

West Villages
Improvement District

**Proposed Budget For
Fiscal Year 2016/2017
October 1, 2016 - September 30, 2017**

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PROPOSED BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
RECAP BY UNITS
FISCAL YEAR 2016/2017
October 1, 2016 - September 30, 2017

	<u>DISTRICT PROPER</u>	<u>UNIT ONE</u>	<u>UNIT TWO</u>	<u>UNIT THREE</u>	<u>UNIT FOUR</u>	<u>TOTAL</u>
REVENUES						
O & M ASSESSMENTS	283,437	284,261	324,327	53,040	0	945,066
O & M DIRECT BILL	0	0	87,337	76,347	64,005	227,689
DEBT ASSESSMENTS (UNIT 1)	0	2,528,404	0	0	0	2,528,404
DEBT ASSESSMENTS (UNIT 2)	0	0	2,194,423	0	839,152	3,033,575
DEBT DIRECT BILL (UNIT 2)	0	0	591,763	0	0	591,763
DEBT ASSESSMENTS (UNIT 3)	0	0	0	560,624	0	560,624
DEBT DIRECT BILL (UNIT 3)	0	0	0	748,200	0	748,200
INTEREST INCOME	1,000	0	0	0	0	1,000
CARRY OVER FUNDS FROM PRIOR YEAR	0	0	0	0	0	0
Total Revenues	\$ 284,437	\$ 2,812,665	\$ 3,197,850	\$ 1,438,212	\$ 903,157	\$ 8,636,321
EXPENDITURES						
INFRASTRUCTURE MAINTENANCE	0	200,000	325,000	67,000	0	592,000
ENGINEERING	35,000	10,000	10,000	10,000	10,000	75,000
MANAGEMENT	59,456	12,005	12,005	12,005	12,005	107,476
OPERATION MANAGER	25,000	12,500	12,500	0	0	50,000
LEGAL	80,000	15,000	15,000	15,000	15,000	140,000
ASSESSMENT ROLL	7,500	1,500	1,500	1,500	1,500	13,500
AUDIT FEES	4,800	2,500	2,500	2,500	2,500	14,800
ARBITRAGE REBATE FEE	0	1,500	1,500	1,500	1,500	6,000
RENTS & LEASES	6,000	0	0	0	0	6,000
INSURANCE	34,500	0	0	0	0	34,500
LEGAL ADVERTISING	3,000	0	0	0	0	3,000
MISCELLANEOUS	4,500	1,700	1,700	1,700	10,000	19,600
POSTAGE	1,000	0	0	0	0	1,000
OFFICE SUPPLIES	5,000	0	0	0	0	5,000
DUES & SUBSCRIPTIONS	175	0	0	0	0	175
TRUSTEE FEES	0	10,000	10,000	10,000	10,000	40,000
WEBSITE	1,500	0	0	0	1,500	3,000
CONTINUING DISCLOSURE FEE	0	500	500	5,000	0	6,000
Total Expenditures	\$ 267,431	\$ 267,205	\$ 392,205	\$ 126,205	\$ 64,005	\$ 1,117,051
EXCESS / (SHORTFALL)	\$ 17,006	\$ 2,545,460	\$ 2,805,645	\$ 1,312,007	\$ 839,152	\$ 7,519,270
PAYMENT TO TRUSTEE (UNIT 1)	0	(2,376,700)	0	0	0	(2,376,700)
PAYMENT TO TRUSTEE (UNIT 2)	0	0	(2,654,520)	0	0	(2,654,520)
PAYMENT TO TRUSTEE (UNIT 3)	0	0	0	(1,275,187)	0	(1,275,187)
PAYMENT TO TRUSTEE (UNIT 4)	0	0	0	0	(839,152)	(839,152)
BALANCE	\$ 17,006	\$ 168,760	\$ 151,125	\$ 36,820	\$ -	\$ 373,711
COUNTY APPRAISER & TAX COLLECTOR FEE	(5,669)	(56,253)	(50,375)	(12,273)	-	(124,570)
DISCOUNTS FOR EARLY PAYMENTS	(11,337)	(112,507)	(100,750)	(24,547)	-	(249,141)
NET EXCESS / (SHORTFALL)	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -

PROPOSED BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
INFRASTRUCTURE MAINTENANCE ALL UNITS
FISCAL YEAR 2016/2017
October 1, 2016 - September 30, 2017

UNIT ONE FISCAL YEAR 2015/2016 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 2015/2016 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
Total	\$ -

UNIT TWO FISCAL YEAR 2015/2016 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 2015/2016 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
Total	0

UNIT THREE FISCAL YEAR 2015/2016 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 2015/2016 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
Total	\$ -

UNIT FOUR FISCAL YEAR 2015/2016 MAINTENANCE BUDGET	
MAINTENANCE EXPENDITURES	AMOUNT
	0
Total Maintenance Expenditures	\$ -

UNIT FOUR FISCAL YEAR 2015/2016 MAINTENANCE BUDGET	
MAINTENANCE EXPENDITURES	AMOUNT
	0
Total Maintenance Expenditures	\$ -

	AMOUNT
	0
Total	\$ -

PROPOSED BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
DISTRICT PROPER
FISCAL YEAR 2016/2017
October 1, 2016 - September 30, 2017

	FISCAL YEAR 2015/2016 ANNUAL BUDGET	FISCAL YEAR 2016/2017 ANNUAL BUDGET
REVENUES		
O & M ASSESSMENTS	289,129	283,437
DEBT ASSESSMENTS	0	0
DEVELOPER CONTRIBUTION	0	0
INTEREST INCOME	1,000	1,000
OTHER REVENUES	0	0
Total Revenues	\$ 290,129	\$ 284,437
EXPENDITURES		
ENGINEERING	30,000	35,000
MANAGEMENT	59,456	59,456
OPERATIONS MANAGER	25,000	25,000
LEGAL	100,000	80,000
ASSESSMENT ROLL	7,500	7,500
ANNUAL AUDIT	4,750	4,800
ARBITRAGE REBATE FEE	0	0
RENTS & LEASES	6,000	6,000
INSURANCE	24,500	34,500
LEGAL ADVERTISING	3,000	3,000
MISCELLANEOUS	4,900	4,500
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	\$ 272,781	\$ 267,431
EXCESS / (SHORTFALL)	\$ 17,348	\$ 17,006
PAYMENT TO TRUSTEE	-	-
BALANCE	\$ 17,348	\$ 17,006
COUNTY APPRAISER & TAX COLLECTOR FEE	(5,783)	(5,669)
DISCOUNTS FOR EARLY PAYMENTS	(11,565)	(11,337)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

PROPOSED BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
UNIT ONE
FISCAL YEAR 2016/2017
October 1, 2016 - September 30, 2017

	FISCAL YEAR 2015/2016 ANNUAL BUDGET	FISCAL YEAR 2016/2017 ANNUAL BUDGET
REVENUES		
O & M ASSESSMENTS	284,527	284,261
DEBT ASSESSMENTS	2,527,394	2,528,404
DEVELOPER CONTRIBUTION	0	0
OTHER REVENUES	0	0
Total Revenues	\$ 2,811,920	\$ 2,812,665
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	2,750	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	\$ 267,455	\$ 267,205
EXCESS / (SHORTFALL)	\$ 2,544,465	\$ 2,545,460
PAYMENT TO TRUSTEE	(2,375,750)	(2,376,700)
BALANCE	\$ 168,715	\$ 168,760
COUNTY APPRAISER & TAX COLLECTOR FEE	(56,238)	(56,253)
DISCOUNTS FOR EARLY PAYMENTS	(112,477)	(112,507)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

PROPOSED BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
UNIT TWO
FISCAL YEAR 2016/2017
October 1, 2016 - September 30, 2017

	FISCAL YEAR 2015/2016 ANNUAL BUDGET	FISCAL YEAR 2016/2017 ANNUAL BUDGET
REVENUES		
O & M ASSESSMENTS	324,534	324,327
O & M DIRECT BILL	87,393	87,337
DEBT ASSESSMENTS	2,193,125	2,194,423
DEBT DIRECT BILL	591,413	591,763
DEVELOPER CONTRIBUTION	0	0
OTHER REVENUES	0	0
CARRY OVER FUNDS FROM PRIOR YEAR	0	0
Total Revenues	\$ 3,196,465	\$ 3,197,850
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	2,750	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	\$ 392,455	\$ 392,205
EXCESS / (SHORTFALL)	\$ 2,804,010	\$ 2,805,645
PAYMENT TO TRUSTEE	(2,652,950)	(2,654,520)
BALANCE	\$ 151,060	\$ 151,125
COUNTY APPRAISER & TAX COLLECTOR FEE	(50,353)	(50,375)
DISCOUNTS FOR EARLY PAYMENTS	(100,706)	(100,750)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

PROPOSED BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
UNIT THREE
FISCAL YEAR 2016/2017
October 1, 2016 - September 30, 2017

	FISCAL YEAR 2015/2016 ANNUAL BUDGET	FISCAL YEAR 2016/2017 ANNUAL BUDGET
REVENUES		
O & M ASSESSMENTS	57,348	53,040
O & M DIRECT BILL	82,548	76,347
DEBT ASSESSMENTS	562,056	560,624
DEBT DIRECT BILL	748,200	748,200
DEVELOPER CONTRIBUTION	0	0
OTHER REVENUES	0	0
CARRY OVER FUNDS FROM PRIOR YEAR	0	0
Total Revenues	\$ 1,450,152	\$ 1,438,212
EXPENDITURES		
INFRASTRUCTURE MAINTENANCE	67,000	67,000
ENGINEERING	10,000	10,000
MANAGEMENT	12,005	12,005
OPERATION MANAGER	0	0
LEGAL	15,000	15,000
ASSESSMENT ROLL	1,500	1,500
AUDIT FEES	2,750	2,500
ARBITRAGE REBATE FEE	1,500	1,500
RENTS & LEASES	0	0
INSURANCE	12,000	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	3,000	5,000
WEBSITE	0	0
CONTINGENCY / PREV SHORTFALL	0	0
Total Expenditures	\$ 136,455	\$ 126,205
EXCESS / (SHORTFALL)	\$ 1,313,697	\$ 1,312,007
PAYMENT TO TRUSTEE	(1,276,533)	(1,275,187)
BALANCE	\$ 37,164	\$ 36,820
COUNTY APPRAISER & TAX COLLECTOR FEE	(12,388)	(12,273)
DISCOUNTS FOR EARLY PAYMENTS	(24,776)	(24,547)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

PROPOSED BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
UNIT FOUR
FISCAL YEAR 2016/2017
October 1, 2016 - September 30, 2017

	FISCAL YEAR 2015/2016 ANNUAL BUDGET	FISCAL YEAR 2016/2017 ANNUAL BUDGET
REVENUES		
O & M ASSESSMENTS	0	0
O & M DIRECT BILL	0	64,005
DEBT ASSESSMENTS	0	0
DEBT DIRECT BILL	0	839,152
DEVELOPER CONTRIBUTION	0	0
OTHER REVENUES	0	0
CARRY OVER FUNDS FROM PRIOR YEAR	0	0
Total Revenues	\$ -	\$ 903,157
EXPENDITURES		
INFRASTRUCTURE MAINTENANCE	0	0
ENGINEERING	0	10,000
MANAGEMENT	0	12,005
OPERATION MANAGER	0	0
LEGAL	0	15,000
ASSESSMENT ROLL	0	1,500
AUDIT FEES	0	2,500
ARBITRAGE REBATE FEE	0	1,500
RENTS & LEASES	0	0
INSURANCE	0	0
LEGAL ADVERTISING	0	0
MISCELLANEOUS	0	10,000
POSTAGE	0	0
OFFICE SUPPLIES	0	0
DUES & SUBSCRIPTIONS	0	0
TRUSTEE FEES	0	10,000
CONTINUING DISCLOSURE FEE	0	1,500
WEBSITE	0	0
CONTINGENCY / PREV SHORTFALL	0	0
Total Expenditures	\$ -	\$ 64,005
EXCESS / (SHORTFALL)	\$ -	\$ 839,152
PAYMENT TO TRUSTEE	-	(839,152)
BALANCE	\$ -	\$ -
COUNTY APPRAISER & TAX COLLECTOR FEE	-	-
DISCOUNTS FOR EARLY PAYMENTS	-	-
NET EXCESS / (SHORTFALL)	\$ -	\$ -

BUDGET COMPARISON
WEST VILLAGES IMPROVEMENT DISTRICT

	FISCAL YEAR 2014/2015 ACTUAL	FISCAL YEAR 2015/2016 ANNUAL BUDGET	FISCAL YEAR 2016/2017 ANNUAL BUDGET	COMMENTS
REVENUES				
O & M ASSESSMENTS	656,764	955,538	945,066	Expenditures/.94
O & M DIRECT BILL	144,187	169,941	227,689	All O & M Direct Bills
DEBT ASSESSMENTS (UNIT 1)	2,523,074	2,527,394	2,528,404	Payment To Trustee/.94
DEBT ASSESSMENTS (UNIT 2)	896,482	2,193,125	2,194,423	Payment To Trustee/.94 less Direct Bill Portion
DEBT DIRECT BILL (UNIT 2)	668,190	591,413	591,763	Unit 2 Debt Direct Bill
DEBT ASSESSMENTS (UNIT 3)	324,035	562,056	560,624	Payment To Trustee/.94 less Direct Bill Portion
DEBT DIRECT BILL (UNIT 3)	970,016	748,200	748,200	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	0	839,152	Unit 4 Debt Direct Bill
INTEREST / OTHER INCOME	2,882	1,000	1,000	\$83.33 Per Month
BOND PREPAYMENTS	31,333	0	0	
BOND PREPAYMENTS SENT TO TRUSTEE	(31,333)	0	0	
CARRY OVER FUNDS FROM PRIOR YEAR	0	0	0	
Total Revenues	\$ 6,185,630	\$ 7,748,665	\$ 8,636,321	
EXPENDITURES				
INFRASTRUCTURE MAINTENANCE	586,839	592,000	592,000	\$0 Change From Previous Year Budget
ENGINEERING	84,925	60,000	75,000	\$15,000 Increase From Previous Year Budget
MANAGEMENT	95,471	95,471	107,476	\$12,005 Increase From Previous Year Budget
OPERATION MANAGER	25,789	50,000	50,000	\$0 Change From Previous Year Budget
LEGAL	101,076	145,000	140,000	\$5,000 Decrease From Previous Year Budget
ASSESSMENT ROLL	12,000	12,000	13,500	\$1,500 Increase From Previous Year Budget
AUDIT FEES	12,600	13,000	14,800	\$1,800 Increase From Previous Year Budget
ARBITRAGE REBATE FEE	1,950	4,500	6,000	\$1,500 Increase From Previous Year Budget
RENTS & LEASES	6,000	6,000	6,000	\$0 Change From Previous Year Budget
INSURANCE	32,337	36,500	34,500	\$2,000 Decrease From Previous Year Budget
LEGAL ADVERTISING	1,516	3,000	3,000	\$0 Change From Previous Year Budget
MISCELLANEOUS	7,313	10,000	19,600	\$9,600 Increase From Previous Year Budget
POSTAGE	480	1,000	1,000	\$0 Change From Previous Year Budget
OFFICE SUPPLIES	3,362	5,000	5,000	\$0 Change From Previous Year Budget
DUES & SUBSCRIPTIONS	175	175	175	\$0 Change From Previous Year Budget
TRUSTEE FEES	38,090	30,000	40,000	\$10,000 Increase From Previous Year Budget
CONTINUING DISCLOSURE FEE	2,000	4,000	7,500	\$3,500 Increase From Previous Year Budget
WEBSITE	0	1,500	1,500	\$0 Change From Previous Year Budget
CONTINGENCY / CONSTRUCTION COST	(1,540)	0	0	\$0 Change From Previous Year Budget
Total Expenditures	1,010,383	1,069,146	1,117,051	
EXCESS / (SHORTFALL)	\$ 5,175,248	\$ 6,679,519	\$ 7,519,270	
PAYMENT TO TRUSTEE (UNIT 1)	(2,414,443)	(2,375,750)	(2,376,700)	2017 Principal & Interest Payments Less Interest Earned (UNIT 1)
PAYMENT TO TRUSTEE (UNIT 2)	(1,526,036)	(2,652,950)	(2,654,520)	2017 Principal & Interest Payments Less Interest Earned (UNIT 2)
PAYMENT TO TRUSTEE (UNIT 3)	(1,280,086)	(1,276,533)	(1,275,187)	2017 Principal & Interest Payments Less Interest Earned (UNIT 3)
PAYMENT TO TRUSTEE (UNIT 4)	-	-	(839,152)	2017 Principal & Interest Payments Less Interest Earned (UNIT 4)
BALANCE	\$ (45,317)	\$ 374,286	\$ 373,711	
COUNTY APPRAISER & TAX COLLECTOR FEE	(42,766)	(124,762)	(124,570)	Two Percent Of Total Tax Roll
DISCOUNTS FOR EARLY PAYMENTS	(125,416)	(249,524)	(249,141)	Four Percent Of Total Tax Roll
NET EXCESS / (SHORTFALL)	\$ (213,499)	\$ -	\$ -	

PROPOSED BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
UNIT 1 DEBT SERVICE FUND
FISCAL YEAR 2016/2017
October 1, 2016 - September 30, 2017

FISCAL YEAR
2016/2017
ANNUAL BUDGET

REVENUES

Interest Income		0
Debt Collections		2,376,700
Total Revenues	\$	2,376,700

EXPENDITURES

Principal Payments		730,000
Interest Payments		1,646,700
Miscellaneous		0
Total Expenditures	\$	2,376,700

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		

PROPOSED BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
UNIT 2 DEBT SERVICE FUND
FISCAL YEAR 2016/2017
 October 1, 2016 - September 30, 2017

FISCAL YEAR
2016/2017
ANNUAL BUDGET

REVENUES

Interest Income		0
Debt Collections		2,654,520
Total Revenues	\$	2,654,520

EXPENDITURES

Principal Payments		860,000
Interest Payments		1,794,520
Miscellaneous		0
Total Expenditures	\$	2,654,520

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		

PROPOSED BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
UNIT 3 DEBT SERVICE FUND
FISCAL YEAR 2016/2017
October 1, 2016 - September 30, 2017

FISCAL YEAR
2016/2017
ANNUAL BUDGET

REVENUES

Interest Income		0
Net Debt Collections		1,275,187
Total Revenues	\$	1,275,187

EXPENDITURES

Principal Payments		410,000
Interest Payments		859,925
Miscellaneous / Extra Redemption		5,262
Total Expenditures	\$	1,275,187

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		

PROPOSED BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
UNIT 4 DEBT SERVICE FUND
FISCAL YEAR 2016/2017
October 1, 2016 - September 30, 2017

FISCAL YEAR
2016/2017
ANNUAL BUDGET

REVENUES

Interest Income		0
Net Debt Collections		839,152
Total Revenues	\$	839,152

EXPENDITURES

Principal Payments *		150,000
Interest Payments *		689,152
Miscellaneous / Extra Redemption		0
Total Expenditures	\$	839,152

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

Original Par Amount * =	\$11,500,000	Annual Principal Payments Due =	May 1st
Interest Rate * =	6.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date * =	July 2016		
Maturity * Date =	May 2047		

* Currently Estimates

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

A	B	C	F	G	F	G
Lot Type		Units	Total Fiscal Year 2015/2016 Assessment	Total Fiscal Year 2015/2016 Assessment Per Unit	Total Fiscal Year 2016/2017 Projected Assessment	Total Fiscal Year 2016/2017 Projected Assessment Per Unit
Island Walk Single Family	Administrative Debt	866	\$ 16,079.21	\$ 18.57	\$ 15,762.69	\$ 18.20
	Sub-Total		\$ 16,079.21	\$ 18.57	\$ 15,762.69	\$ 18.20
Island Walk Multi Family	Administrative Debt	0	\$ -	\$ 18.57	\$ -	\$ 18.20
	Sub-Total		\$ -	\$ 18.57	\$ -	\$ 18.20
Gran Paradiso Single Family	Administrative Debt	422	\$ 7,835.37	\$ 18.57	\$ 7,681.13	\$ 18.20
	Sub-Total		\$ 7,835.37	\$ 18.57	\$ 7,681.13	\$ 18.20
Gran Paradiso (Wetherington) Single Family	Administrative Debt	12	\$ 222.81	\$ 18.57	\$ 218.42	\$ 18.20
	Sub-Total		\$ 222.81	\$ 18.57	\$ 218.42	\$ 18.20
Gran Paradiso Multi Family (3 BDR)	Administrative Debt	0	\$ -	\$ 18.57	\$ -	\$ 18.20
	Sub-Total		\$ -	\$ 18.57	\$ -	\$ 18.20
Gran Paradiso Multi Family (2 BDR)	Administrative Debt	0	\$ -	\$ 18.57	\$ -	\$ 18.20
	Sub-Total		\$ -	\$ 18.57	\$ -	\$ 18.20
Town Center Multi Family	Administrative Debt	0	\$ -	\$ 18.57	\$ -	\$ 18.20
	Sub-Total		\$ -	\$ 18.57	\$ -	\$ 18.20
Town Center Multi Family (3 BDR)	Administrative Debt	0	\$ -	\$ 18.57	\$ -	\$ 18.20
	Sub-Total		\$ -	\$ 18.57	\$ -	\$ 18.20
Town Center Multi Family (2 BDR)	Administrative Debt	0	\$ -	\$ 18.57	\$ -	\$ 18.20
	Sub-Total		\$ -	\$ 18.57	\$ -	\$ 18.20
Undeveloped Land In Unit 1	Administrative Debt	11,223	\$ 208,379.89	\$ 18.57	\$ 204,277.94	\$ 18.20
	Sub-Total		\$ 208,379.89	\$ 18.57	\$ 204,277.94	\$ 18.20
Undeveloped Land In Unit 2	Administrative Debt	2,174	\$ 40,365.13	\$ 18.57	\$ 39,570.55	\$ 18.20
	Sub-Total		\$ 40,365.13	\$ 18.57	\$ 39,570.55	\$ 18.20
Undeveloped Land In Unit 3	Administrative Debt	683	\$ 12,681.41	\$ 18.57	\$ 12,431.78	\$ 18.20
	Sub-Total		\$ 12,681.41	\$ 18.57	\$ 12,431.78	\$ 18.20
TOTAL		15,380	\$ 289,128.72		\$ 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 **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 2015/2016 Assessment	Total Fiscal Year 2015/2016 Assessment Per Unit	Total Fiscal Year 2016/2017 Projected Assessment	Total Fiscal Year 2016/2017 Projected Assessment Per Unit
Island Walk Single	Admin / Maint Debt	866	\$ 15,823.27 \$ 140,555.03	\$ 18.27 \$ 162.30	\$ 15,808.48 \$ 140,611.23	\$ 18.25 \$ 162.37
Family	Sub-Total		\$ 156,378.30	\$ 180.58	\$ 156,419.71	\$ 180.62
Island Walk Multi	Admin / Maint Debt	0	\$ - \$ -	\$ 18.27 \$ 162.30	\$ - \$ -	\$ 18.25 \$ 162.37
Family	Sub-Total		\$ -	\$ 180.58	\$ -	\$ 180.62
Gran Paradiso Single	Admin / Maint Debt	422	\$ 7,710.65 \$ 68,492.17	\$ 18.27 \$ 162.30	\$ 7,703.44 \$ 68,519.56	\$ 18.25 \$ 162.37
Family	Sub-Total		\$ 76,202.82	\$ 180.58	\$ 76,223.00	\$ 180.62
Gran Paradiso (Wetherington) Single	Admin / Maint Debt	12	\$ 219.26 \$ 1,947.64	\$ 18.27 \$ 162.30	\$ 219.06 \$ 1,948.42	\$ 18.25 \$ 162.37
Family	Sub-Total		\$ 2,166.90	\$ 180.58	\$ 2,167.48	\$ 180.62
Gran Paradiso Multi	Admin / Maint Debt	0	\$ - \$ -	\$ 18.27 \$ 162.30	\$ - \$ -	\$ 18.25 \$ 162.37
Family (3 BDR)	Sub-Total		\$ -	\$ 180.58	\$ -	\$ 180.62
Gran Paradiso Multi	Admin / Maint Debt	0	\$ - \$ -	\$ 18.27 \$ 162.30	\$ - \$ -	\$ 18.25 \$ 162.37
Family (2 BDR)	Sub-Total		\$ -	\$ 180.58	\$ -	\$ 180.62
Town Center	Admin / Maint Debt	0	\$ - \$ -	\$ 18.27 \$ 162.30	\$ - \$ -	\$ 18.25 \$ 162.37
	Sub-Total		\$ -	\$ 180.58	\$ -	\$ 180.62
Town Center Multi	Admin / Maint Debt	0	\$ - \$ -	\$ 18.27 \$ 162.30	\$ - \$ -	\$ 18.25 \$ 162.37
Family (3 BDR)	Sub-Total		\$ -	\$ 180.58	\$ -	\$ 180.62
Town Center Multi	Admin / Maint Debt	0	\$ - \$ -	\$ 18.27 \$ 162.30	\$ - \$ -	\$ 18.25 \$ 162.37
Family (2 BDR)	Sub-Total		\$ -	\$ 180.58	\$ -	\$ 180.62
Undeveloped Land In Unit 1	Admin / Maint Debt	11,223	\$ 205,063.06 \$ 1,821,534.71	\$ 18.27 \$ 162.30	\$ 204,871.38 \$ 1,822,263.10	\$ 18.25 \$ 162.37
	Sub-Total		\$ 2,026,597.77	\$ 180.58	\$ 2,027,134.48	\$ 180.62
Undeveloped Land In Unit 2	Administrative Debt	2,174	\$ 39,722.63 \$ 352,848.30	\$ 18.27 \$ 162.30	\$ 39,685.50 \$ 352,989.39	\$ 18.25 \$ 162.37
	Sub-Total		\$ 392,570.93	\$ 180.58	\$ 392,674.90	\$ 180.62
Undeveloped Land In Unit 3	Administrative Debt	683	\$ 12,479.56 \$ 110,853.44	\$ 18.27 \$ 162.30	\$ 12,467.89 \$ 110,897.77	\$ 18.25 \$ 162.37
	Sub-Total		\$ 123,333.00	\$ 180.58	\$ 123,365.66	\$ 180.62
Total Admin / Maint			\$ 284,526.60		\$ 284,260.64	
Total Debt			\$ 2,527,393.62		\$ 2,528,404.26	
TOTAL			\$ 2,811,920.21		\$ 2,812,664.89	

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 2015/2016 Per Unit	Total Fiscal Year 2016/2017 Projected Assessment	Total Fiscal Year 2016/2017 Projected Per Unit
Island Walk Single Family	Admin / Maint Debt 24.08%	680,008.95	100,471.24	1,799 1,797	\$ 55.88 \$ 378.19	\$ 100,471.24 \$ 680,008.95	\$ 55.85 \$ 378.41
Family Sub-Total					\$ 434.07	\$ 780,480.19	\$ 434.26
Island Walk Multi Family	Admin / Maint Debt 0.93%	26,262.80	3,880.33	70	\$ 55.47 \$ 374.96	\$ 3,880.33 \$ 26,262.80	\$ 55.43 \$ 375.18
Family Sub-Total					\$ 430.43	\$ 30,143.13	\$ 430.62
Gran Paradiso Single Family	Admin / Maint Debt 11.85%	334,638.96	49,442.86	793 790	\$ 62.39 \$ 423.34	\$ 49,442.86 \$ 334,638.96	\$ 62.35 \$ 423.59
Family Sub-Total					\$ 485.73	\$ 384,081.82	\$ 485.94
Gran Paradiso (Wetherington) Single Family	Admin / Maint Debt 9.65%	272,511.89	40,263.60	646 645	\$ 62.37 \$ 422.25	\$ 40,263.60 \$ 272,511.89	\$ 62.33 \$ 422.50
Family Sub-Total					\$ 484.62	\$ 312,775.49	\$ 484.83
Gran Paradiso Multi Family (3 BDR)	Admin / Maint Debt 3.56%	100,532.89	14,853.72	280	\$ 53.08 \$ 358.83	\$ 14,853.72 \$ 100,532.89	\$ 53.05 \$ 359.05
Family Sub-Total					\$ 411.92	\$ 115,386.61	\$ 412.10
Gran Paradiso Multi Family (2 BDR)	Admin / Maint Debt 3.18%	89,801.85	13,268.21	280	\$ 47.42 \$ 320.53	\$ 13,268.21 \$ 89,801.85	\$ 47.39 \$ 320.72
Family Sub-Total					\$ 367.95	\$ 103,070.06	\$ 368.11
Town Center Multi Family (3 BDR)	Admin / Maint Debt 1.82%	51,396.03	7,593.76	140	\$ 54.28 \$ 366.90	\$ 7,593.76 \$ 51,396.03	\$ 54.24 \$ 367.11
Family Sub-Total					\$ 421.17	\$ 58,989.78	\$ 421.36
Town Center Multi Family (2 BDR)	Admin / Maint Debt 3.02%	85,283.51	12,600.63	260	\$ 48.49 \$ 327.82	\$ 12,600.63 \$ 85,283.51	\$ 48.46 \$ 328.01
Family Sub-Total					\$ 376.31	\$ 97,884.14	\$ 376.48
Town Center Sub-Total	Admin / Maint Debt 41.91%	1,183,520.57	174,865.02	92.00	\$ 1,901.92 \$ 12,856.75	\$ 174,865.02 \$ 1,183,520.57	\$ 1,900.71 \$ 12,864.35
Sub-Total					\$ 14,758.66	\$ 1,358,385.58	\$ 14,765.06
						\$ 417,239.36	
						\$ 2,823,957.45	
TOTAL	100.00%	\$ 2,823,957.45	\$ 417,239.36	4,354		\$ 3,241,196.81	

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	\$ 110,758.69	\$ 104,492.53	\$ (6,266.16)
Net Debt	\$ 749,636.45	\$ 709,269.55	\$ (40,366.90)
Net Total	\$ 860,395.14	\$ 813,762.08	\$ (46,633.06) *

* 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 2016/2017		
		Projected Assessment	Projected Per Unit	
Island Walk Single	Admin / Maint Debt	1,799 1,797	\$ 100,471.24 \$ 680,008.95	\$ 55.85 \$ 378.41
Family	Sub-Total		\$ 780,480.19	\$ 434.26
Island Walk Multi	Admin / Maint Debt	70 70	\$ 3,880.33 \$ 26,262.80	\$ 55.43 \$ 375.18
Family	Sub-Total		\$ 30,143.13	\$ 430.62

Gran Paradiso Single	Admin / Maint Debt	793 790	\$ 49,442.86 \$ 334,638.96	\$ 62.35 \$ 423.59
Family	Sub-Total		\$ 384,081.82	\$ 485.94
			\$ -	\$ -

Gran Paradiso (Wetherington) Single	Admin / Maint Debt	646 645	\$ 40,263.60 \$ 272,511.89	\$ 62.33 \$ 422.50
Family	Sub-Total		\$ 312,775.49	\$ 484.83

Gran Paradiso Multi	Admin / Maint Debt	280 280	\$ 14,853.72 \$ 100,532.89	\$ 53.05 \$ 359.05
Family (3 BDR)	Sub-Total		\$ 115,386.61	\$ 412.10

Gran Paradiso Multi	Admin / Maint Debt	280 280	\$ 13,268.21 \$ 89,801.85	\$ 47.39 \$ 320.72
Family (2 BDR)	Sub-Total		\$ 103,070.06	\$ 368.11

Town Center Multi	Admin / Maint Debt	140 140	\$ 7,593.76 \$ 51,396.03	\$ 54.24 \$ 367.11
Family (3 BDR)	Sub-Total		\$ 58,989.78	\$ 421.36
			\$ -	\$ -

Town Center Multi	Admin / Maint Debt	260 260	\$ 12,600.63 \$ 85,283.51	\$ 48.46 \$ 328.01
Family (2 BDR)	Sub-Total		\$ 97,884.14	\$ 376.48

Town Center	Admin / Maint Debt	92.00 92.00	\$ 174,865.02 \$ 1,183,520.57	\$ 1,900.71 \$ 12,864.35
	Sub-Total		\$ 1,358,385.58	\$ 14,765.06

			\$ 417,239.36	
			\$ 2,823,957.45	
			\$ -	
TOTAL	4,356		\$ 3,241,196.81	

GRAN PARADISO ON ROLL GROSS

621	\$ 38,718.81	\$ 62.35
618	\$ 261,780.86	\$ 423.59
	\$ 300,499.67	\$ 485.94

14	\$ 872.59	\$ 62.33
13	\$ 5,492.49	\$ 422.50
	\$ 6,365.07	\$ 484.83

4	\$ 212.20	\$ 53.05
	\$ 1,436.18	\$ 359.05
	\$ 1,648.38	\$ 412.10

112	\$ 5,307.28	\$ 47.39
	\$ 35,920.74	\$ 320.72
	\$ 41,228.02	\$ 368.11

\$ 45,110.88
\$ 304,630.27

GRAN PARADISO DIRECT BILL GROSS

\$ 10,724.05
\$ 72,858.10
\$ 83,582.15

\$ 39,391.01
\$ 267,019.41
\$ 306,410.42

\$ 14,641.53
\$ 99,096.70
\$ 113,738.23

\$ 7,960.93
\$ 53,881.11
\$ 61,842.04

\$ 72,717.52
\$ 492,855.32

Gran Paradiso Direct Bill Net
\$ 68,354.47
\$ 463,284.00

TOWN CENTER ON ROLL GROSS

0	\$ -	\$ 54.24
	\$ -	\$ 367.11
	\$ -	\$ 421.36

0	\$ -	\$ 48.46
	\$ -	\$ 328.01
	\$ -	\$ 376.48

92	\$ 174,865.02	\$ 1,900.71
	\$ 1,183,520.57	\$ 12,864.35
	\$ 1,358,385.58	\$ 14,765.06

\$ 174,865.02
\$ 1,183,520.57

TOWN CENTER DIRECT BILL GROSS

\$ 7,593.76
\$ 51,396.03
\$ 58,989.78

\$ 12,600.63
\$ 85,283.51
\$ 97,884.14

\$ -
\$ -
\$ -

\$ 20,194.39
\$ 136,679.54

Town center Direct Bill Net
\$ 18,982.72
\$ 128,478.77

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 Commerci al 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 2015/2016		Total Fiscal Year 2016/2017 Projected Assessment		Total Fiscal Year 2016/2017 Projected Assessment Per Unit	
				Assessment Per Unit				
Pre Lennar	2 Bdr Sam 35	Admin / Maint	5	\$ 76.36	\$ 353.13	\$ 70.63		
		Debt	4	\$ 1,093.10	\$ 4,372.40	\$ 1,093.10		
		Sub-Total		\$ 1,169.46	\$ 4,725.53	\$ 1,163.73		
	3 Bdr Sam 70	Admin / Maint	6	\$ 76.36	\$ 353.13	\$ 70.63		
		Debt	5	\$ 1,432.12	\$ 7,160.60	\$ 1,432.12		
		Sub-Total		\$ 1,508.48	\$ 7,513.73	\$ 1,502.75		
	3 Bdr Sam 80	Admin / Maint	5	\$ 76.36	\$ 353.13	\$ 70.63		
		Debt	4	\$ 1,559.05	\$ 6,236.20	\$ 1,559.05		
		Sub-Total		\$ 1,635.41	\$ 6,589.33	\$ 1,629.68		
	3 Bdr Lee 45	Admin / Maint		\$ 76.36	\$ 282.51	\$ 70.63		
		Debt	4	\$ 1,227.41	\$ 4,909.64	\$ 1,227.41		
		Sub-Total		\$ 1,303.77	\$ 5,192.15	\$ 1,298.04		
	3 Bdr Lee 65	Admin / Maint	10	\$ 76.36	\$ 706.26	\$ 70.63		
		Debt	9	\$ 1,380.47	\$ 12,424.23	\$ 1,380.47		
		Sub-Total		\$ 1,456.83	\$ 13,130.49	\$ 1,451.10		
Total	Pre Lennar	30		\$ 2,048.16				
				\$ 35,103.07			Gross	
Lennar	35'	Admin / Maint		\$ 76.36	\$ 12,924.62	\$ 70.63		
		Debt	183	\$ 521.28	\$ 95,394.24	\$ 521.28		
		Sub-Total		\$ 597.64	\$ 108,318.86	\$ 591.91		
	Townhome	Admin / Maint		\$ 76.36	\$ 29,663.06	\$ 70.63		
		Debt	420	\$ 521.28	\$ 218,937.60	\$ 521.28		
		Sub-Total		\$ 597.64	\$ 248,600.66	\$ 591.91		
	Coach	Admin / Maint		\$ 76.36	\$ 8,192.65	\$ 70.63		
		Debt	116	\$ 627.66	\$ 72,808.56	\$ 627.66		
		Sub-Total		\$ 704.02	\$ 81,001.21	\$ 698.29		
	45'	Admin / Maint		\$ 76.36	\$ 4,308.21	\$ 70.63		
		Debt	61	\$ 627.66	\$ 38,287.26	\$ 627.66		
		Sub-Total		\$ 704.02	\$ 42,595.47	\$ 698.29		
	52'	Admin / Maint		\$ 76.36	\$ 36,231.30	\$ 70.63		
		Debt	513	\$ 734.04	\$ 376,562.52	\$ 734.04		
		Sub-Total		\$ 810.40	\$ 412,793.82	\$ 804.67		
62'	Admin / Maint		\$ 76.36	\$ 9,252.05	\$ 70.63			
	Debt	131	\$ 840.42	\$ 110,095.02	\$ 840.42			
	Sub-Total		\$ 916.78	\$ 119,347.07	\$ 911.05			
65'	Admin / Maint		\$ 76.36	\$ 6,215.12	\$ 70.63			
	Debt	88	\$ 840.42	\$ 73,956.96	\$ 840.42			
	Sub-Total		\$ 916.78	\$ 80,172.08	\$ 911.05			
70'	Admin / Maint		\$ 76.36	\$ 2,966.31	\$ 70.63			
	Debt	42	\$ 840.42	\$ 35,297.64	\$ 840.42			
	Sub-Total		\$ 916.78	\$ 38,263.95	\$ 911.05			
75'	Admin / Maint		\$ 76.36	\$ 17,797.83	\$ 70.63			
	Debt	252	\$ 946.81	\$ 238,596.12	\$ 946.81			
	Sub-Total		\$ 1,023.17	\$ 256,393.95	\$ 1,017.44			
80'	Admin / Maint		\$ 76.36	\$ 4,590.71	\$ 70.63			
	Debt	65	\$ 946.81	\$ 61,542.65	\$ 946.81			
	Sub-Total		\$ 1,023.17	\$ 66,133.36	\$ 1,017.44			
Total	Lennar	1,871		\$ 132,141.85				
				\$ 1,321,478.57			Gross	
TOTAL GROSS			1,901		\$ 134,260.64			Total Gross
					\$ 1,356,581.64			
TOTAL NET			1,901		\$ 126,205.00			Total Net
					\$ 1,275,186.74			

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 2016/2017 Projected Assessment	Total Fiscal Year 2016/2017 Projected Assessment Per Unit	Platted Units	Fiscal Year 2016/2017 Platted Total Assessments	Fiscal Year 2016/2017 Platted Per Unit Assessments			
Pre Lennar	2 Bdr Sam 35	Admin / Maint	5	\$ 353.13	\$ 70.63	5	\$ 353.13	\$ 70.63	\$ -	
		Debt	4	\$ 4,372.40	\$ 1,093.10	4	\$ 4,372.40	\$ 1,093.10	\$ -	
		Sub-Total		\$ 4,725.53	\$ 1,163.73		\$ 4,725.53	\$ 1,163.73	\$ -	
	3 Bdr Sam 70	Admin / Maint	6	\$ 423.76	\$ 70.63	6	\$ 423.76	\$ 70.63	\$ -	
		Debt	5	\$ 7,160.60	\$ 1,432.12	5	\$ 7,160.60	\$ 1,432.12	\$ -	
		Sub-Total		\$ 7,584.36	\$ 1,502.75		\$ 7,584.36	\$ 1,502.75	\$ -	
	3 Bdr Sam 80	Admin / Maint	5	\$ 353.13	\$ 70.63	5	\$ 353.13	\$ 70.63	\$ -	
		Debt	4	\$ 6,236.20	\$ 1,559.05	4	\$ 6,236.20	\$ 1,559.05	\$ -	
		Sub-Total		\$ 6,589.33	\$ 1,629.68		\$ 6,589.33	\$ 1,629.68	\$ -	
	3 Bdr Lee 45	Admin / Maint		\$ 282.51	\$ 70.63		\$ 282.51	\$ 70.63	\$ -	
		Debt	4	\$ 4,909.64	\$ 1,227.41	4	\$ 4,909.64	\$ 1,227.41	\$ -	
		Sub-Total		\$ 5,192.15	\$ 1,298.04		\$ 5,192.15	\$ 1,298.04	\$ -	
	3 Bdr Lee 65	Admin / Maint	10	\$ 706.26	\$ 70.63	10	\$ 706.26	\$ 70.63	\$ -	
		Debt	9	\$ 12,424.23	\$ 1,380.47	9	\$ 12,424.23	\$ 1,380.47	\$ -	
		Sub-Total		\$ 13,130.49	\$ 1,451.10		\$ 13,130.49	\$ 1,451.10	\$ -	
Total	Pre Lennar	30	\$ 2,118.79	\$ 35,103.07	30	\$ 2,118.79	\$ 35,103.07	\$ -	\$ -	Direct Bill Gross
Lennar	35'	Admin / Maint		\$ 12,924.62	\$ 70.63		\$ 6,568.25	\$ 70.63	\$ 6,356.37	
		Debt	183	\$ 95,394.24	\$ 521.28	93	\$ 48,479.04	\$ 521.28	\$ 46,915.20	
		Sub-Total		\$ 108,318.86	\$ 591.91		\$ 55,047.29	\$ 591.91	\$ 53,271.57	
	Townhome	Admin / Maint		\$ 29,663.06	\$ 70.63		\$ 7,910.15	\$ 70.63	\$ 21,752.91	
		Debt	420	\$ 218,937.60	\$ 521.28	112	\$ 58,383.36	\$ 521.28	\$ 160,554.24	
		Sub-Total		\$ 248,600.66	\$ 591.91		\$ 66,293.51	\$ 591.91	\$ 182,307.15	
	Coach	Admin / Maint		\$ 8,192.65	\$ 70.63		\$ 282.51	\$ 70.63	\$ 7,910.15	
		Debt	116	\$ 72,808.56	\$ 627.66	4	\$ 2,510.64	\$ 627.66	\$ 70,297.92	
		Sub-Total		\$ 81,001.21	\$ 698.29		\$ 2,793.15	\$ 698.29	\$ 78,208.07	
	45'	Admin / Maint		\$ 4,308.21	\$ 70.63		\$ 4,166.95	\$ 70.63	\$ 141.25	
		Debt	61	\$ 38,287.26	\$ 627.66	59	\$ 37,031.94	\$ 627.66	\$ 1,255.32	
		Sub-Total		\$ 42,595.47	\$ 698.29		\$ 41,198.89	\$ 698.29	\$ 1,396.57	
	52'	Admin / Maint		\$ 36,231.30	\$ 70.63		\$ 10,240.82	\$ 70.63	\$ 25,990.49	
		Debt	513	\$ 376,562.52	\$ 734.04	145	\$ 106,435.80	\$ 734.04	\$ 270,126.72	
		Sub-Total		\$ 412,793.82	\$ 804.67		\$ 116,676.62	\$ 804.67	\$ 296,117.21	
62'	Admin / Maint		\$ 9,252.05	\$ 70.63		\$ 4,873.22	\$ 70.63	\$ 4,378.83		
	Debt	131	\$ 110,095.02	\$ 840.42	69	\$ 57,988.98	\$ 840.42	\$ 52,106.04		
	Sub-Total		\$ 119,347.07	\$ 911.05		\$ 62,862.20	\$ 911.05	\$ 56,484.87		
65'	Admin / Maint		\$ 6,215.12	\$ 70.63		\$ 3,743.20	\$ 70.63	\$ 2,471.92		
	Debt	88	\$ 73,956.96	\$ 840.42	53	\$ 44,542.26	\$ 840.42	\$ 29,414.70		
	Sub-Total		\$ 80,172.08	\$ 911.05		\$ 48,285.46	\$ 911.05	\$ 31,886.62		
70'	Admin / Maint		\$ 2,966.31	\$ 70.63		\$ 3,955.07	\$ 70.63	\$ (988.77)		
	Debt	42	\$ 35,297.64	\$ 840.42	56	\$ 47,063.52	\$ 840.42	\$ (11,765.88)		
	Sub-Total		\$ 38,263.95	\$ 911.05		\$ 51,018.59	\$ 911.05	\$ (12,754.65)		
75'	Admin / Maint		\$ 17,797.83	\$ 70.63		\$ 4,590.71	\$ 70.63	\$ 13,207.12		
	Debt	252	\$ 238,596.12	\$ 946.81	65	\$ 61,542.65	\$ 946.81	\$ 177,053.47		
	Sub-Total		\$ 256,393.95	\$ 1,017.44		\$ 66,133.36	\$ 1,017.44	\$ 190,260.59		
80'	Admin / Maint		\$ 4,590.71	\$ 70.63		\$ 4,590.71	\$ 70.63	\$ -		
	Debt	65	\$ 61,542.65	\$ 946.81	65	\$ 61,542.65	\$ 946.81	\$ -		
	Sub-Total		\$ 66,133.36	\$ 1,017.44		\$ 66,133.36	\$ 1,017.44	\$ -		
Total	Lennar	1,871	\$ 132,141.85	\$ 1,321,478.57	50,921.58	\$ 525,520.84	\$ 81,220.27	\$ 795,957.73	Direct Bill Gross	
TOTAL GROSS					53,040.37	Total Platted On Roll Gross	\$ 81,220.27	Total Direct Bill Gross		
					\$ 560,623.91		\$ 795,957.73			
TOTAL NET					49,857.95	Total Platted On Roll Net	\$ 76,347.05	Total Direct Bill Net		
					\$ 526,986.48		\$ 748,200.27			

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

West Villages Improvement District Assessment Recap Unit 4 - Total Gross

<u>Subdivision</u>	<u>Product Type</u>	<u>Total Units</u>	<u>Total Fiscal Year 2015/2016</u>		<u>Total Fiscal Year 2016/2017 Projected</u>	
			<u>Assessment Per Unit</u>	<u>Assessment</u>	<u>Assessment Per Unit</u>	<u>Assessment</u>
Renaissance	35' Villas	Admin / Maint		\$ -	\$ 15,160.76	\$ 66.49
		<u>Debt</u>	228	\$ -	\$ 154,591.28	\$ 678.03
		Sub-Total		\$ -	\$ 169,752.04	\$ 744.53
	50' SF	Admin / Maint		\$ -	\$ 18,352.50	\$ 66.49
		<u>Debt</u>	276	\$ -	\$ 275,706.38	\$ 998.94
		Sub-Total		\$ -	\$ 294,058.88	\$ 1,065.43
	60' SF	Admin / Maint		\$ -	\$ 13,032.93	\$ 66.49
		<u>Debt</u>	196	\$ -	\$ 237,722.98	\$ 1,212.87
		Sub-Total		\$ -	\$ 250,755.91	\$ 1,279.37
Total	Renaissance	700		\$ 46,546.19		Gross
				\$ 668,020.64		
Oasis	35'	Admin / Maint		\$ -	\$ 8,245.32	\$ 66.49
		<u>Debt</u>	124	\$ -	\$ 112,213.40	\$ 904.95
		Sub-Total		\$ -	\$ 120,458.73	\$ 971.44
	Total	Oasis	124		\$ 8,245.32	
				\$ 112,213.40		
Preserve	33' Villas	Admin / Maint		\$ -	\$ 6,117.50	\$ 66.49
		<u>Debt</u>	92	\$ -	\$ 39,063.79	\$ 424.61
		Sub-Total		\$ -	\$ 45,181.29	\$ 491.10
	50' SF	Admin / Maint		\$ -	\$ 7,181.41	\$ 66.49
		<u>Debt</u>	108	\$ -	\$ 73,417.02	\$ 679.79
		Sub-Total		\$ -	\$ 80,598.43	\$ 746.28
Total	Preserve	200		\$ 13,298.91		Gross
				\$ 112,480.81		
TOTAL GROSS			1,024		\$ 68,090.43	Total Gross
					\$ 892,714.85	
TOTAL NET			1,024		\$ 64,005.00	Total Net
					\$ 839,151.96	

Assessment is calculated by the 2016 Unit 4 Special Methodology Report

Methodology Report Table ?? Attached

West Villages Improvement District Assessment Recap Unit 4 - Collection Method

TOTAL GROSS					PLATTED ON ROLL GROSS			DIRECT BILL GROSS	
Subdivision	Product Type	Total Units	Total Fiscal Year 2016/2017 Projected Assessment	Total Fiscal Year 2016/2017 Projected Assessment Per Unit	Platted Units	Fiscal Year 2016/2017 Platted Total Assessments	Fiscal Year 2016/2017 Platted Per Unit Assessments		
Renaissance	35' Villas	Admin / Maint	\$ 15,160.76	\$ 66.49		\$ -	\$ 66.49	\$ 15,160.76	
		Debt	228	\$ 154,591.28	\$ 678.03	0	\$ -	\$ 678.03	\$ 154,591.28
		Sub-Total		\$ 169,752.04	\$ 744.53		\$ -	\$ 744.53	\$ 169,752.04
	50' SF	Admin / Maint	\$ 18,352.50	\$ 66.49		\$ -	\$ 66.49	\$ 18,352.50	
		Debt	276	\$ 275,706.38	\$ 998.94	0	\$ -	\$ 998.94	\$ 275,706.38
		Sub-Total		\$ 294,058.88	\$ 1,065.43		\$ -	\$ 1,065.43	\$ 294,058.88
	60' SF	Admin / Maint	\$ 13,032.93	\$ 66.49		\$ -	\$ 66.49	\$ 13,032.93	
		Debt	196	\$ 237,722.98	\$ 1,212.87	0	\$ -	\$ 1,212.87	\$ 237,722.98
		Sub-Total		\$ 250,755.91	\$ 1,279.37		\$ -	\$ 1,279.37	\$ 250,755.91
Total	Renaissance	700	\$ 46,546.19	Gross	0	\$ -	Platted On Roll Gross	\$ 46,546.19	Direct Bill Gross
			\$ 668,020.64			\$ -		\$ 668,020.64	
Oasis	35'	Admin / Maint	\$ 8,245.32	\$ 66.49		\$ -	\$ 66.49	\$ 8,245.32	
		Debt	124	\$ 112,213.40	\$ 904.95	0	\$ -	\$ 904.95	\$ 112,213.40
		Sub-Total		\$ 120,458.73	\$ 971.44		\$ -	\$ 971.44	\$ 120,458.73
Total	Oasis	124	\$ 8,245.32	Gross	0	\$ -	Platted On Roll Gross	\$ 8,245.32	Direct Bill Gross
			\$ 112,213.40			\$ -		\$ 112,213.40	
Preserve	33' Villas	Admin / Maint	\$ 6,117.50	\$ 66.49		\$ -	\$ 66.49	\$ 6,117.50	
		Debt	92	\$ 39,063.79	\$ 424.61	0	\$ -	\$ 424.61	\$ 39,063.79
		Sub-Total		\$ 45,181.29	\$ 491.10		\$ -	\$ 491.10	\$ 45,181.29
	50' SF	Admin / Maint	\$ 7,181.41	\$ 66.49		\$ -	\$ 66.49	\$ 7,181.41	
		Debt	108	\$ 73,417.02	\$ 679.79	0	\$ -	\$ 679.79	\$ 73,417.02
		Sub-Total		\$ 80,598.43	\$ 746.28		\$ -	\$ 746.28	\$ 80,598.43
Total	Preserve	200	\$ 13,298.91	Gross	0	\$ -	Platted On Roll Gross	\$ 13,298.91	Direct Bill Gross
			\$ 112,480.81			\$ -		\$ 112,480.81	
TOTAL GROSS			1,024	\$ 68,090.43	Total Gross	\$ -	Total Platted On Roll Gross	\$ 68,090.43	Total Direct Bill Gross
				\$ 892,714.85		\$ -		\$ 892,714.85	
TOTAL NET			1,024	\$ 64,005.00	Total Net	\$ -	Total Platted On Roll Net	\$ 64,005.00	Total Direct Bill Net
				\$ 839,151.96		\$ -		\$ 839,151.96	

Assessment is calculated by the 2016 Unit 4 Special Methodology Report

Methodology Report Table ?? Attached

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	228	\$ 637	\$ 678	\$ 145,316	\$ 154,591
50' SF	276	\$ 939	\$ 999	\$ 259,164	\$ 275,706
60' SF	196	\$ 1,140	\$ 1,213	\$ 223,460	\$ 237,723
Totals	700			\$ 627,939	\$ 668,021

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*
65' SF	124	\$ 851	\$ 905	\$ 105,481	\$ 112,213
Totals	124			\$ 105,481	\$ 112,213

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	92	\$ 399	\$ 425	\$ 36,720	\$ 39,064
50' SF	108	\$ 639	\$ 680	\$ 69,012	\$ 73,417
Totals	200			\$ 105,732	\$ 112,481

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	92	\$ 399	\$ 425	\$ 36,720	\$ 39,064
35' Villas	228	\$ 637	\$ 678	\$ 145,316	\$ 154,591
50' SF	108	\$ 639	\$ 680	\$ 69,012	\$ 73,417
50' SF	276	\$ 939	\$ 999	\$ 259,164	\$ 275,706
60' SF	196	\$ 1,140	\$ 1,213	\$ 223,460	\$ 237,723
65' SF	124	\$ 851	\$ 905	\$ 105,481	\$ 112,213
Totals	1024			\$ 839,152	\$ 892,715

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	Product		All Units Total Fiscal Year 2015/2016 Assessment Per Unit	District Proper Total Fiscal Year 2016/2017 Assessment Per Unit	Unit 1 Total Fiscal Year 2016/2017 Assessment Per Unit	Unit 2 Total Fiscal Year 2016/2017 Assessment Per Unit	Unit 3 Total Fiscal Year 2016/2017 Assessment Per Unit	Unit 4 Total Fiscal Year 2016/2017 Assessment Per Unit	All Units Total Fiscal Year 2016/2017 Assessment Per Unit	
Type	Type									
Island Walk	Island Walk Single Family	Admin / Maint	\$ 92.72	\$ 18.20	\$ 18.25	\$ 55.85	\$ -	\$ -	\$ 92.30	
		Debt	\$ 540.49	\$ -	\$ 162.37	\$ 378.41	\$ -	\$ -	\$ 540.78	
		Sub-Total	\$ 633.22	\$ 18.20	\$ 180.62	\$ 434.26	\$ -	\$ -	\$ 633.09	
	Island Walk Multi Family	Admin / Maint	\$ 92.31	\$ 18.20	\$ 18.25	\$ 55.43	\$ -	\$ -	\$ 91.89	
		Debt	\$ 537.26	\$ -	\$ 162.37	\$ 375.18	\$ -	\$ -	\$ 537.55	
		Sub-Total	\$ 629.57	\$ 18.20	\$ 180.62	\$ 430.62	\$ -	\$ -	\$ 629.44	
Pre Lennar	2 Bdr Sam 35	Admin / Maint	\$ 175.59	\$ 18.20	\$ 18.25	\$ 62.35	\$ 70.63	\$ -	\$ 169.43	
		Debt	\$ 1,678.75	\$ -	\$ 162.37	\$ 423.59	\$ 1,093.10	\$ -	\$ 1,679.06	
		Sub-Total	\$ 1,854.34	\$ 18.20	\$ 180.62	\$ 485.94	\$ 1,163.73	\$ -	\$ 1,848.49	
	3 Bdr Sam 70	Admin / Maint	\$ 175.59	\$ 18.20	\$ 18.25	\$ 62.35	\$ 70.63	\$ -	\$ 169.43	
		Debt	\$ 2,017.77	\$ -	\$ 162.37	\$ 423.59	\$ 1,432.12	\$ -	\$ 2,018.08	
		Sub-Total	\$ 2,193.36	\$ 18.20	\$ 180.62	\$ 485.94	\$ 1,502.75	\$ -	\$ 2,187.51	
	3 Bdr Sam 80	Admin / Maint	\$ 175.59	\$ 18.20	\$ 18.25	\$ 62.35	\$ 70.63	\$ -	\$ 169.43	
		Debt	\$ 2,144.70	\$ -	\$ 162.37	\$ 423.59	\$ 1,559.05	\$ -	\$ 2,145.01	
		Sub-Total	\$ 2,320.29	\$ 18.20	\$ 180.62	\$ 485.94	\$ 1,629.68	\$ -	\$ 2,314.44	
	3 Bdr Lee 45	Admin / Maint	\$ 157.02	\$ -	\$ 18.25	\$ 62.35	\$ 70.63	\$ -	\$ 151.23	
		Debt	\$ 1,831.62	\$ 18.20	\$ 162.37	\$ 423.59	\$ 1,227.41	\$ -	\$ 1,831.57	
		Sub-Total	\$ 1,988.65	\$ 18.20	\$ 180.62	\$ 485.94	\$ 1,298.04	\$ -	\$ 1,982.80	
	3 Bdr Lee 65	Admin / Maint	\$ 157.02	\$ -	\$ 18.25	\$ 62.35	\$ 70.63	\$ -	\$ 151.23	
		Debt	\$ 1,984.68	\$ 18.20	\$ 162.37	\$ 423.59	\$ 1,380.47	\$ -	\$ 1,984.63	
		Sub-Total	\$ 2,141.71	\$ 18.20	\$ 180.62	\$ 485.94	\$ 1,451.10	\$ -	\$ 2,135.86	
	Post Lennar	35'	Admin / Maint	\$ 175.59	\$ 18.20	\$ 18.25	\$ 62.35	\$ 70.63	\$ -	\$ 169.43
			Debt	\$ 1,106.93	\$ -	\$ 162.37	\$ 423.59	\$ 521.28	\$ -	\$ 1,107.24
			Sub-Total	\$ 1,282.52	\$ 18.20	\$ 180.62	\$ 485.94	\$ 591.91	\$ -	\$ 1,276.67
		Townhome	Admin / Maint	\$ 160.62	\$ 18.20	\$ 18.25	\$ 47.39	\$ 70.63	\$ -	\$ 154.47
			Debt	\$ 1,004.11	\$ -	\$ 162.37	\$ 320.72	\$ 521.28	\$ -	\$ 1,004.37
			Sub-Total	\$ 1,164.73	\$ 18.20	\$ 180.62	\$ 368.11	\$ 591.91	\$ -	\$ 1,158.84
		Coach	Admin / Maint	\$ 166.28	\$ 18.20	\$ 18.25	\$ 53.05	\$ 70.63	\$ -	\$ 160.13
			Debt	\$ 1,148.80	\$ -	\$ 162.37	\$ 359.05	\$ 627.66	\$ -	\$ 1,149.07
			Sub-Total	\$ 1,315.08	\$ 18.20	\$ 180.62	\$ 412.10	\$ 698.29	\$ -	\$ 1,309.21
45'		Admin / Maint	\$ 175.59	\$ 18.20	\$ 18.25	\$ 62.35	\$ 70.63	\$ -	\$ 169.43	
		Debt	\$ 1,213.31	\$ -	\$ 162.37	\$ 423.59	\$ 627.66	\$ -	\$ 1,213.62	
		Sub-Total	\$ 1,388.90	\$ 18.20	\$ 180.62	\$ 485.94	\$ 698.29	\$ -	\$ 1,383.05	
52'		Admin / Maint	\$ 175.59	\$ 18.20	\$ 18.25	\$ 62.35	\$ 70.63	\$ -	\$ 169.43	
		Debt	\$ 1,319.69	\$ -	\$ 162.37	\$ 423.59	\$ 734.04	\$ -	\$ 1,320.00	
		Sub-Total	\$ 1,495.28	\$ 18.20	\$ 180.62	\$ 485.94	\$ 804.67	\$ -	\$ 1,489.43	
62'		Admin / Maint	\$ 175.59	\$ 18.20	\$ 18.25	\$ 62.35	\$ 70.63	\$ -	\$ 169.43	
		Debt	\$ 1,426.07	\$ -	\$ 162.37	\$ 423.59	\$ 840.42	\$ -	\$ 1,426.38	
		Sub-Total	\$ 1,601.66	\$ 18.20	\$ 180.62	\$ 485.94	\$ 911.05	\$ -	\$ 1,595.81	
65'		Admin / Maint	\$ 175.59	\$ 18.20	\$ 18.25	\$ 62.35	\$ 70.63	\$ -	\$ 169.43	
		Debt	\$ 1,426.07	\$ -	\$ 162.37	\$ 423.59	\$ 840.42	\$ -	\$ 1,426.38	
		Sub-Total	\$ 1,601.66	\$ 18.20	\$ 180.62	\$ 485.94	\$ 911.05	\$ -	\$ 1,595.81	
70'		Admin / Maint	\$ 175.59	\$ 18.20	\$ 18.25	\$ 62.35	\$ 70.63	\$ -	\$ 169.43	
		Debt	\$ 1,426.07	\$ -	\$ 162.37	\$ 423.59	\$ 840.42	\$ -	\$ 1,426.38	
		Sub-Total	\$ 1,601.66	\$ 18.20	\$ 180.62	\$ 485.94	\$ 911.05	\$ -	\$ 1,595.81	
75'	Admin / Maint	\$ 175.59	\$ 18.20	\$ 18.25	\$ 62.35	\$ 70.63	\$ -	\$ 169.43		
	Debt	\$ 1,532.46	\$ -	\$ 162.37	\$ 423.59	\$ 946.81	\$ -	\$ 1,532.77		
	Sub-Total	\$ 1,708.05	\$ 18.20	\$ 180.62	\$ 485.94	\$ 1,017.44	\$ -	\$ 1,702.20		
80'	Admin / Maint	\$ 175.59	\$ 18.20	\$ 18.25	\$ 62.35	\$ 70.63	\$ -	\$ 169.43		
	Debt	\$ 1,532.46	\$ -	\$ 162.37	\$ 423.59	\$ 946.81	\$ -	\$ 1,532.77		
	Sub-Total	\$ 1,708.05	\$ 18.20	\$ 180.62	\$ 485.94	\$ 1,017.44	\$ -	\$ 1,702.20		
Renaissance	35' Villa	Admin / Maint	\$ -	\$ 18.20	\$ 18.25	\$ 9.07	\$ -	\$ 66.49	\$ 112.02	
		Debt	\$ -	\$ -	\$ 162.37	\$ -	\$ -	\$ 678.03	\$ 840.40	
		Sub-Total	\$ -	\$ 18.20	\$ 180.62	\$ 9.07	\$ -	\$ 744.53	\$ 952.42	
	50'	Admin / Maint	\$ -	\$ 18.20	\$ 18.25	\$ 9.07	\$ -	\$ 66.49	\$ 112.02	
		Debt	\$ -	\$ -	\$ 162.37	\$ -	\$ -	\$ 998.94	\$ 1,161.30	
		Sub-Total	\$ -	\$ 18.20	\$ 180.62	\$ 9.07	\$ -	\$ 1,065.43	\$ 1,273.33	
	60'	Admin / Maint	\$ -	\$ 18.20	\$ 18.25	\$ 9.07	\$ -	\$ 66.49	\$ 112.02	
		Debt	\$ -	\$ -	\$ 162.37	\$ -	\$ -	\$ 1,212.87	\$ 1,375.24	
		Sub-Total	\$ -	\$ 18.20	\$ 180.62	\$ 9.07	\$ -	\$ 1,279.37	\$ 1,487.26	
Oasis	Admin / Maint	\$ -	\$ 18.20	\$ 18.25	\$ 9.07	\$ -	\$ 66.49	\$ 112.02		
	Debt	\$ -	\$ -	\$ 162.37	\$ -	\$ -	\$ 904.95	\$ 1,067.32		
	Sub-Total	\$ -	\$ 18.20	\$ 180.62	\$ 9.07	\$ -	\$ 971.44	\$ 1,179.34		
Preserve	33' Villa	Admin / Maint	\$ -	\$ 18.20	\$ 18.25	\$ 9.07	\$ -	\$ 66.49	\$ 112.02	
		Debt	\$ -	\$ -	\$ 162.37	\$ -	\$ -	\$ 424.61	\$ 586.98	
		Sub-Total	\$ -	\$ 18.20	\$ 180.62	\$ 9.07	\$ -	\$ 491.10	\$ 699.00	
50'	Admin / Maint	\$ -	\$ 18.20	\$ 18.25	\$ 9.07	\$ -	\$ 66.49	\$ 112.02		
	Debt	\$ -	\$ -	\$ 162.37	\$ -	\$ -	\$ 679.79	\$ 842.16		
	Sub-Total	\$ -	\$ 18.20	\$ 180.62	\$ 9.07	\$ -	\$ 746.28	\$ 954.18		
Town Center	Town Center Multi Family (3 BDR)	Admin / Maint	\$ 91.11	\$ 18.20	\$ 18.25	\$ 54.24	\$ -	\$ -	\$ 90.70	
		Debt	\$ 529.20	\$ -	\$ 162.37	\$ 367.11	\$ -	\$ -	\$ 529.48	
		Sub-Total	\$ 620.32	\$ 18.20	\$ 180.62	\$ 421.36	\$ -	\$ -	\$ 620.18	
	Town Center Multi Family (2 BDR)	Admin / Maint	\$ 85.33	\$ 18.20	\$ 18.25	\$ 48.46	\$ -	\$ -	\$ 84.92	
		Debt	\$ 490.12	\$ -	\$ 162.37	\$ 328.01	\$ -	\$ -	\$ 490.38	
		Sub-Total	\$ 575.46	\$ 18.20	\$ 180.62	\$ 376.48	\$ -	\$ -	\$ 575.30	
	Town Center	Admin / Maint	\$ 1,938.76	\$ 18.20	\$ 18.25	\$ 1,900.71	\$ -	\$ -	\$ 1,937.16	
		Debt	\$ 13,019.05	\$ -	\$ 162.37	\$ 12,864.35	\$ -	\$ -	\$ 13,026.72	
		Sub-Total	\$ 14,957.81	\$ 18.20	\$ 180.62	\$ 14,765.06	\$ -	\$ -	\$ 14,963.89	
Undeveloped Land In Unit 1 Only	Admin / Maint	\$ 36.84	\$ 18.20	\$ 18.25	\$ -	\$ -	\$ -	\$ 36.46		
	Debt	\$ 162.30	\$ -	\$ 162.37	\$ -	\$ -	\$ -	\$ 162.37		
	Sub-Total	\$ 199.14	\$ 18.20	\$ 180.62	\$ -	\$ -	\$ -	\$ 198.82		
Undeveloped Land In Unit 2 (not in Unit 3)	Admin / Maint	\$ 36.84	\$ 18.20	\$ 18.25	\$ -	\$ -	\$ -	\$ 36.46		
	Debt	\$ 162.30	\$ -	\$ 162.37	\$ -	\$ -	\$ -	\$ 162.37		
	Sub-Total	\$ 199.14	\$ 18.20	\$ 180.62	\$ -	\$ -	\$ -	\$ 198.82		
Undeveloped Land In Unit 3	Admin / Maint	\$ 36.84	\$ 18.20	\$ 18.25	\$ -	\$ -	\$ -	\$ 36.46		
	Debt	\$ 162.30	\$ -	\$ 162.37	\$ -	\$ -	\$ -	\$ 162.37		
	Sub-Total	\$ 199.14	\$ 18.20	\$ 180.62	\$ -	\$ -	\$ -	\$ 198.82		

**West Villages Improvement District
Assessment Comparison
Totals**

Lot Type	Product Type	All Units Fiscal Year 2015/2016 Assessment Totals	All Units Fiscal Year 2016/2017 Assessment Totals	
Island Walk	Island Walk Single Family	\$633.22	\$633.09	
	Island Walk Multi Family	\$629.57	\$629.44	
Pre Lennar	2 Bdr Sam 35	\$1,854.34	\$1,848.49	
	3 Bdr Sam 70	\$2,193.36	\$2,187.51	
	3 Bdr Sam 80	\$2,320.29	\$2,314.44	
	3 Bdr Lee 45	\$1,988.65	\$1,982.80	
	3 Bdr Lee 65	\$2,141.71	\$2,135.86	
Lennar	35'	\$1,282.52	\$1,276.67	
	Townhome	\$1,164.73	\$1,158.84	
	Coach	\$1,315.08	\$1,309.21	
	45'	\$1,388.90	\$1,383.05	
	52'	\$1,495.28	\$1,489.43	
	62'	\$1,601.66	\$1,595.81	
	65'	\$1,601.66	\$1,595.81	
	70'	\$1,601.66	\$1,595.81	
	75'	\$1,708.05	\$1,702.20	
	80'	\$1,708.05	\$1,702.20	
Renaissance	35' Villa	\$0.00	\$952.42	
	50' SF	\$0.00	\$1,273.33	
	60' SF	\$0.00	\$1,487.26	
	Oasis	65' SF	\$0.00	\$1,179.34
	Preserve	33' Villia	\$0.00	\$699.00
		50' SF	\$0.00	\$954.18
Town Center	Town Center Multi Family (3 BDR)	\$620.32	\$620.18	
	Town Center Multi Family (2 BDR)	\$575.46	\$575.30	
	Town Center	\$14,957.81	\$14,963.89	
Undeveloped Land In Unit 1 Only	Per Half Acre or Less	\$199.14	\$198.82	
Undeveloped Land In Unit 2 (not in Unit 3)	Per Half Acre or Less	\$199.14	\$198.82	
Undeveloped Land In Unit 3	Per Half Acre or Less	\$199.14	\$198.82	