VillaMar
Community Development District

Meeting Agenda

September 23, 2026

AGENDA

VillaMar
Community Development District

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

September 16, 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, September 23, 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 August 26, 2026 Board of Supervisors Meeting
4. Consideration of Resolution 2026-10 Directing Chairman and District Staff to File a Petition Amending District Boundaries
5. Consideration of Boundary Amendment Funding Agreement
6. Presentation of Arbitrage Rebate Reports from AMTEC
    A. Series 2019 Project Bonds
    B. Series 2023 Assessment Area 5 Project Bonds
7. Staff Reports
    A. Attorney
    B. Engineer
    C. Field Manager's Report
        i. Consideration of Maintenance Contract Renewals
            a) Janitorial Maintenance Services
                1. Renewal Increase Request Letter for FY 2027
                2. Proposal for Pricing of Additional Services
                3. Summary Breakdown of Services for FY 2027
                4. Map of Waste Can Services Locations
            b) Pool Maintenance Services
                1. Consideration of Increase Request Letter
            c) Pest Control Services
                1. Consideration of Proposal for Additional Services
            d) Landscape Maintenance Services Letter Regarding Continuing Fuel Surcharge
        ii. Consideration of Proposals for Stormwater Repairs (*to be provided under separate cover*)

D. District Manager's Report
    i. Approval of Check Register
    ii. Balance Sheet & Income Statement

8. Other Business
9. Supervisors Requests and Audience Comments
10. Adjournment

Minutes

MINUTES OF MEETING
VILLAMAR
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the VillaMar Community Development District was held on **Wednesday**, **August 26, 2026,** at 11:00 a.m. at the Offices of PRIME Community Management, 375 Avenue A SE, Winter Haven, Florida.

Present and constituting a quorum:

Lauren Schwenk	Chairperson
Bobbie Shockley	Assistant Secretary
Emily Hazelrig	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Meredith Hammock *by Zoom*	District Counsel, KVW
Marshall Tindall	Field Manager, GMS
Christine Wells	District Manager, GMS
John Bannon *by Zoom*	District Engineer, Quiddity Engineering

The following is a summary of the discussions and actions taken at the August 26, 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 July 22, 2026, Board of Supervisors Meeting**

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

FOURTH ORDER OF BUSINESS **Consideration of Audit Services Engagement Letter for Fiscal Year 2026 Audit**

Ms. Burns reviewed the Fiscal Year 2026 audit services engagement letter for an amount not to exceed $7,300. This was a renewal of a previously awarded contract.

On MOTION by Ms. Shockley, seconded by Ms. Hazelrig, with all in favor, the Audit Services Engagement Letter for Fiscal Year 2026 Audit NTE $7,300, was approved.

FIFTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Hammock stated that she did not have a specific report, and the Board had no questions for her.

B. Engineer

Mr. Bannon reported that proposals had been requested for the stormwater corrections discussed at the previous meeting. He expected to have several bids ready for the Board before the next meeting. He had also received a quote to replace the fence along the west side of Phase Seven near the Atkins property that had been removed during construction. He had been working with the neighboring property owner on the fence replacement.

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

Mr. Tindall reviewed a resident's request for additional dog waste stations, along with pricing and possible locations. After discussing the areas where residents commonly walked their dogs, the Board unanimously approved five new stations at the locations marked on the map. Once installed, the stations were to be added to the janitorial contract for twice-weekly service.

On MOTION by Ms. Shockley, seconded by Ms. Schwenk, with all in favor, the Proposal to Add Pet Waste Maintenance to the Janitorial Contract, was approved.

ii. Consideration of Items & Proposals from Prince and Sons

a) Fuel Surcharge Letter

The Board approved Prince & Sons' tiered fuel surcharge through the end of the fiscal year. The surcharge applied when fuel prices ranged from approximately $3.50 to $4.00 per gallon. It was noted that the surcharge could be incorporated into the regular contract during the next renewal.

On MOTION by Ms. Shockley, seconded by Ms. Hazelrig, with all in favor, the Fuel Surcharge Letter from Prince and Sons, was approved.

b) Storm Response Pricing

The Board also approved storm-response pricing that allowed the contractor to mobilize quickly following a named storm. The authorization covered up to one day of work by a full crew to clear roads, remove debris, straighten and stake fallen trees, and complete other immediate cleanup work.

On MOTION by Ms. Shockley, seconded by Ms. Hazelrig, with all in favor, the Storm Response Pricing was approved.

c) Mulch Proposal and Plant Replacements Proposal

The Board approved the mulch and plant replacement proposals, with the work expected to begin in October during the new fiscal year. The work was already included in the landscape replacement budget and would refresh the entrances before the holiday season.

> On MOTION by Ms. Shockley, seconded by Ms. Hazelrig, with all in favor, the Plant Replacements Proposal was approved.

d) Sod & Grading Proposal

The Board then discussed erosion and deteriorating sod around several pond banks. Mr. Tindall explained that exceptionally low water levels, roof and gutter runoff, and heavy rainfall following the dry season had contributed to the erosion. The District had 42 ponds throughout Phases 1 through 7, with most of the affected areas located in Phases 1 through 6. Mr. Bannon suggested allowing some vegetation to remain along certain pond banks to help control erosion. It was agreed to meet with Mr. Bannon and inspect the continuing problem areas to determine whether spraying along the waterline should be reduced or stopped in certain locations. Riprap or additional plantings could also be considered in the future. The Board approved the updated $72,200 proposal from Prince & Sons for grading and sod repairs, including four additional ponds in Phase 6. Of that amount, $52,400 would come from available landscaping funds, with the remainder coming from contingency. The work would not be scheduled until Mr. Bannon completed a field inspection and confirmed that the proposed repairs were appropriate.

> On MOTION by Ms. Shockley, seconded by Ms. Hazelrig, with all in favor, the Sod & Grading Proposal, with Additional Grading NTE $72,200, was approved.

iii. Consideration of Proposal for Fountain Replacement & Maintenance

a) Lake Pros

b) Solitude

Mr. Tindall stated that the Board had reviewed fountain replacement proposals from Solitude and Lake Pros. Both proposals were within the $22,000 budget and included upgraded three-horsepower fountains that were better suited for the pond. The Board approved Solitude's proposal, subject to confirmation that the fountain included an automatic low-water shutoff and a strainer.

> On MOTION by Ms. Hazelrig, seconded by Ms. Shockley, with all in favor, the Proposal for Fountain Replacement, was approved, subject to confirmation that the fountain included an automatic low-water shutoff and a strainer.

The Board also approved the fountain maintenance renewal with an increase not to exceed 3%, pending receipt of the final pricing. The Board approved continuing the aquatics maintenance services for the next fiscal year with a 3% increase. The proposed renewal amount was $35,352, which remained within the $36,400 budget.

> On MOTION by Ms. Shockley, seconded by Ms. Hazelrig, with all in favor, the Fountain Maintenance Renewal NTE $36,400, was approved.

iv. Consideration of Proposals for Holiday Lighting

a) Festive Glow

b) Sloan Lighting Solutions

Mr. Tindall compared holiday-lighting proposals from Sloan Lighting and Festival. Both were similarly priced, but Sloan appeared to offer more and had already installed much of the existing infrastructure. The Board agreed that Sloan had done a nice job in previous years and approved a three-year contract with Sloan Lighting for $18,000 per year.

> On MOTION by Ms. Shockley, seconded by Ms. Hazelrig, with all in favor, the Proposal for a 3-Year Contract Holiday Lighting by Sloan Lighting Solutions was approved.

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

ii. Balance Sheet & Income Statement

Ms. Burns noted financial statements are in the agenda package for review. No action from the Board is necessary.

SIXTH ORDER OF BUSINESS **Other Business**

There being no comments the next item followed.

SEVENTH ORDER OF BUSINESS **CLOSED SECURITY SESSION *(All items in this section have been provided separately to the Board for review for confidentiality purposes)***

Ms. Burns noted that the Board held an advertised closed security session to review proposals for a new security vendor. No public comments were received. The public was asked to leave, the recording was stopped, and Ms. Hammock participated by telephone. Once reconvened from the Closed Session, the Board approved a proposal and directed Counsel to draft an agreement with a new vendor for Security Patrol Services to start during Spring Break time in March of 2027.

On MOTION by Ms. Schwenk, seconded by Ms. Shockley, with all in favor, Approving a Proposal for New Security Patrol Services Provider (starting Spring Break (March) 2027), and Directing Counsel to Draft an Agreement, was approved.

EIGHTH ORDER OF BUSINESS **Supervisors Requests and Audience Comments**

Ms. Burns stated there were no Supervisor Requests or Audience Comments.

NINTH ORDER OF BUSINESS **Adjournment**

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

____
Secretary/Assistant Secretary

____
Chairman/Vice Chairman

SECTION IV

RESOLUTION 2026-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT CONSENTING TO THE PETITION FILED BY VMAR DEV, LLC WITH THE CITY COMMISSION OF THE CITY OF WINTER HAVEN, FLORIDA, REQUESTING THE ADOPTION OF AN ORDINANCE AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THE BOUNDARY AMENDMENT PROCESS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the VillaMar Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes* ("Act"), as established by Ordinance No. O-18-70, adopted by the City Commission of the City of Winter Haven, Florida ("City"), on November 26, 2018, as amended by Ordinance Nos. O-20-40, O-21-32, O-22-68, and O-26-06 (all together, "Ordinance"), adopted by the City Commission of the City, on October 26, 2020, April 12, 2021, November 28, 2022, and February 9, 2026, respectively, and being situated entirely within the City; and

WHEREAS, pursuant to the Act, the District is authorized to construct, acquire, operate and maintain infrastructure improvements and services; and

WHEREAS, the District presently consists of approximately 532.17 acres of land, more or less, as more fully described in the Ordinance; and

WHEREAS, VMAR DEV, LLC, the developer and owner of certain lands within the District ("Developer"), has approached the District and requested the District consent to its petition to amend the District's boundaries to add the property identified in the attached **Exhibit A** ("Expansion Parcels"); and

WHEREAS, the proposed boundary amendment is in the best interests of the District and the area of land within the proposed amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

WHEREAS, for the area of land that will lie in the amended boundaries of the District, the District is the best alternative available for delivering community development services and facilities; and

WHEREAS, addition of the Expansion Parcels in **Exhibit A** from the District is not inconsistent with either the State or local comprehensive plans; and

WHEREAS, the area of land that will lie in the amended boundaries of the District continues to be amenable to separate special district government; and

WHEREAS, in support of the Developer's boundary amendment petition pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the boundary amendment process; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board of Supervisors ("Board"); and

WHEREAS, the District desires to consent to the Developer's petition to amend its boundaries in accordance with the procedures and processes described in Chapter 190, *Florida Statutes*, which processes include the preparation of a petition to the City, and such other actions as are necessary in furtherance of the boundary amendment process.

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

SECTION 1. The recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The Board hereby consents to the Developer's petition to amend the District's boundaries to remove the lands described in **Exhibit A** pursuant to Chapter 190, *Florida Statutes*, and authorizes the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the amendment of the District's boundaries.

SECTION 3. The Board hereby authorizes the District Chairperson, District Manager and District Counsel to act as agents of the District with regard to any and all matters pertaining to the Developer's petition to the City to amend the boundaries of the District.

SECTION 4. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 23rd day of September 2026.

ATTEST:

VILLAMAR COMMUNITY DEVELOPMENT DISTRICT

____
Secretary/Assistant Secretary

____
Chairperson, Board of Supervisors

Exhibit A: Expansion Parcels

EXHIBIT A

VILLAMAR PHASE 9

LEGAL DESCRIPTION

PARCEL 26-29-15-000000-023010:

Beginning at the NW corner of the SW 1/4 of NE 1/4 of Section 15, Township 29 South, Range 26 East, Polk County, Florida, run thence South 89°21'06" East, a distance of 1296.44 feet, thence South 00°31'28" West, a distance of 403.85 feet, thence North 89°28'32" West, a distance of 5.1 feet, thence South 00°22'31" West, a distance of 1709.20 feet, thence South 89°28'32" East a distance of 5.1 feet, thence South 00°59'57" West a distance of 538.05 feet, thence North 88°52'30" West a distance of 1271.20 feet, thence North 00°01'30" West a distance of 1350.08 feet, thence North 89°39'17" East, a distance of 208.37 feet, thence North 00°55'53" West a distance of 1237.30 feet, thence North 89°19'37" West a distance of 188.81 feet, thence North 00°00'07" West, a distance of 50.0 feet to the point of beginning, subject to an easement for ingress and egress over the North 60 feet thereof.

LESS AND EXCEPT the following described property:

The North 200 feet of the East 672.25 feet of the West 1114.77 feet of the SW 1/4 of the NE 1/4 of Section 15, Township 29 South, Range 26 East, Polk County, Florida, subject to an easement for ingress and egress and public utilities over the North 60 feet thereof; and the East 176.52 feet of the West 1296.44 feet of the North 200.00 feet of the SW 1/4 of the NE 1/4 of Section 15, Township 29 South, Range 26 East, Polk County, Florida and

LESS AND EXCEPT the following described property:

The East 176.52 feet of the West 1296.44 feet of the North 200.00 feet of the SW 1/4 of the NE 1/4 of Section 15, Township 29 South, Range 26 East, of Polk County, Florida.

PARCEL 26-29-15-000000-014040:

Beginning at the NW corner of the SW 1/4 of NE 1/4 of Section 15, Township 29 South, Range 26 East, Polk County, Florida, run thence South 89°21'06" East, a distance of 1296.44 feet, thence South 00°31'28" West, a distance of 403.85 feet, thence North 89°28'32" West, a distance of 5.1 feet, thence South 00°22'31" West, a distance of 1709.20 feet, thence South 89°28'32" East a distance of 5.1 feet, thence South 00°59'57" West a distance of 538.05 feet, thence North 88°52'30" West a distance of 1271.20 feet, thence North 00°01'30" West a distance of 1350.08 feet, thence North 89°39'17" East, a distance of 208.37 feet, thence North 00°55'53" West a distance of 1237.30 feet, thence North 89°19'37" West a distance of 188.81 feet, thence North 00°00'07" West, a distance of 50.0 feet to the point of beginning, subject to an easement for ingress and egress over the North 60 feet thereof.

LESS AND EXCEPT the following described property:

The North 200 feet of the East 672.25 feet of the West 1114.77 feet of the SW 1/4 of the NE 1/4 of Section 15, Township 29 South, Range 26 East, Polk County, Florida, subject to an easement for ingress and egress and public utilities over the North 60 feet thereof; and the East 176.52 feet of the West 1296.44 feet of the North 200.00 feet of the SW 1/4 of the NE 1/4 of Section 15, Township 29 South, Range 26 East, Polk County, Florida and

LESS AND EXCEPT the following described property:

The East 176.52 feet of the West 1296.44 feet of the North 200.00 feet of the SW 1/4 of the NE 1/4 of Section 15, Township 29 South, Range 26 East, of Polk County, Florida.

SECTION V

BOUNDARY AMENDMENT FUNDING AGREEMENT

THIS AGREEMENT ("**Agreement**") is made and entered into this _____ day of September 2026, by and between:

> **VILLAMAR COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in the City of Winter Haven, Florida, with a mailing address of c/o Governmental Management Services-Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 ("**District**"), and
>
> **VMAR DEV, LLC,** a Florida limited liability company, and the owner and developer of certain lands within the District, with a mailing address of 346 East Central Avenue, Winter Haven, Florida 33880 ("**Developer**"), and

RECITALS

WHEREAS, the District is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes* ("**Act**"), as established by Ordinance No. O-18-70, adopted by the City Commission of the City of Winter Haven, Florida ("**City**"), on November 26, 2018, as amended by Ordinance Nos. O-20-40, O-21-32, O-22-68, and O-26-06 (all together, "**Ordinance**"), adopted by the City Commission of the City, on October 26, 2020, April 12, 2021, November 28, 2022, and February 9, 2026, respectively, and being situated entirely within the City; and

WHEREAS, pursuant to the Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services within and without the boundaries of the District; and

WHEREAS, the District presently consists of approximately 532.17 acres of land, more or less, as more fully described in the Ordinance; and

WHEREAS, Developer has approached the District and requested the District petition to amend its boundaries to add approximately 68 acres of land, more or less, described as Phase 9 of the District; and

WHEREAS, the amendment proposed by Developer is within the amendment size restrictions contained within Section 190.046(1), *Florida Statutes*, and will result in the District being comprised of approximately 600.17 acres of land, more or less; and

WHEREAS, the District agrees to petition to amend its boundary in accordance with the procedures and processes described in Chapter 190, *Florida Statutes*, which processes include the preparation of a petition to the City and such other actions as are necessary in furtherance of the boundary amendment process; and

WHEREAS, in order to seek a boundary amendment pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the boundary amendment process; and

WHEREAS, any such work shall only be performed in accord with the authorizations of the District's Board of Supervisors ("**Board**"); and

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the Board; and

WHEREAS, Developer desires to provide sufficient funds to the District to reimburse the District for any such expenditures including but not limited to legal, engineering, and other consultant fees, filing fees, administrative, and other expenses, if any.

NOW, THEREFORE, based upon good and valuable consideration and mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

SECTION 1. PROVISION OF FUNDS. Developer agrees to make available to the District such monies as are necessary to enable the District to proceed with the boundary amendment and to provide such monies as are necessary to enable District staff, including legal, engineering, and managerial staff, to assist in the boundary amendment process and proceedings. Developer will make such funds available monthly, within thirty (30) days of a written request by the District. The funds shall be placed in the District's depository as determined by the District.

SECTION 2. DISTRICT USE OF FUNDS. The District agrees to use such funds solely for the fees, costs, and other expenditures accruing or accrued for seeking an amendment to the boundaries of the District in accord with Chapter 190, *Florida Statutes*. The District agrees to use good faith best efforts to proceed in an expeditious manner with the preparation and filing of the petition and related materials to seek the amendment of the District's boundary pursuant to Chapter 190, *Florida Statutes*, and with the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the amendment of the District's boundary. The District also agrees to make monthly requests for necessary funds from Developer for reimbursement for services of the boundary amendment team, as described in Section 1 of this Agreement. The District shall not reimburse Developer for funds made available to the District under this Agreement.

SECTION 3. DEFAULT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief and/or specific performance.

SECTION 4. ENFORCEMENT OF AGREEMENT. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 5. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.

SECTION 6. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing executed by both parties hereto.

SECTION 7. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties to this Agreement, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

SECTION 8. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered via electronic mail to the person so designated in writing by each party or by UPS or overnight mail at the addresses herein designated.

A.	If to the District:	VillaMar Community Development District c/o Governmental Management Services – CF, LLC 219 East Livingston Street Orlando, Florida 32801 Attn: District Manager
	With a copy to:	Kilinski | Van Wyk, PLLC 517 East College Avenue Tallahassee, Florida 32301 Attn: District Counsel, VillaMar CDD
B.	If to Developer:	VMAR DEV, LLC 346 East Central Avenue Winter Haven, Florida 33880 Attn: Adam Rhinehart
	With a copy to:	Straughn & Turner P.A. 255 Magnolia Avenue Southwest Winter Haven, Florida 33883 Attn: Richard Straughn

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth in this Agreement. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addresses of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addresses set forth in this Agreement.

SECTION 9. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal parties to this Agreement and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties to this Agreement any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the parties to this Agreement and their respective representatives, successors, and assigns.

SECTION 10. ASSIGNMENT. Neither party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other party. Any purported assignment without such prior written approval shall be null and void.

SECTION 11. CONTROLLING LAW. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. Each party consents to and agrees that the exclusive venue for any litigation arising out of or related to this Agreement shall be in a court of appropriate jurisdiction, in and for Polk County, Florida.

SECTION 12. EFFECTIVE DATE. This Agreement shall be effective after execution by both parties to this Agreement and shall remain in effect unless terminated by either of the parties.

SECTION 13. PUBLIC RECORDS. Developer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Developer agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Developer acknowledges that the designated public records custodian for the District is **Governmental Management Services – Central Florida, LLC** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Developer 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 the Developer 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 Developer'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 Developer, Developer 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 DEVELOPER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE DEVELOPER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801, TELEPHONE: (407) 841-5524, OR EMAIL: RECORD REQUEST@GMSCFL.COM.

SECTION 14. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and doubtful language will not be interpreted or construed against any party.

SECTION 15. SOVEREIGN IMMUNITY. Developer agrees that nothing in this Agreement shall constitute or be construed as a waiver of the District's sovereign immunity or limitations on liability contained in Section 768.28, *Florida Statutes*, or other statutes or law.

SECTION 16. FOREIGN INFLUENCE. Developer understands that under Section 286.101, *Florida Statutes*, that Developer must disclose any current or prior interest, any contract with, or any grant or gift from a foreign country of concern as that term is defined within the above referenced statute.

SECTION 17. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 18. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

SECTION 19. HUMAN TRAFFICKING. Developer certifies, by acceptance of this Agreement, that neither it nor its principals utilizes coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Developer agrees to execute an affidavit, in a form acceptable to the District, in compliance with section 787.06(14), *Florida Statutes*.

IN WITNESS THEREOF, the parties execute this agreement the day and year first written above.

ATTEST:	**VILLAMAR COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
Secretary/Assistant Secretary	Lauren O. Schwenk, Chairperson, Board of Supervisors
WITNESS:	**VMAR DEV, LLC** a Florida limited liability company
______________________________	______________________________
Print Name:____________________	By: Adam Rhinehart Its: Manager

SECTION VI

SECTION A

REBATE REPORT

$7,180,000

VillaMar Community Development District

(City of Winter Haven, Florida)

Special Assessment Bonds, Series 2019

Dated: June 25, 2019
Delivered: June 25, 2019

Rebate Report to the Computation Date
June 25, 2027
Reflecting Activity To
July 31, 2026

AMTEC

TABLE OF CONTENTS

AMTEC
American Municipal Tax-Exempt Compliance

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

September 2, 2026

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

Re: $7,180,000 VillaMar Community Development District (City of Winter Haven, Florida), Special Assessment Bonds, Series 2019

Dear Ms. Costa:

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

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

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

We have scheduled our next Report as of June 25, 2027, the Computation Date. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

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

For the June 25, 2027 Computation Date
Reflecting Activity from June 25, 2019 through July 31, 2026

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Account	1.693084%	29,605.37	(76,040.57)
Reserve Account	1.947517%	38,388.83	(69,493.70)
Interest Account	1.350534%	2,475.39	(8,801.07)
Cost of Issuance Account	1.901117%	4.90	(10.53)
Totals	**1.802102%**	**$70,474.49**	**$(154,345.87)**
Bond Yield	**4.747170%**		
Rebate Computation Credits			(16,467.03)
		Net Rebatable Arbitrage	**$(170,812.90)**

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatable Arbitrage, investment activity is reflected from June 25, 2019, the date of the closing, to July 31, 2026, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of June 25, 2027.

2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.

3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.

4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.

5. During the period between June 25, 2019 and July 31, 2026, the District made periodic payments into the Interest, Sinking and Prepayment Accounts (collectively, the "Debt Service Fund") that were used, along with the interest earned, to provide the required debt service payments.

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

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

6. In accordance with Page C-1 of the Arbitrage and Tax Certificate, Exhibit C (Arbitrage Rebate Covenants) the first (initial) Computation Date must be within 60 days of the end of the third Bond Year. After the first required payment date (Computation Date) the District must consistently treat either the last day of each Bond Year or the last day of each fifth Bond Year as the (subsequent) Computation Date(s). Therefore, for purposes of the arbitrage calculation, the first Computation Date is June 25, 2027.

DEFINITIONS

7. Computation Date

June 25, 2027.

8. Computation Period

The period beginning on June 25, 2019, the date of the closing, and ending on July 31, 2026.

9. Bond Year

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

10. Bond Yield

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

11. Taxable Investment Yield

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

12. Issue Price

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

13. Rebatable Arbitrage

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

14. Funds and Accounts

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

Accounts	Account Number
Revenue	276305000
Interest	276305001
Sinking	276305002
Reserve	276305003
Prepayment	276305004
Acquisition & Construction	276305005
Cost of Issuance	276305006

METHODOLOGY

Bond Yield

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

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of July 31, 2026, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to June 25, 2027. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on June 25, 2027, is the Rebatable Arbitrage.

$7,180,000
VillaMar Community Development District
(City of Winter Haven, Florida)
Special Assessment Bonds, Series 2019
Delivered: June 25, 2019

Sources of Funds

Par Amount	**$7,180,000.00**
Original Issue Discount	**-7,202.40**
Total	**$7,172,797.60**

Uses of Funds

Acquisition & Construction Account	**$6,099,104.54**
Reserve Account	**450,868.75**
Interest Account	**282,593.13**
Cost of Issuance Account	**196,631.18**
Underwriter's Discount	**143,600.00**
Total	**$7,172,797.60**

PROOF OF ARBITRAGE YIELD

$7,180,000
VillaMar Community Development District
(City of Winter Haven, Florida)
Special Assessment Bonds, Series 2019

Date	Debt Service	Present Value to 06/25/2019 @ 4.7471696708%
11/01/2019	116,361.88	114,466.71
05/01/2020	166,231.25	159,732.48
11/01/2020	166,231.25	156,028.99
05/01/2021	286,231.25	262,435.01
11/01/2021	163,981.25	146,862.53
05/01/2022	288,981.25	252,812.52
11/01/2022	161,637.50	138,128.44
05/01/2023	291,637.50	243,442.53
11/01/2023	159,200.00	129,810.03
05/01/2024	294,200.00	234,325.70
11/01/2024	156,668.75	121,891.02
05/01/2025	296,668.75	225,461.94
11/01/2025	153,868.75	114,225.73
05/01/2026	298,868.75	216,723.56
11/01/2026	150,968.75	106,936.20
05/01/2027	300,968.75	208,243.38
11/01/2027	147,968.75	100,007.34
05/01/2028	302,968.75	200,019.25
11/01/2028	144,868.75	93,424.50
05/01/2029	304,868.75	192,048.56
11/01/2029	141,668.75	87,173.46
05/01/2030	311,668.75	187,333.56
11/01/2030	137,737.50	80,869.84
05/01/2031	312,737.50	179,360.36
11/01/2031	133,690.63	74,896.16
05/01/2032	318,690.63	174,397.39
11/01/2032	129,412.50	69,176.57
05/01/2033	324,412.50	169,391.82
11/01/2033	124,903.13	63,705.99
05/01/2034	329,903.13	164,363.53
11/01/2034	120,162.50	58,479.02
05/01/2035	335,162.50	159,330.39
11/01/2035	115,190.63	53,489.98
05/01/2036	340,190.63	154,308.46
11/01/2036	109,987.50	48,732.96
05/01/2037	344,987.50	149,312.07
11/01/2037	104,553.13	44,201.88
05/01/2038	349,553.13	144,354.04
11/01/2038	98,887.50	39,890.48
05/01/2039	353,887.50	139,445.71
11/01/2039	92,990.63	35,792.43
05/01/2040	362,990.63	136,477.01
11/01/2040	86,409.38	31,734.90
05/01/2041	366,409.38	131,448.26
11/01/2041	79,584.38	27,888.70
05/01/2042	374,584.38	128,221.87
11/01/2042	72,393.75	24,206.14
05/01/2043	382,393.75	124,895.68
11/01/2043	64,837.50	20,685.93
05/01/2044	389,837.50	121,491.09
11/01/2044	56,915.63	17,326.24
05/01/2045	401,915.63	119,514.30
11/01/2045	48,506.25	14,089.47
05/01/2046	408,506.25	115,906.52
11/01/2046	39,731.25	11,011.68
05/01/2047	419,731.25	113,633.04
11/01/2047	30,468.75	8,057.50
05/01/2048	425,468.75	109,906.96

PROOF OF ARBITRAGE YIELD

$7,180,000
VillaMar Community Development District
(City of Winter Haven, Florida)
Special Assessment Bonds, Series 2019

Date	Debt Service	Present Value to 06/25/2019 @ 4.7471696708%
11/01/2048	20,840.63	5,258.72
05/01/2049	435,840.63	107,426.00
11/01/2049	10,725.00	2,582.21
05/01/2050	450,725.00	106,002.84
	13,912,574.47	7,172,797.60

Proceeds Summary

Delivery date	06/25/2019
Par Value	7,180,000.00
Premium (Discount)	-7,202.40
Target for yield calculation	7,172,797.60

BOND DEBT SERVICE

$7,180,000
VillaMar Community Development District
(City of Winter Haven, Florida)
Special Assessment Bonds, Series 2019

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/25/2019					
11/01/2019			116,361.88	116,361.88	
05/01/2020			166,231.25	166,231.25	282,593.13
11/01/2020			166,231.25	166,231.25	
05/01/2021	120,000	3.750%	166,231.25	286,231.25	452,462.50
11/01/2021			163,981.25	163,981.25	
05/01/2022	125,000	3.750%	163,981.25	288,981.25	452,962.50
11/01/2022			161,637.50	161,637.50	
05/01/2023	130,000	3.750%	161,637.50	291,637.50	453,275.00
11/01/2023			159,200.00	159,200.00	
05/01/2024	135,000	3.750%	159,200.00	294,200.00	453,400.00
11/01/2024			156,668.75	156,668.75	
05/01/2025	140,000	4.000%	156,668.75	296,668.75	453,337.50
11/01/2025			153,868.75	153,868.75	
05/01/2026	145,000	4.000%	153,868.75	298,868.75	452,737.50
11/01/2026			150,968.75	150,968.75	
05/01/2027	150,000	4.000%	150,968.75	300,968.75	451,937.50
11/01/2027			147,968.75	147,968.75	
05/01/2028	155,000	4.000%	147,968.75	302,968.75	450,937.50
11/01/2028			144,868.75	144,868.75	
05/01/2029	160,000	4.000%	144,868.75	304,868.75	449,737.50
11/01/2029			141,668.75	141,668.75	
05/01/2030	170,000	4.625%	141,668.75	311,668.75	453,337.50
11/01/2030			137,737.50	137,737.50	
05/01/2031	175,000	4.625%	137,737.50	312,737.50	450,475.00
11/01/2031			133,690.63	133,690.63	
05/01/2032	185,000	4.625%	133,690.63	318,690.63	452,381.26
11/01/2032			129,412.50	129,412.50	
05/01/2033	195,000	4.625%	129,412.50	324,412.50	453,825.00
11/01/2033			124,903.13	124,903.13	
05/01/2034	205,000	4.625%	124,903.13	329,903.13	454,806.26
11/01/2034			120,162.50	120,162.50	
05/01/2035	215,000	4.625%	120,162.50	335,162.50	455,325.00
11/01/2035			115,190.63	115,190.63	
05/01/2036	225,000	4.625%	115,190.63	340,190.63	455,381.26
11/01/2036			109,987.50	109,987.50	
05/01/2037	235,000	4.625%	109,987.50	344,987.50	454,975.00
11/01/2037			104,553.13	104,553.13	
05/01/2038	245,000	4.625%	104,553.13	349,553.13	454,106.26
11/01/2038			98,887.50	98,887.50	
05/01/2039	255,000	4.625%	98,887.50	353,887.50	452,775.00
11/01/2039			92,990.63	92,990.63	
05/01/2040	270,000	4.875%	92,990.63	362,990.63	455,981.26
11/01/2040			86,409.38	86,409.38	
05/01/2041	280,000	4.875%	86,409.38	366,409.38	452,818.76
11/01/2041			79,584.38	79,584.38	
05/01/2042	295,000	4.875%	79,584.38	374,584.38	454,168.76
11/01/2042			72,393.75	72,393.75	
05/01/2043	310,000	4.875%	72,393.75	382,393.75	454,787.50
11/01/2043			64,837.50	64,837.50	
05/01/2044	325,000	4.875%	64,837.50	389,837.50	454,675.00
11/01/2044			56,915.63	56,915.63	
05/01/2045	345,000	4.875%	56,915.63	401,915.63	458,831.26
11/01/2045			48,506.25	48,506.25	
05/01/2046	360,000	4.875%	48,506.25	408,506.25	457,012.50
11/01/2046			39,731.25	39,731.25	
05/01/2047	380,000	4.875%	39,731.25	419,731.25	459,462.50
11/01/2047			30,468.75	30,468.75	
05/01/2048	395,000	4.875%	30,468.75	425,468.75	455,937.50

BOND DEBT SERVICE

$7,180,000
VillaMar Community Development District
(City of Winter Haven, Florida)
Special Assessment Bonds, Series 2019

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2048			20,840.63	20,840.63	
05/01/2049	415,000	4.875%	20,840.63	435,840.63	456,681.26
11/01/2049			10,725.00	10,725.00	
05/01/2050	440,000	4.875%	10,725.00	450,725.00	461,450.00
	7,180,000		6,732,574.47	13,912,574.47	13,912,574.47

$7,180,000
VillaMar Community Development District
(City of Winter Haven, Florida)
Special Assessment Bonds, Series 2019
Acquisition & Construction Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.747170%)
06/25/19	Beg Bal	-6,099,104.54	-8,877,131.61
06/28/19		300,231.75	436,810.83
06/28/19		15,000.00	21,823.68
06/28/19		1,536.00	2,234.75
06/28/19		110,256.78	160,413.93
06/28/19		322.50	469.21
06/28/19		9,596.32	13,961.80
06/28/19		8,500.81	12,367.93
07/10/19		8,574.48	12,455.62
07/10/19		127.20	184.78
07/31/19		6,000.00	8,693.14
07/31/19		312.50	452.77
07/31/19		702.50	1,017.82
07/31/19		228.29	330.76
07/31/19		26,840.00	38,887.33
07/31/19		69,933.00	101,322.93
07/31/19		326,184.22	472,594.37
08/07/19		1,662.50	2,406.53
08/07/19		137,451.77	198,966.40
08/07/19		210,118.45	304,154.04
08/07/19		39,175.00	56,707.23
08/07/19		65,637.20	95,012.22
08/07/19		3,202.98	4,636.43
08/07/19		17,613.00	25,495.45
08/14/19		341,499.20	493,881.66
09/16/19		101.50	146.18
09/16/19		144,499.87	208,108.34
09/16/19		31,774.00	45,760.83
09/16/19		17,338.32	24,970.60
09/16/19		3,000.00	4,320.59
09/16/19		82,035.31	118,147.04
09/16/19		195,789.93	281,976.15
09/16/19		8,505.00	12,248.88
09/16/19		135,209.95	194,729.02
09/16/19		72.50	104.41
09/16/19		6,000.00	8,641.18
09/18/19		115,033.00	165,627.05
09/18/19		6,755.52	9,726.75
09/18/19		37,895.76	54,563.15
09/18/19		4,880.88	7,027.60
09/18/19		170,838.43	245,976.94
09/18/19		178,325.74	256,757.33
10/16/19		250,805.54	359,800.00
10/16/19		3,000.00	4,303.73
10/16/19		533,208.35	764,928.74
10/16/19		28,962.31	41,548.68
10/16/19		10,876.03	15,602.51
10/16/19		10,845.00	15,557.99

$7,180,000
VillaMar Community Development District
(City of Winter Haven, Florida)
Special Assessment Bonds, Series 2019
Acquisition & Construction Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.747170%)
10/16/19		3,000.00	4,303.73
10/18/19		791.64	1,135.37
10/24/19		11,171.56	16,009.77
10/24/19		81,911.19	117,385.51
10/28/19		8,444.96	12,096.02
10/28/19		5,684.60	8,142.26
10/28/19		250.00	358.08
10/28/19		3,000.00	4,297.01
10/28/19		20,561.44	29,450.89
11/07/19		439.00	628.06
11/07/19		513,149.55	734,140.86
11/07/19		235,971.54	337,594.27
11/07/19		127,341.76	182,182.35
11/07/19		882.00	1,261.84
11/07/19		22,150.00	31,689.05
11/07/19		3,000.00	4,291.97
11/07/19		55,232.03	79,018.08
11/07/19		6,496.25	9,293.90
11/21/19		7,303.24	10,429.38
11/21/19		3,000.00	4,284.15
11/25/19		54.11	77.23
12/06/19		306,823.20	437,302.80
12/06/19		293,674.11	418,561.93
12/09/19		718.20	1,023.22
12/09/19		38,205.43	54,431.38
12/09/19		3,000.00	4,274.11
12/19/19		3,000.00	4,268.54
12/30/19		6,562.02	9,323.38
12/30/19		1,503.00	2,135.48
12/30/19		161,849.03	229,956.54
01/03/20		1,876.49	2,665.09
01/03/20		1,857.29	2,637.82
01/03/20		13,200.00	18,747.35
01/03/20		3,000.00	4,260.76
01/03/20		187,723.45	266,614.89
01/03/20		216,924.46	308,087.73
01/14/20		7,650.00	10,849.37
02/03/20		13,905.52	19,672.30
02/03/20		6,177.18	8,738.93
02/03/20		4,300.80	6,084.39
02/03/20		3,424.45	4,844.61
02/03/20		3,000.00	4,244.13
02/03/20		1,710.00	2,419.16
02/03/20		1,200.00	1,697.65
02/03/20		10,600.00	14,995.94
02/10/20		2,267.46	3,204.88
02/13/20		-55,495.63	-78,408.05
02/13/20		-42.00	-59.34

$7,180,000
VillaMar Community Development District
(City of Winter Haven, Florida)
Special Assessment Bonds, Series 2019
Acquisition & Construction Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.747170%)
02/13/20		-123.56	-174.57
02/19/20		-6,063.89	-8,560.79
02/25/20		104,994.98	148,112.34
02/25/20		-4,449.41	-6,276.61
04/20/20		-339,161.28	-475,024.48
04/27/20		214,056.24	299,530.76
04/27/20		125,105.04	175,060.57
05/21/20		-330,855.49	-461,523.15
05/28/20		219,726.39	306,225.37
05/28/20		11,758.40	16,387.29
05/28/20		671.12	935.32
05/28/20		81,655.89	113,801.10
05/28/20		1,089.86	1,518.90
05/28/20		7,447.50	10,379.33
05/28/20		9,000.00	12,543.00
05/28/20		63.00	87.80
05/28/20		4,962.50	6,916.07
05/29/20		3,852.50	5,368.40
06/05/20		-264,513.51	-368,307.54
06/11/20		112,031.29	155,869.98
06/11/20		2,152.75	2,995.14
06/11/20		13,025.32	18,122.23
06/11/20		4,863.82	6,767.07
06/11/20		593.53	825.78
06/11/20		91.60	127.44
06/11/20		5,839.48	8,124.51
06/11/20		3,817.50	5,311.32
06/11/20		2,402.50	3,342.62
06/11/20		500.00	695.65
06/11/20		400.00	556.52
06/11/20		3,000.00	4,173.92
06/11/20		3,281.50	4,565.58
06/11/20		116.00	161.39
06/11/20		27,575.00	38,365.31
06/11/20		48,932.86	68,080.66
06/11/20		15,952.50	22,194.83
06/12/20		1,803.31	2,508.63
07/06/20		1,332.57	1,847.98
07/06/20		1,032.50	1,431.85
07/06/20		6,720.00	9,319.17
08/13/20		-287,201.73	-396,370.23
08/13/20		-3,900.00	-5,382.43
08/18/20		287,201.73	396,112.03
08/20/20		-384,987.68	-530,841.19
08/20/20		-6,997.20	-9,648.11
08/21/20		348.50	480.47
08/21/20		229,500.38	316,405.92
08/21/20		7,384.00	10,180.12

$7,180,000
VillaMar Community Development District
(City of Winter Haven, Florida)
Special Assessment Bonds, Series 2019
Acquisition & Construction Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.747170%)
08/21/20		6,997.20	9,646.85
08/21/20		156,387.78	215,607.57
08/21/20		487.50	672.10
09/15/20		-8,128.00	-11,170.86
09/16/20		8,128.00	11,169.40
09/16/20		2,631.50	3,616.18
10/09/20		835.48	1,144.67
11/18/20		43.50	59.30
12/21/20		126.00	171.02
05/17/21		263.92	351.46
06/25/27	TOTALS:	29,605.37	-76,040.57

ISSUE DATE:	06/25/19	REBATABLE ARBITRAGE:	-76,040.57
COMP DATE:	06/25/27	NET INCOME:	29,605.37
BOND YIELD:	4.747170%	TAX INV YIELD:	1.693084%

$7,180,000
VillaMar Community Development District
(City of Winter Haven, Florida)
Special Assessment Bonds, Series 2019
Reserve Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.747170%)
06/25/19	Beg Bal	-450,868.75	-656,230.96
01/23/20		1,549.82	2,195.41
06/04/20		4,675.00	6,510.30
09/21/20		31,075.00	42,675.08
12/17/20		2,653.21	3,603.02
05/03/21		2,406.17	3,210.14
07/01/21		6.28	8.32
07/01/21		2,153.12	2,850.91
07/01/21		205,579.69	272,204.65
11/01/21		2,040.07	2,659.31
12/29/21		898.38	1,162.25
05/05/22		3.01	3.83
06/27/22		53.12	67.15
11/01/22		627.70	780.73
02/01/23		1,374.31	1,689.42
02/01/23		731.25	898.92
05/03/23		731.25	888.20
05/03/23		1,231.16	1,495.41
08/01/23		2,280.86	2,738.83
11/02/23		2,472.06	2,933.42
02/02/24		2,524.73	2,960.98
05/03/24		2,519.29	2,919.77
08/01/24		2,526.66	2,894.92
12/03/24		2,518.40	2,839.94
05/01/25		4,336.81	4,797.10
11/04/25		4,051.62	4,376.02
12/09/25		1,892.63	2,034.86
01/05/26		586.65	628.60
02/03/26		568.69	607.14
03/03/26		510.96	543.38
04/02/26		563.24	596.72
05/04/26		543.35	573.25
06/02/26		555.81	584.26
06/16/26		340.62	357.40
07/02/26		541.03	566.50
07/31/26	Bal	201,576.57	210,297.88
07/31/26	Acc	559.06	583.25
06/25/27	TOTALS:	38,388.83	-69,493.70

ISSUE DATE:	06/25/19	REBATABLE ARBITRAGE:	-69,493.70
COMP DATE:	06/25/27	NET INCOME:	38,388.83
BOND YIELD:	4.747170%	TAX INV YIELD:	1.947517%

$7,180,000
VillaMar Community Development District
(City of Winter Haven, Florida)
Special Assessment Bonds, Series 2019
Interest Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.747170%)
06/25/19	Beg Bal	-282,593.13	-411,308.97
11/01/19		116,361.88	166,604.13
12/03/19		-104.90	-149.57
05/01/20		166,231.26	232,487.62
08/03/20		-761.93	-1,052.92
08/03/20		3,342.20	4,618.62
09/30/20	deminimis	0.01	0.01
06/25/27	TOTALS:	2,475.39	-8,801.07

ISSUE DATE:	06/25/19	REBATABLE ARBITRAGE:	-8,801.07
COMP DATE:	06/25/27	NET INCOME:	2,475.39
BOND YIELD:	4.747170%	TAX INV YIELD:	1.350534%

$7,180,000
VillaMar Community Development District
(City of Winter Haven, Florida)
Special Assessment Bonds, Series 2019
Cost of Issuance Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.747170%)
06/25/19	Beg Bal	-196,631.18	-286,192.97
06/25/19		5,000.00	7,277.41
06/25/19		30,000.00	43,664.43
06/25/19		45,000.00	65,496.65
06/25/19		48,000.00	69,863.09
06/25/19		43,500.00	63,313.43
06/25/19		18,156.18	26,425.98
06/26/19		1,500.00	2,182.94
07/09/19		5,375.00	7,808.95
12/03/19		104.90	149.57
06/25/27	TOTALS:	4.90	-10.53

ISSUE DATE:	06/25/19	REBATABLE ARBITRAGE:	-10.53
COMP DATE:	06/25/27	NET INCOME:	4.90
BOND YIELD:	4.747170%	TAX INV YIELD:	1.901117%

$7,180,000
VillaMar Community Development District
(City of Winter Haven, Florida)
Special Assessment Bonds, Series 2019
Rebate Computation Credits

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.747170%)
06/25/20		-1,760.00	-2,444.24
06/25/21		-1,780.00	-2,358.71
06/25/22		-1,830.00	-2,313.82
06/25/23		-1,960.00	-2,364.61
06/25/24		-2,070.00	-2,382.86
06/25/25		-2,120.00	-2,328.56
06/25/26		-2,170.00	-2,274.24
06/25/27	TOTALS:	-13,690.00	-16,467.03

ISSUE DATE: 06/25/19 REBATABLE ARBITRAGE: -16,467.03
COMP DATE: 06/25/27
BOND YIELD: 4.747170%

SECTION B

REBATE REPORT

$7,940,000

VillaMar Community Development District

(City of Winter Haven, Florida)

Special Assessment Bonds, Series 2023

(Assessment Area Five Project)

Dated: June 15, 2023
Delivered: June 15, 2023

Rebate Report to the Computation Date
June 15, 2026
Reflecting Activity To
June 15, 2026

AMTEC

TABLE OF CONTENTS

AMTEC
American Municipal Tax-Exempt Compliance

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

September 2, 2026

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

Re: $7,940,000 VillaMar Community Development District (City of Winter Haven, Florida), Special Assessment Bonds, Series 2023 (Assessment Area Five Project)

Dear Ms. Costa:

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

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

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

We have scheduled our next Report as of June 30, 2027. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

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

For the June 15, 2026 Computation Date
Reflecting Activity from June 15, 2023 through June 15, 2026

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Account	4.805564%	27,499.32	(6,229.91)
Interest Account	4.966642%	3,134.13	(568.01)
Reserve Account	4.900255%	55,700.06	(10,486.65)
Totals	**4.871113%**	**$86,333.51**	**$(17,284.57)**
Bond Yield	**5.745189%**		
Rebate Computation Credits			(6,731.84)
		Net Rebatable Arbitrage	**$(24,016.41)**

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatable Arbitrage, investment activity is reflected from June 15, 2023, the date of the closing, to June 15, 2026, the Computation Date. All nonpurpose payments and receipts are future valued to the Computation Date of June 15, 2026.

2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.

3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.

4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.

5. During the period between June 15, 2023 and June 15, 2026, the District made periodic payments into the Interest, Sinking and Prepayment Accounts (collectively, the "Debt Service Fund") that were used, along with the interest earned, to provide the required debt service payments.

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

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

DEFINITIONS

6. Computation Date

June 15, 2026.

7. Computation Period

The period beginning on June 15, 2023, the date of the closing, and ending on June 15, 2026, the Computation Date.

8. Bond Year

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

9. Bond Yield

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

10. Taxable Investment Yield

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

11. Issue Price

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

12. Rebatable Arbitrage

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

13. Funds and Accounts

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

Accounts	Account Number
Revenue	253107000
Interest	253107001
Sinking	253107002
Reserve	253107004
Prepayment	253107003
Acquisition & Construction	253107005

METHODOLOGY

Bond Yield

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

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of June 15, 2026, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to June 15, 2026. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on June 15, 2026, is the Rebatable Arbitrage.

$7,940,000
VillaMar Community Development District
(City of Winter Haven, Florida)
Special Assessment Bonds, Series 2023
(Assessment Area Five Project)
Delivered: June 15, 2023

Sources of Funds	
Par Amount	$7,940,000.00
Net Original Issue Discount	-56,774.20
Total	$7,883,225.80

Uses of Funds	
Acquisition & Construction Account	$6,819,524.20
Interest Account (Capitalized Interest)	168,198.47
Costs of Issuance	182,975.00
Reserve Account	553,728.13
Underwriter’s Discount	158,800.00
Total	$7,883,225.80

PROOF OF ARBITRAGE YIELD

$7,940,000
VillaMar Community Development District
(City of Winter Haven, Florida)
Special Assessment Bonds, Series 2023
(Assessment Area Five Project)

Date	Debt Service	Present Value to 06/15/2023 @ 5.7451891700%
11/01/2023	168,198.47	164,637.57
05/01/2024	332,615.63	316,482.61
11/01/2024	219,934.38	203,423.27
05/01/2025	334,934.38	301,139.37
11/01/2025	217,131.25	189,771.27
05/01/2026	337,131.25	286,422.70
11/01/2026	214,206.25	176,905.31
05/01/2027	339,206.25	272,315.83
11/01/2027	211,159.38	164,785.77
05/01/2028	341,159.38	258,801.61
11/01/2028	207,990.63	153,374.70
05/01/2029	347,990.63	249,446.73
11/01/2029	204,578.13	142,550.84
05/01/2030	349,578.13	236,785.52
11/01/2030	201,043.75	132,373.72
05/01/2031	356,043.75	227,884.54
11/01/2031	196,684.38	122,371.89
05/01/2032	361,684.38	218,746.87
11/01/2032	192,043.75	112,904.85
05/01/2033	362,043.75	206,906.33
11/01/2033	187,262.50	104,031.26
05/01/2034	367,262.50	198,330.69
11/01/2034	182,200.00	95,644.94
05/01/2035	372,200.00	189,928.58
11/01/2035	176,856.25	87,727.28
05/01/2036	381,856.25	184,125.72
11/01/2036	171,090.63	80,193.85
05/01/2037	386,090.63	175,915.63
11/01/2037	165,043.75	73,099.53
05/01/2038	395,043.75	170,083.03
11/01/2038	158,575.00	66,366.79
05/01/2039	398,575.00	162,153.55
11/01/2039	151,825.00	60,042.67
05/01/2040	406,825.00	156,395.64
11/01/2040	144,653.13	54,056.15
05/01/2041	414,653.13	150,626.91
11/01/2041	137,059.38	48,397.92
05/01/2042	422,059.38	144,874.45
11/01/2042	129,043.75	43,058.17
05/01/2043	429,043.75	139,161.93
11/01/2043	120,606.25	38,026.73
05/01/2044	440,606.25	135,042.39
11/01/2044	111,406.25	33,191.69
05/01/2045	451,406.25	130,733.73
11/01/2045	101,631.25	28,611.96
05/01/2046	461,631.25	126,332.73
11/01/2046	91,281.25	24,283.01
05/01/2047	471,281.25	121,871.31
11/01/2047	80,356.25	20,199.53
05/01/2048	480,356.25	117,377.64
11/01/2048	68,856.25	16,355.57
05/01/2049	493,856.25	114,031.04
11/01/2049	56,637.50	12,712.38
05/01/2050	506,637.50	110,540.26
11/01/2050	43,700.00	9,268.40
05/01/2051	523,700.00	107,970.80

PROOF OF ARBITRAGE YIELD

$7,940,000
VillaMar Community Development District
(City of Winter Haven, Florida)
Special Assessment Bonds, Series 2023
(Assessment Area Five Project)

Date	Debt Service	Present Value to 06/15/2023 @ 5.7451891700%
11/01/2051	29,900.00	5,992.32
05/01/2052	534,900.00	104,207.02
11/01/2052	15,381.25	2,912.84
05/01/2053	550,381.25	101,318.47
	16,707,089.10	7,883,225.80

Proceeds Summary

Delivery date	06/15/2023
Par Value	7,940,000.00
Premium (Discount)	-56,774.20
Target for yield calculation	7,883,225.80

BOND DEBT SERVICE

$7,940,000
VillaMar Community Development District
(City of Winter Haven, Florida)
Special Assessment Bonds, Series 2023
(Assessment Area Five Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/15/2023					
11/01/2023			168,198.47	168,198.47	
05/01/2024	110,000	4.875%	222,615.63	332,615.63	500,814.10
11/01/2024			219,934.38	219,934.38	
05/01/2025	115,000	4.875%	219,934.38	334,934.38	554,868.75
11/01/2025			217,131.25	217,131.25	
05/01/2026	120,000	4.875%	217,131.25	337,131.25	554,262.50
11/01/2026			214,206.25	214,206.25	
05/01/2027	125,000	4.875%	214,206.25	339,206.25	553,412.50
11/01/2027			211,159.38	211,159.38	
05/01/2028	130,000	4.875%	211,159.38	341,159.38	552,318.75
11/01/2028			207,990.63	207,990.63	
05/01/2029	140,000	4.875%	207,990.63	347,990.63	555,981.25
11/01/2029			204,578.13	204,578.13	
05/01/2030	145,000	4.875%	204,578.13	349,578.13	554,156.25
11/01/2030			201,043.75	201,043.75	
05/01/2031	155,000	5.625%	201,043.75	356,043.75	557,087.50
11/01/2031			196,684.38	196,684.38	
05/01/2032	165,000	5.625%	196,684.38	361,684.38	558,368.75
11/01/2032			192,043.75	192,043.75	
05/01/2033	170,000	5.625%	192,043.75	362,043.75	554,087.50
11/01/2033			187,262.50	187,262.50	
05/01/2034	180,000	5.625%	187,262.50	367,262.50	554,525.00
11/01/2034			182,200.00	182,200.00	
05/01/2035	190,000	5.625%	182,200.00	372,200.00	554,400.00
11/01/2035			176,856.25	176,856.25	
05/01/2036	205,000	5.625%	176,856.25	381,856.25	558,712.50
11/01/2036			171,090.63	171,090.63	
05/01/2037	215,000	5.625%	171,090.63	386,090.63	557,181.25
11/01/2037			165,043.75	165,043.75	
05/01/2038	230,000	5.625%	165,043.75	395,043.75	560,087.50
11/01/2038			158,575.00	158,575.00	
05/01/2039	240,000	5.625%	158,575.00	398,575.00	557,150.00
11/01/2039			151,825.00	151,825.00	
05/01/2040	255,000	5.625%	151,825.00	406,825.00	558,650.00
11/01/2040			144,653.13	144,653.13	
05/01/2041	270,000	5.625%	144,653.13	414,653.13	559,306.25
11/01/2041			137,059.38	137,059.38	
05/01/2042	285,000	5.625%	137,059.38	422,059.38	559,118.75
11/01/2042			129,043.75	129,043.75	
05/01/2043	300,000	5.625%	129,043.75	429,043.75	558,087.50
11/01/2043			120,606.25	120,606.25	
05/01/2044	320,000	5.750%	120,606.25	440,606.25	561,212.50
11/01/2044			111,406.25	111,406.25	
05/01/2045	340,000	5.750%	111,406.25	451,406.25	562,812.50
11/01/2045			101,631.25	101,631.25	
05/01/2046	360,000	5.750%	101,631.25	461,631.25	563,262.50
11/01/2046			91,281.25	91,281.25	
05/01/2047	380,000	5.750%	91,281.25	471,281.25	562,562.50
11/01/2047			80,356.25	80,356.25	
05/01/2048	400,000	5.750%	80,356.25	480,356.25	560,712.50
11/01/2048			68,856.25	68,856.25	
05/01/2049	425,000	5.750%	68,856.25	493,856.25	562,712.50
11/01/2049			56,637.50	56,637.50	
05/01/2050	450,000	5.750%	56,637.50	506,637.50	563,275.00
11/01/2050			43,700.00	43,700.00	
05/01/2051	480,000	5.750%	43,700.00	523,700.00	567,400.00

BOND DEBT SERVICE

$7,940,000
VillaMar Community Development District
(City of Winter Haven, Florida)
Special Assessment Bonds, Series 2023
(Assessment Area Five Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2051			29,900.00	29,900.00	
05/01/2052	505,000	5.750%	29,900.00	534,900.00	564,800.00
11/01/2052			15,381.25	15,381.25	
05/01/2053	535,000	5.750%	15,381.25	550,381.25	565,762.50
	7,940,000		8,767,089.10	16,707,089.10	16,707,089.10

$7,940,000
VillaMar Community Development District
(City of Winter Haven, Florida)
Special Assessment Bonds, Series 2023
(Assessment Area Five Project)
Acquisition & Construction Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.745189%)
06/15/23	Beg Bal	-6,819,524.20	-8,082,621.39
06/15/23		1,527,893.44	1,810,886.48
06/16/23		890.00	1,054.68
06/16/23		379,048.36	449,184.18
06/22/23		225,425.71	266,884.46
06/26/23		1,626,830.56	1,924,814.29
06/26/23		1,542.00	1,824.45
06/29/23		857.97	1,014.64
06/29/23		122,297.32	144,630.02
06/29/23		92,158.35	108,987.38
06/29/23		583,919.86	690,549.42
07/05/23		67,320.00	79,538.18
07/26/23		114,498.29	134,832.80
07/26/23		216,000.00	254,360.88
07/26/23		58,167.73	68,498.12
07/26/23		40,645.70	47,864.24
08/08/23		79,222.60	93,116.29
08/08/23		3,064.20	3,601.59
08/08/23		3,795.00	4,460.55
08/18/23		142,075.14	166,729.08
08/18/23		20,170.90	23,671.11
08/18/23		29,991.07	35,195.35
08/18/23		570,166.53	669,106.10
08/25/23		310.00	363.39
09/06/23		2,771.69	3,243.46
09/06/23		155.00	181.38
09/06/23		29,702.75	34,758.41
09/20/23		38,194.38	44,597.05
09/25/23		710,217.42	828,621.73
10/24/23		5,586.63	6,488.34
10/24/23		152,651.38	177,289.95
03/25/24		401.50	455.36
09/05/24		-274,006.25	-303,034.94
10/08/24		377.75	415.61
10/08/24		274,680.54	302,207.47
06/15/26	TOTALS:	27,499.32	-6,229.91

ISSUE DATE:	06/15/23	REBATABLE ARBITRAGE:	-6,229.91
COMP DATE:	06/15/26	NET INCOME:	27,499.32
BOND YIELD:	5.745189%	TAX INV YIELD:	4.805564%

$7,940,000
VillaMar Community Development District
(City of Winter Haven, Florida)
Special Assessment Bonds, Series 2023
(Assessment Area Five Project)
Interest Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.745189%)
06/15/23	Beg Bal	-168,198.47	-199,351.82
09/20/23		1,738.74	2,030.21
10/03/23		687.65	801.28
11/01/23		168,198.47	195,131.37
11/02/23		707.74	820.94
06/15/26	TOTALS:	3,134.13	-568.01

ISSUE DATE:	06/15/23	REBATABLE ARBITRAGE:	-568.01
COMP DATE:	06/15/26	NET INCOME:	3,134.13
BOND YIELD:	5.745189%	TAX INV YIELD:	4.966642%

$7,940,000
VillaMar Community Development District
(City of Winter Haven, Florida)
Special Assessment Bonds, Series 2023
(Assessment Area Five Project)
Reserve Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.745189%)
06/15/23	Beg Bal	-553,728.13	-656,288.43
09/20/23		5,724.14	6,683.70
10/03/23		2,263.82	2,637.91
11/02/23		2,329.95	2,702.61
12/04/23		2,260.06	2,608.38
12/22/23		0.55	0.63
02/02/24		2,323.42	2,657.14
03/04/24		2,164.46	2,462.92
04/02/24		2,308.89	2,615.71
05/02/24		2,229.57	2,513.96
06/04/24		2,305.00	2,585.96
07/02/24		2,229.99	2,490.81
08/01/24		5,715.63	6,355.06
08/02/24		2,301.10	2,558.13
09/04/24		2,268.03	2,508.70
09/05/24		274,006.25	303,034.94
10/02/24		1,206.37	1,328.52
11/01/24		4,815.62	5,279.08
11/04/24		1,034.35	1,133.36
12/03/24		948.85	1,034.94
01/03/25		950.01	1,031.33
02/03/25		1,715.63	1,853.71
02/04/25		915.26	988.77
03/04/25		817.48	878.98
04/02/25		896.93	960.17
05/01/25		2,995.31	3,191.89
05/02/25		865.74	922.41
06/03/25		880.43	933.50
07/02/25		849.66	896.77
08/01/25		4,500.00	4,727.90
08/04/25		878.06	922.09
09/03/25		860.84	899.90
10/02/25		813.25	846.28
11/03/25		4,298.44	4,451.23
11/04/25		817.32	846.24
12/02/25		753.24	776.46
01/05/26		741.08	759.97
02/02/26		3,114.06	3,179.91
02/03/26		7,720.11	7,882.12
03/03/26		639.41	649.75
04/02/26		704.53	712.67
05/01/26		3,756.25	3,782.34
05/04/26		679.65	684.05
06/02/26		684.89	686.29

$7,940,000
VillaMar Community Development District
(City of Winter Haven, Florida)
Special Assessment Bonds, Series 2023
(Assessment Area Five Project)
Reserve Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.745189%)
06/15/26	Bal	248,810.94	248,810.94
06/15/26	Acc	333.62	333.62
06/15/26	TOTALS:	55,700.06	-10,486.65

ISSUE DATE:	06/15/23	REBATABLE ARBITRAGE:	-10,486.65
COMP DATE:	06/15/26	NET INCOME:	55,700.06
BOND YIELD:	5.745189%	TAX INV YIELD:	4.900255%

$7,940,000
VillaMar Community Development District
(City of Winter Haven, Florida)
Special Assessment Bonds, Series 2023
(Assessment Area Five Project)
Rebate Computation Credits

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.745189%)
06/15/24		-2,070.00	-2,318.30
06/15/25		-2,120.00	-2,243.55
06/15/26		-2,170.00	-2,170.00
06/15/26	TOTALS:	-6,360.00	-6,731.84

ISSUE DATE: 06/15/23 REBATABLE ARBITRAGE: -6,731.84
COMP DATE: 06/15/26
BOND YIELD: 5.745189%

SECTION VII

SECTION C

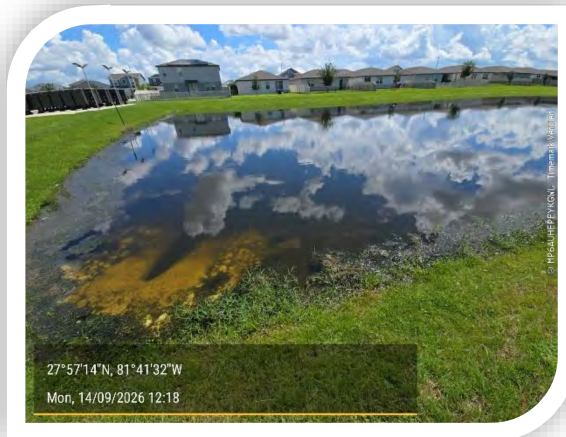
September 23, 2026

Villamar CDD

Field Management Report

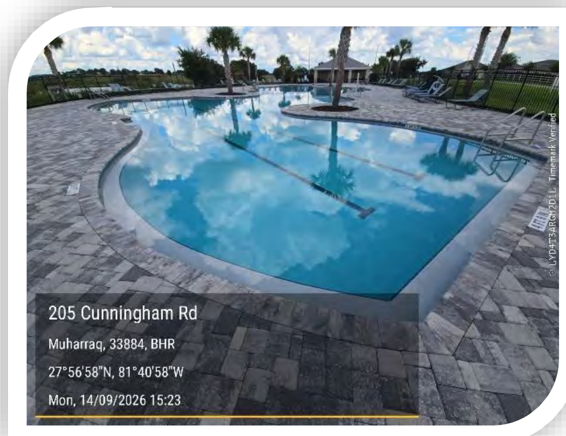
Completed Items

- Maintenance team performed some supplemental trash pickup along with minor traffic and parking sign work.



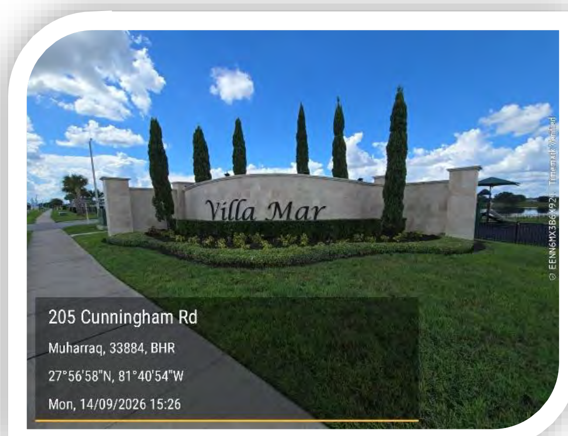
Contracted Services

- 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.
- Some areas around pond shorelines have been too wet mow with recent weather patterns.
- Maintenance services renewals are ready for review for the fiscal year transition.



In Progress

- Fence vendor is coordinating supplies. Repairs are expected to be completed promptly after the materials are delivered.
- Approved dog stations were ordered. They will be installed once parts arrive with service lined up to begin immediately.
- Solitude is reviewing fountain safety cutoff options for the proposed fountain following direction from the previous meeting's discussion.
- Approved sod, mulch, and replacements are being coordinated as planned. Vendor met onsite with engineer and staff to review their notes and recommendations following the last meeting.



SECTION 1

SECTION (a)

AMENDED AND RESTATED
AGREEMENT FOR JANITORIAL MAINTENANCE SERVICES

THIS AGREEMENT (the "**Agreement**") is made and entered into this 15th day of May 2026, by and between:

> **VILLAMAR COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in the City of Winter Haven, Florida, with an address of c/o District Manager, Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (the "**District**"); and
>
> **CSS CLEAN STAR SERVICES OF CENTRAL FLORIDA, INC.,** a Florida corporation with a mailing address of 11121 Camden Park Drive, Windermere, Florida 34786 (the "**Contractor**," together with District, the "**Parties**").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes; and

WHEREAS, the District owns, operates and/or maintains a recreation area inclusive of restrooms, covered patio areas, cabanas, and lanai (together, the "**Facilities**"); and

WHEREAS, the District desires to enter into an agreement with an independent contractor to provide janitorial maintenance services for the Facilities (the "**Services**"); and

WHEREAS, the Parties have previously entered into an agreement to provide the Services; and

WHEREAS, the Parties now desire to enter into this Agreement and for this Agreement to supersede and replace all previously executed agreements related to the Services; and

WHEREAS, Contractor represents that it is qualified to provide janitorial maintenance services and has agreed to provide to the District those services identified in Contractor's proposal attached hereto as **Exhibit A** and incorporated by reference herein; and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. DESCRIPTION OF WORK AND SERVICES.

A. The District desires that the Contractor provide professional janitorial maintenance services within presently accepted standards, three (3) times per week for the months of September through April, five (5) times per week for the months of May through August, as well as additional janitorial services further described in **Exhibit A**, and provide necessary materials as needed. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this Agreement controls.

B. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.

C. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

D. This Agreement grants Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.

E. The District Designee (as hereinafter defined) shall have the authority to expand the Services to include additional trash cans and pet waste stations as additional trash cans and/or pet waste stations are installed within the District boundaries ("**Additional Containers**"), and Contractor agrees to provide Services to Additional Containers in accordance with the terms of this Agreement. The Parties agree to amend Contractor's compensation for servicing Additional Containers in accordance with the unit prices set forth in **Exhibit A**. Such amendments must be executed in a writing signed by both Parties in accordance with Section 20 of this Agreement.

SECTION 3. MANNER OF CONTRACTOR'S PERFORMANCE. The Contractor agrees, as an independent contractor, to undertake work and/or perform such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of the Services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

A. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.

B. The Contractor agrees that the District shall not be liable for the payment of any work or services not included in **Exhibit A** unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

C. The District shall designate in writing a person to act as the District's representative (the "**District Designee**") with respect to the services to be performed under this Agreement. The District Designee shall have complete authority to transmit instructions, receive information interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

(1) The District hereby designates the District Manager to act as District Designee.
(2) Upon request by the District Manager, the Contractor agrees to meet with the District Designee, or his or her representative, to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

D. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees, at Contractor's sole cost and expense, to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

SECTION 4. COMPENSATION; TERM.

A. Upon commencement of providing the Services described in this Agreement, the District agrees to pay the Contractor **One Thousand Five Hundred Fifty Dollars and No Cents ($1,550.00)** per month for the months of August through April and **One Thousand Eight Hundred Ninety Dollars and Zero Cents ($1,890.00)** for an annual total not to exceed **Nineteen Thousand Nine Hundred Sixty Dollars and No Cents** (**$19,960.00**) in accordance with the unit prices in **Exhibit A**. Additional services shall be performed at the prices stated in **Exhibit A**. All invoices are due and payable in accordance with Florida's Local Government Prompt Payment Act, Sections 218.70 through 218.80, *Florida Statutes*.

B. The initial term of this Agreement shall be from the effective date written above through September 30, 2027, unless terminated earlier by either party in accordance with the provisions of this Agreement. This Agreement may automatically renew for up to four (4) additional one (1) year terms, unless written notice is provided in accordance with Section 13 of this Agreement.

Any increase in price or change in scope of services must be approved in writing, executed by both Parties, prior to implementation of same; any change in price without such executed, written agreement shall be null and void.

C. If the District should desire additional work or services, or to add additional areas to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.

D. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

E. The Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable at the beginning of each month, the Contractor shall invoice the District for all services performed in the prior month and any other sums due to the Contractor. The District shall pay the invoice amount within thirty (30) days after the invoice date. The Contractor may cease performing services under this Agreement if any payment due hereunder is not paid within thirty (30) days of the invoice date. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

SECTION 5. INSURANCE.

A. The Contractor shall maintain throughout the term of this Agreement the following insurance:

(1) Workers' Compensation Insurance in accordance with the laws of the State of Florida.

(2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than $1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:

(i) Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.

(3) Employer's Liability Coverage with limits of at least $1,000,000 (one million dollars) per accident or disease.

(4) Automobile Liability Insurance for bodily injuries in limits of not less than $1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

B. The District, its staff, consultants and supervisors shall be named as additional insured on the above-referenced policies, except Workers' Compensation and Employer's Liability coverages. All above-referenced insurance policies shall be considered primary and non-contributory with respect to the additional insureds, and all required insurance policies shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the additional insureds. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

C. If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 6. INDEMNIFICATION.

A. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest actually incurred.

SECTION 7. SOVEREIGN IMMUNITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third-party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 8. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 9. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 10. DEFAULT AND PROTECTION AGAINST THIRD-PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third-party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third-party to this Agreement.

SECTION 11. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 12. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

SECTION 13. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for 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 the Contractor.

SECTION 14. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

SECTION 15. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 16. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 17. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 18. ENFORCEMENT OF AGREEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 19. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. None of the provisions of **Exhibit A** shall apply to this Agreement, except to the extent that it states the scope of services and unit prices for the labor and materials to be provided under this Agreement.

SECTION 20. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the Parties.

SECTION 21. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 22. NOTICES. All notices, requests, consents and other communications under this Agreement ("**Notice**" or "**Notices**") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A. If to District:

VillaMar CDD
Governmental Management Services-CF, LLC
219 East Livingston Street
Orlando, Florida 32801
Attn: District Manager

With a copy to:

Kilinski Van Wyk, PLLC
517 East College Avenue
Tallahassee, Florida 32301
Attn: District Counsel, VillaMar CDD

B. If to Contractor: CSS Clean Star Services of
Central Florida, Inc.
11121 Camden Park Drive
Windermere, Florida 34786
Attn: Tracy Chacon

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notices on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the Parties and addressees set forth in this Agreement.

SECTION 23. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third-party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 24. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be in Polk County, Florida.

SECTION 25. COMPLIANCE WITH PUBLIC RECORDS LAWS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited, to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Jill Burns** ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, the Contractor 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 Contractor 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 the Contractor'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 Contractor, Contractor 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 THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, JBURNS@GMSCFL.COM, OR AT 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

SECTION 26. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 27. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 28. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

SECTION 29. E-VERIFY. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1), *Florida Statutes*. If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 30. FOREIGN INFLUENCE. Contractor understands that under Section 286.101, *Florida Statutes*, that Contractor must disclose any current or prior interest, any contract with, or any grant or gift from a foreign country of concern as that term is defined within the above referenced statute.

SECTION 31. SCRUTINIZED COMPANIES STATEMENT. In accordance with Section 287.135, *Florida Statutes*, Contractor represents that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies or Other Entities that Boycott Israel List created pursuant to Sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall immediately notify the District. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies or Other Entities that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

SECTION 32. ANTI-HUMAN TRAFFICKING REQUIREMENTS. Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit, in compliance with Section 787.06(14), *Florida Statutes*.

[Signatures on Following Page]

[Signature page to Agreement for Janitorial Maintenance Services]

IN WITNESS WHEREOF, the Parties hereto have signed and sealed this Agreement on the day and year first written above.

VILLAMAR COMMUNITY DEVELOPMENT DISTRICT

DocuSigned by:
Lauren O. Schwenk
D2332DE9DE5A400...
Chairperson, Board of Supervisors

CSS CLEAN STAR SERVICES OF CENTRAL FLORIDA, INC., a Florida corporation

Signed by:
Tracy Chacon
E73B9994B45245F...
Tracy Chacon, President

EXHIBIT A: Contractor's Proposal

EXHIBIT A

Contractor's Proposal

CSS

Clean Star Services of Central Florida, Inc

BBB Rating: A+ Click for Review

SPECIFICATIONS

1. **RESTROOMS**
   - Remove all collected trash to designated area.
   - Clean and sanitize all restroom fixtures, wipe all counters, partitions and doors, empty trash and damp mop floors with germicidal detergent.
   - Clean and disinfect all washbasins, toilet bowls, urinals, etc.
   - Polish all metal and clean mirrors.
   - Restock toilet tissue and soap provided by CSS Clean Star Services.
   - Dust and clean all return air vents, and window edges, on an as needed basis.
   - Report any malfunctions to the building manager.

2. **CABANA/LENAI/COVERD PATIO AREA**
   - Remove all cobwebs in cabana area.
   - Wipe tables and organize chairs and furniture.
   - Spot sweep.
   - Spot mop for any spills.
   - Clean and polish all drinking fountains.
   - Report any malfunctions to the building manager.

	# of MONTHS	Qty Receptacles	Cost Per Service Item	Month Rate	Year Rate
Janitorial **3x per week: Amenity building cleaning**	**8**			$500	$4,000
5x per week: Amenity building cleaning	**4**			$840	$3,360
Garbage - Mail Area @ plaground **(3x week)**	12	1	$100	$100	$1,200
Garbage - Pool Area (**3x week**)	12	6	$75	$450	$5,400
Garbage - Phase 7 (**2x week)**	12	3	$50	$150	$1,800
Dog Stations (**2x week**)	12	7	$50	$350	$4,200
2x Week at $50 per can per month *3x Week at $75 per can per month* *(MAIL) 3x Week at $100 per can per month*					
				Subtotal	**$19,960**

In addition to the waste management services, Contractor shall also provide pet waste station dispenser bags, as requested by the District, for Ten Dollars and no Cents ($10.00) per box.

SECTION 1

Marshall Tindall <mtindall@gmscfl.com>

Villamar optional additional services

3 messages

tchacon starcss.com <tchacon@starcss.com> Fri, Mar 6, 2026 at 11:30 AM
To: Marshall Tindall <mtindall@gmscfl.com>

Good afternoon.

Villamar Janitorial services are currently at $ 450.00 monthly. We want to propose an adjustment to $ 500.00 monthly.

The attachment has the options in additional day of service for spring break and then 4 or 5 days a week for the summer months.

Please let me know what you think!!

I will be sending one email per property.

😉

Tracy Chacon

President CSS

(407)456-9174

tchacon@starcss.com

Villamar Additional Optional Services.pdf
231K

SECTION 2

PROPOSAL

DATE	March 6, 2026
CUSTOMER NAME	Villamar
ADDRESS	Davenport
REQUESTED BY	Marshall Tindall

Additional One day of Service for Spring Break Week $ 60.00

Summer Schedule Options for the month of July - August
(the months can be changed upon coordination)

1- One Additional Day of Service every week $ 160.00 monthly
(janitorial services 4th day a week)
2- Second Additional Days of Service every week $ 180.00 monthly
(janitorial services 5th day a week, to be a Sunday)

Air freshener services:
Air freshener dispenser installation, with scent included $ 50.00 reach
Monthly Service, price per dispenser $ 15.00 monthly

Deep clean and sanitization of tile and grout or rough floors
in restrooms (recommended at least once a year) $ 250.00

Pressure wash covered patio floors $ 180.00

Wash pool furniture, chairs and tanning chairs, price per piece $ 9.00 each

CSS Clean Star Services of Central Florida, INC

Tracy Chacon
(407) 456-9174
tchacon@starcss.com

Sandro Di Lollo
(407) 668-1338
sdilollo@starcss.com

SECTION 3

Villamar CDD: Janitorial & Waste Summary

2027 Budget			**$0**

Vendor: Clean Star Services

Summary of services

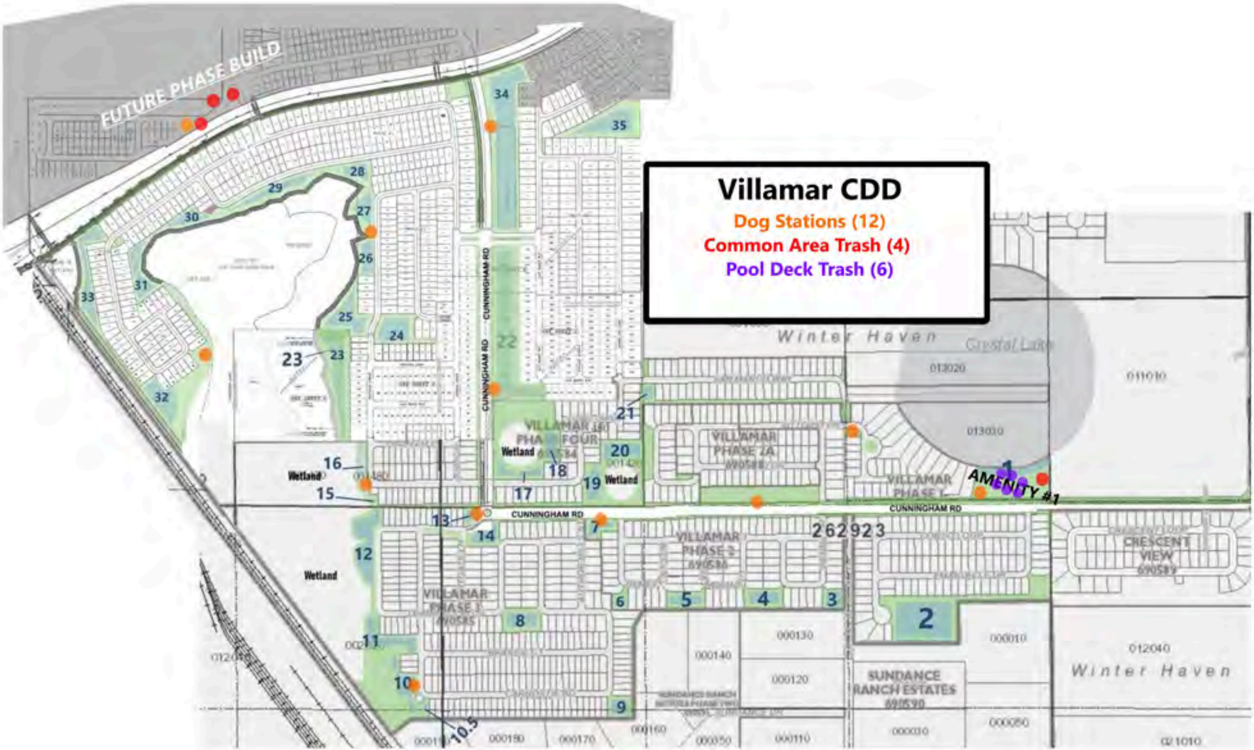
	# of MONTHS	**Qty Receptacles**	**Cost Per Service Item**	**Month Rate**	**Year Rate**
Janitorial 3x per week: Amenity building service	**12**			$500	$6,000
1x year: Deep Clean Restrooms tile and grout					$250
[NEW] Air freshener service M/W Restrooms	12	2	$15	$30	$360
Garbage - Mail Area @ plaground **(3x week)**	12	1	$100	$100	$1,200
Garbage - Pool Area (3x week)	12	6	$75	$450	$5,400
			$50	$0	$0
Garbage - Ph7 Playground/Common Area	12	3	$50	$150	$1,800
			$50	$0	$0
Dog stations added from Mar'26 BOS	12	6	$50	$300	$3,600
Dog stations - Ph7 Dog park- (2x week)	12	1	$50	$50	$600
Dog stations added from Aug'26 BOS	12	5	$50	$250	$3,000
	12		$50	$0	$0
				$0	$0
2x Week at $50 per can per month *3x Week at $75 per can per month* *(MAIL) 3x Week at $100 per can per month*					
				Subtotal	**$22,210**

Seasonal Services (Partial Year Extra)

	# of MONTHS	**Qty Receptacles**	**Extra Cost PER CAN**	**Extra Cost PER MONTH**	***Extra Cost Annually For Seasonal Item***
Amenity Garbarge +1 Additional weekly garbage empties at Amenity pool **(increase from x2 to x3 week)** (Apr-Sept)	**6**	6	$25	$150	$900
Amenity: +1 Additional cleaning service day (=4x per week) (April, May, Jun, Sept)	**4**			$160	$640
Amenity: +2 Additional cleaning service day (=5x per week). (Jul, Aug)	**2**			$340	$680
Amenity: +1 Extra Service Day Spring Break Week					$60
				Total	**$24,490**

Variable Forecasting **:** Dog Bags** Assume about x3 bags per month		12	$400		$4,800
			Total For Base Budget		**$29,290**

SECTION 4


Villamar CDD
Dog Stations (12)
Common Area Trash (4)
Pool Deck Trash (6)
FUTURE PHASE BUILD
CUNNINGHAM RD
Winter Haven
Crystal Lake
VILLAMAR PHASE FOUR
VILLAMAR PHASE 2A
VILLAMAR PHASE 1
VILLAMAR PHASE 2
VILLAMAR PHASE 3
CRESCENT VIEW
SUNDANCE RANCH ESTATES
AMENITY #1
Wetland
262923
1
2
3
4
5
6
7
8
9
10
10.5
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35

SECTION (b)

AMENDMENT TO AGREEMENT FOR POOL MAINTENANCE SERVICES
(Fiscal Year 2026 Renewal)

THIS AMENDMENT (the "**Amendment**") is made effective as of the 1st day of October 2025, by and between:

VILLAMAR COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, with a mailing address of c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (the "**District**"); and

ROGER JAMES MCDONNELL D/B/A RESORT POOL SERVICES, with a mailing address of 14525 Johns Lake Road, Clermont, Florida 34711 (the "**Contractor**," and together with District the "**Parties**").

RECITALS

WHEREAS, the District and Contractor previously entered into that certain *Agreement for Pool Maintenance Services,* dated May 1, 2022 (the "**Agreement**"), incorporated herein by this reference; and

WHEREAS, Section 3.C. of the Agreement provides that the Agreement shall automatically renew; and

WHEREAS, Section 19 of the Agreement provides that any changes relating to the subject matter of the Agreement shall be agreed to in writing and executed by the Parties; and

WHEREAS, the Parties now desire to renew the Agreement for an additional one (1) year term and amend the amount of compensation, as set forth in **Exhibit A** attached hereto and incorporated herein by reference; and

WHEREAS, the District and Contractor each represent that it has the authority to execute this Amendment and to perform its obligations and duties hereunder, and each has satisfied all conditions precedent to the execution of this Amendment so that this Amendment constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

SECTION 1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Amendment.

SECTION 2. AMENDMENTS. Pursuant to Section 19 of the Agreement, the District and Contractor agree to amend the Agreement as follows:

A. Exhibit A of the Agreement is replaced in its entirety by **Exhibit A** to this Amendment, which is attached hereto, and shall be incorporated as Exhibit A to the Agreement. Accordingly, the definition of and all references to "Services" in the Agreement shall be read to reflect the revised Scope of Services as detailed in **Exhibit A** to this Amendment.

B. Section 3, **COMPENSATION AND TERM**, of the Agreement is amended as follows:

i. Subsection A. shall be revised in its entirety to read:
"**A.** The District agrees to compensate Contractor **Two Thousand Nine Hundred Fifty-Five Dollars and No Cents ($2,955.00)** per month for providing the Services as set forth in this Agreement, as amended from time to time, which annual total shall not exceed **Thirty-Five Thousand Four Hundred Sixty Dollars and No Cents ($35,460.00)**."

SECTION 3. AFFIRMATION OF THE AGREEMENT. The District and Contractor agree that nothing contained herein shall alter or amend the Parties' rights and obligations under the Agreement, except to the extent set forth in this Amendment. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties.

SECTION 4. AUTHORIZATION. The execution of this Amendment has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this Amendment.

SECTION 5. EXECUTION IN COUNTERPARTS. This Amendment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

SECTION 6. ANTI-HUMAN TRAFFICKING REQUIREMENTS. Contractor certifies, by acceptance of this Amendment, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor agrees to execute the affidavit, in a form acceptable to the District, in compliance with Section 787.06(13), *Florida Statutes*.

[*signatures on following page*]

IN WITNESS WHEREOF, the Parties execute this Addendum to be effective October 1, 2025.

VILLAMAR COMMUNITY DEVELOPMENT DISTRICT

DocuSigned by:
Lauren O. Schwenk
D2332DE9DE5A400
Chairperson, Board of Supervisors

ROGER JAMES MCDONNELL D/B/A RESORT POOL SERVICES

DocuSigned by:
Simon McDonnell
C233DB72FD304B8...
By: Simon McDonnell
Its: Manager

Exhibit A: Resort Pool Services FY 2026 Proposal

Exhibit A
Contractor's Fiscal Year 2026 Proposal

RESORT POOL SERVICES

Request to increase Monthly Service from October at Villamar CDD

To the Board

As budget season is upon us again, we have had to make the difficult decision to increase our service charges for the year 2026.

The reason for this increase is due to the rising cost of chemicals and supplies used in the pool industry.

We would like to request an increase to a new monthly cost of $2955.

We hope to continue servicing your property in 2026. If this increase causes budget issues, please feel free to reach out and discuss on 321-689-6210.

Yours sincerely
Simon McDonnell
Resort Pool Services
Director of Operations

SECTION 1

SERVICE RATE INCREASE

VILLAMAR

Dear Valued Customer,

We hope this message finds you well. We would like to thank you for your continued trust in our pool cleaning services. It has been our pleasure to serve you, and we remain committed to providing reliable, high-quality care for your pool.

Due to rising operational costs, including supplies, equipment maintenance, and labor, we must implement a rate adjustment to continue delivering the level of service you expect and deserve. Effective **October 1, 2026**, our service rate will increase from **$2955** to **$3025**.

We understand that any price change is important, and this adjustment was made only after careful consideration. Our goal is to maintain consistent service standards while ensuring the long-term sustainability of our operations.

If you have any questions or would like to discuss this change, please do not hesitate to contact us at. We truly appreciate your understanding and ongoing business, and we look forward to continuing to serve you.

Sincerely,
Simon McDonnell
Resort Pool Services
321-689-6210
Resortpoolservice@gmail.com

SECTION (c)

AGREEMENT BETWEEN MASSEY SERVICES INC. AND THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT REGARDING THE PROVISION OF PEST CONTROL SERVICES

This Agreement is made and entered into this 23rd day of August, 2021, by and between:

> **VillaMar Community Development District**, a special-purpose unit of local government established and existing pursuant to Chapter 190, Florida Statutes, with a mailing address of 219 East Livingston Street, Orlando, Florida 32801 (the "District"); and
>
> **Massey Services Inc.**, a Florida corporation, with a mailing address of 2105 Dundee Road, Dundee, Florida 33844 (the "Contractor" and, together with the District, the "Parties").

RECITALS

WHEREAS, the District was established by ordinance of the Board of City Commission of the City of Winter Haven, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District desires to retain an independent contractor to provide services for those lands known as VillaMar within the District, and further identified in this Agreement; and

WHEREAS, Contractor represents that it is qualified to serve as a pest control specialist and has agreed to provide to the District those services as more particularly described in Contractor's proposal attached hereto as **Exhibit A**, and incorporated herein ("Services"); and

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows;

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Agreement.

2. DESCRIPTION OF WORK AND SERVICES.

A. The District desires that the Contractor provide professional Services within presently accepted industry standards. Upon all Parties executing this Agreement, the Contractor shall provide the District with the specific services as set forth in this Agreement and the Exhibits attached hereto.

B. While providing the services identified in this Agreement, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services to the sole satisfaction of the District.

C. The Contractor shall provide the specific professional Services as described in Paragraph 3 of this Agreement.

3. Scope of Services. The duties, obligations, and responsibilities of the Contractor are those described in this Agreement and the attached exhibits. Contractor agrees to provide such Services for the lands identified by highlights in the Service Area Map attached hereto as **Exhibit B**. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

4. Manner of Contractor's Performance. The Contractor agrees, as an independent contractor, to undertake work and/or perform or have performed such Services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with presently accepted industry standards. The performance of all Services by the Contractor under this Agreement and related to this Agreement, including any additional services or work authorized by an amendment, addendum or work authorizations issued pursuant to this Agreement, shall conform to any written instructions issued by the District.

A. Should any work and/or services be required which are not specified in this Agreement or any written amendment, addenda or work authorization but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.

B. The Contractor agrees that the District shall not be liable for the payment of any work or services unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

C. The District shall designate in writing a person to act as the District's representative with respect to the Services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

(1) The District hereby designates the District Manager and his or her representative to act as the District's representative.

(2) The Contractor agrees to meet with the District's representative no less than one (1) time per month to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

D. In the event that time is lost due to heavy rains ("Rain Days"), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the time during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days, but shall not provide services on Sundays.

E. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

F. Contractor shall be obligated to ensure that all trees, plants or other vegetation that are located near any roadways and being maintained in accordance with this Agreement comply with all local, State and Federal line-of-sight requirements, among any other applicable regulations.

5. COMPENSATION; TERM.

A. As compensation for services described in this Agreement, the District agrees to pay the Contractor Fifty Dollars ($50.00) per month for an annual total of Six Hundred Dollars ($600.00) as more particularly set forth in **Exhibit B**. Work shall commence upon execution of this Agreement and shall continue for a period of twelve (12) months, unless terminated earlier in accordance with Section 13 below or renewed in accordance with Section 5(B), below.

B. This Agreement may be renewed for four (4) additional one (1)-year terms by a written agreement duly executed by the Parties, at the prices provided in Section 5(A) above. Such renewals shall be contingent upon satisfactory performance evaluations by the District and subject to the availability of funds.

C. If the District should desire additional work or services, or to add additional lands to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services in accordance with the unit prices set forth in **Exhibit B** or upon a negotiated price between the Parties. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, work authorization(s) or change order(s) to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.

Additional services not included in the Scope of Services can be provided by the Contractor. However, no additional services shall be provided by the Contractor unless done at the written direction of the District. Fees for such additional services shall be as provided for in the attached Exhibit, or, if not identified, as negotiated between the District and the Contractor.

D. The District may require, as a condition precedent to making any payment to the Contractor, that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, materialmen, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Worker's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

E. The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. These monthly invoices are due and payable within forty-five (45) days of receipt by the District. Each monthly invoice shall include such supporting information as the District may reasonably require the Contractor to provide.

6. INSURANCE.

A. The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:

(1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.

(2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than $1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:

(i) Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.

(3) Employer's Liability Coverage with limits of at least $1,000,000 (one million dollars) per accident or disease.

(4) Automobile Liability Insurance for bodily injuries in limits of not less than $1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

B. The District, its staff, consultants, agents and supervisors shall be named as additional insureds and certificate holders. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

C. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

7. INDEMNIFICATION.

A. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

B. Contractor agrees to defend, indemnify and hold harmless the District and its officers, agents, staff and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, wholly or in part by, the work to be performed by Contractor. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute. Any subcontractor retained by the Contractor shall acknowledge in writing such subcontractor's acceptance of the terms of this Section 7.

8. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.

9. **LIENS AND CLAIMS.** The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

10. **DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

11. **CUSTOM AND USAGE.** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

12. **SUCCESSORS.** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

13. **TERMINATION.** The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement; and that the Contractor may terminate this Agreement for any reason by providing ninety (90) days' written notice of termination to the District. The Contractor agrees that the District may terminate this Agreement immediately with cause by providing written notice of termination to the Contractor. The District may terminate this Agreement without cause by providing thirty (30) days' written notice of termination to the

Contractor. Upon any termination of this Agreement, the Contractor shall be entitled to payment for 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 the Contractor.

14. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

15. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such written approval shall be null and void.

16. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

17. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

18. ENFORCEMENT OF AGREEMENT. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and costs for trial, alternative dispute resolution, or appellate proceedings.

19. AGREEMENT. This instrument, together with its Exhibit, shall constitute the final and complete expression of this Agreement between the District and the Contractor relating to the subject matter of this Agreement. Exhibits attached hereto are provided to clarify the terms of the Agreement. To the extent that any terms and provisions of Exhibit A and Exhibit B conflict with the terms and provisions of this Agreement, this Agreement shall control.

20. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.

21. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the

Contractor have full power and authority to comply with the terms and provisions of this instrument.

22. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the Parties, as follows:

A.	**If to the District:**	VillaMar Community Development District 219 East Livingston Street Orlando, Florida 32801 Attn: District Manager
	With a copy to:	KE Law Group, PLLC. Post Office Box 6386 Tallahassee, Florida 32314 Attn: District Counsel
B.	**If to the Contractor:**	Massey Services Inc. 2105 Dundee Road Dundee, Florida 33844 Attn: Nathan Hogrefe

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notice on behalf of the District and the Contractor. Any Party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth herein.

23. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

24. CONTROLLING LAW; VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The exclusive venue for any dispute arising under this Agreement shall be in a court of appropriate jurisdiction in and for Polk County, Florida.

25. **Effective Date.** This Agreement shall be effective upon the date first written above and shall remain in effect for a period of twelve (12) months, unless terminated earlier by either of the District or the Contractor in accordance with the provisions of this Agreement.

26. **Public Records.** The Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, the Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is Jillian Burns ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor 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 this Agreement's term and following the contract term if the Contractor 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 Contractor'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 the Contractor, the Contractor 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 THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, JBURNS@GMSCFL.COM, OR 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

27. **E-VERIFY.** The Engineer shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, Florida Statutes. If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the

agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), Florida Statutes, shall promptly terminate its agreement with such person or entity. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

28. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

29. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. The District and the Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

30. SCRUTINIZED COMPANIES STATEMENT. The Contractor certifies that it is not in violation of Section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

31. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

[*Remainder of page left intentionally blank*]

IN WITNESS WHEREOF, the parties hereto have signed this Amendment to Agreement on the day and year first written above.

WITNESS:

Bobbie Henley
Print Name of Witness

VILLAMAR COMMUNITY DEVELOPMENT DISTRICT

By: Warren K. Heath II
Title: Chairman

WITNESS:

Tony DiBernard, WD
Print Name of Witness

MASSEY SERVICES, INC.

By: Darlene W. Williams
Title: Regional Vice President

Exhibit A: Scope of Services
Exhibit B: Location Map

MASSEY SERVICES INC.

WeCare@MasseyServices.com
MasseyServices.com • 1-888-2MASSEY (262-7739)

PEST PREVENTION AGREEMENT

VILLAMAR CDD
First Name MI Last Name

MTINDALL@GMSCFL.COM
Email Address

407 346 2453
Primary Phone (Mobile/Work/Home)

205 CUNNINGHAM RD
Address of Treated Structure

Billing Address (if different)

Alternate Phone (Mobile/Work/Home)

WINTER HAVEN FL 33884 POLK
City State Zip County

City State Zip County

863 299 1131
Massey Services Phone

Massey Services Address

I. SCOPE OF SERVICE

MASSEY'S Pest Prevention Program is a cooperative effort between MASSEY SERVICES, INC. and the CUSTOMER

A. PEST PREVENTION SERVICES WILL BE PROVIDED FOR:

Roaches, Ants, Spiders, Silverfish, Rats, Mice, Interior Fleas and Ticks, Other ____________

B. MASSEY AGREES:

1. Initial Service.
   a. To eliminate any existing pest problems inside your home within 30 days from our first service, and/or,
   b. To provide pest prevention services to correct conditions, avenues and sources of potential pest infestation.
2. Regular Scheduled Service:
   a. To direct subsequent service OUTSIDE YOUR HOME for the purpose of preventing pest re-entry and infestation.
   b. When pest sightings occur inside your home (***an occasional pest sighting is to be expected***), and MASSEY is contacted, MASSEY will immediately schedule additional service, and guarantees to provide that service, at your convenience within 24 hours, *at no additional cost to you.*

C. CUSTOMER AGREES:

1. To make the premises available for inspection and service in order to maintain the effectiveness of our Pest Prevention Program and the integrity of our guarantee.
2. To assist in identifying and correcting existing and potential conditions, avenues and sources of pest re-entry and infestation by contacting MASSEY when such issues present themselves.
3. To contact MASSEY for additional service when pest sightings occur inside the home. This service will be provided at no additional cost to you.

II. TERMS OF AGREEMENT

A. This Agreement will be in effect for an original period of twelve months and shall renew itself on a month-to-month basis thereafter, unless written notice is given by either party thirty (30) days prior to the anniversary date of the Agreement.

B. If customer becomes dissatisfied with MASSEY'S service, or relocates during the initial one year period, the CUSTOMER may cancel this Agreement by giving thirty (30) days written notice.

C. MASSEY reserves the right to adjust the service charge anytime after the second year.

III. ALLERGIES AND SENSITIVITIES: If you or any occupants are prone to allergic reactions or sensitivities to dust, pollen, odors, chemicals, solvents, etc., or suffer from any respiratory illness, you should consult your physician before any service is performed on your property.

IV. SPECIAL TERMS AND CONDITIONS: This Agreement is subject to the Special Terms and Conditions outlined on the reverse side hereof.

SPECIAL INSTRUCTIONS/COMMENTS:
TREAT POOL DECK, FENCE LINE, RESTROOMS, CHANGING ROOMS, AND TREAT PLAYGROUND AREA ON OTHER SIDE OF PARKING LOT. HAVING LARGE CONCERNS ABOUT SPIDERS.

CUSTOMER SERVICE PREFERENCES:

Choice of Service Schedule: Day ________ /Time ________ (1st Choice) Day ________ /Time ________ (2nd Choice)

Permission to Provide Outside Service When Not At Home: Customer Initials ☐ YES________ ☐ NO________

Location to Leave Service Report/Invoice After Each Service: ____________ ☐ Email to address listed above

UPDATING PRICING/SUC ON CURRENT AGREEMENT

1st Year Guaranteed Rate:

Total Annual Amount	$ 600
5% Discount for Annual Payment in Advance	$ (30)
Discounted Annual Amount	$ 570
Monthly Service Charge	$ 50
Initial Service Charge	$ 50

2nd Year Guaranteed Rate:

Total Annual Amount	$ 600
5% Discount for Annual Payment in Advance	$ (30)
Discounted Annual Amount	$ 570
Monthly Service Charge	$ 50

Credit Card, ACH/Electronic Funds Transfer, and Autopay Authorization*
(Details on back)

Account Type: ☐ Checking ☐ Savings ☐ Credit Card ____________

Financial Institution/City/St: ____________

Name on Card/Acct: ____________

CC#: ____________ Exp Date: ________

ABA/Transit#: ____________ Acct#: ____________

Use for: ☐ Regular Services ☐ Renewals ☐ Initial Only

________Customer Approval to Debit Account and/or Charge Card as indicated above & for the amounts shown in Service Charges.

________ (initial) You, the Buyer, can cancel this transaction at any time prior to midnight of the third business day after the date of this transaction, by giving written notice of cancellation by registered mail to MASSEY SERVICES, INC. **FOR CC/ACH:** Customer agrees to notify Massey Services in writing if any change occurs with the credit card or bank account or at least 30 days prior to the intent to cancel and/or revoke this authorization. Notifications need to be sent to Massey Services, Inc., Attn: Accounts Receivable, 315 Groveland Street, Orlando, FL 32804. For additional information, please call 1.888.262.7739 (M-F, 8am-8pm EST) or email us at WeCare@MasseyServices.com.

Marshall Tindall
Assitant Field Manager 8/25/2022
Customer Signature/Date

NATHAN HOGREFE 7/28/22
Massey Services Representative/Date

GM Approval/Date

MS-103 (11/21)

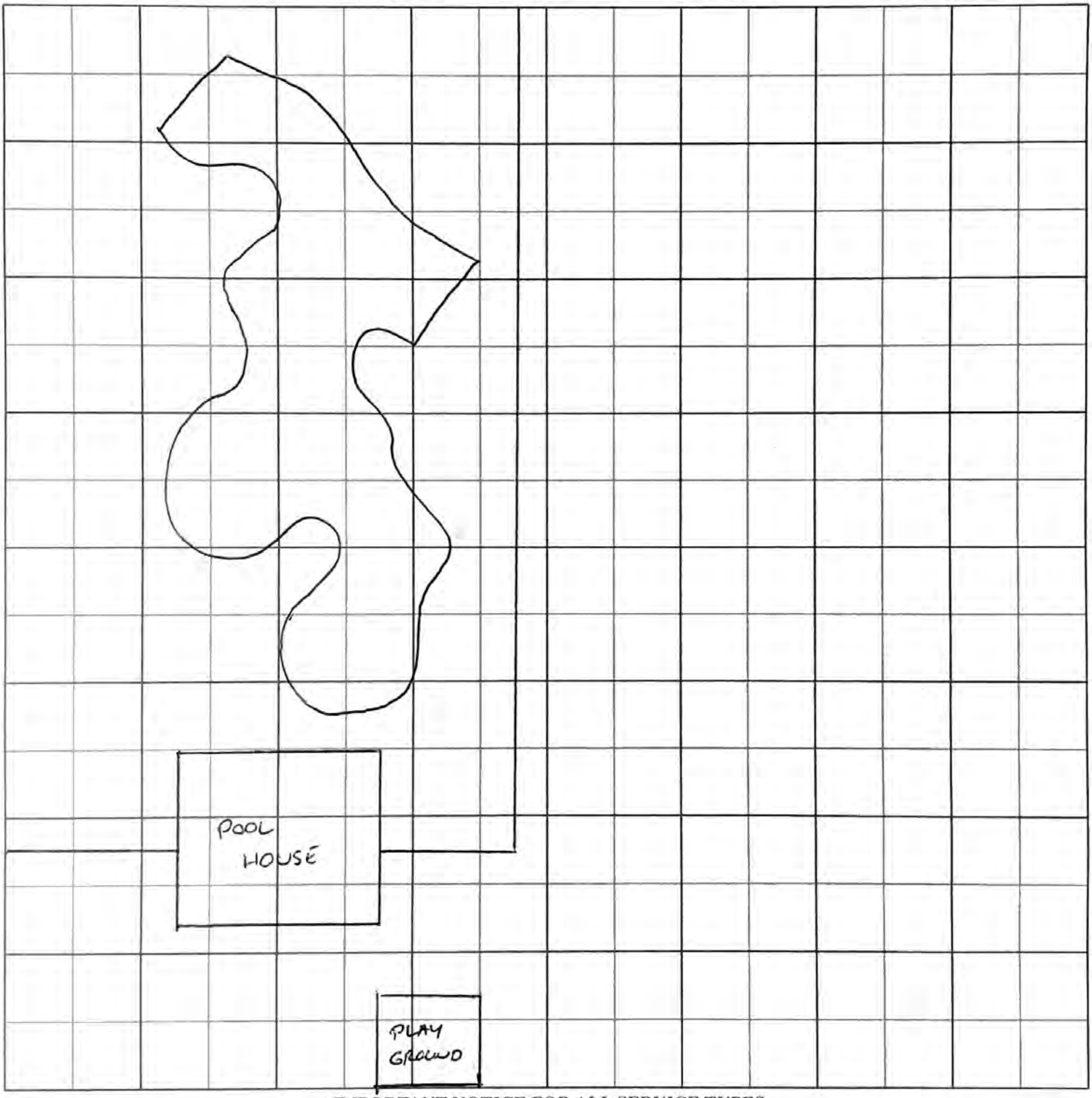
SERVICE CENTER COPY

MASSEY SERVICES INC.

Inspection Graph

NAME VILLAMAR CDD ADDRESS 205 CUNNINGHAM RD DATE 8/22/22

HOME PHONE BUSINESS PHONE EMAIL



IMPORTANT NOTICE FOR ALL SERVICE TYPES

INSPECTOR: NATHAN HOGREFE GM: CUSTOMER SIGNATURE:

The following areas of your property have damages that pre-existed at the time of this inspection. If the damaged areas are not repaired, these areas will be excluded from the repair or replacement guarantees outlined in the corresonding service agreements.

Massey cannot guarantee that the wood destroying organism damage disclosed by visual inspection represents the entirety of the damage which may exist on the date of this inspection. Therefore, Massey will not be responsible for the repair of any damage which exists in areas or in structural members which are concealed or inaccessible by visual inspection on the date of this inspection.

MS-051 (6/20)

CUSTOMER COPY

SECTION 1

MASSEY Commercial Services®

MONTHLY PEST PREVENTION SERVICE AGREEMENT

Email Address: CustomerCare@MasseyServices.com
Website: MasseyServices.com
Phone: 1-888-2MASSEY (262-7739)

SERVICE ADDRESS

Business Name: Villa Mar CDD
Property Address: 205 Cunningham Rd.
City: Winter Haven State: FL. County: Polk Zip: 33844
Phone: (407) 346-2453 (Extension):

BILLING ADDRESS

Contact Name (Agent): Marshall Tindall Phone: (407) 346-2453
Mailing Address: 219 E Livingston St.
City: Orlando State: FL. Zip: 32801
Email: mtindall@gmscfl.com

Business Type: Amentities at Housing Community Service Frequency: Monthly Grid #

1. **SCOPE OF WORK**
Massey will provide pest prevention services for ☒ Roaches ☒ Ants ☐ Mice ☐ Rats ☐ Pantry Pests ☐ Fruit Flies ☐ Drain Flies ☐ ☐ ☐

2. **AREAS TO BE SERVICED**
2 Playgrounds, Dog Park, and 3 Mailboxes.

3. **SERVICE SCHEDULE**
A. Initial Service Schedule Follow-Up Service on Initial: As needed
B. Regular Service Schedule: MONTHLY

4. **CUSTOMER COOPERATION**
Effective Pest Prevention requires a well-sealed structure, quality hygiene, sanitation and storage practices in order to achieve a pest-free environment. We must have your cooperation in accomplishing the following:
A. Maintaining a clean facility and promptly correcting any structural problems and deficiences in hygiene, sanitation and storage practices noted on our Inspection Service Reports.
B. Arranging for Service Technician(s) access to the premises and access to all locked areas.

5. **INSURANCE**
Massey carries comprehensive General Liability Insurance. Upon request we, will furnish a "Certificate of Insurance" showing coverage in effect.

6. **TERMS OF AGREEMENTS**
A. This Agreement will be effective for an original period of twenty four (24) months and, unless written notice is given by either party thirty (30) days prior to the anniversary date of the agreement, it shall renew itself from month to month thereafter.
B. If THE COMPANY is at any time dissatisfied with **Massey's** service, THE COMPANY may cancel service upon giving sixty (60) days written notice.

7. **GUARANTEED SATISFACTION**
See reverse side of this agreement for explanation of **Massey's** Pest Prevention Guarantee.

8. FIRST YEAR SERVICE CHARGES		SECOND YEAR SERVICE CHARGES		EQUIPMENT/ITEMS PURCHASED	
Initial Service Charge	$ 240.00	Monthly Service Charge	$ 120.00	# ___ of ___ x $ ___ EA	$
Follow Up (as required)	$	**2nd Year Annual Service Amount**	$ 1440.00	# ___ of ___ x $ ___ EA	$
Monthly Service Charge x11	$ 1320.00	5% Discount for Advance Payment	$ 72.00	# ___ of ___ x $ ___ EA	$
1st Year Annual Service Amount	$ 1560.00	**Discounted Annual Amount**	$ 1368.00	# ___ of ___ x $ ___ EA	$
5% Discount for Advance Payment	$ 78.00	Applicable Sales Tax	$ 0	Applicable Sales Tax	$
Discounted Annual Amount	$ 1482.00	**2nd Year Annual Total**	$ 1440.00	**Equipment Total:**	$
Applicable Sales Tax	$0	**Note: Massey Services** reserves the right to adjust the recurring service charge after the second year of this agreement and at any time due to structural additions and/or modifications.			
1st Year Annual Total	$ 1560.00				
				First Month Service & Equipment Total:	$ 240.00

9. **PAYMENT TERMS**
A. Method of payment ☐ Year in Advance Payment less 5% discount ☐ Upon Receipt of Monthly Invoice ☐ Remit to Service Technician
B. Invoices are mailed the beginning of each month and will include the current month's charge. All invoices are due and payable within 30 days.
C. A late fee of one and one-half percent (1.5%) will be assessed monthly on all account balances over 30 days.

Massey Address: 2255 Dundee Rd.
City: Winter Haven State: FL. Zip: 33884
Phone: 813-245-2877

Accepted for: ______ Date ______
THE COMPANY

Given by: Missy Martin Date 9/17/26
Massey Services

Approved by: **Massey** General Manager ______ Date ______

GUARANTEED SATISFACTION

We guarantee your premises will be FREE of Roach, Ant and Rodent INFESTATION after we have completed your second month of service. This does not mean you will never see another roach, ant or rodent, but it does mean that the thoroughness of our services and your efforts to maintain the highest standards of sanitation will not allow an INFESTATION to develop. In the event of a pest sighting(s):

1. We GUARANTEE to perform a corrective service within 24 hours.
2. We also GUARANTEE to provide this corrective service at *no additional cost to you*.
3. If your pest problem persists and an infestation can be found in the physical structure after 30 days, a **Massey** Manager will verify the infestation and *refund your last regular service charge*.*

For the Hospitality Industry, **Massey** further GUARANTEES that if a guest refuses to pay for a night's lodging or a meal charge due to a pest problem, **Massey** will:

- Verify the problem and take corrective measures immediately.
- Reimburse the Company for the lost lodging and/or meal charge(s).**
- Send a letter of apology to the guest, with a copy sent to the Company Manager.

* A current balance, maximum 30 days, must be maintained to receive any refund or reimbursement under this Guarantee.

** Reimbursement under the terms of the Money Back Guarantee for lost lodging and meal charges will be provided only when The Company Manager notifies a **Massey** Manager within 24 hours and provides the **Massey** Manager with specific details of the problem, lodging and/or meal receipts, guest's name and address. Reimbursement is restricted to one night's lodging charge and one meal charge per occurrence.

GENERAL TERMS AND CONDITIONS

A. CHANGE IN LAW. BY MASSEY SERVICES, INC. (**Massey**) performs its services in accordance with the requirements of Federal, State and local laws. In the event of a change in existing law as it pertains to the services promised herein, **Massey** reserves the right to adjust the monthly service charge or terminate this agreement by giving THE COMPANY 60 days notice.

B. DISCLAIMER. **Massey** liability under this agreement will be terminated if **Massey** is prevented from fulfilling its responsibilities under the terms of this agreement by reason of delays in transportation, shortages of fuel and/or materials, strikes, embargoes, fires, floods, quarantine restriction, or any Act of God or circumstances or cause beyond the control of **Massey**.

This agreement does not cover and **Massey** will not be responsible for:

1. Any present or future insect and/or rodent damage to the structure(s) or contents, or provide for the compensation or repair of same.
2. Damage or loss of personal property resulting from lack of security or acts of third parties.
3. Damage or loss of personal property due to THE COMPANY'S and/or Occupant(s) failure to comply with the specific instructions outlined in the Pest Elimination Preparation Checklist and/or Quality Assurance Inspection Report.
4. **Massey** disclaims any liability for special incidental or consequential damages. The Guarantee stated in this agreement is given in lieu of any other guarantee or warranties expressed or implied, including any warranty of merchantability or fitness for a particular purpose.

C. NON-PAYMENT DEFAULT. In case of non-payment or default by THE COMPANY, **Massey** has the right to terminate this Agreement and reasonable attorney's fees and costs of collection shall be paid by THE COMPANY, whether suit is filed or not. In addition, interest at the highest rate allowable by law will be assessed for the period of delinquency.

D. ARBITRATION. THE COMPANY and **Massey** agree that any controversy or claim between them arising out of or relating to the interpretation, performance or breach of any provision of this agreement shall be settled exclusively by arbitration. This Contract/Agreement is subject to arbitration pursuant to the Uniform Arbitration Act of the American Arbitration Association. The arbitration award may be entered in any court having jurisdiction. In no event shall either party be liable to the other for indirect, special or consequential damages or loss of anticipated profits.

E. ENTIRE AGREEMENT. It is understood and agreed between the parties that this agreement constitutes the complete agreement between **Massey** and THE COMPANY and that said agreement may not be changed or altered in any manner, oral or otherwise, by any representative of **Massey** unless alteration or change be in writing and executed by the President of Massey Services under its Corporate Seal.

PRIVACY POLICY FOR EMAIL ADDRESSES

By providing an email address on this agreement, the Customer is consenting to receive emails regarding service alerts, new services and special promotions. Email addresses are kept confidential and used solely for communication from Massey Services.

Go Paperless!

Visit MasseyServices.com/mymassey Today and Sign Up to Manage Your Account Online!

SECTION (d)

PRINCE & SONS

Haines City, Florida 33844
(863) 422-5207
www.princeandsonsinc.com

Tampa, Florida 33610

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

***BASED ON STATE AVERAGE**

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 2

Item will be provided under separate cover.

SECTION D

SECTION 1

VillaMar

COMMUNITY DEVELOPMENT DISTRICT

Check Register

Fiscal Year 2026

Date	*check #'s*	*Amount*
	Truist Bank	
Aug 2026	Check#:	
	1155 - 1168	$65,397.00
	ACH Utilities:	
	80116 - 80120	$27,074.67
	TOTAL	**$92,471.67**

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
8/18/26	00084	8/17/26	SEP26PLA	202609	330-53800-48600		*	2,088.04		
			SEP 26- PLAYG II EQUP LSE							
						BOWPROP I, LLC.			2,088.04	001155
8/18/26	00034	7/29/26	18581	202607	330-53800-48500		*	500.00		
			JUL 26 - JANITORIAL SVCS							
		7/29/26	18581	202607	330-53800-48500		*	340.00		
			JUL 26 - 2.ADDITIONL DAYS							
		7/29/26	18581	202607	330-53800-48500		*	675.00		
			JUL 26 - TRASH COLLECT							
		7/29/26	18581	202607	330-53800-48500		*	100.00		
			JUL 26 - MAIL TRASH COLL							
		7/29/26	18581	202607	330-53800-48500		*	500.00		
			JUL 26 - PET STATION SVC							
		7/29/26	18581	202607	330-53800-48500		*	60.00		
			JUL 26 - DOGGIE BGS 200CT							
						CSS CLEAN STAR SERVICES CENTRAL FL			2,175.00	001156
8/18/26	00009	8/01/26	435	202608	320-53800-12000		*	1,931.25		
			AUG 26 - FIELD MANAGEMENT							
		8/01/26	436	202608	310-51300-34000		*	3,830.33		
			AUG 26 - MGMT FEES							
		8/01/26	436	202608	310-51300-35200		*	108.17		
			AUG 26 - WEBSITE ADMIN							
		8/01/26	436	202608	310-51300-35100		*	162.25		
			AUG 26 - INFORMATION TECH							
		8/01/26	436	202608	310-51300-31300		*	858.33		
			AUG 26 - DISSEMINATION							
		8/01/26	436	202608	330-57200-12000		*	1,250.00		
			AUG 26 - AMENITY ACCESS							
		8/01/26	436	202608	310-51300-51000		*	3.67		
			AUG 26 - OFFICE SUPPLIES							
		8/01/26	436	202608	310-51300-42000		*	49.34		
			AUG 26 - POSTAGE							
		8/01/26	436	202608	310-51300-42500		*	79.20		
			AUG 26 - COPIES							
						GOVERNMENTAL MANAGEMENT SERVICES -			8,272.54	001157
8/18/26	00045	8/01/26	AV32954	202608	330-53800-48100		*	2,955.00		
			AUG 26 - POOL MAINTENANCE							
						RESORT POOL SERVICES DBA			2,955.00	001158
8/18/26	00041	8/02/26	PSI29343	202608	320-53800-47000		*	2,860.00		
			AUG 26-PH7 POND.MNT #1-42							
						SOLITUDE LAKE MANAGEMENT SERVICES			2,860.00	001159

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/18/26	00019	7/24/26	8272426	202607	310-51300-32300		*	4,256.13		
				TRUSTEE FEE - SER 2023						
		7/24/26	8273608	202607	310-51300-32300		*	4,094.50		
				TRUSTEE FEE - SER 2019						
						US BANK			8,350.63	001160
8/18/26	00027	8/18/26	SEP26POO	202609	330-53800-48600		*	1,396.07		
				SEP 26 - POOL FURN. LEASE						
						WHFS, LLC			1,396.07	001161
8/25/26	00039	8/15/26	15760	202607	310-51300-31500		*	2,867.50		
				JUL 26 - GENERAL COUNSEL						
		8/15/26	15761	202607	310-51300-49100		*	64.50		
				PH8 BNDRY AMNDMT LEGALFEE						
						KILINSKI / VAN WYK, PLLC			2,932.00	001162
8/25/26	00085	6/29/26	102794	202606	320-53800-34500		*	1,621.20		
				SECURITY SVC(06/22-06/28)						
		7/06/26	102991	202607	320-53800-34500		*	1,433.02		
				SECURITY SVC(06/29-07/05)						
		7/13/26	102992	202607	320-53800-34500		*	1,621.20		
				SECURITY SVC(07/06-07/12)						
		7/20/26	103143	202607	320-53800-34500		*	1,621.20		
				SECURITY SVC(07/13-07/19)						
		7/27/26	103264	202607	320-53800-34500		*	1,621.20		
				SECURITY SVC(07/20-07/26)						
		8/03/26	103378	202607	320-53800-34500		*	1,621.20		
				SECURITY SVC(07/27-08/02)						
		8/10/26	103487	202608	320-53800-34500		*	1,621.20		
				SECURITY SVC(08/03-08/09)						
		8/17/26	103597	202608	320-53800-34500		*	1,621.20		
				SECURITY SVC(08/10-08/16)						
						NATION SECURITY SERVICES			12,781.42	001163
8/25/26	00015	6/18/26	24708	202606	320-53800-47300		*	270.03		
				IRR.REP.HEADS,NZLS.MN.LNE						
		7/24/26	25304	202607	320-53800-47300		*	170.54		
				IRRIG.LABOR.MAINLINE LEAK						
		7/24/26	25318	202607	320-53800-47300		*	97.88		
				IRRIG.REP RPLC NOZZLES						
		7/24/26	25325	202607	320-53800-46300		*	175.00		
				TREE REMOVAL-DEAD PALM						
		8/01/26	25538	202608	320-53800-46200		*	16,248.00		
				AUG 26 - LANDSCAPE MAINT.						
		8/13/26	25852	202608	320-53800-47300		*	212.50		
				IRRIG.REP. RPLC NOZZLES						

*** CHECK DATES 08/01/2026 - 08/31/2026 *** 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 #
		8/14/26	25881	202608	320-53800-46300		*	1,800.00		
			BAHIA SOD INSTALL/LS4							
		8/14/26	25882	202608	320-53800-46300		*	1,393.75		
			BAHIA SOD INSTALL/LS5							
		8/20/26	25968	202608	320-53800-47300		*	443.60		
			IRRIG.REP. RPLC ICV VALVE							
						PRINCE & SONS INC.			20,811.30	001164
8/25/26	00045	7/24/26	AV32794	202607	330-53800-48200		*	175.00		
			REINST. HANGING LIGHT							
						RESORT POOL SERVICES DBA			175.00	001165
8/28/26	00068	8/26/26	BS082620	202608	310-51300-11000		*	200.00		
			SUPERVISOR FEES 08/26/26							
						BOBBIE SHOCKLEY			200.00	001166
8/28/26	00080	8/26/26	EH082620	202608	310-51300-11000		*	200.00		
			SUPERVISOR FEES 08/26/26							
						EMILY J HAZELRIG			200.00	001167
8/28/26	00008	8/26/26	LS082620	202608	310-51300-11000		*	200.00		
			SUPERVISOR FEES 08/26/26							
						LAUREN SCHWENK			200.00	001168
						TOTAL FOR BANK A		65,397.00		
						TOTAL FOR REGISTER		65,397.00		

*** CHECK DATES 08/01/2026 - 08/31/2026 *** 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 #
8/28/26	00051	7/03/26	MAY26	202605	330-53800-48400		*	824.82		
			MAY 26 -AMTY WATR & SEWER							
		7/17/26	JUN26	202606	330-53800-48400		*	631.95		
			JUN 26 -AMTY WATR & SEWER							
		7/31/26	JUN26	202606	320-53800-43200		*	1,468.56		
			JUN 26 -FIELD WATER&SEWER							
						CITY OF WINTER HAVEN WATER DEPT.			2,925.33	080116
8/28/26	00054	7/31/26	7821647	202607	310-51300-48000		*	2,130.24		
			LGLS&PUB NOT.-(07/1-8/26)							
		7/31/26	7823220	202607	310-51300-48000		*	1,776.22		
			LGLS&PUB NOT.(07/8-15/26)							
						GANNETT FLORIDA LOCALIQ			3,906.46	080117
8/28/26	00043	8/19/26	71967709	202608	330-57200-48100		*	50.00		
			AUG 26 - PEST CONTROL							
						MASSEY SERVICES INC.			50.00	080118
8/28/26	00058	8/01/26	15531650	202608	330-57200-41000		*	225.21		
			AUG 26 - TV/INTERNET/TEL							
						SPECTRUM BUSINESS			225.21	080119
8/28/26	00022	7/15/26	JUN26	202606	320-53800-43100		*	17,374.50		
			JUN 26 - STREETLIGHTS							
		7/15/26	JUN26	202606	320-53800-43000		*	80.19		
			JUN 26 - FIELD ELECTRIC							
		7/15/26	JUN26	202606	330-53800-43000		*	1,207.92		
			JUN 26 - AMENITY ELECTRIC							
		8/06/26	JUL26	202607	320-53800-43100		*	1,305.06		
			JUL 26 - STREETLIGHTS							
						TECO			19,967.67	080120
						TOTAL FOR BANK Z		27,074.67		
						TOTAL FOR REGISTER		27,074.67		

SECTION 2

VillaMar

Community Development District

Unaudited Financial Reporting

August 31, 2026

Table of Contents

VillaMar

Community Development District

Combined Balance Sheet

August 31, 2026

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	$ 80,554	$ -	$ -	$ -	$ 80,554
Capital Projects Account	-	-	-	631	631
Investments:					
State Board Administration (SBA)	526,148	187,397	-	-	713,545
Series 2019					
Reserve	-	-	201,577	-	201,577
Revenue	-	-	222,808	-	222,808
Prepayment	-	-	507	-	507
Series 2020					
Reserve	-	-	184,450	-	184,450
Revenue	-	-	198,104	-	198,104
Series 2022 A3					
Reserve	-	-	13,868	-	13,868
Revenue	-	-	149,766	-	149,766
Prepayment	-	-	445	-	445
Construction	-	-	-	7	7
Series 2022 A4					
Reserve	-	-	126,634	-	126,634
Revenue	-	-	135,434	-	135,434
Series 2023 A5					
Reserve	-	-	244,989	-	244,989
Revenue	-	-	293,830	-	293,830
Prepayment	-	-	44,280	-	44,280
Construction	-	-	-	94	94
Series 2024 A6					
Reserve	-	-	603,000	-	603,000
Revenue	-	-	323,640	-	323,640
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	**$ 628,247**	**$ 187,397**	**$ 2,743,614**	**$ 6,292**	**$ 3,565,551**
Liabilities:					
Accounts Payable	$ 13,421	$ -	$ -	$ -	$ 13,421
Due to Debt Service	283	-	-	-	283
Total Liabilites	**$ 13,704**	**$ -**	**$ -**	**$ -**	**$ 13,704**
Fund Balance:					
Nonspendable:					
Deposits	$ 6,327	$ -	$ -	$ -	$ 6,327
Restricted for:					
Debt Service - Series 2019	-	-	424,942	-	424,942
Debt Service - Series 2020	-	-	382,600	-	382,600
Debt Service - Series 2022 A3	-	-	164,096	-	164,096
Debt Service - Series 2022 A4	-	-	262,099	-	262,099
Debt Service - Series 2023 A5	-	-	583,163	-	583,163
Debt Service - Series 2024 A6	-	-	926,715	-	926,715
Capital Projects - Series 2019	-	-	-	631	631
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	424,237	-	-	-	424,237
Total Fund Balances	**$ 614,543**	**$ 187,397**	**$ 2,743,614**	**$ 6,292**	**$ 3,551,846**
Total Liabilities & Fund Balance	$ 628,247	$ 187,397	$ 2,743,614	$ 6,292	$ 3,565,551

VillaMar

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	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	4,583	21,107	16,523
Miscellaneous Revenue	-	-	210	210
Total Revenues	**$ 1,286,318**	**$ 1,285,901**	**$ 1,424,003**	**$ 138,101**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 11,000	$ 4,400	$ 6,600
Engineering	7,500	6,875	18,435	(11,560)
Attorney	30,000	27,500	10,998	16,502
Attorney - Boundary Amendment Expenses	-	-	15,695	(15,695)
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	9,442	9,442	(0)
Trustee Fees	29,800	24,738	24,738	-
Management Fees	45,964	42,133	42,134	(0)
Information Technology	1,947	1,784	1,785	(0)
Website Maintenance	1,298	1,190	1,190	(0)
Postage & Delivery	3,000	2,750	2,722	28
Insurance General Liability	7,000	7,000	7,206	(206)
Printing & Binding	500	458	159	300
Legal Advertising	3,160	2,897	9,616	(6,719)
Office Supplies	500	458	95	363
Other Current Charges	2,000	1,833	1,255	579
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	**$ 179,343**	**$ 163,134**	**$ 172,943**	**$ (9,809)**

VillaMar

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Operations & Maintenance				
Field Expenditures				
Field Management	$ 23,175	$ 21,244	$ 21,244	$ -
Landscape Maintenance	226,000	207,167	178,728	28,439
Landscape Replacement	35,000	32,083	3,969	28,115
Pond Maintenance	35,000	32,083	31,460	623
Fountain Maintenance	1,000	917	825	92
Streetlights	190,000	174,167	164,396	9,771
Electric	5,000	4,583	1,168	3,415
Water & Sewer	50,000	45,833	37,288	8,545
Sidewalk & Asphalt Maintenance	5,000	4,583	12,195	(7,612)
Irrigation Repairs	10,000	9,167	4,114	5,053
General Repairs & Maintenance	30,000	27,500	12,254	15,246
Property Insurance	27,500	27,500	14,053	13,447
Contingency	25,000	22,917	8,321	14,595
Subtotal Field Expenditures	**$ 662,675**	**$ 609,744**	**$ 490,014**	**$ 119,729**
Amenity Expenditures				
Pool Maintenance - Contract	$ 70,900	$ 64,992	$ 32,615	$ 32,376
Security Services	72,000	66,000	27,576	38,424
Pool Maintenance - R&M	7,700	7,058	1,350	5,708
Janitorial Services	30,700	28,142	16,395	11,747
Internet	5,000	4,583	2,408	2,176
Pest Control	2,000	1,833	550	1,283
Playground & Furniture Lease	65,000	59,583	38,147	21,436
Amenity - Electric	22,000	20,167	11,744	8,422
Amenity - Water & Sewer	22,000	20,167	7,782	12,385
Amenity Access Management	15,000	13,750	13,750	-
Amenity Repairs & Maintenance	20,000	18,333	8,681	9,653
Holiday Decorations	20,000	20,000	17,000	3,000
Contingency	25,000	22,917	3,541	19,376
Capital Outlay	-	-	98,274	(98,274)
Subtotal Amenity Expenditures	**$ 377,300**	**$ 347,525**	**$ 279,813**	**$ 67,712**
Total Operations & Maintenance	**$ 1,039,975**	**$ 957,269**	**$ 769,828**	**$ 187,441**
Total Expenditures	**$ 1,219,318**	**$ 1,120,402**	**$ 942,771**	**$ 177,632**
Excess (Deficiency) of Revenues over Expenditures	$ 67,000	$ 165,499	$ 481,232	$ 315,733
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	**$ -**	**$ 98,499**	**$ 244,387**	**$ 145,888**
Fund Balance - Beginning	$ -		$ 370,156	
Fund Balance - Ending	$ -		$ 614,543	

VillaMar

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	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 August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 403,763	$ 403,763	$ 406,497	$ 2,734
Prepayments	-	-	8,317	8,317
Interest Income	6,000	5,500	15,321	9,821
Total Revenues	**$ 409,763**	**$ 409,263**	**$ 430,134**	**$ 20,872**
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	$ 3,588	$ 14,459	$ 10,872
Net Change in Fund Balance	**$ 4,088**	**$ 3,588**	**$ 14,459**	**$ 10,872**
Fund Balance - Beginning	$ 202,659		$ 410,482	
Fund Balance - Ending	$ 206,747		$ 424,942	

VillaMar

Community Development District

Debt Service Fund Series 2020 A2

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 369,050	$ 369,050	$ 371,550	$ 2,500
Interest Income	5,000	4,583	13,850	9,267
Total Revenues	**$ 374,050**	**$ 373,633**	**$ 385,400**	**$ 11,768**
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	$ 5,545	$ 17,313	$ 11,768
Net Change in Fund Balance	**$ 5,962**	**$ 5,545**	**$ 17,313**	**$ 11,768**
Fund Balance - Beginning	$ 179,457		$ 365,287	
Fund Balance - Ending	$ 185,419		$ 382,600	

VillaMar

Community Development District

Debt Service Fund Series 2022 A3

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 138,905	$ 138,905	$ 139,846	$ 941
Interest Income	1,000	917	6,408	5,491
Total Revenues	**$ 139,905**	**$ 139,822**	**$ 146,254**	**$ 6,432**
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	$ 4,035	$ 10,466	$ 6,432
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**	**$ 4,035**	**$ (45,004)**	**$ (49,038)**
Fund Balance - Beginning	$ 139,217		$ 209,099	
Fund Balance - Ending	$ 143,335		$ 164,096	

VillaMar

Community Development District

Debt Service Fund Series 2022 A4

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 249,798	$ 249,798	$ 251,490	$ 1,692
Interest Income	-	-	9,464	9,464
Total Revenues	**$ 249,798**	**$ 249,798**	**$ 260,954**	**$ 11,156**
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)	$ 9,666	$ 11,156
Net Change in Fund Balance	**$ (1,490)**	**$ (1,490)**	**$ 9,666**	**$ 11,156**
Fund Balance - Beginning	$ 128,001		$ 252,432	
Fund Balance - Ending	$ 126,511		$ 262,099	

VillaMar

Community Development District

Debt Service Fund Series 2023 A5

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
`				
Revenues:				
Special Assessments - Tax Roll	$ 538,103	$ 538,103	$ 515,322	$ (22,781)
Prepayments	-	-	272,568	272,568
Interest Income	5,000	4,583	22,176	17,593
Total Revenues	**$ 543,103**	**$ 542,686**	**$ 810,065**	**$ 267,379**
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
Interest - 8/1	-	-	841	(841)
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
Special Call - 8/1	-	-	60,000	(60,000)
Total Expenditures	**$ 522,763**	**$ 522,763**	**$ 878,970**	**$ (356,208)**
Excess (Deficiency) of Revenues over Expenditures	$ 20,340	$ 19,923	$ (68,905)	$ (88,829)
Net Change in Fund Balance	**$ 20,340**	**$ 19,923**	**$ (68,905)**	**$ (88,829)**
Fund Balance - Beginning	$ 350,715		$ 652,068	
Fund Balance - Ending	$ 371,055		$ 583,163	

VillaMar

Community Development District

Debt Service Fund Series 2024 A6

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 603,000	$ 603,000	$ 607,085	$ 4,085
Interest Income	20,000	18,333	25,812	7,479
Total Revenues	**$ 623,000**	**$ 621,333**	**$ 632,897**	**$ 11,564**
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	$ 15,564	$ 27,128	$ 11,564
Net Change in Fund Balance	**$ 17,231**	**$ 15,564**	**$ 27,128**	**$ 11,564**
Fund Balance - Beginning	$ 343,608		$ 899,587	
Fund Balance - Ending	$ 360,839		$ 926,715	

VillaMar

Community Development District

Combined Capital Project Funds

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 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	562	-	-	-	-	-	562
Total Expenditures	**$ 562**	**$ -**	**$ 55,470**	**$ -**	**$ -**	**$ 177,701**	**$ 233,732**
Excess (Deficiency) of Revenues over Expenditures	**$ (562)**	**$ -**	**$ (49,920)**	**$ -**	**$ 5**	**$ 8**	**$ (50,468)**
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	**$ (562)**	**$ -**	**$ 5,550**	**$ -**	**$ 5**	**$ 8**	**$ 5,002**
Fund Balance - Beginning	$ 1,193	$ -	$ 9	$ -	$ 89	$ -	$ 1,291
Fund Balance - Ending	$ 631	$ -	$ 5,559	$ -	$ 94	$ 8	$ 6,292

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	1,840	-	21,107
Miscellaneous Revenue	-	-	-	-	-	-	30	-	60	90	30	-	210
Total Revenues	**$ 99,441**	**$ 69,441**	**$1,089,034**	**$ 15,102**	**$ 19,920**	**$ 25,844**	**$ 15,754**	**$ 74,022**	**$ 10,998**	**$ 2,577**	**$ 1,870**	**$ -**	**$ 1,424,003**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ 600	$ -	$ 600	$ 800	$ 600	$ 600	$ -	$ -	$ 600	$ 600	$ -	$ 4,400
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	2,868	-	-	10,998
Attorney - Boundary Amendment Expenses	712	5,569	-	5,201	3,576	573	-	-	-	65	-	-	15,695
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	858	-	9,442
Trustee Fees	-	-	4,445	-	4,256	-	7,686	-	-	-	8,351	-	24,738
Management Fees	3,830	3,830	3,830	3,830	3,830	3,830	3,830	3,830	3,830	3,830	3,830	-	42,134
Information Technology	162	162	162	162	162	162	162	162	162	162	162	-	1,785
Website Maintenance	108	108	108	108	108	108	108	108	108	108	108	-	1,190
Postage & Delivery	3	39	4	589	6	7	9	98	1,815	105	49	-	2,722
Insurance General Liability	6,793	-	-	-	-	-	-	-	413	-	-	-	7,206
Printing & Binding	41	-	39	-	-	-	-	-	-	-	79	-	159
Legal Advertising	-	-	-	3,841	1,610	-	-	259	-	-	3,906	-	9,616
Office Supplies	-	69	3	0	3	3	3	4	6	1	4	-	95
Other Current Charges	-	116	322	106	94	102	117	101	115	108	74	-	1,255
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**	**$ 8,705**	**$ 18,023**	**$ -**	**$ 172,943**

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	$ 1,931	$ -	$ 21,244
Landscape Maintenance	16,248	16,248	16,248	16,248	16,248	16,248	16,248	16,248	16,248	16,248	16,248	-	178,728
Landscape Replacement	-	-	600	-	-	-	-	-	-	175	3,194	-	3,969
Pond Maintenance	4,798	922	2,860	2,860	2,860	2,860	2,860	2,860	2,860	2,860	2,860	-	31,460
Fountain Maintenance	125	450	-	125	-	-	125	-	-	-	-	-	825
Streetlights	15,123	17,179	18,673	18,685	18,686	18,686	18,686	18,686	18,686	1,305	-	-	164,396
Electric	52	381	79	256	78	80	77	85	80	-	-	-	1,168
Water & Sewer	3,590	10,201	6,890	7,084	2,655	1,638	1,942	1,820	1,469	-	-	-	37,288
Sidewalk & Asphalt Maintenance	-	-	5,692	-	5,015	-	-	1,489	-	-	-	-	12,195
Irrigation Repairs	-	652	-	237	210	670	401	748	270	268	656	-	4,114
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**	**$ 44,628**	**$ 22,788**	**$ 24,889**	**$ -**	**$ 490,014**
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	$ 2,955	$ -	$ 32,615
Security Services	1,429	5	-	-	-	2,915	2,316	2,779	6,798	8,091	3,242	-	27,576.02
Pool Maintenance - R&M			950				-	-	-	400	-	-	1,350
Janitorial Services	1,390	1,450	1,370	1,340	1,430	1,380	1,420	2,035	2,405	2,175	-	-	16,395
Internet	210	210	210	210	210	230	225	225	225	225	225	-	2,408
Pest Control	50	50	50	50	50	50	50	50	50	50	50	-	550
Playground & Furniture Lease	2,475	4,563	4,563	4,563	2,475	2,088	3,484	3,484	3,484	3,484	3,484	-	38,147
Amenity - Electric	1,026	1,188	1,469	1,471	1,394	1,407	1,304	1,277	1,208	-	-	-	11,744
Amenity - Water & Sewer	1,001	826	786	850	1,158	1,021	683	825	632	-	-	-	7,782
Amenity Access Management	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	-	13,750
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**	**$ 16,495**	**$ 19,007**	**$ 18,631**	**$ 11,207**	**$ -**	**$ 279,813**
Total Expenditures	**$ 209,581**	**$ 85,000**	**$ 78,658**	**$ 84,371**	**$ 79,646**	**$ 70,634**	**$ 78,592**	**$ 71,084**	**$ 80,963**	**$ 50,123**	**$ 54,118**	**$ -**	**$ 942,771**
Excess (Deficiency) of Revenues over Expenditures	**$ (110,140)**	**$ (15,559)**	**$1,010,376**	**$ (69,269)**	**$ (59,726)**	**$ (44,790)**	**$ (62,838)**	**$ 2,938**	**$ (69,966)**	**$ (47,546)**	**########**	**$ -**	**$ 481,232**
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)**	**$ 2,938**	**$ (69,966)**	**$ (47,546)**	**$ (52,248)**	**$ -**	**$ 244,387**

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		$126,634		
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		$244,989		
RESERVE FUND BALANCE		$244,989		
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)
LESS: SPECIAL CALL - 8/1/26				($60,000)
CURRENT BONDS OUTSTANDING				**$6,770,000**

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

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
					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%
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	45.91	17.28	31.07	63.67	75.01	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**

101%	**Net Percent Collected**
0	**Balance Remaining to Collect**