agreed to contact builder representatives directly and to request site plans for the second amenity's parking once available.

Ms. Burns reiterated that carryforward funds are not a significant surplus this year and are primarily needed to bridge cash flow between the end of the fiscal year and the District's receipt of tax assessment collections in December, and that any true surplus can be allocated by the Board to reserves or future projects.

FIFTEENTH ORDER OF BUSINESS Adjournment

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

_______________________________ _______________________________

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION IV

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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July 29, 2026

Board of Supervisors
VillaMar Community Development District
219 East Livingston Street
Orlando, Florida 32801

We are pleased to confirm our understanding of the services we are to provide VillaMar Community Development District, City of Winter Haven, Florida ("the District") for the fiscal year ended September 30, 2026. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of VillaMar Community Development District as of and for the fiscal year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis
2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards.*

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: C/O GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA LLC, 219 EAST LIVINGSTON STREET ORLANDO, FLORIDA 32801, OR RECORDREQUEST@GMSCFL.COM, PH: (407) 841-5524.

Our fee for these services will not exceed $7,300 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to VillaMar Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates

Tony Grau

____

Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of VillaMar Community Development District.

By: ______________________________

Title: ______________________________

Date: ______________________________

Florida Institute of Certified Public Accountants

AICPA Peer Review Program

Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114 Review Number: 616829

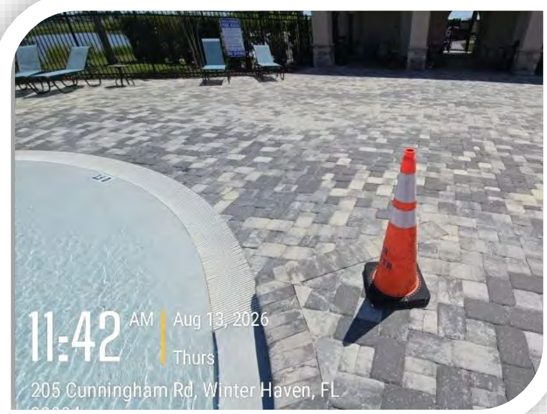
SECTION V

SECTION C

August 26, 2026

Villamar CDD

Field Management Report

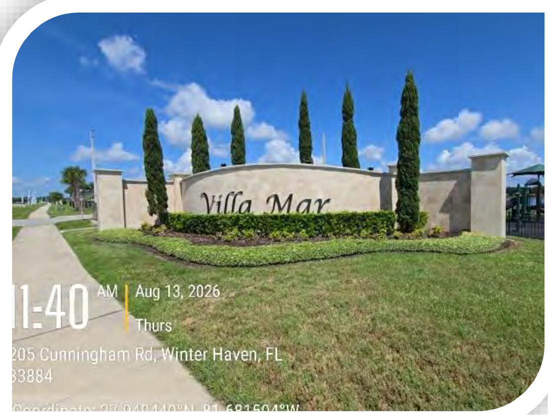


Completed Items

- General repairs include: Coping repair at amenity, minor furniture hardware replacements, replacement of old delineators, & cleaning of the drinking fountain drain line that was backing up.
- Some lesser erosion around mitered ends on Serrato were backfilled with riprap added for reinforcement.

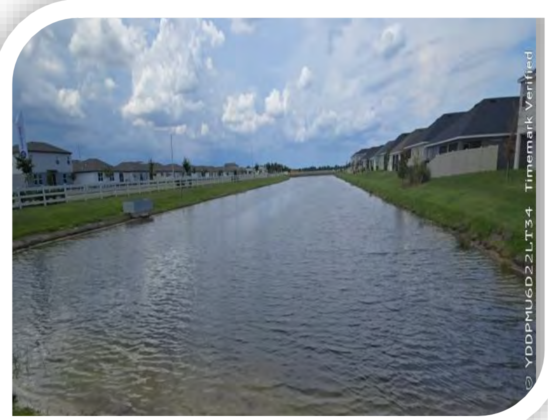
Contracted Services

- Our mowing and detailing services are currently being executed in full accordance with the contract. The site remains neat; crews missed a small stretch between fence and rear of homes but rectified promptly.
- Approved aluminum fence repairs were completed.
- Holiday lighting proposals were solicited for review.



Site Items

- Incumbent Solitude and alternative company Lake Pros have provided pricing for a fountain to replace one that failed previously.
- Consideration of additional dog waste stations and quantities based on some additional resident requests.
- Gutter discharges appear to be accelerating issues along adjacent pond shoulders. Areas are being reviewed and inventoried for repair needs.
- Foot traffic is creating a path on the south side of the amenity coming from Cunningham Rd.



In Progress

- Some small areas of vinyl fencing blew down following severe weather. A vendor is working to replace the broken materials and reinstall blown out component as needed.

Villamar CDD

Field Management Report – Photo Supplement

Foot traffic trail by amenity

Photo Description:

- Pedestrian traffic is wearing a path on the south side of the amenity building.

Main entry sign wall

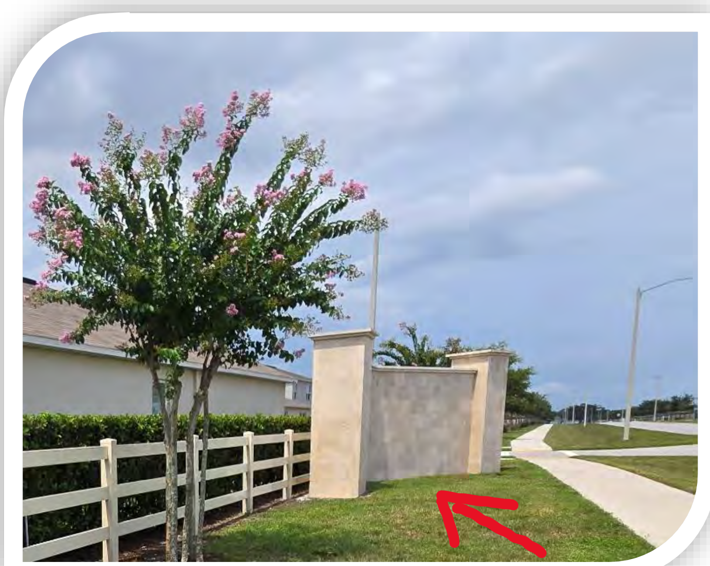
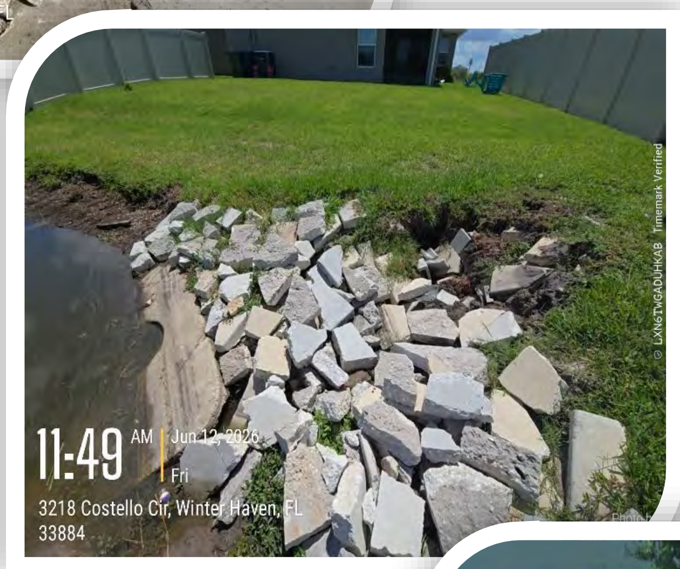


Photo Description:

- Consider adding some plant material to the companion entry sign wall across from the amenity area.

Pond shoulder erosion examples



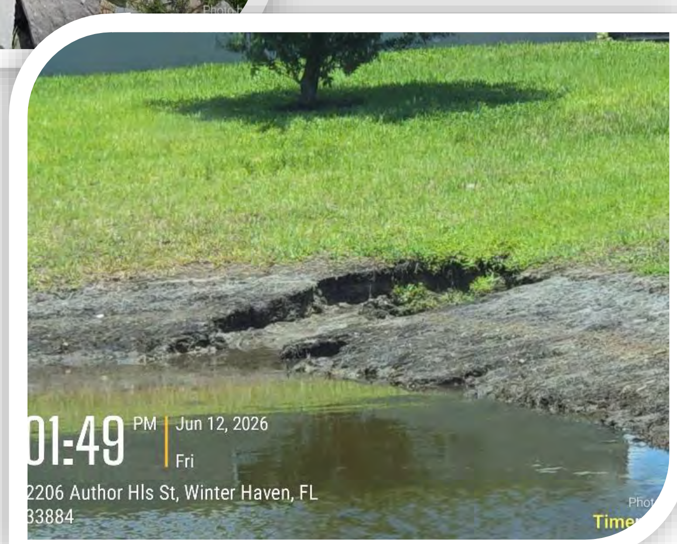


Photo Description:

- Examples of erosion along pond shoulders throughout the community relating to provided sod & grading proposal

SECTION 1

Proposal #554a

Governmental Management Services

Maintenance Services

Date: 7/22/2026

Bill To/District: Villamar CDD	Prepared By: Governmental Management Services, LLC 219 E. Livingston Street Orlando, FL 32801

Job name and Description

<u>Villamar CDD –Dog Waste Station(s)</u>

- Proposal is for delivery and installation of x1 Dog Waste Stations within the community.
- PLEASE NOTE: station(s) will also require regular servicing (not included)

Qty	Description	Unit Price	Line Total
	Labor		$150.00
	Materials		$370.00
	Cost <u>per</u> station. Up to x6 stations	Subtotal	$520.00
	Mobilization		$65.00
	Equipment		$35.00
		Total Due:	$620.00

This Proposal is Valid for 30 days.

Client Signature: ____ Date: __________

Proposal #554b

Governmental
Management
Services

Maintenance
Services

Date: 7/22/2026

Bill To/District: Villamar CDD	Prepared By: Governmental Management Services, LLC 219 E. Livingston Street Orlando, FL 32801

Job name and Description

Villamar CDD –Dog Waste Station(s)

- Proposal is for delivery and installation of **x6** Dog Waste Stations within the community.
- PLEASE NOTE: station(s) will also require regular servicing (not included)

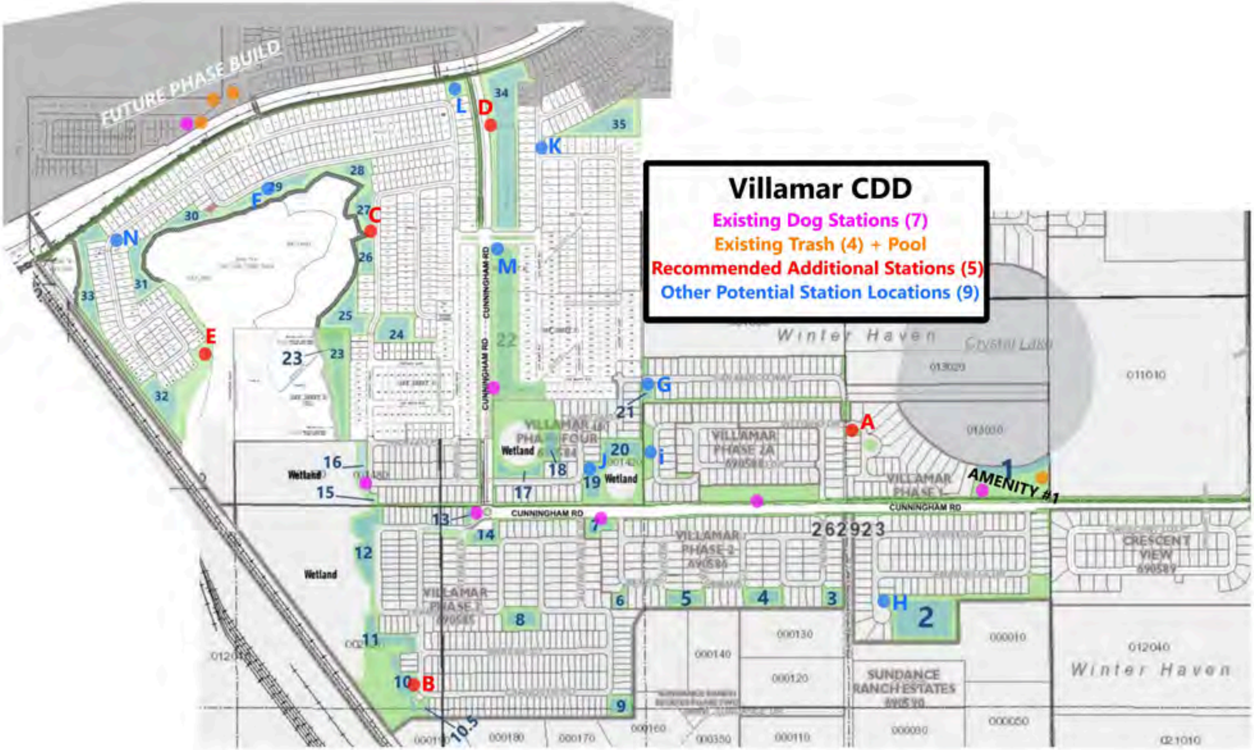
Qty	Description	Unit Price	Line Total
	Labor		$900.00
	Materials		$,2220.00
	Cost per station $520.00	Subtotal	$3,120.00
	Mobilization		$65.00
	Equipment		$35.00
		Total Due:	$3,220.00

This Proposal is Valid for 30 days.

Client Signature: ____ Date: __________

Exhibit A

Map



SECTION (a)

PRICING TRASH COLLECT FOR SERVICES

- Trash and Pet stations Once a Week ➔ $ 35.00/per station/month
- Trash and Pet stations Two X a week ➔ $ 50.00/per station/month
- Trash and Pet stations Three X a week ➔ $ 75.00/per station/month
- Mail trash removal, 3 times a week ➔$100.00/per station/month
- Dog waist Dispenser bags, as needed, 200 bags/box ➔ $10.00/box

Supplies, chemicals and equipment will be provided by CSS Clean Star Services. Products used to Disinfect for the Covid19, are CDC certified and approved.

SECTION 2

SECTION (a)

PRINCE & SONS

Headquarters
200 South F Street
Haines City, Florida 33844
(863) 422-5207
www.princeandsonsinc.com

Tampa
9513 US 92 East
Tampa, Florida 33610

Orlando
14645 Boggy Creek Rd
Orlando, Florida 32824

Valued Customer,

Our family-owned company at Prince & Sons thanks you for the business in servicing your property's landscaping. We are unable to continue to absorb excessive increase in the cost of fuel to our company. We do everything we can to conserve fuel and buy in bulk to keep our prices down however the increases to gas and diesel have resulted in a direct 3% increase to our hard costs that we need to pass along to our customers. We hope this is not a long-term problem so we want to have in place a clear invoicing process that can be tracked. Effective immediately we are sending a separate 3% fuel charge invoice to help offset this expense. The below increase will be invoiced:

Average gas price of >=$4/gallon we will have a 3% increase

Average gas price of $3.50-$3.99/gallon we will have a 2% increase

Average gas price <$3.49/gallon the fuel service charge will end

We thank you for your understanding with this. Please do not hesitate to contact your manager if you have any questions.

Warmest Regards,

Lucas Martin

Lucas Dean Martin
Vice President
Phone: 863-422-5207 Office
PRINCE & SONS INC.

SECTION (b)

2026 Hurricane & Storm Response Pricing

Prince & Sons is ready to handle the challenges that severe storms or hurricanes may bring to Florida. In the event of such a situation, we are committed to delivering a rapid response to meet your property's needs. We emphasize proactive communication throughout our service, ensuring timely updates and empowering you to make informed decisions. Our management team is available 24/7, ensuring you can reach us whenever needed. With all the necessary materials on hand, we are fully prepared to manage storm-related cleanup. Once it is safe for our crews to begin, we will focus on clearing debris from exits and roadways to ensure emergency vehicle access.
All emergency clean-up and debris removal will be priced at a **Time and Material Rate** as follows:

$65.00	**per man hour (labor clean up, tree removal)**
$700.00	**per truck of debris removed**
$125.00	**per hour for use of heavy equipment (includes operator)**
$75.00	**Staking of hardwood trees with pro 40's but please note: larger trees may have additional charges**
$125.00	**Staking of palms with palm batten kits**

Our Standard Operating Procedure Is:
***Clearing roadways and exits first**
***Clearing any debris off homes or property, unless notified otherwise**
***Staking/replanting of downed palms and/or trees**
***Debris clean up of common areas**

Prince & Sons values your business and is committed to taking all necessary steps to ensure a swift and safe response to your property during a storm. In the event a hurricane is forecast to impact Central Florida, a Prince & Sons representative will conduct a proactive inspection of the property, maintain constant communication with the Association Manager or designated community representatives, and develop a cleanup plan to ensure safe entry and exit for the community.

By signing below, you agree to the above-referenced pricing in the event of an approaching storm and grant Prince & Sons full authorization to proceed with storm cleanup once conditions are deemed safe, without requiring further approval. It is essential that a Prince & Sons Account Manager or representative has unrestricted access to any locked gates or entryways to the community, as well as full authority to coordinate any necessary assistance from subcontractors or affiliates of Prince & Sons for the property.

If this agreement is not signed, priority will be given to clients who have provided signed authorization prior to any storm events.

Property Name: ______________________ **Not to Exceed Amount: $** ______________

Community Manager or Representative: ______________________ **Management Company** ______________

Account Manager Prince & Sons Rep: ____

Approval Signature: ______________________ **Date:** ______________

SECTION (c)

PRINCE & SONS

200 S. F. Street
Haines City, Florida 33844
Phone 863-422-5207 | Fax 863-422-1816 Polk County License # 214815

-

Date: June 6, 2026

SUBMITTED TO:	Job Name / Location:
GMS 345 W Central Ave Orlando FL 32801 Marshall Tindall Phone: 407-346-2453 Email: mtindall@gmscfl.com	Villamar Entry and Amenity Center

This proposal is to mulch phase 1-6

	Qty	Unit	Unit Cost	TOTAL
Coco Brown	122	Cy	$60.00	$7,320.00
			total	$7,320.00
			-	-

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc.required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: Scott Merrell
Date Submitted: June 6, 2026

Accepted by:
Date Accepted: ____________________

SECTION (d)

200 S. F. Street
Haines City, Florida 33844
Phone 863-422-5207 | Fax 863-422-1816 Polk County License # 214815

Date: June 18, 2026

SUBMITTED TO:	Job Name / Location:
GMS 345 W Central Ave Orlando FL 32801 Marshall Tindall Phone: 407-346-2453 Email: mtindall@gmscfl,com	Villamar Entry and Amenity Center

This Proposal to add plant to the main Blvd And round about

	Qty	Unit	Unit Cost	TOTAL
Loropatalum Blvd	110	3G	$20.00	$2,200.00
Thryallis	10	3G	$20.00	$200.00
Texas Sage	6	3G	$20.00	$120.00
Loropatalum round about	20	3G	$20.00	$400.00
			Total	**$2,920.00**

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc.required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: Scott Merrell
Date Submitted: June 18, 2026

Accepted by:
Date Accepted: ______________________

SECTION (e)

200 S. F. Street
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: August 20, 2026

SUBMITTED TO:	Job Name / Location:
GMS 345 W Central Ave Orlando FL 32801 Marshall Tindall Phone: 407-346-2453 Email: mtindall@gmscfl,com	Villamar Retention Ponds

Proposal is to replace sod and repair retention ponds throughout the property phase 1-6

	Qty	Unit	Unit Cost	TOTAL
Bahia Sod	138	Pl	$400.00	$55,200.00
Dirt & Regrading Ponds 2,3,4,5,6,7,	6	Ea	$1,200.00	$7,200.00
Dirt & Regrading Ponds 18	1	Ea	$5,000.00	$5,000.00
			Total	
				$67,400.00

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc.required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: Scott Merrell

Date Submitted: August 20, 2026

Accepted by:

Date Accepted: ______________________

Villamar Sod Breakdown by pond:
138 pallets recommended now
57 pallets suggested for later

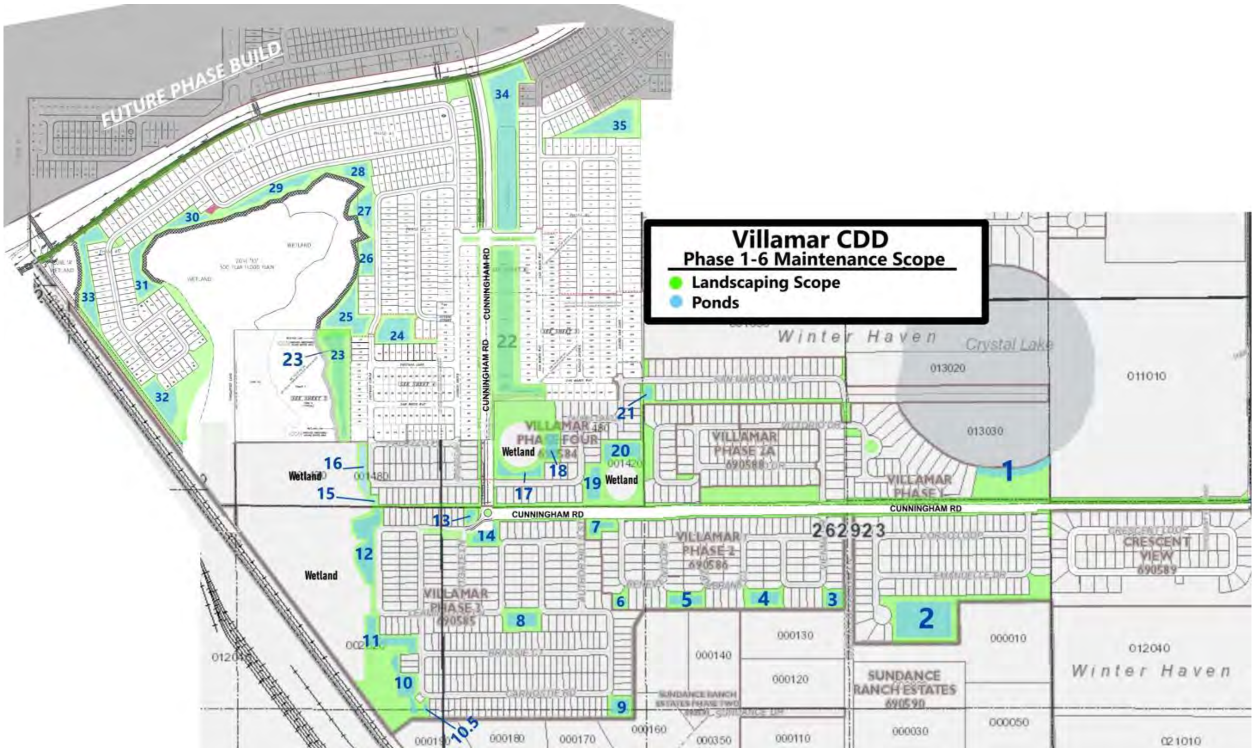
Dry Pond 1-1 10 pallets now - 2 Later
Dry Pond 2-2 1 Pallets now - 1 later

Pond 2 5 Pallets Now - 3 Later
Pond 3 5 pallets Now - 4 Later
Pond 4 6 Pallets now - 4 Later
Pond 5 10 Pallets now - 3 Later
Pond 6 11 pallets now - 3 Later
Pond 7 18 Pallets now - 3 Later
Pond 9 10 pallets Now - 3 Later
Pond 12 1 pallets now - 1 Later
Pond 13 5 Pallets Now - 2 Later
Pond 14 5 pallets now - 3 Later
Pond 15 1 Pallets now
Pond 17 10 Pallets now - 3 Later
Pond 18 13 Pallets now - 6 Later
Pond 19 1 Pallets now
Pond 20 2 Pallets now - 1 Later
Pond 21 3 Pallets Now - 1 Later
Pond 22 5 pallets now - 3 Later
Pond 24 1 Pallets Now
Pond 26 3 Pallets Now - 2 Later
Pond 27 1 Pallets Now
Pond 28 3 Pallets Now - 3 Later
Pond 30 8 Pallets now - 6 Later

Note: Pond #'s are based on Pond vendor map

Exhibit A

Map



SECTION 3

SECTION (a)

Fountain Installation Agreement

This agreement dated June 23, 2026, is made between Lake Pros, LLC and CUSTOMER:

Villamar CDD
Address: 219 East Living St., Orlando FL 32801
Name: Marshall Tindall, Field Manager
Phone: (407) 841-5524
Email: Mtindall@gmsfl.com

This agreement, made by and between **Lake *Pros, LLC*** (“Contractor”) and, ***Villamar CDD*** *(*“Owner”)

Fountain Installation: AquaElite 3hp, Custom Fountain

Includes:

- AquaElite Sterling Series: 3hp 230volt, Single phase, Diamond nozzle.
- Motor, pump, floatation, stainless steel frame and intake screen.
- Power Cable 200ft of 10/4
- Light Kit: 4 White LED light kit with 200’ 12/3 cable.
- Control Panel Included
- Includes installation, shipping, and removing old fountain.

Fountain Investment:
$13,880.00

Warranty:

- 4-year pump and motor warranty
- 3-year cable warranty
- 2-year control panel warranty
- 2-year lights warranty

Warranty Conditions:

Labor, insurance, equipment, and installation are all included in this Agreement. Repairs within the warranty period include both parts and labor with fountain maintenance program. Repairs outside of the warranty period will be billed on a time and materials basis.

GENERAL CONDITIONS

1. Ownership of property is implied by CUSTOMER with acceptance of this Agreement. In the event that CUSTOMER does not expressly own the areas where the above stated services are to be provided, CUSTOMER represents that express permission of the owner is given and that authorization to commence the above-mentioned services is allowed. In the event of dispute of ownership, CUSTOMER agrees to hold harmless Lake Pros LLC for the consequences of such services.

2. Lake Pros LLC shall not be responsible for acts beyond its reasonable control, including adverse soil and / or water conditions, adverse weather conditions, unavailable materials, Acts of God, war, acts of vandalism, theft or third-party actions. CUSTOMER further states that neither party shall be responsible in damages or penalties for any failure or delay in performance of any of its obligations caused by above named incidences.

3. Invoices submitted for work completed shall be paid within 30 days of receipt. A finance charge of 1.500% per month or an annual percentage rate of 18.000% will be computed on all past due balances.

4. Any incidental activity not explicitly mentioned in this proposal is excluded from the scope of work.

5. This proposal shall be valid for 45 days.

6. If Lake Pros LLC is required to enroll in any third-party compliance programs, invoicing or payment plans that access fees in order to perform work for CUSTOMER, those charges will be invoiced back to CUSTOMER as invoiced to Lake Pros LLC.

7. Lake Pros LLC will maintain insurance coverage, which includes but is not limited to; General Liability Property Damage, Automobile Liability, and Workman's Compensation at its own expense.

8. No alterations or modifications, oral or written, of the terms contained above shall be valid unless made in writing and accepted in its entirety by authorized representatives of both Lake Pros LLC and the CUSTOMER.

10. Customer shall permit Lake Pros, LLC. without additional consideration to Customer, to take photographs or video at the project site of both completed work and work in progress.

11. Severability. If any part of this Agreement is determined to be invalid or illegal by any court or agency of competent jurisdiction, then that part shall be limited or curtailed to the extent necessary to make such provision valid, and all other remaining terms of this Agreement shall remain in full force and effect.

13. No Third-Party Beneficiary. The terms and provisions of this Agreement are intended solely for the benefit of each party hereto and their respective successors or permitted assigns, and it is not the intention of the parties to confer third-party beneficiary rights upon any other person or entity.

14. Waiver. The waiver of any breach of any provisions of this Agreement will not operate or be construed as a waiver of any subsequent breach of the same or other provision of this Agreement.

16. Attorney’s Fees. In the event any party shall be forced to enforce this Agreement, whether or not through litigation, the prevailing party shall be entitled to receive reasonable attorney’s fees and all costs incurred in connection with such enforcement, including fees and costs of appeal.

17. Lake Pros LLC is not responsible for damage to any underground irrigation, headwalls, piping, electrical, trees or any lines not noted on the as-builts or not located by Sunshine Locating Services (where digging is necessary).

June 23, 2026

Customer Acceptance

The above prices, specifications and conditions are hereby accepted for:

Villamar CDD

Billing Schedule:

50% Deposit
50% Upon Completion

Signature: ________________________

Printed Name: ____________________

Date: ____________________________

Signature: Chad Bass

Printed Name: Chad Bass

Date: 6/23/26

Lake Pros, LLC • 3885 Shader Road • Orlando, Florida 32826
407-595-3648 Direct • Office@lakepro.co• www.lakepro.co

This agreement dated June 23, 2026, is made between Lake Pros, LLC and CUSTOMER:

Villamar CDD

Address: 219 East Living St., Orlando FL 32801

Name: Marshall Tindall, Field Manager

Phone: (407) 841-5524

Email: Mtindall@gmsfl.com

This agreement, made by and between **Lake *Pros, LLC*** (“Contractor”) and, ***Villamar CDD*** (“Owner”)

Fountain Maintenance Agreement–Service for one (1) floating fountain

- Clean and scrub fountain floats and underwater intake
- Remove and clean fountain nozzle for optimal performance.
- Clean lights and polish lens
- Inspect cables and connections
- Test relays and contactors, meter test motor and light cables for proper amp draw.

*Does NOT include service calls outside of the scheduled maintenance cycle.

Quarterly Investment (4 services per year): $170.00 per event

Terms and Conditions:

1. LAKE PROS monthly treatments include EPA certified herbicides applications, beneficial bacteria, casual debris clean up, and structure monitoring. Services outside of the maintenance scope will be subject to a one-time fee that is agreed upon by the CUSTOMER in writing.

2. Debris clean-up is limited to casual debris: such as cups, cans, bags, and other non-natural materials along the shoreline. Debris Clean-up service does NOT include extensive debris and trash cleanup in the event of a major storm event. (Example: Hurricane). Does NOT include construction debris, tires, shopping carts, and other large, discarded debris.

3. This agreement shall automatically renew for its original term on the anniversary starting date of this contract. The monthly service amount may be adjusted, as agreed upon by both Parties, and set forth in writing.

4. Invoices submitted for work completed shall be paid within 30 days of receipt. If payment has not been received within 30 days, invoices will accrue an interest at 2% per month. After two consecutive months without receiving payment, the account will be put on hold.

5. CUSTOMER understands that the annual investment amount has been spread out over a twelve-month period. If the CUSTOMER puts the account on hold, or LAKE PROS puts the account on hold due to lack of payment, an additional start-up fee may be required.

6. LAKE PROS will maintain insurance coverage, which includes General Liability Property Damage, Automobile Liability, and Workman's Compensation at its own expense.

7. The Customer agrees to inform LAKE PROS in writing if any lake or pond areas have been, or are scheduled, to be mitigated (planted with required or beneficial aquatic vegetation). Emergent weed control may not be performed within mitigated areas, new or existing, unless specifically stated by separate contract or modification of the agreement.

8. If at any time during the agreement, the customer is not satisfied with LAKE PROS service, the customer can cancel the agreement with a 30-day written notice. There will be no penalty for cancelation.

9. Federal and State regulations require that various water time-use restrictions be observed during and following some treatments. LAKE PROS will notify the customer of such restriction. It shall be the customer's responsibility to observe the restrictions throughout the required period. The customer understands and agrees that, notwithstanding any other provision of the agreement, LAKE PROS does not assume any liability for failure by any party to be notified of, or to observe. The above regulations.

10. LAKE PROS shall not be responsible for acts beyond our control. These include, but aren't limited to, adverse weather conditions, Acts of God, Strikes, government regulations or order, acts of vandalism, theft or third-party actions.

11. The customer warrants that he or she is authorized to execute the water management agreement on behalf of the riparian owner and to hold LAKE PROS harmless for consequences of such service not arising out of the sole negligence of LAKE PROS.

12. LAKE PROS agrees to hold the customer harmless from any loss, damage, or claims arising out of the sole negligence of LAKE PROS. However, LAKE PROS shall in no event be liable to the customer or others indirect, special or consequential damages resulting from any cause whatsoever.

13. Water use restrictions ensuing treatment are rarely required. If required, LAKE PROS will notify the customer in writing. LAKE PROS will not be held responsible if customer fails to follow water use restrictions.

Customer Acceptance:

"OWNER"	"CONTRACTOR" **Lake Pros, LLC**
Signature:	Signature: Chad Bass
Print:	Print: Chad Bass
Date:	Date: 6/23/26

SECTION (b)

SERVICES AGREEMENT

PROPERTY NAME: VillaMar CDD
CUSTOMER NAME: VillaMar CDD
SERVICE DESCRIPTION: One Kasco 3HP Fountain Installation - Replacement - **Pond 34 Fountain**
EFFECTIVE DATE: July 8, 2026
SUBMITTED TO: Marshal Tindall
SUBMITTED BY: Erika Bamberg, Contract and Service Administrator

THIS SERVICES AGREEMENT (the "Agreement") is effective as of the date indicated above (the "Effective Date"), by and between SOLitude Lake Management, LLC ("SOLitude" or "Company"), and the customer identified above (the "Customer"), in accordance with the terms and conditions set forth in this Agreement.

1. SERVICES. SOLitude will provide services (the "Services") at the Customer's property in accordance with the Scope of Services attached hereto as Schedule A. The services provided by Solitude under this Agreement are not intended to, and shall not be construed as, constituting a survey or the practice of surveying. Solitude does not perform professional surveying services.

2. MODIFICATIONS. Any deviation from the requirements and Services outlined in Schedule A involving extra cost of material and labor will result in extra charges. Such additional services will be provided by SOLitude only upon a Change Order mutually approved by the parties in writing (the "Change Order").

3. PRICING. The Customer agrees to pay for the Services, as well as any applicable sales or other taxes, in accordance with the Pricing Schedule attached hereto as Schedule B.

4. PAYMENT. SOLitude shall invoice Customer following completion of each required Service. Payment is due within thirty (30) days of the invoice date. Any disputes with an invoice or invoices must be brought to the attention of SOLitude by written notice within one hundred and twenty (120) days from the invoice date, otherwise Company will not be liable for any potential credits or adjustments. The parties agree to use good faith efforts to resolve any disputed invoice amounts within thirty (30) days after written notification of a dispute. Disputed amounts shall not affect payment of all undisputed amounts, and Customer agrees to pay all undisputed amounts owed on any disputed invoice within the applicable due dates. Invoices not paid on or before the invoice due date shall accrue interest charges at a rate of one percent (1%) per month, accruing as of the invoice date, until the time that such amounts are paid in full. Additionally, the Customer is liable for payment of all costs of collection of past due accounts, specifically including, but not limited to, court costs, expenses, and reasonable attorneys' fees. In addition to the compensation paid to SOLitude for performance of the Services, Customer shall reimburse SOLitude for all of the expenses paid or incurred by SOLitude in connection with the Services, including, but not limited to non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the Customer that are not covered specifically by the written specifications of this Agreement ("Reimbursable Expenses"). Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees.

5. TERM AND EXPIRATION. This Agreement shall commence on the Effective Date and shall expire upon completion of the Services required by Customer specified in Schedule A.

6. TERMINATION. In the event that this Agreement is terminated for any reason prior to SOLitude's completion of the Services, Customer agrees to reimburse SOLitude for any costs incurred, including, but not limited to, labor costs, materials and fees, that SOLitude may have incurred in preparation for the provision of its Services.

7. RESERVED.

8. INSURANCE. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. A certificate of insurance will be issued to Customer, upon request.

9. INDEMNIFICATION; LIMITATION OF LIABILITY. THE CUSTOMER AGREES THAT THE WORK PROVIDED UNDER THIS AGREEMENT IS NOT TO BE CONSTRUED AS INSURANCE, OR AS A COVENANT, GUARANTEE, WARRANTY, OR PROMISE OF ANY KIND THAT THE CUSTOMER IS IN COMPLIANCE WITH ANY LEGAL GUIDELINES OR REQUIREMENTS. COMPANY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY REGARDING THE PRACTICES AND OPERATIONS OF THE CUSTOMER, AND BEARS NO RESPONSIBILITY OR LIABILITY FOR WHETHER THE CUSTOMER CARRIES OUT THE RECOMMENDATIONS MADE BY COMPANY AND IN NO EVENT WILL COMPANY BE LIABLE FOR CONSEQUENTIAL, INDIRECT, OR ECONOMIC DAMAGES. THE CUSTOMER SHALL INDEMNIFY AND HOLD COMPANY HARMLESS FROM AND AGAINST ALL CLAIMS, DEMANDS, LIABILITIES, OBLIGATIONS, AND ATTORNEYS' FEES OR COSTS BROUGHT BY ANY THIRD PARTIES, ARISING OUT OF OR RELATED TO THIS AGREEMENT OR BY FAILURE OF THE CUSTOMER TO ACT IN ACCORDANCE WITH ANY LEGAL REQUIREMENTS IN CONNECTION WITH THE SERVICES DESCRIBED IN SCHEDULE A. COMPANY SHALL NOT BE LIABLE FOR ANY DELAY IN PERFORMING THE SERVICES, NOR LIABLE FOR ANY FAILURE TO PROVIDE THE SERVICES, DUE TO ANY CAUSE BEYOND ITS REASONABLE CONTROL. COMPANY WILL BE RESPONSIBLE FOR ONLY THOSE DAMAGES, CLAIMS, CAUSES OF ACTION, INJURIES, OR LEGAL COSTS CAUSED BY ITS OWN DIRECT NEGLIGENCE OR MISCONDUCT, BUT THEN ONLY TO AN AMOUNT NOT TO EXCEED THE ANNUAL FEES CHARGED UNDER THE AGREEMENT.

10. CONFIDENTIAL INFORMATION. "Confidential Information" means any information disclosed by one party ("Discloser") to the other party ("Recipient"), either directly or indirectly, in writing, orally, or by inspection of tangible objects, other than information that the Recipient can establish (i) was publicly known and made generally available in the public domain prior to the time of disclosure; (ii) becomes publicly known and made generally available after disclosure other than through Recipient's action or inaction; or (iii) is in Recipient's possession, without confidentiality restrictions, at the time of disclosure by Discloser as shown by Recipient's files and records immediately prior to the time of disclosure. Recipient shall not at any time (a) disclose, sell, license, transfer, or otherwise make available to any person or entity any Confidential Information, or (b) use, reproduce, or otherwise copy any Confidential Information, except as necessary in connection with the purpose for which such Confidential Information is disclosed to Recipient or as required by applicable law. Recipient agrees to take all reasonable measures to protect the secrecy of and avoid disclosure and unauthorized use of the Confidential Information. All Confidential Information shall at all times remain the property of Discloser, and all documents, electronic media, and other tangible items containing or relating to any Confidential Information shall be delivered to Discloser immediately upon the request of Discloser.

Notwithstanding the foregoing, if Recipient is required by law, regulation, subpoena, government order, regulatory agency order, judicial order, or other court order to disclose any Confidential Information, Recipient shall give the Disclosing Party timely and lawful written notice of such a requirement prior to such disclosure, and shall reasonably and lawfully cooperate with the Disclosing Party to seek a protective order, confidential treatment, or other appropriate measures for such Confidential Information.

11. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

12. RIGHT TO SUBCONTRACT. The Company, in its sole discretion, may subcontract or delegate to an affiliate or third party any of its duties and obligations hereunder.

13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

14. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

15. E-VERIFY. SOLitude utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

16. GOVERNING LAW. Except for the Mandatory Arbitration Clause in Section 17 of this Agreement, which is governed by and construed in accordance with the Federal Arbitration Act, this Agreement shall be governed by, and construed in accordance with, the laws of the state in which the Services are performed.

17. MANDATORY ARBITRATION. Any claim, dispute or controversy, regarding any contract, tort, statute, or otherwise (“Claim”), arising out of or relating to this Agreement or the relationships among the parties hereto shall be resolved by one arbitrator through binding arbitration administered by the American Arbitration Association (“AAA”), under the AAA Commercial or Consumer, as applicable, Rules in effect at the time the Claim is filed (“AAA Rules”). Copies of the AAA Rules and forms can be located at www.adr.org, or by calling 1-800-778-7879. The arbitrator’s decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrator’s award; any such suit may be brought only in Federal District Court for the District in which the services were performed or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this Agreement including any claim that all or any part of the Agreement is void or voidable. Venue for arbitration hereunder shall be within the state where the customer’s property, that is the subject of the services provided, is located.

18. ASSIGNMENT. The Company may assign this Agreement to a related or affiliated entity upon written notice to the Customer.

19. NOTICES. All notices, requests, consents, claims, demands, waivers and other communications hereunder shall be in writing and shall be directed to the individuals and addresses listed in the signature block. Notices sent in accordance with this Section shall be deemed effectively given: (a) when received, if delivered by hand (with written confirmation of receipt); (b) when received, if sent by a nationally recognized overnight courier (receipt requested); or (c) on the third (3rd) business day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid.

20. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that may result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The Customer is responsible for notifying SOLitude in advance of the contract signing and the start of the Agreement if they utilize any of the water in their lakes or ponds for irrigation purposes. The Customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the Customer for irrigation without the consent or knowledge of SOLitude. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes, lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the Customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The Customer also understands and accepts that similar risks would remain even if no work was performed. The Customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

21. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

22. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

23. SEVERABILITY. If any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining Terms and Conditions of this Agreement shall remain in full force and effect.

[*SIGNATURES FOLLOW ON THE NEXT PAGE*]

By signing below, the parties agree to be bound by the terms and conditions of this Agreement and any accompanying schedules as of the Effective Date.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.	VILLAMAR CDD
Signature: ______________________________	Signature: ______________________________
Printed Name: __________________________	Printed Name: __________________________
Title: ____________________________	Title: _____________________________
Date: _________________________	Date: __________________________

Please Remit All Payments to:

SOLitude Lake Management, LLC
PO Box 85529
Chicago, IL 60689-5529

Please Mail All Notices and Agreements to:

SOLitude Lake Management, LLC
1253 Jensen Drive, Suite 103
Virginia Beach, VA 23451

Customer's Address for Notice Purposes:

____

SCHEDULE A – FOUNTAIN INSTALLATION SERVICES

Fountain Installation:

1. Company will install the following floating decorative fountain:

1 Kasco J Series 3.1JF200 3 HP (240V/1 PH)**

Includes:
- **200 ft.** of underwater power cable
- Interchangeable Nozzle with Five (5) Patterns
- C-95 Control Panel
- GFCB Protection
- 24-Hour Timer
- All labor and parts necessary for proper installation

***Customer must provide a properly sized power source for the amp load and voltage requirement of the units specified above, and a suitable structure adjacent to the power source to which the control panel will be mounted. Single-phase 240V units will require a 2-pole breaker for fountain control panel electrical connection and must be configured with 3 wire (2 hots + 1 neutral) and 1 ground wire for fountain control panel connection. SŌLitude Lake Management® is not responsible for electrical permits or inspections that might be required if new electrical service is ordered. Permits and inspections are the sole responsibility of the customer and the customer's electrician who is responsible for providing the necessary electrical service as described above.*

*****The cost for installation is based on the assumption that power is available within 30 feet of the pond, and that no obstacles exist between the power source and the pond (i.e., concrete/asphalt walkways, retaining walls, utilities, landscaped areas, trees).*

W25 LED Lighting Installation:

1. Decorative Fountain will include the Kasco Waterglow Fountain **W25LED-200** Lighting.
   Package Includes:
   - **3 light LED fixture**
   - **25 watts** per fixture
   - 4000K white light for radiant illumination
   - No controller needed (plug into 120V GFCI-protected outlet)
   - Watertight composite fixture
   - Mounting brackets, snap on clips, power cord with submersible quick disconnect
   - **200 ft. of underwater power cable**
   - All labor and parts necessary for proper installation

Manufacturer Warranty:

1. Manufacturer warrants the motor, float, cord and control panel on all **3HP fountains for five (5) years** from the date of installation against any defects in materials and workmanship.

2. Manufacturer warrants **W25 LED lights for three (3) years,** from the date of installation against any defects in materials and workmanship.
3. The manufacturer's warranty will be voided if:
   a. Any person not specifically authorized by the manufacturer and by SŌLitude Lake Management® performs any service, repair, or other work to the fountain aeration system.
   b. The fountain system is used in any manner inconsistent with its intended use or in any manner that is not in accordance with the manufacturer's instructions.

<u>SŌLitude Lake Management Warranty:</u>

1. Company warrants that all installation work will be done in a safe and professional manner.
2. Company warrants all labor for the fountain/aeration system for a period of **ninety (90) days** from the date of installation.
3. The Company warranty will be voided if:
   a. Any person not specifically authorized by Company performs any service, repair, or other work to the fountain/aeration system.
   b. The fountain/aeration is used in any manner inconsistent with its intended use or in any manner that is not in accordance with the manufacturer's instructions.
4. The customer will be responsible for shipping charges to return the items for evaluation and repair in the event the items are not covered by the warranty. The customer will be responsible for repair or replacement costs, along with the return shipping and labor associated with SŌLitude Lake Management.

<u>General Qualifications</u>:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.

6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.

SCHEDULE B – PRICING SCHEDULE

Total Price: **$12,067.83** Price is valid for 60 days from the Effective Date

Due upon execution of this Agreement: 50% of the Total Price

Due upon completion of the services: remaining 50% of the Total Price

SECTION 4

SECTION (a)

Festive Glow

PROPOSAL

Checks payable to: Festive Glow
6333 SW 46th Drive Gainesville, FL. 32608
Phone: (352) 827 – XMAS (9627)
Website: FestiveGlowLighting.com

Residential • Commercial • Community
Supplies • Installation • Removal
Email:FestiveGlow@outlook.com

Customer: Villamar CDD– Attn: Marshall Tindall Date: 08 / 20 / 2026

Address: 219 E Livingston Street City: Orlando Zip: 32801

Phone W: (407)-841-5524 E-mail: mtindall@gmscfl.com

Villamar CDD – 2026 Holiday Lighting Proposal

Villamar Main Entrance Sign

- The entrance sign will be lined with garland that is lit with warm white LED mini lights. Two 36" wreaths lit with warm white LED mini lights will hung on either side of the Villamar name. The wreaths will be adorned with UV-protected Red/Gold bows. Warm White LED C9 bulbs will line the top of the entrance sign. The bushes directly below the entrance sign will be wrapped with twinkling LED mini lights. The six tall trees will be wrapped with green and red LED mini light strands (alternating colors on each tree – one tree will be green, the next tree will be red). A trench will dug by Festive Glow to place power from amenity center to entry sign. → $4,250.00

Villamar Amenity Center

- All sides of the amenity center roofline will be lined with warm white C9 LED bulbs (shown in warm white). One wreath lit with warm white LED mini lights will be hung over the entrance gate. The crepe myrtle to the right of the amenity center will be wrapped with Twinkling WW LED mini lights → $3,150.00

Villamar Back Entrance Sign (on Rialto) – No Power

- Battery powered garland lit with warm white LED mini lights will be hung along the top of the entrance sign (large; >10 pieces). Two 48" battery powered wreaths lit with warm white LED mini lights will be hung on either side of "Villamar" community name. Two UV protected Red/Gold bows will be hung on the corner pillars (as shown in mock-up) → $4,025.00

Villamar Back Entrance Monument (on Rialto; opposite sign) – No Power

- Battery powered garland lit with warm white LED mini lights will be hung along the top of the entrance sign (extra-large; >14 pieces). Two 48" battery powered wreaths lit with warm white LED mini lights will be hung on either side of "Villamar" community name. Three UV protected Red/Gold bows will be hung on the pillars (as shown in mock-up) → $4,850.00

Optional - Villamar Accent Monument (Cunningham & Emmanulle Drive)

- The top of the monument (at Cunningham Rd & Emmanulle Dr) will be lined with battery powered garland that is lit with warm white LED mini lights. A 48-inch battery powered wreath lit with warm white LED mini lights will be hung in the center of the accent wall. The Wreath will be adorned with a UV protected Red/Gold Bow → $1,900.00

***This accent monument was not decorated in previous years, so we listed it as an optional add-on**

Proposal cost includes design, lease of commercial grade products and materials, all equipment needed for installation and removal, as well as temperature-controlled storage at the end of the holiday season.

*Proposal A Total Cost - $16,275.00 (without optional Accent Monument – not included in previous years)

OR

*Proposal B Total Cost - $18,175.00 (with Accent Monument included – should the board decide to expand the scope of work to include the monument)

SECTION (b)

ESTIMATE

EST-1425679

Estimate Date:	Aug 23, 2026
Expiry Date:	Oct 04, 2026

FROM:

Sloan lighting solutions
Email: sloanhaus1225@yahoo.com
Phone: (407) 635-7479

TO:

Marshall Tindall
219 East Livingston Street
Orlando, FL, 32801
Phone: (407) 346-2453

JOB:

#	Services	Qty	Price	Discount	Total
1	Holiday Lighting	1.00	$19,700.00	$0.00	$19,700.00

- Light all palm trees at front entrance with mini lights
- Re-aim all flood lights in palm trees at front main entrance
- C9 lights on front wall
- All cypress trees will have large red bows that will be lit from the ground lights.
- 2 60 inch wreaths on front wall
- lights in bushes at front wall
- C9 lights on club house
- 2 60 inch wreaths on clubhouse
- C9 lights along fence next to pool
- Wreaths on fence at pool with lit bows
- Lights on palms and other trees next to pool area
- Install solar panels at all three additional entrances with holiday lighting on the walls/monuments. This includes new area added this year (Taverna Loop). Each wall will have decorative wreaths on the wall.

All entrances will have permanent uplighting on the walls this year. We will service and maintain all solar lighting as well as lighting at the front entrance which includes all flood lights installed in palm trees as well as lighting at the front entrance wall. We will service these lights for a period of one year at no additonal cost. All solar installs are property of Sloan Lighting Solutions as well as all flood lights installed at the main entrance.

Subtotal	$19,700.00
Grand Total ($)	$19,700.00
Deposit Due	$9,850.00

Payment Schedule

Deposit (50.00%)	$9,850.00

Accepted payment methods
Credit Card, Check, Cash, ACH Bank Transfer, Venmo, Zelle

Message
I'm looking forward to the opportunity to lighting up your home!

Terms
By signing a contract you are signing a legally binding contract for work to be performed.
This estimate is an approximation and is not guaranteed. Actual cost may change once all project elements are finalized or negotiated. Prior to any changes of cost, the client will be notified.
Services. Upon acceptance, we will perform the services described in this estimate. Any additional services requested by you and not included in this estimate will incur additional charges.
Schedule. The services will be completed and will be made in accordance with the schedule agreed upon.
Changes. Changes in the specifications, quantities, schedule or other aspects of the services that are requested or approved by you do not become binding unless accepted in writing. Any such changes may result in additional

or increased charges, and you agree to pay such increased charges.
Taxes. You will be responsible for payment of all applicable federal, state and local taxes.
Payment Terms. All invoices for services covered by the estimate are payable upon completion of work or date stated on the invoice.
Late Charges; Interest. Any invoices not paid by you on the date of completion may bear interest after the due date until the invoice is paid.
We abide to all of the statements stated on this estimate - Service Terms and Conditions.
If applicable, client agrees to authorize us on their property for the purposes of performing the services stated on this estimate. Client understands that although we try our best to provide you with an accurate timeframe, there is no set timeframe for the completion of services and several visits to the property may be required. The time stated on your appointment is just an arrival window, we will be sure to contact you when we are on our way. We also have permission to visit the property with little or no notice to assess service needs prior to the date of service, as well as to check completion after services have been rendered.
Client agrees to allow us to utilize any photos, descriptions, reviews, quotes, texts or videos of the property for marketing purposes.
By inquiring about our services or doing business with us, you are giving your consent to receive notifications and messages (e-mail or text) regarding our promotions or services.
Again, we appreciate you agreeing to these terms and conditions as we only set them in place to ensure everyone's safety and satisfaction. If you have any questions regarding these Terms and Conditions, please reach out to us.
You can be confident, that our goal is to provide you with the highest quality of service! We look forward to working with you!

SECTION D

SECTION 1

VillaMar

COMMUNITY DEVELOPMENT DISTRICT

Check Register

Fiscal Year 2026

Date	*check #'s*	*Amount*
	Truist Bank	
Jul 2026	Check#:	
	1136 - 1154	$287,174.75
	ACH Utilities:	
	80112 - 80115	$22,142.59
	TOTAL	**$309,317.34**

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/01/26	00114	7/03/26	TAX REC	202607	300-20700-10000		*	2,570.46		
			TAX RECEIPTS TSFR							
						VILLAMAR CDD C/O USBANK			2,570.46	001136
7/01/26	00115	7/03/26	TAX REC	202607	300-20700-10000		*	2,349.48		
			TAX RECEIPTS TSFR							
						VILLAMAR CDD C/O USBANK			2,349.48	001137
7/01/26	00116	7/03/26	TAX REC	202607	300-20700-10000		*	884.31		
			TAX RECEIPTS TSFR							
						VILLAMAR CDD C/O USBANK			884.31	001138
7/01/26	00117	7/03/26	TAX REC	202607	300-20700-10000		*	1,562.37		
			TAX RECEIPTS TSFR							
						VILLAMAR CDD C/O USBANK			1,562.37	001139
7/01/26	00074	7/03/26	TAX REC	202607	300-20700-10000		*	227,331.20		
			TAX RECEIPTS TSFR							
						VILLAMAR CDD C/O US BANK			227,331.20	001140
7/27/26	00068	7/22/26	BS072220	202607	310-51300-11000		*	200.00		
			SUPERVISOR FEES 07/22/26							
						BOBBIE SHOCKLEY			200.00	001141
7/27/26	00010	7/22/26	BS072220	202607	310-51300-11000		*	200.00		
			SUPERVISOR FEES 07/22/26							
						BRIAN WALSH			200.00	001142
7/27/26	00080	7/22/26	BS072220	202607	310-51300-11000		*	200.00		
			SUPERVISOR FEES 07/22/26							
						EMILY J HAZELRIG			200.00	001143
7/31/26	00090	4/30/26	22746	202604	310-51300-31100		*	2,240.00		
			APR 26 - ENGINEERING SVCS							
						ABSOLUTE ENGINEERING, INC.			2,240.00	001144
7/31/26	00084	7/27/26	AUG26PLA	202608	330-53800-48600		*	2,088.04		
			AUG 26- PLAYG II EQUP LSE							
						BOWPROP I, LLC.			2,088.04	001145
7/31/26	00034	6/30/26	18323	202606	330-53800-48500		*	500.00		
			JUN 26 - JANITORIAL SVCS							
		6/30/26	18323	202606	330-53800-48500		*	340.00		
			JUN 26 - 2.ADDITIONL DAYS							
		6/30/26	18323	202606	330-53800-48500		*	170.00		
			JUN 26 - 1.ADDITIONL DAY							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
		6/30/26	18323	202606	330-53800-48500	JUN 26 - TRASH COLLECT	*	675.00		
		6/30/26	18323	202606	330-53800-48500	JUN 26 - MAIL TRASH COLL	*	100.00		
		6/30/26	18323	202606	330-53800-48500	JUN 26 - PET STATION SVC	*	500.00		
		6/30/26	18323	202606	330-53800-48500	JUN 26 - DOGGIE BGS 200CT	*	120.00		
						CSS CLEAN STAR SERVICES CENTRAL FL			2,405.00	001146
7/31/26	00048	3/16/26	1133	202603	320-53800-34500	REMOTE MONITOR/VIDEO SVCS	*	160.00		
		6/15/26	1172	202606	320-53800-34500	REMOTE MONITOR/VIDEO SVCS	*	160.00		
		6/30/26	28802-1	202606	320-53800-34500	CS25 PROXIMITY CARD 25/PK	*	153.49		
		7/16/26	1186	202607	320-53800-34500	REMOTE MONITOR/VIDEO SVCS	*	160.00		
						CURRENT DEMANDS ELECTRICAL &			633.49	001147
7/31/26	00009	6/30/26	433	202606	320-53800-49000	REPLACED PARKING SIGN	*	220.00		
		6/30/26	434	202606	320-53800-49000	STORMWATER MAINTENANCE	*	2,326.06		
		7/01/26	431	202607	320-53800-12000	JUL 26 - FIELD MANAGEMENT	*	1,931.25		
		7/01/26	431	202607	320-53800-34500	CURRENT DEMANDS BILLING	*	13.39		
		7/01/26	432	202607	310-51300-34000	JUL 26 - MGMT FEES	*	3,830.33		
		7/01/26	432	202607	310-51300-35200	JUL 26 - WEBSITE ADMIN	*	108.17		
		7/01/26	432	202607	310-51300-35100	JUN 26 - INFORMATION TECH	*	162.25		
		7/01/26	432	202607	310-51300-31300	JUL 26 - DISSEMINATION	*	858.33		
		7/01/26	432	202607	330-57200-12000	JUL 26 - AMENITY ACCESS	*	1,250.00		
		7/01/26	432	202607	310-51300-51000	JUL 26 - OFFICE SUPPLIES	*	1.05		
		7/01/26	432	202607	310-51300-42000	JUL 26 - POSTAGE	*	104.50		
						GOVERNMENTAL MANAGEMENT SERVICES -			10,805.33	001148
7/31/26	00039	7/16/26	15490	202606	310-51300-31500	JUN 26 - GENERAL COUNSEL	*	143.50		
						KILINSKI / VAN WYK, PLLC			143.50	001149

*** CHECK DATES 07/01/2026 - 07/31/2026 *** VILLAMAR CDD - GENERAL FUND
BANK A VILLAMAR CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/31/26	00015	7/01/26	24891	202607	320-53800-46200		*	16,248.00		
			JUL 26 - LANDSCAPE MAINT.							
						PRINCE & SONS INC.			16,248.00	001150
7/31/26	00079	7/23/26	ARIV1057	202606	310-51300-31100		*	9,877.50		
			JUN 26 - ENGINEERING SVCS							
						QUIDDITY ENGINEERING, LLC.			9,877.50	001151
7/31/26	00045	7/01/26	AV32445	202607	330-53800-48100		*	2,955.00		
			JUL 26 - POOL MAINTENANCE							
		7/06/26	AV32706	202607	330-53800-48200		*	225.00		
			REINST.LIGHT.POOL.205 CUN							
						RESORT POOL SERVICES DBA			3,180.00	001152
7/31/26	00041	7/02/26	PSI28371	202607	320-53800-47000		*	2,860.00		
			JUL 26-PH7 POND.MNT #1-42							
						SOLITUDE LAKE MANAGEMENT SERVICES			2,860.00	001153
7/31/26	00027	7/27/26	AUG26POO	202608	330-53800-48600		*	1,396.07		
			AUG 26 - POOL FURN. LEASE							
						WHFS, LLC			1,396.07	001154

TOTAL FOR BANK A	287,174.75
TOTAL FOR REGISTER	287,174.75

*** CHECK DATES 07/01/2026 - 07/31/2026 *** VILLAMAR CDD - GENERAL FUND
BANK Z VILLAMAR CDD AUTOPY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/31/26	00051	7/03/26	MAY26	202605	320-53800-43200		*	1,819.51		
			MAY 26 -FIELD WATER&SEWER							
						CITY OF WINTER HAVEN WATER DEPT.			1,819.51	080112
7/31/26	00043	7/11/26	71553493	202607	330-57200-48100		*	50.00		
			JUL 26 - PEST CONTROL							
						MASSEY SERVICES INC.			50.00	080113
7/31/26	00058	7/01/26	15531650	202607	330-57200-41000		*	225.21		
			JUL 26 - TV/INTERNET/TEL							
						SPECTRUM BUSINESS			225.21	080114
7/31/26	00022	6/15/26	MAY26	202605	320-53800-43000		*	84.89		
			MAY 26 - FIELD ELECTRIC							
		6/15/26	MAY26	202605	320-53800-43100		*	17,374.50		
			MAY 26 - STREETLIGHTS							
		6/15/26	MAY26	202605	330-53800-43000		*	1,276.76		
			MAY 26 - AMENITY ELECTRIC							
		7/08/26	JUN26	202606	320-53800-43100		*	1,311.72		
			JUN 26 - STREETLIGHTS							
						TECO			20,047.87	080115

TOTAL FOR BANK Z 22,142.59

TOTAL FOR REGISTER 22,142.59

SECTION 2

VillaMar
Community Development District

Unaudited Financial Reporting
July 31, 2026

Table of Contents

VillaMar

Community Development District

Combined Balance Sheet

July 31, 2026

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	$ 173,069	$ -	$ -	$ -	$ 173,069
Capital Projects Account	-	-	-	684	684
Investments:					
State Board Administration (SBA)	524,308	187,397	-	-	711,705
Series 2019					
Reserve	-	-	201,577	-	201,577
Revenue	-	-	221,634	-	221,634
Prepayment	-	-	505	-	505
Series 2020					
Reserve	-	-	184,450	-	184,450
Revenue	-	-	197,046	-	197,046
Series 2022 A3					
Reserve	-	-	13,868	-	13,868
Revenue	-	-	149,314	-	149,314
Prepayment	-	-	443	-	443
Construction	-	-	-	7	7
Series 2022 A4					
Reserve	-	-	126,283	-	126,283
Revenue	-	-	135,059	-	135,059
Series 2023 A5					
Reserve	-	-	248,811	-	248,811
Revenue	-	-	293,166	-	293,166
Prepayment	-	-	91,982	-	91,982
Construction	-	-	-	94	94
Series 2024 A6					
Reserve	-	-	603,000	-	603,000
Revenue	-	-	321,178	-	321,178
Construction	-	-	-	8	8
Due from Developer - General Fund	15,218				15,218
Due from Developer Series 2023 A3	-	-	-	5,552	5,552
Due From General Fund	-	-	283	-	283
Deposits	6,327	-	-	-	6,327
Total Assets	**$ 718,923**	**$ 187,397**	**$ 2,788,598**	**$ 6,345**	**$ 3,701,263**
Liabilities:					
Accounts Payable	$ 13,691	$ -	$ -	$ -	$ 13,691
Due to Debt Service	283	-	-	-	283
Total Liabilites	**$ 13,974**	**$ -**	**$ -**	**$ -**	**$ 13,974**
Fund Balance:					
Nonspendable:					
Deposits	$ 6,327	$ -	$ -	$ -	$ 6,327
Restricted for:					
Debt Service - Series 2019	-	-	423,766	-	423,766
Debt Service - Series 2020	-	-	381,542	-	381,542
Debt Service - Series 2022 A3	-	-	163,642	-	163,642
Debt Service - Series 2022 A4	-	-	261,374	-	261,374
Debt Service - Series 2023 A5	-	-	634,022	-	634,022
Debt Service - Series 2024 A6	-	-	924,253	-	924,253
Capital Projects - Series 2019	-	-	-	684	684
Capital Projects - Series 2022 A3	-	-	-	5,559	5,559
Capital Projects - Series 2023 A5	-	-	-	94	94
Capital Projects - Series 2024 A6	-	-	-	8	8
Assigned for:					
Capital Reserves	183,979	187,397	-	-	371,376
Unassigned	514,642	-	-	-	514,642
Total Fund Balances	**$ 704,949**	**$ 187,397**	**$ 2,788,598**	**$ 6,345**	**$ 3,687,288**
Total Liabilities & Fund Balance	$ 718,923	$ 187,397	$ 2,788,598	$ 6,345	$ 3,701,263

VillaMar

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Assessments - Tax Roll	$ 1,260,612	$ 1,260,612	$ 1,268,487	$ 7,876
Assessments - Direct Bill (Unplatted PH8)	20,706	20,706	20,706	-
Developer Contributions	-	-	15,218	15,218
Lease Proceeds	-	-	98,274	98,274
Interest Income	5,000	4,167	19,267	15,100
Miscellaneous Revenue	-	-	180	180
Total Revenues	**$ 1,286,318**	**$ 1,285,485**	**$ 1,422,133**	**$ 136,648**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 10,000	$ 3,800	$ 6,200
Engineering	7,500	6,250	18,435	(12,185)
Attorney	30,000	25,000	8,130	16,870
Attorney - Boundary Amendment Expenses	-	-	15,631	(15,631)
Annual Audit	7,200	7,200	7,200	-
Assessment Administration	10,300	10,300	10,300	-
Bonds Amortization Filing	4,000	3,600	3,600	-
Arbitrage	2,700	1,800	1,800	-
Dissemination	10,300	8,583	8,583	(0)
Trustee Fees	29,800	16,387	16,387	-
Management Fees	45,964	38,303	38,303	(0)
Information Technology	1,947	1,622	1,623	(0)
Website Maintenance	1,298	1,082	1,082	(0)
Postage & Delivery	3,000	2,500	2,673	(173)
Insurance General Liability	7,000	7,000	7,206	(206)
Printing & Binding	500	417	79	337
Legal Advertising	3,160	2,633	5,709	(3,076)
Office Supplies	500	417	91	325
Other Current Charges	2,000	1,667	1,180	486
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	**$ 179,343**	**$ 144,936**	**$ 151,988**	**$ (7,053)**

VillaMar

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Operations & Maintenance				
Field Expenditures				
Field Management	$ 23,175	$ 19,313	$ 19,313	$ -
Landscape Maintenance	226,000	188,333	162,480	25,853
Landscape Replacement	35,000	29,167	600	28,567
Pond Maintenance	35,000	29,167	28,600	567
Fountain Maintenance	1,000	833	825	8
Streetlights	190,000	158,333	145,716	12,617
Electric	5,000	4,167	1,088	3,079
Water & Sewer	50,000	41,667	35,820	5,847
Sidewalk & Asphalt Maintenance	5,000	4,167	12,195	(8,028)
Irrigation Repairs	10,000	8,333	3,189	5,144
General Repairs & Maintenance	30,000	25,000	12,254	12,746
Property Insurance	27,500	27,500	14,053	13,447
Contingency	25,000	20,833	8,321	12,512
Subtotal Field Expenditures	**$ 662,675**	**$ 556,813**	**$ 444,454**	**$ 112,359**
Amenity Expenditures				
Pool Maintenance - Contract	$ 70,900	$ 59,083	$ 29,660	$ 29,423
Security Services	72,000	60,000	14,795	45,205
Pool Maintenance - R&M	7,700	6,417	1,175	5,242
Janitorial Services	30,700	25,583	14,220	11,363
Internet	5,000	4,167	2,182	1,984
Pest Control	2,000	1,667	500	1,167
Playground & Furniture Lease	65,000	54,167	34,663	19,503
Amenity - Electric	22,000	18,333	10,537	7,797
Amenity - Water & Sewer	22,000	18,333	6,325	12,008
Amenity Access Management	15,000	12,500	12,500	-
Amenity Repairs & Maintenance	20,000	16,667	8,681	7,986
Holiday Decorations	20,000	20,000	17,000	3,000
Contingency	25,000	20,833	3,541	17,293
Capital Outlay	-	-	98,274	(98,274)
Subtotal Amenity Expenditures	**$ 377,300**	**$ 317,750**	**$ 254,053**	**$ 63,697**
Total Operations & Maintenance	**$ 1,039,975**	**$ 874,563**	**$ 698,506**	**$ 176,056**
Total Expenditures	**$ 1,219,318**	**$ 1,019,498**	**$ 850,495**	**$ 169,003**
Excess (Deficiency) of Revenues over Expenditures	$ 67,000	$ 265,987	$ 571,638	$ 305,651
Other Financing Sources/(Uses):				
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	**$ -**	**$ 198,987**	**$ 334,793**	**$ 135,806**
Fund Balance - Beginning	$ -		$ 370,156	
Fund Balance - Ending	$ -		$ 704,949	

VillaMar

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Interest Income	$ -	$ -	$ 3,417	$ 3,417
Total Revenues	**$ -**	**$ -**	**$ 3,417**	**$ 3,417**
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)	$ (23,905)	$ 3,417
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**	**$ 212,940**	**$ 173,262**
Fund Balance - Beginning	$ 141,650		$ (25,544)	
Fund Balance - Ending	$ 175,150		$ 187,397	

VillaMar

Community Development District

Debt Service Fund Series 2019 A1

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 403,763	$ 403,763	$ 406,497	$ 2,734
Prepayments	-	-	8,317	8,317
Interest Income	6,000	5,000	14,145	9,145
Total Revenues	**$ 409,763**	**$ 408,763**	**$ 428,959**	**$ 20,196**
Expenditures:				
Interest - 11/1	$ 137,838	$ 137,838	$ 137,838	$ -
Interest - 5/1	137,838	137,838	137,838	-
Principal - 5/1	130,000	130,000	130,000	-
Special Call - 5/1	-	-	10,000	(10,000)
Total Expenditures	**$ 405,675**	**$ 405,675**	**$ 415,675**	**$ (10,000)**
Excess (Deficiency) of Revenues over Expenditures	$ 4,088	$ 3,088	$ 13,284	$ 10,196
Net Change in Fund Balance	**$ 4,088**	**$ 3,088**	**$ 13,284**	**$ 10,196**
Fund Balance - Beginning	$ 202,659		$ 410,482	
Fund Balance - Ending	$ 206,747		$ 423,766	

VillaMar

Community Development District

Debt Service Fund Series 2020 A2

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 369,050	$ 369,050	$ 371,550	$ 2,500
Interest Income	5,000	4,167	12,792	8,625
Total Revenues	**$ 374,050**	**$ 373,217**	**$ 384,342**	**$ 11,125**
Expenditures:				
Interest - 11/1	$ 114,044	$ 114,044	$ 114,044	$ -
Interest - 5/1	114,044	114,044	114,044	-
Principal - 5/1	140,000	140,000	140,000	-
Total Expenditures	**$ 368,088**	**$ 368,088**	**$ 368,088**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 5,962	$ 5,129	$ 16,255	$ 11,125
Net Change in Fund Balance	**$ 5,962**	**$ 5,129**	**$ 16,255**	**$ 11,125**
Fund Balance - Beginning	$ 179,457		$ 365,287	
Fund Balance - Ending	$ 185,419		$ 381,542	

VillaMar

Community Development District

Debt Service Fund Series 2022 A3

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 138,905	$ 138,905	$ 139,846	$ 941
Interest Income	1,000	833	5,954	5,121
Total Revenues	**$ 139,905**	**$ 139,738**	**$ 145,800**	**$ 6,062**
Expenditures:				
Interest - 11/1	$ 43,284	$ 43,284	$ 43,284	$ -
Principal - 11/1	50,000	50,000	50,000	-
Interest - 5/1	42,503	42,503	42,503	-
Total Expenditures	**$ 135,788**	**$ 135,788**	**$ 135,788**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 4,118	$ 3,951	$ 10,012	$ 6,062
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ (55,470)	$ (55,470)
Total Other Financing Sources (Uses)	$ -	$ -	$ (55,470)	$ (55,470)
Net Change in Fund Balance	**$ 4,118**	**$ 3,951**	**$ (45,458)**	**$ (49,408)**
Fund Balance - Beginning	$ 139,217		$ 209,099	
Fund Balance - Ending	$ 143,335		$ 163,642	

VillaMar

Community Development District

Debt Service Fund Series 2022 A4

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 249,798	$ 249,798	$ 251,490	$ 1,692
Interest Income	-	-	8,739	8,739
Total Revenues	**$ 249,798**	**$ 249,798**	**$ 260,229**	**$ 10,431**
Expenditures:				
Interest - 11/1	$ 80,644	$ 80,644	$ 80,644	$ -
Interest - 5/1	80,644	80,644	80,644	-
Principal - 5/1	90,000	90,000	90,000	-
Total Expenditures	**$ 251,288**	**$ 251,288**	**$ 251,288**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ (1,490)	$ (1,490)	$ 8,941	$ 10,431
Net Change in Fund Balance	**$ (1,490)**	**$ (1,490)**	**$ 8,941**	**$ 10,431**
Fund Balance - Beginning	$ 128,001		$ 252,432	
Fund Balance - Ending	$ 126,511		$ 261,374	

VillaMar

Community Development District

Debt Service Fund Series 2023 A5

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
`				
Revenues:				
Special Assessments - Tax Roll	$ 538,103	$ 538,103	$ 515,322	$ (22,781)
Prepayments	-	-	264,308	264,308
Interest Income	5,000	4,167	20,453	16,286
Total Revenues	**$ 543,103**	**$ 542,270**	**$ 800,083**	**$ 257,813**
Expenditures:				
Interest - 11/1	$ 203,881	$ 203,881	$ 203,881	$ -
Interest - 2/1	-	-	1,270	(1,270)
Interest - 5/1	203,881	203,881	197,978	5,903
Special Call - 11/1	-	-	120,000	(120,000)
Special Call - 2/1	-	-	90,000	(90,000)
Special Call - 5/1	-	-	95,000	(95,000)
Principal - 5/1	115,000	115,000	110,000	5,000
Total Expenditures	**$ 522,763**	**$ 522,763**	**$ 818,130**	**$ (295,367)**
Excess (Deficiency) of Revenues over Expenditures	$ 20,340	$ 19,507	$ (18,047)	$ (37,554)
Net Change in Fund Balance	**$ 20,340**	**$ 19,507**	**$ (18,047)**	**$ (37,554)**
Fund Balance - Beginning	$ 350,715		$ 652,068	
Fund Balance - Ending	$ 371,055		$ 634,022	

VillaMar

Community Development District

Debt Service Fund Series 2024 A6

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 603,000	$ 603,000	$ 607,085	$ 4,085
Interest Income	20,000	16,667	23,350	6,683
Total Revenues	**$ 623,000**	**$ 619,667**	**$ 630,435**	**$ 10,768**
Expenditures:				
Interest - 11/1	$ 237,884	$ 237,884	$ 237,884	$ -
Interest - 5/1	237,884	237,884	237,884	-
Principal - 5/1	130,000	130,000	130,000	-
Total Expenditures	**$ 605,769**	**$ 605,769**	**$ 605,769**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 17,231	$ 13,898	$ 24,666	$ 10,768
Net Change in Fund Balance	**$ 17,231**	**$ 13,898**	**$ 24,666**	**$ 10,768**
Fund Balance - Beginning	$ 343,608		$ 899,587	
Fund Balance - Ending	$ 360,839		$ 924,253	

VillaMar

Community Development District

Combined Capital Project Funds

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Series 2019 A1	Series 2020 A2	Series 2022 A3	Series 2022 A4	Series 2023 A5	Series 2024 A6	Total
Revenues							
Developer Contributions	$ -	$ -	$ 5,543	$ -	$ -	$ 177,563	$ 183,106
Interest Income	-	-	7	-	5	146	158
Total Revenues	**$ -**	**$ -**	**$ 5,550**	**$ -**	**$ 5**	**$ 177,709**	**$ 183,264**
Expenditures:							
Capital Outlay	$ -	$ -	$ 55,470	$ -	$ -	$ 177,701	$ 233,171
Bank Fees	509	-	-	-	-	-	509
Total Expenditures	**$ 509**	**$ -**	**$ 55,470**	**$ -**	**$ -**	**$ 177,701**	**$ 233,679**
Excess (Deficiency) of Revenues over Expenditures	**$ (509)**	**$ -**	**$ (49,920)**	**$ -**	**$ 5**	**$ 8**	**$ (50,416)**
Other Financing Sources/(Uses)							
Transfer In/(Out)	$ -	$ -	$ 55,470	$ -	$ -	$ -	$ 55,470
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ 55,470**	**$ -**	**$ -**	**$ -**	**$ 55,470**
Net Change in Fund Balance	**$ (509)**	**$ -**	**$ 5,550**	**$ -**	**$ 5**	**$ 8**	**$ 5,054**
Fund Balance - Beginning	$ 1,193	$ -	$ 9	$ -	$ 89	$ -	$ 1,291
Fund Balance - Ending	$ 684	$ -	$ 5,559	$ -	$ 94	$ 8	$ 6,345

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	$ 13,255	$ 66,283	$ 8,437	$ 126	$ -	$ -	$ 1,268,487
Assessments - Direct Bill (Unplatted PH8)	-	10,353	-	-	-	5,177	-	5,177	-	-	-	-	20,706
Developer Contributions	-	-	-	-	-	15,218	-	-	-	-	-	-	15,218
Lease Proceeds	98,274	-	-	-	-	-	-	-	-	-	-	-	98,274
Interest Income	1,167	733	818	1,667	2,475	2,512	2,470	2,563	2,501	2,361	-	-	19,267
Miscellaneous Revenue	-	-	-	-	-	-	30	-	60	90	-	-	180
Total Revenues	**$ 99,441**	**$ 69,441**	**$1,089,034**	**$ 15,102**	**$ 19,920**	**$ 25,844**	**$ 15,754**	**$ 74,022**	**$ 10,998**	**$ 2,577**	**$ -**	**$ -**	**$ 1,422,133**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ 600	$ -	$ 600	$ 800	$ 600	$ 600	$ -	$ -	$ 600	$ -	$ -	$ 3,800
Engineering	819	4,781	581	136	-	-	2,240	-	9,878	-	-	-	18,435
Attorney	678	1,318	419	-	1,922	1,863	1,573	214	144	-	-	-	8,130
Attorney - Boundary Amendment Expenses	712	5,569	-	5,201	3,576	573	-	-	-	-	-	-	15,631
Annual Audit	-	-	-	-	1,000	6,200	-	-	-	-	-	-	7,200
Assessment Administration	10,300	-	-	-	-	-	-	-	-	-	-	-	10,300
Bonds Amortization Filing	500	2,500	-	-	250	-	350	-	-	-	-	-	3,600
Arbitrage	-	-	-	450	450	-	900	-	-	-	-	-	1,800
Dissemination	858	858	858	858	858	858	858	858	858	858	-	-	8,583
Trustee Fees	-	-	4,445	-	4,256	-	7,686	-	-	-	-	-	16,387
Management Fees	3,830	3,830	3,830	3,830	3,830	3,830	3,830	3,830	3,830	3,830	-	-	38,303
Information Technology	162	162	162	162	162	162	162	162	162	162	-	-	1,623
Website Maintenance	108	108	108	108	108	108	108	108	108	108	-	-	1,082
Postage & Delivery	3	39	4	589	6	7	9	98	1,815	105	-	-	2,673
Insurance General Liability	6,793	-	-	-	-	-	-	-	413	-	-	-	7,206
Printing & Binding	41	-	39	-	-	-	-	-	-	-	-	-	79
Legal Advertising	-	-	-	3,841	1,610	-	-	259	-	-	-	-	5,709
Office Supplies	-	69	3	0	3	3	3	4	6	1	-	-	91
Other Current Charges	-	116	322	106	94	102	117	101	115	108	-	-	1,180
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	**$ 24,979**	**$ 19,951**	**$ 10,771**	**$ 15,882**	**$ 18,925**	**$ 14,308**	**$ 18,437**	**$ 5,634**	**$ 17,328**	**$ 5,773**	**$ -**	**$ -**	**$ 151,988**

VillaMar

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Field Expenditures													
Field Management	$ 1,931	$ 1,931	$ 1,931	$ 1,931	$ 1,931	$ 1,931	$ 1,931	$ 1,931	$ 1,931	$ 1,931	$ -	$ -	$ 19,313
Landscape Maintenance	16,248	16,248	16,248	16,248	16,248	16,248	16,248	16,248	16,248	16,248	-	-	162,480
Landscape Replacement	-	-	600	-	-	-	-	-	-	-	-	-	600
Pond Maintenance	4,798	922	2,860	2,860	2,860	2,860	2,860	2,860	2,860	2,860	-	-	28,600
Fountain Maintenance	125	450	-	125	-	-	125	-	-	-	-	-	825
Streetlights	15,123	17,179	18,673	18,685	18,686	18,686	18,686	18,686	1,312	-	-	-	145,716
Electric	52	381	79	256	78	80	77	85	-	-	-	-	1,088
Water & Sewer	3,590	10,201	6,890	7,084	2,655	1,638	1,942	1,820	-	-	-	-	35,820
Sidewalk & Asphalt Maintenance	-	-	5,692	-	5,015	-	-	1,489	-	-	-	-	12,195
Irrigation Repairs	-	652	-	237	210	670	401	748	270	-	-	-	3,189
General Repairs & Maintenance	1,707	-	55	8,214	790	551	-	936	-	-	-	-	12,254
Property Insurance	14,053	-	-	-	-		-	.	-	-	-	-	14,053
Contingency	-	1,085	-	-	-	-	-	4,152	3,084	-	-	-	8,321
Subtotal Field Expenditures	**$ 57,627**	**$ 49,050**	**$ 53,029**	**$ 55,640**	**$ 48,473**	**$ 42,665**	**$ 42,271**	**$ 48,956**	**$ 25,705**	**$ 21,039**	**$ -**	**$ -**	**$ 444,454**
Amenity Expenditures													
Pool Maintenance - Contract	$ 2,870	$ 2,870	$ 2,955	$ 2,955	$ 2,955	$ 2,955	$ 2,955	$ 3,235	$ 2,955	$ 2,955	$ -	$ -	$ 29,660
Security Services	1,429	5	-	-	-	2,915	2,316	2,779	5,177	173	-	-	14,794.60
Pool Maintenance - R&M			950				-	-	-	225	-	-	1,175
Janitorial Services	1,390	1,450	1,370	1,340	1,430	1,380	1,420	2,035	2,405				14,220
Internet	210	210	210	210	210	230	225	225	225	225	-	-	2,182
Pest Control	50	50	50	50	50	50	50	50	50	50	-	-	500
Playground & Furniture Lease	2,475	4,563	4,563	4,563	2,475	2,088	3,484	3,484	3,484	3,484	-	-	34,663
Amenity - Electric	1,026	1,188	1,469	1,471	1,394	1,407	1,304	1,277	-	-	-	-	10,537
Amenity - Water & Sewer	1,001	826	786	850	1,158	1,021	683	-	-	-	-	-	6,325
Amenity Access Management	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	-	-	12,500
Amenity Repairs & Maintenance	-	3,586	320	160	445	364	2,873	933	-	-	-	-	8,681
Holiday Decorations	17,000	-	-	-	-	-	-	-	-	-	-	-	17,000
Contingency	-	-	935	-	880	-	1,324	402	-	-	-	-	3,541
Capital Outlay	98,274	-	-	-	-	-	-	-	-	-	-	-	98,274
Subtotal Amenity Expenditures	**$ 126,975**	**$ 15,999**	**$ 14,858**	**$ 12,850**	**$ 12,247**	**$ 13,661**	**$ 17,884**	**$ 15,670**	**$ 15,546**	**$ 8,363**	**$ -**	**$ -**	**$ 254,053**
Total Expenditures	**$ 209,581**	**$ 85,000**	**$ 78,658**	**$ 84,371**	**$ 79,646**	**$ 70,634**	**$ 78,592**	**$ 70,260**	**$ 58,579**	**$ 35,175**	**$ -**	**$ -**	**$ 850,495**
Excess (Deficiency) of Revenues over Expenditures	**$ (110,140)**	**$ (15,559)**	**$1,010,376**	**$ (69,269)**	**$ (59,726)**	**$ (44,790)**	**$ (62,838)**	**$ 3,763**	**$ (47,581)**	**$ (32,598)**	**$ -**	**$ -**	**$ 571,638**
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)**	**$1,010,376**	**$ (69,269)**	**$ (296,571)**	**$ (44,790)**	**$ (62,838)**	**$ 3,763**	**$ (47,581)**	**$ (32,598)**	**$ -**	**$ -**	**$ 334,793**

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		$201,577		
RESERVE FUND BALANCE		$201,577		
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)
LESS: PRINCIPAL PAYMENT - 5/1/26				($130,000)
LESS: SPECIAL CALL - 5/1/26				($10,000)
CURRENT BONDS OUTSTANDING				**$5,710,000**

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)
LESS: PRINCIPAL PAYMENT - 5/1/26				($140,000)
CURRENT BONDS OUTSTANDING				**$5,835,000**

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		$13,868		
RESERVE FUND BALANCE		$13,868		
BONDS OUTSTANDING - 03/18/22				$3,040,000
LESS: PRINCIPAL PAYMENT - 11/1/22				**($100,000)**
LESS: SPECIAL CALL - 5/1/23				($50,000)
LESS: SPECIAL CALL - 5/1/23				($85,000)
LESS: PRINCIPAL PAYMENT - 11/1/23				**($60,000)**
LESS: SPECIAL CALL - 11/1/23				($190,000)
LESS: SPECIAL CALL - 2/1/24				($80,000)
LESS: SPECIAL CALL - 5/1/24				($135,000)
LESS: SPECIAL CALL - 8/1/24				($55,000)
LESS: PRINCIPAL PAYMENT - 11/1/24				**($50,000)**
LESS: PRINCIPAL PAYMENT - 11/1/25				**($50,000)**
CURRENT BONDS OUTSTANDING				**$2,185,000**

VillaMar

Community Development District

Long Term Debt Report

SERIES 2022, SPECIAL ASSESSMENT REVENUE BONDS AREA 4				
TERM 1	3.250%	$425,000.00	May 1, 2027	
TERM 2	3.63%	$505,000.00	May 1, 2032	
TERM 3	4.00%	$1,340,000.00	May 1, 2042	
TERM 4	4.125%	$2,025,000.00	May 1, 2052	
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE			
RESERVE FUND REQUIREMENT		$124,913		
RESERVE FUND BALANCE		$126,283		
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)
LESS: PRINCIPAL PAYMENT - 5/1/26				($90,000)
CURRENT BONDS OUTSTANDING				**$3,960,000**

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		$248,811		
RESERVE FUND BALANCE		$248,811		
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)
LESS: SPECIAL CALL - 2/1/26				($90,000)
LESS: PRINCIPAL PAYMENT - 5/1/26				($110,000)
LESS: SPECIAL CALL - 5/1/26				($95,000)
CURRENT BONDS OUTSTANDING				**$6,830,000**

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 Origina l 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)
LESS: PRINCIPAL PAYMENT - 5/1/26				($130,000)
CURRENT BONDS OUTSTANDING				**$8,450,000**

VillaMar

Community Development District

Special Assessment Receipts - Polk County

Fiscal Year 2026

ON ROLL ASSESSMENTS

	O&M	Series 2019	Series 2020	Series 2022 PH3	Series 2022 PH4	Series 2023	Series 2024	Total
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
04/20/26	35,843	-	717		35,126	13,166	3,895	3,560	1,340	2,410	4,938	5,817	35,126
04/30/26	-	-	-	53	53	53	-	-	-	-	-	-	53
04/30/26	-	-	-	36	36	36	-	-	-	-	-	-	36
05/13/26	224,144	-	4,483	-	219,661	66,283	27,205	24,866	9,359	16,831	34,488	40,629	219,661
06/15/26	8,773	63	174	-	8,536	3,011	980	896	337	606	1,242	1,463	8,536
06/25/26	14,769	-	295	-	14,474	5,426	1,605	1,467	552	993	2,034	2,397	14,474
07/31/26	409	-	-	-	409	126	50	46	17	31	64	75	409
TOTAL	**$ 3,808,911**	**$ 143,299**	**$ 73,304**	**$ (32,031)**	**$ 3,560,278**	**$ 1,268,487**	**$ 406,497**	**$ 371,550**	**$ 139,846**	**$ 251,490**	**$ 515,322**	**$ 607,085**	**$ 3,560,278**

100%	**Net Percent Collected**
0	**Balance Remaining to Collect**

SECTION VII

CLOSED SECURITY DISCUSSION

Items will be provided to Board under separate cover for confidentiality purposes.