VillaMar
Community Development District

Meeting Agenda

October 28, 2026

AGENDA

VillaMar
Community Development District

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

October 21, 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, October 28, 2026** at **10:00 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 September 23, 2026 Board of Supervisors Meeting
4. Consideration of Resolution 2027-01 Electing Officers
5. Consideration of Agreement with PayGov.US for Electronic Payment Processing
6. Staff Reports
    A. Attorney
    B. Engineer
    C. Field Manager's Report
        i. Consideration of Proposal for Stormwater Repairs
            a) Consideration of Proposals for Brush Clearing Behind Fenceline
                1. Aquatic Weed Management
                2. Prince and Sons
    D. District Manager's Report
        i. Approval of Check Register
        ii. Balance Sheet & Income Statement
7. Other Business
8. Supervisors Requests and Audience Comments
9. Adjournment

MINUTES

MINUTES OF MEETING
VILLAMAR
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the VillaMar Community Development District was held on **Wednesday**, **September 23, 2026**, at 11:03 a.m. at the Offices of PRIME Community Management, 375 Avenue A SE, Winter Haven, Florida.

Present and constituting a quorum:

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 Law
Marshall Tindall	Field Manager, GMS
John Bannon	District Engineer, Quiddity Engineering

The following is a summary of the discussions and actions taken at the September 23, 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 announced that Mr. Brian Walsh and Mr. Milton Andrade had resigned from Seats 3 and 4. Both terms were set to expire in November 2026, and Seat 4 would need to be held by a resident beginning in November.

On MOTION by Ms. Shockley, seconded by Ms. Hazelrig, with all in favor, Accepting the Resignation of Brian Walsh and Milton Andrade, was approved.

The Board appointed Ms. Jessica Spencer to Seat 3, and she was sworn in.

> On MOTION by Ms. Shockley, seconded by Ms. Hazelrig, with all in favor, Appointing Jessica Spencer to Seat 3, was approved.

Ms. Emily Hazelrig then resigned from Seat 2 and was the Board moved to appoint her to Seat 4 because she was a resident. She was sworn into her new seat.

> On MOTION by Ms. Shockley, seconded by Ms. Schwenk, with all in favor, Appointing Emily Hazelrig to Seat 4, was approved.

Ms. Lindsey Roden was appointed to fill Ms. Hazelrig's vacant Seat 2 and was also sworn in, filling all five Board seats.

> On MOTION by Ms. Shockley, seconded by Ms. Schwenk, with all in favor, Appointing Lindsey Roden to Seat 2, was approved.

Ms. Lauren Schwenk remained Chair. Ms. Burns stated they planned to bring an officers' resolution to the next meeting to update the officer's positions and fill the Vice Chair vacancy left by Mr. Walsh's resignation.

THIRD ORDER OF BUSINESS **Approval of Minutes of the August 26, 2026, Board of Supervisors Meeting**

Ms. Burns presented the meeting minutes from August 26, 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. Roden, with all in favor, the Minutes of the August 26, 2026, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2026-10 Directing Chairman and District Staff to File a Petition Amending District Boundaries**

Ms. Burns discussed Resolution 2026-10, which authorized the Chair and District staff to file a petition to add an adjacent parcel to the District at the developer's request. She noted that "contraction" needed to be changed to "addition." Ms. Schwenk moved to approve the resolution in substantial form with the correction.

> On MOTION by Ms. Schwenk, seconded by Ms. Spencer, with all in favor, Resolution 2026-10, Directing Chairman and District Staff to File a Petition Amending District Boundaries, was approved in substantial form.

FIFTH ORDER OF BUSINESS **Consideration of Boundary Amendment Funding Agreement**

Ms. Burns reviewed the Boundary Amendment Funding Agreement. She explained that VMAR Dev would cover all costs related to the boundary amendment, so the District would not be billed.

> On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Boundary Amendment Funding Agreement, was approved.

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

A. Series 2019 Project Bonds
B. Series 2023 Assessment Area 5 Project Bonds

Ms. Burns stated that the Board reviewed AMTEC's annual arbitrage rebate reports for the Series 2019 Project Bonds and the Series 2023 Assessment Area 5 Project Bonds. Ms. Burns explained that the reports compared the interest earned with the interest paid on the bonds, as required each year. The Board accepted both reports with no opposition.

> On MOTION by Ms. Spencer, seconded by Ms. Hazelrig, with all in favor, Accepting the Arbitrage Rebate Reports from AMTEC, was approved.

TWELFTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Hammock had no specific report but was available to answer questions.

B. Engineer

Mr. Bannon reported that he had received several contractor proposals for drainage repairs in Phases One and Three. He was checking quantities and finalizing the proposals for the Board to review at the next meeting. He also noted that a wetland or buffer boundary along Phase Four needed to be restaked and said he would provide the cost. Mr. Bannon added that he and Mr. Tindall had been reviewing the previously discussed stormwater repairs and expected to bring those back at the next meeting as well.

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

Mr. Tindall reported that they had completed extra trash pickup around the ponds and minor parking work. Fence cleaning, boulevard column painting, and additional trash pickup were planned. Recent rains had raised pond levels and left some areas too wet to mow without damaging the turf. Fence repairs had reportedly been completed in Phase One, and he had planned to check the work. The approved dog waste stations had been ordered and were expected to be installed around the end of the month. Solitude was still working on a safety shutoff recommendation for the fountain. Approved sod, mulch, and plantings were being scheduled. Mr. Tindall and and Mr. Bannon had also agreed to repair grading and install sod to stabilize the pond banks during the dry season. Mr. Tindall reviewed the annual maintenance renewals, including expanded janitorial services totaling $24,490, a pool maintenance increase from $2,955 to $3,025 per month, and

expanded pest control totaling $1,900. He also explained that landscape pricing was expected to remain unchanged until around June, provided the fuel surcharge of up to 3% continued. He anticipated putting landscaping services out for formal bids. The Board approved all of the annual service renewals presented.

> On MOTION by Ms. Spencer, seconded by Ms. Schwenk, with all in favor, the Maintenance Contract Renewals, were approved.

ii. Consideration of Proposals for Stormwater Repairs *(to be provided under separate cover)*

Mr. Tindall stated that the stormwater repair proposals were still being worked on, so the Board tabled the item until the October meeting.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns stated the check register is included in the agenda package for review. The Board approved the check register without any questions or opposition. Financial statements were included in the meeting package for review, but no action was needed.

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

ii. Balance Sheet & Income Statement

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

EIGHTH ORDER OF BUSINESS **Other Business**

There being no comments, the next item followed.

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

Paul Richie asked for meeting emails to be sent earlier and requested updates on the second pool and the fountain at the end of Cunningham.

Ms. Burns confirmed that the second pool was moving forward, with completion estimated for spring or summer 2027. The site work permit was expected shortly. She also explained that meeting dates and agendas were available on the District's website in advance, although email notices were sometimes delayed while supporting documents were being collected. Mr. Tindall explained that the fountain replacement had been approved at the previous meeting, pending confirmation of an automatic shutoff for low water or clogs. The old fountain could not be repaired, and maintenance had stopped. Funding for a larger replacement had been included in the new fiscal year's budget, and the vendor was still working out the shutoff details.

TENTH ORDER OF BUSINESS **Adjournment**

Ms. Burns requested a motion to adjourn.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, the meeting was adjourned.

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION IV

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT APPOINTING OFFICERS OF THE DISTRICT AND PROVIDING FOR 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*; and

WHEREAS, the Board of Supervisors of the District desires to appoint Officers of the District.

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

SECTION 1. The following are appointed as Officers of the District

_____ is appointed Chairperson

_____ is appointed Vice Chairperson

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 28th day of October 2026.

ATTEST:	**VILLAMAR COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary/Assistant Secretary	Chairperson, Board of Supervisors

SECTION V

PayGOV.US, LLC.
7915 S. Emerson Ave B199
Indianapolis, IN 46237

PAYMENT PROCESSING SERVICES AGREEMENT

THIS PAYMENT PROCESSING SERVICES AGREEMENT (this "**Agreement**") is made and entered into effective _____, 20__ (the "**Effective Date**"), by and between **PayGOV.US**, LLC, a [STATE] limited liability company ("**PGV**"), with its principal address at 7915 S. Emerson Ave B199, Indianapolis, IN 46237, and the _____ Community Development District, a local unit of special-purpose government established under Chapter 190, Florida Statutes (the "**District**"), with its principal address at c/o _____.

1. Services. PGV has designed and developed a payment processing system and internet processing services for governmental entities to enhance the collection of payments and other obligations on a 24/7 basis. PGV will provide the District with online payment acceptance, in-person and telephone payment acceptance (if requested by the District), and the related processing, settlement, and reporting services described in this Agreement (collectively, the "**Services**"), so that the District may accept payment by credit card, charge card, bank debit card, and electronic funds transfer, including by a method for accepting payment online, as required by section 215.322(5), *Florida Statutes*, as amended by chapter 2026-169, Laws of Florida, effective January 1, 2027. A person wanting to pay an obligation owed to the District may do so by logging on to the designated website link, or through any other payment channel the District elects to offer under this Agreement, at no cost to the District. PGV will also provide, upon the District's request, card-swipe or other point-of-sale equipment for onsite payments at no cost to the District. The equipment remains PGV's property, and PGV is responsible for installing, maintaining, updating, and replacing it. Upon expiration or termination of this Agreement, the District will make the equipment available for retrieval by PGV at PGV's expense, and the District is not responsible for ordinary wear and tear.

2. Convenience Fees. PGV will assess the person making the payment (and not the District) a convenience fee equal to 3% of the transaction amount for all POS, online, mobile, or over-the-phone (in office) credit card, charge card, and debit card transactions. A minimum flat convenience fee of $1.00 will apply to any such transaction under $33.00. E-Check (ACH) transactions will be charged a flat fee of $1.00 per transaction to the person making the payment, and not to the District. Before the payer submits any transaction, PGV must clearly disclose the amount of the convenience fee and that it is charged by PGV and not by the District, and must allow the payer to cancel the transaction without charge. The convenience fee is billed separately from the amount owed to the District and is paid directly to and retained by PGV as PGV's sole compensation for the Services. The convenience fee is not an assessment, rate, fee, rental, or other charge imposed by the District, is not revenue of the District, and will not be received or retained by the District or its district manager. PGV is solely responsible for ensuring that the convenience fee, as assessed and disclosed, complies with applicable law and all applicable card network rules. PGV may not increase the convenience fee or impose any new or additional fee, on the District or on payers, without a written amendment to this Agreement approved by the District's Board of Supervisors and signed by both parties.

3. Settlement and Reporting. The Services include timely and accurate transaction processing, next business day reconciliation, and transfer by ACH of the full amount of each payment, without deduction or offset for any convenience fee or other charge, from PGV to the District's designated depository account within [two (2)] business days after the transaction is authorized. All payments PGV receives for obligations owed to the District are the property of the District and are held by PGV in trust for the District. PGV must provide the District and its district manager with online access to transaction-level reporting and a monthly statement identifying, for each transaction, the date, payer, amount paid to the District, convenience fee charged, and any refund, return, or chargeback. PGV may not debit the District's account except to reverse an E-Check transaction that is returned or charged back through the ACH network, and then only after written notice to the District identifying the transaction. At the District's written direction, PGV will process refunds to payers of amounts paid to the District (for example, returned rental deposits), and the District will fund the refunded amount. PGV may not charge the District for processing a refund.

4. Card and Account Verification. Section 215.322(5)(a), *Florida Statutes*, requires the District to verify both the validity of any credit card, charge card, bank debit card, or electronic funds transfer used and the existence of appropriate credit with respect to the person using the card or transfer. PGV will perform that verification on the District's behalf before authorizing each transaction and will not authorize any transaction that fails verification.

5. No Cost to District; Independent Contractor; Confidentiality. PGV will provide the Services to the District during the term of this Agreement, beginning on the Effective Date. PGV agrees the District is not responsible for any compensation for the Services, and the District will not pay any setup, equipment, monthly, minimum, transaction, chargeback, or other fees, or any associated operational costs or local, state, or federal taxes, on behalf of PGV. Nothing in this Agreement requires the District to accept payments exclusively through PGV or to process any minimum volume. PGV accepts and agrees to perform all Services as an independent contractor and not as an employee, agent, or partner of the District, except for the limited authorizations in Section 14. PGV and the District each agree (i) to hold the other party's confidential information in strict confidence; and (ii) not to disclose such information to any third parties without the prior written consent of the disclosing party or as required by law or regulation. PGV acknowledges that the District is subject to Chapter 119, *Florida Statutes*, and that the District's obligations under this Section extend only to information that is confidential or exempt from public disclosure under applicable law. Cardholder, bank-account, and other personal information of payers that PGV receives in performing the Services is confidential information of the District.

6. Indemnification; Chargebacks and Returns. PGV will defend, indemnify, and hold harmless the District and its supervisors, officers, staff, district manager, agents, and employees from and against any credit card transaction disputes, chargebacks, claims, losses, damages, and other expenses, including attorneys' fees and litigation expenses (including at trial and on appeal), suffered or incurred due to PGV's negligence or willful misconduct, any security incident involving payer information in the possession or control of PGV or its processors or subcontractors, PGV's violation of law or card network rules, or PGV's failure to perform any of its obligations under this Agreement. The District agrees to reasonably assist PGV, to the extent permitted by law, with (i) any efforts necessary to facilitate collection of funds from any cardholder to include reinstatement of the obligation owed to the District; and (ii) providing cardholder information pertinent to any inquiry or dispute regarding payment made to the District through the Services. Returned or charged-back ACH (aka E-Check) transactions are excluded from PGV's indemnification of chargebacks under this Section, and the District will reconcile those

transactions, including returns and chargeback transactions, but this exclusion does not limit PGV's obligations for its negligence, willful misconduct, or failure to perform. This Section survives expiration or termination of this Agreement.

7. Standards of Performance; Compliance with Laws; Governing Law. PGV represents that it is qualified to perform the Services, and that all work will be accomplished in a professional and workmanlike manner. PGV agrees to observe and comply with all federal, state, and local laws, and all applicable card network and NACHA operating rules, in performing the Services, including section 215.322, *Florida Statutes*, the Payment Card Industry Data Security Standard ("**PCI DSS**"), and the accessibility requirements of Title II of the Americans with Disabilities Act applicable to the online payment website. This Agreement is governed by the laws of the State of Florida. Venue for any action arising under this Agreement lies exclusively in the state courts located in _____ County, Florida.

8. Data Security; Security Incidents. PGV must maintain PCI DSS compliance throughout the term of this Agreement and must provide the District, upon request, a copy of PGV's current PCI DSS attestation of compliance and that of each processor PGV uses. PGV must use reasonable administrative, technical, and physical safeguards, consistent with industry best practices, to protect cardholder, bank-account, and other personal information of payers, including encryption of that information in transit and at rest. PGV must promptly notify the District in writing if PGV or any of its processors ceases to be PCI DSS compliant. PGV may not access, use, disclose, sell, or share payer information for any purpose other than performing the Services or as required by law, and may not use it for marketing. PGV may retain payer information only as long as necessary to perform the Services, to comply with card network rules, or to comply with Section 2 of Exhibit A (Public Records), and then must securely destroy it. If PGV discovers or is notified of any actual or reasonably suspected breach of security (as defined in section 501.171(1), *Florida Statutes* and any successor statute) or other unauthorized access to payer information in the possession or control of PGV or its processors or subcontractors, PGV must (i) notify the District in writing within 48 hours after discovery or notice; (ii) take all action reasonably necessary to contain, investigate, and remediate it; (iii) cooperate with the District and any law enforcement or regulatory authority, including preserving relevant evidence; (iv) provide the District a written incident report describing the nature and scope of the incident, the information affected, and the remedial actions taken; and (v) to the extent the incident is attributable to the acts or omissions of PGV or its processors or subcontractors, bear the cost of any notices required by law, including under section 501.171, *Florida Statutes*, and provide credit monitoring services for not less than 12 months to affected individuals, at PGV's sole expense. This Section survives expiration or termination of this Agreement.

9. Insurance. PGV must maintain, at its own expense throughout the term of this Agreement, (i) commercial general liability insurance with limits of not less than $[1,000,000] per occurrence and $[2,000,000] in the aggregate; (ii) cyber liability (network security and privacy) insurance, including coverage for breach response costs, with limits of not less than $1,000,000 per claim; and (iii) crime insurance covering employee dishonesty and computer and funds transfer fraud with limits of not less than $1,000,000. PGV must name the District as an additional insured on the commercial general liability policy and must provide the District a certificate of insurance upon execution of this Agreement and upon request.

10. Assignment; Subcontractors. PGV may not assign this Agreement or subcontract the Services without the District's prior written consent, except that PGV may use iStream Financial

Services, Inc. ("**iStream**") as described in Section 14 and the card processors PGV identifies to the District in writing before the Effective Date. PGV remains responsible for the acts and omissions of its subcontractors and processors as if they were PGV's own.

11. District Required Provisions; Order of Precedence. **Exhibit A** (District Required Provisions) is incorporated into and made a part of this Agreement. If this Agreement conflicts with any application, enrollment form, or other document submitted under this Agreement, or with any terms of service, privacy policy, or other terms posted on PGV's website or presented in any click-through or similar form, Exhibit A controls first and this Agreement controls next. No click-through, online, or other terms not attached to this Agreement bind the District, even if accepted by the district manager or another District agent in the course of using the Services.

12. Miscellaneous. Notices under this Agreement must be in writing and delivered by hand, by nationally recognized overnight courier, or by certified mail to the party's address stated in the preamble (or another address given by written notice), with a copy of any notice to the District sent to the District's district manager and District counsel. This Agreement, including its exhibits, is the entire agreement of the parties on its subject matter and supersedes all prior agreements and understandings on that subject matter. This Agreement may be amended only by a writing signed by both parties. If any provision of this Agreement is held unenforceable, the remaining provisions remain in effect. In any action to enforce this Agreement, the prevailing party is entitled to recover its reasonable attorneys' fees and costs, including those incurred on appeal. The District's failure to enforce any provision of this Agreement is not a waiver of that provision. This Agreement has been negotiated by both parties and will not be construed against either party as the drafter. This Agreement may be signed in counterparts and by electronic signature, each of which is an original and all of which together are one instrument.

13. Term and Termination. The initial term of this Agreement begins on the Effective Date and ends on the next September 30 (the end of the District's fiscal year). This Agreement will automatically renew for successive one-year terms beginning each October 1 unless terminated as provided in this Section. The District may terminate this Agreement at any time, with or without cause, on 30 days' written notice to PGV, and immediately upon written notice if PGV breaches this Agreement. PGV may terminate this Agreement only on 90 days' written notice to the District. On expiration or termination, PGV must complete and settle all transactions initiated before the effective date of termination, remit to the District all funds due, reasonably cooperate in transitioning the Services to any successor provider, and comply with Section 2 of Exhibit A (Public Records). Sections 3, 5, 6, 8, and 12 and Exhibit A survive expiration or termination of this Agreement.

14. ACH (E-Check) Processing through iStream. PGV has engaged iStream as a third-party payment processor to facilitate the processing of the District's E-Check payments through the ACH network. Subject to this Section, the District authorizes PGV, as the originator and merchant of record, to submit and sign the application for ACH processing services on behalf of the District to iStream. The District also authorizes PGV to execute and deliver to iStream any required documents on behalf of the District for the purpose of boarding and performing required due diligence of the District under the regulatory framework governing iStream as a third-party payment processor, and to make related procedural changes on behalf of the District to the processing account at iStream as reasonably necessary during the processing relationship. PGV must provide the District's district manager a copy of each application and other document PGV signs on the District's behalf before submitting it, and written notice of any procedural change

within five business days after making it. PGV may not, without the District's prior written approval, (i) agree on the District's behalf to any fee, reserve, guaranty, indemnity, or other financial obligation of the District; (ii) change the District's designated depository account; or (iii) bind the District to any terms inconsistent with this Agreement. These authorizations are limited to the ACH processing services described in this Section and terminate automatically upon expiration or termination of this Agreement.

The District acknowledges and agrees that, as of the Effective Date, iStream is entitled to rely on the authorizations in this Section until the District provides written notice to PGV of their revocation or modification. As between the District and PGV, PGV is responsible for the acts and omissions of iStream as if they were PGV's own, and PGV's obligations under Sections 6 and 8 apply to iStream's acts and omissions. Nothing in this Section makes iStream a third-party beneficiary of this Agreement, waives the District's sovereign immunity, or causes the District to assume any risk or liability for the acts or omissions of PGV or iStream.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the Effective Date.

DISTRICT:

_____ COMMUNITY DEVELOPMENT DISTRICT

By: _____

Name: _____

Title: Chairperson / Vice Chairperson, Board of Supervisors

Date: _____

ATTEST:

_____

Secretary / Assistant Secretary

PGV:

PAYGOV.US, LLC, a [STATE] limited liability company

By: _____

Name: _____

Title: _____

Date: _____

Exhibit A: District Required Provisions

EXHIBIT A
DISTRICT REQUIRED PROVISIONS

1. Sovereign Immunity; No Third-Party Beneficiaries. Nothing in this Agreement waives or limits the District's sovereign immunity or the limits of liability in section 768.28, *Florida Statutes*, or any other statute or law, and nothing in this Agreement is a consent by the District to be sued by third parties in any matter arising out of this Agreement. This Agreement is solely for the benefit of the District and PGV, and no right or cause of action accrues to or for the benefit of any third party.

2. Public Records. PGV understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, to the extent PGV is acting on behalf of the District as a contractor within the meaning of section 119.0701, *Florida Statutes*, PGV must comply with Florida's public records laws, including Chapter 119, *Florida Statutes*. Specifically, PGV must: (a) keep and maintain public records required by the District to perform the Services; (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*, or as otherwise provided by law; (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the term of this Agreement and following its completion if PGV does not transfer the records to the District; and (d) upon completion of this Agreement, transfer to the District, at no cost, all public records in PGV's possession or keep and maintain public records required by the District to perform the Services. If PGV transfers all public records to the District upon completion of this Agreement, PGV must destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If PGV keeps and maintains public records upon completion of this Agreement, PGV must meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District. The District may unilaterally terminate this Agreement if PGV refuses to allow public access to public records as required by law.

IF PGV HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO PGV'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT [TELEPHONE NUMBER], [EMAIL ADDRESS], AND [MAILING ADDRESS].

3. Records and Audit. PGV must keep accurate records of all transactions processed for the District for the longer of five years after the transaction or the period required by the records retention schedules adopted by the Florida Department of State, and must make those records available to the District, its district manager, and its auditors upon reasonable request.

4. E-Verify. PGV must comply with section 448.095, *Florida Statutes*. PGV represents and warrants that it is registered with and uses the E-Verify system to verify the work authorization status of all new employees of PGV. PGV may not subcontract any portion of the Services unless the subcontractor registers with and uses the E-Verify system and provides PGV an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized

alien. PGV must maintain a copy of each affidavit for the duration of this Agreement and provide it to the District upon request. If the District has a good faith belief that PGV has knowingly violated section 448.09(1), *Florida Statutes*, the District will terminate this Agreement as required by section 448.095(5)(c), *Florida Statutes*, and PGV will be liable for any additional costs incurred by the District as a result of the termination. If the District has a good faith belief that a subcontractor knowingly violated section 448.095(5), *Florida Statutes*, but PGV otherwise complied, the District will promptly notify PGV, and PGV must immediately terminate its contract with the subcontractor. PGV represents that no public agency has terminated a contract with PGV under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the Effective Date.

5. Scrutinized Companies. PGV certifies that it is not on the Scrutinized Companies or Other Entities that Boycott Israel List created under section 215.4725, *Florida Statutes*, and is not participating in a boycott of Israel. PGV further certifies that it is not on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List created under section 215.473, *Florida Statutes*, and is not engaged in business operations in Cuba or Syria. Under section 287.135*, Florida Statutes*, the District may terminate this Agreement at its option if PGV is found to have submitted a false certification, has been placed on any of those lists, is participating in a boycott of Israel, or has been engaged in business operations in Cuba or Syria.

6. Foreign Countries of Concern; Access to Personal Identifying Information. PGV acknowledges that this Agreement gives PGV access to individuals' personal identifying information. PGV represents that (a) it is not owned by the government of a foreign country of concern; (b) the government of a foreign country of concern does not have a controlling interest in PGV; and (c) PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 287.138(4), Florida Statutes, on the form prescribed by the Florida Department of Management Services (currently Form PUR 1355, adopted by Rule 60A-1.020, Florida Administrative Code), together with the affidavit attached as **Exhibit 1**.

7. Anti-Human Trafficking. PGV certifies that neither it nor its principals use coercion for labor or services as defined in section 787.06, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 787.06(14), *Florida Statutes*, signed by an officer or representative of PGV under penalty of perjury, in the form attached as Exhibit 1.

8. Foreign Source Disclosure. To the extent section 286.101(3), *Florida Statutes*, applies to this Agreement, PGV must disclose to the District any current or prior interest of, any contract with, or any grant or gift received from a foreign country of concern as required by that section.

EXHIBIT 1
CONTRACTOR AFFIDAVIT

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, by means of [ ] physical presence or [ ] online notarization, personally appeared _____ ("Affiant"), who, being first duly sworn, deposes and says:

1. Affiant is the _____ [title] of PayGOV.US, LLC ("PGV"), is an officer or representative of PGV, and is authorized to make this affidavit on PGV's behalf. This affidavit is given in connection with the Payment Processing Services Agreement between PGV and the _____ Community Development District (the "District").

2. Anti-Human Trafficking. PGV does not use coercion for labor or services as defined in section 787.06, Florida Statutes.

3. Foreign Countries of Concern. PGV is not owned by the government of a foreign country of concern; the government of a foreign country of concern does not have a controlling interest in PGV; and PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, Florida Statutes.

4. Scrutinized Companies. PGV is not on the Scrutinized Companies or Other Entities that Boycott Israel List, the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; is not participating in a boycott of Israel; and is not engaged in business operations in Cuba or Syria.

5. E-Verify. PGV is registered with and uses the E-Verify system to verify the work authorization status of all new employees, as required by section 448.095, Florida Statutes. PGV's E-Verify company identification number is _____.

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

_____

Signature of Affiant

Printed Name: _____

Title: _____

Sworn to (or affirmed) and subscribed before me by means of [ ] physical presence or [ ] online notarization this ____ day of _____, 20__, by _____, who is [ ] personally known to me or [ ] has produced _____ as identification.

_____

Notary Public, State of _____

Print Name: _____

My Commission Expires: _____

SECTION VI

SECTION C

October 28, 2026

Villamar CDD

Field Management Report

Completed Items

- Maintenance team performed sidewalk repairs focusing on earlier phases and performed supplemental trash pickup along main boulevard removing mostly construction related litter.
- Approved additional dog stations were installed, and service was started through janitorial vendor.
- Fence repair behind Emmanuelle drive wet pond was completed.

Contracted Services

- Mowing and detailing services are currently being executed in full accordance with the contract. The site remains neat.
- Pool and janitorial are now shifted to an off-season schedule. Neither have reported any notable issues.
- Ponds are seeing increase algal blooms as water levels recede some. Aquatics vendor is treating them during their service visits.
- Approved mulch and entry plantings have been installed for Fall refresh.

In Progress

- Solitude has responded on fountain with notes that an internal safety cutoff is present in the fountain that should cover most clogging issues.
- Fall amenity routine maintenance is being scheduled following busy season: Includes but not limited to building, furniture, and deck cleaning and notice signs refresh.

SECTION 1

5658 Lucerne Park Road
Winter Haven, FL 33881
Phone: 863-299-2262
Fax: 863-294-1007
www.tuckerpaving.com

To:	Quiddity	**Contact:**	John Bannon
Address:	Tampa, FL	**Phone:**	
		Email:	jbannon@quiddity.com
Project Name:	Villamar CDD Maintenance Repairs - Rev 1	**Bid Number:**	26-1059
Project Location:	Winter Haven, FL	**Bid Date:**	9/25/2026

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
OUTFALL IMPROVEMENTS				
01 - General Conditions				
Mobilization	1.00	LS	$4,630.04	$4,630.04
Maintenance Of Traffic - Tucker's Scope Only	1.00	LS	$622.46	$622.46
Total Price for above 01 - General Conditions Items:				**$5,252.50**
03 - Clearing & Demolition				
Clearing & Demolition: Remove Existing MES	1.00	LS	$1,831.31	$1,831.31
Total Price for above 03 - Clearing & Demolition Items:				**$1,831.31**
06 - Storm System				
24" HDPE Storm Pipe	60.00	LF	$67.28	$4,036.80
24" ADS Mitered End Section	1.00	EACH	$2,317.67	$2,317.67
Type J Manhole	1.00	EACH	$12,498.26	$12,498.26
Rip Rap	12.00	SY	$229.16	$2,749.92
Dewatering Storm Pipe Installation	1.00	LS	$3,999.00	$3,999.00
Total Price for above 06 - Storm System Items:				**$25,601.65**
15 - Grassing				
Bahia Sod	223.00	SY	$3.70	$825.10
Total Price for above 15 - Grassing Items:				**$825.10**
Total Price for above OUTFALL IMPROVEMENTS Items:				**$33,510.56**
SWALE IMPROVEMENTS				
01 - General Conditions				
Mobilization	1.00	LS	$1,517.72	$1,517.72
Maintenance Of Traffic - Tucker's Scope Only	1.00	LS	$622.46	$622.46
Total Price for above 01 - General Conditions Items:				**$2,140.18**
04 - Excavation & Grading				
Earthwork And Grading: Regrade Swale To New Proposed Grades	1.00	LS	$4,265.56	$4,265.56
Total Price for above 04 - Excavation & Grading Items:				**$4,265.56**
06 - Storm System				

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To:	Quiddity	**Contact:**	John Bannon
Address:	Tampa, FL	**Phone:**	
		Email:	jbannon@quiddity.com
Project Name:	Villamar CDD Maintenance Repairs - Rev 1	**Bid Number:**	26-1059
Project Location:	Winter Haven, FL	**Bid Date:**	9/25/2026

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
Rip Rap	220.00	SY	$110.71	$24,356.20
			Total Price for above 06 - Storm System Items:	**$24,356.20**
15 - Grassing				
Bahia Sod	2,245.00	SY	$3.70	$8,306.50
			Total Price for above 15 - Grassing Items:	**$8,306.50**
			Total Price for above SWALE IMPROVEMENTS Items:	**$39,068.44**
STORM PIPE ADDITION				
01 - General Conditions				
Mobilization	1.00	LS	$1,517.72	$1,517.72
Maintenance Of Traffic - Tucker's Scope Only	1.00	LS	$622.46	$622.46
			Total Price for above 01 - General Conditions Items:	**$2,140.18**
06 - Storm System				
24" Core Connect To Existing Inlet	1.00	EACH	$3,085.15	$3,085.15
18" Core Connect To Existing Inlet	1.00	EACH	$3,085.15	$3,085.15
24" HDPE Storm Pipe	405.00	LF	$71.48	$28,949.40
Light Clean And Video - Storm Pipe Addition	1.00	LS	$2,501.06	$2,501.06
			Total Price for above 06 - Storm System Items:	**$37,620.76**
15 - Grassing				
Bahia Sod	1,466.00	SY	$3.70	$5,424.20
			Total Price for above 15 - Grassing Items:	**$5,424.20**
			Total Price for above STORM PIPE ADDITION Items:	**$45,185.14**
~~**PIPE CLEANING**~~				
~~**01 - General Conditions**~~				
~~Maintenance Of Traffic - Tucker's Scope Only~~	~~1.00~~	~~LS~~	~~$622.46~~	~~$622.46~~
			~~**Total Price for above 01 - General Conditions Items:**~~	~~**$622.46**~~
~~**06 - Storm System**~~				
~~Light Clean And Video - Pipe Cleaning~~	~~1.00~~	~~LS~~	~~$6,051.90~~	~~$6,051.90~~

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To:	Quiddity	**Contact:**	John Bannon
Address:	Tampa, FL	**Phone:**	
		Email:	jbannon@quiddity.com
Project Name:	Villamar CDD Maintenance Repairs - Rev 1	**Bid Number:**	26-1059
Project Location:	Winter Haven, FL	**Bid Date:**	9/25/2026

Total Price for above 06 - Storm System Items: **$6,051.90**

~~**Total Price for above PIPE CLEANING Items:** **$6,674.36**~~

Total Bid Price: ~~**$124,438.50**~~

$117,764.14

DISCOUNTS

01 - General Conditions

Reduction Of Mobilization If Performed Performed At The Same Time	-1.00	LS	$3,035.84	($3,035.84)

Total Price for above 01 - General Conditions Items: **($3,035.84)**

Total Price for above Items: **($3,035.84)**

Total (Including Discount) = $114,728.30

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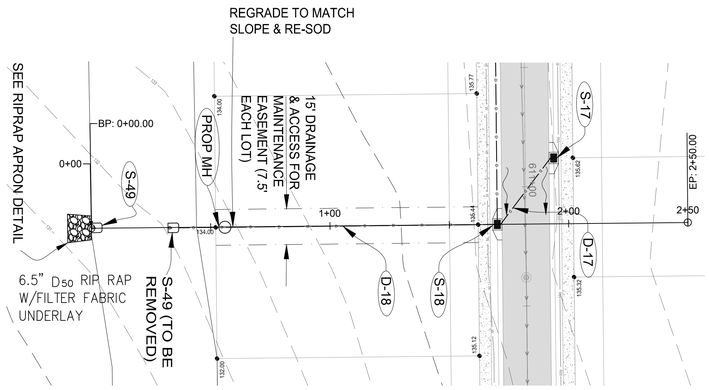
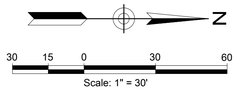
To:	Quiddity	**Contact:**	John Bannon
Address:	Tampa, FL	**Phone:**	
		Email:	jbannon@quiddity.com
Project Name:	Villamar CDD Maintenance Repairs - Rev 1	**Bid Number:**	26-1059
Project Location:	Winter Haven, FL	**Bid Date:**	9/25/2026

Notes:

- Pricing is based on current material, labor, fuel, and supplier costs. Tucker Paving reserves the right to review and revise pricing at time of award prior to contract execution to reflect actual costs and market conditions.
  Materials, labor, equipment, services, testing, permits, fees, repairs, relocations, or work not specifically identified in this proposal are excluded unless expressly included herein.
  Quantity Note
  Quantities are estimated from plans provided and are subject to field verification.
  Asphalt Thickness Note
  Pricing is based on the plan-specified pavement section. Additional asphalt required due to subgrade irregularities, settlement, or overbuild requirements is not included.
  Base Preparation Note
  Pricing assumes the existing subgrade and/or base is properly graded, compacted, and ready to receive pavement. Additional stone, grading, stabilization, or undercutting required due to deficient base conditions will be treated as extra work.
  Drainage Note
  Tucker Paving is not responsible for correcting existing drainage deficiencies unless specifically identified and included herein.
  Weather Note
  Work schedule is subject to weather and site conditions suitable for paving operations.
  Milling & Overlay Specific Notes
  Areas requiring full-depth repair, base repair, undercut, stabilization, or additional milling beyond the limits shown are excluded.
  Utility adjustments are excluded unless specifically listed.
  Parking Lot Paving Specific Notes
  Proposal assumes all vehicles will be removed from the work area before the start of operations.
  Tucker Paving is not responsible for damage to vehicles remaining within construction limits.
  Asphalt Curing Notice
  Owner acknowledges that newly placed asphalt pavement requires an extended curing period of approximately 365 days to achieve its full hardness and stability. During this curing period, the pavement may be susceptible to temporary surface markings caused by vehicle traffic, turning movements, kickstands, trailer jacks, concentrated loads, and other similar contact. Such markings are cosmetic in nature, are a normal characteristic of the asphalt curing process, and shall not be considered a defect in materials, workmanship, or a warranty issue.

ACCEPTED: The above prices, specifications and conditions are satisfactory and hereby accepted.	**CONFIRMED:** **Tucker Paving Inc**
Buyer: _____	
Signature: _____	**Authorized Signature:** _____
Date of Acceptance: _____	**Estimator:** Kyle Allen 863-299-2262 kallen@tuckerpaving.com

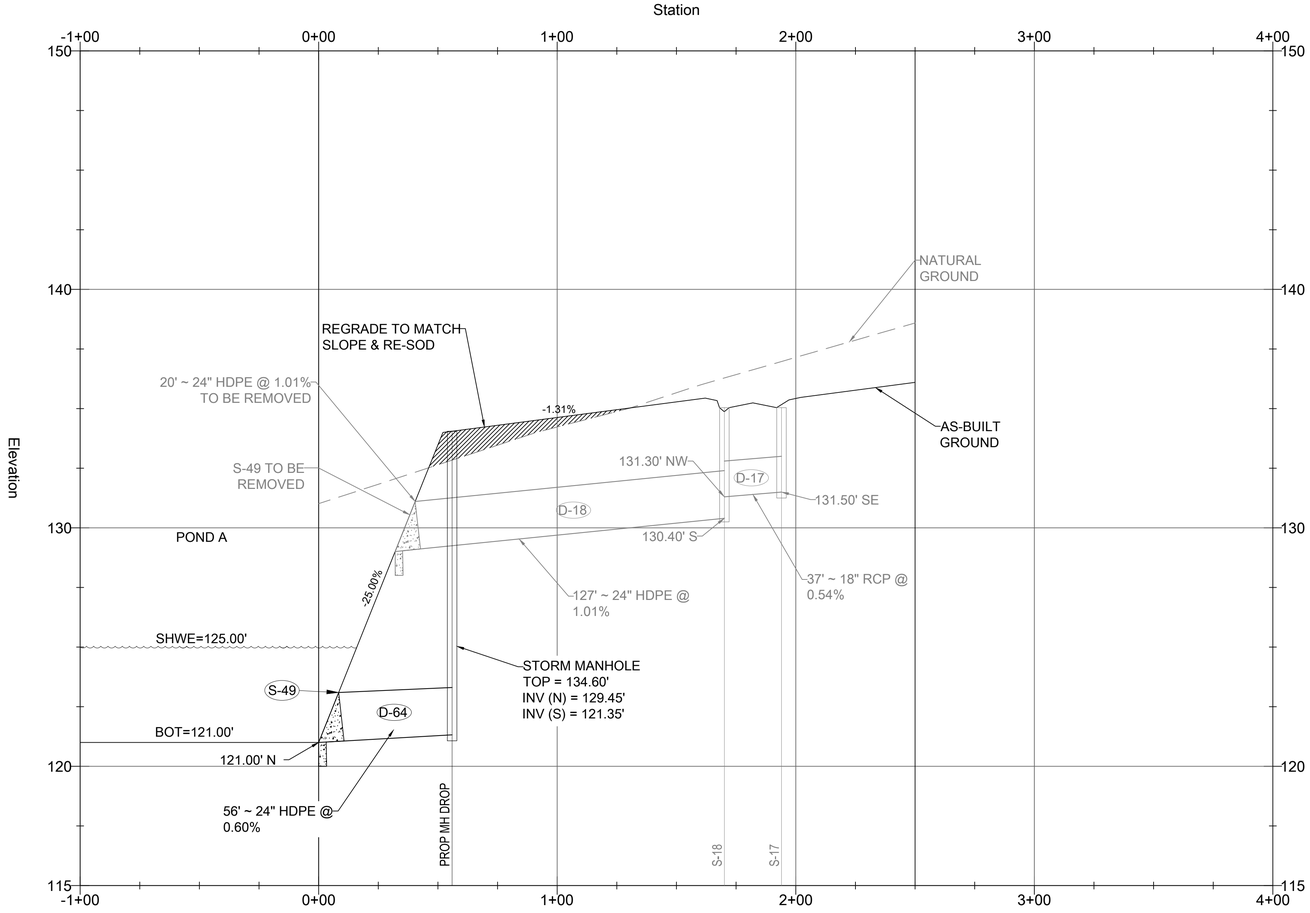


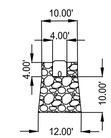


THESE PLANS PREPARED USING NAVD 1988 DATUM

CONVERSION NAVD 1988 DATUM TO NGVD 1929 DATUM
NAVD 1988 DATUM (PLUS) + 0.892'= NGVD 1929 DATUM

Outfall Redesign PROFILE





RIPRAP APRON (PLAN VIEW)
(NO SCALE)

RIPRAP APRON (PROFILE VIEW)
(NO SCALE)

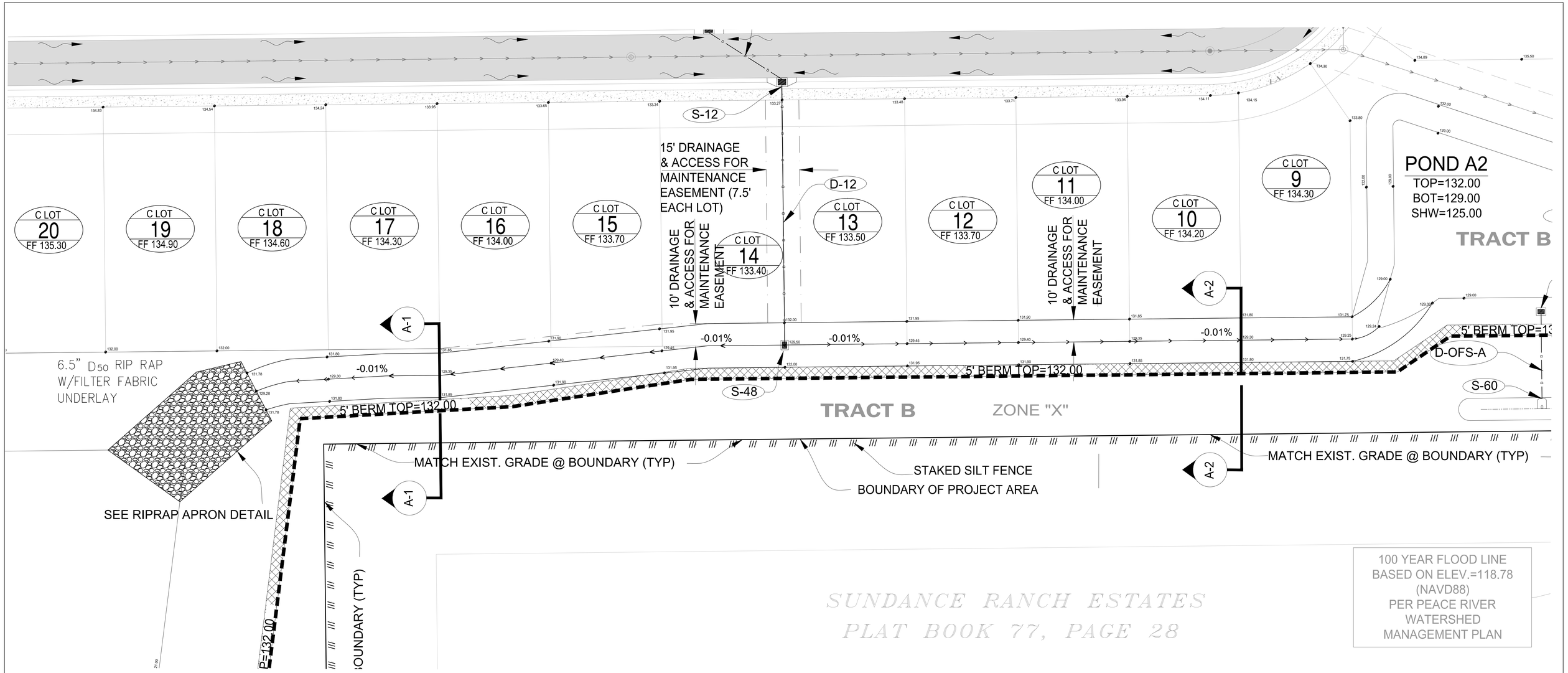
OUTFALL IMPROVEMENT EXHIBIT

VILLAMAR PHASE I

CITY OF WINTER HAVEN, POLK COUNTY, FLORIDA

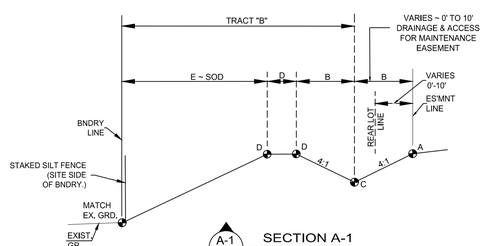
JULY 2026

QUIDDITY
Florida Board of Professional Engineers and Land Surveyors Reg. No. 38310
401 East Jackson Street, Suite 2650 • Tampa, FL 33602 • 813.851.5260



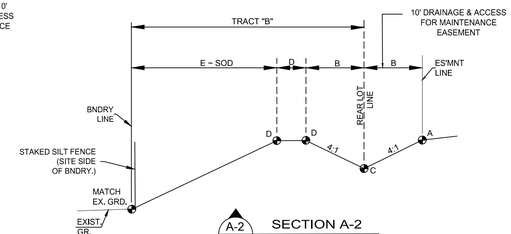
SUNDANCE RANCH ESTATES
PLAT BOOK 77, PAGE 28

100 YEAR FLOOD LINE
BASED ON ELEV.=118.78
(NAVD88)
PER PEACE RIVER
WATERSHED
MANAGEMENT PLAN



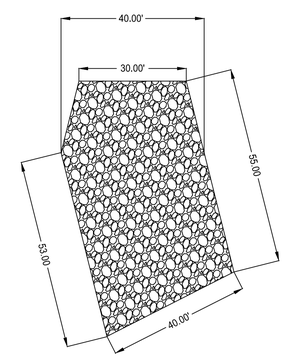
A-1 SECTION A-1
(NO SCALE)

SECTION A-4 SUMMARY TABLE			
LABEL	DESCRIPTION	DISTANCE	ELEVATION
A	TOP OF SWALE	-	131.85
B	4:1 SLOPE ~ SOD	10'	-
C	FLOW LINE SWALE	-	129.35
D	TOP OF BERM ~ SOD	5.00'	VARIES
E	4:1 OR FLATTER SLOPE	VARIES 12'± TO 27'±	-



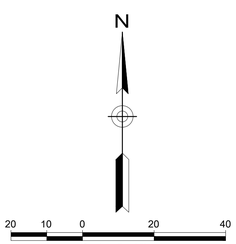
A-2 SECTION A-2
(NO SCALE)

SECTION A-3 SUMMARY TABLE			
LABEL	DESCRIPTION	DISTANCE	ELEVATION
A	TOP OF SWALE	-	131.80
B	4:1 SLOPE ~ SOD	10'	-
C	FLOW LINE SWALE	-	129.30
D	TOP OF BERM ~ SOD	5.00'	VARIES
E	4:1 OR FLATTER SLOPE	27'±	



RIPRAP APRON (PLAN VIEW)
(NO SCALE)

RIPRAP APRON (PROFILE VIEW)
(NO SCALE)



Scale: 1" = 20'

THESE PLANS PREPARED USING NAVD 1988 DATUM

CONVERSION NAVD 1988 DATUM TO NGVD 1929 DATUM
NAVD 1988 DATUM (PLUS) + 0.892'= NGVD 1929 DATUM

SWALE IMPROVEMENT EXHIBIT

VILLAMAR PHASE I

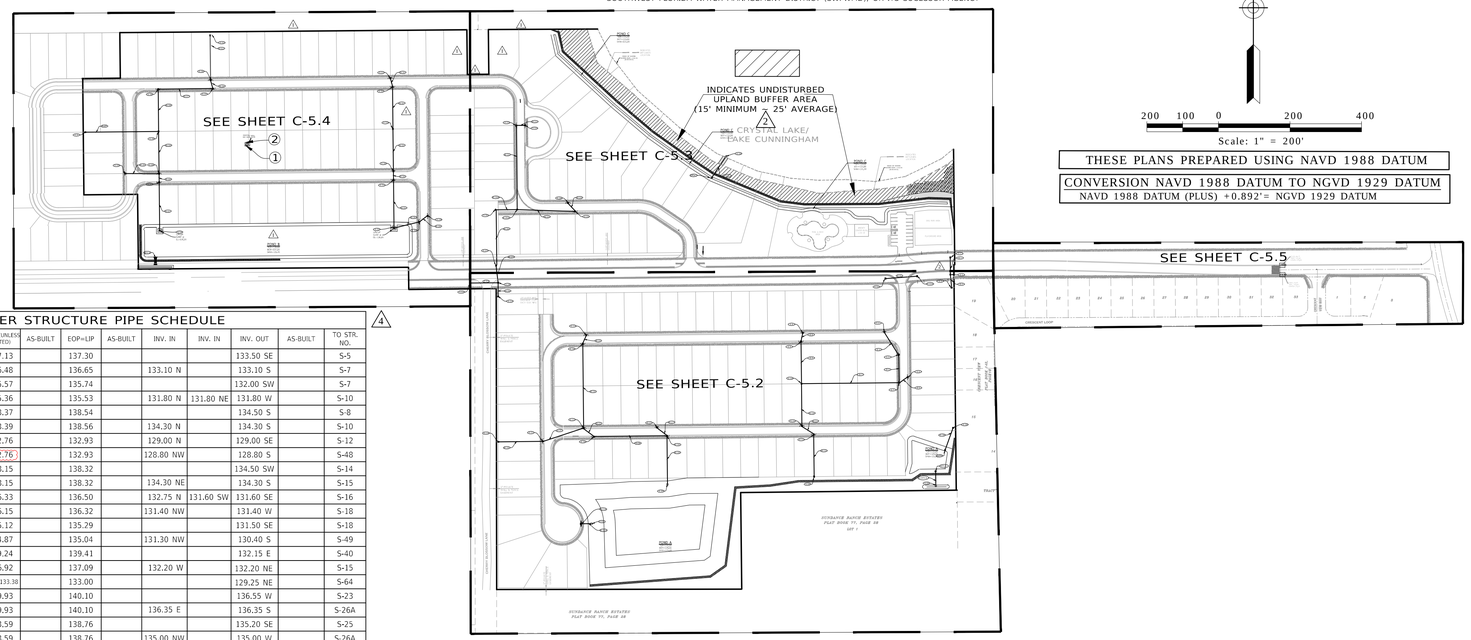
CITY OF WINTER HAVEN, POLK COUNTY, FLORIDA

JULY 2026

QUIDDITY
Florida Board of Professional Engineers and Land Surveyors Reg. No. 38310
401 East Jackson Street, Suite 2650 • Tampa, FL 33602 • 813.851.5260

WETLANDS AREA NOTE

WETLANDS AREA SHALL REMAIN IN ITS NATURAL STATE, BUT WILL RECEIVE DESIGN STORM WATER DRAINAGE. WETLANDS AREA SHALL NOT BE MODIFIED UNLESS PERMITTED BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD), OR ITS SUCESSOR AGENCY



N

200 100 0 200 400

Scale: 1" = 200'

THESE PLANS PREPARED USING NAVD 1988 DATUM

CONVERSION NAVD 1988 DATUM TO NGVD 1929 DATUM
NAVD 1988 DATUM (PLUS) +0.892'= NGVD 1929 DATUM

LEGEND

- POST BASIN LINE
- 139 — EXISTING CONTOUR
- X 139.15 — EXISTING SPOT ELEVATION
- 139.50 — PROPOSED SPOT ELEVATION
- DIRECTIONAL FLOW ARROW
- PROPOSED SILT FENCE
- INV — INVERT
- ℄ — CENTER LINE
- EOP — EDGE OF PAVEMENT
- WPP — EXISTING UTILITY POLE
- EXISTING OVERHEAD UTILITY LINES
- EXISTING GUY WIRE
- T — TELEPHONE MARKER OR BOX AS NOTED
- G — EXISTING GAS MARKER
- EXISTING GAS LINE
- PROPOSED CURB INLET WITH PIPE AND A MITERED END
- PROPOSED DITCH BOTTOM INLET AND PIPE
- D — EXISTING STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- SOIL BORE LOCATION
- EXIST. — EXISTING
- CONC. — CONCRETE
- P — STOP SIGN
- PROPOSED FIRE HYDRANT

GENERAL NOTES

1. ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES TO BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS THEREOF IN "STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL
2. THE WORK AREA SHALL BE GRADED, SHAPED, AND OTHERWISE DRAINED IN SUCH A MANNER AS TO MINIMIZE SOIL EROSION, SILTATION OF DRAINAGE CHANNELS, DAMAGE TO EXISTING VEGETATION, AND DAMAGE TO PROPERTY OUTSIDE THE LIMITS OF THE WORK AREA. SILT FENCES, HAY BALES AND/OR DETENTION BASINS WILL BE NECESSARY TO ACCOMPLISH THIS END.
3. STRIPPED TOPSOIL SHALL BE STOCKPILED, WITHOUT COMPACTION, AND STABILIZED AGAINST EROSION IN THE LOCATION SHOWN ON THE PLAN AND IN ACCORDANCE WITH "TEMPORARY STABILIZATION OF DISTURBED AREAS", AS OUTLINED IN NOTE 5.
4. STABILIZED CONSTRUCTION ENTRANCES SHALL BE CONSTRUCTED OF #4 COARSE AGGREGATE 4" THICK (MIN.) OVER COMPACTED FILL OR CUT AREAS TO PREVENT OFF SITE TRACKING.
5. TEMPORARY STABILIZATION OF DISTURBED AREAS: SEED BED PREPARATION: 10-10-10 FERTILIZATION TO BE SPREAD AT THE RATE OF 7 LBS. PER 1000 S.F. AND AGRICULTURAL LIMESTONE AT A RATE OF 90 LBS. PER 1000 S.F. AND INCORPORATED INTO SOIL. THE SOIL, FERTILIZER, AND LIMESTONE SHALL BE TILLED TO PREPARE FOR SEEDING.

EACH LOT WILL BE LIMITED TO 2800 SQ. FT. OF BUILDING OR OTHER IMPERVIOUS SURFACE

DEMOLITION NOTES

1. REMOVE EXISTING PUMP HOUSE COMPLETE (INCLUDING FOUNDATION, ELECTRIC SERVICE, ETC.)
2. EXISTING WELL TO BE ABANDONED IN ACCORDANCE WITH SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT RULE 40D-3.531.

STORM SEWER STRUCTURE PIPE SCHEDULE

STR. NO.	TYPE	PIPE NO.	PIPE DATA	GRATE(UNLESS NOTED)	AS-BUILT	EOP=LIP	AS-BUILT	INV. IN	INV. IN	INV. OUT	AS-BUILT	TO STR. NO.
S-4	V	D-4	75'~18"RCP@0.53%	137.13		137.30				133.50 SE		S-5
S-5	V	D-5	79'~18"RCP@2.15%	136.48		136.65		133.10 N		133.10 S		S-7
S-6	V	D-6	29'~18"RCP@0.69%	135.57		135.74				132.00 SW		S-7
S-7	V	D-7	278'~18"HDPE@0.50%	135.36		135.53		131.80 N	131.80 NE	131.80 W		S-10
S-8	V	D-8	25'~18"RCP@0.80%	138.37		138.54				134.50 S		S-8
S-9	V	D-9	118'~18"HDPE@0.51%	138.39		138.56		134.30 N		134.30 S		S-10
S-11	V	D-11	40'~24"RCP@0.50%	132.76		132.93		129.00 N		129.00 SE		S-12
S-12	V	D-12	118'~~24"~~HDPE@1.95%	132.76		132.93		128.80 NW		128.80 S		S-48
S-13	V	D-13	26'~18"RCP@0.77%	138.15		138.32				134.50 SW		S-14
S-14	V	D-14	236'~18"HDPE@0.66%	138.15		138.32		134.30 NE		134.30 S		S-15
S-15	V	D-15	37'~~24"~~RCP@0.54%	136.33		136.50		132.75 N	131.60 SW	131.60 SE		S-16
S-16	V	D-16	205'~~24"~~RCP@0.49%	136.15		136.32		131.40 NW		131.40 W		S-18
S-17	V	D-17	37'~18"RCP@0.54%	135.12		135.29				131.50 SE		S-18
S-18	V	D-18	138'~24"HDPE@1.01%	134.87		135.04		131.30 NW		130.40 S		S-49
S-20	V	D-20	95'~18"RCP@0.53%	139.24		139.41				132.15 E		S-40
S-21	V	D-21	120'~~24"~~RCP@0.50%	136.92		137.09		132.20 W		132.20 NE		S-15
S-21A	TYPE 6	D-21A	33'~18"RCP@0.76%	TOP=133.38		133.00				129.25 NE		S-64
S-22	V	D-22	24'~18"RCP@0.83%	139.93		140.10				136.55 W		S-23
S-23	V	D-23	235'~18"RCP@0.91%	139.93		140.10		136.35 E		136.35 S		S-26A
S-24	V	D-24	31'~18"RCP@0.64%	138.59		138.76				135.20 SE		S-25
S-25	V	D-25	162'~18"RCP@0.49%	138.59		138.76		135.00 NW		135.00 W		S-26A
S-26A	P-7 MH	D-26A	61'~24"RCP@0.49%	TOP= 139.4±				134.20 N&E		134.20 W		S-26
S-26	P-7 MH	D-26	156'~24"HDPE@1.22%	TOP=139.93				133.90 E		133.90 S		S-27
S-29	V	D-29	29'~18"RCP@0.69%	139.22		139.39				135.50 SW		S-30
S-30	V	D-30	73'~18"HDPE@3.15%	139.22		139.39		135.30 NE		135.30 SW		S-52
S-31	V	D-31	24'~18"RCP@0.83%	141.71		141.88				138.00 S		S-32
S-32	V	D-32	118'~18"HDPE@1.53%	141.71		141.88		137.80 N		137.80 S		S-33
S-34	V	D-34	24'~24"RCP@0.83%	139.24		139.41		135.40 N		131.00 S		S-35
S-35	V	D-35	135'~24"HDPE@0.59%	139.24		139.41		130.80 N		130.80 S		S-53
S-36	V	D-36	24'~18"RCP@0.83%	140.79		140.96		133.85 N		133.85 S		S-37
S-37	V	D-37	153'~18"RCP@0.52%	140.79		140.96		133.65 N		133.65W		S-38
S-38	V	D-38	118'~18"HDPE@0.51%	141.43		141.60		132.85 E		132.85 S		S-39
S-40	V	D-40	24'~24"RCP@0.83%	139.24		139.41		131.65 N&W		131.65 S		S-41
S-41	V	D-41	135'~24"HDPE@0.56%	139.24		139.41		131.45 N		131.45 S		S-54

NOTE: CONTRACTOR - INLET TO BE FOOT GUTTER INLET TYPE V ONLY (SEE DETAILS ON SHEET C-8)
DIFFERENTIAL BETWEEN EDGE OF PAVEMENT/LIP OF GUTTER (EOP/LIP) ELEVATION TO TOP/MIDDLE OF GRATE = MINUS (-)2" (0.17') TYPICALLY

STORM SEWER STRUCTURE PIPE SCHEDULE

	STR. NO.	TYPE	PIPE NO.	PIPE DATA	GRATE	AS-BUILT	SLOT	AS-BUILT	SLOT WIDTH	SLOT DESCRIPTION	INV. IN	INV. OUT	AS-BUILT	TO STR. NO.
	S-1	TYPE C	D-1	45'~18"RCP@0.56%	136.58		136.08		24"	W	-	128.50 S		S-2
	S-2	TYPE C	D-2	42'~24"HDPE@0.60%	136.58		136.08		24"	w	128.25 N	128.25 S		S-3
**	S-3	TYPE C	-	-	137.50		137.00		24"	S	128.00 N			SWALE
	S-10	TYPE C	D-10	118'~18"HDPE@1.19%	135.70		135.20		24"	E & W	131.70 N/ 130.40 E	130.40 S		S-11
	S-19	TYPE-C	D-19	124'~~24"~~HDPE@0.48%	135.80		135.30		24"	N	132.80 N	132.80 E		S-21
	S-27	TYPE D	D-27	48'~24"RCP@0.52%	138.68		138.18		24"	E & W	132.00 N	132.00 S		S-28
	S-28	TYPE D	D-28	39'~24"HDPE@0.51%	138.68		138.18		24"	E & W	131.75W 131.75 N	131.75 S		S-51
	S-33	TYPE C	D-33	118'~18"HDPE@0.51%	139.00		138.50		24"	E & W	136.00 N	136.00 S		S-34
	S-39	TYPE-C	D-39	118'~24"HDPE@0.51%	138.40		137.90		24"	E & W	134.50 W 132.25 N	132.25 S		S-40
	S-42	TYPE-C	D-42	88'~18"RCP@0.58%	137.68		137.18		24"	E & W		134.65 E		S-42A
**	S-42A	TYPE-C	-	-	137.17		136.67		24"	E & W	134.14 W			SWALE
	S-43			NOT USED										
	S-43A			NOT USED										
	S-44			NOT USED										
	S-44A			NOT USED										
	S-45			NOT USED										
	S-45A			NOT USED										
	S-46			NOT USED										
	S-46A			NOT USED										
	S-47	TYPE-C	D-47	205'~18"RCP@0.49%	138.50		138.00		24"	S		135.50 E		S-39
	S-48	TYPE-C	-		130.00		129.50		24"	E & W	126.50 N			SWALE
	S-49	MES									129.00 N			POND A
	S-50	MES									128.00 SW			LAKE
**	S-51	TYPE-C	-		138.50		138.00		24"	S	131.55 N	133.90 S		S-19
**	S-52	TYPE-D	-		136.00						133.00 NE 130.00 N			POND B
	S-53			NOT USED										
**	S-54	TYPE-C	-		136.00						130.70 N			POND B
	S-55			NOT USED										
	S-56			NOT USED										
	S-57			NOT USED										
3	S-58	TYPE-C	D-58	68'~18"HDPE@0.73%	132.50		132.00		24"	N		129.50 SW		S-59
	S-59	MES									129.00 NE			POND A
	S-60	MES									124.00 N			DIS. SWALE
	S-61	MES									120.00 NW			DIS. SWALE
	S-62	TYPE-C	D-62	128'~18"HDPE@0.51%	137.50		137.00		24"	E & W	134.50 S			S-36
	S-63	TYPE-C	D-63	63'~18"RCP@0.48%	138.94		138.44		24"	E & W		132.05 E		S-28
	S-64	MES									129.00 W			POND A

** DENOTES BOTTOMLESS INLET - (SEE DETAIL ON SHEET C-6.1)
MES - DENOTES FDOT MITERED END SECTION (INDEX NO. 272 (CROSS) OR 273 (SIDE) WITH SPECIAL END - (SEE DETAIL ON SHEET C-6.1)

OUTFALL STRUCTURE PIPE SCHEDULE 2

STR. NO.	TYPE	PIPE NO.	PIPE DATA	GRATE	AS-BUILT	SLOT	AS-BUILT	SLOT WIDTH	SLOT DESCRIPT.	INV OUT	AS-BUILT	TO STR. NO
OFS-A1	TYPE C	D-OFS-A1	40'~15"HDPE@7.50%	132.00		131.25		1@12"	E & W	124.00 S		S-60
OFS-B			SEE DETAIL SHEET C-6.3			130.50		2'-0"				
OFS-C	TYPE C	D-OFS-D	74'~15"HDPE@2.70%	134.50		134.00		2@24"	E & W	130.00 NE		S-50

SEE DRAINAGE DETAIL SHEET C-6.3 FOR OUTFALL STRUCTURE DETAILS

DRAINAGE BASIN SUMMARY

POND	POND TOP	POND BOTTOM	SHW EL.	W.Q. EL.	OVERFLOW EL.	DHW EL.
A	132.00	129.00	125.00	129.47	131.25	131.61
B	139.00	137.00	135.70	137.45	138.50	138.88
C	134.50	133.00	131.00	133.91	133.91	134.26

E.P.A. POLLUTION PREVENTION PLAN:

1. EROSION CONTROL PLAN – ANY MODIFICATIONS TO THIS PLAN MUST BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REPRESENTING THE CONTRACTOR. THE MODIFICATIONS MUST BE APPROVED BY THE DEPARTMENT AND THE PERMITTING AGENCY. NO CONTRACT DELAYS WILL BE ALLOWED FOR SUCH MODIFICATIONS OR APPROVALS.
2. OUTFALL PROTECTION – PROJECT PIPE OR DITCH DISCHARGES INTO OFF-SITE OUTFALLS SHALL BE INSPECTED DAILY FOR POSSIBLE SEDIMENT BUILDUP OR TRANSPORT. OUTFALLS SHALL BE PROTECTED THROUGH USE OF ENVIRONMENTAL CONTROL FEATURES AS NECESSARY TO CONTAIN ANY SEDIMENT LOSS TO THE IMMEDIATE AREA OF THE PROJECT. ANY SEDIMENT BUILDUP OR TRANSPORT OFF-SITE SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMEDY. THE CONTRACTOR SHALL USE APPROPRIATE FEATURES AS DIRECTED BY THE PROJECT ENGINEER FOR OUTFALL PROTECTION.
3. SLOPE PROTECTION – ANY DISTURBED OR REWORKED SLOPES 3:1 OR GREATER SHALL BE ADEQUATELY PROTECTED FROM EROSION THROUGH THE USE OF TEMPORARY SODDING UNTIL PERMANENTLY STABILIZED. SUCH SLOPES SHALL NOT BE LEFT UNPROTECTED MORE THAN 24 HOURS OR DURING RAINFALL EVENTS.
4. HAY BALES – THESE SHALL BE PLACED AT THE BASE OF ANY SLOPE WHERE A RAINFALL EVENT COULD ERODE A SLOPE AND TRANSPORT SEDIMENTS OFF-SITE. BALES SHALL BE DOUBLE STAKED IN ACCORDANCE WITH STANDARD INDEXES. IF EROSION DEPOSITS REACH THE TOP ELEVATION OF EXISTING BALES, THEN SEDIMENTS SHOULD BE REMOVED. ANY DAMAGED OR INEFFECTIVE BALES ARE TO BE REPLACED WITH NEW ONES. THE LOCATION OF HAY BALES INSTALLATION SHALL BE AS DIRECTED BY THE PROJECT ENGINEER.
5. A BACK OF SIDEWALK OR MEDIAN INLETS – THESE SHALL BE PROTECTED FROM SEDIMENT INTAKE UNTIL PROJECT IS COMPLETE. ELEVATION OF GROUND OUTSIDE INLET TOP SHALL NOT BE HIGHER THAN INLET TOP. HAY BALES SHALL BE INSTALLED AROUND INLET TOP.
   - A. SECOND ROW OF BALES SHALL BE PLACED AROUND INLET APPROXIMATELY 4" OUTSIDE FIRST ROW. BETWEEN ROWS THERE SHALL BE A DEPRESSION TO ACT AS A SEDIMENT BASIN. COMPLETED INLETS IN PAVED AREAS SHALL ALSO BE PROTECTED WITH A SINGLE LINE OF BALES TO PREVENT SEDIMENT INTAKE FROM OTHER AREAS.
   - B. CURB INLETS – THESE INLETS SHALL BE PROTECTED FROM SEDIMENT INTAKE UNTIL THE PROJECT IS COMPLETE. A SILT FENCE (TYPE 111) SHALL BE PLACED AROUND THE PERIMETER OF THE INLET OPENING IMMIDIATELY ADJACENT TO THE EDGE OF THE INLET. ALL EXPOSED SLOPED MATERIAL ADJACENT TO INLET SHALL BE COVERED WITH EROSION CONTROL MATTING WITH OUTER LIMITS PROTECTED BY A SINGLE ROW OF HAY BALES.
6. STOCKPILED MATERIALS – THIS MATERIAL SHALL NOT BE LEFT IN EROSION PRONE AREAS UNLESS PROTECTED BY COVER OR HAY BALES.
7. DAILY INSPECTION – OF ALL EROSION CONTROL MEASURES AND CONDITION OF ADJACENT PROPERTIES SHALL BE PERFORMED BY THE CONTRACTOR REPRESENTATIVE AND THE PROJECT ENGINEER. DEFICIENCIES SHALL BE NOTED AND CORRECTED.

DRAINAGE NOTE DURING CONSTRUCTION PERIOD:

EROSION / SEDIMENT CONTROL:

THE CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIER (HAY BALES OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY, ON SITE WETLANDS, STREETS, STORM SEWERS AND WATERWAYS. IN ADDITION, CONTRACTOR SHALL PLACE STRAW, MULCH OR OTHER SUITABLE MATERIAL ON GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT THE SITE. IF, IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE AND CLEAN SAID EARTH TO THE SATISFACTION OF THE ENGINEER AND/OR AUTHORITIES.

BEST MANAGEMENT PRACTICES FOR POND & SWALE RETENTION AREAS:

1. INSPECT BANKS AND SLOPES FOR CONFORMANCE WITH DESIGN, SHAPE AND SIZE. RE-GRADE IF REQUIRED, TO MAINTAIN DESIGN CONFIGURATION.
2. MOW RETENTION AREAS REGULARLY TO MAINTAIN WEED AND OVERGROWTH CONTROL. DO NOT MOW BOTTOM AREAS OF WET RETENTION SYSTEMS.
3. INSPECT RETENTION AREAS PERIODICALLY FOR ACCUMULATION OF DEBRIS AND TRASH AND REMOVE SAME AS REQUIRED.
4. PERIODICALLY INSPECT RETENTION AREA BOTTOMS FOR DEPOSITS OF SAND AND/OR SILT ACCUMULATION AND REMOVE SAME, IF FOUND TO EXIST.
5. PERCOLATION PERFORMANCE SHALL BE EVALUATED ON AN ANNUAL BASIS WITHIN EACH DRY RETENTION AREA. DRY RETENTION AREAS SHALL PERCOLATE DRY WITHIN 36 HOURS OF THE END OF RAINFALL. IN THE EVENT OF INADEQUATE PERCOLATION, RETENTION AREAS BOTTOM MAINTENANCE SHALL BE PERFORMED BY EXERCISING THE FOLLOWING PROCEDURE:
   - A. REMOVE 4 TO 6 INCHES OF RETENTION AREA BOTTOM MATERIAL AND SCARIFY EXCAVATED BOTTOM.
   - B. REPLACE EXCAVATED MATERIAL WITH CLEAN SAND MATERIAL TO DESIGN GRADE AND SOD OR SEED AND MULCH PER ORIGINAL .

GENERAL DRAINAGE NOTES

1. NO SIDE SLOPES WITHIN THE PONDS, DESIGNED AS WET PONDS, MAY BE GREATER THAN 4:1 WITHOUT THE POND BEING FENCED.
2. ALL SIDE SLOPES (ABOVE THE SEASONAL HIGH WATER ELEVATION) 4:1 OR GREATER SHALL BE SODDED, UNLESS OTHERWISE NOTED.
3. SOD ON SLOPES GREATER THAN 4:1 SHALL BE STAKED IN PLACE.
4. APPROVED FIBERGLASS SKIMMERS MAY BE USED INSTEAD OF ALUMINUM.
5. PIPE LENGTHS ARE SHOWN TO THE END OF THE MITERED END SECTIONS.
6. PIPE LENGTHS ARE BASED ON USING CURB INLETS TYPES 5 AND 6.

PLEASE NOTE:

THE CONTRACTOR IS TO USE EXTREME CAUTION DURING EXCAVATION IN ANY AREA NEAR AN EXISTING GAS MAIN.

CHAPTER 77-153 OF THE FLORIDA STATUTES REQUIRES THAT AN EXCAVATOR NOTIFY ALL GAS UTILITIES A MINIMUM OF TWO WORKING DAYS PRIOR TO EXCAVATING. MAPS SHOW ONLY THE APPROXIMATE LOCATION OF GAS MAINS OR SERVICE LINES. THE ONLY SAFE AND PROPER WAY TO LOCATE GAS FACILITIES IS BY AN ON-SITE INSPECTION BY GAS SYSTEM PERSONNEL. THEREFORE, ALL EXCAVATORS ARE INSTRUCTED TO TELEPHONE O.N.I.S. AT 1-800-432-4770 TWO WORKING DAYS BEFORE DIGGING IN A CONSTRUCTION AREA. THE CONTRACTOR SHALL USE EXTREME CAUTION DURING ANY/ALL EXCAVATION/INSTALLATION OR CONSTRUCTION OF ANY KIND NEAR A GAS MAIN.

EXISTING UTILITIES NOTES:

IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL ABOVE GROUND AND UNDERGROUND UTILITIES. WHETHER SHOWN ON THESE PLANS OR NOT, PRIOR TO COMMENCEMENT OF WORK. THERE IS A STATEWIDE "ONE CALL" UTILITY LOCATION SERVICE. CONTRACTOR SHALL DIAL 811 48 HOURS PRIOR TO COMMENCING WORK. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ANY CONFLICTS OCCUR SO THAT DESIGN MAY BE ADJUSTED.

ALSO BE ADVISED THAT EACH CONTRACTOR DIGGING WITHIN (AND, AS ANY PART OF) THIS DEVELOPMENT MUST OBTAIN A LOCATE FOR OTHER UTILITIES, AND MUST BE CALLED IN AND KEPT CURRENT THROUGHOUT THE CONSTRUCTION OF THIS DEVELOPMENT. FAILURE TO KEEP THE LOCATE CURRENT COULD RESULT IN A STOPPAGE OF WORK OR THE ISSUANCE OF A CITATION PER CHAPTER 556 FLORIDA STATUTE.

REVISIONS

DATE	NO.	
5/29/18	1	REVISED N'ly BNDRY, LOTS 113 & 138, DELETE 1-LOT
7/26/18	2	REVISED PER COWH COMMENTS
9/25/18	3	REVISED PER COWH COMMENTS
5/20/19	4	REVISED STRUCTURE & PIPE INFO PER ENGINEER

Dennis Wood Engineering LLC
OFFICE: (863) 940-2040
FAX: (863) 940-2044
CELL: (863) 662-0018
1925 BARTOW ROAD
LAKELAND, FL 33801
DENNIS WOOD, PROFESSIONAL ENGINEER
EMAIL: denniswoodengineering@gmail.com

VILLAMAR PHASE ONE

CITY OF WINTER HAVEN
POLK COUNTY,STATE OF FLORIDA

NOT VALID WITHOUT SEAL

DENNIS L. WOOD P.E. #17646 (FL)
Professional Engineer, License No. 17646
This document has been electronically signed and sealed by Dennis L. Wood, P.E. on the date adjacent to the seal using a SHA-1 authentication code. Printed copies of this document are not considered signed and sealed and the SHA-1 authentication code must be verified on any electronic copy.

OVERALL DRAINAGE PLAN

SHT C-5.1

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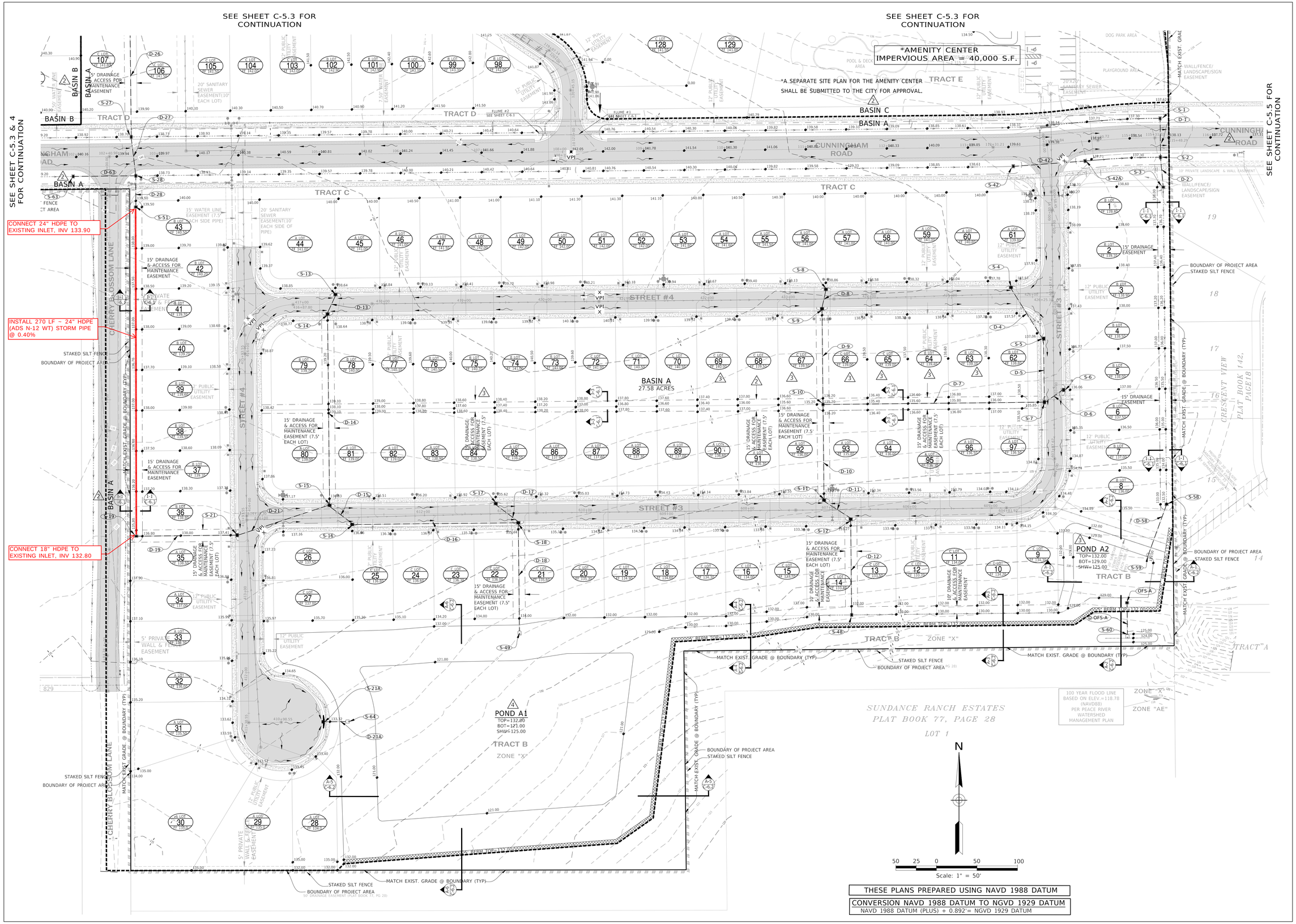

THESE PLANS PREPARED USING NAVD 1988 DATUM

CONVERSION NAVD 1988 DATUM TO NGVD 1929 DATUM
NAVD 1988 DATUM (PLUS) + 0.892'= NGVD 1929 DATUM

REVISIONS		
DATE	NO.	
5/29/18	1	REVISED N'ly BNDRY, LOTS 113 & 138, DELETE 1-LOT
7/26/18	2	REVISED PER COWH COMMENTS
9/25/18	3	REVISED PER SWFWMD & COWH COMMENTS
1/24/20	4	REVISED PER SWFWMD COMMENTS

Dennis Wood Engineering LLC
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LAKELAND, FL 33801
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VILLAMAR PHASE ONE

CITY OF WINTER HAVEN
POLK COUNTY,STATE OF FLORIDA

NOT VALID WITHOUT SEAL

DENNIS L. WOOD, P.E. #17646 (FL)

Dennis L. Wood, State of Florida Professional Engineer, License No. 17646 This document has been electronically signed and sealed by Dennis L. Wood, P.E. on using a SHA-1 authentication code. Printed copies of this document are not considered signed and sealed and the SHA-1 authentication code must be verified on any electronic copy.

DRAINAGE PLAN

SHT C-5.2

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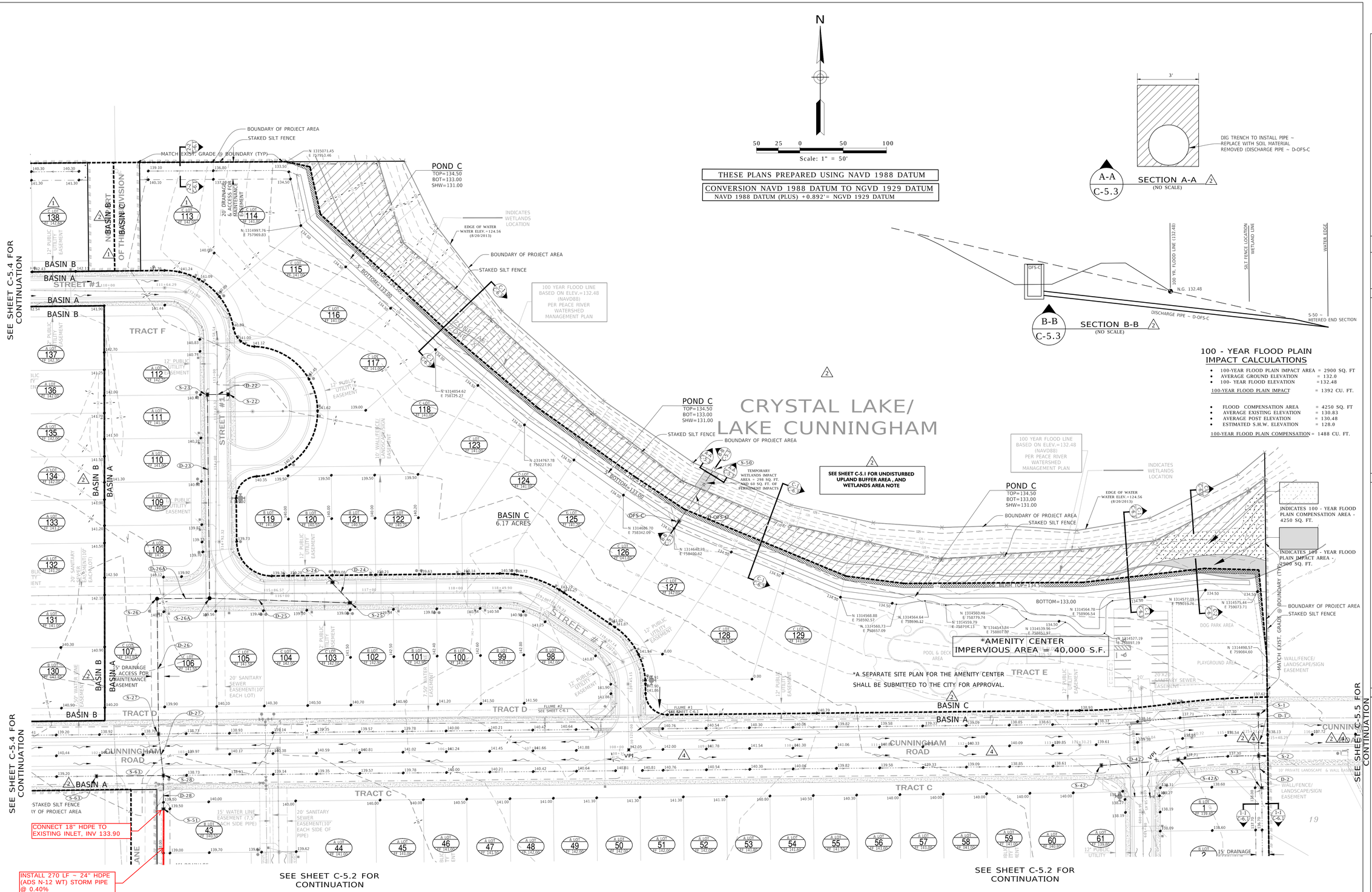

REVISIONS		
DATE	NO.	
5/29/18	1	REVISED N'ly BNDRY, LOTS 113 & 138, DELETE 1-LOT
7/26/18	2	REVISED PER COWH COMMENTS
9/25/18	3	REVISED PER COWH COMMENTS
5/17/19	4	REVISED PER ENGINEER

Dennis Wood Engineering LLC
OFFICE: (863) 940-2040
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VILLAMAR PHASE ONE

CITY OF WINTER HAVEN
POLK COUNTY,STATE OF FLORIDA

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DRAINAGE PLAN

SHT C-5.3

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Measure

0.42 acres

Area

1.28K ft

Perimeter

144 Emanuelle Dr
Winter Haven, FL 33884-3453
27°56'52"N, 81°40'54"W
Fri, 09/10/2026 13:52
D3X424T6UUL9PD Timemark Verified

SECTION 1

ESTIMATE

Aquatic Weed Management, Inc.
PO Box 1259
Haines City, FL 33845

WATERWEED1@AOL.COM
+1 (863) 412-1919

Bill to
Villamar CDD
GMS - Central FL
219 E. Livingston St
Orlando, FL 32801

Estimate details
Estimate no.: 1937
Estimate date: 10/21/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Scope of Work**	Berm mowing/clearing behind privacy fence. From fence line to property line, approximately 610ft long.	1	$4,500.00	$4,500.00

Total **$4,500.00**

Note to customer

Thank you for your business!

Accepted date **Accepted by**

SECTION 2

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

Date: Spet 9, 2026

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

This proposal to do a one time clean up behind the fence line between dry pond and pond 2

	Qty	Unit	Unit Cost	TOTAL
Clean up	96	Hrs	$65.00	$6,240.00
			Total	**$6,240.00**

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

Submitted by: Scott Merrell
Date Submitted: Sept 9, 2026

Accepted by:
Date Accepted: _____

SECTION D

SECTION 1

VillaMar

COMMUNITY DEVELOPMENT DISTRICT

Check Register

Fiscal Year 2026

Date	*check #'s*	*Amount*
	Truist Bank	
Sep 2026	Check#:	
	1169 - 1187	$74,767.83
	ACH Utilities:	
	80121 - 80125	$22,763.24
	TOTAL	**$97,531.07**

*** CHECK DATES 09/01/2026 - 09/30/2026 *** 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	#
9/16/26	00061	9/03/26	9079035	202609	310-51300-42000		*	652.83		
			SEP 26 - AUTO MAIL BATCH							
						ACTION MAIL SERVICES			652.83	001169
9/16/26	00023	9/02/26	6175-09-	202609	310-51300-31200		*	450.00		
			ARBITRAGE-SERIES 2019							
		9/02/26	7578-09-	202609	310-51300-31200		*	450.00		
			ARBITRAGE-SERIES 2023 A-5							
						AMTEC			900.00	001170
9/16/26	00034	8/27/26	18849	202608	330-53800-48500		*	500.00		
			AUG 26 - JANITORIAL SVCS							
		8/27/26	18849	202608	330-53800-48500		*	340.00		
			AUG 26 - 2.ADDITIONL DAYS							
		8/27/26	18849	202608	330-53800-48500		*	675.00		
			AUG 26 - TRASH COLLECT							
		8/27/26	18849	202608	330-53800-48500		*	100.00		
			AUG 26 - MAIL TRASH COLL							
		8/27/26	18849	202608	330-53800-48500		*	500.00		
			AUG 26 - PET STATION SVC							
		8/27/26	18849	202608	330-53800-48500		*	90.00		
			AUG 26 - DOGGIE BGS 200CT							
						CSS CLEAN STAR SERVICES CENTRAL FL			2,205.00	001171
9/16/26	00048	8/14/26	1201	202608	320-53800-34500		*	160.00		
			REMOTE MONITOR/VIDEO SVCS							
						CURRENT DEMANDS ELECTRICAL &			160.00	001172
9/16/26	00018	7/30/26	21	202607	310-51300-31300		*	250.00		
			AMORT S23AA5 PPM-8/1-$60K							
						DISCLOSURE SERVICES LLC			250.00	001173
9/16/26	00011	8/26/26	33601	202608	310-51300-45000		*	160.00		
			FY26 POLICY CHANGE							
						EGIS INSURANCE			160.00	001174
9/16/26	00077	7/31/26	19	202607	320-53800-47400		*	4,260.00		
			SUPP POND TRASH CLEANUP							
						GMS-TAMPA, LLC			4,260.00	001175
9/16/26	00009	7/31/26	438	202607	330-53800-48300		*	241.60		
			AMENITY REPAIRS & MAINT							
		7/31/26	439	202607	330-57200-49000		*	8,615.08		
			PARKING SIGNS PH 6&6D							
						GOVERNMENTAL MANAGEMENT SERVICES -			8,856.68	001176

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
9/16/26	00039	9/14/26	16002	202608	310-51300-31500		*	2,589.50		
			AUG 26 - GENERAL COUNSEL							
						KILINSKI / VAN WYK, PLLC			2,589.50	001177
9/16/26	00085	8/24/26	103712	202608	320-53800-34500		*	1,621.20		
			SECURITY SVC(08/17-08/23)							
						NATION SECURITY SERVICES			1,621.20	001178
9/16/26	00015	9/01/26	26163	202608	320-53800-46200		*	16,248.00		
			SEP 26 - LANDSCAPE MAINT.							
						PRINCE & SONS INC.			16,248.00	001179
9/16/26	00045	8/28/26	33383	202608	330-53800-48200		*	375.00		
			RP. BREAKER POOL MOTOR							
		9/01/26	33497	202609	330-53800-48100		*	2,955.00		
			SEP 26 - POOL MAINTENANCE							
						RESORT POOL SERVICES DBA			3,330.00	001180
9/22/26	00011	9/18/26	34275	202609	300-15500-10000		*	21,100.00		
			FY27 INSURANCE POLICY							
						EGIS INSURANCE			21,100.00	001181
9/22/26	00009	8/31/26	442	202608	320-53800-46600		*	894.83		
			DELINEATOR REPLACEMENT							
		8/31/26	443	202608	330-53800-48300		*	1,082.48		
			COPING/AMENITY REPAIRS							
		8/31/26	444	202608	320-53800-49000		*	1,242.24		
			STORMWATER MAINTENANCE							
		9/01/26	440	202609	320-53800-12000		*	1,931.25		
			SEP 26 - FIELD MANAGEMENT							
		9/01/26	441	202609	310-51300-34000		*	3,830.33		
			SEP 26 - MGMT FEES							
		9/01/26	441	202609	310-51300-35200		*	108.17		
			SEP 26 - WEBSITE ADMIN							
		9/01/26	441	202609	310-51300-35100		*	162.25		
			SEP 26 - INFORMATION TECH							
		9/01/26	441	202609	310-51300-31300		*	858.33		
			SEP 26 - DISSEMINATION							
		9/01/26	441	202609	330-57200-12000		*	1,250.00		
			SEP 26 - AMENITY ACCESS							
		9/01/26	441	202609	310-51300-51000		*	3.22		
			SEP 26 - OFFICE SUPPLIES							
		9/01/26	441	202609	310-51300-42000		*	18.72		
			SEP 26 - POSTAGE							
		9/01/26	441	202609	310-51300-42500		*	52.80		
			SEP 26 - COPIES							
						GOVERNMENTAL MANAGEMENT SERVICES -			11,434.62	001182

*** CHECK DATES 09/01/2026 - 09/30/2026 ***
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	#
9/25/26	00068	9/23/26	BS092320	202609	310	51300	11000			*	200.00		
			SUPERVISOR FEES 09/23/26										
									BOBBIE SHOCKLEY			200.00	001183
9/25/26	00080	9/23/26	EH092320	202609	310	51300	11000			*	200.00		
			SUPERVISOR FEES 09/23/26										
									EMILY J HAZELRIG			200.00	001184
9/25/26	00008	9/23/26	LS092320	202609	310	51300	11000			*	200.00		
			SUPERVISOR FEES 09/23/26										
									LAUREN SCHWENK			200.00	001185
9/25/26	00091	9/23/26	LR092320	202609	310	51300	11000			*	200.00		
			SUPERVISOR FEES 09/23/26										
									LINDSEY RODEN			200.00	001186
9/25/26	00092	9/23/26	JS092320	202609	310	51300	11000			*	200.00		
			SUPERVISOR FEES 09/23/26										
									JESSICA SPENCER			200.00	001187

TOTAL FOR BANK A 74,767.83

TOTAL FOR REGISTER 74,767.83

*** CHECK DATES 09/01/2026 - 09/30/2026 ***
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	#
9/30/26	00051	9/04/26	JUL26	202607	320-53800-43200		*	1,690.80		
			JUL 26 -FIELD WATER&SEWER							
		9/04/26	JUL26	202607	330-53800-48400		*	611.47		
			JUL 26 -AMTY WATR & SEWER							
						CITY OF WINTER HAVEN WATER DEPT.			2,302.27	080121
9/30/26	00054	8/31/26	7865339	202608	310-51300-48000		*	407.15		
			LGLS&PUB NOT.-(08/19/26)							
						GANNETT FLORIDA LOCALIQ			407.15	080122
9/30/26	00043	9/02/26	72519541	202609	330-53800-48100		*	50.00		
			SEP 26 - PEST CONTROL							
						MASSEY SERVICES INC.			50.00	080123
9/30/26	00058	9/01/26	15531650	202609	330-53800-48100		*	225.21		
			SEP 26 - TV/INTERNET/TEL							
						SPECTRUM BUSINESS			225.21	080124
9/30/26	00022	8/27/26	AUG26	202608	320-53800-43100		*	1,305.06		
			AUG 26 - STREETLIGHTS							
		8/27/26	JUL26	202607	320-53800-43000		*	76.80		
			JUL 26 - STREETLIGHTS							
		8/27/26	JUL26	202607	320-53800-43100		*	17,289.46		
			JUL 26 - FIELD ELECTRIC							
		8/27/26	JUL26	202607	330-53800-43000		*	1,107.29		
			JUL 26 - AMENITY ELECTRIC							
						TECO			19,778.61	080125

TOTAL FOR BANK Z 22,763.24

TOTAL FOR REGISTER 22,763.24

SECTION 2

VillaMar

Community Development District

Unaudited Financial Reporting

September 30, 2026

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VillaMar

Community Development District

Combined Balance Sheet

September 30, 2026

	General Fund	*Capital Reserve Fund*	*Debt Service Fund*	*Capital Projects Fund*	*Totals Governmental Funds*
Assets:					
Cash:					
Operating Account	$ 105,696	$ -	$ -	$ -	$ 105,696
Capital Projects Account	-	-	-	578	578
Investments:					
State Board Administration (SBA)	427,631	188,616	-	-	616,247
Series 2019					
Reserve	-	-	201,577	-	201,577
Revenue	-	-	223,992	-	223,992
Prepayment	-	-	508	-	508
Series 2020					
Reserve	-	-	184,450	-	184,450
Revenue	-	-	199,171	-	199,171
Series 2022 A3					
Reserve	-	-	13,868	-	13,868
Revenue	-	-	150,223	-	150,223
Prepayment	-	-	446	-	446
Construction	-	-	-	7	7
Series 2022 A4					
Reserve	-	-	124,913	-	124,913
Revenue	-	-	137,886	-	137,886
Series 2023 A5					
Reserve	-	-	246,900	-	246,900
Revenue	-	-	293,422	-	293,422
Prepayment	-	-	44,406	-	44,406
Construction	-	-	-	94	94
Series 2024 A6					
Reserve	-	-	603,000	-	603,000
Revenue	-	-	326,224	-	326,224
Construction	-	-	-	8	8
Due from Developer - General Fund	15,695	-	-	-	15,695
Due from Developer Series 2022 A3	-	-	-	5,552	5,552
Due from Developer Series 2024 A6	-	-	-	2,492	2,492
Due From General Fund	-	-	283	-	283
Prepaid Expenses	21,100	-	-	-	21,100
Deposits	6,327	-	-	-	6,327
Total Assets	**$ 576,449**	**$ 188,616**	**$ 2,751,267**	**$ 8,732**	**$ 3,525,064**
Liabilities:					
Accounts Payable	$ 17,158	$ -	$ -	$ -	$ 17,158
Due to Debt Service	283	-	-	-	283
Total Liabilites	**$ 17,441**	**$ -**	**$ -**	**$ -**	**$ 17,441**
Fund Balance:					
Nonspendable:					
Prepaid Expenses	$ 21,100	$ -	$ -	$ -	$ 21,100
Deposits	6,327	-	-	-	6,327
Restricted for:					
Debt Service - Series 2019	-	-	426,126	-	426,126
Debt Service - Series 2020	-	-	383,667	-	383,667
Debt Service - Series 2022 A3	-	-	164,553	-	164,553
Debt Service - Series 2022 A4	-	-	262,829	-	262,829
Debt Service - Series 2023 A5	-	-	584,792	-	584,792
Debt Service - Series 2024 A6	-	-	929,299	-	929,299
Capital Projects - Series 2019	-	-	-	578	578
Capital Projects - Series 2022 A3	-	-	-	5,559	5,559
Capital Projects - Series 2023 A5	-	-	-	95	95
Capital Projects - Series 2024 A6	-	-	-	2,500	2,500
Assigned for:					
Capital Reserves	-	188,616	-	-	188,616
Unassigned	531,581	-	-	-	531,581
Total Fund Balances	**$ 559,008**	**$ 188,616**	**$ 2,751,267**	**$ 8,732**	**$ 3,507,623**
Total Liabilities & Fund Balance	$ 576,449	$ 188,616	$ 2,751,267	$ 8,732	$ 3,525,064

VillaMar

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	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	-	-	15,695	15,695
Interest Income	5,000	5,000	22,590	17,590
Miscellaneous Revenue	-	-	210	210
Total Revenues	**$ 1,286,318**	**$ 1,286,318**	**$ 1,327,689**	**$ 41,371**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 12,000	$ 5,400	$ 6,600
Engineering	7,500	7,500	18,435	(10,935)
Attorney	30,000	30,000	12,380	17,620
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	4,000	3,850	150
Arbitrage	2,700	2,700	2,700	-
Dissemination	10,300	10,300	10,300	(0)
Trustee Fees	29,800	29,800	24,738	5,062
Management Fees	45,964	45,964	45,964	(0)
Information Technology	1,947	1,947	1,947	(0)
Website Maintenance	1,298	1,298	1,298	(0)
Postage & Delivery	3,000	3,000	3,394	(394)
Insurance General Liability	7,000	7,000	7,366	(366)
Printing & Binding	500	500	211	289
Legal Advertising	3,160	3,160	9,616	(6,456)
Office Supplies	500	500	98	402
Other Current Charges	2,000	2,000	1,345	655
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	**$ 179,343**	**$ 179,343**	**$ 182,412**	**$ (3,069)**

VillaMar

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Operations & Maintenance				
Field Expenditures				
Field Management	$ 23,175	$ 23,175	$ 23,175	$ -
Landscape Maintenance	226,000	226,000	194,976	31,024
Landscape Replacement	35,000	35,000	3,969	31,031
Pond Maintenance	35,000	35,000	31,460	3,540
Fountain Maintenance	1,000	1,000	825	175
Streetlights	190,000	190,000	164,396	25,604
Electric	5,000	5,000	1,168	3,832
Water & Sewer	50,000	50,000	37,288	12,712
Sidewalk & Asphalt Maintenance	5,000	5,000	13,090	(8,090)
Irrigation Repairs	10,000	10,000	4,114	5,886
General Repairs & Maintenance	30,000	30,000	16,514	13,486
Property Insurance	27,500	27,500	14,053	13,447
Contingency	25,000	25,000	9,563	15,437
Subtotal Field Expenditures	**$ 662,675**	**$ 662,675**	**$ 514,591**	**$ 148,084**
Amenity Expenditures				
Pool Maintenance - Contract	$ 70,900	$ 70,900	$ 35,570	$ 35,330
Security Services	72,000	72,000	29,357	42,643
Pool Maintenance - R&M	7,700	7,700	1,725	5,975
Janitorial Services	30,700	30,700	18,600	12,100
Internet	5,000	5,000	2,408	2,592
Pest Control	2,000	2,000	550	1,450
Playground & Furniture Lease	65,000	65,000	45,116	19,884
Amenity - Electric	22,000	22,000	11,744	10,256
Amenity - Water & Sewer	22,000	22,000	7,782	14,218
Amenity Access Management	15,000	15,000	15,000	-
Amenity Repairs & Maintenance	20,000	20,000	10,258	9,742
Holiday Decorations	20,000	20,000	17,000	3,000
Contingency	25,000	25,000	12,156	12,844
Capital Outlay	-	-	98,274	(98,274)
Subtotal Amenity Expenditures	**$ 377,300**	**$ 377,300**	**$ 305,540**	**$ 71,760**
Total Operations & Maintenance	**$ 1,039,975**	**$ 1,039,975**	**$ 820,131**	**$ 219,844**
Total Expenditures	**$ 1,219,318**	**$ 1,219,318**	**$ 1,002,543**	**$ 216,775**
Excess (Deficiency) of Revenues over Expenditures	$ 67,000	$ 67,000	$ 325,146	$ 258,146
Other Financing Sources/(Uses):				
Capital Reserve Transfer	$ (67,000)	$ (67,000)	$ (236,845)	$ (169,845)
Lease Proceeds	-	-	98,274	98,274
Total Other Financing Sources/(Uses)	**$ (67,000)**	**$ (67,000)**	**$ (138,571)**	**$ (71,571)**
Net Change in Fund Balance	**$ -**	**$ -**	**$ 186,575**	**$ 186,575**
Fund Balance - Beginning	$ -		$ 372,433	
Fund Balance - Ending	$ -		$ 559,008	

VillaMar

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Interest Income	$ -	$ -	$ 4,637	$ 4,637
Total Revenues	**$ -**	**$ -**	**$ 4,637**	**$ 4,637**
Expenditures:				
Chair Lift Replacement	$ 13,500	$ 13,500	$ 13,500	$ -
Furniture Replacement	20,000	20,000	13,822	6,178
Total Expenditures	**$ 33,500**	**$ 33,500**	**$ 27,322**	**$ 6,178**
Excess (Deficiency) of Revenues over Expenditures	$ (33,500)	$ (33,500)	$ (22,685)	$ 10,815
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**	**$ 33,500**	**$ 214,160**	**$ 180,660**
Fund Balance - Beginning	$ 141,650		$ (25,544)	
Fund Balance - Ending	$ 175,150		$ 188,616	

VillaMar

Community Development District

Debt Service Fund Series 2019 A1

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 403,763	$ 403,763	$ 406,497	$ 2,734
Prepayments	-	-	8,317	8,317
Interest Income	6,000	6,000	16,505	10,505
Total Revenues	**$ 409,763**	**$ 409,763**	**$ 431,319**	**$ 21,556**
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	$ 4,088	$ 15,644	$ 11,556
Net Change in Fund Balance	**$ 4,088**	**$ 4,088**	**$ 15,644**	**$ 11,556**
Fund Balance - Beginning	$ 202,659		$ 410,482	
Fund Balance - Ending	$ 206,747		$ 426,126	

VillaMar

Community Development District

Debt Service Fund Series 2020 A2

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 369,050	$ 369,050	$ 371,550	$ 2,500
Interest Income	5,000	5,000	14,917	9,917
Total Revenues	**$ 374,050**	**$ 374,050**	**$ 386,467**	**$ 12,417**
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	$ 5,962	$ 18,380	$ 12,417
Net Change in Fund Balance	**$ 5,962**	**$ 5,962**	**$ 18,380**	**$ 12,417**
Fund Balance - Beginning	$ 179,457		$ 365,287	
Fund Balance - Ending	$ 185,419		$ 383,667	

VillaMar

Community Development District

Debt Service Fund Series 2022 A3

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 138,905	$ 138,905	$ 139,846	$ 941
Interest Income	1,000	1,000	6,865	5,865
Total Revenues	**$ 139,905**	**$ 139,905**	**$ 146,711**	**$ 6,806**
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	$ 4,118	$ 10,924	$ 6,806
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**	**$ 4,118**	**$ (44,546)**	**$ (48,664)**
Fund Balance - Beginning	$ 139,217		$ 209,099	
Fund Balance - Ending	$ 143,335		$ 164,553	

VillaMar

Community Development District

Debt Service Fund Series 2022 A4

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 249,798	$ 249,798	$ 251,490	$ 1,692
Interest Income	-	-	10,194	10,194
Total Revenues	**$ 249,798**	**$ 249,798**	**$ 261,685**	**$ 11,887**
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)	$ 10,397	$ 11,887
Net Change in Fund Balance	**$ (1,490)**	**$ (1,490)**	**$ 10,397**	**$ 11,887**
Fund Balance - Beginning	$ 128,001		$ 252,432	
Fund Balance - Ending	$ 126,511		$ 262,829	

VillaMar

Community Development District

Debt Service Fund Series 2023 A5

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 538,103	$ 538,103	$ 515,322	$ (22,781)
Prepayments	-	-	272,568	272,568
Interest Income	5,000	5,000	23,805	18,805
Total Revenues	**$ 543,103**	**$ 543,103**	**$ 811,694**	**$ 268,592**
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	$ 20,340	$ (67,276)	$ (87,616)
Net Change in Fund Balance	**$ 20,340**	**$ 20,340**	**$ (67,276)**	**$ (87,616)**
Fund Balance - Beginning	$ 350,715		$ 652,068	
Fund Balance - Ending	$ 371,055		$ 584,792	

VillaMar

Community Development District

Debt Service Fund Series 2024 A6

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 603,000	$ 603,000	$ 607,085	$ 4,085
Interest Income	20,000	20,000	28,396	8,396
Total Revenues	**$ 623,000**	**$ 623,000**	**$ 635,481**	**$ 12,481**
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	$ 17,231	$ 29,712	$ 12,481
Net Change in Fund Balance	**$ 17,231**	**$ 17,231**	**$ 29,712**	**$ 12,481**
Fund Balance - Beginning	$ 343,608		$ 899,587	
Fund Balance - Ending	$ 360,839		$ 929,299	

VillaMar

Community Development District

Combined Capital Project Funds

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 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	$ -	$ -	$ 180,055	$ 185,598
Interest Income	-	-	7	-	6	146	158
Total Revenues	**$ -**	**$ -**	**$ 5,550**	**$ -**	**$ 6**	**$ 180,201**	**$ 185,756**
Expenditures:							
Capital Outlay	$ -	$ -	$ 55,470	$ -	$ -	$ 177,701	$ 233,171
Bank Fees	615	-	-	-	-	-	615
Total Expenditures	**$ 615**	**$ -**	**$ 55,470**	**$ -**	**$ -**	**$ 177,701**	**$ 233,785**
Excess (Deficiency) of Revenues over Expenditures	**$ (615)**	**$ -**	**$ (49,920)**	**$ -**	**$ 6**	**$ 2,500**	**$ (48,029)**
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	**$ (615)**	**$ -**	**$ 5,550**	**$ -**	**$ 6**	**$ 2,500**	**$ 7,441**
Fund Balance - Beginning	$ 1,193	$ -	$ 9	$ -	$ 89	$ -	$ 1,291
Fund Balance - Ending	$ 578	$ -	$ 5,559	$ -	$ 95	$ 2,500	$ 8,732

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	-	-	-	-	-	-	-	-	-	-	-	15,695	15,695
Interest Income	1,167	733	818	1,667	2,475	2,512	2,470	2,563	2,501	2,361	1,840	1,483	22,590
Miscellaneous Revenue	-	-	-	-	-	-	30	-	60	90	30	-	210
Total Revenues	**$ 1,167**	**$ 69,441**	**$ 1,089,034**	**$ 15,102**	**$ 19,920**	**$ 10,625**	**$ 15,754**	**$ 74,022**	**$ 10,998**	**$ 2,577**	**$ 1,870**	**$ 17,178**	**$ 1,327,689**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ 600	$ -	$ 600	$ 800	$ 600	$ 600	$ -	$ -	$ 600	$ 600	$ 1,000	$ 5,400
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	1,383	-	12,380
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	-	-	250	-	-	3,850
Arbitrage	-	-	-	450	450	-	900	-	-	-	-	900	2,700
Dissemination	858	858	858	858	858	858	858	858	858	858	858	858	10,300
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	3,830	45,964
Information Technology	162	162	162	162	162	162	162	162	162	162	162	162	1,947
Website Maintenance	108	108	108	108	108	108	108	108	108	108	108	108	1,298
Postage & Delivery	3	39	4	589	6	7	9	98	1,815	105	49	672	3,394
Insurance General Liability	6,793	-	-	-	-	-	-	-	413	-	160	-	7,366
Printing & Binding	41	-	39	-	-	-	-	-	-	-	79	53	211
Legal Advertising	-	-	-	3,841	1,610	-	-	259	-	-	3,906	-	9,616
Office Supplies	-	69	3	0	3	3	3	4	6	1	4	3	98
Other Current Charges	-	116	322	106	94	102	117	101	115	108	74	90	1,345
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**	**$ 8,955**	**$ 19,565**	**$ 7,677**	**$ 182,412**

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	$ 1,931	$ 23,175
Landscape Maintenance	16,248	16,248	16,248	16,248	16,248	16,248	16,248	16,248	16,248	16,248	16,248	16,248	194,976
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	-	-	895	-	13,090
Irrigation Repairs	-	652	-	237	210	670	401	748	270	268	656	-	4,114
General Repairs & Maintenance	1,707	-	55	8,214	790	551	-	936	-	4,260	-	-	16,514
Property Insurance	14,053	-	-	-	-		-	.	-	-	-	-	14,053
Contingency	-	1,085	-	-	-	-	-	4,152	3,084	-	1,242	-	9,563
Subtotal Field Expenditures	**$ 57,627**	**$ 49,050**	**$ 53,029**	**$ 55,640**	**$ 48,473**	**$ 42,665**	**$ 42,271**	**$ 48,956**	**$ 44,628**	**$ 27,048**	**$ 27,026**	**$ 18,179**	**$ 514,591**
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	$ 2,955	$ 35,570
Security Services	1,429	5	-	-	-	2,915	2,316	2,779	6,798	8,091	5,024	-	29,357
Pool Maintenance - R&M			950				-	-	-	400	375	-	1,725
Janitorial Services	1,390	1,450	1,370	1,340	1,430	1,380	1,420	2,035	2,405	2,175	2,205	-	18,600
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	5,959	4,563	4,563	4,563	2,475	2,088	3,484	3,484	3,484	3,484	3,484	3,484	45,116
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	1,250	15,000
Amenity Repairs & Maintenance	-	3,586	320	160	445	364	2,873	933	-	495	1,082	-	10,258
Holiday Decorations	17,000	-	-	-	-	-	-	-	-	-	-	-	17,000
Contingency	-	-	935	-	880	-	1,324	402	-	8,615	-	-	12,156
Capital Outlay	98,274	-	-	-	-	-	-	-	-	-	-	-	98,274
Subtotal Amenity Expenditures	**$ 130,459**	**$ 15,999**	**$ 14,858**	**$ 12,850**	**$ 12,247**	**$ 13,661**	**$ 17,884**	**$ 16,495**	**$ 19,007**	**$ 27,740**	**$ 16,650**	**$ 7,689**	**$ 305,540**
Total Expenditures	**$ 213,065**	**$ 85,000**	**$ 78,658**	**$ 84,371**	**$ 79,646**	**$ 70,634**	**$ 78,592**	**$ 71,084**	**$ 80,963**	**$ 63,743**	**$ 63,242**	**$ 33,545**	**$ 1,002,543**
Excess (Deficiency) of Revenues over Expenditures	**$ (211,898)**	**$ (15,559)**	**$ 1,010,376**	**$ (69,269)**	**$ (59,726)**	**$ (60,008)**	**$ (62,838)**	**$ 2,938**	**$ (69,966)**	**$ (61,166)**	**$ (61,372)**	**$ (16,367)**	**$ 325,146**
Other Financing Sources/(Uses):													
Capital Reserve Transfer	$ -	$ -	$ -	$ -	$ (236,845)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (236,845)
Lease Proceeds	98,274	-	-	-	-	-	-	-	-	-	-	-	98,274
Total Other Financing Uses	**$ 98,274**	**$ -**	**$ -**	**$ -**	**$ (236,845)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (138,571)**
Net Change in Fund Balance	**$ (113,624)**	**$ (15,559)**	**$ 1,010,376**	**$ (69,269)**	**$ (296,571)**	**$ (60,008)**	**$ (62,838)**	**$ 2,938**	**$ (69,966)**	**$ (61,166)**	**$ (61,372)**	**$ (16,367)**	**$ 186,575**

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		10% 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			$124,913	
BONDS OUTSTANDING - 03/18/22				$4,295,000
LESS: PRINCIPAL PAYMENT - 5/1/23				($80,000)
LESS: PRINCIPAL PAYMENT - 5/1/24				($80,000)
LESS: PRINCIPAL PAYMENT - 5/1/25				($85,000)
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		50% MAXIMUM ANNUAL DEBT SERVICE		
RESERVE FUND REQUIREMENT			$246,900	
RESERVE FUND BALANCE			$246,900	
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

	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
ON ROLL ASSESSMENTS	Net Assessments	$ 1,260,615.41	$ 403,761.43	$ 369,049.90	$ 138,905.33	$ 249,798.00	$ 511,853.98	$ 602,999.83	$ 3,536,983.88
		35.64%	11.42%	10.43%	3.93%	7.06%	14.47%	17.05%	100.00%

Date	*Gross Amount*	*(Discount)/ Penalty*	*Commissions*	*Interest/ (P. Appraiser)*	*Net Receipts*	*O&M Portion*	*Series 2019 Debt Service*	*Series 2020 Debt Service*	*Series 2022 PH3 Debt Service*	*Series 2022 PH4 Debt Service*	*Series 2023 Debt Service*	*Series 2024 Debt Service*	*Total*
11/10/25	$ 8,005	$ 420	$ 152	$ -	$ 7,433	$ 2,816	$ 819	$ 749	$ 282	$ 507	$ 1,038	$ 1,223	$ 7,433
11/14/25	16,266	651	312	-	15,303	5,696	1,704	1,558	586	1,054	2,160	2,545	15,303
11/21/25	47,244	1,890	907	-	44,447	17,089	4,853	4,435	1,669	3,002	6,152	7,247	44,447
11/26/25	97,817	3,913	1,878	-	92,027	32,754	10,513	9,609	3,617	6,504	13,328	15,701	92,027
11/30/25	-	-	-	(38,032)	(38,032)	(13,555)	(4,342)	(3,968)	(1,494)	(2,686)	(5,504)	(6,484)	(38,032)
12/08/25	709,853	28,390	13,629	-	667,834	236,580	76,492	69,916	26,315	47,324	96,970	114,237	667,834
12/19/25	1,980,562	79,223	38,027	-	1,863,312	690,676	207,991	190,110	71,555	128,680	263,674	310,626	1,863,312
12/31/25	567,370	26,643	10,815	-	529,913	174,514	63,037	57,618	21,687	39,000	79,913	94,144	529,913
01/09/26	34,158	1,025	663	-	32,470	11,328	3,750	3,428	1,290	2,320	4,754	5,601	32,470
01/29/26	-	-	-	5,913	5,913	2,107	675	617	232	418	856	1,008	5,913
02/12/26	54,105	1,082	1,060	-	51,963	17,445	6,122	5,596	2,106	3,788	7,762	9,144	51,963
03/13/26	9,593	-	192	-	9,401	2,937	1,147	1,048	394	709	1,453	1,712	9,401
04/20/26	35,843	-	717		35,126	13,166	3,895	3,560	1,340	2,410	4,938	5,817	35,126
04/30/26	-	-	-	53	53	53	-	-	-	-	-	-	53
04/30/26	-	-	-	36	36	36	-	-	-	-	-	-	36
05/13/26	224,144	-	4,483	-	219,661	66,283	27,205	24,866	9,359	16,831	34,488	40,629	219,661
06/15/26	8,773	63	174	-	8,536	3,011	980	896	337	606	1,242	1,463	8,536
06/25/26	14,769	-	295	-	14,474	5,426	1,605	1,467	552	993	2,034	2,397	14,474
07/31/26	409	-	-	-	409	126	50	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**