Resident ACADEMY

2026



The Villages®
Community Development Districts

Contents

Agenda 1

Core Values 2

Welcome from the District Manager 3





DEPARTMENTS

Community Development District - Administration 5

Community Relations 15

Customer Service 17

Recreation & Parks 21

Golf Operations & Maintenance 24

Villages Public Safety Department 26

Human Resources 29

Community Standards 31

Community Watch 34

District Property Management 36

Utilities & Sanitation 43

RESOURCES

Commonly Used Acronyms 49

Maps 52

Organizational Chart 55

Contacts 56

Board of Supervisors 57

Committees 62

Chapter 190 - Community Development Districts 64

Notes 65



Agenda

1	Overview of Community Development District - Administration
2	Community Relations
3	Customer Service
4	*Break*
5	Recreation & Parks
6	Golf Operations & Maintenance
7	Villages Public Safety Department
8	Human Resources (Video)
9	Community Standards
10	*Break*
11	Community Watch (Video)
12	District Property Management
13	Utilities & Sanitation (Video)
14	Thank You For Attending

Core Values

Purpose

To provide and preserve the lifestyle of Florida's Friendliest Hometown.

Vision

To be respected as the most responsive and responsible Community Development District.

Mission

To provide responsible and accountable public service that enhances and sustains our community.

Hospitality

"The taste of the roast is determined by the handshake of the host." We believe in creating an atmosphere in every arena which is of high quality, friendly, warm, comfortable, clean, honest, welcoming and like home. We feel the importance and responsibility of this presentation.

Stewardship

We believe each employee acts as a steward of the resources of The Villages. Stewardship includes prudent decision-making and accountability. We each embrace the full measure of both freedom and responsibility in the execution of our position. We choose to treat The Villages and all its resources as "ours" to nourish and protect.

Innovation and Creativity

We provide opportunities for learning and newness. Residents, employees and all helpers are encouraged to grow and change. We embrace personal and professional progress. We believe in corporate innovation, risk taking and "out of the box" thinking.

Hard Work

We are committed to excellence in all that we do. Our work ethic reflects a personal pride in our work and pride in our community. We believe in exceeding everyone's expectations with our effort and our results. We enjoy the good feeling derived from completing a job well done.

Welcome from the District Manager



Greetings! As your District Manager, I extend a warm welcome to you on behalf of our dedicated District staff and esteemed Board of Supervisors. Whether you're a long-standing member of our community or a recent addition, we're delighted to have you here at our Resident Academy.

The District plays a vital role in addressing Florida's growth needs by providing essential community infrastructure without imposing undue burdens on other governments and their taxpayers. With over 25 special purpose Districts, The Villages community thrives on a model that ensures higher construction standards and long-term solutions for operation and maintenance.

Community Development Districts (CDDs) like ours have emerged as a significant advancement, allowing us to plan, finance, construct and maintain community-wide infrastructure and services tailored specifically for your benefit. Through a council/manager form of government, elected members focus on community needs, while a professional manager ensures efficient day-to-day operations. This unique structure allows municipalities and counties to concentrate on general government issues, avoiding duplication of services. Importantly, it generates funds for projected growth without overburdening taxpayers, as those benefiting from special district services bear the financial responsibility.

Our dedicated staff works tirelessly to provide top-tier services, spanning utilities, sanitation, recreation, property management, finance and public safety. The Villages, renowned for its breathtaking scenery and world-class amenities, stands as a testament to the high standards of excellence we strive to uphold in every facet of our community. We are committed to treating our residents, customers, and visitors with dignity and respect, anticipating their needs and exceeding expectations. Our goal is to be a premier, forward-thinking community that not only caters to the present but paves the way for future generations.

Your participation, input and support are integral to our success. I encourage you to stay actively involved in the workings of your District Government, as together, we shape the vibrant community we all call home.

Kenny Blocker
DISTRICT MANAGER

D E P A R T M E N T S

Community Development District - Administration

NOTES

What is a Community Development District?

» *A Community Development District (CDD) is a unit of Special Purpose Government established in accordance with Florida Statute Chapter 190.*

- What do the Districts do?
- Who governs the Districts?
- What does it mean to me to live in a District (CDD)?
- How are the Districts funded?
- How do the Districts get started and how long will they last?
- Do Districts and local government provide duplicate services?
- What is the difference between the District (CDD) and the Developer?

» *Feel free to jot down any additional questions in the note sections of your booklet, and we'll be happy to answer them at the conclusion of the presentation.*

NOT GOVERNED BY THE VCDD

- Downtown Entertainment
- The Sharon
- The Villages Charter School
- Businesses
- Entertainment Shows at the Savannah Center
- Real Estate (Sales, construction, rentals, etc.)
- The Hospital and Medical Services
- Law Enforcement
- Home Construction
- Tax Rates/Impact Fees of Counties and Cities
- Non-Villa/Non-District 4 Street Signage
- Mosquito Control
- Animal Control
- Traffic Signalization & Coordination

State of Florida

LOCAL GOVERNMENT STRUCTURE

» *Counties: 67*
» *Cities: 411*
» *Special Districts: 2,040*
» *Independent Districts: 1,437*
» *Dependent Districts: 603*

EVERY SQUARE INCH OF THE STATE OF FLORIDA IS LOCATED WITHIN A SPECIAL DISTRICT

VCDD as a Community

The Villages population is larger than 96% of the municipalities in the State of Florida.
(14th largest of 411)

- The Villages population is larger than 33 of the 67 counties in the state of Florida.

What Is an Independent Special District?

» *It is created by the State Legislature with Local Government Approval for a:*

- Specific purpose and a specific area.
- The Special District derives its authority from provisions in Florida State Statutes.
- However, the funding and purview of each one is set by the Legislature.

EXAMPLES OF INDEPENDENT SPECIAL DISTRICTS INCLUDE:

- Community Development Districts (Florida State Statute 190)
- Water Management Districts
- Inland Navigation
- Fire Service

What Is a Dependent Special District?

» *It is created by the city and/or county it resides within:*

- The Special Districts are created pursuant to provisions in Florida State Statutes. However, Districts derive their authority from the government that created them.

EXAMPLES OF DEPENDENT SPECIAL DISTRICTS INCLUDE:

- Downtown improvement authorities
- Community redevelopment authorities
- Special taxing districts
- In The Villages, the North Sumter County Utility Dependent District, Wildwood Utility Dependent District, and Villages Public Safety Department Dependent District. (Florida State Statute 189)

The History of Chapter 190

- In 1822, before Florida became a state, there was a Special District under the territorial governing mechanism for roads and highway "The Road, Highway and Ferry Act".
- In 1845 a Drainage District was created to simply drain a swamp.
  - » *Five commissioners were empowered to drain the "Alachua Savannah". To finance the project, the first special assessments were made on landowners based on the number of acres owned and the benefit derived.*
- In 1913 the State passed the first general drainage law, the "General Drainage law of 1913" which evolved into the current Chapter 298.
- Developers and attorneys (who were very creative) took the old Chapter 298 (which provided for only draining properties) to the legislature with the property they owned and asked the legislature for additional powers such as roads, bridges, water, sewer and sometimes parks and recreation.
- As a result of using Chapter 298, there was no uniform or consistent application of special district powers – each District was different and operated under whatever authority was granted at the time of the request.
- During 1973 to 1974, Governor Ruben Askew became concerned about "districts" and developments being "custom made" with no accountability, no standards and no uniformity.
- So, in 1975, the State enacted the New Communities Act to help the development process. However, although it provided a more uniform method of development, it was very difficult to use and was not creating the economic development first envisioned when it was created. As a result, development laws and rules began to be overhauled.
- In 1980, the Legislature, along with interested parties and the State Community Affairs Committee, asked the question: Are Special Districts in the State's interest?
  - » *Their answer was YES.*
- As a result, the legislature adopted Chapters 189 and Chapter 190 – Chapter 190 is the legislative authority for the Community Development Districts, which are independent units of special purpose government.

Multiple Districts - What does that mean to you?

IF YOU LIVE IN

LADY LAKE/LAKE COUNTY
YOU RECEIVE SERVICES FROM

1 District

VCDD: Amenities, Fire Service, Water/Sewer

NORTH OF CR466
YOU RECEIVE SERVICES FROM

3 Districts

VCCDD: Amenities, Fire Service, Water/Sewer
NSCUDD: Sanitation
Districts 1 - 4: Maintenance, Deed Compliance

SOUTH OF CR466 & NORTH OF SR44
YOU RECEIVE SERVICES FROM

4 Districts

VCCDD: Fire Service
SLCDD: Amenities
NSCUDD: Sanitation, Water/Sewer
Districts 5-11: Maintenance, Deed Compliance

SOUTH OF SR44
YOU RECEIVE SERVICES FROM

3 Districts

VCCDD: Fire Service
SLCDD: Amenities (District 12-13 Only)
WUDD: Water/Sewer
Districts 12-16: Maintenance, Deed Compliance (District 12 Only)

Chapter 190 Legislative Intent

The need to encourage new, large-scale communities that included long range planning, management, financing and a perpetual entity to operate and maintain community infrastructure.

To allow large landowners the mechanism to invest the time and financial resources to undertake a large-scale new community, the legislature created a public private partnership.

Why We and the State of Florida Have Special Districts

- Creates a governing board of elected members to focus on the specific community needs and issues the special district is addressing. And establishes a council-manager form of government to provide efficient management of the District.
- Districts allow municipalities and counties to focus on general government issues. The Districts do not duplicate services offered by the cities and counties.
- Generates money to pay for projected growth without putting an excessive burden on other taxpayers and governments, since only those who benefit from the special district's services are required to pay.
- Ensures accountability of public resources, since special districts, cities and counties are held to high standards (e.g., Ethics, Sunshine Law, Public Records Law, Financial Reporting, Financial Disclosure Laws.)
- Protects property values by assuring property owners that their roads, water and sewer lines, and other essential facilities and services will continue to be maintained.
- Saves money for affected citizens by selling tax-exempt bonds, purchasing essential goods and services tax-free, and participating in state programs and initiatives.
- Maintains the financial integrity of the special district by limiting its liability to civil lawsuits and providing state and federal assistance in the event of a financial emergency.

If you are a developer, how do you develop property in accordance with chapter 190?

THE DEVELOPER OWNS LAND!

What Next?

Developer petitions the State and Local Government to establish Chapter 190 District

▼

Local Government reviews and, if approved, State then reviews and, if approved, establishes Community Development District

▼

Landowners elect Board Members (Board members begin to transition to qualified elected positions when the District is both 6 years old and has a minimum of 250 qualified electors residing in the District)

▼

Developer enters into Interim Funding Agreement with District

▼

Developer begins construction of infrastructure as required by local government

▼

District issues bonds based on Engineer's Report of estimated cost of infrastructure construction

▼

Developer is reimbursed for construction costs up to estimated cost (bond amount) - any additional costs are the Developer's responsibility

▼

District Bonds are paid off through assessments on individual properties. Either paid in full or are billed on Annual Tax Bill

▼

Other than road infrastructure annual maintenance assessments on tax bill pay for the upkeep and operation of the District's infrastructure built with the bond proceeds of the District

Village Community Development Districts

- Community Development Districts (CDD) 1 – 16
- Village Center Community Development District (VCCDD)
  - » *AMENITY AUTHORITY COMMITTEE (AAC)*
- Sumter Landing Community Development District (SLCDD)
  - » *PROJECT WIDE ADVISORY COMMITTEE (PWAC)*
- Brownwood Community Development District (BCDD)
- Eastport Community Development District (ECDD)
  - » *EASTPORT MAINTENANCE ADVISORY COMMITTEE (EMAC)*

3 DEPENDENT DISTRICTS

- North Sumter County Utility Dependent District (NSCUDD)
- Wildwood Utility Dependent District (WUDD)
- Villages Public Safety Department Dependent District (VPSDDD)

SPANS APPROXIMATELY 90 SQUARE MILES AND POPULATION IS APPROXIMATELY 157,000 RESIDENTS

- Newly established Community Development Districts are restricted in size to no greater than 2500 acres.
- Existing CDDs (also commonly called Residential Districts) can amend their boundaries no greater than 50% of the cumulative net total of the land in the initial district, and no greater than 1,000 acres on a cumulative net basis.

The elected Board of Supervisors within each District levies Assessments (taxes) on property owners within that district to operate, maintain and manage infrastructure owned by that District.

- Stormwater Facilities
- Water Retention Areas
- Villa Roads – Districts 1-11
- District 4 maintains all streets except Buena Vista Blvd.
- City of Wildwood maintains all streets in District 12, District 13, and District 15 upon turnover.
- City of Leesburg maintains all streets in District 14 upon turnover
- Rights of Way
- Landscaping
- Common Areas
- Streetlights
- Multi-Modal Transportation Paths
- Sign Walls
- Fences
- Deed Restrictions (Districts 1-12)

Project Wide Fund

South of CR466 has a unique mechanism to manage the maintenance assessments needed for “common” areas. Infrastructure such as landscape along major roadways, storm water facilities, tunnels, multi-modal paths, etc. are paid for through a Project Wide Fund (PWF). The PWF receives its revenue from Districts 5-13, Sumter Landing and Brownwood Community Development Districts based on assessable acreage and the funds are used to maintain the common areas.

District	Acreage	# Homes	District	Acreage	# Homes
District 1	**998**	**3,420**	**District 9**	**1,311.7**	**5,409**
District 2	**989.6**	**3,668**	**District 10**	**1,588.8**	**6,639**
District 3	**894.6**	**3,762**	**District 11**	**692.8**	**2,055**
District 4	**1,253.5**	**5,432**	**District 12**	**1,490**	**6,202**
District 5	**1,406**	**6,399**	**District 13**	**2,385.2**	**8,062**
District 6	**1,496**	**6,697**	**District 14**	**2,500**	**3,234**
District 7	**976**	**4,765**	**District 15**	**1,378.4**	**3,616**
District 8	**1,098**	**5,193**	**District 16**	**1,316.1**	

Project Wide Advisory Committee

DISTRICTS 5-13, SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT & BROWNWOOD COMMUNITY DEVELOPMENT DISTRICT

The Project Wide Advisory Committee (PWAC) was established by Resolution 13-05 of the Sumter Landing Community Development District (SLCDD) and is comprised of a Board Supervisor from Village Community Development Districts 5-13. The resolution provides the PWAC will:

- Provide input, explore issues and provide advice and recommendations to the SLCDD on issues related to the maintenance of Project Wide Improvements.
- Review and recommend the annual budget to the SLCDD, review budget to actual statements
- Review and recommend contract renewals and bid/proposal awards to the Board related to the Project Wide Improvements.
- Explore significant and important issues pertaining to the Project Wide Improvements as they arise and provide advice and recommendations to the SLCDD.

Eastport Maintenance Advisory Committee

DISTRICTS 14-15 & EASTPORT COMMUNITY DEVELOPMENT DISTRICT

The Eastport Maintenance Advisory Committee (EMAC) was established by Resolution 2023-09 and is comprised of a Board Supervisor from Village Community Development Districts 14-16 & Eastport Community Development District. The resolution provides the EMAC will:

- Provide input, explore issues and provide advice and recommendations to the Eastport Community Development District on issues related to the maintenance of Project Wide Improvements.
- Review and recommend the annual budget to the Eastport Community Development District, review budget to actual statements.
- Review and recommend contract renewals and bid/proposal awards to the Board related to the Project Wide Improvements.
- Explore significant and important issues pertaining to the Project Wide Improvements as they arise and provide advice and recommendations to the Eastport Community Development District.

VCDD Management Services

The VCCDD provides the management services and general government services for all other Districts within The Villages and the North Sumter County Utility Dependent District (NSCUDD) and the Wildwood Utility Dependent District (WUDD) as well as Villages Public Safety Department Dependent District (VPSDDD). The use of the VCCDD as a "management" company provides the rest of the Districts a benefit from economy of scale. The type of services cost allocated to the other Districts, include personnel, buildings and overhead (electric/phones/landscaping, operating supplies, and equipment).





Amenity Fees

- Resident purchases home.
- Resident signs Contract to pay amenity fees in exchange for services.
- When offered, Amenity fee contractual agreements were sold to VCCDD and SLCDD who provides amenities in accordance with the contract (fee for services).
- Payment of the Amenity Fee is required through the Contract you signed when you bought your home. The contract requires you to adhere to the Declaration of Restrictions (Restrictions) for your unit/lot.
- Amenity Fee is paid for in exchange for Amenity Services- it is a FEE FOR SERVICES.
- Depending on your Restrictions, your Amenity Fee increases every year or every three years.
- Depending on your Restrictions, your Amenity Fee increase is based on either the date you signed your contract or the original land sale date.
- The Amenity Fee increase is based on the CPI and CANNOT be increased or decreased greater than that amount each year (or every three years depending on your Restrictions).

The current prevailing rate for all new homebuyers (and resales post 1/1/26) is $204.00/month.

TOTAL ROOFTOPS
AS OF OCTOBER 31, 2025

87,328+

VCCDD - 22,557 Amenity Fees

NORTH OF CR466

- VCCDD purchased 22,007 Amenity Fees north of CR466 beginning in 1996
- 250 Assisted Living/Independent Living Facility Unit Amenity Fees
- VLS reserved 300 units Amenity Fees north of CR466 by Agreement
- Chatham Acres, Watercrest ALF/ILF, Marbella

SLCDD - 37,975 Amenity Fees

SOUTH OF CR466 TO DISTRICT 13

- SLCDD purchased 37,157 Amenity Fees south of CR466 to SR44 beginning in 2005
- 175 Continuing Care Unit Amenity Fees
- Reserved 643 Amenity Fees south of CR466 to SR44
- Atwood Villas, Brownwood Lofts and Continuing Care Unit Amenity Fees

Developer owns all Amenity Fees

DISTRICT 14 AND BEYOND

Commercial Development Districts



VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT
(VCCDD)



SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT
(SLCDD)



BROWNWOOD COMMUNITY DEVELOPMENT DISTRICT
(BCDD)



EASTPORT COMMUNITY DEVELOPMENT DISTRICT
(ECDD)

Established through the State of Florida, subject to local government approval, like all Community Development Districts.

COMMERCIAL DISTRICTS PROVIDE A MULTITUDE OF SERVICES FUNDED THROUGH VARIOUS SOURCES

Village Center Community Development District

Recreation Amenities Division (RAD)

- Funded through Contractual Amenity Fees Purchased from Developer
- Common Area Maintenance (Including maintenance in the Lady Lake/Lake County portion of The Villages)
- Community Watch
- Recreation Centers and Activities
- Water Retention Areas
- Gate and Postal Facility Maintenance
- Executive Golf Courses

Water and Wastewater Services

- Funded through User Fees
- LSSA and VCSA Utilities

Villages Public Safety Department Dependent District

- Funded through Villages Public Safety Department Dependent District (VPSDDD), VCCDD Amenities Revenue, SLCDD Amenities Revenue, Developer Amenities Revenue, Lady Lake Assessments, Fruitland Park Assessments, Lake County Assessments, Sumter County Assessments and General Fund.
- Provided to all residents in Lady Lake/Lake County and 15 Residential Numbered Districts, (with the exception of District 4).

Village Of Spanish Springs Assessment Program

- Funded through assessments on properties in the VCCDD geographic area.
- Provides the operation and maintenance costs for the Village of Spanish Springs and Rolling Acres Plaza - sidewalks, landscaping, parking lots, décor, janitorial and holiday decorations.

Sumter Landing Community Development District

Sumter Landing Amenities Division (SLAD)

- Funded through Contractual Amenity Fees Purchased from Developer. (CR466 south to District 13)
- Common Area Maintenance
- Community Watch
- Recreation Centers and Activities
- Water Retention Areas
- Gate and Postal Facility Maintenance
- Executive Golf Courses
- Project Wide Maintenance



Villages Public Safety Department

- Funded through Amenity fees.
- SLCDD provides funding to VCCDD for Villages Public Safety.

Lake Sumter Landing Assessment Program

- Funded through assessments on properties in the SLCDD geographic area.
- Provides the operation and maintenance costs for Lake Sumter Landing – sidewalks, landscaping, parking lots, décor, janitorial and holiday decorations.

Management Fees

- For management services provided by Village Center Community Development District.

Project Wide Advisory Committee

ESTABLISHED 2017

Resolution 17-11 was adopted by the SLCDD on May 18, 2017 to expand the duties and responsibilities of the Project Wide Advisory Committee (PWAC) to provide input, explore issues and provide recommendations on issues related to SLCDD owned Amenity facilities.

- Discretion over all Non-Bond Recreation Amenity Division Funds.
- Rate setting of Amenity Facility user fees.
- Policy control over operations of Amenity Facilities and Services.
- Prohibited from establishing disparate services north and south of CR466.
- Restricted from involvement in Public Safety, Management fees/services.

Governed by Board of Supervisors

- Supervisors are State of Florida elected officials and are subject to state laws that all elected officials must adhere to such as ethics, financial disclosure, public records, etc.
- Meet during regular monthly meetings and hold workshops as necessary to discuss budgets and policies as they relate to their individual District responsibilities.
- Meetings are advertised and agendas are included on the DistrictGov.org website one week prior to the meeting.
- Summary minutes are prepared for the Board and committee approval.
- Set policies, adopt budgets, approve contracts, address resident issues/concerns.
- Supervisors may choose to be paid $200 a meeting up to a maximum of $4800 per year.

Getting Involved

- After the 6th year or 10th year, once the District reaches 250 or 500 qualified electors, respectively the transition will begin and two of the three seats become qualified.
- Each District is governed by a Board which is either elected by a Landowner or Qualified (Registered Voter) Election.
- Voting in a Landowner Election – Not required to be a registered voter within the State of Florida, but must be a landowner to vote. A Landowner Election is separate from the general election. A Landowner Election allows one vote per acre or part (parcel) thereof.
- Voting in a Qualified Election – Required to be a registered voter in the State of Florida. If there is a contested race for a Seat on the Board of Supervisors, the election will be included on the General Election ballot. All registered voters are entitled to one vote.

Sunshine Law

Sunshine Law applies to any gathering or communication between two or more Board members of the same Board to discuss any matter which foreseeably could come before the Board.

Requirements:

- All Board meetings must be open to the public
- Reasonable notice of meetings must be given
- Minutes of the meeting must be taken
  - » *Board Members can be friends and are able to have lunch, golf and attend social gatherings together just as long as they do not discuss any Board business.*

The Florida Supreme Court has determined that public records are all materials made or received by a Board in connection with official business. As soon as a document is received by the District it becomes a public record. The District Clerk serves as the VCDD's Boards' Custodian for public records. Any individual can make a public records request and State Law requires the custodian honor the request. Requests can be made in person, telephone or via e-mail.

State Law provides the District the authority to charge $.15 per single-sided copy; however, if the nature of the request is extensive, the District may charge a reasonable service charge.

How the Districts are Governed

QUALIFIED ELECTOR ELECTIONS

Districts 1-12	All qualified electors
District 13	Two qualified electors, Three landowner electors *Began transition in 2024.* *Five residents of District 13 sit on the board.*
District 14	Five landowner electors *Begin transition in 2027 after six years and 250 qualified electors.*
District 15	Five landowner electors *Begin transition in 2028 after six years and 250 qualified electors.*
District 16	Five landowner electors *Begin transition in 2031 after six years and 250 qualified electors.*



Community Relations





NOTES

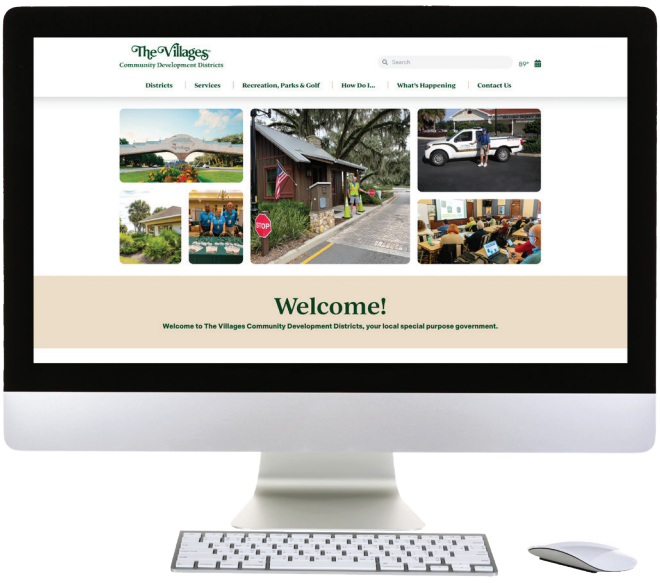
PRIMARY METHODS OF COMMUNICATION

- **DistrictGov.org**
- **Weekly Bulletin**
- **Contact Us 24/7**
- **e-Notifications**

Our website is a great resource for information on a broad range of topics:

- News, Events & Announcements
- Your District
- Utility Bill Payment Options
- Sanitation Schedules
- Board Meetings and Agendas
- Weekly Bulletin Publications
- Recreation Clubs & Activities
- Public Safety Information
- Architectural Review Criteria

DistrictGov.org



Customer Service

NOTES

Customer Service Locations



North Satellite Office
1200 Avenida Central
La Hacienda Recreation
Mon-Fri: 8:00am-5:00pm
Sat-Sun: Closed
This office is closed daily between 12:00 – 1:00pm for lunch.



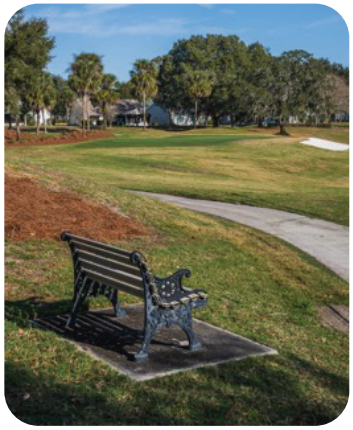
District Customer Service Center
3571 Kiessel Road
Brownwood Paddock Square
Mon-Fri: 8:00am-5:00pm
Sat-Sun: Closed



Lake Sumter Satellite Office
1030 Lake Sumter Landing, Suite A
Lake Sumter Landing Market Square
Mon-Fri: 8:00am-5:00pm
Sat-Sun: Closed

3 LOCATIONS IN WHICH YOU CAN ACCOMPLISH MANY OF YOUR DISTRICT NEEDS

- Register for Community Watch Programs
- Questions & payment of your monthly utility/amenity bill
- Update Emergency Contact Information
- Resident & Guest ID Card services





Services Provided

Resident ID Cards

- Replace ID cards due to loss, theft or damage
- 30-day Temporary ID available at no charge
- Permanent ID replacement - $15
  - » *New picture*
  - » *New Resident ID Number*

Non-Owner Resident ID Card

- Issued to residents not on the deed
- Requires homeowner authorization and must meet residency requirements

Gate Access Cards

- Replace gate access cards due to loss, theft or damage
- Current replacement charge - $15
- Please bring in all remaining cards
- Up to four (4) cards can be issued per home



RV Storage Facility Space Rentals

ALHAMBRA LOT & INDUSTRIAL LOT

20' Space:	**$42.00 + tax**
30' Space:	**$50.00 + tax**
40' Space:	**$53.00 + tax**
50' Space:	**$59.00 + tax**

- Fee placed on monthly utility/amenity bill
- Temporary Space: $16.00 + tax per day

Adopt-A-Bench

- Current cost: $1400
- Price includes bench, plaque, concrete slab, freight, installation and ongoing bench maintenance once installed.
- Benches located on District property. Contact customer service for available locations.

Additional Services

- Update Contact Information
- Register for Community Watch programs
- Pay your utility/amenity bill

Veteran Brick Sales

- Dedication ceremony each Veterans Day – November 11th
- Bricks cost $55 - must be purchased by March 31st to be included in that year's ceremony
- 302 bricks were dedicated during the 2024 ceremony

District Couriers

- Monday - Friday (except holidays)
- Couriers pick up correspondence from the Utility, Amenity & District Correspondence Box located at each postal facility
- Utility/Amenity Payments - No Postage Required
- Bulletin Board Requests
- Questions/Suggestions
- District correspondence

POSTAL FACILITY BULLETIN BOARDS

- A valuable tool for communicating District and Village neighborhood social club information. The Postal Facility Bulletin Board guidelines can be found on our website at DistrictGov.org.

TO SUBMIT A REQUEST:

- Use the utility/amenity box at each postal station
- Email item to CustomerService@DistrictGov.org
- Drop off item at District Customer Service Center







CONTACT US

DistrictGov.org

352-753-4508

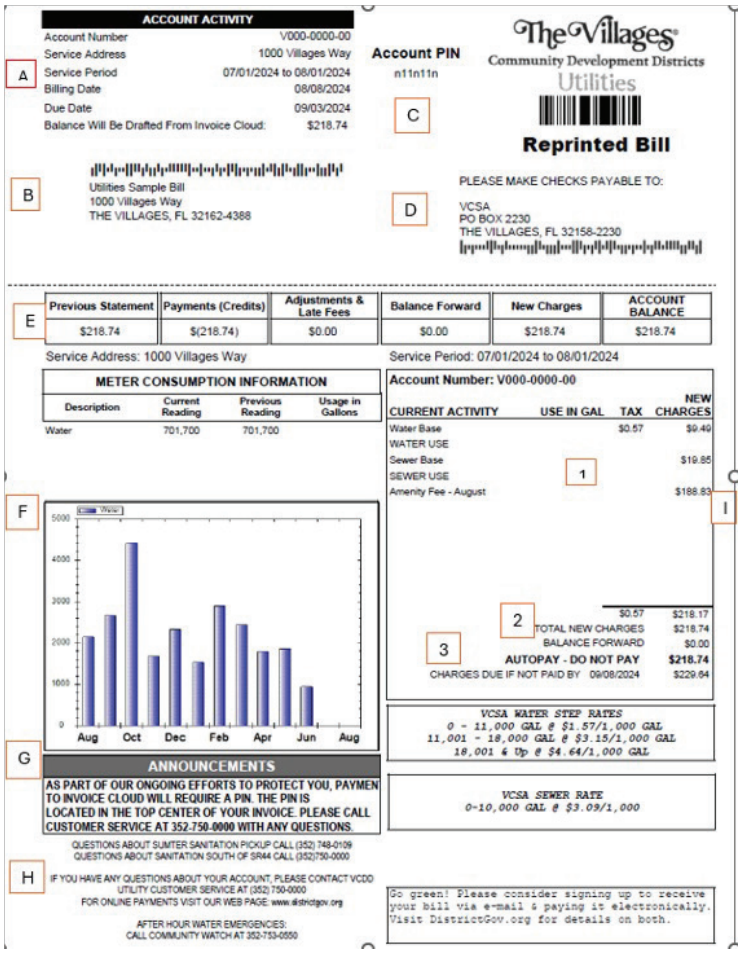
CustomerService@DistrictGov.org

Utility Billing and Collection Services

- 7 Utilities
- 2 Sanitation Services
- 84,516+ Bills Generated Monthly
- 350 New Home Sales Monthly
- 500 Resales Monthly

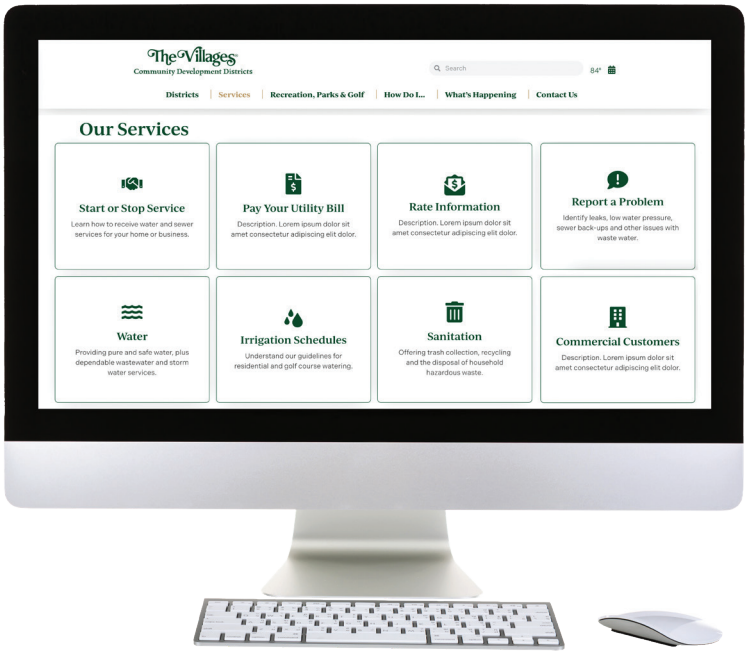
Your Utility Invoice Explained

- **A** Bill Overview
- **B** Name and Mailing Address
- **C** Your Account PIN
- **D** Utility and Mailing Address
- **E** Activity Bar
- **F** Meter consumption by read and chart.
- **G** Important Messages
- **H** Customer Service Contact Information
- **I** Activity Detail: broken down by billing item, summed into a total.
  - » **1** *Billing Items*
  - » **2** *Taxes & Total*
  - » **3** *Amount due*



Our website is a great resource for information on a broad range of topics:

- Payment and Rate Information
- Start/Stop Service
- High Usage Notification
- Boil Water Notices
- View your Utility and Amenity
- Invoice
- Sign up for E-billing



DistrictGov.org > Services > Resident Services > Customer Service

Recreation & Parks



NOTES

NATIONALLY ACCREDITED

FULL & PART-TIME EMPLOYEES	FACILITIES	POOLS	PARKS	TRAILS & PATHWAYS
600+	120+	119+	23+	30+ miles

WEEKEND SERVICES

Executive Trail Pass
Guest ID Services
Activity Registration

LOCATIONS

Lake Miona
Eisenhower
Everglades
La Hacienda
Olympia
Rohan

HOURS

Saturday & Sunday
8:30AM - NOON

AT YOUR SERVICE PROGRAM

There are 14 **At Your Service** locations and each location oversees 2-4 mid-size centers. These 14 locations are the largest centers and they offer the most indoor and outdoor amenities.

- Register For Activities
- Purchase Executive Trail Pass
- Guest ID Services
- Register for The Enrichment Academy

- All Recreation Sevices *PLUS* request applications to:
  - » *Reserve A Room For Your Special Event*
  - » *Form A New Resident Lifestyle Club*

At Your Service Locations:

Colony Cottage
Eisenhower
Everglades
Ezell +
Fenney +
La Hacienda +
Lake Miona
Laurel Manor
Mulberry Grove
Olympia +
Paradise
Rohan
Savannah
SeaBreeze +

RECREATION FACILITIES

Hours of Operation: 7AM - 10PM
Outdoor Hours of Operation: 7:30AM - Dusk
There are ***120+*** recreation facilities throughout The Villages. These facilities are grouped into three types: Regional, Village and Neighborhood.

POOLS

There are three types of pools throughout The Villages community: Sports Pools, Adult Pools and Family Pools. Each pool type has different uses and purposes.

Sports Pools: Residents only, 30+ years of age
These pools have specific schedules of activities: Lap swim, water walk, water exercise programs, water volleyball, etc. Be sure to check the sports pool activity schedule before you go.

Adult Pools: Residents and guests 30+ years of age
Intended for refreshing socialization & non-organized/scheduled activities. Regularly scheduled water exercise groups are encouraged to use the sports pools.

Family Pools: Residents and guests of all ages
For residents who have family members visiting regardless of age. Noodles, unbreakable masks, goggles and small buckets are the only items allowed in these pools.

WHAT TO KNOW

- ALWAYS carry your original hard copy Villages ID or Guest ID, and a photo ID.
- Read signs and bulletins.
- Become familiar with your surroundings.
- Automated External Defibrillators are located at all recreation centers, sports pools, softball complexes and District Offices.
- All outside recreation areas are provided with a bulletin board that contains 911 information.
- Courtesy phones are available for use by residents and guests in case of an emergency or to reach a recreational staff member.
- Amenity icons are key to finding your favorite activity. These are also attached to the bollards at the entrance to the trails and pathway to convey what activities can and can't be done.

THE ENRICHMENT ACADEMY

Discover new ways to inspire your mind, body and spirit with seasonal courses offered throughout the year.
The Enrichment Academy offers over 400+ different courses utilizing 160 instructors and speakers. These courses are held at 40 Recreation locations. The Fall/Winter season



runs October - March and Spring/Summer season runs April - September. Prospective instructors and speakers are required to complete an application available on our website or At Your Service location. Applications are accepted year-round and reviewed bi-annually.

Registration is required to attend. Residents and general public 30+ years old may register. There are 3-ways to register:

- Online at TheEnrichmentAcademy.org
- In Person by visiting any At Your Service location
- By Mail: 3571 Kiessel Road, The Villages 32163

RESIDENT LIFESTYLE VOLUNTEERS

Resident lifestyle volunteers are the leaders of the activity groups that fill social, recreational, educational, emotional, or physical needs of members. The Resident Lifestyle Volunteers work with the Recreation & Parks Department to coordinate services, scheduling, support staff, communications, facilities, and other related services that benefit the community.

Currently we offer over 3,500 Resident Lifestyle Clubs/Activities under these broad categories: Art, Dance, Health & Wellness, Music, Social Clubs, Special Interest, Sports Swimming, and Performance Groups. The Recreation & Parks Department, in cooperation with the volunteers, facilitates the use of District and Developer owned and operated facilities for the use and enjoyment of The Villages residents to enhance their active lifestyle.

EVENTS AND ACTIVITIES

The Villages offers a myriad of events and activities to choose from to help you lead an active lifestyle full of fun, family and friends! There are 3 types of events and activities to help you get involved.

- Lifestyle Events
  - » *Events and Activities that involve the whole community such as Square Events, Parades, Running of the Squares, Senior Games, Camp Villages and more!*
- General Lifestyle
  - » *Regularly scheduled socials at your local recreation center outlined on the monthly special events calendar.*
- Center-Based Programming
  - » *Lessons, Open Play, Organized Play, Neighborhood/Social Leagues and Activities, Tournaments, Special Events and more!*

PARKS, TRAILS & MORE

Enjoy the great outdoors by visiting our many parks, trails and other outdoor facilities.

- Parks & Preserves
  - » *Exercise stations*
  - » *Walking paths*
  - » *Picnic tables and benches*
  - » *Boardwalks*
- Dog Parks
  - » *9 dog friendly parks*
  - » *Fenced-in play areas for both large and small dogs.*
- Softball Fields
  - » *19 fields at 6 complexes*
- Putt & Play

Bring your putter and golf balls or stop by the Recreation center to check out equipment.

- Course Locations:
  - » *Fenney, First Responders, Ezell/Clifton Cove and Franklin/Jubilee*

Enjoy access to cardiovascular machines and a wide variety of fitness equipment at a Fit Club near you. Choose from a wide variety of memberships that fit your active lifestyle: 1 month, 3 months, 6 months, 9 months or a year! Stop by one of our eight locations to sign-up.

- Fit Club Locations:
  - » *Colony Cottage, Fenney, Ezell, Laurel Manor, Mulberry Grove, Rohan, SeaBreeze and Olympia.*

FINDING INFORMATION

Get Your **Recreation** Info:

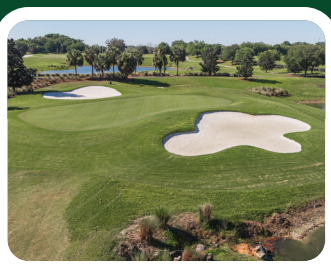
- Every Thursday in The Villages Daily Sun
- DistrictGov.org
- The Villages App
- VNN
- Digital Billboards
- Community Calendar
- Bulletin Boards



DistrictGov.org > Recreation, Parks & Golf > Recreation

Golf Operations & Maintenance





NOTES

DistrictGov.org >
Recreation, Parks & Golf > Golf

HOLES OF GOLF IN THE VILLAGES
819

TOTAL HOLES OF EXECUTIVE GOLF
459

TOTAL HOLES OF CHAMPIONSHIP GOLF
360

HOLES-IN-ONE
2767

COURSE MAINTENANCE

The District utilizes contractors to perform many of the maintenance requirements on the Executive Golf Courses. This maintenance includes:

- Daily Course Set-Up
- Mowing
- Bunker Maintenance
- Watering
- Chemical Applications
- Aerification
- Top Dressing
- Verti-Cutting
- Over Seeding

Contract oversight includes daily course observations and evaluations, scheduling course closures for maintenance and planning improvement projects.

Course renovations are utilized to revitalize aging courses, incorporate newer turf varieties and constructions methods, and for planning of extensive renovations to upgrade playing surfaces.

**District does not maintain Championship Courses.*

AUDOBON PARTNERSHIP

We proudly partner with Audubon International on all Executive Golf Courses.

TEE TIME SYSTEM

The Tee Time System is designed to provide all residents with fair and equal opportunities to play golf. One of our main responsibilities is to ensure the integrity of the system.

- Convenient and accessible 24 hours a day
- Make a request 4-7 days in advance by phone 352-750-4558 or TheVillages.net
- Sign up for Good Golf School

COURSE MANAGEMENT

Each Country Club Golf Professional oversees Executive Golf Courses in their geographic region:

Orange Blossom Hills

Silver Lake
Hill Top

Cane Garden

Yankee Clipper
Southern Star
Bonita Pass
Redfish Run
Tarpon Boil

Tierra Del Sol

De La Vista

ADDITIONAL STATISTICS

TOTAL ROUNDS OF GOLF PLAYED
3,473,329+

EXECUTIVE GOLF ROUNDS
2,564,723+

CHAMPIONSHIP GOLF ROUNDS
908,606+

GOLFERS SHOT THEIR AGE
5,310+

OLDEST WOMAN
93

OLDEST MAN
98

LESSONS TAUGHT AT THE VILLAGES GOLF ACADEMY
20,000+

Villages Public Safety Department

NOTES

CURRENT SERVICE AREA

100+ *square miles*

RESPONSE DATA HIGHLIGHTS FY24/25

EMERGENCY MEDICAL	FIRE RELATED	TOTAL INCIDENTS
20,930	6,703	27,633

VPSD SERVICE AREAS

Established in 1999, the VPSD has provided fire protection and emergency medical services to the areas of The Villages since October 1, 1999. Initially the Department was comprised of one station (Station 41- Lake Sumter Landing), one Fire Chief, and 12 firefighter/paramedics.

VPSD responded to 1,040 calls for service during the first year of operations, and the response area covered approximately 3 square miles.

As of 2025, VPSD is comprised of over 200 Firefighters/Paramedics/EMTs, 9 Battalion Chiefs, and 31 Administrative Personnel. Additionally, VPSD has a Heavy Technical Rescue Team, recognized by the State of Florida, which is a team of firefighter/EMTs and firefighter/paramedics specializing in various rescue techniques. VPSD deploys resources out of 9 Fire Stations strategically located throughout The Villages, covering an expansive response area over 100 square miles, and protecting a population of over 160,000.

SERVICES PROVIDED

- Fire Suppression/Fire Protection
- Emergency Medical Services (EMS)
  - » *Basic Life Support Services (EMT)*
  - » *Advanced Life Support (Paramedic) Services*
  - » *(12) 24-hour transport ambulances and (2) additional daytime transport ambulances*
- Technical Rescue
  - » *Type 1 (heavy) Technical Rescue Team (FL-TRT-424)*
- Operations Level Hazardous Materials Response
  - » *Mutual aid agreements in place for Hazmat Technician level Response with Marion, Sumter and Lake counties*

ADDITIONAL PROGRAMS

- Fire Prevention and Fire Inspections (Including Public Education Events)
- Sponsorship of The Villages Community Emergency Response Team (CERT)
- Neighborhood AED Groups (Neighbors Saving Neighbors® program)
- CPR/AED Classes
- Smoke Detector Program
- Car Seat Installation Program
- Knox Box Program
- Emergency Management/Preparedness

ACTIVE STATIONS

Station 40	2455 Parr Drive
Station 41	8013 CR 466
Station 43	1419 Paradise Drive
Station 44 + Fire Admin	3035 S. Morse Blvd.
Station 45	3555 Buena Vista Blvd.
Station 46	4385 Warm Springs Ave.
Station 47	4856 S. Morse Blvd.
Station 48	7314 Marsh Bend Trail
Station 49	7375 McNeill Drive
Station 51	1231 Bonita Blvd.



STAFFING TOTALS

FULL-TIME FIREFIGHTERS
200

BATTALION CHIEFS
9

ADMINISTRATION PERSONNEL
31

A SHIFT

BATTALION CHIEFS
3

PERSONNEL
68

B SHIFT

BATTALION CHIEFS
3

PERSONNEL
68

C SHIFT

BATTALION CHIEFS
3

PERSONNEL
64

Rotating on a 24 hours on 48 hours off schedule

TECHNICAL RESCUE TEAM

The Villages Public Safety Department's Technical Rescue Team (FL-TRT-424) is a Type I (heavy) technical rescue team, recognized by the State of Florida. Team members are firefighter/EMTs and firefighter/paramedics specializing in High Angle Rope Rescue, Vehicle Machinery Rescue, Confined Space Rescue, Trench Collapse Rescue, and Structural Collapse Rescue. Some members are also certified in Large Animal Rescue and Swift Water Rescue. VPSD's Technical Rescue Team is a local, regional, and state asset.

INSURANCE SERVICES OFFICE (ISO) RATING

The Villages Public Safety Department (VPSD) earned the second highest rating available from the Insurance Services Office (ISO) this year.

VPSD received a Class 2/2Y rating, which indicates superior fire protection based on the comprehensive evaluation of the department's apparatus, equipment, station locations, and water supply.

ISO ratings have a significant role in the underwriting process of insurance companies, as the rating information is utilized by most insurance companies to determine insurance policy and coverage information, including policy premiums, for personal or commercial property insurance. These ratings occur once every 5 years.

Response Time

Emergency Calls Within The Villages Community

Performance measured in minutes and seconds mm:ss

	Baseline *Actual*	Benchmark *Goal*	Performance *Gap +/- difference*
FY 24/25 *10/01/23-09/30/24*	05:28	05:20	+00:08

Statistics as of 9/30/24

AMBULANCE TRANSPORT



AVERAGE EMS RESPONSE TIME
07:18

TOTAL TRANSPORTS
16,868
CY 2024

Human Resources





NOTES

TOTAL EMPLOYEES
2,500+

FULL-TIME EMPLOYEES
500+

PART-TIME EMPLOYEES
1,900+

RISK MANAGEMENT

- Limit District exposure to legal liabilities and ensure employee protection
- Claims management

COMPENSATION & BENEFITS

- Retirement plan management
- Manage benefit plan options and structures
- Process payroll and monitor leave benefits

RECRUITING & ON-BOARDING

- Identify future hiring needs
- Maintain job descriptions
- Talent acquisition

TRAINING & DEVELOPMENT

- Employee development
- Motivate & engage employees
- Performance improvement









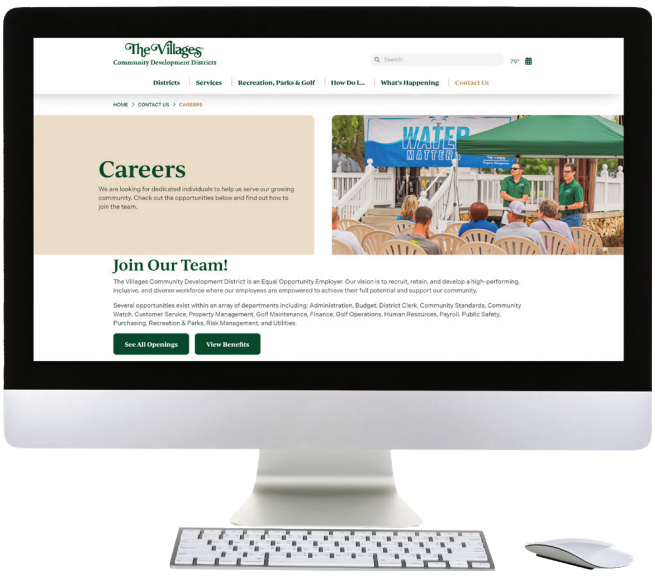
CURRENT EMPLOYEES WHO ARE VILLAGE RESIDENTS

73%
OF EMPLOYEES

9%
OF FULL-TIME EMPLOYEES

91%
OF PART-TIME EMPLOYEES

JOIN OUR TEAM!



The Village Center Community Development District is an Equal Opportunity Employer. Our vision is to recruit, retain, and develop a high-performing, inclusive, and diverse workforce where our employees are empowered to achieve their full potential and support our community.

Several opportunities exist within an array of departments including; Administration, Budget, District Clerk, Community Standards, Community Watch, Customer Service, Property Management, Golf Maintenance, Finance, Golf Operations, Human Resources, Payroll, Public Safety, Purchasing, Recreation & Parks, Risk Management, and Utilities.

Employees enjoy many benefit options including our Dreammaker discounts!

Interested in becoming a District employee? Go to **DistrictGov.org** for information on how to apply.

Community Standards





NOTES

APPROX. NUMBER OF APPLICATIONS REVIEWED PER WEEK

300

APPROX. LENGTH OF ARC MEETINGS

2-4 hours

Need Application Help? Visit Us at:

Lake Sumter Landing District Office

Brownwoood District Office

SEE PAGE **18** FOR LOCATIONS & HOURS

COMMUNITY STANDARDS DIVISIONS

- Architectural Review
- Deed Compliance

ARCHITECTURAL REVIEW COMMITTEE

» *Reviews external alterations to homes or homesites for Districts 6, 11–16, & Middleton-A*

» *District Board of Supervisors appoints a primary and alternate member to represent their District. Districts 1-10 & District for Lady Lake/ Lake County*

ARCHITECTURAL REVIEW HEARING OFFICER

» *Reviews external alterations to homes or homesites for Districts 11-16 & Middleton-A*

ARC MEETING INFO

DISTRICTS 1-10 & LADY LAKE/LAKE COUNTY

Wednesdays at 8:30AM

District Office | Brownwoood Paddock Sqaure

DISTRICTS 11-16 & MIDDLETON-A

Wednesdays at 1PM

Ezell Recreation Center

Meetings are open to the public and operate under the Florida "Sunshine Law."

ARCHITECTURAL REVIEW APPLICATION

- Application must include:
  - » *Current tax bill, deed or property record card*
  - » *A site plan, boundary survey, or sketch (if site plan is not available) which should identify: All easements, placement of home, and all proposed modifications drawn on site plan.*
  - » *Building plans or elevation drawings, if available*
- It is the property owner's responsibility to:
  - » *Obtain all necessary permits and governmental approvals*
  - » *Maintain compliance with government, district and private requirements and regulations*

DEED RESTRICTIONS

Deed restrictions are declarations between the declarant (developer) and property owner. Through the document (contract) the owners agree to certain standards of maintenance and aesthetic values in order to make the community as attractive as possible to maintain or enhance property values.

ENFORCING DEED RESTRICTIONS

- Any property owner may seek enforcement against another property owner
- The Declarant (developer) may seek to enforce external and internal restrictions
- The Districts may enforce certain EXTERNAL restrictions

DEED COMPLIANCE VIOLATIONS

Some common violations include but are not limited to:

- Overgrown lawns
- Weeds
- Overgrown hedges
- Algae/mold growth on the home or driveway
- Lawn ornaments
- Signage
- External projects performed without ARC approval



DistrictGov.org > Services > Resident Services > Community Standards



REPORT A CONCERN

Call us at 352-751-3912

Send an email to:
DeedCompliance@DistrictGov.org

Mail to 3571 Kiessel Road,
The Villages, FL 32163

Submit online utilizing the Report a Deed Violation button

Place in your Amenity Box
To be picked up by the District Couriers and brought to our main office. No postage necessary.

DISTRICT REQUIREMENTS TO SUBMIT A CONCERN

Anonymous complaints permitted:

- Lady Lake/Lake County
- Districts 1, 7*, 8, 10, 11, 15, 16
  *District 7 only permits one complaint per method of communication.

Anonymous complaints permitted but complainant must reside in the District and provide a unit number:

- Districts 4, 9, 14

Anonymous complaints NOT permitted. (Contact information required):

- District 3
  Must provide: Name, Unit/Lot, Phone

Anonymous complaints NOT permitted AND complainant must reside in the District:

- Districts 2, 5, 6, 12 , 13
- Must provide: Name, Unit/Lot, Phone
  (for staff verification)

Please keep in mind that we are subject to public records law and the information you provide will be turned over in the event a request for information is made.

COMPLIANCE REVIEW PROCEDURES

Compliance Report is reviewed by our staff.

Staff verifies the violation – if no violation exists the case is closed.

If a violation is verified, staff knocks on the door to make contact with the resident.

If no contact is made staff initiates a phone call to educate the resident regarding the deed restrictions.

**If no phone contact is made, staff returns to the property and contact is made, staff strives for voluntary compliance.
If no contact is made at that time, a Deed Restriction Reminder is written.**

Staff follows process to bring the property into compliance. This is up to three letters and a Public Hearing is held before the respective Board of Supervisors or Deed Compliance Hearing Officer.

Community Watch





NOTES

INCOMING CALLS RECORDED IN 2024
517,000+

GATE OPERATIONS STAFFED GATES
27

GATE OPERATIONS UNSTAFFED GATES
110+

COMMUNITY WATCH AT WORK

Supervisors	10 or 12 hours
Dispatchers	10 or 12 hours
Administration	8 hours
Patrol Drivers	7.5 hours
Gate Attendants	6 hours
Gate Operations	6 hours

Community Watch manages 67,890 shifts annually

The Community Watch Dispatch Center operates 24/7 with four supervisors and 18 dispatchers working either a 12 or 10-hour shift.

We also have six part-time dispatchers as subs to be utilized as needed.

DISPATCH ACCREDITATION

In June of 2021, Community Watch Dispatch Center became the first Non-911 Call Center in the State of Florida to be awarded Accreditation status by the Florida Telecommunications Accreditation Commission. They were proudly reaccredited in June of 2024.

COMMUNICATIONS DIVISION - GATE OPERATIONS

Gate Operations consist of 18 Part-Time Operators and two Substitute Operators.

Wall displays/rotates the 800+ cameras in The Villages 304 views at a time. Staff provides quality assurance, creates reports on suspicious activity, accidents, and malfunctions of any gate equipment.

PATROL DIVISION

- 21 Patrol zones
- 3 Supervisors on every shift
- 100k miles covered per month *(Each neighborhood, 2x per day)*

ANSWERING THE CALL

- Water/Utilities after hours
- Residents move in or move out
- Dead animals on roadway
- Resident assists
- Well-being checks
- Solicitors
- Traffic control
- Open garage doors
- Law enforcement video requests
- Two newspapers

SERVICES PROVIDED

House Check Program
Affords you a comprehensive exterior home inspection service for a small fee with trained patrol drivers that conduct a thorough on-foot inspection of your home's exterior three times per week and will alert you of any signs of damage or vulnerability.

Resident Out of Area Program
Assures you that in times when you are away, Community Watch will notify you of any damage to your home. This allows emergency personnel to focus their efforts on any potential evacuations necessary.

Adult Watch Program
Let's you set the pace in terms of when and how often you'd like a member of our communications center team contact you. If our team is unable to reach you as planned, we'll follow up with a thorough escalation process which includes a home visit, hospital checks, and contacting key holders or friends.

CHIRP
Provides safety whistles to signal for help when in need. Whether you're lost, sick, or injured, safety whistles don't require much effort to blow and are significantly louder than shouting, plus the sound of the whistle travels further. To signal a First Responder in an emergency situation, blow three loud, short blasts on the whistle to seek help.

Register for Community Watch programs:
Call 352-753-4508 or
Email CustomerService@DistrictGov.org

DistrictGov.org > Services > Resident Services > Community Watch

District Property Management



SPANISH SPRINGS RENOVATION PROJECT

NOTES



FIRE STATION 49 & FUEL STATION



MIRA MESA GOLF MAINTENANCE FACILITY



ALHAMBRA STORAGE FACILITY

MAINTAINS
90+ *square miles*

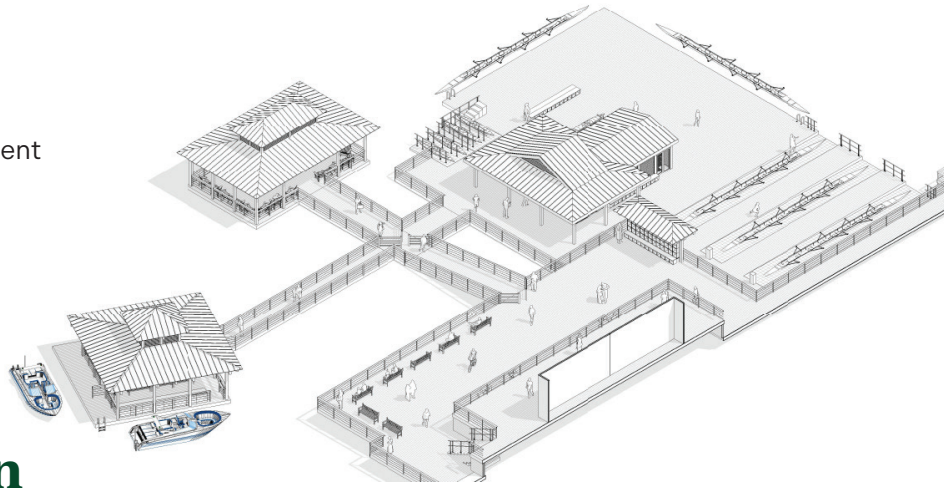
FULL-TIME EMPLOYEES
70+

Administration, Finance & Budget

- Budget Formulation, Budget Execution, $120 Million Dollars
- Account Management
- Fiscal Oversight
- Contract Management
- Resident Inquiries
- Public Education
- Standard Operating Procedure Development
- Invoice Processing
- Customer Service
- 1500 + Credit Card Transactions
- 8000 + Purchase Orders

Future Projects

- Lake Sumter Landing Boardwalk
- Lake Sumter Landing Flood Control Building Roof Structure
- Mulberry Restroom Renovation
- Fire Station 45 & Fire Station 51 Renovations
- MC-19 Roof Structure



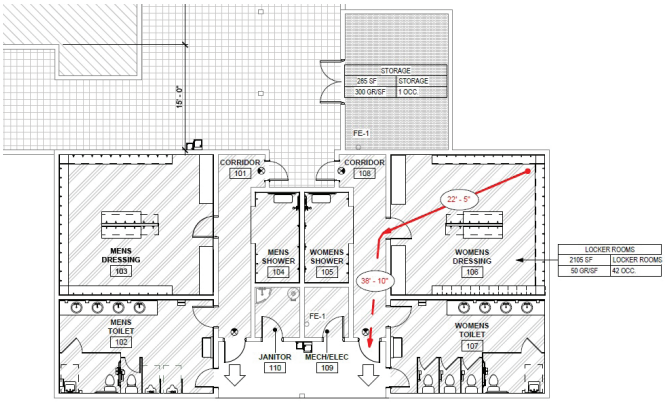
LAKE SUMTER LANDING RECREATIONAL WATERFRONT WHARF CONCEPT

Construction Division

Planned Improvements

PARADISE RECREATION

Construction of the new facility at Paradise Recreation Center is underway. The new recreation center will feature Spanish-style architecture, paying homage to the original historic theme. The expanded center will be 10,000 square feet larger than the existing building, and will include amenities such as a fire pit, covered porch areas, walking trails, a resort-style pool, and more.



MULBERRY RESTROOM RENOVATION



PARADISE RECREATION



FIRE STATION #51



FIRE STATION #45

PICKLEBALL COURTS	OUTDOOR FITNESS AREAS	DOG PARKS
237	18	9

MAINTAINS:

RECREATION CENTERS	BUILDING SPACE SQ.FT.	MILES OF TRAILS	POSTAL STATIONS	GATE ENTRIES	POOLS
113	780K	10+	89	126	111

Facility Division

Full life cycle maintenance

THIS INCLUDES ALL PHYSICAL ASSETS - PREVENTATIVE, ROUTINE & DEPOT-LEVEL MAINTENANCE:

- Flooring
- Furniture
- HVAC
- Janitorial
- Lighting
- Painting
- Pest Control
- Pools
- Roofing
- Interior & Exterior Finishes
- Mechanical
- Electrical
- Plumbing Systems
- Structure
- Fire Protection Systems

APPROXIMATE NUMBER OF RECREATION FACILITIES

- 80 Tennis Courts
- 30 Platform Tennis
- 232 Bocce Courts
- 225 Shuffleboard Courts
- 104 Horseshoe Courts
- 11 Softball Fields
- 9 Basketball Courts
- 2 Archery Ranges
- 3 Air Gun Ranges
- 5 Sand Volleyball Courts
- 2 Lawn Bowling Courts
- 3 Pétanque Courts
- 79 Corn Toss Courts
- 2 Woodshops

Fire Station Maintenance and Repair

- 10 Fire Stations
- 68,000+ square feet of building space

Infrastructure Division

- 188+ Miles of Multi-Modal Paths
- 123+ Miles of Roads
- 27+ Miles of Walking Trails
  - » *Maintenance includes signage, pavement markings, mill & overlay and asphalt rejuvenator.*
- 80+ Miles of Fencing
  - » *15-Year Replacement 5-Year Painting As-Needed Repairs*
- 345+ Villa Entry Ways
  - » *Pressure Washing Lighting Painting*
- 34 Fountains & Water Features

STORM WATER PIPES

District Property Management maintains stormwater pipes on District property outside the road right-of-ways.

The District adheres to the guidelines set forth by the National Pollutant Discharge Elimination System (NPDES) Compliance Permit. This program is administered by the State of Florida through the Department of Environmental Protection and is required by the Federal Clean Water Act.

The District adopted policies that prohibit the illicit discharge of pollutants into our storm drain system and drainage basins. Some examples of these pollutants include oil, automotive fluids, paints, stains,pesticides, discarded or abandoned objects, and other liquid and solid wastes.

TUNNELS AND BRIDGES

- 56 Tunnels
  - » *Pressure-Washing Painting, Lighting, Signage Permits & Inspections, Routine Maintenance*
- 10 Bridges
  - » *Permits, Inspections, Maintenance*

Preserves & Wetlands Management

The District currently owns and manages 2,800+ acres of wetlands and 600+ acres of preserves.

» *Why wetlands are important to The Villages:*

- Benefits storm water management by collecting and storing runoff
- Provides flood protection and water retention for residential and urban areas
- Filters and removes pollutants such as nitrogen and phosphorus
- Provides food, water, and shelter for wildlife (some of which are protected)
- Provides habitats for flora and fauna, which are among the most productive ecosystems in the world, comparable to rainforests and coral reefs

Improvements and associated maintenance are included in the permit conditions and maintained in accordance with those requirements.

The District does not maintain these areas for private property views, as these areas are designated as wetland preservation areas. These areas are strictly protected and are not authorized for any development or change.

Unauthorized trimming, cutting and/or removal of trees or vegetation is illegal and may result in criminal actions or fines.

INFRASTRUCTURE IS ALSO RESPONSIBLE FOR:

- Wildlife incident investigations
- Habitat incident investigations
- ERP permit monitoring
- Mowing and weed-whipping within the preserves
- Gopher tortoise & burrowing owl surveys
- Southeast kestrel maintenance & management
- Nuisance & exotic vegetative management
- Wildlife management plan compliance
- Endangered species act compliance

Landscape Division

Monitors and manages the landscape maintenance contractors to ensure they perform maintenance in an efficient, timely and cost-effective manner, in a way that meets or exceeds the contract specifications and limits impact on the environment.

ANNUALS

- Monitoring, making color suggestions & quarterly replacement
- 1.95 Million+ Annuals per year

GRASSES

- 109 Million+ Square Feet
- Zoysia, St. Augustine, Bermuda & Bahia

PLANT BED SPACES

- 28 Million+ Square Feet

TREES

- 54,000+ Trees
- Holly, Live Oak, Magnolia, Ligustrum, Red Maple, River Burch, Bald Cypress, Crepe Myrtle, Shumard Oak



PALMS

- 28,000+ Palms
- Sago, Coontie, Sabal, Washingtonian, Sylvester, European Fan, Medjool

PALM TREE MAINTENANCE:

- Oxytetracycline (OTC) injections Arbor Jet System Palm trimming Irrigation Fertilization

PLANT BED RENOVATIONS

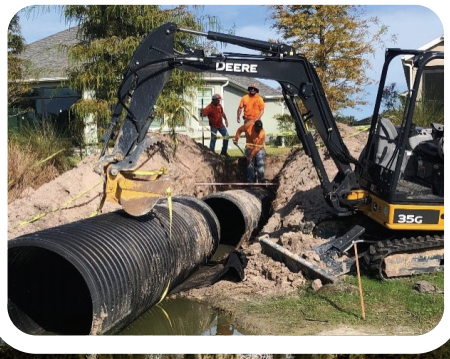
Florida-Friendly Landscaping

Florida-Friendly Landscaping is the use of sustainable landscaping practices. Its purpose is to minimize the amount of irrigation, fertilizers and pesticides in the landscape. South of State Road 44 you will see the use of unirrigated Bahia grass, empty plant beds to create open spaces and also un-maintained buffers that create a natural barrier.

Special Projects Division

Projects often arise which do not directly fit the responsibilities of any certain division or encompasses the duties of multiple divisions. These projects, especially if involving stormwater issues or geological anomalies, are assigned to the Special Projects division as deemed appropriate.

- Stormwater Issues
- Geological Anomalies
- Major Pipe Repairs







Town Centers Division

- 3 Town Squares
  - » *Spanish Springs Town Square*
  - » *Lake Sumter Landing Market Square*
  - » *Brownwood Paddock Square*
- 9 District Offices

SEVERAL UNIQUE DESIGN FEATURES

- 300+ Benches & Adirondack Chairs
- 3 Decorative Christmas Trees
- Janitorial Services
- Pressure Washing
- Street Sweeping
- Pest Control
- Painting
- Concrete and Brick Paver Repairs

Spanish Springs Town Square

- 4 Fountains
  - » *including the Fountain of Youth. Water changes color 2 times throughout the year: October for Breast Cancer Awareness & March for St Patrick's Day.*
- 1 Stage Gazebo
- Veterans Memorial Park
- Benches and Chairs
- Train/Farm Equipment
- 1 Postal

Lake Sumter Landing Market Square

- 1 Fishing Pontoon
- 2 Tour Boats
- 1 Water Tower
- 3 Fountains
- 14 Dinghys
- Lighthouse
- Wilkerson Creek Park & Playground
- Wharf Boardwalk
- 1 Stage Gazebo

Brownwood Paddock Square

- 2 Windmills
- 1 Billboard
- 1 Fruit Stand
- 2 Water Towers
- 2 Grandstands
- 4 Golf Car Tunnels
- 16 Bronze Statues
- 1 Stage



SPANISH SPRINGS TOWN SQUARE



LAKE SUMTER LANDING MARKET SQUARE



BROWNWOOD PADDOCK SQUARE

Water Resources Division

- 750+ Basins
- Aeration
- Littoral Shelf Planting
- Algae & Aquatic Weed Control
- Border Grass & Brush Control
- Water Quality
- 83 Pump Stations
- Basin Inspections (treatment as necessary)

BASIN AQUATIC MAINTENANCE

- Monitoring & Treatment Program Management
- Inspections
- Algae Control
- Aquatic Testing
- Cattails
- Hydrilla
- Other Nuisance Aquatic Vegetation

WATER PUMP STATIONS

The pump stations are used for golf course irrigation, roadside irrigation and flood control.

WATER MANAGEMENT, CONSERVATION & TRANSFERS

More information and maps are available on our website at **DistrictGov.org**.





Living with Alligators

It is against Florida Law to feed and/or harass alligators. The District has a permit with Florida Wildlife Control to remove nuisance alligators. Nuisance Alligators are not relocated.
Only designated District staff can authorize alligator removal from District property.
Factual information about the Florida Alligator is available at Florida Fish and Wildlife Conservation Commission: myfwc.com.



DistrictGov.org > Services > District Property Management

Utilities & Sanitation

NOTES

FISCAL YEAR 2025 NUMBERS:

CO_2 EQUIVALENT GREENHOUSE GASES AVOIDED

113,275 *(In tons)*

COAL NEEDS REDUCED BY

15,733 *(In tons)*

FUEL OIL NEEDS REDUCED BY

1,982,316M *(In gallons)*

NORTH SUMTER COUNTY UTILITY DEPENDENT DISTRICT

All waste is collected throughout the Villages is transported to Reworld Themomechanical Treatment Facility (RTTF). This collection is part of a "Waste-to-energy" program that diverts waste from landfills to generate energy from the combustion of municipal solid waste. At the time of purchase, there were 39,700 residential and 200 commercial accounts. Today, Sumter Sanitation services approximately 53,670 residential and 304 commercial accounts in Districts 1-11 and commercial properties north of 44 in Marion County, Sumter County, and the Fruitland Park areas of The Villages. NSCUDD partners with Jacobs and Reworld for the collection and disposal of solid waste.

Reworld

WASTE TO ENERGY BENEFITS

CONTRIBUTES TO:

HOMES POWERED

1M+

RECYCLED METALS RECOVERED

600K +

(In tons)

Jacobs

SOLID WASTE COLLECTION

MATERIAL COLLECTED
FY24

RESIDENTIAL & COMMERCIAL SOLID WASTE

47,198
(In tons)

BULK PICKUPS

13,828

EQUIPMENT

SOLID WASTE REAR-LOADING TRUCKS

24

COMMERCIAL FRONT-LOADING TRUCKS

2

BULK/WHITE GOODS TRUCKS

1

SOLID WASTE DISPOSAL

Sumter Sanitation utilizes a "Waste-to-Energy" program that diverts waste from landfills to generate energy from the combustion of municipal solid waste. Waste-to-Energy facilities convert waste to power steam turbines which generate electricity for homes and businesses, reducing greenhouse gases and landfill waste. The resulting ash is processed to recover metal for recycling while all gases are collected, filtered and cleaned to minimize environmental impact.

Waste-to-Energy is widely recognized as a technology that helps mitigate climate change. It is the only form of energy generation that reduces greenhouse gases and plays an important role in addressing climate change due to avoiding methane from landfills, offsetting emissions from fossil fuel electrical production and recovering metals for recycling.

THINGS TO REMEMBER

• Waste should be placed in sealed trash bags – no trash cans • Bundle limbs and branches • Bundles may not exceed 5' in length, 5" in diameter • Bags or yard waste bundles should not weigh more than 40lbs • Bulk pickup is available for items too large for collection by compactor trucks • Check the Weekly Bulletin for information regarding disposal of hazardous waste • Sign up for e-Notifications to receive information regarding changes to collection schedules

ADDITIONAL STATISTICS

RENEWABLE ENERGY GENERATED

25,958,900kWh

(Powers about 28,098 homes for a month)

RECYCLED METAL DIVERTED FROM LANDFILLS

2,359,900

(In pounds)

POTABLE WATER TREATMENT FACILITIES	POTABLE WATER WELLS	POTABLE WATER ELEVATED STORAGE TANKS	POTABLE WATER GROUND STORAGE TANKS
13	27	6	8

UTILITY SYSTEMS - NORTH OF SR44

- Village Center Service Area (VCCDD-owned)Lake County & District 1 (over 9,000 residential accounts)
- Little Sumter Service Area (VCCDD-owned) Districts 2, 3 & 4 (Over 12,500 residential accounts)
- North Sumter Utility & The Villages Water Conservation Authority (NSCUDD-owned) Districts 5 through 8 (over 23,000 residential accounts)
- Central Sumter Utility & Sumter Water Conservation Authority (NSCUDD-owned) Districts 9, 10 and 11 (over 13,500 residential accounts).

UTILITY SYSTEMS - SOUTH OF SR44

- South Sumter Utility & Fenney Water Conservation Authority/Southeast Wildwood Water Conservation Authority (WUDD-Owned) District 12, 13 & 14 (over 17,000 residential accounts).

UTILITY SYSTEMS - SOUTH OF FLORIDA'S TURNPIKE

- Gibson Place Utility & Gibson Place Water Conservation Authority (Privately Owned) District 15 & 16 (15,940 residential accounts at full buildout)
- Middleton Utility & Middleton Water Conservation Authority (Privately Owned) Middleton District A (family housing – non-age restricted) (1,868 residential accounts at full buildout)

POTABLE WATER SYSTEM - GROUNDWATER SUPPLY



Upper & Lower Floridan Wells



Water Treatment Plant



Storage Tank



Water Distribution

WASTEWATER SYSTEM

- Gravity Collection System
- Wastewater Pump Station

WASTEWATER TREATMENT PLANT

- Step 1 - Headworks
- Step 2 - Biological Treatment
- Step 3 - Clarifier
- Step 4 - Sand Filtration

RECLAIMED WASTEWATER

- Step 1 - Disinfection
- Step 2 - Storage At Plant
- Step 3 - Pump Station
- Step 4 - Storage At Basin

ADDITIONAL STATISTICS

POTABLE WATER MAINS	WASTEWATER LIFT STATIONS	SEWER MAINS
820+ miles	176	730+ miles

ADDITIONAL STATISTICS

NON-POTABLE IRRIGATION PUMP STATIONS	GOLF COURSE PUMP STATIONS	WELLS SUPPLYING GOLF COURSE PUMP STATIONS
43	33	7

NON-POTABLE IRRIGATION SYSTEM



STORM WATER POLLUTION PREVENTION

- Storm water runoff can pick up debris, chemicals, dirt, and other pollutants and deposit them into a storm water basin.
- Anything that enters a storm water system is discharged untreated into the waterbodies we use for fishing, providing irrigation water, and providing habitat for plants and animals.



WHAT YOU CAN DO TO HELP

- Use pesticides and fertilizers properly and sweep up excess
- Dispose of paints, batteries, and auto fluids properly
- Use bags to pick up after your pet and dispose in the trash
- Sweep up yard debris

USEFUL RESOURCES

District Utility Information

DistrictGov.org

- Service Area Maps
- Boil Water Notice Guidelines
- Utility Rates

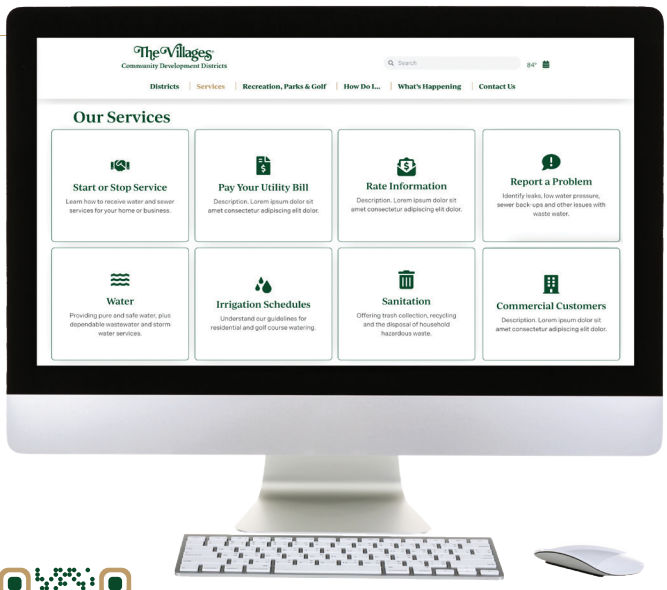
Water Wisdom Website

TheVillagesWaterWisdom.com

- Water Conservation Information
- Irrigation Schedules
- Water Shortage Order Information
- Conservation and Landscaping Links

Water Management Districts

- St. Johns River Water Management *SJRWMD.com*
- Southwest Florida Water Management District *WaterMatters.org*



If you observe an illicit discharge notify Utility Billing Customer Service at 352-750-0000

Thank You

for attending

RESOURCES

Commonly Used Acronyms

AAC	Amenity Authority Committee
ACH	Automated Clearing House
ADA	Americans With Disabilities Act
AED	Automatic External Defibrillator
AFR	Annual Financial Report
ARC	Architectural Review Committee
BCDD	Brownwood Community Development District
CAPRA	Commission for Accreditation of Park and Recreation Agencies
CDD	Community Development District
CHIRP	Community Help Initiative Response Program
CIP	Capital Improvement Plan
CPI	Consumer Price Index
CPM	Commercial Property Management
CRCDD	Coleman Ridge Community Development District
CSR	Customer Service Representative
CSU	Central Sumter Utility
CUP	Consumptive Water Use Permit
DPM	District Property Management
DRI	Development Regional Impact
ECDD	Eastport Community Development District
EAP	Employee Assistance Program
EMMA	Electronic Municipal Market Access (Bonds)
EMT	Emergency Medical Technician
EMT-P	Emergency Medical Technician Paramedic
EOC	Emergency Operations Center
EPA	Environmental Protection Agency
FA	Fitness Assistant
FDEP	Florida Department of Environmental Protection
FEITF	Florida Education Investment Trust Fund
FF II	Certified Florida Firefighter
FL-FIT	Florida Fixed Income Trust

FLCLASS	Florida Cooperative Liquid Assets Securities System
FLGIT	Florida Local Government Investment Trust
FMLA	Family Medical Leave Act
FOG	Fats, Oil, and Grease
FQD	Florida Quality Development
FRPA	Florida Recreation and Park Association
FS	Facilities Specialist
FWCA	Fenney Water Conservation Authority
FY	Fiscal Year
GPU	Gibson Place Utility Company
GPWCA	Gibson Place Water Conservation Authority
IAC	Investment Advisory Committee
ISA	International Society of Arboriculture
ITB	Invitation to Bid
ITQ	Invitation to Quote
LSL	Lake Sumter Landing
LSSA	Little Sumter Service Area
LTIP	Long-Term Investment Policy
NPDES	National Pollutant Discharge Elimination System
NRPA	National Recreation & Park Association
NSCUDD	North Sumter County Utility Dependent District
NSU	North Sumter Utilities
OS	Official Statements (Bonds)
PAC	Pension Advisory Committee
PO	Purchase Order
POS	Preliminary Official Statement (Bonds)
PWF	Project Wide Fund
PWAC	Project Wide Advisory Committee
RAP	Rolling Acres Plaza

COMMONLY USED ACRONYMS

RFP	Request for Proposal
RFQ	Request for Qualifications
RLVG	Resident Lifestyle Volunteer Group
ROW	Road Right of Way
S&P's	Standard & Poor's
SE	Special Events
SBA	State Board Administration
SCBA	Self-Contained Breathing Apparatus
SEWWCA	Southeast Wildwood Water Conservation Authority
SJRWMD	St. Johns River Water Management District
SLAD	Sumter Landing Amenities Division
SLCDD	Sumter Landing Community Development District
SSF	Sumter Sanitation Fund
SSU	South Sumter Utility
SWCA	Sumter Water Conservation Authority
SWFWMD	Southwest Florida Water Management District
TEA	The Enrichment Academy
VCDD	Village Community Development Districts
VCCDD	Village Center Community Development District
VCSA	Village Center Service Area
VOSS	Village of Spanish Springs
VPSD	Villages Public Safety Department
VWCA	Villages Water Conservation Authority
WRA	Water Retention Area
WTF	Water Treatment Facility
WUDD	Wildwood Utility Dependent District
WUP	Water Use Permit
WWTF	Wastewater Treatment Facility
WWTP	Wastewater Treatment Plant

Maps


Recreation
Area Map
Soulliere
First Responders
Mulberry Grove
Phillips
Calumet Grove
Chatham
Mulberry Dog Park
Springdale
Springdale Fitness and Walking Trail
Ocala
Knudson Softball Field
Mark Twain Library
Hilltop
Paradise
Golfview Lake
Paradise Park
Paradise Dog Park
Boone Park
Schwartz Park
La Hacienda
Archery Range
Silver Lake
Veteran Memorial Park
Cordoba
Lake Miramar Park
Southside
Kelsea Park
Savannah
El Santiago
EL CAMINO REAL
BUENA VISTA BLVD
Summerhill
Tierra Del Sol
Saddlebrook
Chula Vista
Rio Grande
Air Gun Range
Croquet/Lawn Bowling
MORSE BLVD
Laurel Manor
Belvedere
Tall Trees
Pimlico
Bonnybrook
Winifred
Ashland
Ashland Park
Churchill Street
Lynnhaven
Live Oaks Park
Sunset Park
Haciendas of Mission Hills
Lake Shore Cottages
Bridgeport
Lake Miona Shores
Creekside Landing
Wilkerson Creek
Caroline
Virginia Trace
Canal Street
Coconut Cove
Lake Miona
Lake Miona Fitness Trail
Sunset Pointe
Mallory Square
Hibiscus
Pennecamp
Sabal Chase
Fish Hawk
Poinciana
Allamanda
Liberty Park
Largo
Amelia
Buttonwood
Bacall
Brinson Parry Dog Park
St. Charles
Odell
Sterling Heights
SeaBreeze
Bonita
Hadley
St. James
Tamarind Grove
Duval
Hemingway
Truman
Colony Cottage
Pinellas
Big Cypress
Fernandia
Sanibel
Captiva
Moyer
Pine Ridge
Gilchrist
Bradenton
Charlotte
Collier
Pine Hills
Alden Bungalows
Trillium
Eisenhower
Manatee
Hillsborough
LaBelle
Atlas Dog Park
Dunedin
Antrim Dells
Lake Deaton
SHARON ROSE WIECHENS PRESERVE
Clarendon
Burnsed
Richmond
Richmond Canine Park
Osceola Hills
Soaring Eagle Softball Complex
Air Gun Range
DeLuna
Lake Okahumpka
Rohan
MARSH BEND TRL
FLORIDA'S TURNPIKE
Water Lily
Hogeye Disc Golf Course
Chitty Chatty
MEGGISON RD
Cattail
Hogeye Preserve Walking Trail
Everglades Softball Complex
St. Johns
Bradford
Everglades
Spanish Moss
Willow Tree
Rupert Canine Park
Aviary
St. Catherine
Fenney
Blue Heron
Fenney Walking Trail
Riverbend
Hawkins
Ezell
Hummingbird
Sugar Cane
Air Gun Range
Dudley Canine Park
Archery Range
Swallowtail
Cason Hammock
Citrus Grove
St. Tropez
Homestead
Homestead Dog Park
Well Point
Edenfield
READER WILDLIFE PRESERVE
Oak Hallow
Blanchard
BEXLEY TRL
Franklin
CENTRAL LAKE
Sophie Doodles Dog Park
Sunset Island Park
Nadine Walking Trail
Olympia
CENTRAL PKWY
EASTPORT
Waters Edge
Dabney
Middleton
Saluki
Shady Brook
Moultrie Creek
Oxford
Wildwood
Fruitland Park
Lady Lake
Orlando
LAKE SUMTER
LAKE MIONA
BLACK LAKE
LAKE DEATON
LAKE OKAHUMPKA
CHITTY CHATTY PRESERVE
HOGEYE PRESERVE
LAKE DENHAM
Legend
Recreation Administration Office
At Your Service Location
At Your Service Location
Recreation Facilities
SP Sports Pool
FP Family Pool
AP Adult Pool
Park
Bridge
Dog Park
Fit Club
(Membership Required)
Every pool has a designated pool lift
Some facilities may not be open at the time of printing of this map. For your safety and the safety of the crew, please do not enter areas under construction.
The Villages Recreation & Parks
All renderings and artwork are artists' interpretations and are subject to change or vary from actual depictions. Map revised 01/25. REC633_0125
DistrictGov.org | 352-674-1800 | RecreationDepartment@DistrictGov.org

Golf Courses

Executive Courses

1 Amberwood
2 Bacall
3 Bellaire
4 Belmont
5 Bogart
6 Bonita Pass
7 Briarwood
8 Chula Vista
9 Churchill Greens
10 De La Vista
11 El Diablo
12 El Santiago
13 Escambia
14 Gray Fox
15 Hawkes Bay
16 Heron
17 Hill Top
18 Laurel Oak
19 Loblolly
20 Longleaf
21 Lowlands
22 Mangrove
23 Mira Mesa
24 Oakleigh
25 Okeechobee
26 Palmetto
27 Pelican
28 Pimlico
29 Redfish Run
30 Red Fox
31 Roosevelt
32 Saddlebrook
33 Sandhill
34 Sarasota
35 Silver Lake
36 Southern Star
37 Sweetgum
38 Tarpon Boil
39 Truman
40 Turtle Mound
41 Volusia
42 Walnut Grove
43 Yankee Clipper

Pitch & Putt

44 Live Oak Pitch & Putt
45 Marsh View Pitch & Putt
46 Mickylee Pitch & Putt
47 Richmond Pitch & Putt

Championship Courses

1 Belle Glade
2 Bonifay
3 Cane Garden
4 Evans Prairie
5 Glenview Champions
6 Hacienda Hills
7 Havana
8 Lopez Legacy
9 Mallory Hill
10 Orange Blossom Hills
11 Palmer Legends
12 Shallow Creek
13 Southern Oaks
14 Tierra Del Sol
15 Woodlands

Putting Courses

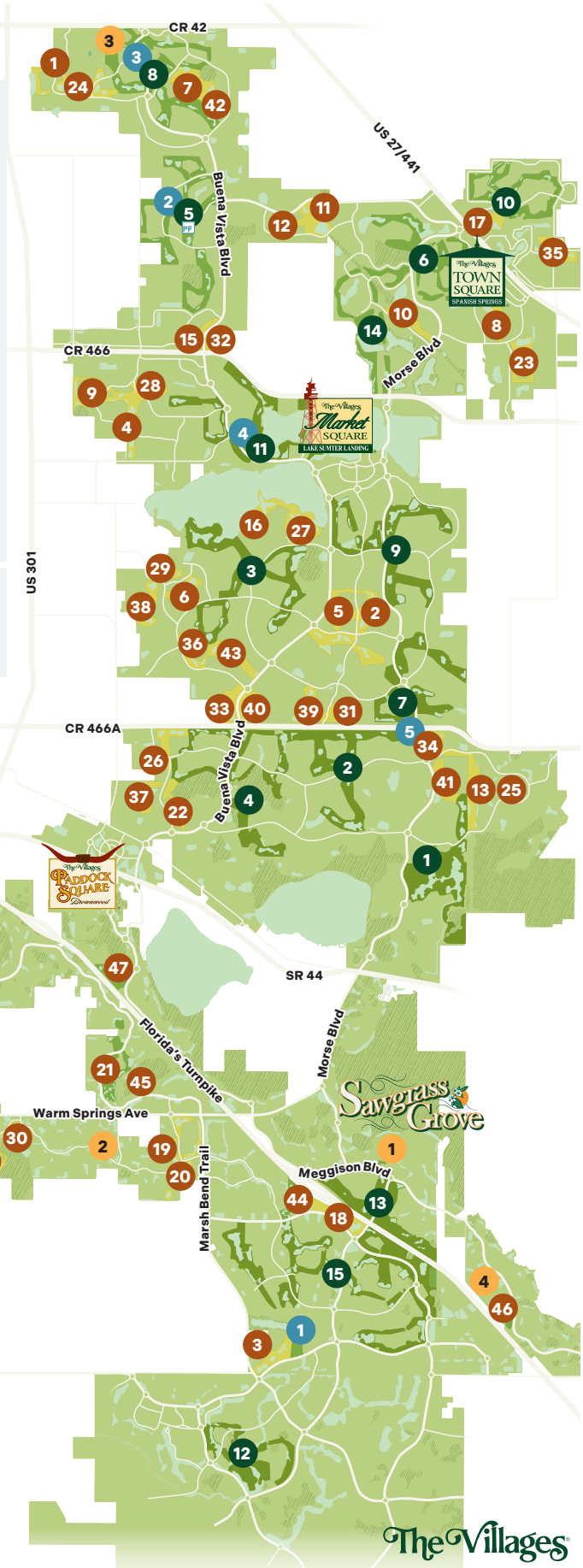
1 Clifton Cove Putting Course
2 Fenney Putt & Play
3 First Responders Putting Course
4 Jubilee Putting Course

Practice Facilities

1 Central Lake Driving Range
2 Glenview Champions
3 Lopez Legacy
4 Palmer Legends
5 Sarasota Golf Practice Center

Reference Key

- Championship Course
- Executive Course
- Putting Course
- Practice Facilities



With The Villages App you can find directions to all your favorite courses.

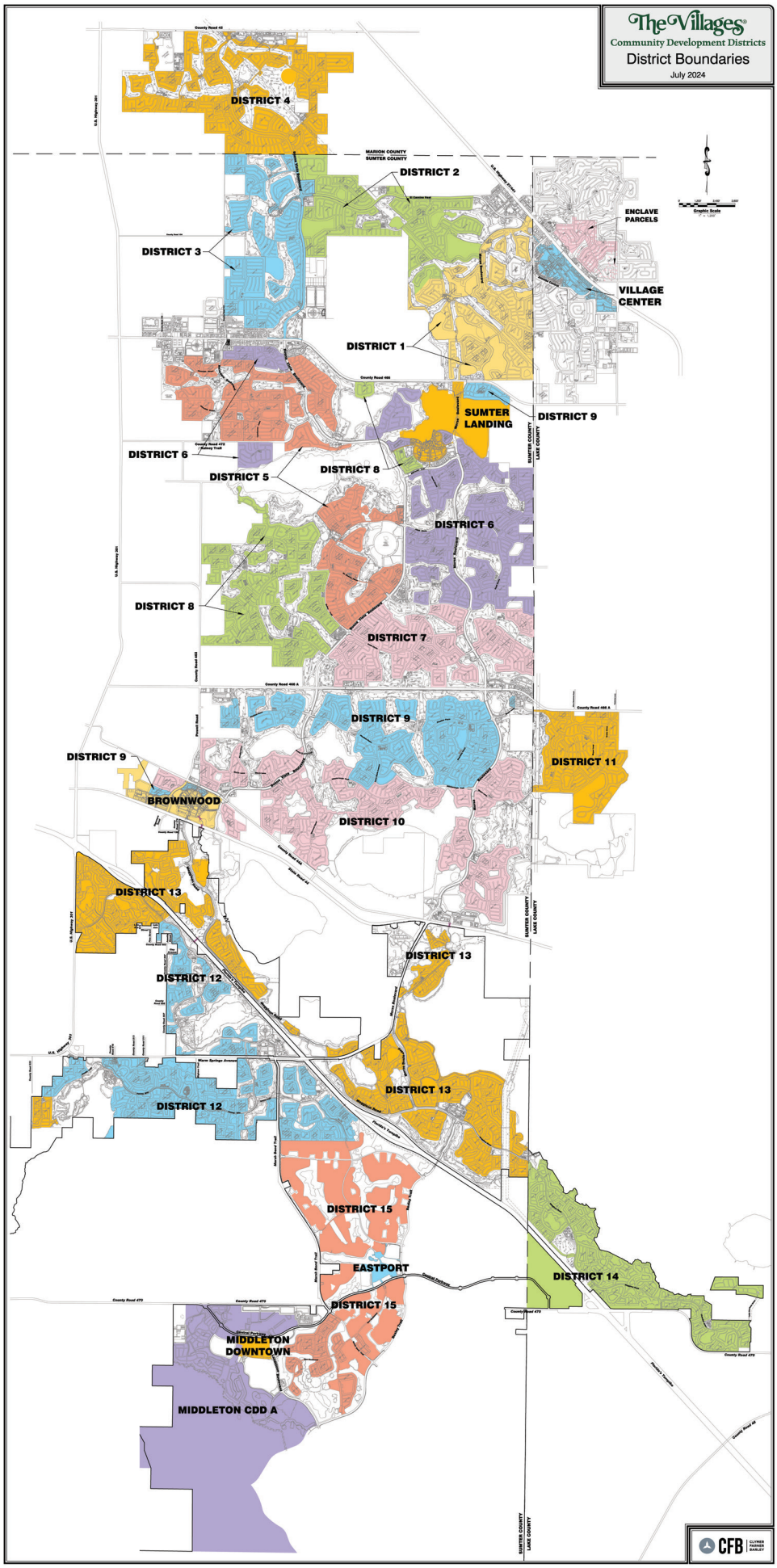
App

SCAN TO DOWNLOAD FOR FREE TODAY!

Download on the App Store | ANDROID APP ON Google Play

The Villages

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The Villages
Community Development Districts
District Boundaries
July 2024
DISTRICT 4
MARION COUNTY
SUMTER COUNTY
DISTRICT 2
ENCLAVE PARCELS
DISTRICT 3
VILLAGE CENTER
DISTRICT 1
SUMTER LANDING
DISTRICT 9
DISTRICT 6
DISTRICT 5
DISTRICT 8
DISTRICT 6
DISTRICT 8
DISTRICT 7
DISTRICT 9
DISTRICT 9
DISTRICT 11
BROWNWOOD
DISTRICT 10
DISTRICT 13
DISTRICT 13
DISTRICT 12
DISTRICT 13
DISTRICT 12
DISTRICT 15
EASTPORT
DISTRICT 14
DISTRICT 15
MIDDLETON DOWNTOWN
MIDDLETON CDD A
SUMTER COUNTY
LAKE COUNTY
CFB

Organizational Chart



Contacts



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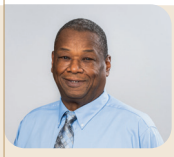


Pamela Webb
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Executive Director
of Golf & Tennis

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Nehemiah Wolfe
Director of
Community Watch

352-753-0550
Nehemiah.Wolfe@districtgov.org

Board of Supervisors

C=Chair | VC=Vice Chair

District 1	Seat	Term Expires	
Brian Goodman	1	2028	brian.goodman@districtgov.org
Ellen Cora	2	2026	ellen.cora@districtgov.org
Mike Miller - VC	3	2028	mike.miller@districtgov.org
Stephen Gerwin	4	2026	stephen.gerwin@districtgov.org
Rocky Hyder - C	5	2028	rocky.hyder@districtgov.org
District 2	**Seat**	**Term Expires**	
Tom Swiers - VC	1	2026	tom.swiers@districtgov.org
Jim Cipollone	2	2026	jim.cipollone@districtgov.org
Jim Conti	3	2026	jim.conti@districtgov.org
Dennis Richards - C	4	2028	dennis.richards@districtgov.org
Ronald Baxa	5	2028	ronald.baxa@districtgov.org
District 3	**Seat**	**Term Expires**	
Steffan Franklin	1	2026	steffan.franklin@districtgov.org
Bill Ray - C	2	2026	bill.ray@districtgov.org
Terry Biddle	3	2028	terry.biddle@districtgov.org
Dick Belles	4	2026	dick.belles@districtgov.org
Gail Lazenby - VC	5	2028	gail.lazenby@districtgov.org
District 4	**Seat**	**Term Expires**	
Cliff Wiener - C	1	2028	cliff.wiener@districtgov.org
Cary Sternberg	2	2028	cary.sternberg@districtgov.org
Jim Murphy	3	2026	jim.murphy@districtgov.org
Mark Hayes - VC	4	2026	mark.hayes@districtgov.org
Don Deakin	5	2026	don.deakin@districtgov.org
District 5	**Seat**	**Term Expires**	
Walter Martin	1	2028	walter.martin@districtgov.org
Jerry Knoll	2	2026	jerry.knoll@districtgov.org.
Jerry Ferlisi	3	2028	jerry.ferlisi@districtgov.org
Mark Schweikert - VC	4	2028	mark.schweikert@districtgov.org
Gary Kadow - C	5	2026	gary.kadow@districtgov.org

C=Chair | VC=Vice Chair

District 6	Seat	Term Expires	
Tweet Coleman	1	2026	tweet.coleman@districtgov.org
John Calandro - C	2	2028	john.calandro@districtgov.org
Gordon Platt	3	2028	gordon.platt@districtgov.org
Linda Grzesik - VC	4	2026	linda.grzesik@districtgov.org
Randall Edgar	5	2026	randall.edgar@districtgov.org
District 7	**Seat**	**Term Expires**	
Daryl Klinko	1	2026	daryl.klinko@districtgov.org
Judi-ann Rutherford	2	2028	judi-ann.rutherford@districtgov.org
Steve Lapp - VC	3	2026	steve.lapp@districtgov.org
Jerry Vicenti - C	4	2028	jerry.vicenti@districtgov.org
Ed Coleman	5	2026	ed.coleman@districtgov.org
District 8	**Seat**	**Term Expires**	
Wayne Anderson	1	2028	wayne.anderson@districtgov.org
Ray Lammes	2	2028	ray.lammes@districtgov.org
Larry McMurry - VC	3	2026	larry.mcmurry@districtgov.org
Duane Johnson	4	2026	duane.johnson@districtgov.org
Phil Walker - C	5	2026	phil.walker@districtgov.org
District 9	**Seat**	**Term Expires**	
Michael Dollard - VC	1	2028	michael.dollard@districtgov.org
Richard Talbot	2	2028	richard.talbot@districtgov.org
Dan Ruehl	3	2028	dan.ruehl@districtgov.org
Vacant	4	2026	
Steve Brown	5	2026	steve.brown@districtgov.org
District 10	**Seat**	**Term Expires**	
Mark Welzel	1	2028	mark.welzel@districtgov.org
Jack Miller - C	2	2026	john.miller@districtgov.org
Holly Bell	3	2026	holly.bell@districtgov.org
Steve Bova	4	2028	steve.bova@districtgov.org
Christine Bradshaw - VC	5	2026	christine.bradshaw@districtgov.org

C=Chair | VC=Vice Chair

District 11	Seat	Term Expires	
Jan Collins - VC	1	2028	jan.collins@districtgov.org
Jim Covert	2	2026	jim.covert@districtgov.org
Patty Hoxie	3	2028	patty.hoxie@districtgov.org
Don Brozick - C	4	2026	don.brozick@districtgov.org
Peter Russell	5	2028	peter.russell@districtgov.org
District 12	**Seat**	**Term Expires**	
David Robbins	1	2028	david.robbins@districtgov.org
Ron McMahon - VC	2	2028	ron.mcmahon@districtgov.org
Jon Roudabush - C	3	2026	jon.roudabush@districtgov.org
Phil Montalvo	4	2026	phil.montalvo@districtgov.org
Dale Martin	5	2026	dale.martin@districtgov.org
District 13	**Seat**	**Term Expires**	
Jim Daunis - VC	1	2028	jim.daunis@districtgov.org
Tom Law	2	2026	tom.law@districtgov.org
John Kerrigan	3	2028	john.kerrigan@districtgov.org
Chuck Krouse	4	2026	chuck.krouse@districtgov.org
Tina Williamson - C	5	2028	tina.williamson@districtgov.org
District 14	**Seat**	**Term Expires**	
Dale Borrowman - C	1	2026	dale.borrowman@districtgov.org
Cynthia Troller	2	2026	cynthia.troller@distirctgov.org
Cody Yoder - VC	3	2028	cody.yoder@districtgov.org
Darlene Stephens	4	2028	darlene.stephens@districtgov.org
Jim DeCastro	5	2028	jim.decastro@districtgov.org
District 15	**Seat**	**Term Expires**	
Mark Morgan	1	2026	mark.morgan@districtgov.org
Liz Rodriguez - C	2	2026	liz.rodriguez@districtgov.org
Cooper Hage - VC	3	2028	cooper.hage@districtgov.org
Al Flori	4	2026	al.flori@districtgov.org
Dayna Graham	5	2028	dayna.graham@districtgov.org

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District 16	Seat	Term Expires	
Jake Andrews	1	2026	jake.andrews@districtgov.org
Carolyn Pruett-Isbill - C	2	2028	carolyn.pruett-isbill@districtgov.org
Justin Richey	3	2026	justin.richey@districtgov.org
John Brinson	4	2026	johnw.brinson@districtgov.org
Bobby Davenport - VC	5	2028	bobby.davenport@districtgov.org
VCCDD	**Seat**	**Term Expires**	
Tyler Counts	1	2026	tyler.counts@districtgov.org
IV Chandler	2	2026	iv.chandler@districtgov.org
David Willis	3	2028	David.Willis@districtgov.org
Kelly Flores - C	4	2028	kelly.flores@districtgov.org
Peter Evans - VC	5	2028	peter.evans@districtgov.org
SLCDD	**Seat**	**Term Expires**	
Joe Nisbett - VC	1	2026	joseph.nisbett@districtgov.org
Dr. Randy McDaniel	2	2026	randy.mcdaniel@districtgov.org
Steve Drake	3	2028	steve.drake@districtgov.org
Vacant	4	2028	mike.berning@districtgov.org
Gerry Lachnicht	5	2028	gerry.lachnicht@districtgov.org
Brownwood CDD	**Seat**	**Term Expires**	
Chad Ritch	1	2028	chad.ritch@districtgov.org
Phil Bernard	2	2028	phil.bernard@districtgov.org
Lester Coggins- C	3	2026	lester.coggins@districtgov.org
Ken Stoff - VC	4	2026	ken.stoff@districtgov.org
Gerry Andrews	5	2028	gerry.andrews@districtgov.org
Eastport	**Seat**	**Term Expires**	
Heather Owen - C	1	2028	Heather.Owen@districtgov.org
Scott Windsor	2	2026	Scott.Windsor@districtgov.org
Geno Jarquin - VC	3	2028	Geno.Jarquin@districtgov.org
Dave Lewis	4	2026	Dave.Lewis@districtgov.org
Ashley Abbott	5	2026	Ashley.Abbott@districtgov.org

BOARD OF SUPERVISORS

C=Chair | VC=Vice Chair

NSCUDD	Seat	Term Expires	
Nicolas Hemes - VC	1 - District 5	2028	nicolas.hemes@districtgov.org
Al Butler	2- District 6	2028	al.butler@districtgov.org
Ellie Decker	3- District 7	2026	ellie.decker@districtgov.org
Kevin McGovern	4- District 8	2026	kevin.mcgovern@districtgov.org
Dan Warren	5- District 9	2026	dan.warren@districtgov.org
Richard Rademacher-C	6- District 10	2026	richard.rademacher@districgov.org
Matt Friedland	7- At Large	2028	matt.friedland@districtgov.org
WUDD	**Seat**	**Term Expires**	
Edna Santana-Wales	1	2028	edna.santana-wales@districtgov.org
David Fountaine	2	2028	david.fountaine@districtgov.org
Bruno Falvo - VC	3	2026	bruno.falvo@districtgov.org
Colleen Halstead	4	2026	colleen.halstead@districtgov.org
Roger Kass - C	5	2026	roger.kass@districgov.org
VPSDDD	**Seat**	**Term Expires**	
Steve Bogle - VC	1	2026	Steve.Bogle@districtgov.org
Chris Christopoulos Jr. - C	2	2026	Chris.Christopoulos@districtgov.org
Dr. Kathleen Gowin	3	2026	Kathleen.Gowin@districtgov.org
John Dean	4	2028	John.Dean@districtgov.org
Dr. Maryanne Scott	5	2028	Maryanne.Scott@districtgov.org

Committees

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Project Wide Advisory	District	Alternate
Jerry Ferlisi	5	Jerry Knoll
Randall Edgar	6	Tweet Coleman
Ed Coleman	7	Steve Lapp
Duane Johnson	8	Ray Lammes
Dan Ruehl	9	Steve Brown
Steve Bova	10	Mark Welzel
Don Brozick- C	11	Jan Collins
Dale Martin	12	Jon Roudabush
John Kerrigan	13	Tom Law
Ken Stoff	BCDD	

Investment Advisory	District	Alternate
Rocky Hyder	1	
Tom Swiers	2	
Dick Belles	3	
Jim Murphy	4	
Walter Martin	5	
Linda Grzesik	6	
Judi-ann Rutherford	7	
Ray Lammes	8	
Michael Dollard	9	
Holly Bell	10	
Jan Collins	11	Patty Hoxie
Ron McMahon	12	
Tom Law - VC	13	
Cody Yoder	14	
Peter Evans	VCCDD	
Gerry Lachnicht - C	SLCDD	
Gerry Andrews	BCDD	
Dan Warren	NSCUDD	
David Fountaine	WUDD	
Donna Kempa	AAC	

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Architectural Review		District	Alternate
Vacant		1	Timothy Cloidt
Ed Carroll	ecarrollconsult@outlook.com	2	Vacant
Joseph DeMayo	jdemayo1@comcast.net	3	Holly Reycraft
Karl Arps	karl.arps@gmail.com	4	Vacant
Kenneth Seaman	kennethaseaman@yahoo.com	5	Vacant
Bruce Levin	schoolbusinessmgt@gmail.com	7	Vacant
Joseph A. Tyborowski	j.tyborowski@comcast.net	8	Vacant
Daniel Warren	hdbikerdan@gmail.com	9	Laurie Bruner
Vacant		10	Tad Stanley
Francis Baehr	francisbaehr@yahoo.com	LL/Lake Co.	Ginger Crapse

Amenity Authority	Term Expires	District	
James Vaccaro	2026	1	james.vaccaro@districtgov.org
Richard Cole	2026	VCCDD	Richard.Cole@districtgov.org
Richard Benson - C	2026	2	Richard.benson@districtgov.org
Donna Kempa	2028	3	donna.kempa@districtgov.org
Don Deakin	2028	4	don.deakin@districtgov.org
Bill Williamson - VC	2026	LL/Lake County	bill.williamson@districtgov.org

Eastport Maintenance Advisory Committee	District	Alternate
Dave Lewis - VC	Eastport Representative	Scott Windsor
Cynthia Troller	14	Darlene Stephens
Liz Rodriguez - C	15	Mark Morgan

Multi-Modal Path Discussion Group	District	Alternate
Brian Goodman	1	
Jim Conti	2	
Cliff Wiener	4	
Gary Kadow	5	
Daryl Klinko	7	
Ray Lammes	8	Duane Johnson
Richard Talbot	9	
Steve Bova	10	
Jon Roudabush	12	
John Kerrigan	13	
Jim Vaccaro	AAC	

Chapter 190 - Community Development Districts

Chapter 190 of the Florida Statutes is the legislative authority for community development districts. It allows large landowners the mechanism to invest the time and financial resources to undertake a large scale new community, creating a public-private partnership.

For more information on Chapter 190 scan the QR code:









Notes

The Villages®

Community Development Districts

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