

West Villages  
Improvement District

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

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**PROPOSED 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>
<b>REVENUES</b>							
O & M ASSESSMENTS	283,437	284,261	331,286	61,092	0	0	960,076
O & M DIRECT BILL	0	0	80,796	68,779	84,005	500,000	733,579
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	621,752	0	0	621,752
DEBT DIRECT BILL (UNIT 3)	0	0	0	690,740	0	0	690,740
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
<b>Total Revenues</b>	<b>\$ 284,437</b>	<b>\$ 2,811,335</b>	<b>\$ 3,199,706</b>	<b>\$ 1,442,362</b>	<b>\$ 919,799</b>	<b>\$ 500,000</b>	<b>\$ 9,157,639</b>
<b>EXPENDITURES</b>							
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
OPERATION 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
<b>Total Expenditures</b>	<b>\$ 267,431</b>	<b>\$ 267,205</b>	<b>\$ 392,205</b>	<b>\$ 126,205</b>	<b>\$ 84,005</b>	<b>\$ 500,000</b>	<b>\$ 1,637,051</b>
<b>EXCESS / (SHORTFALL)</b>							
	<b>\$ 17,006</b>	<b>\$ 2,544,130</b>	<b>\$ 2,807,501</b>	<b>\$ 1,316,157</b>	<b>\$ 835,794</b>	<b>\$ -</b>	<b>\$ 7,520,588</b>
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	(1,275,187)	0	0	(1,275,187)
PAYMENT TO TRUSTEE (UNIT 4)	0	0	0	0	(835,794)	0	(835,794)
<b>BALANCE</b>	<b>\$ 17,006</b>	<b>\$ 168,680</b>	<b>\$ 154,311</b>	<b>\$ 40,971</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 380,968</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(5,669)	(56,227)	(51,437)	(13,657)	-	-	(126,989)
DISCOUNTS FOR EARLY PAYMENTS	(11,337)	(112,453)	(102,874)	(27,314)	-	-	(253,978)
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

**PROPOSED BUDGET**  
**WEST VILLAGES IMPROVEMENT DISTRICT**  
**INFRASTRUCTURE MAINTENANCE ALL UNITS**  
**FISCAL YEAR 2017/2018**  
**October 1, 2017 - September 30, 2018**

<b>UNIT ONE FISCAL YEAR 2016/2017 MAINTENANCE BUDGET</b>	
<b>MAINTENANCE EXPENDITURES</b>	<b>AMOUNT</b>
US-41 Landscaping & Lighting (1) (2)	165,000
Gateway Monuments (US-4/River Rd)	10,000
Contingency Landscape Replacement	25,000
<b>Total Maintenance Expenditures</b>	<b>\$ 200,000</b>

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

<b>UNIT ONE FISCAL YEAR 2017/2018 MAINTENANCE BUDGET</b>	
<b>MAINTENANCE EXPENDITURES</b>	<b>AMOUNT</b>
US-41 Landscaping & Lighting (1) (2)	165,000
Gateway Monuments (US-4/River Rd)	10,000
Contingency Landscape Replacement	25,000
<b>Total Maintenance Expenditures</b>	<b>\$ 200,000</b>

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

<b>VARIANCE FROM PREVIOUS YEAR</b>	
	<b>AMOUNT</b>
	0
	0
	0
<b>Total</b>	<b>\$ -</b>

<b>UNIT TWO FISCAL YEAR 2016/2017 MAINTENANCE BUDGET</b>	
<b>MAINTENANCE EXPENDITURES</b>	<b>AMOUNT</b>
General Cost (1)	5,000
Lighting (2)	50,000
Ponds	10,000
Landscaping (3)	245,000
Contingency Landscape Replacement	15,000
<b>Total Maintenance Expenditures</b>	<b>\$ 325,000</b>

(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.

<b>UNIT TWO FISCAL YEAR 2017/2018 MAINTENANCE BUDGET</b>	
<b>MAINTENANCE EXPENDITURES</b>	<b>AMOUNT</b>
General Cost (1)	5,000
Lighting (2)	50,000
Ponds	10,000
Landscaping (3)	245,000
Contingency Landscape Replacement	15,000
<b>Total Maintenance Expenditures</b>	<b>\$ 325,000</b>

(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.

<b>VARIANCE FROM PREVIOUS YEAR</b>	
	<b>AMOUNT</b>
	0
	0
	0
	0
	0
<b>Total</b>	<b>0</b>

<b>UNIT THREE FISCAL YEAR 2016/2017 MAINTENANCE BUDGET</b>	
<b>MAINTENANCE EXPENDITURES</b>	<b>AMOUNT</b>
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
<b>Total Maintenance Expenditures</b>	<b>\$ 67,000</b>

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

<b>UNIT THREE FISCAL YEAR 2017/2018 MAINTENANCE BUDGET</b>	
<b>MAINTENANCE EXPENDITURES</b>	<b>AMOUNT</b>
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
<b>Total Maintenance Expenditures</b>	<b>\$ 67,000</b>

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

<b>VARIANCE FROM PREVIOUS YEAR</b>	
	<b>AMOUNT</b>
	0
	0
	0
	0
	0
	0
	0
	0
<b>Total</b>	<b>\$ -</b>

<b>UNIT FOUR FISCAL YEAR 2016/2017 MAINTENANCE BUDGET</b>	
<b>MAINTENANCE EXPENDITURES</b>	<b>AMOUNT</b>
	0
<b>Total Maintenance Expenditures</b>	<b>\$ -</b>

<b>UNIT FOUR FISCAL YEAR 2017/2018 MAINTENANCE BUDGET</b>	
<b>MAINTENANCE EXPENDITURES</b>	<b>AMOUNT</b>
General Maintenance	20,000
<b>Total Maintenance Expenditures</b>	<b>\$ 20,000</b>

<b>VARIANCE FROM PREVIOUS YEAR</b>	
	<b>AMOUNT</b>
	20,000
<b>Total</b>	<b>\$ 20,000</b>

**PROPOSED BUDGET**  
**WEST VILLAGES IMPROVEMENT DISTRICT**  
**DISTRICT PROPER**  
**FISCAL YEAR 2017/2018**  
**October 1, 2017 - September 30, 2018**

	<b>FISCAL YEAR 2016/2017 ANNUAL BUDGET</b>	<b>FISCAL YEAR 2017/2018 ANNUAL BUDGET</b>
<b>REVENUES</b>		
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
<b>Total Revenues</b>	<b>\$ 284,437</b>	<b>\$ 284,437</b>
<b>EXPENDITURES</b>		
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
<b>Total Expenditures</b>	<b>\$ 267,431</b>	<b>\$ 267,431</b>
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 17,006</b>	<b>\$ 17,006</b>
PAYMENT TO TRUSTEE	-	-
<b>BALANCE</b>	<b>\$ 17,006</b>	<b>\$ 17,006</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(5,669)	(5,669)
DISCOUNTS FOR EARLY PAYMENTS	(11,337)	(11,337)
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>

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

**PROPOSED BUDGET**  
**WEST VILLAGES IMPROVEMENT DISTRICT**  
**UNIT ONE**  
**FISCAL YEAR 2017/2018**  
**October 1, 2017 - September 30, 2018**

	<b>FISCAL YEAR 2016/2017 ANNUAL BUDGET</b>	<b>FISCAL YEAR 2017/2018 ANNUAL BUDGET</b>
<b>REVENUES</b>		
O & M ASSESSMENTS	284,261	284,261
DEBT ASSESSMENTS	2,528,404	2,527,074
DEVELOPER CONTRIBUTION	0	0
OTHER REVENUES	0	0
<b>Total Revenues</b>	<b>\$ 2,812,665</b>	<b>\$ 2,811,335</b>
<b>EXPENDITURES</b>		
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
<b>Total Expenditures</b>	<b>\$ 267,205</b>	<b>\$ 267,205</b>
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 2,545,460</b>	<b>\$ 2,544,130</b>
PAYMENT TO TRUSTEE	(2,376,700)	(2,375,450)
<b>BALANCE</b>	<b>\$ 168,760</b>	<b>\$ 168,680</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(56,253)	(56,227)
DISCOUNTS FOR EARLY PAYMENTS	(112,507)	(112,453)
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>

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

**PROPOSED BUDGET**  
**WEST VILLAGES IMPROVEMENT DISTRICT**  
**UNIT TWO**  
**FISCAL YEAR 2017/2018**  
**October 1, 2017 - September 30, 2018**

	<b>FISCAL YEAR 2016/2017 ANNUAL BUDGET</b>	<b>FISCAL YEAR 2017/2018 ANNUAL BUDGET</b>
<b>REVENUES</b>		
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
<b>Total Revenues</b>	<b>\$ 3,201,103</b>	<b>\$ 3,199,706</b>
<b>EXPENDITURES</b>		
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
<b>Total Expenditures</b>	<b>\$ 392,205</b>	<b>\$ 392,205</b>
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 2,808,898</b>	<b>\$ 2,807,501</b>
PAYMENT TO TRUSTEE	(2,654,520)	(2,653,190)
<b>BALANCE</b>	<b>\$ 154,378</b>	<b>\$ 154,311</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(51,459)	(51,437)
DISCOUNTS FOR EARLY PAYMENTS	(102,919)	(102,874)
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>

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

**PROPOSED BUDGET**  
**WEST VILLAGES IMPROVEMENT DISTRICT**  
**UNIT THREE**  
**FISCAL YEAR 2017/2018**  
**October 1, 2017 - September 30, 2018**

	<b>FISCAL YEAR 2016/2017 ANNUAL BUDGET</b>	<b>FISCAL YEAR 2017/2018 ANNUAL BUDGET</b>
<b>REVENUES</b>		
O & M ASSESSMENTS	61,092	61,092
O & M DIRECT BILL	68,779	68,779
DEBT ASSESSMENTS	621,752	621,752
DEBT DIRECT BILL	690,740	690,740
DEVELOPER CONTRIBUTION	0	0
OTHER REVENUES	0	0
CARRY OVER FUNDS FROM PRIOR YEAR	0	0
<b>Total Revenues</b>	<b>\$ 1,442,362</b>	<b>\$ 1,442,362</b>
<b>EXPENDITURES</b>		
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	2,500	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
<b>Total Expenditures</b>	<b>\$ 126,205</b>	<b>\$ 126,205</b>
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 1,316,157</b>	<b>\$ 1,316,157</b>
PAYMENT TO TRUSTEE	(1,275,187)	(1,275,187)
<b>BALANCE</b>	<b>\$ 40,971</b>	<b>\$ 40,971</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(13,657)	(13,657)
DISCOUNTS FOR EARLY PAYMENTS	(27,314)	(27,314)
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>

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



**PROPOSED BUDGET**  
**WEST VILLAGES IMPROVEMENT DISTRICT**  
**UNIT FOUR**  
**FISCAL YEAR 2017/2018**  
**October 1, 2017 - September 30, 2018**

	<b>FISCAL YEAR 2016/2017 ANNUAL BUDGET</b>	<b>FISCAL YEAR 2017/2018 ANNUAL BUDGET</b>
<b>REVENUES</b>		
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
<b>Total Revenues</b>	<b>\$ 903,157</b>	<b>\$ 919,799</b>
<b>EXPENDITURES</b>		
INFRASTRUCTURE MAINTENANCE	0	20,000
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	2,500	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
<b>Total Expenditures</b>	<b>\$ 64,005</b>	<b>\$ 84,005</b>
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 839,152</b>	<b>\$ 835,794</b>
PAYMENT TO TRUSTEE	(839,152)	(835,794)
<b>BALANCE</b>	<b>\$ -</b>	<b>\$ -</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	-	-
DISCOUNTS FOR EARLY PAYMENTS	-	-
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>

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

**PROPOSED BUDGET**  
**WEST VILLAGES IMPROVEMENT DISTRICT**  
**UNIT FIVE**  
**FISCAL YEAR 2017/2018**  
**October 1, 2017 - September 30, 2018**

	<b>FISCAL YEAR 2016/2017 ANNUAL BUDGET</b>	<b>FISCAL YEAR 2017/2018 ANNUAL BUDGET</b>
<b>REVENUES</b>		
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
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 500,000</b>
<b>EXPENDITURES</b>		
ALL BASEBALL FACILITY EXPENSES	0	450,000
INFRASTRUCTURE MAINTENANCE	0	0
ENGINEERING	0	10,000
MANAGEMENT	0	12,005
OPERATION 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
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ 500,000</b>
<b>EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>
PAYMENT TO TRUSTEE	-	-
<b>BALANCE</b>	<b>\$ -</b>	<b>\$ -</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	-	-
DISCOUNTS FOR EARLY PAYMENTS	-	-
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>

\* 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
<b>REVENUES</b>				
O & M ASSESSMENTS	773,659	960,076	960,076	Expenditures/.94
O & M DIRECT BILL	159,680	213,579	733,579	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	621,752	Payment To Trustee/.94 less Direct Bill Portion
DEBT DIRECT BILL (UNIT 3)	748,200	690,740	690,740	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	
<b>Total Revenues</b>	<b>\$ 6,278,738</b>	<b>\$ 8,643,724</b>	<b>\$ 9,157,639</b>	
<b>EXPENDITURES</b>				
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
OPERATION 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
<b>Total Expenditures</b>	<b>2,189,814</b>	<b>1,117,051</b>	<b>1,637,051</b>	
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 4,088,924</b>	<b>\$ 7,526,673</b>	<b>\$ 7,520,588</b>	
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)	(1,275,187)	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)
<b>BALANCE</b>	<b>\$ (1,082,611)</b>	<b>\$ 381,115</b>	<b>\$ 380,968</b>	
COUNTY APPRAISER & TAX COLLECTOR FEE	(46,746)	(127,038)	(126,989)	Two Percent Of Total Tax Roll
DISCOUNTS FOR EARLY PAYMENTS	(162,948)	(254,076)	(253,978)	Four Percent Of Total Tax Roll
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ (1,292,305)</b>	<b>\$ -</b>	<b>\$ -</b>	

**PROPOSED 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
<b>Total Revenues</b>	<b>\$</b>	<b>2,375,450</b>

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**EXPENDITURES**

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

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<b>Excess / (Shortfall)</b>	<b>\$</b>	<b>-</b>
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**Series 2007 Bond Information**

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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 2017/2018**  
 October 1, 2017 - September 30, 2018

**FISCAL YEAR**  
**2017/2018**  
**ANNUAL BUDGET**

---

**REVENUES**

---

Interest Income		0
Debt Collections		2,653,190
<b>Total Revenues</b>	<b>\$</b>	<b>2,653,190</b>

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**EXPENDITURES**

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

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<b>Excess / (Shortfall)</b>	<b>\$</b>	<b>-</b>
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**Series 2005 Bond Information**

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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 2017/2018**  
 October 1, 2017 - September 30, 2018

**FISCAL YEAR**  
**2017/2018**  
**ANNUAL BUDGET**

---

**REVENUES**

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Interest Income		0
Net Debt Collections		1,275,187
<b>Total Revenues</b>	<b>\$</b>	<b>1,275,187</b>

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**EXPENDITURES**

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Principal Payments		435,000
Interest Payments		835,863
Miscellaneous / Extra Redemption		4,324
<b>Total Expenditures</b>	<b>\$</b>	<b>1,275,187</b>

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<b>Excess / (Shortfall)</b>	<b>\$</b>	<b>-</b>
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**Series 2006 Bond Information**

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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 2017/2018**  
**October 1, 2017 - September 30, 2018**

**FISCAL YEAR**  
**2017/2018**  
**ANNUAL BUDGET**

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**REVENUES**

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Interest Income		0
Net Debt Collections		835,794
<b>Total Revenues</b>	<b>\$</b>	<b>835,794</b>

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**EXPENDITURES**

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

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<b>Excess / (Shortfall)</b>	<b>\$</b>	<b>-</b>
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**Series 2016 Bond Information**

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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	Administrative <u>Debt</u>	1,219	\$ 20,971.77 \$ -	\$ 17.20 \$ -	\$ 20,971.77 \$ -	\$ 17.20 \$ -
Family	Sub-Total		\$ 20,971.77	\$ 17.20	\$ 20,971.77	\$ 17.20
Island Walk Multi	Administrative <u>Debt</u>	0	\$ - \$ -	\$ 17.20 \$ -	\$ - \$ -	\$ 17.20 \$ -
Family	Sub-Total		\$ -	\$ 17.20	\$ -	\$ 17.20
Gran Paradiso Single	Administrative <u>Debt</u>	719	\$ 12,369.73 \$ -	\$ 17.20 \$ -	\$ 12,369.73 \$ -	\$ 17.20 \$ -
Family	Sub-Total		\$ 12,369.73	\$ 17.20	\$ 12,369.73	\$ 17.20
Gran Paradiso (Wetherington) Single	Administrative <u>Debt</u>	14	\$ 240.86 \$ -	\$ 17.20 \$ -	\$ 240.86 \$ -	\$ 17.20 \$ -
Family	Sub-Total		\$ 240.86	\$ 17.20	\$ 240.86	\$ 17.20
Gran Paradiso Multi	Administrative <u>Debt</u>	20	\$ 344.08 \$ -	\$ 17.20 \$ -	\$ 344.08 \$ -	\$ 17.20 \$ -
Family (3 BDR)	Sub-Total		\$ 344.08	\$ 17.20	\$ 344.08	\$ 17.20
Gran Paradiso Multi	Administrative <u>Debt</u>	112	\$ 1,926.86 \$ -	\$ 17.20 \$ -	\$ 1,926.86 \$ -	\$ 17.20 \$ -
Family (2 BDR)	Sub-Total		\$ 1,926.86	\$ 17.20	\$ 1,926.86	\$ 17.20
Town Center	Administrative <u>Debt</u>	0	\$ - \$ -	\$ 17.20 \$ -	\$ - \$ -	\$ 17.20 \$ -
	Sub-Total		\$ -	\$ 17.20	\$ -	\$ 17.20
Town Center Multi	Administrative <u>Debt</u>	0	\$ - \$ -	\$ 17.20 \$ -	\$ - \$ -	\$ 17.20 \$ -
Family (3 BDR)	Sub-Total		\$ -	\$ 17.20	\$ -	\$ 17.20
Town Center Multi	Administrative <u>Debt</u>	0	\$ - \$ -	\$ 17.20 \$ -	\$ - \$ -	\$ 17.20 \$ -
Family (2 BDR)	Sub-Total		\$ -	\$ 17.20	\$ -	\$ 17.20
Undeveloped Land In Unit 1	Administrative <u>Debt</u>	11,068	\$ 202,612.46 \$ -	\$ 17.20 \$ -	\$ 190,414.77 \$ -	\$ 17.20 \$ -
	Sub-Total		\$ 202,612.46	\$ 17.20	\$ 190,414.77	\$ 17.20
Undeveloped Land In Unit 2	Administrative <u>Debt</u>	2,050	\$ 35,268.37 \$ -	\$ 17.20 \$ -	\$ 35,268.37 \$ -	\$ 17.20 \$ -
	Sub-Total		\$ 35,268.37	\$ 17.20	\$ 35,268.37	\$ 17.20
Undeveloped Land In Unit 3	Administrative <u>Debt</u>	564	\$ 9,703.10 \$ -	\$ 17.20 \$ -	\$ 9,703.10 \$ -	\$ 17.20 \$ -
	Sub-Total		\$ 9,703.10	\$ 17.20	\$ 9,703.10	\$ 17.20
Undeveloped Land In Unit 4	Administrative <u>Debt</u>	709	\$ 9,703.10 \$ -	\$ 17.20 \$ -	12197.69341 \$ -	\$ 17.20 \$ -
	Sub-Total		\$ 9,703.10	\$ 17.20	\$ 12,197.69	\$ 17.20
<b>TOTAL</b>		<b>16,475</b>	<b>\$ 283,437.23</b>		<b>\$ 283,437.23</b>	

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

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
<b>Fourth Quarter Properties, XXXII, LLC</b>	Exhibit D-1 of WVID Unit 1 Engineers Report	12,101	\$ 36,816,162.00	\$0	0
<b>DiVosta and Company, Inc</b>	Exhibit D-2 of WVID Unit 1 Engineers Report	1,200	\$ 3,650,887.89	\$0	0
<b>Divosta Homes, LP</b>	Exhibit D-3 of WVID Unit 1 Engineers Report	962	\$ 2,926,795.13	\$0	0
<b>Gran Paradiso I, LLC</b>	Exhibit D-4 of WVID Unit 1 Engineers Report	1,432	\$ 4,356,726.22	\$0	0
<b>Gran Paradiso II, LLC</b>	Exhibit D-5 of WVID Unit 1 Engineers Report	621	\$ 1,889,334.48	\$0	0
<b>Lee Weatherington Development, Inc.</b>	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

<b>Total</b>		<b>16,400</b>	<b>\$ 49,895,467.87</b>	<b>\$ -</b>	<b>0</b>
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<b>\$ 3,042.41</b>
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\* 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		Total Fiscal Year	
					2016/2017 Per Unit	2017/2018 Projected Assessment	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
					1,797	\$ 378.41	\$ 679,668.25	\$ 378.22
Family	Sub-Total					\$ 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
						\$ 375.18	\$ 26,249.65	\$ 374.99
Family	Sub-Total					\$ 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
					790	\$ 423.59	\$ 334,471.29	\$ 423.38
Family	Sub-Total					\$ 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
					645	\$ 422.50	\$ 272,375.36	\$ 422.29
Family	Sub-Total					\$ 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
						\$ 359.05	\$ 100,482.51	\$ 358.87
Family (3 BDR)	Sub-Total					\$ 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
						\$ 320.72	\$ 89,756.85	\$ 320.56
Family (2 BDR)	Sub-Total					\$ 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
					76	\$ 676.26	\$ 51,370.27	\$ 675.92
Family (3 BDR)	Sub-Total					\$ 730.50	\$ 58,964.03	\$ 730.17
Town Center Multi	Admin / Maint Debt	3.02%	85,240.79	12,600.63	260	\$ 48.46	\$ 12,600.63	\$ 48.46
					140	\$ 609.17	\$ 85,240.79	\$ 608.86
Family (2 BDR)	Sub-Total					\$ 657.63	\$ 97,841.41	\$ 657.33
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
						\$ 12,864.35	\$ 1,182,927.58	\$ 12,857.91
	Sub-Total					\$ 14,765.06	\$ 1,357,792.60	\$ 14,758.62
							\$ 417,239.36	
							\$ 2,822,542.55	
<b>TOTAL</b>	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 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	280 280	\$ 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	280 280	\$ 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

0	\$ -	\$ 54.24
	\$ -	\$ 675.92
	\$ -	\$ 730.17

0	\$ -	\$ 48.46
	\$ -	\$ 608.86
	\$ -	\$ 657.33

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

Town Center Multi	Admin / Maint Debt	140 140	\$ 7,593.76 \$ 51,370.27	\$ 54.24 \$ 675.92
Family (3 BDR)	Sub-Total		\$ 58,964.03	\$ 730.17
			\$ -	\$ -

Town Center Multi	Admin / Maint Debt	260 260	\$ 12,600.63 \$ 85,240.79	\$ 48.46 \$ 608.86
Family (2 BDR)	Sub-Total		\$ 97,841.41	\$ 657.33
			\$ -	\$ -

Town Center	Admin / Maint Debt	92.00 92.00	\$ 174,865.02 \$ 1,182,927.58	\$ 1,900.71 \$ 12,857.91
	Sub-Total		\$ 1,357,792.60	\$ 14,758.62

\$ 417,239.36  
\$ 2,822,542.55

TOTAL 4,356 \$ 3,239,781.91

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**

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

<b>ROADWAYS ASSESSMENT METHODOLOGY</b>													
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
<b>Total</b>					<b>6,064</b>		<b>\$1,632,722.30</b>						

<b>COMBINED ANNUAL ASSESSMENTS AFTER ISSUANCE OF BONDS</b>								
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	Total Maximum Annual Assessment Percentage
<b>Island Walk</b>								
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	
<b>Total Island Walk</b>							<b>\$709,900.36</b>	
<b>Grand Paradiso</b>								
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	
<b>Total Grand Paradiso</b>							<b>\$801,665.05</b>	
<b>Town Center</b>								
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%
<b>Total Town Center</b>							<b>\$1,327,121.60</b>	
<b>Total</b>							<b>\$2,838,687.01</b>	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		Total Fiscal Year 2017/2018	
			Assessment Per Unit		Projected Assessment	Projected Assessment Per Unit		
Pre Lennar	2 Bdr Sam 35	Admin / Maint	5	\$ 70.63	\$ 353.13	\$ 70.63		
		Debt	4	\$ 1,093.10	\$ 4,372.40	\$ 1,093.10		
		Sub-Total		\$ 1,163.73	\$ 4,725.53	\$ 1,163.73		
	3 Bdr Sam 70	Admin / Maint	6	\$ 70.63	\$ 353.13	\$ 70.63		
		Debt	5	\$ 1,432.12	\$ 7,160.60	\$ 1,432.12		
Sub-Total			\$ 1,502.75	\$ 7,513.73	\$ 1,502.75			
3 Bdr Sam 80	Admin / Maint	5	\$ 70.63	\$ 353.13	\$ 70.63			
	Debt	4	\$ 1,559.05	\$ 6,236.20	\$ 1,559.05			
	Sub-Total		\$ 1,629.68	\$ 6,589.33	\$ 1,629.68			
3 Bdr Lee 45	Admin / Maint		\$ 70.63	\$ 282.51	\$ 70.63			
	Debt	4	\$ 1,227.41	\$ 4,909.64	\$ 1,227.41			
	Sub-Total		\$ 1,298.04	\$ 5,192.15	\$ 1,298.04			
3 Bdr Lee 65	Admin / Maint	10	\$ 70.63	\$ 706.26	\$ 70.63			
	Debt	9	\$ 1,380.47	\$ 12,424.23	\$ 1,380.47			
	Sub-Total		\$ 1,451.10	\$ 13,130.49	\$ 1,451.10			
<b>Total</b>	<b>Pre Lennar</b>	<b>30</b>		\$ 2,048.16				
				\$ 35,103.07		<b>Gross</b>		

Lennar	35'	Admin / Maint		\$ 70.63	\$ 12,924.62	\$ 70.63	
		Debt	183	\$ 521.28	\$ 95,394.24	\$ 521.28	
		Sub-Total		\$ 591.91	\$ 108,318.86	\$ 591.91	
	Townhome	Admin / Maint		\$ 70.63	\$ 29,663.06	\$ 70.63	
		Debt	420	\$ 521.28	\$ 218,937.60	\$ 521.28	
		Sub-Total		\$ 591.91	\$ 248,600.66	\$ 591.91	
	Coach	Admin / Maint		\$ 70.63	\$ 8,192.65	\$ 70.63	
		Debt	116	\$ 627.66	\$ 72,808.56	\$ 627.66	
		Sub-Total		\$ 698.29	\$ 81,001.21	\$ 698.29	
	45'	Admin / Maint		\$ 70.63	\$ 4,308.21	\$ 70.63	
Debt		61	\$ 627.66	\$ 38,287.26	\$ 627.66		
Sub-Total			\$ 698.29	\$ 42,595.47	\$ 698.29		
52'	Admin / Maint		\$ 70.63	\$ 36,231.30	\$ 70.63		
	Debt	513	\$ 734.04	\$ 376,562.52	\$ 734.04		
	Sub-Total		\$ 804.67	\$ 412,793.82	\$ 804.67		
62'	Admin / Maint		\$ 70.63	\$ 9,252.05	\$ 70.63		
	Debt	131	\$ 840.42	\$ 110,095.02	\$ 840.42		
	Sub-Total		\$ 911.05	\$ 119,347.07	\$ 911.05		
65'	Admin / Maint		\$ 70.63	\$ 6,215.12	\$ 70.63		
	Debt	88	\$ 840.42	\$ 73,956.96	\$ 840.42		
	Sub-Total		\$ 911.05	\$ 80,172.08	\$ 911.05		
70'	Admin / Maint		\$ 70.63	\$ 2,966.31	\$ 70.63		
	Debt	42	\$ 840.42	\$ 35,297.64	\$ 840.42		
	Sub-Total		\$ 911.05	\$ 38,263.95	\$ 911.05		
75'	Admin / Maint		\$ 70.63	\$ 17,797.83	\$ 70.63		
	Debt	252	\$ 946.81	\$ 238,596.12	\$ 946.81		
	Sub-Total		\$ 1,017.44	\$ 256,393.95	\$ 1,017.44		
80'	Admin / Maint		\$ 70.63	\$ 4,590.71	\$ 70.63		
	Debt	65	\$ 946.81	\$ 61,542.65	\$ 946.81		
	Sub-Total		\$ 1,017.44	\$ 66,133.36	\$ 1,017.44		
<b>Total</b>	<b>Lennar</b>	<b>1,871</b>		\$ 132,141.85			
				\$ 1,321,478.57		<b>Gross</b>	

<b>TOTAL GROSS</b>	<b>1,901</b>	\$ 134,260.64	<b>Total Gross</b>
		\$ 1,356,581.64	
<b>TOTAL NET</b>	<b>1,901</b>	\$ 126,205.00	<b>Total Net</b>
		\$ 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 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			
<b>Pre Lennar</b>	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	\$ -	
<b>Total</b>	<b>Pre Lennar</b>	<b>30</b>	<b>\$ 2,118.79</b>	<b>Gross</b>	<b>30</b>	<b>\$ 2,118.79</b>	<b>Platted On Roll Gross</b>	<b>\$ -</b>	<b>Direct Bill Gross</b>	
			<b>\$ 35,103.07</b>			<b>\$ 35,103.07</b>		<b>\$ -</b>		
<b>Lennar</b>	35'	Admin / Maint		\$ 12,924.62	\$ 70.63		\$ 13,489.63	\$ 70.63	\$ (565.01)	
		Debt	183	\$ 95,394.24	\$ 521.28	191	\$ 99,564.48	\$ 521.28	\$ (4,170.24)	
		Sub-Total		\$ 108,318.86	\$ 591.91		\$ 113,054.11	\$ 591.91	\$ (4,735.25)	
	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		\$ 1,412.53	\$ 70.63	\$ 6,780.13	
		Debt	116	\$ 72,808.56	\$ 627.66	20	\$ 12,553.20	\$ 627.66	\$ 60,255.36	
		Sub-Total		\$ 81,001.21	\$ 698.29		\$ 13,965.73	\$ 698.29	\$ 67,035.49	
	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	\$ -		
<b>Total</b>	<b>Lennar</b>	<b>1,871</b>	<b>\$ 132,141.85</b>	<b>Gross</b>		<b>\$ 58,972.98</b>	<b>Platted On Roll Gross</b>	<b>\$ 73,168.87</b>	<b>Direct Bill Gross</b>	
			<b>\$ 1,321,478.57</b>			<b>\$ 586,648.84</b>		<b>\$ 734,829.73</b>		
<b>TOTAL GROSS</b>		<b>1,901</b>	<b>\$ 134,260.64</b>	<b>Total Gross</b>		<b>\$ 61,091.77</b>	<b>Total Platted On Roll Gross</b>	<b>\$ 73,168.87</b>	<b>Total Direct Bill Gross</b>	
			<b>\$ 1,356,581.64</b>			<b>\$ 621,751.91</b>		<b>\$ 734,829.73</b>		
<b>TOTAL NET</b>		<b>1,901</b>	<b>\$ 126,205.00</b>	<b>Total Net</b>		<b>\$ 57,426.26</b>	<b>Total Platted On Roll Net</b>	<b>\$ 68,778.74</b>	<b>Total Direct Bill Net</b>	
			<b>\$ 1,275,186.74</b>			<b>\$ 584,446.80</b>		<b>\$ 690,739.95</b>		

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**

<b>Product Type</b>	<b>Number of Units</b>	<b>Total Maximum Annual Assessment per Unit *</b>	<b>Total Maximum Annual Assessment per Product Type</b>
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
<b>Totals</b>	<b>1875</b>		<b>\$1,244,650</b>

**\* 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
<b>Total Maximum Annual Assessment</b>	<b>\$1,274,193</b>



**West Villages Improvement District  
Assessment Recap  
Unit 4 - Total Gross**

Subdivision	Product Type	Total Units	Total Fiscal Year 2016/2017		Total Fiscal Year 2017/2018 Projected	
			Assessment Per Unit	Assessment	Assessment Per Unit	Assessment
<b>Renaissance</b>	35' Villas	Admin / Maint		\$ 66.49	\$ 19,510.93	\$ 87.10
		<u>Debt</u>	224	\$ 678.03	\$ 151,539.62	\$ 676.52
		Sub-Total		\$ 744.53	\$ 171,050.55	\$ 763.62
	50' SF	Admin / Maint		\$ 66.49	\$ 23,778.94	\$ 87.10
		<u>Debt</u>	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
		<u>Debt</u>	193	\$ 1,212.87	\$ 233,561.06	\$ 1,210.16
		Sub-Total		\$ 1,279.37	\$ 250,371.81	\$ 1,297.26
<b>Total</b>	<b>Renaissance</b>	<b>690</b>		\$ 60,100.63	\$ 657,200.59	<b>Gross</b>
<b>Oasis</b>	60' SF	Admin / Maint		\$ 66.49	\$ 8,013.42	\$ 87.10
		<u>Debt</u>	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
		<u>Debt</u>	44	\$ 904.95	\$ 43,023.60	\$ 977.81
		Sub-Total		\$ 971.44	\$ 46,856.11	\$ 1,064.91
<b>Total</b>	<b>Oasis</b>	<b>136</b>		\$ 8,013.42	\$ 76,179.53	<b>Gross</b>
<b>Preserve</b>	33' Villas	Admin / Maint		\$ 66.49	\$ 7,839.21	\$ 87.10
		<u>Debt</u>	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
		<u>Debt</u>	110	\$ 679.79	\$ 74,609.43	\$ 678.27
		Sub-Total		\$ 746.28	\$ 84,190.69	\$ 765.37
<b>Total</b>	<b>Preserve</b>	<b>200</b>		\$ 17,420.47	\$ 112,738.57	<b>Gross</b>
<b>TOTAL GROSS</b>		<b>1,026</b>		\$ 89,367.02	\$ 889,142.30	<b>Total Gross</b>
<b>TOTAL NET</b>		<b>1,026</b>		\$ 84,005.00	\$ 835,793.76	<b>Total Net</b>

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	
<b>TOTAL GROSS</b>						<b>PLATTED ON ROLL GROSS</b>			<b>DIRECT BILL GROSS</b>	
<u>Subdivision</u>	<u>Product Type</u>		<u>Total Units</u>	<u>Total Fiscal Year 2017/2018 Projected Assessment</u>	<u>Total Fiscal Year 2017/2018 Projected Assessment Per Unit</u>	<u>Platted Units</u>	<u>Fiscal Year 2017/2018 Platted Total Assessments</u>	<u>Fiscal Year 2017/2018 Platted Per Unit Assessments</u>		
<b>Renaissance</b>	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	
<b>Total</b>	<b>Renaissance</b>		<b>690</b>	<b>\$ 60,100.63</b>	<b>Gross</b>	<b>0</b>	<b>\$ -</b>	<b>Platted On Roll Gross</b>	<b>\$ 60,100.63</b>	<b>Direct Bill Gross</b>
				<b>\$ 657,200.59</b>			<b>\$ -</b>		<b>\$ 657,200.59</b>	
<b>Oasis</b>	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	
<b>Total</b>	<b>Oasis</b>		<b>136</b>	<b>\$ 8,013.42</b>	<b>Gross</b>	<b>0</b>	<b>\$ -</b>	<b>Platted On Roll Gross</b>	<b>\$ 11,845.92</b>	<b>Direct Bill Gross</b>
				<b>\$ 76,179.53</b>			<b>\$ -</b>		<b>\$ 119,203.13</b>	
<b>Preserve</b>	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	
<b>Total</b>	<b>Preserve</b>		<b>200</b>	<b>\$ 17,420.47</b>	<b>Gross</b>	<b>0</b>	<b>\$ -</b>	<b>Platted On Roll Gross</b>	<b>\$ 17,420.47</b>	<b>Direct Bill Gross</b>
				<b>\$ 112,738.57</b>			<b>\$ -</b>		<b>\$ 112,738.57</b>	
<b>TOTAL GROSS</b>			<b>1,026</b>	<b>\$ 85,534.52</b>	<b>Total Gross</b>		<b>\$ -</b>	<b>Total Platted On Roll Gross</b>	<b>\$ 89,367.02</b>	<b>Total Direct Bill Gross</b>
				<b>\$ 846,118.69</b>			<b>\$ -</b>		<b>\$ 889,142.30</b>	
<b>TOTAL NET</b>			<b>1,026</b>	<b>\$ 80,402.45</b>	<b>Total Net</b>		<b>\$ -</b>	<b>Total Platted On Roll Net</b>	<b>\$ 84,005.00</b>	<b>Total Direct Bill Net</b>
				<b>\$ 795,351.57</b>			<b>\$ -</b>		<b>\$ 835,793.76</b>	

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	Product		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
Type	Type								
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	\$ -	\$ -	\$ 531.81
		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	\$ 70.63	\$ -	\$ 167.43
		Debt	\$ 1,670.16	\$ -	\$ 153.39	\$ 423.38	\$ 1,093.10	\$ -	\$ 1,689.87
		Sub-Total	\$ 1,837.60	\$ 17.20	\$ 170.64	\$ 485.73	\$ 1,163.73	\$ -	\$ 1,837.30
	3 Bdr Sam 70	Admin / Maint	\$ 167.43	\$ 17.20	\$ 17.25	\$ 62.35	\$ 70.63	\$ -	\$ 167.43
		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	\$ 1,502.75	\$ -	\$ 2,176.32
3 Bdr Sam 80	Admin / Maint	\$ 167.43	\$ 17.20	\$ 17.25	\$ 62.35	\$ 70.63	\$ -	\$ 167.43	
	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	\$ 1,629.68	\$ -	\$ 2,303.25	
3 Bdr Lee 45	Admin / Maint	\$ 150.23	\$ -	\$ 17.25	\$ 62.35	\$ 70.63	\$ -	\$ 150.23	
	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	\$ 1,298.04	\$ -	\$ 1,971.61	
3 Bdr Lee 65	Admin / Maint	\$ 150.23	\$ -	\$ 17.25	\$ 62.35	\$ 70.63	\$ -	\$ 150.23	
	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	\$ 1,451.10	\$ -	\$ 2,124.67	
Post Lennar	35'	Admin / Maint	\$ 167.43	\$ 17.20	\$ 17.25	\$ 62.35	\$ 70.63	\$ -	\$ 167.43
		Debt	\$ 1,098.34	\$ -	\$ 153.39	\$ 423.38	\$ 521.28	\$ -	\$ 1,098.05
		Sub-Total	\$ 1,265.78	\$ 17.20	\$ 170.64	\$ 485.73	\$ 591.91	\$ -	\$ 1,265.48
	Townhome	Admin / Maint	\$ 152.47	\$ 17.20	\$ 17.25	\$ 47.39	\$ 70.63	\$ -	\$ 152.47
		Debt	\$ 995.47	\$ -	\$ 153.39	\$ 320.56	\$ 521.28	\$ -	\$ 995.23
		Sub-Total	\$ 1,147.94	\$ 17.20	\$ 170.64	\$ 367.95	\$ 591.91	\$ -	\$ 1,147.70
	Coach	Admin / Maint	\$ 158.13	\$ 17.20	\$ 17.25	\$ 53.05	\$ 70.63	\$ -	\$ 158.13
		Debt	\$ 1,140.18	\$ -	\$ 153.39	\$ 358.87	\$ 627.66	\$ -	\$ 1,139.91
		Sub-Total	\$ 1,298.31	\$ 17.20	\$ 170.64	\$ 411.92	\$ 698.29	\$ -	\$ 1,298.05
	45'	Admin / Maint	\$ 167.43	\$ 17.20	\$ 17.25	\$ 62.35	\$ 70.63	\$ -	\$ 167.43
		Debt	\$ 1,204.72	\$ -	\$ 153.39	\$ 423.38	\$ 627.66	\$ -	\$ 1,204.43
		Sub-Total	\$ 1,372.16	\$ 17.20	\$ 170.64	\$ 485.73	\$ 698.29	\$ -	\$ 1,371.86
	52'	Admin / Maint	\$ 167.43	\$ 17.20	\$ 17.25	\$ 62.35	\$ 70.63	\$ -	\$ 167.43
		Debt	\$ 1,311.10	\$ -	\$ 153.39	\$ 423.38	\$ 734.04	\$ -	\$ 1,310.81
		Sub-Total	\$ 1,478.54	\$ 17.20	\$ 170.64	\$ 485.73	\$ 804.67	\$ -	\$ 1,478.24
	62'	Admin / Maint	\$ 167.43	\$ 17.20	\$ 17.25	\$ 62.35	\$ 70.63	\$ -	\$ 167.43
		Debt	\$ 1,417.48	\$ -	\$ 153.39	\$ 423.38	\$ 840.42	\$ -	\$ 1,417.19
		Sub-Total	\$ 1,584.92	\$ 17.20	\$ 170.64	\$ 485.73	\$ 911.05	\$ -	\$ 1,584.62
65'	Admin / Maint	\$ 167.43	\$ 17.20	\$ 17.25	\$ 62.35	\$ 70.63	\$ -	\$ 167.43	
	Debt	\$ 1,417.48	\$ -	\$ 153.39	\$ 423.38	\$ 840.42	\$ -	\$ 1,417.19	
	Sub-Total	\$ 1,584.92	\$ 17.20	\$ 170.64	\$ 485.73	\$ 911.05	\$ -	\$ 1,584.62	
70'	Admin / Maint	\$ 167.43	\$ 17.20	\$ 17.25	\$ 62.35	\$ 70.63	\$ -	\$ 167.43	
	Debt	\$ 1,417.48	\$ -	\$ 153.39	\$ 423.38	\$ 840.42	\$ -	\$ 1,417.19	
	Sub-Total	\$ 1,584.92	\$ 17.20	\$ 170.64	\$ 485.73	\$ 911.05	\$ -	\$ 1,584.62	
75'	Admin / Maint	\$ 167.43	\$ 17.20	\$ 17.25	\$ 62.35	\$ 70.63	\$ -	\$ 167.43	
	Debt	\$ 1,523.87	\$ -	\$ 153.39	\$ 423.38	\$ 946.81	\$ -	\$ 1,523.58	
	Sub-Total	\$ 1,691.31	\$ 17.20	\$ 170.64	\$ 485.73	\$ 1,017.44	\$ -	\$ 1,691.01	
80'	Admin / Maint	\$ 167.43	\$ 17.20	\$ 17.25	\$ 62.35	\$ 70.63	\$ -	\$ 167.43	
	Debt	\$ 1,523.87	\$ -	\$ 153.39	\$ 423.38	\$ 946.81	\$ -	\$ 1,523.58	
	Sub-Total	\$ 1,691.31	\$ 17.20	\$ 170.64	\$ 485.73	\$ 1,017.44	\$ -	\$ 1,691.01	
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	\$ 1,150.09
		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	\$ 1,363.55	
	Sub-Total	\$ 1,476.36	\$ 17.20	\$ 170.64	\$ 9.05	\$ -	\$ 1,297.26	\$ 1,494.16	
Oasis	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	\$ 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	\$ 675.92	\$ -	\$ -	\$ 829.31
		Sub-Total	\$ 918.43	\$ 17.20	\$ 170.64	\$ 730.17	\$ -	\$ -	\$ 918.01
	Town Center Multi Family (2 BDR)	Admin / Maint	\$ 82.92	\$ 17.20	\$ 17.25	\$ 48.46	\$ -	\$ -	\$ 82.92
		Debt	\$ 762.64	\$ -	\$ 153.39	\$ 608.86	\$ -	\$ -	\$ 762.25
		Sub-Total	\$ 845.56	\$ 17.20	\$ 170.64	\$ 657.33	\$ -	\$ -	\$ 845.17
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	\$ -	\$ -	\$ 13,011.39	
	Sub-Total	\$ 14,952.99	\$ 17.20	\$ 170.64	\$ 14,758.62	\$ -	\$ -	\$ 14,946.46	
Undeveloped Land In Unit 1 Only	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)	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 3	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 4	Admin / Maint	\$ -	\$ 17.20	\$ 17.25	\$ -	\$ -	\$ -	\$ 34.46	
	Debt	\$ -	\$ -	\$ 153.39	\$ -	\$ -	\$ -	\$ 153.39	
	Sub-Total	\$ -	\$ 17.20	\$ 170.64	\$ -	\$ -	\$ -	\$ 187.85	

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

**West Villages Improvement District  
Assessment Comparison  
Totals**

Lot Type	Product Type	All Units Fiscal Year 2016/2017 Assessment Totals	All Units Fiscal Year 2017/2018 Assessment Totals	
Island Walk	Island Walk Single Family	\$622.19	<b>\$621.92</b>	
	Island Walk Multi Family	\$618.54	<b>\$618.27</b>	
Pre Lennar	2 Bdr Sam 35	\$1,837.60	<b>\$1,837.30</b>	
	3 Bdr Sam 70	\$2,176.62	<b>\$2,176.32</b>	
	3 Bdr Sam 80	\$2,303.55	<b>\$2,303.25</b>	
	3 Bdr Lee 45	\$1,971.91	<b>\$1,971.61</b>	
	3 Bdr Lee 65	\$2,124.97	<b>\$2,124.67</b>	
Lennar	35'	\$1,265.78	<b>\$1,265.48</b>	
	Townhome	\$1,147.94	<b>\$1,147.70</b>	
	Coach	\$1,298.31	<b>\$1,298.05</b>	
	45'	\$1,372.16	<b>\$1,371.86</b>	
	52'	\$1,478.54	<b>\$1,478.24</b>	
	62'	\$1,584.92	<b>\$1,584.62</b>	
	65'	\$1,584.92	<b>\$1,584.62</b>	
	70'	\$1,584.92	<b>\$1,584.62</b>	
	75'	\$1,691.31	<b>\$1,691.01</b>	
80'	\$1,691.31	<b>\$1,691.01</b>		
Renaissance	35' Villa	\$0.00	<b>\$960.52</b>	
	50' SF	\$0.00	<b>\$1,280.70</b>	
	60' SF	\$0.00	<b>\$1,494.16</b>	
	Oasis	60' SF	\$0.00	<b>\$1,112.04</b>
		70' SF	\$0.00	<b>\$1,261.81</b>
Preserve	33' Villia	\$0.00	<b>\$707.66</b>	
	50' SF	\$0.00	<b>\$962.27</b>	
Town Center	Town Center Multi Family (3 BDR)	\$918.43	<b>\$918.01</b>	
	Town Center Multi Family (2 BDR)	\$845.56	<b>\$845.17</b>	
	Town Center	\$14,952.99	<b>\$14,946.46</b>	
Undeveloped Land In Unit 1 Only	Per Half Acre or Less	\$187.93	<b>\$187.85</b>	
Undeveloped Land In Unit 2 (not in Unit 3)	Per Half Acre or Less	\$187.93	<b>\$187.85</b>	
Undeveloped Land In Unit 3	Per Half Acre or Less	\$187.93	<b>\$187.85</b>	
Undeveloped Land In Unit 4	Per Half Acre or Less	\$0.00	<b>\$187.85</b>	