

West Villages
Improvement District

**Final Budget For
Fiscal Year 2017/2018
October 1, 2017 - September 30, 2018**

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FINAL BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
RECAP BY UNITS
FISCAL YEAR 2017/2018
OCTOBER 1, 2017 - SEPTEMBER 30, 2018

	<u>DISTRICT PROPER</u>	<u>UNIT ONE</u>	<u>UNIT TWO</u>	<u>UNIT THREE</u>	<u>UNIT FOUR</u>	<u>UNIT FIVE</u>	<u>TOTAL</u>
REVENUES							
O & M ASSESSMENTS	283,437	284,261	331,286	81,475	0	0	980,459
O & M DIRECT BILL	0	0	80,796	49,618	84,005	500,000	714,419
DEBT ASSESSMENTS (UNIT 1)	0	2,527,074	0	0	0	0	2,527,074
DEBT ASSESSMENTS (UNIT 2)	0	0	2,240,556	0	0	0	2,240,556
DEBT DIRECT BILL (UNIT 2)	0	0	547,067	0	0	0	547,067
DEBT ASSESSMENTS (UNIT 3)	0	0	0	845,390	0	0	845,390
DEBT DIRECT BILL (UNIT 3)	0	0	0	481,331	0	0	481,331
DEBT ASSESSMENTS (UNIT 4)	0	0	0	0	0	0	0
DEBT DIRECT BILL (UNIT 4)	0	0	0	0	835,794	0	835,794
INTEREST INCOME	1,000	0	0	0	0	0	1,000
CARRY OVER FUNDS FROM PRIOR YEAR	0	0	0	0	0	0	0
Total Revenues	\$ 284,437	\$ 2,811,335	\$ 3,199,706	\$ 1,457,814	\$ 919,799	\$ 500,000	\$ 9,173,090
EXPENDITURES							
ALL BASEBALL FACILITY EXPENSES	0	0	0	0	0	450,000	450,000
INFRASTRUCTURE MAINTENANCE	0	200,000	325,000	67,000	20,000	0	612,000
ENGINEERING	35,000	10,000	10,000	10,000	10,000	10,000	85,000
MANAGEMENT	59,456	12,005	12,005	12,005	12,005	12,005	119,481
OPERATIONS MANAGER	25,000	12,500	12,500	0	0	0	50,000
LEGAL	80,000	15,000	15,000	15,000	15,000	15,000	155,000
ASSESSMENT ROLL	7,500	1,500	1,500	1,500	1,500	0	13,500
AUDIT FEES	4,800	2,500	2,500	2,500	2,500	2,500	17,300
ARBITRAGE REBATE FEE	0	1,500	1,500	1,500	1,500	0	6,000
RENTS & LEASES	6,000	0	0	0	0	0	6,000
INSURANCE	36,000	0	0	0	0	0	36,000
LEGAL ADVERTISING	3,000	0	0	0	0	0	3,000
MISCELLANEOUS	3,000	1,700	1,700	1,700	10,000	10,495	28,595
POSTAGE	1,000	0	0	0	0	0	1,000
OFFICE SUPPLIES	5,000	0	0	0	0	0	5,000
DUES & SUBSCRIPTIONS	175	0	0	0	0	0	175
TRUSTEE FEES	0	10,000	10,000	10,000	10,000	0	40,000
WEBSITE	1,500	0	0	0	1,500	0	3,000
CONTINUING DISCLOSURE FEE	0	500	500	5,000	0	0	6,000
Total Expenditures	\$ 267,431	\$ 267,205	\$ 392,205	\$ 126,205	\$ 84,005	\$ 500,000	\$ 1,637,051
EXCESS / (SHORTFALL)	\$ 17,006	\$ 2,544,130	\$ 2,807,501	\$ 1,331,609	\$ 835,794	\$ -	\$ 7,536,039
PAYMENT TO TRUSTEE (UNIT 1)	0	(2,375,450)	0	0	0	0	(2,375,450)
PAYMENT TO TRUSTEE (UNIT 2)	0	0	(2,653,190)	0	0	0	(2,653,190)
PAYMENT TO TRUSTEE (UNIT 3)	0	0	0	(1,275,997)	0	0	(1,275,997)
PAYMENT TO TRUSTEE (UNIT 4)	0	0	0	0	(835,794)	0	(835,794)
BALANCE	\$ 17,006	\$ 168,680	\$ 154,311	\$ 55,612	\$ -	\$ -	\$ 395,609
COUNTY APPRAISER & TAX COLLECTOR FEE	(5,669)	(56,227)	(51,437)	(18,537)	-	-	(131,870)
DISCOUNTS FOR EARLY PAYMENTS	(11,337)	(112,453)	(102,874)	(37,075)	-	-	(263,739)
NET EXCESS / (SHORTFALL)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

FINAL BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
INFRASTRUCTURE MAINTENANCE ALL UNITS
FISCAL YEAR 2017/2018
OCTOBER 1, 2017 - SEPTEMBER 30, 2018

UNIT ONE FISCAL YEAR 2016/2017 MAINTENANCE BUDGET

MAINTENANCE EXPENDITURES	AMOUNT
US-41 Landscaping & Lighting (1) (2)	165,000
Gateway Monuments (US-4/River Rd)	10,000
Contingency Landscape Replacement	25,000
Total Maintenance Expenditures	\$ 200,000

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

UNIT ONE FISCAL YEAR 2017/2018 MAINTENANCE BUDGET

MAINTENANCE EXPENDITURES	AMOUNT
US-41 Landscaping & Lighting (1) (2)	165,000
Gateway Monuments (US-4/River Rd)	10,000
Contingency Landscape Replacement	25,000
Total Maintenance Expenditures	\$ 200,000

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

VARIANCE FROM PREVIOUS YEAR

AMOUNT
0
0
0
\$ -

UNIT TWO FISCAL YEAR 2016/2017 MAINTENANCE BUDGET

MAINTENANCE EXPENDITURES	AMOUNT
General Cost (1)	5,000
Lighting (2)	50,000
Ponds	10,000
Landscaping (3)	245,000
Contingency Landscape Replacement	15,000
Total Maintenance Expenditures	\$ 325,000

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

(2) Includes power, pole replacement

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

UNIT TWO FISCAL YEAR 2017/2018 MAINTENANCE BUDGET

MAINTENANCE EXPENDITURES	AMOUNT
General Cost (1)	5,000
Lighting (2)	50,000
Ponds	10,000
Landscaping (3)	245,000
Contingency Landscape Replacement	15,000
Total Maintenance Expenditures	\$ 325,000

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

(2) Includes power, pole replacement

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

AMOUNT
0
0
0
0
0
0

UNIT THREE FISCAL YEAR 2016/2017 MAINTENANCE BUDGET

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

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

UNIT THREE FISCAL YEAR 2017/2018 MAINTENANCE BUDGET

MAINTENANCE EXPENDITURES	AMOUNT
Lake & Mitigation Maintenance	20,000
Landscape & Irrigation Maintenance	0
Contingency Landscape Replacement	0
POA Maintenance Agreement Oversight	0
Irrigation / Pump Station	0
Drainage	4,000
Roads / Street Lights (minor repairs / signs)	23,000
Gatehouse O&M	20,000
Total Maintenance Expenditures	\$ 67,000

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

AMOUNT
0
0
0
0
0
0
0
0
\$ -

UNIT FOUR FISCAL YEAR 2016/2017 MAINTENANCE BUDGET

MAINTENANCE EXPENDITURES	AMOUNT
	0
Total Maintenance Expenditures	\$ -

UNIT FOUR FISCAL YEAR 2017/2018 MAINTENANCE BUDGET

MAINTENANCE EXPENDITURES	AMOUNT
General Maintenance	20,000
Total Maintenance Expenditures	\$ 20,000

AMOUNT
20,000
\$ 20,000

FINAL BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
DISTRICT PROPER
FISCAL YEAR 2017/2018
OCTOBER 1, 2017 - SEPTEMBER 30, 2018

	FISCAL YEAR 2016/2017 ANNUAL BUDGET	FISCAL YEAR 2017/2018 ANNUAL BUDGET
REVENUES		
O & M ASSESSMENTS	283,437	283,437
DEBT ASSESSMENTS	0	0
DEVELOPER CONTRIBUTION	0	0
INTEREST INCOME	1,000	1,000
OTHER REVENUES	0	0
Total Revenues	\$ 284,437	\$ 284,437
EXPENDITURES		
ENGINEERING	35,000	35,000
MANAGEMENT	59,456	59,456
OPERATIONS MANAGER	25,000	25,000
LEGAL	80,000	80,000
ASSESSMENT ROLL	7,500	7,500
ANNUAL AUDIT	4,800	4,800
ARBITRAGE REBATE FEE	0	0
RENTS & LEASES	6,000	6,000
INSURANCE	34,500	36,000
LEGAL ADVERTISING	3,000	3,000
MISCELLANEOUS	4,500	3,000
POSTAGE	1,000	1,000
OFFICE SUPPLIES	5,000	5,000
DUES & SUBSCRIPTIONS	175	175
TRUSTEE FEES	0	0
CONTINUING DISCLOSURE FEE	0	0
WEBSITE	1,500	1,500
CONTINGENCY / PREV SHORTFALL	0	0
Total Expenditures	\$ 267,431	\$ 267,431
EXCESS / (SHORTFALL)	\$ 17,006	\$ 17,006
PAYMENT TO TRUSTEE	-	-
BALANCE	\$ 17,006	\$ 17,006
COUNTY APPRAISER & TAX COLLECTOR FEE	(5,669)	(5,669)
DISCOUNTS FOR EARLY PAYMENTS	(11,337)	(11,337)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

* Fund Balance as of 4-30-2017 = \$722,250.37

FINAL BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
UNIT ONE
FISCAL YEAR 2017/2018
OCTOBER 1, 2017 - SEPTEMBER 30, 2018

	FISCAL YEAR 2016/2017 ANNUAL BUDGET	FISCAL YEAR 2017/2018 ANNUAL BUDGET
REVENUES		
O & M ASSESSMENTS	284,261	284,261
DEBT ASSESSMENTS	2,528,404	2,527,074
DEVELOPER CONTRIBUTION	0	0
OTHER REVENUES	0	0
Total Revenues	\$ 2,812,665	\$ 2,811,335
EXPENDITURES		
INFRASTRUCTURE MAINTENANCE	200,000	200,000
ENGINEERING	10,000	10,000
MANAGEMENT	12,005	12,005
OPERATIONS MANAGER	12,500	12,500
LEGAL	15,000	15,000
ASSESSMENT ROLL	1,500	1,500
AUDIT FEES	2,500	2,500
ARBITRAGE REBATE FEE	1,500	1,500
RENTS & LEASES	0	0
INSURANCE	0	0
LEGAL ADVERTISING	0	0
MISCELLANEOUS	1,700	1,700
POSTAGE	0	0
OFFICE SUPPLIES	0	0
DUES & SUBSCRIPTIONS	0	0
TRUSTEE FEES	10,000	10,000
CONTINUING DISCLOSURE FEE	500	500
WEBSITE	0	0
CONTINGENCY / PREV SHORTFALL	0	0
Total Expenditures	\$ 267,205	\$ 267,205
EXCESS / (SHORTFALL)	\$ 2,545,460	\$ 2,544,130
PAYMENT TO TRUSTEE	(2,376,700)	(2,375,450)
BALANCE	\$ 168,760	\$ 168,680
COUNTY APPRAISER & TAX COLLECTOR FEE	(56,253)	(56,227)
DISCOUNTS FOR EARLY PAYMENTS	(112,507)	(112,453)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

* Fund Balance as of 4-30-2017 = \$470,282.81

FINAL BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
UNIT TWO
FISCAL YEAR 2017/2018
OCTOBER 1, 2017 - SEPTEMBER 30, 2018

	FISCAL YEAR 2016/2017 ANNUAL BUDGET	FISCAL YEAR 2017/2018 ANNUAL BUDGET
REVENUES		
O & M ASSESSMENTS	331,286	331,286
O & M DIRECT BILL	80,796	80,796
DEBT ASSESSMENTS	2,241,680	2,240,556
DEBT DIRECT BILL	547,341	547,067
DEVELOPER CONTRIBUTION	0	0
OTHER REVENUES	0	0
CARRY OVER FUNDS FROM PRIOR YEAR	0	0
Total Revenues	\$ 3,201,103	\$ 3,199,706
EXPENDITURES		
INFRASTRUCTURE MAINTENANCE	325,000	325,000
ENGINEERING	10,000	10,000
MANAGEMENT	12,005	12,005
OPERATIONS MANAGER	12,500	12,500
LEGAL	15,000	15,000
ASSESSMENT ROLL	1,500	1,500
AUDIT FEES	2,500	2,500
ARBITRAGE REBATE FEE	1,500	1,500
RENTS & LEASES	0	0
INSURANCE	0	0
LEGAL ADVERTISING	0	0
MISCELLANEOUS	1,700	1,700
POSTAGE	0	0
OFFICE SUPPLIES	0	0
DUES & SUBSCRIPTIONS	0	0
TRUSTEE FEES	10,000	10,000
CONTINUING DISCLOSURE FEE	500	500
WEBSITE	0	0
CONTINGENCY / PREV SHORTFALL	0	0
Total Expenditures	\$ 392,205	\$ 392,205
EXCESS / (SHORTFALL)	\$ 2,808,898	\$ 2,807,501
PAYMENT TO TRUSTEE	(2,654,520)	(2,653,190)
BALANCE	\$ 154,378	\$ 154,311
COUNTY APPRAISER & TAX COLLECTOR FEE	(51,459)	(51,437)
DISCOUNTS FOR EARLY PAYMENTS	(102,919)	(102,874)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

* Fund Balance as of 4-30-2017 = \$776,657.74

FINAL BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
UNIT THREE
FISCAL YEAR 2017/2018
OCTOBER 1, 2017 - SEPTEMBER 30, 2018

	FISCAL YEAR 2016/2017 ANNUAL BUDGET	FISCAL YEAR 2017/2018 ANNUAL BUDGET
REVENUES		
O & M ASSESSMENTS	61,092	81,475
O & M DIRECT BILL	68,779	49,618
DEBT ASSESSMENTS	621,752	845,390
DEBT DIRECT BILL	690,740	481,331
DEVELOPER CONTRIBUTION	0	0
OTHER REVENUES	0	0
CARRY OVER FUNDS FROM PRIOR YEAR	0	0
Total Revenues	\$ 1,442,362	\$ 1,457,814
EXPENDITURES		
INFRASTRUCTURE MAINTENANCE	67,000	67,000
ENGINEERING	10,000	10,000
MANAGEMENT	12,005	12,005
OPERATIONS MANAGER	0	0
LEGAL	15,000	15,000
ASSESSMENT ROLL	1,500	1,500
AUDIT FEES	2,500	2,500
ARBITRAGE REBATE FEE	1,500	1,500
RENTS & LEASES	0	0
INSURANCE	0	0
LEGAL ADVERTISING	0	0
MISCELLANEOUS	1,700	1,700
POSTAGE	0	0
OFFICE SUPPLIES	0	0
DUES & SUBSCRIPTIONS	0	0
TRUSTEE FEES	10,000	10,000
CONTINUING DISCLOSURE FEE	5,000	5,000
WEBSITE	0	0
CONTINGENCY / PREV SHORTFALL	0	0
Total Expenditures	\$ 126,205	\$ 126,205
EXCESS / (SHORTFALL)	\$ 1,316,157	\$ 1,331,609
PAYMENT TO TRUSTEE	(1,275,187)	(1,275,997)
BALANCE	\$ 40,971	\$ 55,612
COUNTY APPRAISER & TAX COLLECTOR FEE	(13,657)	(18,537)
DISCOUNTS FOR EARLY PAYMENTS	(27,314)	(37,075)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

* Fund Balance as of 4-30-2017 = \$262,504.77

FINAL BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
UNIT FOUR
FISCAL YEAR 2017/2018
OCTOBER 1, 2017 - SEPTEMBER 30, 2018

	FISCAL YEAR 2016/2017 ANNUAL BUDGET	FISCAL YEAR 2017/2018 ANNUAL BUDGET
REVENUES		
O & M ASSESSMENTS	0	0
O & M DIRECT BILL	64,005	84,005
DEBT ASSESSMENTS	0	0
DEBT DIRECT BILL	839,152	835,794
DEVELOPER CONTRIBUTION	0	0
OTHER REVENUES	0	0
CARRY OVER FUNDS FROM PRIOR YEAR	0	0
Total Revenues	\$ 903,157	\$ 919,799
EXPENDITURES		
INFRASTRUCTURE MAINTENANCE	0	20,000
ENGINEERING	10,000	10,000
MANAGEMENT	12,005	12,005
OPERATIONS MANAGER	0	0
LEGAL	15,000	15,000
ASSESSMENT ROLL	1,500	1,500
AUDIT FEES	2,500	2,500
ARBITRAGE REBATE FEE	1,500	1,500
RENTS & LEASES	0	0
INSURANCE	0	0
LEGAL ADVERTISING	0	0
MISCELLANEOUS	10,000	10,000
POSTAGE	0	0
OFFICE SUPPLIES	0	0
DUES & SUBSCRIPTIONS	0	0
TRUSTEE FEES	10,000	10,000
CONTINUING DISCLOSURE FEE	1,500	1,500
WEBSITE	0	0
CONTINGENCY / PREV SHORTFALL	0	0
Total Expenditures	\$ 64,005	\$ 84,005
EXCESS / (SHORTFALL)	\$ 839,152	\$ 835,794
PAYMENT TO TRUSTEE	(839,152)	(835,794)
BALANCE	\$ -	\$ -
COUNTY APPRAISER & TAX COLLECTOR FEE	-	-
DISCOUNTS FOR EARLY PAYMENTS	-	-
NET EXCESS / (SHORTFALL)	\$ -	\$ -

* Fund Balance as of 4-30-2017 = \$57,824.06

FINAL BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
UNIT FIVE
FISCAL YEAR 2017/2018
OCTOBER 1, 2017 - SEPTEMBER 30, 2018

	FISCAL YEAR 2016/2017 ANNUAL BUDGET	FISCAL YEAR 2017/2018 ANNUAL BUDGET
REVENUES		
O & M ASSESSMENTS	0	0
O & M DIRECT BILL	0	500,000
DEBT ASSESSMENTS	0	0
DEBT DIRECT BILL	0	0
DEVELOPER CONTRIBUTION	0	0
OTHER REVENUES	0	0
CARRY OVER FUNDS FROM PRIOR YEAR	0	0
Total Revenues	\$ -	\$ 500,000
EXPENDITURES		
ALL BASEBALL FACILITY EXPENSES	0	450,000
INFRASTRUCTURE MAINTENANCE	0	0
ENGINEERING	0	10,000
MANAGEMENT	0	12,005
OPERATIONS MANAGER	0	0
LEGAL	0	15,000
ASSESSMENT ROLL	0	0
AUDIT FEES	0	2,500
ARBITRAGE REBATE FEE	0	0
RENTS & LEASES	0	0
INSURANCE	0	0
LEGAL ADVERTISING	0	0
MISCELLANEOUS	0	10,495
POSTAGE	0	0
OFFICE SUPPLIES	0	0
DUES & SUBSCRIPTIONS	0	0
TRUSTEE FEES	0	0
CONTINUING DISCLOSURE FEE	0	0
WEBSITE	0	0
CONTINGENCY / PREV SHORTFALL	0	0
Total Expenditures	\$ -	\$ 500,000
EXCESS / (SHORTFALL)	\$ -	\$ -
PAYMENT TO TRUSTEE	-	-
BALANCE	\$ -	\$ -
COUNTY APPRAISER & TAX COLLECTOR FEE	-	-
DISCOUNTS FOR EARLY PAYMENTS	-	-
NET EXCESS / (SHORTFALL)	\$ -	\$ -

* Fund Balance as of 4-30-2017 = \$0.00 (Unit does not yet exist)

**BUDGET COMPARISON
WEST VILLAGES IMPROVEMENT DISTRICT**

	FISCAL YEAR 2015/2016 ACTUAL	FISCAL YEAR 2016/2017 ANNUAL BUDGET	FISCAL YEAR 2017/2018 ANNUAL BUDGET	COMMENTS
REVENUES				
O & M ASSESSMENTS	773,659	960,076	980,459	Expenditures/.94
O & M DIRECT BILL	159,680	213,579	714,419	All O & M Direct Bills
DEBT ASSESSMENTS (UNIT 1)	2,488,482	2,528,404	2,527,074	Payment To Trustee/.94
DEBT ASSESSMENTS (UNIT 2)	1,014,561	2,241,680	2,240,556	Payment To Trustee/.94 less Direct Bill Portion
DEBT DIRECT BILL (UNIT 2)	520,784	547,341	547,067	Unit 2 Debt Direct Bill
DEBT ASSESSMENTS (UNIT 3)	564,398	621,752	845,390	Payment To Trustee/.94 less Direct Bill Portion
DEBT DIRECT BILL (UNIT 3)	748,200	690,740	481,331	Unit 3 Debt Direct Bill
DEBT ASSESSMENTS (UNIT 4)	0	0	0	Payment To Trustee/.94 less Direct Bill Portion
DEBT DIRECT BILL (UNIT 4)	0	839,152	835,794	Unit 4 Debt Direct Bill
INTEREST / OTHER INCOME	8,973	1,000	1,000	\$83.33 Per Month
BOND PREPAYMENTS	702,447	0	0	
BOND PREPAYMENTS SENT TO TRUSTEE	(702,447)	0	0	
CARRY OVER FUNDS FROM PRIOR YEAR	0	0	0	
Total Revenues	\$ 6,278,738	\$ 8,643,724	\$ 9,173,090	
EXPENDITURES				
ALL BASEBALL FACILITY EXPENSES	0	0	450,000	New In This Year's Budget
INFRASTRUCTURE MAINTENANCE	1,413,602	592,000	612,000	\$0 Change From Previous Year Budget
ENGINEERING	384,303	75,000	85,000	\$10,000 Increase From Previous Year Budget
MANAGEMENT	95,471	107,476	119,481	\$12,005 Increase From Previous Year Budget
OPERATIONS MANAGER	38,120	50,000	50,000	\$0 Change From Previous Year Budget
LEGAL	114,047	140,000	155,000	\$15,000 Increase From Previous Year Budget
ASSESSMENT ROLL	12,000	13,500	13,500	\$1,500 Increase From Previous Year Budget
AUDIT FEES	12,700	14,800	17,300	\$2,500 Increase From Previous Year Budget
ARBITRAGE REBATE FEE	1,950	6,000	6,000	\$0 Change From Previous Year Budget
RENTS & LEASES	11,100	6,000	6,000	\$0 Change From Previous Year Budget
INSURANCE	32,437	34,500	36,000	\$1,500 Increase From Previous Year Budget
LEGAL ADVERTISING	11,738	3,000	3,000	\$0 Change From Previous Year Budget
MISCELLANEOUS	33,422	19,600	28,595	\$8,995 Increase From Previous Year Budget
POSTAGE	802	1,000	1,000	\$0 Change From Previous Year Budget
OFFICE SUPPLIES	3,862	5,000	5,000	\$0 Change From Previous Year Budget
DUES & SUBSCRIPTIONS	175	175	175	\$0 Change From Previous Year Budget
TRUSTEE FEES	9,934	40,000	40,000	\$0 Change From Previous Year Budget
CONTINUING DISCLOSURE FEE	6,750	7,500	7,500	\$0 Change From Previous Year Budget
WEBSITE	0	1,500	1,500	\$0 Change From Previous Year Budget
CONTINGENCY / CONSTRUCTION COST	7,400	0	0	\$0 Change From Previous Year Budget
Total Expenditures	2,189,814	1,117,051	1,637,051	
EXCESS / (SHORTFALL)	\$ 4,088,924	\$ 7,526,673	\$ 7,536,039	
PAYMENT TO TRUSTEE (UNIT 1)	(2,380,680)	(2,376,700)	(2,375,450)	2018 Principal & Interest Payments Less Interest Earned (UNIT 1)
PAYMENT TO TRUSTEE (UNIT 2)	(1,491,394)	(2,654,520)	(2,653,190)	2018 Principal & Interest Payments Less Interest Earned (UNIT 2)
PAYMENT TO TRUSTEE (UNIT 3)	(1,299,462)	(1,275,187)	(1,275,997)	2018 Principal & Interest Payments Less Interest Earned (UNIT 3)
PAYMENT TO TRUSTEE (UNIT 4)	-	(839,152)	(835,794)	2018 Principal & Interest Payments Less Interest Earned (UNIT 4)
BALANCE	\$ (1,082,611)	\$ 381,115	\$ 395,609	
COUNTY APPRAISER & TAX COLLECTOR FEE	(46,746)	(127,038)	(131,870)	Two Percent Of Total Tax Roll
DISCOUNTS FOR EARLY PAYMENTS	(162,948)	(254,076)	(263,739)	Four Percent Of Total Tax Roll
NET EXCESS / (SHORTFALL)	\$ (1,292,305)	\$ -	\$ -	

FINAL BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
UNIT 1 DEBT SERVICE FUND
FISCAL YEAR 2017/2018
OCTOBER 1, 2017 - SEPTEMBER 30, 2018

FISCAL YEAR
2017/2018
ANNUAL BUDGET

REVENUES

Interest Income		0
Debt Collections		2,375,450
Total Revenues	\$	2,375,450

EXPENDITURES

Principal Payments		770,000
Interest Payments		1,605,450
Miscellaneous		0
Total Expenditures	\$	2,375,450

Excess / (Shortfall)	\$	-
-----------------------------	-----------	----------

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 2017/2018
OCTOBER 1, 2017 - SEPTEMBER 30, 2018

FISCAL YEAR
2017/2018
ANNUAL BUDGET

REVENUES

Interest Income		0
Debt Collections		2,653,190
Total Revenues	\$	2,653,190

EXPENDITURES

Principal Payments		910,000
Interest Payments		1,743,190
Miscellaneous		0
Total Expenditures	\$	2,653,190

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 2017/2018
OCTOBER 1, 2017 - SEPTEMBER 30, 2018

FISCAL YEAR
2017/2018
ANNUAL BUDGET

REVENUES

Interest Income		0
Net Debt Collections		1,275,997
Total Revenues	\$	1,275,997

EXPENDITURES

Principal Payments		435,000
Interest Payments		835,863
Miscellaneous / Extra Redemption		5,134
Total Expenditures	\$	1,275,997

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		

FINAL BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
UNIT 4 DEBT SERVICE FUND
FISCAL YEAR 2017/2018
OCTOBER 1, 2017 - SEPTEMBER 30, 2018

FISCAL YEAR
2017/2018
ANNUAL BUDGET

REVENUES

Interest Income		0
Net Debt Collections		835,794
Total Revenues	\$	835,794

EXPENDITURES

Principal Payments *		230,000
Interest Payments *		605,794
Miscellaneous / Extra Redemption		0
Total Expenditures	\$	835,794

Excess / (Shortfall)	\$	-
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Series 2016 Bond Information

Original Par Amount =	\$13,090,000	Annual Principal Payments Due = November 1st
Interest Rate =	3.375% - 5.000%	Annual Interest Payments Due = May 1st & November 1st
Issue Date =	October 2016	
Maturity Date =	November 2046	

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

A	B	C	D	E	F	G
Lot Type		Units	Total Fiscal Year 2016/2017 Assessment	Total Fiscal Year 2016/2017 Assessment Per Unit	Total Fiscal Year 2017/2018 Projected Assessment	Total Fiscal Year 2017/2018 Projected Assessment Per Unit
Island Walk Single Family	Administrative Debt Sub-Total	1,219	\$ 20,971.77 \$ - \$ 20,971.77	\$ 17.20 \$ - \$ 17.20	\$ 20,971.77 \$ - \$ 20,971.77	\$ 17.20 \$ - \$ 17.20
Island Walk Multi Family	Administrative Debt Sub-Total	0	\$ - \$ - \$ -	\$ 17.20 \$ - \$ 17.20	\$ - \$ - \$ -	\$ 17.20 \$ - \$ 17.20
Gran Paradiso Single Family	Administrative Debt Sub-Total	719	\$ 12,369.73 \$ - \$ 12,369.73	\$ 17.20 \$ - \$ 17.20	\$ 12,369.73 \$ - \$ 12,369.73	\$ 17.20 \$ - \$ 17.20
Gran Paradiso (Wetherington) Single Family	Administrative Debt Sub-Total	14	\$ 240.86 \$ - \$ 240.86	\$ 17.20 \$ - \$ 17.20	\$ 240.86 \$ - \$ 240.86	\$ 17.20 \$ - \$ 17.20
Gran Paradiso Multi Family (3 BDR)	Administrative Debt Sub-Total	20	\$ 344.08 \$ - \$ 344.08	\$ 17.20 \$ - \$ 17.20	\$ 344.08 \$ - \$ 344.08	\$ 17.20 \$ - \$ 17.20
Gran Paradiso Multi Family (2 BDR)	Administrative Debt Sub-Total	112	\$ 1,926.86 \$ - \$ 1,926.86	\$ 17.20 \$ - \$ 17.20	\$ 1,926.86 \$ - \$ 1,926.86	\$ 17.20 \$ - \$ 17.20
Town Center	Administrative Debt Sub-Total	0	\$ - \$ - \$ -	\$ 17.20 \$ - \$ 17.20	\$ - \$ - \$ -	\$ 17.20 \$ - \$ 17.20
Town Center Multi Family (3 BDR)	Administrative Debt Sub-Total	0	\$ - \$ - \$ -	\$ 17.20 \$ - \$ 17.20	\$ - \$ - \$ -	\$ 17.20 \$ - \$ 17.20
Town Center Multi Family (2 BDR)	Administrative Debt Sub-Total	0	\$ - \$ - \$ -	\$ 17.20 \$ - \$ 17.20	\$ - \$ - \$ -	\$ 17.20 \$ - \$ 17.20
Undeveloped Land In Unit 1	Administrative Debt Sub-Total	11,068	\$ 202,612.46 \$ - \$ 202,612.46	\$ 17.20 \$ - \$ 17.20	\$ 190,414.77 \$ - \$ 190,414.77	\$ 17.20 \$ - \$ 17.20
Undeveloped Land In Unit 2	Administrative Debt Sub-Total	2,050	\$ 35,268.37 \$ - \$ 35,268.37	\$ 17.20 \$ - \$ 17.20	\$ 35,268.37 \$ - \$ 35,268.37	\$ 17.20 \$ - \$ 17.20
Undeveloped Land In Unit 3	Administrative Debt Sub-Total	564	\$ 9,703.10 \$ - \$ 9,703.10	\$ 17.20 \$ - \$ 17.20	\$ 9,703.10 \$ - \$ 9,703.10	\$ 17.20 \$ - \$ 17.20
Undeveloped Land In Unit 4	Administrative Debt Sub-Total	709	\$ 9,703.10 \$ - \$ 9,703.10	\$ 17.20 \$ - \$ 17.20	\$ 12,197.69 \$ - \$ 12,197.69	\$ 17.20 \$ - \$ 17.20
TOTAL		16,475	\$ 283,437.23		\$ 283,437.23	

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 **16,475.00** assessable units in the District.

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

A	B	C	D	E	F	G
Lot Type		Units	Total Fiscal Year 2016/2017 Assessment	Total Fiscal Year 2016/2017 Assessment Per Unit	Total Fiscal Year 2017/2018 Projected Assessment	Total Fiscal Year 2017/2018 Projected Assessment Per Unit
Island Walk Single Family	Admin / Maint Debt Sub-Total	1,219	\$ 21,032.70 \$ 187,078.89 \$ 208,111.59	\$ 17.25 \$ 153.47 \$ 170.72	\$ 21,032.70 \$ 186,980.50 \$ 208,013.20	\$ 17.25 \$ 153.39 \$ 170.64
Island Walk Multi Family	Admin / Maint Debt Sub-Total	0	\$ - \$ - \$ -	\$ 17.25 \$ 153.47 \$ 170.72	\$ - \$ - \$ -	\$ 17.25 \$ 153.39 \$ 170.64
Gran Paradiso Single Family	Admin / Maint Debt Sub-Total	719	\$ 12,405.67 \$ 110,344.32 \$ 122,749.99	\$ 17.25 \$ 153.47 \$ 170.72	\$ 12,405.67 \$ 110,286.28 \$ 122,691.95	\$ 17.25 \$ 153.39 \$ 170.64
Gran Paradiso (Wetherington) Single Family	Admin / Maint Debt Sub-Total	14	\$ 241.56 \$ 2,148.57 \$ 2,390.12	\$ 17.25 \$ 153.47 \$ 170.72	\$ 241.56 \$ 2,147.44 \$ 2,388.99	\$ 17.25 \$ 153.39 \$ 170.64
Gran Paradiso Multi Family (3 BDR)	Admin / Maint Debt Sub-Total	20	\$ 345.08 \$ 3,069.38 \$ 3,414.46	\$ 17.25 \$ 153.47 \$ 170.72	\$ 345.08 \$ 3,067.77 \$ 3,412.85	\$ 17.25 \$ 153.39 \$ 170.64
Gran Paradiso Multi Family (2 BDR)	Admin / Maint Debt Sub-Total	112	\$ 1,932.45 \$ 17,188.54 \$ 19,121.00	\$ 17.25 \$ 153.47 \$ 170.72	\$ 1,932.45 \$ 17,179.50 \$ 19,111.96	\$ 17.25 \$ 153.39 \$ 170.64
Town Center Multi Family (3 BDR)	Admin / Maint Debt Sub-Total	0	\$ - \$ - \$ -	\$ 17.25 \$ 153.47 \$ 170.72	\$ - \$ - \$ -	\$ 17.25 \$ 153.39 \$ 170.64
Town Center Multi Family (2 BDR)	Admin / Maint Debt Sub-Total	0	\$ - \$ - \$ -	\$ 17.25 \$ 153.47 \$ 170.72	\$ - \$ - \$ -	\$ 17.25 \$ 153.39 \$ 170.64
Undeveloped Land In Unit 1	Admin / Maint Debt Sub-Total	11,068	\$ 203,201.06 \$ 1,807,406.19 \$ 2,010,607.25	\$ 17.25 \$ 153.47 \$ 170.72	\$ 190,967.94 \$ 1,697,703.20 \$ 1,888,671.14	\$ 17.25 \$ 153.39 \$ 170.64
Undeveloped Land In Unit 2	Administrative Debt Sub-Total	2,050	\$ 35,370.82 \$ 314,611.76 \$ 349,982.58	\$ 17.25 \$ 153.47 \$ 170.72	\$ 35,370.82 \$ 314,446.29 \$ 349,817.11	\$ 17.25 \$ 153.39 \$ 170.64
Undeveloped Land In Unit 3	Administrative Debt Sub-Total	564	\$ 9,731.29 \$ 86,556.60 \$ 96,287.89	\$ 17.25 \$ 153.47 \$ 170.72	\$ 9,731.29 \$ 86,511.08 \$ 96,242.37	\$ 17.25 \$ 153.39 \$ 170.64
Undeveloped Land In Unit 4	Administrative Debt Sub-Total	709	\$ 9,731.29 \$ 86,556.60 \$ 96,287.89	\$ 17.25 \$ 153.47 \$ 170.72	\$ 12,233.13 \$ 108,752.40 \$ 120,985.53	\$ 17.25 \$ 153.39 \$ 170.64
Total Admin / Maint			\$ 284,260.64		\$ 284,260.64	
Total Debt			\$ 2,528,404.26		\$ 2,527,074.47	
TOTAL			16,475	\$ 2,812,664.89	\$ 2,811,335.11	

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 **16,475.00** 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	Amount of Benefits per Assessable Half-Acre or Less
Fourth Quarter Properties, XXXII, LLC	Exhibit D-1 of WVID Unit 1 Engineers Report	12,101	\$ 36,816,162.00	\$0	0	\$ 3,042.41
DiVosta and Company, Inc	Exhibit D-2 of WVID Unit 1 Engineers Report	1,200	\$ 3,650,887.89	\$0	0	\$ 3,042.41
Divosta Homes, LP	Exhibit D-3 of WVID Unit 1 Engineers Report	962	\$ 2,926,795.13	\$0	0	\$ 3,042.41
Gran Paradiso I, LLC	Exhibit D-4 of WVID Unit 1 Engineers Report	1,432	\$ 4,356,726.22	\$0	0	\$ 3,042.41
Gran Paradiso II, LLC	Exhibit D-5 of WVID Unit 1 Engineers Report	621	\$ 1,889,334.48	\$0	0	\$ 3,042.41
Lee Weatherington Development, Inc.	Exhibit D-6 of WVID Unit 1 Engineers Report	84	\$ 255,562.15	\$0	0	\$ 3,042.41
Total		16,400	\$ 49,895,467.87	\$ -	0	\$ 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 2016/2017 Per Unit	Total Fiscal Year 2017/2018 Projected Assessment	Total Fiscal Year 2017/2018 Projected Per Unit
Island Walk Single	Admin / Maint Debt 24.08%	679,668.25	100,471.24	1,799	\$ 55.85	\$ 100,471.24	\$ 55.85
Family	Sub-Total			1,797	\$ 378.41	\$ 679,668.25	\$ 378.22
					\$ 434.26	\$ 780,139.49	\$ 434.07
Island Walk Multi	Admin / Maint Debt 0.93%	26,249.65	3,880.33	70	\$ 55.43	\$ 3,880.33	\$ 55.43
Family	Sub-Total				\$ 375.18	\$ 26,249.65	\$ 374.99
					\$ 430.62	\$ 30,129.97	\$ 430.43
Gran Paradiso Single	Admin / Maint Debt 11.85%	334,471.29	49,442.86	793	\$ 62.35	\$ 49,442.86	\$ 62.35
Family	Sub-Total			790	\$ 423.59	\$ 334,471.29	\$ 423.38
					\$ 485.94	\$ 383,914.16	\$ 485.73
Gran Paradiso (Wetherington) Single	Admin / Maint Debt 9.65%	272,375.36	40,263.60	646	\$ 62.33	\$ 40,263.60	\$ 62.33
Family	Sub-Total			645	\$ 422.50	\$ 272,375.36	\$ 422.29
					\$ 484.83	\$ 312,638.95	\$ 484.61
Gran Paradiso Multi	Admin / Maint Debt 3.56%	100,482.51	14,853.72	280	\$ 53.05	\$ 14,853.72	\$ 53.05
Family (3 BDR)	Sub-Total				\$ 359.05	\$ 100,482.51	\$ 358.87
					\$ 412.10	\$ 115,336.24	\$ 411.92
Gran Paradiso Multi	Admin / Maint Debt 3.18%	89,756.85	13,268.21	280	\$ 47.39	\$ 13,268.21	\$ 47.39
Family (2 BDR)	Sub-Total				\$ 320.72	\$ 89,756.85	\$ 320.56
					\$ 368.11	\$ 103,025.06	\$ 367.95
Town Center Multi	Admin / Maint Debt 1.82%	51,370.27	7,593.76	140	\$ 54.24	\$ 7,593.76	\$ 54.24
Family (3 BDR)	Sub-Total			76	\$ 366.93	\$ 51,370.27	\$ 366.93
					\$ 730.50	\$ 58,964.03	\$ 421.17
Town Center Multi	Admin / Maint Debt 3.02%	85,240.79	12,600.63	260	\$ 48.46	\$ 12,600.63	\$ 48.46
Family (2 BDR)	Sub-Total			140	\$ 327.85	\$ 85,240.79	\$ 327.85
					\$ 657.63	\$ 97,841.41	\$ 376.31
Town Center	Admin / Maint Debt 41.91%	1,182,927.58	174,865.02	92.00	\$ 1,900.71	\$ 174,865.02	\$ 1,900.71
	Sub-Total				\$ 12,864.35	\$ 1,182,927.58	\$ 12,857.91
					\$ 14,765.06	\$ 1,357,792.60	\$ 14,758.62
						\$ 417,239.36	
						\$ 2,822,542.55	
TOTAL	100.00%	\$ 2,822,542.55	\$ 417,239.36	4,170		\$ 3,239,781.91	

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
Gross O&M	\$ 117,828.40	\$ 111,162.27	\$ (6,666.13)
Gross Debt	\$ 797,086.02	\$ 754,164.02	\$ (42,922.00)
Gross Total	\$ 914,914.41	\$ 865,326.29	\$ (49,588.12) *

* 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 6 units with pre-paid bonds.

2 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 2017/2018		
		Projected Assessment	Projected Per Unit	
Island Walk Single	Admin / Maint Debt	1,799 1,797	\$ 100,471.24 \$ 679,668.25	\$ 55.85 \$ 378.22
Family	Sub-Total		\$ 780,139.49	\$ 434.07
Island Walk Multi	Admin / Maint Debt	70	\$ 3,880.33 \$ 26,249.65	\$ 55.43 \$ 374.99
Family	Sub-Total		\$ 30,129.97	\$ 430.43

Gran Paradiso Single	Admin / Maint Debt	793 790	\$ 49,442.86 \$ 334,471.29	\$ 62.35 \$ 423.38
Family	Sub-Total		\$ 383,914.16	\$ 485.73
Gran Paradiso (Wetherington) Single	Admin / Maint Debt	646 645	\$ 40,263.60 \$ 272,375.36	\$ 62.33 \$ 422.29
Family	Sub-Total		\$ 312,638.95	\$ 484.61
Gran Paradiso Multi	Admin / Maint Debt	280	\$ 14,853.72 \$ 100,482.51	\$ 53.05 \$ 358.87
Family (3 BDR)	Sub-Total		\$ 115,336.24	\$ 411.92
Gran Paradiso Multi	Admin / Maint Debt	280	\$ 13,268.21 \$ 89,756.85	\$ 47.39 \$ 320.56
Family (2 BDR)	Sub-Total		\$ 103,025.06	\$ 367.95

GRAN PARADISO ON ROLL GROSS

719	\$ 44,829.03	\$ 62.35
716	\$ 303,141.07	\$ 423.38
	\$ 347,970.10	\$ 485.73
14	\$ 872.59	\$ 62.33
13	\$ 5,489.74	\$ 422.29
	\$ 6,362.32	\$ 484.61
20	\$ 1,060.98	\$ 53.05
	\$ 7,177.32	\$ 358.87
	\$ 8,238.30	\$ 411.92
112	\$ 5,307.28	\$ 47.39
	\$ 35,902.74	\$ 320.56
	\$ 41,210.03	\$ 367.95
	\$ 52,069.88	
	\$ 351,710.87	

GRAN PARADISO DIRECT BILL GROSS

\$ 4,613.84
\$ 31,330.22
\$ 35,944.06
\$ 39,391.01
\$ 266,885.62
\$ 306,276.63
\$ 13,792.74
\$ 93,305.19
\$ 107,097.93
\$ 7,960.93
\$ 53,854.11
\$ 61,815.04
\$ 65,758.52
\$ 445,375.15

Gran Paradiso Direct Bill Net

\$ 61,813.01
\$ 418,652.64

TOWN CENTER ON ROLL GROSS

Town Center Multi	Admin / Maint Debt	140	\$ 7,593.76 \$ 51,370.27	\$ 54.24 \$ 366.93
Family (3 BDR)	Sub-Total		\$ 58,964.03	\$ 421.17
Town Center Multi	Admin / Maint Debt	260	\$ 12,600.63 \$ 85,240.79	\$ 48.46 \$ 327.85
Family (2 BDR)	Sub-Total		\$ 97,841.41	\$ 376.31
Town Center	Admin / Maint Debt	92.00	\$ 174,865.02 \$ 1,182,927.58	\$ 1,900.71 \$ 12,857.91
	Sub-Total		\$ 1,357,792.60	\$ 14,758.62

0	\$ -	\$ 54.24
	\$ -	\$ 366.93
	\$ -	\$ 421.17
0	\$ -	\$ 48.46
	\$ -	\$ 327.85
	\$ -	\$ 376.31
92	\$ 174,865.02	\$ 1,900.71
	\$ 1,182,927.58	\$ 12,857.91
	\$ 1,357,792.60	\$ 14,758.62
	\$ 174,865.02	
	\$ 1,182,927.58	

TOWN CENTER DIRECT BILL GROSS

\$ 7,593.76
\$ 51,370.27
\$ 58,964.03
\$ 12,600.63
\$ 85,240.79
\$ 97,841.41
\$ -
\$ -
\$ -
\$ 20,194.39
\$ 136,611.06

Town center Direct Bill Net

\$ 18,982.72
\$ 128,414.40

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 Famil 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	Total 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	41.91%
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 2016/2017		Total Fiscal Year 2017/2018 Projected		Total Fiscal Year 2017/2018 Projected	
			Assessment Per Unit		Assessment	Assessment Per Unit		
Pre Lennar	2 Bdr Sam 35	Admin / Maint	5	\$ 70.63	\$ 353.32	\$ 70.66		
		Debt	4	\$ 1,093.10	\$ 4,372.40	\$ 1,093.10		
		Sub-Total		\$ 1,163.73	\$ 4,725.72	\$ 1,163.76		
	3 Bdr Sam 70	Admin / Maint	6	\$ 70.63	\$ 353.32	\$ 70.66		
		Debt	5	\$ 1,432.12	\$ 7,160.60	\$ 1,432.12		
		Sub-Total		\$ 1,502.75	\$ 7,513.92	\$ 1,502.78		
	3 Bdr Sam 80	Admin / Maint	5	\$ 70.63	\$ 353.32	\$ 70.66		
		Debt	4	\$ 1,559.05	\$ 6,236.20	\$ 1,559.05		
		Sub-Total		\$ 1,629.68	\$ 6,589.52	\$ 1,629.71		
	3 Bdr Lee 45	Admin / Maint		\$ 70.63	\$ 282.65	\$ 70.66		
		Debt	4	\$ 1,227.41	\$ 4,909.64	\$ 1,227.41		
		Sub-Total		\$ 1,298.04	\$ 5,192.29	\$ 1,298.07		
	3 Bdr Lee 65	Admin / Maint	10	\$ 70.63	\$ 706.63	\$ 70.66		
		Debt	9	\$ 1,380.47	\$ 12,424.23	\$ 1,380.47		
		Sub-Total		\$ 1,451.10	\$ 13,130.86	\$ 1,451.13		
Total	Pre Lennar	30		\$ 2,049.24				
				\$ 35,103.07				Gross

Lennar	35'	Admin / Maint		\$ 70.63	\$ 12,648.77	\$ 70.66		
		Debt	179	\$ 521.28	\$ 93,309.12	\$ 521.28		
		Sub-Total		\$ 591.91	\$ 105,957.89	\$ 591.94		
	Townhome	Admin / Maint		\$ 70.63	\$ 29,678.67	\$ 70.66		
		Debt	420	\$ 521.28	\$ 218,937.60	\$ 521.28		
		Sub-Total		\$ 591.91	\$ 248,616.27	\$ 591.94		
	Coach	Admin / Maint		\$ 70.63	\$ 8,196.97	\$ 70.66		
		Debt	116	\$ 627.66	\$ 72,808.56	\$ 627.66		
		Sub-Total		\$ 698.29	\$ 81,005.53	\$ 698.32		
	45'	Admin / Maint		\$ 70.63	\$ 4,169.15	\$ 70.66		
		Debt	59	\$ 627.66	\$ 37,031.94	\$ 627.66		
		Sub-Total		\$ 698.29	\$ 41,201.09	\$ 698.32		
	52'	Admin / Maint		\$ 70.63	\$ 36,250.37	\$ 70.66		
		Debt	513	\$ 734.04	\$ 376,562.52	\$ 734.04		
		Sub-Total		\$ 804.67	\$ 412,812.89	\$ 804.70		
62'	Admin / Maint		\$ 70.63	\$ 9,256.92	\$ 70.66			
	Debt	131	\$ 840.42	\$ 110,095.02	\$ 840.42			
	Sub-Total		\$ 911.05	\$ 119,351.94	\$ 911.08			
65'	Admin / Maint		\$ 70.63	\$ 5,582.42	\$ 70.66			
	Debt	79	\$ 840.42	\$ 66,393.18	\$ 840.42			
	Sub-Total		\$ 911.05	\$ 71,975.60	\$ 911.08			
70'	Admin / Maint		\$ 70.63	\$ 3,957.16	\$ 70.66			
	Debt	56	\$ 840.42	\$ 47,063.52	\$ 840.42			
	Sub-Total		\$ 911.05	\$ 51,020.68	\$ 911.08			
75'	Admin / Maint		\$ 70.63	\$ 17,807.20	\$ 70.66			
	Debt	252	\$ 946.81	\$ 238,596.12	\$ 946.81			
	Sub-Total		\$ 1,017.44	\$ 256,403.32	\$ 1,017.47			
80'	Admin / Maint		\$ 70.63	\$ 4,593.13	\$ 70.66			
	Debt	65	\$ 946.81	\$ 61,542.65	\$ 946.81			
	Sub-Total		\$ 1,017.44	\$ 66,135.78	\$ 1,017.47			
Total	Lennar	1,870		\$ 132,140.73				
				\$ 1,322,340.23				Gross

TOTAL GROSS	1,900		\$ 134,260.64					
			\$ 1,357,443.30					Total Gross
TOTAL NET	1,901		\$ 126,205.00					
			\$ 1,275,996.70					Total Net

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

Revised Methodology Report Tables 2 & 3 Attached

There are 4 units with pre-paid bonds.

- 1 unit is a Gran Paradiso 2 BDR Sam 35
- 1 unit is a Gran Paradiso 3 BDR Sam 70
- 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 2017/2018 Projected Assessment	Total Fiscal Year 2017/2018 Projected Assessment Per Unit	Platted Units	Fiscal Year 2017/2018 Platted Total Assessments	Fiscal Year 2017/2018 Platted Per Unit Assessments		
Pre Lennar	2 Bdr Sam 35	Admin / Maint	5	\$ 353.32	\$ 70.66	5	\$ 353.32	\$ 70.66	\$ -
		Debt	4	\$ 4,372.40	\$ 1,093.10	4	\$ 4,372.40	\$ 1,093.10	\$ -
		Sub-Total		\$ 4,725.72	\$ 1,163.76		\$ 4,725.72	\$ 1,163.76	\$ -
	3 Bdr Sam 70	Admin / Maint	6	\$ 423.98	\$ 70.66	6	\$ 423.98	\$ 70.66	\$ -
		Debt	5	\$ 7,160.60	\$ 1,432.12	5	\$ 7,160.60	\$ 1,432.12	\$ -
		Sub-Total		\$ 7,584.58	\$ 1,502.78		\$ 7,584.58	\$ 1,502.78	\$ -
	3 Bdr Sam 80	Admin / Maint	5	\$ 353.32	\$ 70.66	5	\$ 353.32	\$ 70.66	\$ -
		Debt	4	\$ 6,236.20	\$ 1,559.05	4	\$ 6,236.20	\$ 1,559.05	\$ -
		Sub-Total		\$ 6,589.52	\$ 1,629.71		\$ 6,589.52	\$ 1,629.71	\$ -
	3 Bdr Lee 45	Admin / Maint		\$ 282.65	\$ 70.66		\$ 282.65	\$ 70.66	\$ -
		Debt	4	\$ 4,909.64	\$ 1,227.41	4	\$ 4,909.64	\$ 1,227.41	\$ -
		Sub-Total		\$ 5,192.29	\$ 1,298.07		\$ 5,192.29	\$ 1,298.07	\$ -
	3 Bdr Lee 65	Admin / Maint	10	\$ 706.63	\$ 70.66	10	\$ 706.63	\$ 70.66	\$ -
		Debt	9	\$ 12,424.23	\$ 1,380.47	9	\$ 12,424.23	\$ 1,380.47	\$ -
		Sub-Total		\$ 13,130.86	\$ 1,451.13		\$ 13,130.86	\$ 1,451.13	\$ -
Total	Pre Lennar	30	\$ 2,119.90	Gross	30	\$ 2,119.90	Platted On Roll Gross	\$ -	Direct Bill Gross
			\$ 35,103.07			\$ 35,103.07		\$ -	
Lennar	35'	Admin / Maint		\$ 12,648.77	\$ 70.66		\$ 13,496.73	\$ 70.66	\$ (847.96)
		Debt	179	\$ 93,309.12	\$ 521.28	191	\$ 99,564.48	\$ 521.28	\$ (6,255.36)
		Sub-Total		\$ 105,957.89	\$ 591.94		\$ 113,061.21	\$ 591.94	\$ (7,103.32)
	Townhome	Admin / Maint		\$ 29,678.67	\$ 70.66		\$ 7,914.31	\$ 70.66	\$ 21,764.36
		Debt	420	\$ 218,937.60	\$ 521.28	112	\$ 58,383.36	\$ 521.28	\$ 160,554.24
		Sub-Total		\$ 248,616.27	\$ 591.94		\$ 66,297.67	\$ 591.94	\$ 182,318.60
	Coach	Admin / Maint		\$ 8,196.97	\$ 70.66		\$ 4,239.81	\$ 70.66	\$ 3,957.16
		Debt	116	\$ 72,808.56	\$ 627.66	60	\$ 37,659.60	\$ 627.66	\$ 35,148.96
		Sub-Total		\$ 81,005.53	\$ 698.32		\$ 41,899.41	\$ 698.32	\$ 39,106.12
	45'	Admin / Maint		\$ 4,169.15	\$ 70.66		\$ 4,169.15	\$ 70.66	\$ -
		Debt	59	\$ 37,031.94	\$ 627.66	59	\$ 37,031.94	\$ 627.66	\$ -
		Sub-Total		\$ 41,201.09	\$ 698.32		\$ 41,201.09	\$ 698.32	\$ -
	52'	Admin / Maint		\$ 36,250.37	\$ 70.66		\$ 19,432.46	\$ 70.66	\$ 16,817.91
		Debt	513	\$ 376,562.52	\$ 734.04	275	\$ 201,861.00	\$ 734.04	\$ 174,701.52
		Sub-Total		\$ 412,812.89	\$ 804.70		\$ 221,293.46	\$ 804.70	\$ 191,519.43
62'	Admin / Maint		\$ 9,256.92	\$ 70.66		\$ 10,599.52	\$ 70.66	\$ (1,342.61)	
	Debt	131	\$ 110,095.02	\$ 840.42	150	\$ 126,063.00	\$ 840.42	\$ (15,967.98)	
	Sub-Total		\$ 119,351.94	\$ 911.08		\$ 136,662.52	\$ 911.08	\$ (17,310.59)	
65'	Admin / Maint		\$ 5,582.42	\$ 70.66		\$ 3,745.17	\$ 70.66	\$ 1,837.25	
	Debt	79	\$ 66,393.18	\$ 840.42	53	\$ 44,542.26	\$ 840.42	\$ 21,850.92	
	Sub-Total		\$ 71,975.60	\$ 911.08		\$ 48,287.43	\$ 911.08	\$ 23,688.17	
70'	Admin / Maint		\$ 3,957.16	\$ 70.66		\$ 3,957.16	\$ 70.66	\$ -	
	Debt	56	\$ 47,063.52	\$ 840.42	56	\$ 47,063.52	\$ 840.42	\$ -	
	Sub-Total		\$ 51,020.68	\$ 911.08		\$ 51,020.68	\$ 911.08	\$ -	
75'	Admin / Maint		\$ 17,807.20	\$ 70.66		\$ 7,207.68	\$ 70.66	\$ 10,599.52	
	Debt	252	\$ 238,596.12	\$ 946.81	102	\$ 96,574.62	\$ 946.81	\$ 142,021.50	
	Sub-Total		\$ 256,403.32	\$ 1,017.47		\$ 103,782.30	\$ 1,017.47	\$ 152,621.02	
80'	Admin / Maint		\$ 4,593.13	\$ 70.66		\$ 4,593.13	\$ 70.66	\$ -	
	Debt	65	\$ 61,542.65	\$ 946.81	65	\$ 61,542.65	\$ 946.81	\$ -	
	Sub-Total		\$ 66,135.78	\$ 1,017.47		\$ 66,135.78	\$ 1,017.47	\$ -	
Total	Lennar	1,870	\$ 132,140.73	Gross	\$ 79,355.10	Platted On Roll Gross	\$ 52,785.63	Direct Bill Gross	
			\$ 1,322,340.23		\$ 810,286.43		\$ 512,053.80		
TOTAL GROSS		1,900	\$ 134,260.64	Total Gross	\$ 81,475.01	Total Platted On Roll Gross	\$ 52,785.63	Total Direct Bill Gross	
			\$ 1,357,443.30		\$ 845,389.50		\$ 512,053.80		
TOTAL NET		1,901	\$ 126,205.00	Total Net	\$ 76,586.51	Total Platted On Roll Net	\$ 49,618.49	Total Direct Bill Net	
			\$ 1,275,996.70		\$ 794,666.13		\$ 481,330.57		

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

Revised Methodology Report Tables 2 & 3 Attached

There are 4 units with pre-paid bonds.

- 1 unit is a Gran Paradiso 2 BDR Sam 35
- 1 unit is a Gran Paradiso 3 BDR Sam 70
- 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'	179	\$490	\$87,710
Town	420	\$490	\$205,800
Coach	116	\$590	\$68,440
45'	59	\$590	\$34,810
52'	513	\$690	\$353,970
62'	131	\$790	\$103,490
65'	79	\$790	\$62,410
70'	56	\$790	\$44,240
75'	252	\$890	\$224,280
80'	65	\$890	\$57,850
Totals	1870		\$1,243,000

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

The Bonds currently has a maximum annual debt service requirement of \$1,274,100. 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-six (26) existing residential units, is sufficient to retire the outstanding debt as shown in Table 3.

Table 3

Revised Methodology Maximum Annual Assessment	\$1,243,000
Pre Lennar Annual Assessment*	\$34,343
Total Maximum Annual Assessment	\$1,277,343

West Villages Improvement District Assessment Recap Unit 4 - Total Gross

Subdivision	Product Type	Total Units	Total Fiscal Year 2016/2017 Assessment Per Unit	Total Fiscal Year 2017/2018 Projected Assessment	Total Fiscal Year 2017/2018 Projected Assessment Per Unit	
Renaissance	35' Villas	Admin / Maint	66.49	\$ 19,510.93	\$ 87.10	
		Debt	224	\$ 678.03	\$ 676.52	
		Sub-Total		\$ 744.53	\$ 171,050.55	\$ 763.62
	50' SF	Admin / Maint	66.49	\$ 23,778.94	\$ 87.10	
		Debt	273	\$ 998.94	\$ 272,099.92	\$ 996.70
		Sub-Total		\$ 1,065.43	\$ 295,878.86	\$ 1,083.81
	60' SF	Admin / Maint	66.49	\$ 16,810.76	\$ 87.10	
		Debt	193	\$ 1,212.87	\$ 233,561.06	\$ 1,210.16
		Sub-Total		\$ 1,279.37	\$ 250,371.81	\$ 1,297.26
Total	Renaissance	690		\$ 60,100.63	Gross	
				\$ 657,200.59		
Oasis	60' SF	Admin / Maint	66.49	\$ 8,013.42	\$ 87.10	
		Debt	92	\$ 904.95	\$ 76,179.53	\$ 828.04
		Sub-Total		\$ 971.44	\$ 84,192.95	\$ 915.14
	70' SF	Admin / Maint	66.49	\$ 3,832.50	\$ 87.10	
		Debt	44	\$ 904.95	\$ 43,023.60	\$ 977.81
		Sub-Total		\$ 971.44	\$ 46,856.11	\$ 1,064.91
	Total	Oasis	136		\$ 8,013.42	Gross
					\$ 76,179.53	
	Preserve	33' Villas	Admin / Maint	66.49	\$ 7,839.21	\$ 87.10
Debt			90	\$ 424.61	\$ 38,129.14	\$ 423.66
Sub-Total				\$ 491.10	\$ 45,968.36	\$ 510.76
50' SF		Admin / Maint	66.49	\$ 9,581.26	\$ 87.10	
		Debt	110	\$ 679.79	\$ 74,609.43	\$ 678.27
		Sub-Total		\$ 746.28	\$ 84,190.69	\$ 765.37
Total		Preserve	200		\$ 17,420.47	Gross
					\$ 112,738.57	
TOTAL GROSS			1,026		\$ 89,367.02	Total Gross
				\$ 889,142.30		
TOTAL NET		1,026		\$ 84,005.00	Total Net	
				\$ 835,793.76		

Assessment is calculated by the 2016 Unit 4 Special Methodology Report

Methodology Report Table F Data Attached

West Villages Improvement District Assessment Recap Unit 4 - Collection Method

A	B	C	D	E	F	G	H	I	J	
TOTAL GROSS						PLATTED ON ROLL GROSS			DIRECT BILL GROSS	
Subdivision	Product Type	Total Units	Total Fiscal Year 2017/2018 Projected Assessment	Total Fiscal Year 2017/2018 Projected Assessment Per Unit		Platted Units	Fiscal Year 2017/2018 Platted Total Assessments	Fiscal Year 2017/2018 Platted Per Unit Assessments		
Renaissance	35' Villas	Admin / Maint	\$ 19,510.93	\$ 87.10			\$ -	\$ 87.10		\$ 19,510.93
		Debt	224	\$ 151,539.62	\$ 676.52	0	\$ -	\$ 676.52		\$ 151,539.62
		Sub-Total		\$ 171,050.55	\$ 763.62		\$ -	\$ 763.62		\$ 171,050.55
	50' SF	Admin / Maint	\$ 23,778.94	\$ 87.10			\$ -	\$ 87.10		\$ 23,778.94
		Debt	273	\$ 272,099.92	\$ 996.70	0	\$ -	\$ 996.70		\$ 272,099.92
		Sub-Total		\$ 295,878.86	\$ 1,083.81		\$ -	\$ 1,083.81		\$ 295,878.86
	60' SF	Admin / Maint	\$ 16,810.76	\$ 87.10			\$ -	\$ 87.10		\$ 16,810.76
		Debt	193	\$ 233,561.06	\$ 1,210.16	0	\$ -	\$ 1,210.16		\$ 233,561.06
		Sub-Total		\$ 250,371.81	\$ 1,297.26		\$ -	\$ 1,297.26		\$ 250,371.81
Total	Renaissance	690	\$ 60,100.63	\$ 87.10	Gross	0	\$ -	Platted On Roll Gross		\$ 60,100.63
			\$ 657,200.59				\$ -			\$ 657,200.59
										Direct Bill Gross
Oasis	60' SF	Admin / Maint	\$ 8,013.42	\$ 87.10			\$ -	\$ 87.10		\$ 8,013.42
		Debt	92	\$ 76,179.53	\$ 828.04	0	\$ -	\$ 828.04		\$ 76,179.53
		Sub-Total		\$ 84,192.95	\$ 915.14		\$ -	\$ 915.14		\$ 84,192.95
	70' SF	Admin / Maint	\$ 3,832.50	\$ 87.10			\$ -	\$ 87.10		\$ 3,832.50
		Debt	44	\$ 43,023.60	\$ 977.81	0	\$ -	\$ 977.81		\$ 43,023.60
		Sub-Total		\$ 46,856.11	\$ 1,064.91		\$ -	\$ 1,064.91		\$ 46,856.11
Total	Oasis	136	\$ 8,013.42	\$ 87.10	Gross	0	\$ -	Platted On Roll Gross		\$ 11,845.92
			\$ 76,179.53				\$ -			\$ 119,203.13
										Direct Bill Gross
Preserve	33' Villas	Admin / Maint	\$ 7,839.21	\$ 87.10			\$ -	\$ 87.10		\$ 7,839.21
		Debt	90	\$ 38,129.14	\$ 423.66	0	\$ -	\$ 423.66		\$ 38,129.14
		Sub-Total		\$ 45,968.36	\$ 510.76		\$ -	\$ 510.76		\$ 45,968.36
	50' SF	Admin / Maint	\$ 9,581.26	\$ 87.10			\$ -	\$ 87.10		\$ 9,581.26
		Debt	110	\$ 74,609.43	\$ 678.27	0	\$ -	\$ 678.27		\$ 74,609.43
		Sub-Total		\$ 84,190.69	\$ 765.37		\$ -	\$ 765.37		\$ 84,190.69
Total	Preserve	200	\$ 17,420.47	\$ 87.10	Gross	0	\$ -	Platted On Roll Gross		\$ 17,420.47
			\$ 112,738.57				\$ -			\$ 112,738.57
										Direct Bill Gross
TOTAL GROSS			1,026	\$ 85,534.52	Total Gross		\$ -	Total Platted On Roll Gross		\$ 89,367.02
				\$ 846,118.69			\$ -			\$ 889,142.30
TOTAL NET			1,026	\$ 80,402.45	Total Net		\$ -	Total Platted On Roll Net		\$ 84,005.00
				\$ 795,351.57			\$ -			\$ 835,793.76
										Total Direct Bill Net

Assessment is calculated by the 2016 Unit 4 Special Methodology Report

WEST VILLAGES IMPROVEMENT DISTRICT

**ESTIMATED ANNUAL ASSESSMENT METHODOLOGY
UNIT 4**

RENAISSANCE SUBDIVISION

Product Type	Number of Units	Net M.A.D.S. Assessment Per Unit <u>After</u> Contribution	Gross M.A.D.S. Assessment Per Unit <u>After</u> Contribution*	Total Net M.A.D.S. Assessment Per Product Type <u>After</u> Contribution*	Total Gross M.A.D.S. Assessment Per Product Type <u>After</u> Contribution*
35' Villas	224	\$ 637	\$ 678	\$ 142,766	\$ 151,879
50' SF	273	\$ 939	\$ 999	\$ 256,347	\$ 272,710
60' SF	193	\$ 1,140	\$ 1,213	\$ 220,039	\$ 234,084
Totals	690			\$ 619,153	\$ 658,673

OASIS SUBDIVISION

Product Type	Number of Units	Net M.A.D.S. Assessment Per Unit After Contribution	Gross M.A.D.S. Assessment Per Unit After Contribution*	Total Net M.A.D.S. Assessment Per Product Type After Contribution*	Total Gross M.A.D.S. Assessment Per Product Type After Contribution*
60' SF	92	\$ 780	\$ 830	\$ 71,769	\$ 76,350
70' SF	44	\$ 921	\$ 980	\$ 40,533	\$ 43,120
Totals	136			\$ 112,302	\$ 119,470

PRESERVE SUBDIVISION

Product Type	Number of Units	Net M.A.D.S. Assessment Per Unit After Contribution	Gross M.A.D.S. Assessment Per Unit After Contribution*	Total Net M.A.D.S. Assessment Per Product Type After Contribution*	Total Gross M.A.D.S. Assessment Per Product Type After Contribution*
33' Villas	90	\$ 399	\$ 425	\$ 35,922	\$ 38,215
50' SF	110	\$ 639	\$ 680	\$ 70,290	\$ 74,777
Totals	200			\$ 106,212	\$ 112,991

TOTAL PROJECT

Product Type	Number of Units	Net M.A.D.S. Assessment Per Unit After Contribution	Gross M.A.D.S. Assessment Per Unit After Contribution*	Total Net M.A.D.S. Assessment Per Product Type After Contribution*	Total Gross M.A.D.S. Assessment Per Product Type After Contribution*
33' Villas	90	\$ 399	\$ 425	\$ 35,922	\$ 38,215
35' Villas	224	\$ 637	\$ 678	\$ 142,766	\$ 151,879
50' SF	110	\$ 639	\$ 680	\$ 70,290	\$ 74,777
50' SF	273	\$ 939	\$ 999	\$ 256,347	\$ 272,710
60' SF	193	\$ 1,140	\$ 1,213	\$ 220,039	\$ 234,084
60' SF	92	\$ 780	\$ 830	\$ 71,769	\$ 76,350
70' SF	44	\$ 921	\$ 980	\$ 40,533	\$ 43,120
Totals	1026			\$ 837,666	\$ 891,134

M.A.D.S. = Maximum Annual Debt Service

*Grossed up includes 1% collection fee of County Tax Collector, 1% service fee of County Property Appraiser and 4% for early payment of taxes.

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

Lot Type	Product Type		All Units Total Fiscal Year 2016/2017 Assessment Per Unit		District Proper Total Fiscal Year 2017/2018 Assessment Per Unit		Unit 1 Total Fiscal Year 2017/2018 Assessment Per Unit		Unit 2 Total Fiscal Year 2017/2018 Assessment Per Unit		Unit 3 Total Fiscal Year 2017/2018 Assessment Per Unit		Unit 4 Total Fiscal Year 2017/2018 Assessment Per Unit		All Units Total Fiscal Year 2017/2018 Assessment Per Unit	
Island Walk	Island Walk Single Family	Admin / Maint	\$ 90.31	\$ 17.20	\$ 17.25	\$ 55.85	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90.31		
		Debt	\$ 531.88	\$ -	\$ 153.39	\$ 378.22	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 531.61		
		Sub-Total	\$ 622.19	\$ 17.20	\$ 170.64	\$ 434.07	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 621.92		
	Island Walk Multi Family	Admin / Maint	\$ 89.89	\$ 17.20	\$ 17.25	\$ 55.43	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 89.89		
		Debt	\$ 528.65	\$ -	\$ 153.39	\$ 374.99	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 528.38		
		Sub-Total	\$ 618.54	\$ 17.20	\$ 170.64	\$ 430.43	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 618.27		
Pre Lennar	2 Bdr Sam 35	Admin / Maint	\$ 167.43	\$ 17.20	\$ 17.25	\$ 62.35	\$ 70.66	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 167.47		
		Debt	\$ 1,670.16	\$ -	\$ 153.39	\$ 423.38	\$ 1,063.10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,669.87		
		Sub-Total	\$ 1,837.60	\$ 17.20	\$ 170.64	\$ 485.73	\$ 1,163.76	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,837.34		
	3 Bdr Sam 70	Admin / Maint	\$ 167.43	\$ 17.20	\$ 17.25	\$ 62.35	\$ 70.66	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 167.47		
		Debt	\$ 2,009.18	\$ -	\$ 153.39	\$ 423.38	\$ 1,432.12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,008.89		
		Sub-Total	\$ 2,176.62	\$ 17.20	\$ 170.64	\$ 485.73	\$ 1,502.78	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,176.36		
	3 Bdr Sam 80	Admin / Maint	\$ 167.43	\$ 17.20	\$ 17.25	\$ 62.35	\$ 70.66	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 167.47		
		Debt	\$ 2,136.11	\$ -	\$ 153.39	\$ 423.38	\$ 1,559.05	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,135.82		
		Sub-Total	\$ 2,303.55	\$ 17.20	\$ 170.64	\$ 485.73	\$ 1,629.71	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,303.29		
	3 Bdr Lee 45	Admin / Maint	\$ 150.23	\$ -	\$ 17.25	\$ 62.35	\$ 70.66	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150.27		
		Debt	\$ 1,821.68	\$ 17.20	\$ 153.39	\$ 423.38	\$ 1,227.41	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,821.38		
		Sub-Total	\$ 1,971.91	\$ 17.20	\$ 170.64	\$ 485.73	\$ 1,298.07	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,971.65		
	3 Bdr Lee 65	Admin / Maint	\$ 150.23	\$ -	\$ 17.25	\$ 62.35	\$ 70.66	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150.27		
		Debt	\$ 1,974.74	\$ 17.20	\$ 153.39	\$ 423.38	\$ 1,380.47	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,974.44		
		Sub-Total	\$ 2,124.97	\$ 17.20	\$ 170.64	\$ 485.73	\$ 1,451.13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,124.71		
	Post Lennar	35'	Admin / Maint	\$ 167.43	\$ 17.20	\$ 17.25	\$ 62.35	\$ 70.66	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 167.47	
			Debt	\$ 1,098.34	\$ -	\$ 153.39	\$ 423.38	\$ 521.28	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,098.06	
			Sub-Total	\$ 1,265.78	\$ 17.20	\$ 170.64	\$ 485.73	\$ 591.94	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,265.52	
Townhome		Admin / Maint	\$ 152.47	\$ 17.20	\$ 17.25	\$ 47.39	\$ 70.66	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 152.51		
		Debt	\$ 995.47	\$ -	\$ 153.39	\$ 320.56	\$ 521.28	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 995.23		
		Sub-Total	\$ 1,147.94	\$ 17.20	\$ 170.64	\$ 367.95	\$ 591.94	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,147.74		
Coach		Admin / Maint	\$ 158.13	\$ 17.20	\$ 17.25	\$ 53.05	\$ 70.66	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 158.17		
		Debt	\$ 1,140.18	\$ -	\$ 153.39	\$ 358.87	\$ 627.66	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,139.91		
		Sub-Total	\$ 1,298.31	\$ 17.20	\$ 170.64	\$ 411.92	\$ 698.32	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,298.09		
45'		Admin / Maint	\$ 167.43	\$ 17.20	\$ 17.25	\$ 62.35	\$ 70.66	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 167.47		
		Debt	\$ 1,204.72	\$ -	\$ 153.39	\$ 423.38	\$ 627.66	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,204.43		
		Sub-Total	\$ 1,372.16	\$ 17.20	\$ 170.64	\$ 485.73	\$ 698.32	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,371.90		
52'		Admin / Maint	\$ 167.43	\$ 17.20	\$ 17.25	\$ 62.35	\$ 70.66	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 167.47		
		Debt	\$ 1,311.10	\$ -	\$ 153.39	\$ 423.38	\$ 734.04	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,310.81		
		Sub-Total	\$ 1,478.54	\$ 17.20	\$ 170.64	\$ 485.73	\$ 804.70	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,478.28		
62'		Admin / Maint	\$ 167.43	\$ 17.20	\$ 17.25	\$ 62.35	\$ 70.66	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 167.47		
		Debt	\$ 1,417.48	\$ -	\$ 153.39	\$ 423.38	\$ 840.42	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,417.19		
		Sub-Total	\$ 1,584.92	\$ 17.20	\$ 170.64	\$ 485.73	\$ 911.08	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,584.66		
65'	Admin / Maint	\$ 167.43	\$ 17.20	\$ 17.25	\$ 62.35	\$ 70.66	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 167.47			
	Debt	\$ 1,417.48	\$ -	\$ 153.39	\$ 423.38	\$ 840.42	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,417.19			
	Sub-Total	\$ 1,584.92	\$ 17.20	\$ 170.64	\$ 485.73	\$ 911.08	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,584.66			
70'	Admin / Maint	\$ 167.43	\$ 17.20	\$ 17.25	\$ 62.35	\$ 70.66	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 167.47			
	Debt	\$ 1,417.48	\$ -	\$ 153.39	\$ 423.38	\$ 840.42	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,417.19			
	Sub-Total	\$ 1,584.92	\$ 17.20	\$ 170.64	\$ 485.73	\$ 911.08	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,584.66			
75'	Admin / Maint	\$ 167.43	\$ 17.20	\$ 17.25	\$ 62.35	\$ 70.66	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 167.47			
	Debt	\$ 1,523.87	\$ -	\$ 153.39	\$ 423.38	\$ 946.81	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,523.58			
	Sub-Total	\$ 1,691.31	\$ 17.20	\$ 170.64	\$ 485.73	\$ 1,017.47	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,691.05			
80'	Admin / Maint	\$ 167.43	\$ 17.20	\$ 17.25	\$ 62.35	\$ 70.66	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 167.47			
	Debt	\$ 1,523.87	\$ -	\$ 153.39	\$ 423.38	\$ 946.81	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,523.58			
	Sub-Total	\$ 1,691.31	\$ 17.20	\$ 170.64	\$ 485.73	\$ 1,017.47	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,691.05			
Renaissance	35' Villa	Admin / Maint	\$ 110.02	\$ 17.20	\$ 17.25	\$ 9.05	\$ -	\$ 87.10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 130.61		
		Debt	\$ 831.50	\$ -	\$ 153.39	\$ -	\$ -	\$ 676.52	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 829.90		
		Sub-Total	\$ 941.52	\$ 17.20	\$ 170.64	\$ 9.05	\$ -	\$ 763.62	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 960.52		
	50'	Admin / Maint	\$ 110.02	\$ 17.20	\$ 17.25	\$ 9.05	\$ -	\$ 87.10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 130.61		
		Debt	\$ 1,152.41	\$ -	\$ 153.39	\$ 996.70	\$ -	\$ 1,210.16	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,150.09		
		Sub-Total	\$ 1,262.43	\$ 17.20	\$ 170.64	\$ 9.05	\$ -	\$ 1,083.81	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,280.70		
60'	Admin / Maint	\$ 110.02	\$ 17.20	\$ 17.25	\$ 9.05	\$ -	\$ 87.10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 130.61			
	Debt	\$ 1,366.34	\$ -	\$ 153.39	\$ 1,210.16	\$ -	\$ 1,210.16	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,363.55			
	Sub-Total	\$ 1,476.36	\$ 17.20	\$ 170.64	\$ 9.05	\$ -	\$ 1,297.26	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,494.16			
Oasis	60'	Admin / Maint	\$ 110.02	\$ 17.20	\$ 17.25	\$ 9.05	\$ -	\$ 87.10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 130.61		
		Debt	\$ 1,058.42	\$ -	\$ 153.39	\$ -	\$ 828.04	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 981.43		
		Sub-Total	\$ 1,168.44	\$ 17.20	\$ 170.64	\$ 9.05	\$ -	\$ 915.14	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,112.04		
70'	Admin / Maint	\$ 110.02	\$ 17.20	\$ 17.25	\$ 9.05	\$ -	\$ 87.10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 130.61			
	Debt	\$ 1,058.42	\$ -	\$ 153.39	\$ 977.81	\$ -	\$ 977.81	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,131.20			
	Sub-Total	\$ 1,168.44	\$ 17.20	\$ 170.64	\$ 9.05	\$ -	\$ 1,064.91	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,261.81			
Preserve	33' Villa	Admin / Maint	\$ 110.02	\$ 17.20	\$ 17.25	\$ 9.05	\$ -	\$ 87.10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 130.61		
		Debt	\$ 578.08	\$ -	\$ 153.39	\$ -	\$ 423.66	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 577.05		
		Sub-Total	\$ 688.10	\$ 17.20	\$ 170.64	\$ 9.05	\$ -	\$ 510.76	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 707.66		
50'	Admin / Maint	\$ 110.02	\$ 17.20	\$ 17.25	\$ 9.05	\$ -	\$ 87.10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 130.61			
	Debt	\$ 833.26	\$ -	\$ 153.39	\$ -	\$ 678.27	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 831.66			
	Sub-Total	\$ 943.28	\$ 17.20	\$ 170.64	\$ 9.05	\$ -	\$ 765.37	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 962.27			
Town Center	Town Center Multi Family (3 BDR)	Admin / Maint	\$ 88.70	\$ 17.20	\$ 17.25	\$ 54.24	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 88.70		
		Debt	\$ 829.73	\$ -	\$ 153.39	\$ 366.93	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 520.32		
		Sub-Total	\$ 918.43	\$ 17.20	\$ 170.64	\$ 421.17	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 609.02		
	Town Center Multi Family (2 BDR)	Admin / Maint	\$ 82.92	\$ 17.20	\$ 17.25	\$ 48.46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 82.92		
		Debt	\$ 762.64	\$ -	\$ 153.39	\$ 327.85	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 481.24		
		Sub-Total	\$ 845.56	\$ 17.20	\$ 170.64	\$ 376.31	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 564.16		
Town Center	Admin / Maint	\$ 1,935.16	\$ 17.20	\$ 17.25	\$ 1,900.71	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,935.16			
	Debt	\$ 13,017.82	\$ -	\$ 153.39	\$ 12,857.91	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,011.30			
	Sub-Total	\$ 14,952.99	\$ 17.20	\$ 170.64	\$ 14,758.62	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,946.46			
Undeveloped Land In Unit 1 Only	Per Half Acre or Less	Admin / Maint	\$ 34.46	\$ 17.20	\$ 17.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34.46		
		Debt	\$ 153.47	\$ -	\$ 153.39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 153.39		
		Sub-Total	\$ 187.93	\$ 17.20	\$ 170.64	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 187.85		
Undeveloped Land In Unit 2 (not in Unit 3)	Per Half Acre or Less	Admin / Maint	\$ 34.46	\$ 17.20	\$ 17.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34.46		
		Debt	\$ 153.47	\$ -	\$ 153.39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 153.39		
		Sub-Total	\$ 187.93	\$												

**West Villages Improvement District
Assessment Comparison
Totals**

Lot Type	Product Type	All Units Fiscal Year 2016/2017 Assessment Totals	All Units Fiscal Year 2017/2018 Assessment Totals	
Island Walk	Island Walk Single Family	\$622.19	\$621.92	
	Island Walk Multi Family	\$618.54	\$618.27	
Pre Lennar	2 Bdr Sam 35	\$1,837.60	\$1,837.34	
	3 Bdr Sam 70	\$2,176.62	\$2,176.36	
	3 Bdr Sam 80	\$2,303.55	\$2,303.29	
	3 Bdr Lee 45	\$1,971.91	\$1,971.65	
	3 Bdr Lee 65	\$2,124.97	\$2,124.71	
Lennar	35'	\$1,265.78	\$1,265.52	
	Townhome	\$1,147.94	\$1,147.74	
	Coach	\$1,298.31	\$1,298.09	
	45'	\$1,372.16	\$1,371.90	
	52'	\$1,478.54	\$1,478.28	
	62'	\$1,584.92	\$1,584.66	
	65'	\$1,584.92	\$1,584.66	
	70'	\$1,584.92	\$1,584.66	
	75'	\$1,691.31	\$1,691.05	
	80'	\$1,691.31	\$1,691.05	
Renaissance	35' Villa	\$0.00	\$960.52	
	50' SF	\$0.00	\$1,280.70	
	60' SF	\$0.00	\$1,494.16	
	Oasis	60' SF	\$0.00	\$1,112.04
		70' SF	\$0.00	\$1,261.81
	Preserve	33' Villia	\$0.00	\$707.66
		50' SF	\$0.00	\$962.27
Town Center	Town Center Multi Family (3 BDR)	\$918.43	\$609.02	
	Town Center Multi Family (2 BDR)	\$845.56	\$564.16	
	Town Center	\$14,952.99	\$14,946.46	
Undeveloped Land In Unit 1 Only	Per Half Acre or Less	\$187.93	\$187.85	
Undeveloped Land In Unit 2 (not in Unit 3)	Per Half Acre or Less	\$187.93	\$187.85	
Undeveloped Land In Unit 3	Per Half Acre or Less	\$187.93	\$187.85	
Undeveloped Land In Unit 4	Per Half Acre or Less	\$0.00	\$187.85	