

West Villages
Improvement District

**Final Budget For
Fiscal Year 2015/2016
October 1, 2015 - September 30, 2016**

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FINAL BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
RECAP BY UNITS
FISCAL YEAR 2015/2016
October 1, 2015 - September 30, 2016

	<u>DISTRICT PROPER</u>	<u>UNIT ONE</u>	<u>UNIT TWO</u>	<u>UNIT THREE</u>	<u>TOTAL</u>
REVENUES					
O & M ASSESSMENTS	289,129	284,527	324,534	57,348	955,538
O & M DIRECT BILL	0	0	87,393	82,548	169,941
DEBT ASSESSMENTS (UNIT 1)	0	2,527,394	0	0	2,527,394
DEBT ASSESSMENTS (UNIT 2)	0	0	2,193,217	0	2,193,217
DEBT DIRECT BILL (UNIT 2)	0	0	591,326	0	591,326
DEBT ASSESSMENTS (UNIT 3)	0	0	0	562,056	562,056
DEBT DIRECT BILL (UNIT 3)	0	0	0	748,200	748,200
INTEREST INCOME	1,000	0	0	0	1,000
CARRY OVER FUNDS FROM PRIOR YEAR	0	0	0	0	0
Total Revenues	\$ 290,129	\$ 2,811,920	\$ 3,196,470	\$ 1,450,152	\$ 7,748,671
EXPENDITURES					
INFRASTRUCTURE MAINTENANCE	0	200,000	325,000	67,000	592,000
ENGINEERING	30,000	10,000	10,000	10,000	60,000
MANAGEMENT	59,456	12,005	12,005	12,005	95,471
OPERATION MANAGER	25,000	12,500	12,500	0	50,000
LEGAL	100,000	15,000	15,000	15,000	145,000
ASSESSMENT ROLL	7,500	1,500	1,500	1,500	12,000
AUDIT FEES	4,750	2,750	2,750	2,750	13,000
ARBITRAGE REBATE FEE	0	1,500	1,500	1,500	4,500
RENTS & LEASES	6,000	0	0	0	6,000
INSURANCE	24,500	0	0	12,000	36,500
LEGAL ADVERTISING	3,000	0	0	0	3,000
MISCELLANEOUS	4,900	1,700	1,700	1,700	10,000
POSTAGE	1,000	0	0	0	1,000
OFFICE SUPPLIES	5,000	0	0	0	5,000
DUES & SUBSCRIPTIONS	175	0	0	0	175
TRUSTEE FEES	0	10,000	10,000	10,000	30,000
WEBSITE	1,500	0	0	0	1,500
CONTINUING DISCLOSURE FEE	0	500	500	3,000	4,000
Total Expenditures	\$ 272,781	\$ 267,455	\$ 392,455	\$ 136,455	\$ 1,069,146
EXCESS / (SHORTFALL)	\$ 17,348	\$ 2,544,465	\$ 2,804,015	\$ 1,313,697	\$ 6,679,525
PAYMENT TO TRUSTEE (UNIT 1)	0	(2,375,750)	0	0	(2,375,750)
PAYMENT TO TRUSTEE (UNIT 2)	0	0	(2,652,950)	0	(2,652,950)
PAYMENT TO TRUSTEE (UNIT 3)	0	0	0	(1,276,533)	(1,276,533)
BALANCE	\$ 17,348	\$ 168,715	\$ 151,065	\$ 37,164	\$ 374,292
COUNTY APPRAISER & TAX COLLECTOR FEE	(5,783)	(56,238)	(50,355)	(12,388)	(124,764)
DISCOUNTS FOR EARLY PAYMENTS	(11,565)	(112,477)	(100,710)	(24,776)	(249,528)
NET EXCESS / (SHORTFALL)	\$ 0	\$ -	\$ -	\$ -	\$ -

FINAL BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
INFRASTRUCTURE MAINTENANCE ALL UNITS
FISCAL YEAR 2015/2016
October 1, 2015 - September 30, 2016

UNIT ONE FISCAL YEAR 2014/2015 MAINTENANCE BUDGET		UNIT ONE FISCAL YEAR 2015/2016 MAINTENANCE BUDGET		VARIANCE FROM PREVIOUS YEAR
MAINTENANCE EXPENDITURES	AMOUNT	MAINTENANCE EXPENDITURES	AMOUNT	AMOUNT
US-41 Landscaping & Lighting (1) (2)	152,000	US-41 Landscaping & Lighting (1) (2)	165,000	13,000
Gateway Monuments (US-4/River Rd)	6,000	Gateway Monuments (US-4/River Rd)	10,000	4,000
Contingency Landscape Replacement	20,000	Contingency Landscape Replacement	25,000	5,000
Total Maintenance Expenditures	\$ 178,000	Total Maintenance Expenditures	\$ 200,000	\$ 22,000

(1) Includes costs for power, reuse water, pump station maintenance, & capital contribution for reuse facilities.

(1) Includes costs for power, reuse water, pump station maintenance, & capital contribution for reuse facilities.

UNIT TWO FISCAL YEAR 2014/2015 MAINTENANCE BUDGET		UNIT TWO FISCAL YEAR 2015/2016 MAINTENANCE BUDGET		AMOUNT
MAINTENANCE EXPENDITURES	AMOUNT	MAINTENANCE EXPENDITURES	AMOUNT	AMOUNT
General Cost (1)	6,000	General Cost (1)	5,000	(1,000)
Lighting (2)	52,000	Lighting (2)	50,000	(2,000)
Ponds	11,000	Ponds	10,000	(1,000)
Landscaping (3)	254,500	Landscaping (3)	245,000	(9,500)
Contingency Landscape Replacement	20,000	Contingency Landscape Replacement	15,000	(5,000)
Total Maintenance Expenditures	\$ 343,500	Total Maintenance Expenditures	\$ 325,000	(18,500)

(1) Includes minor repairs, sign replacement, water main flushing.

(1) Includes minor repairs, sign replacement, water main flushing.

(2) Includes power, pole replacement

(2) Includes power, pole replacement

(3) Includes maintenance, IQ water, pump station power costs, maintenance, and capital contribution for reuse facilities.

(3) Includes maintenance, IQ water, pump station power costs, maintenance, and capital contribution for reuse facilities.

UNIT THREE FISCAL YEAR 2014/2015 MAINTENANCE BUDGET		UNIT THREE FISCAL YEAR 2015/2016 MAINTENANCE BUDGET		AMOUNT
MAINTENANCE EXPENDITURES	AMOUNT	MAINTENANCE EXPENDITURES	AMOUNT	AMOUNT
Lake & Mitigation Maintenance	20,000	Lake & Mitigation Maintenance	20,000	0
Landscape & Irrigation Maintenance	0	Landscape & Irrigation Maintenance	0	0
Contingency Landscape Replacement	0	Contingency Landscape Replacement	0	0
POA Maintenance Agreement Oversight	0	POA Maintenance Agreement Oversight	0	0
Irrigation / Pump Station	0	Irrigation / Pump Station	0	0
Drainage	4,000	Drainage	4,000	0
Roads / Street Lights (minor repairs / signs)	23,000	Roads / Street Lights (minor repairs / signs)	23,000	0
Community Center & Gatehouse O&M	20,000	Gatehouse O&M	20,000	0
Total Maintenance Expenditures	\$ 67,000	Total Maintenance Expenditures	\$ 67,000	\$ -

(1) Gran Paradiso Common Area & Public Roadway Landscaping, Clubhouse & Gatehouse & Irrigation & Lake / Ditch Bank Mowing.

(1) Gran Paradiso Common Area & Public Roadway Landscaping, & Gatehouse & Irrigation & Lake / Ditch Bank Mowing.

FINAL BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
DISTRICT PROPER
FISCAL YEAR 2015/2016
October 1, 2015 - September 30, 2016

	FISCAL YEAR 2014/2015 ANNUAL BUDGET	FISCAL YEAR 2015/2016 ANNUAL BUDGET
REVENUES		
O & M ASSESSMENTS	307,576	289,129
DEBT ASSESSMENTS	0	0
DEVELOPER CONTRIBUTION	0	0
INTEREST INCOME	1,000	1,000
OTHER REVENUES	0	0
Total Revenues	\$ 308,576	\$ 290,129
EXPENDITURES		
ENGINEERING	30,000	30,000
MANAGEMENT	59,456	59,456
OPERATIONS MANAGER	25,000	25,000
LEGAL	115,000	100,000
ASSESSMENT ROLL	7,500	7,500
ANNUAL AUDIT	4,750	4,750
ARBITRAGE REBATE FEE	0	0
RENTS & LEASES	9,000	6,000
INSURANCE	23,000	24,500
LEGAL ADVERTISING	4,000	3,000
MISCELLANEOUS	6,400	4,900
POSTAGE	840	1,000
OFFICE SUPPLIES	5,000	5,000
DUES & SUBSCRIPTIONS	175	175
TRUSTEE FEES	0	0
CONTINUING DISCLOSURE FEE	0	0
WEBSITE	0	1,500
CONTINGENCY / PREV SHORTFALL	0	0
Total Expenditures	\$ 290,121	\$ 272,781
EXCESS / (SHORTFALL)	\$ 18,455	\$ 17,348
PAYMENT TO TRUSTEE	-	-
BALANCE	\$ 18,455	\$ 17,348
COUNTY APPRAISER & TAX COLLECTOR FEE	(6,152)	(5,783)
DISCOUNTS FOR EARLY PAYMENTS	(12,303)	(11,565)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

FINAL BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
UNIT ONE
FISCAL YEAR 2015/2016
October 1, 2015 - September 30, 2016

	FISCAL YEAR 2014/2015 ANNUAL BUDGET	FISCAL YEAR 2015/2016 ANNUAL BUDGET
REVENUES		
O & M ASSESSMENTS	269,633	284,527
DEBT ASSESSMENTS	2,524,043	2,527,394
DEVELOPER CONTRIBUTION	0	0
OTHER REVENUES	0	0
Total Revenues	\$ 2,793,676	\$ 2,811,920
EXPENDITURES		
INFRASTRUCTURE MAINTENANCE	178,000	200,000
ENGINEERING	20,000	10,000
MANAGEMENT	12,005	12,005
OPERATIONS MANAGER	12,500	12,500
LEGAL	10,000	15,000
ASSESSMENT ROLL	1,500	1,500
AUDIT FEES	2,750	2,750
ARBITRAGE REBATE FEE	2,700	1,500
RENTS & LEASES	0	0
INSURANCE	0	0
LEGAL ADVERTISING	0	0
MISCELLANEOUS	2,000	1,700
POSTAGE	0	0
OFFICE SUPPLIES	0	0
DUES & SUBSCRIPTIONS	0	0
TRUSTEE FEES	11,000	10,000
CONTINUING DISCLOSURE FEE	1,000	500
WEBSITE	0	0
CONTINGENCY / PREV SHORTFALL	0	0
Total Expenditures	\$ 253,455	\$ 267,455
EXCESS / (SHORTFALL)	\$ 2,540,221	\$ 2,544,465
PAYMENT TO TRUSTEE	(2,372,600)	(2,375,750)
BALANCE	\$ 167,621	\$ 168,715
COUNTY APPRAISER & TAX COLLECTOR FEE	(55,874)	(56,238)
DISCOUNTS FOR EARLY PAYMENTS	(111,747)	(112,477)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

FINAL BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
UNIT TWO
FISCAL YEAR 2015/2016
October 1, 2015 - September 30, 2016

	FISCAL YEAR 2014/2015 ANNUAL BUDGET	FISCAL YEAR 2015/2016 ANNUAL BUDGET
REVENUES		
O & M ASSESSMENTS	107,295	324,534
O & M DIRECT BILL	39,598	87,393
DEBT ASSESSMENTS	2,030,382	2,193,217
DEBT DIRECT BILL	748,478	591,326
DEVELOPER CONTRIBUTION	0	0
OTHER REVENUES	0	0
CARRY OVER FUNDS FROM PRIOR YEAR	300,000	0
Total Revenues	\$ 3,225,753	\$ 3,196,470
EXPENDITURES		
INFRASTRUCTURE MAINTENANCE	343,500	325,000
ENGINEERING	42,000	10,000
MANAGEMENT	12,005	12,005
OPERATIONS MANAGER	12,500	12,500
LEGAL	10,000	15,000
ASSESSMENT ROLL	1,500	1,500
AUDIT FEES	2,750	2,750
ARBITRAGE REBATE FEE	2,700	1,500
RENTS & LEASES	0	0
INSURANCE	0	0
LEGAL ADVERTISING	0	0
MISCELLANEOUS	2,000	1,700
POSTAGE	0	0
OFFICE SUPPLIES	0	0
DUES & SUBSCRIPTIONS	0	0
TRUSTEE FEES	11,000	10,000
CONTINUING DISCLOSURE FEE	500	500
WEBSITE	0	0
CONTINGENCY / PREV SHORTFALL	0	0
Total Expenditures	\$ 440,455	\$ 392,455
EXCESS / (SHORTFALL)	\$ 2,785,298	\$ 2,804,015
PAYMENT TO TRUSTEE	(2,657,038)	(2,652,950)
BALANCE	\$ 128,261	\$ 151,065
COUNTY APPRAISER & TAX COLLECTOR FEE	(42,754)	(50,355)
DISCOUNTS FOR EARLY PAYMENTS	(85,507)	(100,710)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

FINAL BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
UNIT THREE
FISCAL YEAR 2015/2016
October 1, 2015 - September 30, 2016

	FISCAL YEAR 2014/2015 ANNUAL BUDGET	FISCAL YEAR 2015/2016 ANNUAL BUDGET
REVENUES		
O & M ASSESSMENTS	32,898	57,348
O & M DIRECT BILL	104,531	82,548
DEBT ASSESSMENTS	331,556	562,056
DEBT DIRECT BILL	962,530	748,200
DEVELOPER CONTRIBUTION	0	0
OTHER REVENUES	0	0
CARRY OVER FUNDS FROM PRIOR YEAR	0	0
Total Revenues	\$ 1,431,515	\$ 1,450,152
EXPENDITURES		
INFRASTRUCTURE MAINTENANCE	67,000	67,000
ENGINEERING	10,000	10,000
MANAGEMENT	12,005	12,005
OPERATION MANAGER	0	0
LEGAL	10,000	15,000
ASSESSMENT ROLL	1,500	1,500
AUDIT FEES	2,750	2,750
ARBITRAGE REBATE FEE	2,700	1,500
RENTS & LEASES	0	0
INSURANCE	11,500	12,000
LEGAL ADVERTISING	0	0
MISCELLANEOUS	2,000	1,700
POSTAGE	0	0
OFFICE SUPPLIES	0	0
DUES & SUBSCRIPTIONS	0	0
TRUSTEE FEES	11,000	10,000
CONTINUING DISCLOSURE FEE	5,000	3,000
WEBSITE	0	0
CONTINGENCY / PREV SHORTFALL	0	0
Total Expenditures	\$ 135,455	\$ 136,455
EXCESS / (SHORTFALL)	\$ 1,296,060	\$ 1,313,697
PAYMENT TO TRUSTEE	(1,274,192)	(1,276,533)
BALANCE	\$ 21,867	\$ 37,164
COUNTY APPRAISER & TAX COLLECTOR FEE	(7,289)	(12,388)
DISCOUNTS FOR EARLY PAYMENTS	(14,578)	(24,776)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

BUDGET COMPARISON
WEST VILLAGES IMPROVEMENT DISTRICT

	FISCAL YEAR 2013/2014 ACTUAL	FISCAL YEAR 2014/2015 ANNUAL BUDGET	FISCAL YEAR 2015/2016 ANNUAL BUDGET	COMMENTS
REVENUES				
O & M ASSESSMENTS	2,533,118	717,402	955,538	Expenditures/.94
O & M DIRECT BILL	178,244	144,128	169,941	Unit 2 & Unit 3 O & M Direct Bill
DEBT ASSESSMENTS (UNIT 1)	5,010,558	2,524,043	2,527,394	Payment To Trustee/.94
DEBT ASSESSMENTS (UNIT 2)	1,091,322	2,030,382	2,193,217	Payment To Trustee/.94 less Direct Bill Portion
DEBT DIRECT BILL (UNIT 2)	853,940	748,478	591,326	Unit 2 Debt Direct Bill
DEBT ASSESSMENTS (UNIT 3)	23,961	331,556	562,056	Payment To Trustee/.94 less Direct Bill Portion
DEBT DIRECT BILL (UNIT 3)	1,441,823	962,530	748,200	Unit 3 Debt Direct Bill
INTEREST / OTHER INCOME	6,947	1,000	1,000	\$83.33 Per Month
CARRY OVER FUNDS FROM PRIOR YEAR	0	300,000	0	
Total Revenues	\$ 11,139,913	\$ 7,759,519	\$ 7,748,671	
EXPENDITURES				
INFRASTRUCTURE MAINTENANCE	607,682	588,500	592,000	\$3,500 Increase From Previous Year Budget
ENGINEERING	203,512	102,000	60,000	\$42,000 Decrease From Previous Year Budget
MANAGEMENT	95,470	95,471	95,471	\$0 Change From Previous Year Budget
OPERATION MANAGER	0	50,000	50,000	\$0 Change From Previous Year Budget
LEGAL	173,692	145,000	145,000	\$0 Change From Previous Year Budget
ASSESSMENT ROLL	12,000	12,000	12,000	\$0 Change From Previous Year Budget
AUDIT FEES	12,500	13,000	13,000	\$0 Change From Previous Year Budget
ARBITRAGE REBATE FEE	1,950	8,100	4,500	\$3,600 Decrease From Previous Year Budget
RENTS & LEASES	6,000	9,000	6,000	\$3,000 Decrease From Previous Year Budget
INSURANCE	44,242	34,500	36,500	\$2,000 Increase From Previous Year Budget
LEGAL ADVERTISING	1,644	4,000	3,000	\$1,000 Decrease From Previous Year Budget
MISCELLANEOUS	7,864	12,400	10,000	\$2,400 Decrease From Previous Year Budget
POSTAGE	963	840	1,000	\$160 Increase From Previous Year Budget
OFFICE SUPPLIES	3,954	5,000	5,000	\$0 Change From Previous Year Budget
DUES & SUBSCRIPTIONS	175	175	175	\$0 Change From Previous Year Budget
TRUSTEE FEES	0	33,000	30,000	\$3,000 Decrease From Previous Year Budget
CONTINUING DISCLOSURE FEE	2,500	6,500	4,000	\$2,500 Decrease From Previous Year Budget
WEBSITE	0	0	1,500	\$1,500 Increase From Previous Year Budget
CONTINGENCY / CONSTRUCTION COST	38,040	0	0	\$0 Change From Previous Year Budget
Total Expenditures	1,212,189	1,119,486	1,069,146	
EXCESS / (SHORTFALL)	\$ 9,927,724	\$ 6,640,033	\$ 6,679,525	
PAYMENT TO TRUSTEE (UNIT 1)	(4,922,901)	(2,372,600)	(2,375,750)	2016 Principal & Interest Payments Less Interest Earned (UNIT 1)
PAYMENT TO TRUSTEE (UNIT 2)	(1,900,110)	(2,657,038)	(2,652,950)	2016 Principal & Interest Payments Less Interest Earned (UNIT 2)
PAYMENT TO TRUSTEE (UNIT 3)	(1,465,784)	(1,274,192)	(1,276,533)	2016 Principal & Interest Payments Less Interest Earned (UNIT 3)
BALANCE	\$ 1,638,930	\$ 336,203	\$ 374,292	
COUNTY APPRAISER & TAX COLLECTOR FEE	(67,139)	(112,068)	(124,764)	Two Percent Of Total Tax Roll
DISCOUNTS FOR EARLY PAYMENTS	(46,424)	(224,135)	(249,528)	Four Percent Of Total Tax Roll
NET EXCESS / (SHORTFALL)	\$ 1,525,366	\$ -	\$ -	

FINAL BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
UNIT 1 DEBT SERVICE FUND
FISCAL YEAR 2015/2016
October 1, 2015 - September 30, 2016

FISCAL YEAR
2015/2016
ANNUAL BUDGET

REVENUES

Interest Income		0
Debt Collections		2,375,750
Total Revenues	\$	2,375,750

EXPENDITURES

Principal Payments		690,000
Interest Payments		1,685,750
Miscellaneous		0
Total Expenditures	\$	2,375,750

Excess / (Shortfall)	\$	-
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Series 2007 Bond Information

Original Par Amount =	\$34,895,000	Annual Principal Payments Due =	May 1st
Interest Rate =	5.50%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	May 2007		
Maturity Date =	May 2038		

FINAL BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
UNIT 2 DEBT SERVICE FUND
FISCAL YEAR 2015/2016
October 1, 2015 - September 30, 2016

FISCAL YEAR
2015/2016
ANNUAL BUDGET

REVENUES

Interest Income		0
Debt Collections		2,652,950
Total Revenues	\$	2,652,950

EXPENDITURES

Principal Payments		810,000
Interest Payments		1,842,950
Miscellaneous		0
Total Expenditures	\$	2,652,950

Excess / (Shortfall)	\$	-
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Series 2005 Bond Information

Original Par Amount =	\$38,005,000	Annual Principal Payments Due =	May 1st
Interest Rate =	5.80%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	November 2005		
Maturity Date =	May 2036		

FINAL BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
UNIT 3 DEBT SERVICE FUND
FISCAL YEAR 2015/2016
October 1, 2015 - September 30, 2016

FISCAL YEAR
2015/2016
ANNUAL BUDGET

REVENUES

Interest Income		0
Net Debt Collections		1,276,533
Total Revenues	\$	1,276,533

EXPENDITURES

Principal Payments		390,000
Interest Payments		881,925
Miscellaneous / Extra Redemption		4,608
Total Expenditures	\$	1,276,533

Excess / (Shortfall)	\$	-
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Series 2006 Bond Information

Original Par Amount =	\$40,840,000	Annual Principal Payments Due =	May 1st
Interest Rate =	5.50%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	April 2006		
Maturity Date =	May 2037		

**West Villages Improvement District
District Proper
Assessment Recap**

A	B	C	F	G	F	G
Lot Type		Units	Total Fiscal Year 2014/2015 Assessment	Total Fiscal Year 2014/2015 Assessment Per Unit	Total Fiscal Year 2015/2016 Projected Assessment	Total Fiscal Year 2015/2016 Projected Assessment Per Unit
Island Walk Single Family	Administrative Debt	866	\$ 17,318.62	\$ 20.00	\$ 16,079.21	\$ 18.57
	Sub-Total		\$ 17,318.62	\$ 20.00	\$ 16,079.21	\$ 18.57
Island Walk Multi Family	Administrative Debt	0	\$ -	\$ 20.00	\$ -	\$ 18.57
	Sub-Total		\$ -	\$ 20.00	\$ -	\$ 18.57
Gran Paradiso Single Family	Administrative Debt	422	\$ 8,439.33	\$ 20.00	\$ 7,835.37	\$ 18.57
	Sub-Total		\$ 8,439.33	\$ 20.00	\$ 7,835.37	\$ 18.57
Gran Paradiso (Wetherington) Single Family	Administrative Debt	12	\$ 239.98	\$ 20.00	\$ 222.81	\$ 18.57
	Sub-Total		\$ 239.98	\$ 20.00	\$ 222.81	\$ 18.57
Gran Paradiso Multi Family (3 BDR)	Administrative Debt	0	\$ -	\$ 20.00	\$ -	\$ 18.57
	Sub-Total		\$ -	\$ 20.00	\$ -	\$ 18.57
Gran Paradiso Multi Family (2 BDR)	Administrative Debt	0	\$ -	\$ 20.00	\$ -	\$ 18.57
	Sub-Total		\$ -	\$ 20.00	\$ -	\$ 18.57
Town Center Multi Family	Administrative Debt	0	\$ -	\$ 20.00	\$ -	\$ 18.57
	Sub-Total		\$ -	\$ 20.00	\$ -	\$ 18.57
Town Center Multi Family (3 BDR)	Administrative Debt	0	\$ -	\$ 20.00	\$ -	\$ 18.57
	Sub-Total		\$ -	\$ 20.00	\$ -	\$ 18.57
Town Center Multi Family (2 BDR)	Administrative Debt	0	\$ -	\$ 20.00	\$ -	\$ 18.57
	Sub-Total		\$ -	\$ 20.00	\$ -	\$ 18.57
Undeveloped Land In Unit 1	Administrative Debt	11,223	\$ 224,442.15	\$ 20.00	\$ 208,379.89	\$ 18.57
	Sub-Total		\$ 224,442.15	\$ 20.00	\$ 208,379.89	\$ 18.57
Undeveloped Land In Unit 2	Administrative Debt	2,174	\$ 43,476.54	\$ 20.00	\$ 40,365.13	\$ 18.57
	Sub-Total		\$ 43,476.54	\$ 20.00	\$ 40,365.13	\$ 18.57
Undeveloped Land In Unit 3	Administrative Debt	683	\$ 13,658.91	\$ 20.00	\$ 12,681.41	\$ 18.57
	Sub-Total		\$ 13,658.91	\$ 20.00	\$ 12,681.41	\$ 18.57
TOTAL		15,380	\$ 307,575.53		\$ 289,128.72	

Administrative Assessment Includes 1% County Tax Collector Fee, a 1% County Property Appraiser Fee and a 4% discount for early payment of taxes.

Note: The Assessment is calculated by the assessable units as shown in Exhibit D of the Unit 1 Report Of Engineer.

There are **15,572.00** assessable units in the District.

**West Villages Improvement District
Assessment Recap Unit 1**

A	B	C	F	G	F	G
Lot Type		Units	Total Fiscal Year 2014/2015 Assessment	Total Fiscal Year 2014/2015 Assessment Per Unit	Total Fiscal Year 2015/2016 Projected Assessment	Total Fiscal Year 2015/2016 Projected Assessment Per Unit
Island Walk Single	Admin / Maint Debt	866	\$ 15,182.20 \$ 142,120.99	\$ 17.53 \$ 164.11	\$ 15,823.27 \$ 140,555.03	\$ 18.27 \$ 162.30
Family	Sub-Total		\$ 157,303.19	\$ 181.64	\$ 156,378.30	\$ 180.58
Island Walk Multi	Admin / Maint Debt	0	\$ - \$ -	\$ 17.53 \$ 164.11	\$ - \$ -	\$ 18.27 \$ 162.30
Family	Sub-Total		\$ -	\$ 181.64	\$ -	\$ 180.58
Gran Paradiso Single	Admin / Maint Debt	422	\$ 7,398.25 \$ 69,255.26	\$ 17.53 \$ 164.11	\$ 7,710.65 \$ 68,492.17	\$ 18.27 \$ 162.30
Family	Sub-Total		\$ 76,653.52	\$ 181.64	\$ 76,202.82	\$ 180.58
Gran Paradiso (Wetherington) Single	Admin / Maint Debt	12	\$ 210.38 \$ 1,969.34	\$ 17.53 \$ 164.11	\$ 219.26 \$ 1,947.64	\$ 18.27 \$ 162.30
Family	Sub-Total		\$ 2,179.72	\$ 181.64	\$ 2,166.90	\$ 180.58
Gran Paradiso Multi	Admin / Maint Debt	0	\$ - \$ -	\$ 17.53 \$ 164.11	\$ - \$ -	\$ 18.27 \$ 162.30
Family (3 BDR)	Sub-Total		\$ -	\$ 181.64	\$ -	\$ 180.58
Gran Paradiso Multi	Admin / Maint Debt	0	\$ - \$ -	\$ 17.53 \$ 164.11	\$ - \$ -	\$ 18.27 \$ 162.30
Family (2 BDR)	Sub-Total		\$ -	\$ 181.64	\$ -	\$ 180.58
Town Center	Admin / Maint Debt	0	\$ - \$ -	\$ 17.53 \$ 164.11	\$ - \$ -	\$ 18.27 \$ 162.30
	Sub-Total		\$ -	\$ 181.64	\$ -	\$ 180.58
Town Center Multi	Admin / Maint Debt	0	\$ - \$ -	\$ 17.53 \$ 164.11	\$ - \$ -	\$ 18.27 \$ 162.30
Family (3 BDR)	Sub-Total		\$ -	\$ 181.64	\$ -	\$ 180.58
Town Center Multi	Admin / Maint Debt	0	\$ - \$ -	\$ 17.53 \$ 164.11	\$ - \$ -	\$ 18.27 \$ 162.30
Family (2 BDR)	Sub-Total		\$ -	\$ 181.64	\$ -	\$ 180.58
Undeveloped Land In Unit 1	Admin / Maint Debt	11,223	\$ 196,754.94 \$ 1,841,828.97	\$ 17.53 \$ 164.11	\$ 205,063.06 \$ 1,821,534.71	\$ 18.27 \$ 162.30
	Sub-Total		\$ 2,038,583.91	\$ 181.64	\$ 2,026,597.77	\$ 180.58
Undeveloped Land In Unit 2	Administrative Debt	2,174	\$ 38,113.27 \$ 356,779.49	\$ 17.53 \$ 164.11	\$ 39,722.63 \$ 352,848.30	\$ 18.27 \$ 162.30
	Sub-Total		\$ 394,892.76	\$ 181.64	\$ 392,570.93	\$ 180.58
Undeveloped Land In Unit 3	Administrative Debt	683	\$ 11,973.95 \$ 112,088.50	\$ 17.53 \$ 164.11	\$ 12,479.56 \$ 110,853.44	\$ 18.27 \$ 162.30
	Sub-Total		\$ 124,062.44	\$ 181.64	\$ 123,333.00	\$ 180.58
Total Admin / Maint			\$ 269,632.98		\$ 284,526.60	
Total Debt			\$ 2,524,042.55		\$ 2,527,393.62	
TOTAL		15,380	\$ 2,793,675.53		\$ 2,811,920.21	

Admin / Maint Assessment Includes 1% County Tax Collector Fee, a 1% County Property Appraiser Fee and a 4% discount for early payment of taxes.

Note: The Assessment is calculated by the assessable units as shown in Exhibit D of the Unit 1 Report Of Engineer.

There are **15,572.00** assessable units in Unit 1.

WEST VILLAGES IMPROVEMENT DISTRICT

**ANNUAL ASSESSMENT METHODOLOGY
EXHIBIT D
UNIT 1**

**Exhibit D of WVID Unit 1
Engineers Report**

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Owner of Property	Description of Property	Assessable Half-Acre or Less Portions	Amount of Determined Benefits	Amount of Determined Damages	Number of Acres to be Taken of Right-of-Way, ect
Fourth Quarter Properties, XXXII, LLC	Exhibit D-1 of WVID Unit 1 Engineers Report	12,101	\$ 36,816,162.00	\$0	0
DiVosta and Company, Inc	Exhibit D-2 of WVID Unit 1 Engineers Report	1,200	\$ 3,650,887.89	\$0	0
Divosta Homes, LP	Exhibit D-3 of WVID Unit 1 Engineers Report	962	\$ 2,926,795.13	\$0	0
Gran Paradiso I, LLC	Exhibit D-4 of WVID Unit 1 Engineers Report	1,432	\$ 4,356,726.22	\$0	0
Gran Paradiso II, LLC	Exhibit D-5 of WVID Unit 1 Engineers Report	621	\$ 1,889,334.48	\$0	0
Lee Weatherington Development, Inc.	Exhibit D-6 of WVID Unit 1 Engineers Report	84	\$ 255,562.15	\$0	0

*

Amount of Benefits per Assessable Half-Acre or Less
\$ 3,042.41
\$ 3,042.41
\$ 3,042.41
\$ 3,042.41
\$ 3,042.41
\$ 3,042.41

Total		16,400	\$ 49,895,467.87	\$ -	0
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\$ 3,042.41

*

* Note: These Columns / Rows are not a part of Exhibit D. These Columns / Rows show a completely equal benefit per assessable 1/2 acre or less.

West Villages Improvement District Assessment Recap Unit 2 - Total Gross

Lot Type	Methodology Maximum Percentage	Debt Assessment Allocation	Admin / Maint Assessment Allocation	Units	Total Fiscal Year 2014/2015 Per Unit	Total Fiscal Year 2015/2016 Projected Assessment	Total Fiscal Year 2015/2016 Projected Per Unit
Island Walk Single	Admin / Maint Debt 24.08%	679,606.77	100,535.28	1,799 1,798	\$ 20.00 \$ 378.35	\$ 100,535.28 \$ 679,606.77	\$ 55.88 \$ 377.98
Family	Sub-Total				\$ 398.35	\$ 780,142.05	\$ 433.86
Island Walk Multi	Admin / Maint Debt 0.93%	26,247.27	3,882.80	70	\$ 19.85 \$ 375.54	\$ 3,882.80 \$ 26,247.27	\$ 55.47 \$ 374.96
Family	Sub-Total				\$ 395.39	\$ 30,130.07	\$ 430.43
Gran Paradiso Single	Admin / Maint Debt 11.85%	334,441.04	49,474.38	793 791	\$ 22.33 \$ 423.46	\$ 49,474.38 \$ 334,441.04	\$ 62.39 \$ 422.81
Family	Sub-Total				\$ 445.79	\$ 383,915.42	\$ 485.20
Gran Paradiso (Wetherington) Single	Admin / Maint Debt 9.65%	272,350.72	40,289.26	646 645	\$ 22.32 \$ 422.90	\$ 40,289.26 \$ 272,350.72	\$ 62.37 \$ 422.25
Family	Sub-Total				\$ 445.22	\$ 312,639.98	\$ 484.62
Gran Paradiso Multi	Admin / Maint Debt 3.56%	100,473.43	14,863.19	280	\$ 19.00 \$ 359.39	\$ 14,863.19 \$ 100,473.43	\$ 53.08 \$ 358.83
Family (3 BDR)	Sub-Total				\$ 378.38	\$ 115,336.61	\$ 411.92
Gran Paradiso Multi	Admin / Maint Debt 3.18%	89,748.73	13,276.67	280	\$ 16.97 \$ 321.03	\$ 13,276.67 \$ 89,748.73	\$ 47.42 \$ 320.53
Family (2 BDR)	Sub-Total				\$ 337.99	\$ 103,025.40	\$ 367.95
Town Center Multi	Admin / Maint Debt 1.82%	51,365.63	7,598.60	140	\$ 19.42 \$ 367.46	\$ 7,598.60 \$ 51,365.63	\$ 54.28 \$ 366.90
Family (3 BDR)	Sub-Total				\$ 386.89	\$ 58,964.22	\$ 421.17
Town Center Multi	Admin / Maint Debt 3.02%	85,233.07	12,608.66	260	\$ 17.36 \$ 328.32	\$ 12,608.66 \$ 85,233.07	\$ 48.49 \$ 327.82
Family (2 BDR)	Sub-Total				\$ 345.68	\$ 97,841.74	\$ 376.31
Town Center	Admin / Maint Debt 41.91%	1,182,820.58	174,976.48	92.00	\$ 680.67 \$ 12,876.55	\$ 174,976.48 \$ 1,182,820.58	\$ 1,901.92 \$ 12,856.75
	Sub-Total				\$ 13,557.23	\$ 1,357,797.06	\$ 14,758.66
						\$ 417,505.32	
						\$ 2,822,287.23	
TOTAL	100.00%	\$ 2,822,287.23	\$ 417,505.32	4,356		\$ 3,239,792.55	

Unit 2 Gran Paradiso Net True Up Calculation

	Total Gran Paradiso amount due for Unit 2	Total Gran Paradiso collection for Unit 2 per new product mix	(Shortfall) / Excess
Net O&M	\$ 110,829.29	\$ 104,559.14	\$ (6,270.15)
Net Debt	\$ 749,193.08	\$ 708,170.38	\$ (41,022.70)
Net Total	\$ 860,022.37	\$ 812,729.52	\$ (47,292.85) *

* Shortfall will be billed directly to Developer of Gran Paradiso

Admin / Maint Assessment Includes 1% County Tax Collector Fee, a 1% County Property Appraiser Fee and a 4% discount for early payment of taxes.

Note: The Debt Assessment is calculated by the Unit 2 Final Special Methodology Report percentages (Table D in Unit 2 LOM).

The Admin / Maint Assessment is calculated by maximum Methodology percentages.

Methodology Report Attached.

There are 4 units with pre-paid bonds.

- 1 unit in Island Walk Single Family
- 1 unit in the Wetherington Single Family

West Villages Improvement District Assessment Recap Unit 2 - Collection Method

TOTAL GROSS

Lot Type	Units	Total Fiscal Year 2015/2016		
		Projected Assessment	Projected Per Unit	
Island Walk Single	Admin / Maint Debt	1,799 1,798	\$ 100,535.28 \$ 679,606.77	\$ 55.88 \$ 377.98
Family	Sub-Total		\$ 780,142.05	\$ 433.86
Island Walk Multi	Admin / Maint Debt	70 70	\$ 3,882.80 \$ 26,247.27	\$ 55.47 \$ 374.96
Family	Sub-Total		\$ 30,130.07	\$ 430.43

Gran Paradiso Single	Admin / Maint Debt	793 791	\$ 49,474.38 \$ 334,441.04	\$ 62.39 \$ 422.81
Family	Sub-Total		\$ 383,915.42	\$ 485.20
			\$ -	\$ -

Gran Paradiso (Wetherington) Single	Admin / Maint Debt	646 645	\$ 40,289.26 \$ 272,350.72	\$ 62.37 \$ 422.25
Family	Sub-Total		\$ 312,639.98	\$ 484.62

Gran Paradiso Multi	Admin / Maint Debt	280 280	\$ 14,863.19 \$ 100,473.43	\$ 53.08 \$ 358.83
Family (3 BDR)	Sub-Total		\$ 115,336.61	\$ 411.92

Gran Paradiso Multi	Admin / Maint Debt	280 280	\$ 13,276.67 \$ 89,748.73	\$ 47.42 \$ 320.53
Family (2 BDR)	Sub-Total		\$ 103,025.40	\$ 367.95

Town Center Multi	Admin / Maint Debt	140 140	\$ 7,598.60 \$ 51,365.63	\$ 54.28 \$ 366.90
Family (3 BDR)	Sub-Total		\$ 58,964.22	\$ 421.17
			\$ -	\$ -

Town Center Multi	Admin / Maint Debt	260 260	\$ 12,608.66 \$ 85,233.07	\$ 48.49 \$ 327.82
Family (2 BDR)	Sub-Total		\$ 97,841.74	\$ 376.31

Town Center	Admin / Maint Debt	92.00 92.00	\$ 174,976.48 \$ 1,182,820.58	\$ 1,901.92 \$ 12,856.75
	Sub-Total		\$ 1,357,797.06	\$ 14,758.66

			\$ 417,505.32	
			\$ 2,822,287.23	
			\$ -	
TOTAL	4,357		\$ 3,239,792.55	

GRAN PARADISO ON ROLL GROSS

621	\$ 38,743.49	\$ 62.39
619	\$ 261,718.08	\$ 422.81
	\$ 300,461.57	\$ 485.20

14	\$ 873.14	\$ 62.37
13	\$ 5,489.24	\$ 422.25
	\$ 6,362.38	\$ 484.62

4	\$ 212.33	\$ 53.08
	\$ 1,435.33	\$ 358.83
	\$ 1,647.67	\$ 411.92

112	\$ 5,310.67	\$ 47.42
	\$ 35,899.49	\$ 320.53
	\$ 41,210.16	\$ 367.95

\$ 45,139.63
\$ 304,542.15

GRAN PARADISO DIRECT BILL GROSS

\$ 10,730.89
\$ 72,722.96
\$ 83,453.84

\$ 39,416.12
\$ 266,861.48
\$ 306,277.60

\$ 14,650.86
\$ 99,038.09
\$ 113,688.95

\$ 7,966.00
\$ 53,849.24
\$ 61,815.24

\$ 72,763.87
\$ 492,471.77

Gran Paradiso Direct Bill Net	\$ 68,398.04
	\$ 462,923.46

TOWN CENTER ON ROLL GROSS

0	\$ -	\$ 54.28
	\$ -	\$ 366.90
	\$ -	\$ 421.17

0	\$ -	\$ 48.49
	\$ -	\$ 327.82
	\$ -	\$ 376.31

92	\$ 174,976.48	\$ 1,901.92
	\$ 1,182,820.58	\$ 12,856.75
	\$ 1,357,797.06	\$ 14,758.66

\$ 174,976.48
\$ 1,182,820.58

TOWN CENTER DIRECT BILL GROSS

\$ 7,598.60
\$ 51,365.63
\$ 58,964.22

\$ 12,608.66
\$ 85,233.07
\$ 97,841.74

\$ -
\$ -
\$ -

\$ 20,207.26
\$ 136,598.70

Town center Direct Bill Net	\$ 18,994.82
	\$ 128,402.78

Admin / Maint Assessment Includes 1% County Tax Collector Fee, a 1% County Property Appraiser Fee and a 4% discount for early payment of taxes.

WEST VILLAGES IMPROVEMENT DISTRICT

**ANNUAL ASSESSMENT METHODOLOGY
TABLE D
UNIT 2**

WATER & SEWER CAPACITY ASSESSMENT METHODOLOGY											
Property	Units	Number of Single Family ERC	Number of Multi Family ERC (3 BDR or more)	Number of Multi Family ERC (2 BDR or less)	Number of Commercial ERC	Total Number of Equivalent Residential Connections (ERCs)	Annual Water & Sewer Capacity Assessment per ERC	Total Annual Water & Sewer Capacity Assessment	Annual Water & Sewer Capacity Assessment per Single Family & Unit	Annual Water & Sewer Capacity Assessment per Small MF Unit	Annual Water & Sewer Capacity Assessment per Assessable
Island Walk	DU	1,799	70	0	0	1869	\$220.90	\$412,858.81	\$220.90		\$0.00
Grand Paradiso	DU	1,439	280	233.24	0	1952.24	\$220.90	\$431,246.38	\$220.90	\$184.07	\$0.00
Town Center	AC	0	140	216.58	510.12	866.7	\$220.90	\$191,452.51	\$220.90	\$184.07	\$1,218.34
Total					510.12	4687.94		\$1,035,557.70			

ROADWAYS ASSESSMENT METHODOLOGY													
Property	Units	Number of Single Family External Trips	Number of Multi Family External Trips	Number of Non-Residential External Trips	Total Number of Peak Hour External Trips	Annual Roadway Assessment per Trip	Total Annual Roadway Assessment	Number of Single Family Units	Number of Multi Family Units	Number of Assessable Commercial Acres	Roadway Assessment per Single Family Unit	Annual Roadway Assessment per Multi Family Unit	Annual Roadway Assessment per Assessable Commercial Acre
Island Walk	DU	910	35	0	945	\$269.26	\$254,447.53	1,799	70	0	\$136.20	\$134.63	\$0.00
Grand Paradiso	DU	950	247	0	1,197	\$269.26	\$322,300.20	1,439	560	0	\$177.76	\$118.76	\$0.00
Town Center	AC	0	187	3,735	3,922	\$269.26	\$1,056,024.56	0	400	92.49		\$125.88	\$10,873.32
Total					6,064		\$1,632,722.30						

COMBINED ANNUAL ASSESSMENTS AFTER ISSUANCE OF BONDS								Total Maximum Annual Assessment Percentage
Property	Units	Number of Units	Annual Water & Sewer Capacity Assessment per Unit	Annual Roadway Assessment per Unit	Collection Costs	Total Maximum Annual Assessment per Unit	Total Maximum Annual Assessment	
Island Walk								
Single Family Residents	DU	1,799	\$220.90	\$136.20	\$22.79	\$379.89	\$683,424.98	24.08%
Multi Family 3BDR or larger	DU	70	\$220.90	\$134.63	\$22.79	\$378.22	\$26,475.38	0.93%
Multi Family 2BDR or smaller	DU	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Assessable Commercial/Office	AC	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Island Walk							\$709,900.36	
Grand Paradiso								
Single Family Residents	DU	1,439	\$220.90	\$177.76	\$25.45	\$424.10	\$610,283.39	21.50%
Multi Family 3BDR or larger	DU	280	\$220.90	\$118.76	\$21.68	\$361.34	\$101,175.22	3.56%
Multi Family 2BDR or smaller	DU	280	\$184.07	\$118.76	\$19.33	\$322.17	\$90,206.44	3.18%
Assessable Commercial/Office	AC	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Grand Paradiso							\$801,665.05	
Town Center								
Single Family Residents	DU	0	\$220.90	\$0.00	\$14.10	\$235.00	\$0.00	
Multi Family 3BDR or larger	DU	140	\$220.90	\$125.88	\$22.13	\$368.91	\$51,647.45	1.82%
Multi Family 2BDR or smaller	DU	260	\$184.07	\$125.88	\$19.78	\$329.74	\$85,731.40	3.02%
Assessable Commercial/Office	AC	92.49	\$1,218.34	\$10,873.32	\$771.81	\$12,863.47	\$1,189,742.75	<u>41.91%</u>
Total Town Center							\$1,327,121.60	
Total							\$2,838,687.01	100.00%

**West Villages Improvement District
Assessment Recap
Unit 3 - Total Gross**

Category	Product Type	Total Units	Total Fiscal Year 2014/2015 Projected Assessment Per Unit	Total Fiscal Year 2015/2016 Projected Assessment	Total Fiscal Year 2015/2016 Projected Assessment Per Unit	
Pre Lennar	2 Bdr Sam 35	Admin / Maint	5	\$ 75.80	\$ 381.81	\$ 76.36
		Debt	4	\$ 1,093.10	\$ 4,372.40	\$ 1,093.10
		Sub-Total		\$ 1,168.90	\$ 4,754.21	\$ 1,169.46
	3 Bdr Sam 70	Admin / Maint	6	\$ 75.80	\$ 458.17	\$ 76.36
		Debt		\$ 1,432.12	\$ 8,592.72	\$ 1,432.12
		Sub-Total		\$ 1,507.92	\$ 9,050.89	\$ 1,508.48
	3 Bdr Sam 80	Admin / Maint	5	\$ 75.80	\$ 381.81	\$ 76.36
		Debt	4	\$ 1,559.05	\$ 6,236.20	\$ 1,559.05
		Sub-Total		\$ 1,634.85	\$ 6,618.01	\$ 1,635.41
	3 Bdr Lee 45	Admin / Maint		\$ 75.80	\$ 305.45	\$ 76.36
		Debt	4	\$ 1,227.41	\$ 4,909.64	\$ 1,227.41
		Sub-Total		\$ 1,303.21	\$ 5,215.09	\$ 1,303.77
	3 Bdr Lee 65	Admin / Maint	10	\$ 75.80	\$ 763.62	\$ 76.36
		Debt	9	\$ 1,380.47	\$ 12,424.23	\$ 1,380.47
		Sub-Total		\$ 1,456.27	\$ 13,187.85	\$ 1,456.83
Total	Pre Lennar	30		\$ 2,290.87	\$ 36,535.19	Gross
Lennar	35'	Admin / Maint		\$ 75.80	\$ 13,974.32	\$ 76.36
		Debt	183	\$ 521.28	\$ 95,394.24	\$ 521.28
		Sub-Total		\$ 597.08	\$ 109,368.56	\$ 597.64
	Townhome	Admin / Maint		\$ 75.80	\$ 32,072.20	\$ 76.36
		Debt	420	\$ 521.28	\$ 218,937.60	\$ 521.28
		Sub-Total		\$ 597.08	\$ 251,009.80	\$ 597.64
	Coach	Admin / Maint		\$ 75.80	\$ 8,858.04	\$ 76.36
		Debt	116	\$ 627.66	\$ 72,808.56	\$ 627.66
		Sub-Total		\$ 703.46	\$ 81,666.60	\$ 704.02
	45'	Admin / Maint		\$ 75.80	\$ 4,658.11	\$ 76.36
		Debt	61	\$ 627.66	\$ 38,287.26	\$ 627.66
		Sub-Total		\$ 703.46	\$ 42,945.37	\$ 704.02
	52'	Admin / Maint		\$ 75.80	\$ 39,173.90	\$ 76.36
		Debt	513	\$ 734.04	\$ 376,562.52	\$ 734.04
		Sub-Total		\$ 809.84	\$ 415,736.42	\$ 810.40
62'	Admin / Maint		\$ 75.80	\$ 10,003.47	\$ 76.36	
	Debt	131	\$ 840.42	\$ 110,095.02	\$ 840.42	
	Sub-Total		\$ 916.22	\$ 120,098.49	\$ 916.78	
65'	Admin / Maint		\$ 75.80	\$ 6,719.89	\$ 76.36	
	Debt	88	\$ 840.42	\$ 73,956.96	\$ 840.42	
	Sub-Total		\$ 916.22	\$ 80,676.85	\$ 916.78	
70'	Admin / Maint		\$ 75.80	\$ 3,207.22	\$ 76.36	
	Debt	42	\$ 840.42	\$ 35,297.64	\$ 840.42	
	Sub-Total		\$ 916.22	\$ 38,504.86	\$ 916.78	
75'	Admin / Maint		\$ 75.80	\$ 19,243.32	\$ 76.36	
	Debt	252	\$ 946.81	\$ 238,596.12	\$ 946.81	
	Sub-Total		\$ 1,022.61	\$ 257,839.44	\$ 1,023.17	
80'	Admin / Maint		\$ 75.80	\$ 4,963.56	\$ 76.36	
	Debt	65	\$ 946.81	\$ 61,542.65	\$ 946.81	
	Sub-Total		\$ 1,022.61	\$ 66,506.21	\$ 1,023.17	
Total	Lennar	1,871		\$ 142,874.02	\$ 1,321,478.57	Gross
TOTAL GROSS		1,901		\$ 145,164.89	\$ 1,358,013.76	Total Gross
TOTAL NET		1,901		\$ 136,455.00	\$ 1,276,532.93	Total Net

Assessment is calculated by the 2014 Revised Unit 3 Special Methodology Report

Revised Methodology Report Tables 2 & 3 Attached

There are 3 units with pre-paid bonds.

- 1 unit is a Gran Paradiso 2 BDR Sam 35
- 1 unit is a Gran Paradiso 3 BDR Sam 80
- 1 unit is a Wetherington 3 BDR Lee 65

**West Villages Improvement District
Assessment Recap
Unit 3 - Collection Method**

TOTAL GROSS					PLATTED ON ROLL GROSS			DIRECT BILL GROSS		
Category	Product Type	Total Units	Total Fiscal Year	Total Fiscal Year	Platted Units	Fiscal Year	Fiscal Year	Platted Units	Platted Total Assessments	Platted Per Unit Assessments
			2015/2016 Projected Assessment	2015/2016 Projected Assessment Per Unit		2015/2016	2015/2016			
Pre Lennar	2 Bdr Sam 35	Admin / Maint	5	\$ 381.81	\$ 76.36	5	\$ 381.81	\$ 76.36	\$ -	
		Debt	4	\$ 4,372.40	\$ 1,093.10	4	\$ 4,372.40	\$ 1,093.10	\$ -	
		Sub-Total		\$ 4,754.21	\$ 1,169.46		\$ 4,754.21	\$ 1,169.46	\$ -	
	3 Bdr Sam 70	Admin / Maint		\$ 458.17	\$ 76.36		\$ 458.17	\$ 76.36	\$ -	
		Debt	6	\$ 8,592.72	\$ 1,432.12	6	\$ 8,592.72	\$ 1,432.12	\$ -	
		Sub-Total		\$ 9,050.89	\$ 1,508.48		\$ 9,050.89	\$ 1,508.48	\$ -	
	3 Bdr Sam 80	Admin / Maint	5	\$ 381.81	\$ 76.36	5	\$ 381.81	\$ 76.36	\$ -	
		Debt	4	\$ 6,236.20	\$ 1,559.05	4	\$ 6,236.20	\$ 1,559.05	\$ -	
		Sub-Total		\$ 6,618.01	\$ 1,635.41		\$ 6,618.01	\$ 1,635.41	\$ -	
	3 Bdr Lee 45	Admin / Maint		\$ 305.45	\$ 76.36		\$ 305.45	\$ 76.36	\$ -	
		Debt	4	\$ 4,909.64	\$ 1,227.41	4	\$ 4,909.64	\$ 1,227.41	\$ -	
		Sub-Total		\$ 5,215.09	\$ 1,303.77		\$ 5,215.09	\$ 1,303.77	\$ -	
	3 Bdr Lee 65	Admin / Maint	10	\$ 763.62	\$ 76.36	10	\$ 763.62	\$ 76.36	\$ -	
		Debt	9	\$ 12,424.23	\$ 1,380.47	9	\$ 12,424.23	\$ 1,380.47	\$ -	
		Sub-Total		\$ 13,187.85	\$ 1,456.83		\$ 13,187.85	\$ 1,456.83	\$ -	
Total	Pre Lennar	30	\$ 2,290.87	\$ 36,535.19	Gross	30	\$ 2,290.87	Platted On Roll Gross	\$ -	Direct Bill Gross
Lennar	35'	Admin / Maint		\$ 13,974.32	\$ 76.36		\$ 7,101.70	\$ 76.36	\$ 6,872.61	
		Debt	183	\$ 95,394.24	\$ 521.28	93	\$ 48,479.04	\$ 521.28	\$ 46,915.20	
		Sub-Total		\$ 109,368.56	\$ 597.64		\$ 55,580.74	\$ 597.64	\$ 53,787.81	
	Townhome	Admin / Maint		\$ 32,072.20	\$ 76.36		\$ 8,552.59	\$ 76.36	\$ 23,519.61	
		Debt	420	\$ 218,937.60	\$ 521.28	112	\$ 58,383.36	\$ 521.28	\$ 160,554.24	
		Sub-Total		\$ 251,009.80	\$ 597.64		\$ 66,935.95	\$ 597.64	\$ 184,073.85	
	Coach	Admin / Maint		\$ 8,858.04	\$ 76.36		\$ 305.45	\$ 76.36	\$ 8,552.59	
		Debt	116	\$ 72,808.56	\$ 627.66	4	\$ 2,510.64	\$ 627.66	\$ 70,297.92	
		Sub-Total		\$ 81,666.60	\$ 704.02		\$ 2,816.09	\$ 704.02	\$ 78,850.51	
	45'	Admin / Maint		\$ 4,658.11	\$ 76.36		\$ 4,505.38	\$ 76.36	\$ 152.72	
		Debt	61	\$ 38,287.26	\$ 627.66	59	\$ 37,031.94	\$ 627.66	\$ 1,255.32	
		Sub-Total		\$ 42,945.37	\$ 704.02		\$ 41,537.32	\$ 704.02	\$ 1,408.04	
	52'	Admin / Maint		\$ 39,173.90	\$ 76.36		\$ 11,072.55	\$ 76.36	\$ 28,101.36	
		Debt	513	\$ 376,562.52	\$ 734.04	145	\$ 106,435.80	\$ 734.04	\$ 270,126.72	
		Sub-Total		\$ 415,736.42	\$ 810.40		\$ 117,508.35	\$ 810.40	\$ 298,228.08	
62'	Admin / Maint		\$ 10,003.47	\$ 76.36		\$ 5,269.00	\$ 76.36	\$ 4,734.47		
	Debt	131	\$ 110,095.02	\$ 840.42	69	\$ 57,988.98	\$ 840.42	\$ 52,106.04		
	Sub-Total		\$ 120,098.49	\$ 916.78		\$ 63,257.98	\$ 916.78	\$ 56,840.51		
65'	Admin / Maint		\$ 6,719.89	\$ 76.36		\$ 4,047.21	\$ 76.36	\$ 2,672.68		
	Debt	88	\$ 73,956.96	\$ 840.42	53	\$ 44,542.26	\$ 840.42	\$ 29,414.70		
	Sub-Total		\$ 80,676.85	\$ 916.78		\$ 48,589.47	\$ 916.78	\$ 32,087.38		
70'	Admin / Maint		\$ 3,207.22	\$ 76.36		\$ 4,276.29	\$ 76.36	\$ (1,069.07)		
	Debt	42	\$ 35,297.64	\$ 840.42	56	\$ 47,063.52	\$ 840.42	\$ (11,765.88)		
	Sub-Total		\$ 38,504.86	\$ 916.78		\$ 51,339.81	\$ 916.78	\$ (12,834.95)		
75'	Admin / Maint		\$ 19,243.32	\$ 76.36		\$ 4,963.56	\$ 76.36	\$ 14,279.77		
	Debt	252	\$ 238,596.12	\$ 946.81	65	\$ 61,542.65	\$ 946.81	\$ 177,053.47		
	Sub-Total		\$ 257,839.44	\$ 1,023.17		\$ 66,506.21	\$ 1,023.17	\$ 191,333.24		
80'	Admin / Maint		\$ 4,963.56	\$ 76.36		\$ 4,963.56	\$ 76.36	\$ -		
	Debt	65	\$ 61,542.65	\$ 946.81	65	\$ 61,542.65	\$ 946.81	\$ -		
	Sub-Total		\$ 66,506.21	\$ 1,023.17		\$ 66,506.21	\$ 1,023.17	\$ -		
Total	Lennar	1,871	\$ 142,874.02	\$ 1,321,478.57	Gross	55,057.28	Platted On Roll Gross	\$ 87,816.74	Direct Bill Gross	
						\$ 525,520.84		\$ 795,957.73	Gross	
TOTAL GROSS		1,901	\$ 145,164.89	\$ 1,358,013.76	Total Gross	\$ 57,348.15	Total Platted On Roll Gross	\$ 87,816.74	Total Direct Bill Gross	
						\$ 562,056.03		\$ 795,957.73		
TOTAL NET		1,901	\$ 136,455.00	\$ 1,276,532.93	Total Net	\$ 53,907.26	Total Platted On Roll Net	\$ 82,547.74	Total Direct Bill Net	
						\$ 528,332.67		\$ 748,200.27		

Assessment is calculated by the 2014 Revised Unit 3 Special Methodology Report

Revised Methodology Report Tables 2 & 3 Attached

There are 3 units with pre-paid bonds.

- 1 unit is a Gran Paradiso 2 BDR Sam 35
- 1 unit is a Gran Paradiso 3 BDR Sam 80
- 1 unit is a Wetherington 3 BDR Lee 65

WEST VILLAGES IMPROVEMENT DISTRICT

**REVISED ANNUAL ASSESSMENT METHODOLOGY
TABLE 2 & 3
UNIT 3**

Table 2

Product Type	Number of Units	Total Maximum Annual Assessment per Unit *	Total Maximum Annual Assessment per Product Type
35'	184	\$490	\$90,160
Town	420	\$490	\$205,800
Coach	116	\$590	\$68,440
45'	63	\$590	\$37,170
52'	513	\$690	\$353,970
62'	131	\$790	\$103,490
65'	89	\$790	\$70,310
70'	42	\$790	\$33,180
75'	252	\$890	\$224,280
80'	65	\$890	\$57,850
Totals	1875		\$1,244,650

*** Does not include county fees and discounts.**

The Bonds currently have an outstanding Principal balance of \$16,600,000 with a maximum annual debt service requirement of \$1,274,100 as shown in the amortization schedule in Appendix B. The maximum annual debt service shown in Table 2 to be derived from the revised plan proposed by Lennar, together with a maximum annual assessment amount of \$29,543 derived from the twenty-three (23) existing residential units, is sufficient to retire the outstanding debt as shown in Table 3.

Table 3

Revised Methodology Maximum Annual Assessment	\$1,244,650
Pre Lennar Annual Assessment*	\$29,543
Total Maximum Annual Assessment	\$1,274,193

**West Villages Improvement District
Assessment Comparison
All Units**

Lot Type	Product Type		All Units		District Proper		Unit 1		Unit 2		Unit 3		All Units	
			Total Fiscal Year 2014/2015 Assessment Per Unit	Total Fiscal Year 2015/2016 Assessment Per Unit	Total Fiscal Year 2015/2016 Assessment Per Unit	Total Fiscal Year 2015/2016 Assessment Per Unit	Total Fiscal Year 2015/2016 Assessment Per Unit	Total Fiscal Year 2015/2016 Assessment Per Unit	Total Fiscal Year 2015/2016 Assessment Per Unit	Total Fiscal Year 2015/2016 Assessment Per Unit				
Island Walk	Island Walk Single Family	Admin / Maint	\$ 57.53	\$ 18.57	\$ 18.27	\$ 55.88	\$ -	\$ -	\$ -	\$ -	\$ 92.72			
		Debt	\$ 542.46	\$ -	\$ 162.30	\$ 377.98	\$ -	\$ -	\$ -	\$ 540.28				
		Sub-Total	\$ 599.99	\$ 18.57	\$ 180.58	\$ 433.86	\$ -	\$ -	\$ 633.01					
	Island Walk Multi Family	Admin / Maint	\$ 57.38	\$ 18.57	\$ 18.27	\$ 55.47	\$ -	\$ -	\$ -	\$ 92.31				
		Debt	\$ 539.65	\$ -	\$ 162.30	\$ 374.96	\$ -	\$ -	\$ -	\$ 537.26				
		Sub-Total	\$ 597.03	\$ 18.57	\$ 180.58	\$ 430.43	\$ -	\$ -	\$ 629.57					
Pre Lennar	2 Bdr Sam 35	Admin / Maint	\$ 135.66	\$ 18.57	\$ 18.27	\$ 62.39	\$ 76.36	\$ -	\$ -	\$ 175.59				
		Debt	\$ 1,680.67	\$ -	\$ 162.30	\$ 422.81	\$ 1,093.10	\$ -	\$ -	\$ 1,678.21				
		Sub-Total	\$ 1,816.33	\$ 18.57	\$ 180.58	\$ 485.20	\$ 1,169.46	\$ -	\$ -	\$ 1,853.80				
	3 Bdr Sam 70	Admin / Maint	\$ 135.66	\$ 18.57	\$ 18.27	\$ 62.39	\$ 76.36	\$ -	\$ -	\$ 175.59				
		Debt	\$ 2,019.69	\$ -	\$ 162.30	\$ 422.81	\$ 1,432.12	\$ -	\$ -	\$ 2,017.23				
		Sub-Total	\$ 2,155.35	\$ 18.57	\$ 180.58	\$ 485.20	\$ 1,508.48	\$ -	\$ -	\$ 2,192.82				
	3 Bdr Sam 80	Admin / Maint	\$ 135.66	\$ 18.57	\$ 18.27	\$ 62.39	\$ 76.36	\$ -	\$ -	\$ 175.59				
		Debt	\$ 2,146.62	\$ -	\$ 162.30	\$ 422.81	\$ 1,559.05	\$ -	\$ -	\$ 2,144.16				
		Sub-Total	\$ 2,282.28	\$ 18.57	\$ 180.58	\$ 485.20	\$ 1,635.41	\$ -	\$ -	\$ 2,319.75				
	3 Bdr Lee 45	Admin / Maint	\$ 115.66	\$ -	\$ 18.27	\$ 62.39	\$ 76.36	\$ -	\$ -	\$ 157.02				
		Debt	\$ 1,834.98	\$ 18.57	\$ 162.30	\$ 422.81	\$ 1,227.41	\$ -	\$ -	\$ 1,831.09				
		Sub-Total	\$ 1,950.64	\$ 18.57	\$ 180.58	\$ 485.20	\$ 1,303.77	\$ -	\$ -	\$ 1,988.11				
	3 Bdr Lee 65	Admin / Maint	\$ 115.66	\$ -	\$ 18.27	\$ 62.39	\$ 76.36	\$ -	\$ -	\$ 157.02				
		Debt	\$ 1,988.04	\$ 18.57	\$ 162.30	\$ 422.81	\$ 1,380.47	\$ -	\$ -	\$ 1,984.15				
		Sub-Total	\$ 2,103.70	\$ 18.57	\$ 180.58	\$ 485.20	\$ 1,456.83	\$ -	\$ -	\$ 2,141.17				
	Post Lennar	35'	Admin / Maint	\$ 135.66	\$ 18.57	\$ 18.27	\$ 62.39	\$ 76.36	\$ -	\$ -	\$ 175.59			
			Debt	\$ 1,108.85	\$ -	\$ 162.30	\$ 422.81	\$ 521.28	\$ -	\$ -	\$ 1,106.39			
			Sub-Total	\$ 1,244.51	\$ 18.57	\$ 180.58	\$ 485.20	\$ 597.64	\$ -	\$ -	\$ 1,281.98			
		Townhome	Admin / Maint	\$ 130.30	\$ 18.57	\$ 18.27	\$ 47.42	\$ 76.36	\$ -	\$ -	\$ 160.62			
			Debt	\$ 1,006.42	\$ -	\$ 162.30	\$ 320.53	\$ 521.28	\$ -	\$ -	\$ 1,004.11			
			Sub-Total	\$ 1,136.72	\$ 18.57	\$ 180.58	\$ 367.95	\$ 597.64	\$ -	\$ -	\$ 1,164.73			
		Coach	Admin / Maint	\$ 132.33	\$ 18.57	\$ 18.27	\$ 53.08	\$ 76.36	\$ -	\$ -	\$ 166.28			
			Debt	\$ 1,151.16	\$ -	\$ 162.30	\$ 358.83	\$ 627.66	\$ -	\$ -	\$ 1,148.80			
			Sub-Total	\$ 1,283.49	\$ 18.57	\$ 180.58	\$ 411.92	\$ 704.02	\$ -	\$ -	\$ 1,315.08			
45'		Admin / Maint	\$ 135.66	\$ 18.57	\$ 18.27	\$ 62.39	\$ 76.36	\$ -	\$ -	\$ 175.59				
		Debt	\$ 1,215.23	\$ -	\$ 162.30	\$ 422.81	\$ 627.66	\$ -	\$ -	\$ 1,212.77				
		Sub-Total	\$ 1,350.89	\$ 18.57	\$ 180.58	\$ 485.20	\$ 704.02	\$ -	\$ -	\$ 1,388.36				
52'		Admin / Maint	\$ 135.66	\$ 18.57	\$ 18.27	\$ 62.39	\$ 76.36	\$ -	\$ -	\$ 175.59				
		Debt	\$ 1,321.61	\$ -	\$ 162.30	\$ 422.81	\$ 734.04	\$ -	\$ -	\$ 1,319.15				
		Sub-Total	\$ 1,457.27	\$ 18.57	\$ 180.58	\$ 485.20	\$ 810.40	\$ -	\$ -	\$ 1,494.74				
62'		Admin / Maint	\$ 135.66	\$ 18.57	\$ 18.27	\$ 62.39	\$ 76.36	\$ -	\$ -	\$ 175.59				
		Debt	\$ 1,427.99	\$ -	\$ 162.30	\$ 422.81	\$ 840.42	\$ -	\$ -	\$ 1,425.53				
		Sub-Total	\$ 1,563.65	\$ 18.57	\$ 180.58	\$ 485.20	\$ 916.78	\$ -	\$ -	\$ 1,601.12				
65'		Admin / Maint	\$ 135.66	\$ 18.57	\$ 18.27	\$ 62.39	\$ 76.36	\$ -	\$ -	\$ 175.59				
		Debt	\$ 1,427.99	\$ -	\$ 162.30	\$ 422.81	\$ 840.42	\$ -	\$ -	\$ 1,425.53				
		Sub-Total	\$ 1,563.65	\$ 18.57	\$ 180.58	\$ 485.20	\$ 916.78	\$ -	\$ -	\$ 1,601.12				
70'		Admin / Maint	\$ 135.66	\$ 18.57	\$ 18.27	\$ 62.39	\$ 76.36	\$ -	\$ -	\$ 175.59				
		Debt	\$ 1,427.99	\$ -	\$ 162.30	\$ 422.81	\$ 840.42	\$ -	\$ -	\$ 1,425.53				
		Sub-Total	\$ 1,563.65	\$ 18.57	\$ 180.58	\$ 485.20	\$ 916.78	\$ -	\$ -	\$ 1,601.12				
75'	Admin / Maint	\$ 135.66	\$ 18.57	\$ 18.27	\$ 62.39	\$ 76.36	\$ -	\$ -	\$ 175.59					
	Debt	\$ 1,534.38	\$ -	\$ 162.30	\$ 422.81	\$ 946.81	\$ -	\$ -	\$ 1,531.92					
	Sub-Total	\$ 1,670.04	\$ 18.57	\$ 180.58	\$ 485.20	\$ 1,023.17	\$ -	\$ -	\$ 1,707.51					
80'	Admin / Maint	\$ 135.66	\$ 18.57	\$ 18.27	\$ 62.39	\$ 76.36	\$ -	\$ -	\$ 175.59					
	Debt	\$ 1,534.38	\$ -	\$ 162.30	\$ 422.81	\$ 946.81	\$ -	\$ -	\$ 1,531.92					
	Sub-Total	\$ 1,670.04	\$ 18.57	\$ 180.58	\$ 485.20	\$ 1,023.17	\$ -	\$ -	\$ 1,707.51					
Town Center	Town Center Multi Family (3 BDR)	Admin / Maint	\$ 56.95	\$ 18.57	\$ 18.27	\$ 54.28	\$ -	\$ -	\$ 91.11					
		Debt	\$ 531.57	\$ -	\$ 162.30	\$ 366.90	\$ -	\$ -	\$ 529.20					
		Sub-Total	\$ 588.53	\$ 18.57	\$ 180.58	\$ 421.17	\$ -	\$ -	\$ 620.32					
	Town Center Multi Family (2 BDR)	Admin / Maint	\$ 54.89	\$ 18.57	\$ 18.27	\$ 48.49	\$ -	\$ -	\$ 85.33					
		Debt	\$ 492.44	\$ -	\$ 162.30	\$ 327.82	\$ -	\$ -	\$ 490.12					
		Sub-Total	\$ 547.32	\$ 18.57	\$ 180.58	\$ 376.31	\$ -	\$ -	\$ 575.46					
Town Center	Admin / Maint	\$ 718.20	\$ 18.57	\$ 18.27	\$ 1,901.92	\$ -	\$ -	\$ 1,938.76						
	Debt	\$ 13,040.67	\$ -	\$ 162.30	\$ 12,856.75	\$ -	\$ -	\$ 13,019.05						
	Sub-Total	\$ 13,758.87	\$ 18.57	\$ 180.58	\$ 14,758.66	\$ -	\$ -	\$ 14,957.81						
Undeveloped Land In Unit 1 Only	Per Half Acre or Less	\$ 37.53	\$ 18.57	\$ 18.27	\$ -	\$ -	\$ -	\$ 36.84						
	Debt	\$ 164.11	\$ -	\$ 162.30	\$ -	\$ -	\$ -	\$ 162.30						
	Sub-Total	\$ 201.64	\$ 18.57	\$ 180.58	\$ -	\$ -	\$ -	\$ 199.14						
Undeveloped Land In Unit 2 (not in Unit 3)	Per Half Acre or Less	\$ 37.53	\$ 18.57	\$ 18.27	\$ -	\$ -	\$ -	\$ 36.84						
	Debt	\$ 164.11	\$ -	\$ 162.30	\$ -	\$ -	\$ -	\$ 162.30						
	Sub-Total	\$ 201.64	\$ 18.57	\$ 180.58	\$ -	\$ -	\$ -	\$ 199.14						
Undeveloped Land In Unit 3	Per Half Acre or Less	\$ 37.53	\$ 18.57	\$ 18.27	\$ -	\$ -	\$ -	\$ 36.84						
	Debt	\$ 164.11	\$ -	\$ 162.30	\$ -	\$ -	\$ -	\$ 162.30						
	Sub-Total	\$ 201.64	\$ 18.57	\$ 180.58	\$ -	\$ -	\$ -	\$ 199.14						

Admin / Maint Assessment Includes 1% County Tax Collector Fee, a 1% County Property Appraiser Fee and a 4% discount for early payment of taxes.

**West Villages Improvement District
Assessment Comparison
Totals**

Lot Type	Product Type	All Units Fiscal Year 2014/2015 Assessment Totals	All Units Fiscal Year 2015/2016 Assessment Totals
Island Walk	Island Walk Single Family	\$599.99	\$633.01
	Island Walk Multi Family	\$597.03	\$629.57
Pre Lennar	2 Bdr Sam 35	\$1,816.33	\$1,853.80
	3 Bdr Sam 70	\$2,155.35	\$2,192.82
	3 Bdr Sam 80	\$2,282.28	\$2,319.75
	3 Bdr Lee 45	\$1,950.64	\$1,988.11
	3 Bdr Lee 65	\$2,103.70	\$2,141.17
Lennar	35'	\$1,244.51	\$1,281.98
	Townhome	\$1,136.72	\$1,164.73
	Coach	\$1,283.49	\$1,315.08
	45'	\$1,350.89	\$1,388.36
	52'	\$1,457.27	\$1,494.74
	62'	\$1,563.65	\$1,601.12
	65'	\$1,563.65	\$1,601.12
	70'	\$1,563.65	\$1,601.12
	75'	\$1,670.04	\$1,707.51
	80'	\$1,670.04	\$1,707.51
Town Center	Town Center Multi Family (3 BDR)	\$588.53	\$620.32
	Town Center Multi Family (2 BDR)	\$547.32	\$575.46
	Town Center	\$13,758.87	\$14,957.81
Undeveloped Land In Unit 1 Only	Per Half Acre or Less	\$201.64	\$199.14
Undeveloped Land In Unit 2 (not in Unit 3)	Per Half Acre or Less	\$201.64	\$199.14
Undeveloped Land In Unit 3	Per Half Acre or Less	\$201.64	\$199.14