

West Villages
Improvement District

**Proposed Budget For
Fiscal Year 2018/2019
October 1, 2018 - September 30, 2019**

CONTENTS

1	PROPOSED BUDGET-RECAP BY UNITS
2	PROPOSED INFRASTRUCTURE MAINTENANCE BREAKDOWN
3	PROPOSED BUDGET-DISTRICT PROPER
4	PROPOSED BUDGET-UNIT ONE
5	PROPOSED BUDGET-UNIT TWO
6	PROPOSED BUDGET-UNIT THREE
7	PROPOSED BUDGET-UNIT FOUR
8	PROPOSED BUDGET-UNIT FIVE
9	PROPOSED BUDGET-UNIT SIX
10	PROPOSED BUDGET-UNIT SEVEN
11	BUDGET COMPARISON
12	PROPOSED DEBT SERVICE FUND BUDGET-UNIT ONE
13	PROPOSED DEBT SERVICE FUND BUDGET-UNIT TWO
14	PROPOSED DEBT SERVICE FUND BUDGET-UNIT THREE
15	PROPOSED DEBT SERVICE FUND BUDGET-UNIT FOUR
16	PROPOSED DEBT SERVICE FUND BUDGET-UNIT FIVE
17	ASSESSMENT RECAP-DISTRICT PROPER
18	ASSESSMENT RECAP-UNIT ONE
19	ASSESSMENT METHODOLOGY-UNIT ONE
20	ASSESSMENT RECAP-UNIT TWO TOTAL GROSS
21	ASSESSMENT RECAP-UNIT TWO COLLECTION METHOD
22	ASSESSMENT METHODOLOGY-UNIT TWO
23	ASSESSMENT RECAP-UNIT THREE TOTAL GROSS
24	ASSESSMENT RECAP-UNIT THREE COLLECTION METHOD
25	ASSESSMENT METHODOLOGY-UNIT THREE
26	ASSESSMENT RECAP-UNIT FOUR TOTAL GROSS
27	ASSESSMENT RECAP-UNIT FOUR COLLECTION METHOD
28	ASSESSMENT METHODOLOGY-UNIT FOUR
29	ASSESSMENT RECAP-ALL UNITS DETAIL
30	ASSESSMENT RECAP-TOTALS

RECAP BY UNIT

	DISTRICT PROPER	UNIT ONE	UNIT TWO	UNIT THREE	UNIT FOUR	UNIT FIVE	UNIT SIX	UNIT SEVEN	TOTAL
REVENUES									
O & M ASSESSMENTS	294,076	552,878	339,311	198,290	37,179	0	0	0	1,421,733
O & M DIRECT BILL	0	0	82,753	31,812	66,057	142,500	100,000	100,000	523,122
DEBT ASSESSMENTS	0	2,524,940	2,250,979	1,145,284	289,991	0	0	0	6,211,194
DEBT DIRECT BILL	0	0	490,387	199,430	565,074	3,625,720	0	0	4,880,612
INTEREST INCOME	1,000	0	0	0	0	0	0	0	1,000
CARRY OVER FUNDS FROM PRIOR YEAR	0	0	0	0	0	0	0	0	0
Total Revenues	\$ 295,076	\$ 3,077,818	\$ 3,163,430	\$ 1,574,816	\$ 958,302	\$ 3,768,220	\$ 100,000	\$ 100,000	\$ 13,037,661
EXPENDITURES									
ALL BASEBALL FACILITY EXPENSES	0	0	0	0	0	100,000	0	0	100,000
INFRASTRUCTURE MAINTENANCE	0	455,000	337,000	159,000	42,000	0	0	0	993,000
ENGINEERING	45,000	7,500	7,500	10,000	5,000	2,500	10,000	10,000	97,500
MANAGEMENT	59,456	12,005	12,005	12,005	12,005	12,005	12,005	12,005	143,491
OPERATIONS MANAGER	25,000	12,500	12,500	0	0	0	0	0	50,000
LEGAL	80,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	185,000
ASSESSMENT ROLL	7,500	1,500	1,500	1,500	1,500	0	0	0	13,500
AUDIT FEES	4,800	2,500	2,500	2,500	2,500	2,500	2,500	2,500	22,300
ARBITRAGE REBATE FEE	0	1,500	1,500	1,500	1,500	0	0	0	6,000
RENTS & LEASES	6,000	0	0	0	0	0	0	0	6,000
INSURANCE	36,000	0	0	0	0	0	0	0	36,000
LEGAL ADVERTISING	3,000	0	0	0	0	0	0	0	3,000
MISCELLANEOUS	3,000	1,700	1,700	1,700	10,000	10,495	60,495	60,495	149,585
POSTAGE	1,000	0	0	0	0	0	0	0	1,000
OFFICE SUPPLIES	5,000	0	0	0	0	0	0	0	5,000
DUES & SUBSCRIPTIONS	175	0	0	0	0	0	0	0	175
TRUSTEE FEES	0	10,000	10,000	10,000	10,000	0	0	0	40,000
WEBSITE	1,500	0	0	0	1,500	0	0	0	3,000
CONTINUING DISCLOSURE FEE	0	500	500	5,000	0	0	0	0	6,000
Total Expenditures	\$ 277,431	\$ 519,705	\$ 401,705	\$ 218,205	\$ 101,005	\$ 142,500	\$ 100,000	\$ 100,000	\$ 1,860,551
EXCESS / (SHORTFALL)	\$ 17,645	\$ 2,558,113	\$ 2,761,725	\$ 1,356,611	\$ 857,297	\$ 3,625,720	\$ -	\$ -	\$ 11,177,110
PAYMENT TO TRUSTEE (UNIT 1)	0	(2,373,444)	0	0	0	0	0	0	(2,373,444)
PAYMENT TO TRUSTEE (UNIT 2)	0	0	(2,606,307)	0	0	0	0	0	(2,606,307)
PAYMENT TO TRUSTEE (UNIT 3)	0	0	0	(1,275,997)	0	0	0	0	(1,275,997)
PAYMENT TO TRUSTEE (UNIT 4)	0	0	0	0	(837,666)	0	0	0	(837,666)
PAYMENT TO TRUSTEE (UNIT 5)	0	0	0	0	0	(3,625,720)	0	0	(3,625,720)
BALANCE	\$ 17,645	\$ 184,669	\$ 155,417	\$ 80,614	\$ 19,630	\$ -	\$ -	\$ -	\$ 457,976
COUNTY APPRAISER & TAX COLLECTOR FEE	(5,882)	(61,556)	(51,806)	(26,871)	(6,543)	-	-	-	(152,659)
DISCOUNTS FOR EARLY PAYMENTS	(11,763)	(123,113)	(103,612)	(53,743)	(13,087)	-	-	-	(305,317)
NET EXCESS / (SHORTFALL)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

INFRASTRUCTURE MAINTENANCE BREAKDOWN

UNIT ONE FISCAL YEAR 2017/2018 MAINTENANCE BUDGET

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

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

UNIT ONE FISCAL YEAR 2018/2019 MAINTENANCE BUDGET

MAINTENANCE EXPENDITURES	AMOUNT	AMOUNT
US-41 Landscaping & Lighting (1) (2)	245,000	80,000
Gateway Monuments (US-4/River Rd)	10,000	0
Contingency Landscape Replacement	25,000	0
Lake Maintenance	12,000	12,000
Road Maintenance / Resurface	163,000	163,000
Total Maintenance Expenditures	\$ 455,000	\$ 255,000

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

UNIT TWO FISCAL YEAR 2017/2018 MAINTENANCE BUDGET

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

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

(2) Includes power, pole replacement

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

UNIT TWO FISCAL YEAR 2018/2019 MAINTENANCE BUDGET

MAINTENANCE EXPENDITURES	AMOUNT	AMOUNT
General Cost (1)	5,000	0
Lighting (2)	50,000	0
Ponds / Lakes	22,000	12,000
Landscaping (3)	245,000	0
Contingency Landscape Replacement	15,000	0
Total Maintenance Expenditures	\$ 337,000	12,000

(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 THREE FISCAL YEAR 2017/2018 MAINTENANCE BUDGET

MAINTENANCE EXPENDITURES	AMOUNT
Lake & Mitigation Maintenance	20,000
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 2018/2019 MAINTENANCE BUDGET

MAINTENANCE EXPENDITURES	AMOUNT	AMOUNT
Lake & Mitigation Maintenance	20,000	0
Drainage	4,000	0
Roads / Street Lights (resurface / repairs / signs)	115,000	92,000
Gatehouse O&M	20,000	0
Total Maintenance Expenditures	\$ 159,000	\$ 92,000

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

UNIT FOUR FISCAL YEAR 2017/2018 MAINTENANCE BUDGET

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

UNIT FOUR FISCAL YEAR 2018/2019 MAINTENANCE BUDGET

MAINTENANCE EXPENDITURES	AMOUNT	AMOUNT
Lake Maintenance	12,000	12,000
Mitigation Maintenance	10,000	10,000
Miscellaneous Maintenance	20,000	0
Total Maintenance Expenditures	\$ 42,000	\$ 22,000

DISTRICT PROPER

	FISCAL YEAR 2017/2018 ANNUAL BUDGET	FISCAL YEAR 2018/2019 ANNUAL BUDGET
REVENUES		
O & M ASSESSMENTS	283,437	294,076
O & M DIRECT BILL	0	0
DEBT ASSESSMENTS	0	0
DEBT DIRECT BILL	0	0
DEVELOPER CONTRIBUTION	0	0
INTEREST INCOME	1,000	1,000
OTHER REVENUES	0	0
Total Revenues	\$ 284,437	\$ 295,076
EXPENDITURES		
ENGINEERING	35,000	45,000
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	36,000	36,000
LEGAL ADVERTISING	3,000	3,000
MISCELLANEOUS	3,000	3,000
POSTAGE	1,000	1,000
OFFICE SUPPLIES	5,000	5,000
DUES & SUBSCRIPTIONS	175	175
TRUSTEE FEES	0	0
CONTINUING DISCLOSURE FEE	0	0
WEBSITE	1,500	1,500
CONTINGENCY / PREV SHORTFALL	0	0
Total Expenditures	\$ 267,431	\$ 277,431
EXCESS / (SHORTFALL)	\$ 17,006	\$ 17,645
PAYMENT TO TRUSTEE	-	-
BALANCE	\$ 17,006	\$ 17,645
COUNTY APPRAISER & TAX COLLECTOR FEE	(5,669)	(5,882)
DISCOUNTS FOR EARLY PAYMENTS	(11,337)	(11,763)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

* Fund Balance as of 3-31-2018 = \$815,434.00

UNIT ONE

	FISCAL YEAR 2017/2018 ANNUAL BUDGET	FISCAL YEAR 2018/2019 ANNUAL BUDGET
REVENUES		
O & M ASSESSMENTS	284,261	552,878
O & M DIRECT BILL	0	0
DEBT ASSESSMENTS	2,527,074	2,524,940
DEBT DIRECT BILL	0	0
DEVELOPER CONTRIBUTION	0	0
OTHER REVENUES	0	0
Total Revenues	\$ 2,811,335	\$ 3,077,818
EXPENDITURES		
INFRASTRUCTURE MAINTENANCE	200,000	455,000
ENGINEERING	10,000	7,500
MANAGEMENT	12,005	12,005
OPERATIONS MANAGER	12,500	12,500
LEGAL	15,000	15,000
ASSESSMENT ROLL	1,500	1,500
AUDIT FEES	2,500	2,500
ARBITRAGE REBATE FEE	1,500	1,500
RENTS & LEASES	0	0
INSURANCE	0	0
LEGAL ADVERTISING	0	0
MISCELLANEOUS	1,700	1,700
POSTAGE	0	0
OFFICE SUPPLIES	0	0
DUES & SUBSCRIPTIONS	0	0
TRUSTEE FEES	10,000	10,000
CONTINUING DISCLOSURE FEE	500	500
WEBSITE	0	0
CONTINGENCY / PREV SHORTFALL	0	0
Total Expenditures	\$ 267,205	\$ 519,705
EXCESS / (SHORTFALL)	\$ 2,544,130	\$ 2,558,113
PAYMENT TO TRUSTEE	(2,375,450)	(2,373,444)
BALANCE	\$ 168,680	\$ 184,669
COUNTY APPRAISER & TAX COLLECTOR FEE	(56,227)	(61,556)
DISCOUNTS FOR EARLY PAYMENTS	(112,453)	(123,113)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

* Fund Balance as of 3-31-2018 = \$427,755.00

UNIT TWO

	FISCAL YEAR 2017/2018 ANNUAL BUDGET	FISCAL YEAR 2018/2019 ANNUAL BUDGET
REVENUES		
O & M ASSESSMENTS	331,286	339,311
O & M DIRECT BILL	80,796	82,753
DEBT ASSESSMENTS	2,240,556	2,250,979
DEBT DIRECT BILL	547,067	490,387
DEVELOPER CONTRIBUTION	0	0
OTHER REVENUES	0	0
CARRY OVER FUNDS FROM PRIOR YEAR	0	0
Total Revenues	\$ 3,199,706	\$ 3,163,430
EXPENDITURES		
INFRASTRUCTURE MAINTENANCE	325,000	337,000
ENGINEERING	10,000	7,500
MANAGEMENT	12,005	12,005
OPERATIONS MANAGER	12,500	12,500
LEGAL	15,000	15,000
ASSESSMENT ROLL	1,500	1,500
AUDIT FEES	2,500	2,500
ARBITRAGE REBATE FEE	1,500	1,500
RENTS & LEASES	0	0
INSURANCE	0	0
LEGAL ADVERTISING	0	0
MISCELLANEOUS	1,700	1,700
POSTAGE	0	0
OFFICE SUPPLIES	0	0
DUES & SUBSCRIPTIONS	0	0
TRUSTEE FEES	10,000	10,000
CONTINUING DISCLOSURE FEE	500	500
WEBSITE	0	0
CONTINGENCY / PREV SHORTFALL	0	0
Total Expenditures	\$ 392,205	\$ 401,705
EXCESS / (SHORTFALL)	\$ 2,807,501	\$ 2,761,725
PAYMENT TO TRUSTEE	(2,653,190)	(2,606,307)
BALANCE	\$ 154,311	\$ 155,417
COUNTY APPRAISER & TAX COLLECTOR FEE	(51,437)	(51,806)
DISCOUNTS FOR EARLY PAYMENTS	(102,874)	(103,612)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

* Fund Balance as of 3-31-2018 = \$792,302.00

UNIT THREE

	FISCAL YEAR 2017/2018 ANNUAL BUDGET	FISCAL YEAR 2018/2019 ANNUAL BUDGET
REVENUES		
O & M ASSESSMENTS	83,030	198,290
O & M DIRECT BILL	48,157	31,812
DEBT ASSESSMENTS	856,858	1,145,284
DEBT DIRECT BILL	470,551	199,430
DEVELOPER CONTRIBUTION	0	0
OTHER REVENUES	0	0
CARRY OVER FUNDS FROM PRIOR YEAR	0	0
Total Revenues	\$ 1,458,595	\$ 1,574,816
EXPENDITURES		
INFRASTRUCTURE MAINTENANCE	67,000	159,000
ENGINEERING	10,000	10,000
MANAGEMENT	12,005	12,005
OPERATIONS MANAGER	0	0
LEGAL	15,000	15,000
ASSESSMENT ROLL	1,500	1,500
AUDIT FEES	2,500	2,500
ARBITRAGE REBATE FEE	1,500	1,500
RENTS & LEASES	0	0
INSURANCE	0	0
LEGAL ADVERTISING	0	0
MISCELLANEOUS	1,700	1,700
POSTAGE	0	0
OFFICE SUPPLIES	0	0
DUES & SUBSCRIPTIONS	0	0
TRUSTEE FEES	10,000	10,000
CONTINUING DISCLOSURE FEE	5,000	5,000
WEBSITE	0	0
CONTINGENCY / PREV SHORTFALL	0	0
Total Expenditures	\$ 126,205	\$ 218,205
EXCESS / (SHORTFALL)	\$ 1,332,390	\$ 1,356,611
PAYMENT TO TRUSTEE	(1,275,997)	(1,275,997)
BALANCE	\$ 56,393	\$ 80,614
COUNTY APPRAISER & TAX COLLECTOR FEE	(18,798)	(26,871)
DISCOUNTS FOR EARLY PAYMENTS	(37,595)	(53,743)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

* Fund Balance as of 3-31-2018 = \$250,206.00

UNIT FOUR

	FISCAL YEAR 2017/2018 ANNUAL BUDGET	FISCAL YEAR 2018/2019 ANNUAL BUDGET
REVENUES		
O & M ASSESSMENTS	0	37,179
O & M DIRECT BILL	84,005	66,057
DEBT ASSESSMENTS	0	289,991
DEBT DIRECT BILL	835,794	565,074
DEVELOPER CONTRIBUTION	0	0
OTHER REVENUES	0	0
CARRY OVER FUNDS FROM PRIOR YEAR	0	0
Total Revenues	\$ 919,799	\$ 958,302
EXPENDITURES		
INFRASTRUCTURE MAINTENANCE	20,000	42,000
ENGINEERING	10,000	5,000
MANAGEMENT	12,005	12,005
OPERATIONS MANAGER	0	0
LEGAL	15,000	15,000
ASSESSMENT ROLL	1,500	1,500
AUDIT FEES	2,500	2,500
ARBITRAGE REBATE FEE	1,500	1,500
RENTS & LEASES	0	0
INSURANCE	0	0
LEGAL ADVERTISING	0	0
MISCELLANEOUS	10,000	10,000
POSTAGE	0	0
OFFICE SUPPLIES	0	0
DUES & SUBSCRIPTIONS	0	0
TRUSTEE FEES	10,000	10,000
CONTINUING DISCLOSURE FEE	1,500	1,500
WEBSITE	0	0
CONTINGENCY / PREV SHORTFALL	0	0
Total Expenditures	\$ 84,005	\$ 101,005
EXCESS / (SHORTFALL)	\$ 835,794	\$ 857,297
PAYMENT TO TRUSTEE	(835,794)	(837,666)
BALANCE	\$ -	\$ 19,630
COUNTY APPRAISER & TAX COLLECTOR FEE	-	(6,543)
DISCOUNTS FOR EARLY PAYMENTS	-	(13,087)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

* Fund Balance as of 3-31-2018 = \$59,348.00

UNIT FIVE

	FISCAL YEAR 2017/2018 ANNUAL BUDGET	FISCAL YEAR 2018/2019 ANNUAL BUDGET
REVENUES		
O & M ASSESSMENTS	0	0
O & M DIRECT BILL	500,000	142,500
DEBT ASSESSMENTS	0	0
DEBT DIRECT BILL	0	3,625,720
DEVELOPER CONTRIBUTION	0	0
OTHER REVENUES	0	0
CARRY OVER FUNDS FROM PRIOR YEAR	0	0
Total Revenues	\$ 500,000	\$ 3,768,220
EXPENDITURES		
BASEBALL FACILITY EXPENSES	450,000	100,000
INFRASTRUCTURE MAINTENANCE	0	0
ENGINEERING	10,000	2,500
MANAGEMENT	12,005	12,005
OPERATIONS MANAGER	0	0
LEGAL	15,000	15,000
ASSESSMENT ROLL	0	0
AUDIT FEES	2,500	2,500
ARBITRAGE REBATE FEE	0	0
RENTS & LEASES	0	0
INSURANCE	0	0
LEGAL ADVERTISING	0	0
MISCELLANEOUS	10,495	10,495
POSTAGE	0	0
OFFICE SUPPLIES	0	0
DUES & SUBSCRIPTIONS	0	0
TRUSTEE FEES	0	0
CONTINUING DISCLOSURE FEE	0	0
WEBSITE	0	0
CONTINGENCY / PREV SHORTFALL	0	0
Total Expenditures	\$ 500,000	\$ 142,500
EXCESS / (SHORTFALL)	\$ -	\$ 3,625,720
PAYMENT TO TRUSTEE	-	(3,625,720)
BALANCE	\$ -	\$ -
COUNTY APPRAISER & TAX COLLECTOR FEE	-	-
DISCOUNTS FOR EARLY PAYMENTS	-	-
NET EXCESS / (SHORTFALL)	\$ -	\$ -

* Fund Balance as of 3-31-2018 = (\$232,618.00)

UNIT SIX

	FISCAL YEAR 2017/2018 ANNUAL BUDGET	FISCAL YEAR 2018/2019 ANNUAL BUDGET
REVENUES		
O & M ASSESSMENTS	0	0
O & M DIRECT BILL	0	100,000
DEBT ASSESSMENTS	0	0
DEBT DIRECT BILL	0	0
DEVELOPER CONTRIBUTION	0	0
OTHER REVENUES	0	0
CARRY OVER FUNDS FROM PRIOR YEAR	0	0
Total Revenues	\$ -	\$ 100,000
EXPENDITURES		
ALL BASEBALL FACILITY EXPENSES	0	0
INFRASTRUCTURE MAINTENANCE	0	0
ENGINEERING	0	10,000
MANAGEMENT	0	12,005
OPERATIONS MANAGER	0	0
LEGAL	0	15,000
ASSESSMENT ROLL	0	0
AUDIT FEES	0	2,500
ARBITRAGE REBATE FEE	0	0
RENTS & LEASES	0	0
INSURANCE	0	0
LEGAL ADVERTISING	0	0
MISCELLANEOUS	0	60,495
POSTAGE	0	0
OFFICE SUPPLIES	0	0
DUES & SUBSCRIPTIONS	0	0
TRUSTEE FEES	0	0
CONTINUING DISCLOSURE FEE	0	0
WEBSITE	0	0
CONTINGENCY / PREV SHORTFALL	0	0
Total Expenditures	\$ -	\$ 100,000
EXCESS / (SHORTFALL)	\$ -	\$ -
PAYMENT TO TRUSTEE	-	-
BALANCE	\$ -	\$ -
COUNTY APPRAISER & TAX COLLECTOR FEE	-	-
DISCOUNTS FOR EARLY PAYMENTS	-	-
NET EXCESS / (SHORTFALL)	\$ -	\$ -

* Fund Balance as of 4-30-2018 = N/A

UNIT SEVEN

	FISCAL YEAR 2017/2018 ANNUAL BUDGET	FISCAL YEAR 2018/2019 ANNUAL BUDGET
REVENUES		
O & M ASSESSMENTS	0	0
O & M DIRECT BILL	0	100,000
DEBT ASSESSMENTS	0	0
DEBT DIRECT BILL	0	0
DEVELOPER CONTRIBUTION	0	0
OTHER REVENUES	0	0
CARRY OVER FUNDS FROM PRIOR YEAR	0	0
Total Revenues	\$ 500,000	\$ 100,000
EXPENDITURES		
ALL BASEBALL FACILITY EXPENSES	0	0
INFRASTRUCTURE MAINTENANCE	0	0
ENGINEERING	0	10,000
MANAGEMENT	0	12,005
OPERATIONS MANAGER	0	0
LEGAL	0	15,000
ASSESSMENT ROLL	0	0
AUDIT FEES	0	2,500
ARBITRAGE REBATE FEE	0	0
RENTS & LEASES	0	0
INSURANCE	0	0
LEGAL ADVERTISING	0	0
MISCELLANEOUS	0	60,495
POSTAGE	0	0
OFFICE SUPPLIES	0	0
DUES & SUBSCRIPTIONS	0	0
TRUSTEE FEES	0	0
CONTINUING DISCLOSURE FEE	0	0
WEBSITE	0	0
CONTINGENCY / PREV SHORTFALL	0	0
Total Expenditures	\$ 500,000	\$ 100,000
EXCESS / (SHORTFALL)	\$ -	\$ -
PAYMENT TO TRUSTEE	-	-
BALANCE	\$ -	\$ -
COUNTY APPRAISER & TAX COLLECTOR FEE	-	-
DISCOUNTS FOR EARLY PAYMENTS	-	-
NET EXCESS / (SHORTFALL)	\$ -	\$ -

* Fund Balance as of 4-30-2018 = N/A

BUDGET COMPARISON

	FISCAL YEAR 2016/2017 ACTUAL	FISCAL YEAR 2017/2018 ANNUAL BUDGET	FISCAL YEAR 2018/2019 ANNUAL BUDGET
REVENUES			
O & M ASSESSMENTS	776,889	982,014	1,421,733
O & M DIRECT BILL	205,449	712,958	523,122
DEBT ASSESSMENTS	4,162,994	5,624,488	6,211,194
DEBT DIRECT BILL	1,917,373	1,853,411	4,880,612
INTEREST / OTHER INCOME	5,322	1,000	1,000
BOND PREPAYMENTS	0	0	0
BOND PREPAYMENTS SENT TO TRUSTEE	0	0	0
CARRY OVER FUNDS FROM PRIOR YEAR	0	0	0
Total Revenues	\$ 7,068,027	\$ 9,173,872	\$ 13,037,661
EXPENDITURES			
ALL BASEBALL FACILITY EXPENSES	281,909	450,000	100,000
INFRASTRUCTURE MAINTENANCE	572,444	612,000	993,000
ENGINEERING	355,630	85,000	97,500
MANAGEMENT	107,476	119,481	143,491
OPERATIONS MANAGER	43,403	50,000	50,000
LEGAL	78,482	155,000	185,000
ASSESSMENT ROLL	12,000	13,500	13,500
AUDIT FEES	14,300	17,300	22,300
ARBITRAGE REBATE FEE	1,950	6,000	6,000
RENTS & LEASES	14,400	6,000	6,000
INSURANCE	32,552	36,000	36,000
LEGAL ADVERTISING	12,000	3,000	3,000
MISCELLANEOUS	31,793	28,595	149,585
POSTAGE	4,036	1,000	1,000
OFFICE SUPPLIES	7,465	5,000	5,000
DUES & SUBSCRIPTIONS	175	175	175
TRUSTEE FEES	500	40,000	40,000
CONTINUING DISCLOSURE FEE	7,500	7,500	7,500
WEBSITE	0	1,500	1,500
CONTINGENCY / CONSTRUCTION COST	0	0	0
Total Expenditures	1,578,016	1,637,051	1,860,551
EXCESS / (SHORTFALL)	\$ 5,490,011	\$ 7,536,821	\$ 11,177,110
PAYMENT TO TRUSTEE (UNIT 1)	(2,372,232)	(2,375,450)	(2,373,444)
PAYMENT TO TRUSTEE (UNIT 2)	(1,422,005)	(2,653,190)	(2,606,307)
PAYMENT TO TRUSTEE (UNIT 3)	(1,253,179)	(1,275,997)	(1,275,997)
PAYMENT TO TRUSTEE (UNIT 4)	(837,328)	(835,794)	(837,666)
PAYMENT TO TRUSTEE (UNIT 5)	-	-	(3,625,720)
BALANCE	\$ (394,731)	\$ 396,390	\$ 457,976
COUNTY APPRAISER & TAX COLLECTOR FEE	(46,128)	(132,130)	(152,659)
DISCOUNTS FOR EARLY PAYMENTS	(185,957)	(264,260)	(305,317)
NET EXCESS / (SHORTFALL)	\$ (626,817)	\$ -	\$ -

UNIT ONE DEBT SERVICE

FISCAL YEAR

2018/2019

ANNUAL BUDGET

REVENUES

Interest Income		0
Debt Collections		2,373,444
Total Revenues	\$	2,373,444

EXPENDITURES

Principal Payments		1,040,000
Interest Payments		1,333,444
Miscellaneous / Extra Redemption		0
Total Expenditures	\$	2,373,444

Excess / (Shortfall)	\$	-
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Series 2017 Bond Information

Original Par Amount =	\$32,165,000	Annual Principal Payments Due =	May 1st
Average Interest Rate =	4.47%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	July 2017		
Maturity Date =	May 2038		

UNIT TWO DEBT SERVICE

FISCAL YEAR

2018/2019

ANNUAL BUDGET

REVENUES

Interest Income		0
Debt Collections		2,606,307
Total Revenues	\$	2,606,307

EXPENDITURES

Principal Payments		965,000
Interest Payments		1,688,815
Miscellaneous / Extra Redemption		0
Total Expenditures	\$	2,653,815

Excess / (Shortfall)	\$	(47,508)
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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		

UNIT THREE DEBT SERVICE

FISCAL YEAR

2018/2019

ANNUAL BUDGET

REVENUES

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

EXPENDITURES

Principal Payments		570,000
Interest Payments		701,385
Miscellaneous / Extra Redemption		4,612
Total Expenditures	\$	1,275,997

Excess / (Shortfall)	\$	-
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Series 2017 Bond Information

Original Par Amount =	\$16,550,000	Annual Principal Payments Due =	May 1st
Average Interest Rate =	4.66%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	July 2017		
Maturity Date =	May 2037		

UNIT FOUR DEBT SERVICE

FISCAL YEAR

2018/2019

ANNUAL BUDGET

REVENUES

Interest Income		0
Net Debt Collections		837,666
Total Revenues	\$	837,666

EXPENDITURES

Principal Payments		235,000
Interest Payments		598,031
Miscellaneous / Extra Redemption		4,635
Total Expenditures	\$	837,666

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

Original Par Amount =	\$13,090,000	Annual Principal Payments Due =	November 1st
Average Interest Rate =	4.88%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	October 2016		
Maturity Date =	November 2046		

UNIT FIVE DEBT SERVICE

FISCAL YEAR

2018/2019

ANNUAL BUDGET

REVENUES

Direct Assessments - State of Florida		1,000,000
Direct Assessments - Atlanta Braves		2,625,720
Total Revenues	\$	3,625,720

EXPENDITURES

2017A Principal Payments		485,000
2017A Interest Payments		482,999
2017B Principal Payments		1,148,694
2017B Interest Payments		1,439,902
Other / Extra Redemption		69,125
Total Expenditures	\$	3,625,720

Excess / (Shortfall)	\$	-
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Series 2017A Bond Information

Original Par Amount =	\$13,955,000	Annual Principal Payments Due =	February 1st & August 1st
Average Interest Rate =	3.72%	Annual Interest Payments Due =	February 1st & August 1st
Issue Date =	December 2017		
Maturity Date =	February 2038		

Series 2017B Bond Information

Original Par Amount =	\$27,500,000	Annual Principal Payments Due =	June 30th & December 30th
Average Interest Rate =	5.39%	Annual Interest Payments Due =	June 30th & December 30th
Issue Date =	December 2017		
Maturity Date =	December 2033		

ASSESSMENT RECAP DISTRICT PROPER

A	B	C	F	G	F	G
Lot Type	Units	Total Fiscal Year 2017/2018 Assessment	Total Fiscal Year 2017/2018 Assessment Per Unit	Total Fiscal Year 2018/2019 Projected Assessment	Total Fiscal Year 2018/2019 Projected Assessment Per Unit	Total Fiscal Year 2018/2019 Projected Assessment Per Unit
Developed Lots In Unit 1 Only	Administrative <u>Debt</u>	300	\$ -	\$ 17.20	\$ 3,843.12	\$ 12.81
			\$ -	\$ -	\$ -	\$ -
	Sub-Total		\$ -	\$ 17.20	\$ 3,843.12	\$ 12.81
Developed Lots In Unit 2	Administrative <u>Debt</u>	1,663	\$ 20,971.77	\$ 17.20	\$ 21,303.69	\$ 12.81
			\$ -	\$ -	\$ -	\$ -
	Sub-Total		\$ 20,971.77	\$ 17.20	\$ 21,303.69	\$ 12.81
Developed Lots In Unit 3	Administrative <u>Debt</u>	1,601	\$ 14,881.53	\$ 17.20	\$ 20,509.45	\$ 12.81
			\$ -	\$ -	\$ -	\$ -
	Sub-Total		\$ 14,881.53	\$ 17.20	\$ 20,509.45	\$ 12.81
Developed Lots In Unit 4	Administrative <u>Debt</u>	355	\$ -	\$ 17.20	\$ 4,547.69	\$ 12.81
			\$ -	\$ -	\$ -	\$ -
	Sub-Total		\$ -	\$ 17.20	\$ 4,547.69	\$ 12.81
Developed Lots In Sarasot County	Administrative <u>Debt</u>	0	\$ -	\$ 17.20	\$ 0	\$ 12.81
			\$ -	\$ -	\$ -	\$ -
	Sub-Total		\$ -	\$ 17.20	\$ -	\$ 12.81
Undeveloped Land In Unit 1	Administrative <u>Debt</u>	10,925	\$ 190,414.77	\$ 17.20	\$ 139,953.62	\$ 12.81
			\$ -	\$ -	\$ -	\$ -
	Sub-Total		\$ 190,414.77	\$ 17.20	\$ 139,953.62	\$ 12.81
Undeveloped Land In Unit 2	Administrative <u>Debt</u>	257	\$ 35,268.37	\$ 17.20	\$ 3,292.27	\$ 12.81
			\$ -	\$ -	\$ -	\$ -
	Sub-Total		\$ 35,268.37	\$ 17.20	\$ 3,292.27	\$ 12.81
Undeveloped Land In Unit 3	Administrative <u>Debt</u>	187	\$ 9,703.10	\$ 17.20	\$ 2,395.54	\$ 12.81
			\$ -	\$ -	\$ -	\$ -
	Sub-Total		\$ 9,703.10	\$ 17.20	\$ 2,395.54	\$ 12.81
Undeveloped Land In Unit 4	Administrative <u>Debt</u>	365	\$ 12,197.69	\$ 17.20	\$ 4,675.80	\$ 12.81
			\$ -	\$ -	\$ -	\$ -
	Sub-Total		\$ 12,197.69	\$ 17.20	\$ 4,675.80	\$ 12.81
Undeveloped Land In Sarasot County	Administrative <u>Debt</u>	7,303	\$ -	\$ 17.20	\$ 93,554.35	\$ 12.81
			\$ -	\$ -	\$ -	\$ -
	Sub-Total		\$ -	\$ 17.20	\$ 93,554.35	\$ 12.81
TOTAL		22,956	\$ 283,437.23		\$ 294,075.53	

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. 1 unit = 1/2 acre or less portion.

There are **22,956.00** assessable units in the District.

ASSESSMENT RECAP UNIT ONE

A	B	C	F	G	F	G
Lot Type	Units	Total Fiscal Year 2017/2018 Assessment	Total Fiscal Year 2017/2018 Assessment Per Unit	Total Fiscal Year 2018/2019 Projected Assessment	Total Fiscal Year 2018/2019 Projected Assessment Per Unit	Total Fiscal Year 2018/2019 Projected Assessment Per Unit
Developed Lots In Unit 1 Only	Administrative <u>Debt</u>	300	\$ -	\$ 17.25	\$ 10,596.26	\$ 35.32
			\$ -	\$ 153.39	\$ 48,392.13	\$ 161.31
	Sub-Total		\$ -	\$ 170.64	\$ 58,988.40	\$ 196.63
Developed Lots In Unit 2	Administrative <u>Debt</u>	1,663	\$ 20,971.77	\$ 17.25	\$ 58,738.62	\$ 35.32
			\$ -	\$ 153.39	\$ 268,253.72	\$ 161.31
	Sub-Total		\$ 20,971.77	\$ 170.64	\$ 326,992.34	\$ 196.63
Developed Lots In Unit 3	Administrative <u>Debt</u>	1,601	\$ 14,881.53	\$ 17.25	\$ 56,548.72	\$ 35.32
			\$ -	\$ 153.39	\$ 258,252.68	\$ 161.31
	Sub-Total		\$ 14,881.53	\$ 170.64	\$ 314,801.40	\$ 196.63
Developed Lots In Unit 4	Administrative <u>Debt</u>	355	\$ -	\$ 17.25	\$ 12,538.91	\$ 35.32
			\$ -	\$ 153.39	\$ 57,264.02	\$ 161.31
	Sub-Total		\$ -	\$ 170.64	\$ 69,802.93	\$ 196.63
Undeveloped Land In Unit 1	Admin / Maint <u>Debt</u>	10,925	\$ 190,967.94	\$ 17.25	\$ 385,880.56	\$ 35.32
			\$ 1,697,703.20	\$ 153.39	\$ 1,762,280.16	\$ 161.31
	Sub-Total		\$ 1,888,671.14	\$ 170.64	\$ 2,148,160.72	\$ 196.63
Undeveloped Land In Unit 2	Administrative <u>Debt</u>	257	\$ 35,370.82	\$ 17.25	\$ 9,077.46	\$ 35.32
			\$ 314,446.29	\$ 153.39	\$ 41,455.93	\$ 161.31
	Sub-Total		\$ 349,817.11	\$ 170.64	\$ 50,533.39	\$ 196.63
Undeveloped Land In Unit 3	Administrative <u>Debt</u>	187	\$ 9,731.29	\$ 17.25	\$ 6,605.00	\$ 35.32
			\$ 86,511.08	\$ 153.39	\$ 30,164.43	\$ 161.31
	Sub-Total		\$ 96,242.37	\$ 170.64	\$ 36,769.43	\$ 196.63
Undeveloped Land In Unit 4	Administrative <u>Debt</u>	365	\$ 12,233.13	\$ 17.25	\$ 12,892.12	\$ 35.32
			\$ 108,752.40	\$ 153.39	\$ 58,877.09	\$ 161.31
	Sub-Total		\$ 120,985.53	\$ 170.64	\$ 71,769.21	\$ 196.63
Total Admin / Maint			\$ 284,260.64		\$ 552,877.66	
Total Debt			\$ 2,527,074.47		\$ 2,524,940.17	
TOTAL			\$ 2,811,335.11		\$ 3,077,817.83	

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 **15,653.00** assessable units in Unit 1.

ANNUAL ASSESSMENT METHODOLOGY UNIT ONE

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	\$ 3,042.41
DiVosta and Company, Inc	Exhibit D-2 of WVID Unit 1 Engineers Report	1,200	\$ 3,650,887.89	\$0	0	\$ 3,042.41
Divosta Homes, LP	Exhibit D-3 of WVID Unit 1 Engineers Report	962	\$ 2,926,795.13	\$0	0	\$ 3,042.41
Gran Paradiso I, LLC	Exhibit D-4 of WVID Unit 1 Engineers Report	1,432	\$ 4,356,726.22	\$0	0	\$ 3,042.41
Gran Paradiso II, LLC	Exhibit D-5 of WVID Unit 1 Engineers Report	621	\$ 1,889,334.48	\$0	0	\$ 3,042.41
Lee Weatherington Development, Inc.	Exhibit D-6 of WVID Unit 1 Engineers Report	84	\$ 255,562.15	\$0	0	\$ 3,042.41
Total		16,400	\$ 49,895,467.87	\$ -	0	\$ 3,042.41

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

ASSESSMNET RECAP UNIT TWO - GROSS

Lot Type	Methodology Maximum Percentage	Admin / Maint Assessment Allocation	Units	Total Fiscal Year 2017/2018 Per Unit	Total Fiscal Year 2018/2019 Projected Assessment	Total Fiscal Year 2018/2019 Projected Per Unit
Island Walk Single	Admin / Maint Debt	24.08%	1,799	\$ 55.85	\$ 102,904.86	\$ 57.20
			1,796	\$ 378.43	\$ 682,282.44	\$ 379.89
Family	Sub-Total			\$ 434.28	\$ 785,187.30	\$ 437.09
Island Walk Multi	Admin / Maint Debt	0.93%	70	\$ 55.43	\$ 3,974.32	\$ 56.78
				\$ 374.99	\$ 26,475.40	\$ 378.22
Family	Sub-Total			\$ 430.43	\$ 30,449.72	\$ 435.00
Gran Paradiso Single	Admin / Maint Debt	11.85%	793	\$ 62.35	\$ 50,640.47	\$ 63.86
			790	\$ 423.38	\$ 335,039.00	\$ 424.10
Family	Sub-Total			\$ 485.73	\$ 385,679.47	\$ 487.96
Gran Paradiso (Wetherington) Single	Admin / Maint Debt	9.65%	646	\$ 62.33	\$ 41,238.86	\$ 63.84
			645	\$ 422.29	\$ 273,544.50	\$ 424.10
Family	Sub-Total			\$ 484.61	\$ 314,783.36	\$ 487.94
Gran Paradiso Multi	Admin / Maint Debt	3.56%	280	\$ 53.05	\$ 15,213.51	\$ 54.33
				\$ 358.87	\$ 101,175.20	\$ 361.34
Family (3 BDR)	Sub-Total			\$ 411.92	\$ 116,388.71	\$ 415.67
Gran Paradiso Multi	Admin / Maint Debt	3.18%	280	\$ 47.39	\$ 13,589.59	\$ 48.53
				\$ 320.56	\$ 90,207.60	\$ 322.17
Family (2 BDR)	Sub-Total			\$ 367.95	\$ 103,797.19	\$ 370.70
Town Center Multi	Admin / Maint Debt	1.82%	140	\$ 54.24	\$ 7,777.69	\$ 55.55
			76	\$ 366.93	\$ 28,037.16	\$ 368.91
Family (3 BDR)	Sub-Total			\$ 421.17	\$ 35,814.85	\$ 424.46
Town Center Multi	Admin / Maint Debt	3.02%	260	\$ 48.46	\$ 12,905.84	\$ 49.64
			140	\$ 327.85	\$ 46,163.60	\$ 329.74
Family (2 BDR)	Sub-Total			\$ 376.31	\$ 59,069.44	\$ 379.38
Town Center	Admin / Maint Debt	41.91%	92.49	\$ 1,900.71	\$ 179,100.60	\$ 1,936.43
				\$ 12,857.91	\$ 1,189,742.34	\$ 12,863.47
	Sub-Total			\$ 14,758.62	\$ 1,368,842.94	\$ 14,799.90
					\$ 427,345.74	
					\$ 2,772,667.24	
TOTAL	100.00%	\$ 427,345.74	4,169		\$ 3,200,012.98	

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	\$ 120,682.44	\$ 113,854.85	\$ (6,827.59)
Gross Debt	\$ 799,966.30	\$ 756,123.34	\$ (43,842.96)
Gross Total	\$ 920,648.74	\$ 869,978.19	\$ (50,670.55) *

* 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 191 units with pre-paid bonds.

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

ASSESSMENT RECAP UNIT TWO - COLLECTION METHOD

TOTAL GROSS

Lot Type	Units	Total Fiscal Year 2018/2019		
		Projected Assessment	Projected Per Unit	
Island Walk Single	Admin / Maint Debt	1,799 <u>1,797</u>	\$ 102,904.86 \$ 682,282.44	\$ 57.20 \$ 379.89
Family	Sub-Total		\$ 785,187.30	\$ 437.09
Island Walk Multi	Admin / Maint Debt	70 <u>70</u>	\$ 3,974.32 \$ 26,475.40	\$ 56.78 \$ 378.22
Family	Sub-Total		\$ 30,449.72	\$ 435.00

Gran Paradiso Single	Admin / Maint Debt	793 <u>790</u>	\$ 50,640.47 \$ 335,039.00	\$ 63.86 \$ 424.10
Family	Sub-Total		\$ 385,679.47	\$ 487.96

Gran Paradiso (Wetherington) Single	Admin / Maint Debt	646 <u>645</u>	\$ 41,238.86 \$ 273,544.50	\$ 63.84 \$ 424.10
Family	Sub-Total		\$ 314,783.36	\$ 487.94

Gran Paradiso Multi	Admin / Maint Debt	280 <u>280</u>	\$ 15,213.51 \$ 101,175.20	\$ 54.33 \$ 361.34
Family (3 BDR)	Sub-Total		\$ 116,388.71	\$ 415.67

Gran Paradiso Multi	Admin / Maint Debt	280 <u>280</u>	\$ 13,589.59 \$ 90,207.60	\$ 48.53 \$ 322.17
Family (2 BDR)	Sub-Total		\$ 103,797.19	\$ 370.70

GRAN PARADISO ON ROLL GROSS

719	\$ 45,914.88	\$ 63.86
<u>716</u>	\$ 303,655.60	\$ 424.10
	\$ 349,570.48	\$ 487.96

14	\$ 893.72	\$ 63.84
<u>13</u>	\$ 5,513.30	\$ 424.10
	\$ 6,407.02	\$ 487.94

20	\$ 1,086.68	\$ 54.33
	\$ 7,226.80	\$ 361.34
	\$ 8,313.48	\$ 415.67

112	\$ 5,435.84	\$ 48.53
	\$ 36,083.04	\$ 322.17
	\$ 41,518.88	\$ 370.70

\$ 53,331.12
\$ 352,478.74

GRAN PARADISO DIRECT BILL GROSS

\$ 4,725.59
\$ 31,383.40
\$ 36,108.99

\$ 40,345.14
\$ 268,031.20
\$ 308,376.34

\$ 14,126.83
\$ 93,948.40
\$ 108,075.23

\$ 8,153.76
\$ 54,124.56
\$ 62,278.32

\$ 67,351.32
\$ 447,487.56

Gran Paradiso Direct Bill Net

\$ 63,310.24
\$ 420,638.31

TOWN CENTER ON ROLL GROSS

0	\$ -	\$ 55.55
	\$ -	\$ 368.91
	\$ -	\$ 424.46

0	\$ -	\$ 49.64
	\$ -	\$ 329.74
	\$ -	\$ 379.38

92	\$ 178,151.75	\$ 1,936.43
	\$ 1,183,439.24	\$ 12,863.47
	\$ 1,361,590.99	\$ 14,799.90

\$ 178,151.75
\$ 1,183,439.24

TOWN CENTER DIRECT BILL GROSS

\$ 7,777.69
\$ 28,037.16
\$ 35,814.85

\$ 12,905.84
\$ 46,163.60
\$ 59,069.44

\$ 948.85
\$ 6,303.10
\$ 7,251.95

\$ 20,683.53
\$ 74,200.76

Town center Direct Bill Net

\$ 19,442.52
\$ 69,748.71

		\$ 427,345.74
		\$ 2,772,667.24
		\$ -
TOTAL	4,356	\$ 3,200,012.98

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

ANNUAL ASSESSMENT METHODOLOGY

UNIT TWO

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 &	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	\$379.89	\$26,475.38	0.93%
Multi Family 2BDR or smaller	DU	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Assessable Commercial/Office	AC	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Island Walk							\$709,900.36	
Grand Paradiso								
Single Family Residents	DU	1,439	\$220.90	\$177.76	\$25.45	\$424.10	\$610,283.39	21.50%
Multi Family 3BDR or larger	DU	280	\$220.90	\$118.76	\$21.68	\$361.34	\$101,175.22	3.56%
Multi Family 2BDR or smaller	DU	280	\$184.07	\$118.76	\$19.33	\$322.17	\$90,206.44	3.18%
Assessable Commercial/Office	AC	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Grand Paradiso							\$801,665.05	
Town Center								
Single Family Residents	DU	0	\$220.90	\$0.00	\$14.10	\$235.00	\$0.00	
Multi Family 3BDR or larger	DU	140	\$220.90	\$125.88	\$22.13	\$368.91	\$51,647.45	1.82%
Multi Family 2BDR or smaller	DU	260	\$184.07	\$125.88	\$19.78	\$329.74	\$85,731.40	3.02%
Assessable Commercial/Office	AC	92.49	\$1,218.34	\$10,873.32	\$771.81	\$12,863.47	\$1,189,742.75	41.91%
Total Town Center							\$1,327,121.60	
Total							\$2,838,687.01	100.00%

ASSESSMENT RECAP UNIT THREE - GROSS

Category	Product Type		Total Units	Total Fiscal Year 2017/2018		Total Fiscal Year 2018/2019 Projected	
				Assessment Per Unit	Assessment	Assessment Per Unit	Assessment
Pre Lennar	2 Bdr Sam 35	Admin / Maint	5	\$ 70.66	\$ 610.88	\$ 122.18	
		Debt	4	\$ 1,093.10	\$ 4,372.40	\$ 1,093.10	
		Sub-Total		\$ 1,163.76	\$ 4,983.28	\$ 1,215.28	
	3 Bdr Sam 70	Admin / Maint	6	\$ 70.66	\$ 610.88	\$ 122.18	
		Debt	5	\$ 1,432.12	\$ 7,160.60	\$ 1,432.12	
Sub-Total			\$ 1,502.78	\$ 7,771.48	\$ 1,554.30		
3 Bdr Sam 80	Admin / Maint	5	\$ 70.66	\$ 610.88	\$ 122.18		
	Debt	4	\$ 1,559.05	\$ 6,236.20	\$ 1,559.05		
	Sub-Total		\$ 1,629.71	\$ 6,847.08	\$ 1,681.23		
3 Bdr Lee 45	Admin / Maint		\$ 70.66	\$ 488.70	\$ 122.18		
	Debt	4	\$ 1,227.41	\$ 4,909.64	\$ 1,227.41		
	Sub-Total		\$ 1,298.07	\$ 5,398.34	\$ 1,349.59		
3 Bdr Lee 65	Admin / Maint	10	\$ 70.66	\$ 1,221.75	\$ 122.18		
	Debt	9	\$ 1,380.47	\$ 12,424.23	\$ 1,380.47		
	Sub-Total		\$ 1,451.13	\$ 13,645.98	\$ 1,502.65		
Total	Pre Lennar		30	Gross	\$ 3,543.08	Gross	\$ 35,103.07

Lennar	35'	Admin / Maint		\$ 70.66	\$ 21,869.37	\$ 122.18	
		Debt	179	\$ 521.28	\$ 93,309.12	\$ 521.28	
		Sub-Total		\$ 591.94	\$ 115,178.49	\$ 643.46	
Townhome		Admin / Maint		\$ 70.66	\$ 51,313.61	\$ 122.18	
		Debt	420	\$ 521.28	\$ 218,937.60	\$ 521.28	
		Sub-Total		\$ 591.94	\$ 270,251.21	\$ 643.46	
Coach		Admin / Maint		\$ 70.66	\$ 14,172.33	\$ 122.18	
		Debt	116	\$ 627.66	\$ 72,808.56	\$ 627.66	
		Sub-Total		\$ 698.32	\$ 86,980.89	\$ 749.84	
45'		Admin / Maint		\$ 70.66	\$ 7,208.34	\$ 122.18	
		Debt	59	\$ 627.66	\$ 37,031.94	\$ 627.66	
		Sub-Total		\$ 698.32	\$ 44,240.28	\$ 749.84	
52'		Admin / Maint		\$ 70.66	\$ 62,675.90	\$ 122.18	
		Debt	513	\$ 734.04	\$ 376,562.52	\$ 734.04	
		Sub-Total		\$ 804.70	\$ 439,238.42	\$ 856.22	
62'		Admin / Maint		\$ 70.66	\$ 16,004.96	\$ 122.18	
		Debt	131	\$ 840.42	\$ 110,095.02	\$ 840.42	
		Sub-Total		\$ 911.08	\$ 126,099.98	\$ 962.60	
65'		Admin / Maint		\$ 70.66	\$ 9,651.84	\$ 122.18	
		Debt	79	\$ 840.42	\$ 66,393.18	\$ 840.42	
		Sub-Total		\$ 911.08	\$ 76,045.02	\$ 962.60	
70'		Admin / Maint		\$ 70.66	\$ 6,841.81	\$ 122.18	
		Debt	56	\$ 840.42	\$ 47,063.52	\$ 840.42	
		Sub-Total		\$ 911.08	\$ 53,905.33	\$ 962.60	
75'		Admin / Maint		\$ 70.66	\$ 30,788.16	\$ 122.18	
		Debt	252	\$ 946.81	\$ 238,596.12	\$ 946.81	
		Sub-Total		\$ 1,017.47	\$ 269,384.28	\$ 1,068.99	
80'		Admin / Maint		\$ 70.66	\$ 7,941.39	\$ 122.18	
		Debt	65	\$ 946.81	\$ 61,542.65	\$ 946.81	
		Sub-Total		\$ 1,017.47	\$ 69,484.04	\$ 1,068.99	
Total	Lennar		1,870	Gross	\$ 228,467.72	Gross	\$ 1,322,340.23

TOTAL GROSS	1,900	Total Gross	\$ 232,132.98	Total Gross
			\$ 1,357,443.30	
TOTAL NET	1,900	Total Net	\$ 218,205.00	Total Net
			\$ 1,275,996.70	

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

ASSESSMENT RECAP UNIT THREE - COLLECTION METHOD

TOTAL GROSS					PLATTED ON ROLL GROSS			DIRECT BILL GROSS	
Category	Product Type	Total Units	Total Fiscal Year		Platted Units	Fiscal Year			
			2018/2019 Projected Assessment	2018/2019 Projected Assessment Per Unit		2018/2019 Platted Total Assessments	2018/2019 Platted Per Unit Assessments		
Pre Lennar	2 Bdr Sam 35	Admin / Maint	5	\$ 610.88	\$ 122.18	5	\$ 610.88	\$ 122.18	\$ -
		Debt	4	\$ 4,372.40	\$ 1,093.10	4	\$ 4,372.40	\$ 1,093.10	\$ -
		Sub-Total		\$ 4,983.28	\$ 1,215.28		\$ 4,983.28	\$ 1,215.28	\$ -
	3 Bdr Sam 70	Admin / Maint	6	\$ 733.05	\$ 122.18	6	\$ 733.05	\$ 122.18	\$ -
		Debt	5	\$ 7,160.60	\$ 1,432.12	5	\$ 7,160.60	\$ 1,432.12	\$ -
		Sub-Total		\$ 7,893.65	\$ 1,554.30		\$ 7,893.65	\$ 1,554.30	\$ -
	3 Bdr Sam 80	Admin / Maint	5	\$ 610.88	\$ 122.18	5	\$ 610.88	\$ 122.18	\$ -
		Debt	4	\$ 6,236.20	\$ 1,559.05	4	\$ 6,236.20	\$ 1,559.05	\$ -
		Sub-Total		\$ 6,847.08	\$ 1,681.23		\$ 6,847.08	\$ 1,681.23	\$ -
	3 Bdr Lee 45	Admin / Maint		\$ 488.70	\$ 122.18		\$ 488.70	\$ 122.18	\$ -
Debt		4	\$ 4,909.64	\$ 1,227.41	4	\$ 4,909.64	\$ 1,227.41	\$ -	
Sub-Total			\$ 5,398.34	\$ 1,349.59		\$ 5,398.34	\$ 1,349.59	\$ -	
3 Bdr Lee 65	Admin / Maint	10	\$ 1,221.75	\$ 122.18	10	\$ 1,221.75	\$ 122.18	\$ -	
	Debt	9	\$ 12,424.23	\$ 1,380.47	9	\$ 12,424.23	\$ 1,380.47	\$ -	
	Sub-Total		\$ 13,645.98	\$ 1,502.65		\$ 13,645.98	\$ 1,502.65	\$ -	
Total	Pre Lennar	30	\$ 3,665.26	\$ 35,103.07	30	\$ 3,665.26	\$ 35,103.07	\$ -	Direct Bill Gross
Lennar	35'	Admin / Maint		\$ 21,869.37	\$ 122.18		\$ 43,372.21	\$ 122.18	\$ (21,502.84)
		Debt	179	\$ 93,309.12	\$ 521.28	355	\$ 185,054.40	\$ 521.28	\$ (91,745.28)
		Sub-Total		\$ 115,178.49	\$ 643.46		\$ 228,426.61	\$ 643.46	\$ (113,248.12)
	Townhome	Admin / Maint		\$ 51,313.61	\$ 122.18		\$ 30,788.16	\$ 122.18	\$ 20,525.44
		Debt	420	\$ 218,937.60	\$ 521.28	252	\$ 131,362.56	\$ 521.28	\$ 87,575.04
		Sub-Total		\$ 270,251.21	\$ 643.46		\$ 162,150.72	\$ 643.46	\$ 108,100.48
	Coach	Admin / Maint		\$ 14,172.33	\$ 122.18		\$ 10,262.72	\$ 122.18	\$ 3,909.61
		Debt	116	\$ 72,808.56	\$ 627.66	84	\$ 52,723.44	\$ 627.66	\$ 20,085.12
		Sub-Total		\$ 86,980.89	\$ 749.84		\$ 62,986.16	\$ 749.84	\$ 23,994.73
	45'	Admin / Maint		\$ 7,208.34	\$ 122.18		\$ 7,208.34	\$ 122.18	\$ -
		Debt	59	\$ 37,031.94	\$ 627.66	59	\$ 37,031.94	\$ 627.66	\$ -
		Sub-Total		\$ 44,240.28	\$ 749.84		\$ 44,240.28	\$ 749.84	\$ -
	52'	Admin / Maint		\$ 62,675.90	\$ 122.18		\$ 33,598.19	\$ 122.18	\$ 29,077.71
		Debt	513	\$ 376,562.52	\$ 734.04	275	\$ 201,861.00	\$ 734.04	\$ 174,701.52
		Sub-Total		\$ 439,238.42	\$ 856.22		\$ 235,459.19	\$ 856.22	\$ 203,779.23
62'	Admin / Maint		\$ 16,004.96	\$ 122.18		\$ 27,611.61	\$ 122.18	\$ (11,606.65)	
	Debt	131	\$ 110,095.02	\$ 840.42	226	\$ 189,934.92	\$ 840.42	\$ (79,839.90)	
	Sub-Total		\$ 126,099.98	\$ 962.60		\$ 217,546.53	\$ 962.60	\$ (91,446.55)	
65'	Admin / Maint		\$ 9,651.84	\$ 122.18		\$ 6,475.29	\$ 122.18	\$ 3,176.56	
	Debt	79	\$ 66,393.18	\$ 840.42	53	\$ 44,542.26	\$ 840.42	\$ 21,850.92	
	Sub-Total		\$ 76,045.02	\$ 962.60		\$ 51,017.55	\$ 962.60	\$ 25,027.48	
70'	Admin / Maint		\$ 6,841.81	\$ 122.18		\$ 6,841.81	\$ 122.18	\$ -	
	Debt	56	\$ 47,063.52	\$ 840.42	56	\$ 47,063.52	\$ 840.42	\$ -	
	Sub-Total		\$ 53,905.33	\$ 962.60		\$ 53,905.33	\$ 962.60	\$ -	
75'	Admin / Maint		\$ 30,788.16	\$ 122.18		\$ 20,525.44	\$ 122.18	\$ 10,262.72	
	Debt	252	\$ 238,596.12	\$ 946.81	168	\$ 159,064.08	\$ 946.81	\$ 79,532.04	
	Sub-Total		\$ 269,384.28	\$ 1,068.99		\$ 179,589.52	\$ 1,068.99	\$ 89,794.76	
80'	Admin / Maint		\$ 7,941.39	\$ 122.18		\$ 7,941.39	\$ 122.18	\$ -	
	Debt	65	\$ 61,542.65	\$ 946.81	65	\$ 61,542.65	\$ 946.81	\$ -	
	Sub-Total		\$ 69,484.04	\$ 1,068.99		\$ 69,484.04	\$ 1,068.99	\$ -	
Total	Lennar	1,870	\$ 228,467.72	\$ 1,322,340.23	1,593	\$ 194,625.18	\$ 1,110,180.77	\$ 33,842.54	Direct Bill Gross
TOTAL GROSS		1,900	\$ 232,132.98	\$ 1,357,443.30	1,623	\$ 198,290.43	\$ 1,145,283.84	\$ 33,842.54	Total Direct Bill Gross
TOTAL NET		1,900	\$ 218,205.00	\$ 1,275,996.70		\$ 186,393.01	\$ 1,076,566.81	\$ 31,811.99	Total Direct Bill Net

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

Revised Methodology Report Tables 2 & 3 Attached

There are 4 units with pre-paid bonds.

1 unit is a Gran Paradiso 2 BDR Sam 35, 1 unit is a Gran Paradiso 3 BDR Sam 70, 1 unit is a Gran Paradiso 3 BDR Sam 80, 1 unit is a Wetherington 3 BDR Lee 65

REVISED ANNUAL ASSESSMENT METHODOLOGY UNIT 3

Table 2

Product Type	Number of Units	Total Maximum Annual Assessment per Unit *	Total Maximum Annual Assessment per Product Type
35'	179	\$490	\$87,710
Town	420	\$490	\$205,800
Coach	116	\$590	\$68,440
45'	59	\$590	\$34,810
52'	513	\$690	\$353,970
62'	131	\$790	\$103,490
65'	79	\$790	\$62,410
70'	56	\$790	\$44,240
75'	252	\$890	\$224,280
80'	65	\$890	\$57,850
Totals	1870		\$1,243,000

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

The Bonds currently has a maximum annual debt service requirement of \$1,274,100. The maximum annual debt service shown in Table 2 to be derived from the revised plan proposed by Lennar, together with a maximum annual assessment amount of \$29,543 derived from the twenty-six (26) existing residential units, is sufficient to retire the outstanding debt as shown in Table 3.

Table 3

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

ASSESSMENT RECAP UNIT FOUR - GROSS

<u>Subdivision</u>	<u>Product Type</u>	<u>Total Units</u>	Total Fiscal Year 2017/2018		Total Fiscal Year 2018/2019		Total Fiscal Year 2018/2019		
			<u>Assessment Per Unit</u>	<u>Assessment Per Unit</u>	<u>Projected Assessment</u>	<u>Projected Assessment Per Unit</u>			
Renaissance	35' Villas	Admin / Maint		\$ 87.10	\$ 23,459.33	\$ 104.73			
		Debt	224	\$ 676.52	\$ 151,879.15	\$ 678.03			
		Sub-Total		\$ 763.62	\$ 175,338.48	\$ 782.76			
	50' SF	Admin / Maint		\$ 87.10	\$ 28,591.06	\$ 104.73			
		Debt	273	\$ 996.70	\$ 272,709.57	\$ 998.94			
		Sub-Total		\$ 1,083.81	\$ 301,300.64	\$ 1,103.67			
	60' SF	Admin / Maint		\$ 87.10	\$ 20,212.73	\$ 104.73			
		Debt	193	\$ 1,210.16	\$ 234,084.36	\$ 1,212.87			
		Sub-Total		\$ 1,297.26	\$ 254,297.09	\$ 1,317.60			
Total	Renaissance	690		Gross \$ 72,263.13	Gross \$ 658,673.09				
Oasis	60' SF	Admin / Maint		\$ 87.10	\$ 9,635.08	\$ 104.73			
		Debt	92	\$ 828.04	\$ 76,350.21	\$ 829.89			
		Sub-Total		\$ 915.14	\$ 85,985.30	\$ 934.62			
	70' SF	Admin / Maint		\$ 87.10	\$ 4,608.08	\$ 104.73			
		Debt	44	\$ 977.81	\$ 43,120.00	\$ 980.00			
		Sub-Total		\$ 1,064.91	\$ 47,728.08	\$ 1,084.73			
	Total	Oasis	136		Gross \$ 14,243.17	Gross \$ 119,470.21			
	Preserve	33' Villas	Admin / Maint		\$ 87.10	\$ 9,425.63	\$ 104.73		
Debt			90	\$ 423.66	\$ 38,214.57	\$ 424.61			
Sub-Total				\$ 510.76	\$ 47,640.20	\$ 529.34			
50' SF		Admin / Maint		\$ 87.10	\$ 11,520.21	\$ 104.73			
		Debt	110	\$ 678.27	\$ 74,776.60	\$ 679.79			
		Sub-Total		\$ 765.37	\$ 86,296.80	\$ 784.52			
Total		Preserve	200		Gross \$ 20,945.83	Gross \$ 112,991.17			
TOTAL GROSS			1,026		Total Gross \$ 107,452.13	Total Gross \$ 891,134.47			
TOTAL NET		1,026		Total Net \$ 101,005.00	Total Net \$ 837,666.40				

Assessment is calculated by the 2016 Unit 4 Special Methodology Report

Methodology Report Table F Data Attached

ASSESSMENT RECAP UNIT FOUR - COLLECTION METHOD

A	B	C	D	E	F	G	H	I	J		
TOTAL GROSS						PLATTED ON ROLL GROSS			DIRECT BILL GROSS		
Subdivision	Product Type	Total Units	Total Fiscal Year 2018/2019 Projected Assessment	Total Fiscal Year 2018/2019 Projected Assessment Per Unit		Platted Units	Fiscal Year 2018/2019 Platted Total Assessments	Fiscal Year 2018/2019 Platted Per Unit Assessments			
Renaissance	35' Villas	Admin / Maint	\$ 23,459.33	\$ 104.73							
		Debt	\$ 151,879.15	\$ 678.03		60	\$ 6,283.75	\$ 104.73	\$ 17,175.58		
		Sub-Total	\$ 175,338.48	\$ 782.76			\$ 40,681.91	\$ 678.03	\$ 111,197.23		
	50' SF	Admin / Maint	\$ 28,591.06	\$ 104.73							
		Debt	\$ 272,709.57	\$ 998.94		79	\$ 8,273.60	\$ 104.73	\$ 20,317.46		
		Sub-Total	\$ 301,300.64	\$ 1,103.67			\$ 78,915.96	\$ 998.94	\$ 193,793.62		
60' SF	Admin / Maint	\$ 20,212.73	\$ 104.73								
	Debt	\$ 234,084.36	\$ 1,212.87		38	\$ 3,979.71	\$ 104.73	\$ 16,233.02			
	Sub-Total	\$ 254,297.09	\$ 1,317.60			\$ 46,089.15	\$ 1,212.87	\$ 187,995.21			
Total	Renaissance	690	\$ 72,263.13	\$ 658,673.09	Gross	177	\$ 18,537.06	Platted On Roll Gross	\$ 53,726.06	Direct Bill Gross	
							\$ 165,687.02		\$ 492,986.06		
Oasis	60' SF	Admin / Maint	\$ 9,635.08	\$ 104.73							
		Debt	\$ 76,350.21	\$ 829.89		46	\$ 4,817.54	\$ 104.73	\$ 4,817.54		
		Sub-Total	\$ 85,985.30	\$ 934.62			\$ 38,175.11	\$ 829.89	\$ 38,175.11		
	70' SF	Admin / Maint	\$ 4,608.08	\$ 104.73							
		Debt	\$ 43,120.00	\$ 980.00		22	\$ 2,304.04	\$ 104.73	\$ 2,304.04		
		Sub-Total	\$ 47,728.08	\$ 1,084.73			\$ 21,560.00	\$ 980.00	\$ 21,560.00		
Total	Oasis	136	\$ 14,243.17	\$ 119,470.21	Gross	68	\$ 7,121.58	Platted On Roll Gross	\$ 7,121.58	Direct Bill Gross	
							\$ 59,735.11		\$ 59,735.11		
Preserve	33' Villas	Admin / Maint	\$ 9,425.63	\$ 104.73							
		Debt	\$ 38,214.57	\$ 424.61		40	\$ 4,189.17	\$ 104.73	\$ 5,236.46		
		Sub-Total	\$ 47,640.20	\$ 529.34			\$ 16,984.26	\$ 424.61	\$ 21,230.32		
	50' SF	Admin / Maint	\$ 11,520.21	\$ 104.73							
		Debt	\$ 74,776.60	\$ 679.79		70	\$ 7,331.04	\$ 104.73	\$ 4,189.17		
		Sub-Total	\$ 86,296.80	\$ 784.52			\$ 47,585.11	\$ 679.79	\$ 27,191.49		
Total	Preserve	200	\$ 20,945.83	\$ 112,991.17	Gross	110	\$ 11,520.21	Platted On Roll Gross	\$ 9,425.63	Direct Bill Gross	
							\$ 64,569.36		\$ 48,421.81		
TOTAL GROSS			1,026	\$ 107,452.13	Total Gross	355	\$ 37,178.86	Total Platted On Roll Gross	\$ 70,273.27	Total Direct Bill Gross	
				\$ 891,134.47			\$ 289,991.49		\$ 601,142.98		
TOTAL NET			1,026	\$ 101,005.00	Total Net	355	\$ 34,948.12	Total Platted On Roll Net	\$ 66,056.88	Total Direct Bill Net	
				\$ 837,666.40			\$ 272,592.00		\$ 565,074.40		

Assessment is calculated by the 2016 Unit 4 Special Methodology Report

ANNUAL ASSESSMENT METHODOLOGY

UNIT FOUR

RENAISSANCE 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*
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.

ASSESSMENT COMPARISON - ALL UNITS

Lot	Product	Type	All Units		District Proper		Unit 1		Unit 2		Unit 3		Unit 4		All Units	
			Total Fiscal Year	2017/2018	Total Fiscal Year	2018/2019	Total Fiscal Year	2018/2019	Total Fiscal Year	2018/2019	Total Fiscal Year	2018/2019	Total Fiscal Year	2018/2019	Total Fiscal Year	2018/2019
	Type		Assessment	Per Unit	Assessment	Per Unit	Assessment	Per Unit	Assessment	Per Unit	Assessment	Per Unit	Assessment	Per Unit	Assessment	Per Unit
Island Walk	Island Walk Single Family	Admin / Maint	\$ 90.31	\$ 12.81	\$ 35.32	\$ 12.81	\$ 57.20	\$ 12.81	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 105.33	\$ 12.81
		Debt	\$ 531.82	\$ -	\$ 161.31	\$ -	\$ 379.89	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 541.20	\$ -
		Sub-Total	\$ 622.13	\$ 12.81	\$ 196.63	\$ 12.81	\$ 437.09	\$ 12.81	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 646.53	\$ 12.81
Island Walk Multi Family	Admin / Maint	Admin / Maint	\$ 89.89	\$ 12.81	\$ 35.32	\$ 12.81	\$ 56.78	\$ 12.81	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 104.91	\$ 12.81
		Debt	\$ 528.38	\$ -	\$ 161.31	\$ -	\$ 378.22	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 539.53	\$ -
		Sub-Total	\$ 618.27	\$ 12.81	\$ 196.63	\$ 12.81	\$ 435.00	\$ 12.81	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 644.43	\$ 12.81
Pre Lennar	2 Bdr Sam 35	Admin / Maint	\$ 167.47	\$ 12.81	\$ 35.32	\$ 12.81	\$ 63.86	\$ 12.81	\$ 122.18	\$ 12.81	\$ -	\$ -	\$ -	\$ -	\$ 234.17	\$ 12.81
		Debt	\$ 1,669.87	\$ -	\$ 161.31	\$ -	\$ 424.10	\$ -	\$ 1,093.10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,678.51	\$ -
		Sub-Total	\$ 1,837.34	\$ 12.81	\$ 196.63	\$ 12.81	\$ 487.96	\$ 12.81	\$ 1,215.28	\$ 12.81	\$ -	\$ -	\$ -	\$ -	\$ 1,912.67	\$ 12.81
	3 Bdr Sam 70	Admin / Maint	\$ 167.47	\$ 12.81	\$ 35.32	\$ 12.81	\$ 63.86	\$ 12.81	\$ 122.18	\$ 12.81	\$ -	\$ -	\$ -	\$ -	\$ 234.17	\$ 12.81
		Debt	\$ 2,008.89	\$ -	\$ 161.31	\$ -	\$ 424.10	\$ -	\$ 1,432.12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,017.53	\$ -
		Sub-Total	\$ 2,176.36	\$ 12.81	\$ 196.63	\$ 12.81	\$ 487.96	\$ 12.81	\$ 1,554.30	\$ 12.81	\$ -	\$ -	\$ -	\$ -	\$ 2,251.69	\$ 12.81
	3 Bdr Sam 80	Admin / Maint	\$ 167.47	\$ 12.81	\$ 35.32	\$ 12.81	\$ 63.86	\$ 12.81	\$ 122.18	\$ 12.81	\$ -	\$ -	\$ -	\$ -	\$ 234.17	\$ 12.81
		Debt	\$ 2,139.82	\$ -	\$ 161.31	\$ -	\$ 424.10	\$ -	\$ 1,559.05	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,144.46	\$ -
		Sub-Total	\$ 2,303.29	\$ 12.81	\$ 196.63	\$ 12.81	\$ 487.96	\$ 12.81	\$ 1,681.23	\$ 12.81	\$ -	\$ -	\$ -	\$ -	\$ 2,378.62	\$ 12.81
	3 Bdr Lee 45	Admin / Maint	\$ 150.27	\$ 12.81	\$ 35.32	\$ 12.81	\$ 63.86	\$ 12.81	\$ 122.18	\$ 12.81	\$ -	\$ -	\$ -	\$ -	\$ 234.17	\$ 12.81
		Debt	\$ 1,821.38	\$ -	\$ 161.31	\$ -	\$ 424.10	\$ -	\$ 1,227.41	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,812.82	\$ -
		Sub-Total	\$ 1,971.65	\$ 12.81	\$ 196.63	\$ 12.81	\$ 487.96	\$ 12.81	\$ 1,349.59	\$ 12.81	\$ -	\$ -	\$ -	\$ -	\$ 2,046.96	\$ 12.81
3 Bdr Lee 65	Admin / Maint	\$ 150.27	\$ 12.81	\$ 35.32	\$ 12.81	\$ 63.86	\$ 12.81	\$ 122.18	\$ 12.81	\$ -	\$ -	\$ -	\$ -	\$ 234.17	\$ 12.81	
	Debt	\$ 1,974.44	\$ -	\$ 161.31	\$ -	\$ 424.10	\$ -	\$ 1,380.47	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,965.88	\$ -	
	Sub-Total	\$ 2,124.71	\$ 12.81	\$ 196.63	\$ 12.81	\$ 487.96	\$ 12.81	\$ 1,502.65	\$ 12.81	\$ -	\$ -	\$ -	\$ -	\$ 2,200.04	\$ 12.81	
Post Lennar	35'	Admin / Maint	\$ 167.47	\$ 12.81	\$ 35.32	\$ 12.81	\$ 63.86	\$ 12.81	\$ 122.18	\$ 12.81	\$ -	\$ -	\$ -	\$ -	\$ 234.17	\$ 12.81
		Debt	\$ 1,098.05	\$ -	\$ 161.31	\$ -	\$ 424.10	\$ -	\$ 521.28	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,106.69	\$ -
		Sub-Total	\$ 1,265.52	\$ 12.81	\$ 196.63	\$ 12.81	\$ 487.96	\$ 12.81	\$ 643.46	\$ 12.81	\$ -	\$ -	\$ -	\$ -	\$ 1,340.85	\$ 12.81
	Townhome	Admin / Maint	\$ 152.51	\$ 12.81	\$ 35.32	\$ 12.81	\$ 48.53	\$ 12.81	\$ 122.18	\$ 12.81	\$ -	\$ -	\$ -	\$ -	\$ 218.84	\$ 12.81
		Debt	\$ 995.23	\$ -	\$ 161.31	\$ -	\$ 322.17	\$ -	\$ 521.28	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,004.76	\$ -
		Sub-Total	\$ 1,147.74	\$ 12.81	\$ 196.63	\$ 12.81	\$ 370.70	\$ 12.81	\$ 643.46	\$ 12.81	\$ -	\$ -	\$ -	\$ -	\$ 1,223.60	\$ 12.81
	Coach	Admin / Maint	\$ 158.17	\$ 12.81	\$ 35.32	\$ 12.81	\$ 54.33	\$ 12.81	\$ 122.18	\$ 12.81	\$ -	\$ -	\$ -	\$ -	\$ 224.64	\$ 12.81
		Debt	\$ 1,139.91	\$ -	\$ 161.31	\$ -	\$ 361.34	\$ -	\$ 627.86	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,150.31	\$ -
		Sub-Total	\$ 1,298.09	\$ 12.81	\$ 196.63	\$ 12.81	\$ 415.67	\$ 12.81	\$ 749.84	\$ 12.81	\$ -	\$ -	\$ -	\$ -	\$ 1,374.95	\$ 12.81
	45'	Admin / Maint	\$ 167.47	\$ 12.81	\$ 35.32	\$ 12.81	\$ 63.86	\$ 12.81	\$ 122.18	\$ 12.81	\$ -	\$ -	\$ -	\$ -	\$ 234.17	\$ 12.81
		Debt	\$ 1,204.43	\$ -	\$ 161.31	\$ -	\$ 424.10	\$ -	\$ 627.66	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,213.07	\$ -
		Sub-Total	\$ 1,371.90	\$ 12.81	\$ 196.63	\$ 12.81	\$ 487.96	\$ 12.81	\$ 749.84	\$ 12.81	\$ -	\$ -	\$ -	\$ -	\$ 1,447.23	\$ 12.81
52'	Admin / Maint	\$ 167.47	\$ 12.81	\$ 35.32	\$ 12.81	\$ 63.86	\$ 12.81	\$ 122.18	\$ 12.81	\$ -	\$ -	\$ -	\$ -	\$ 234.17	\$ 12.81	
	Debt	\$ 1,310.81	\$ -	\$ 161.31	\$ -	\$ 424.10	\$ -	\$ 734.04	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,319.45	\$ -	
	Sub-Total	\$ 1,478.28	\$ 12.81	\$ 196.63	\$ 12.81	\$ 487.96	\$ 12.81	\$ 856.22	\$ 12.81	\$ -	\$ -	\$ -	\$ -	\$ 1,553.61	\$ 12.81	
62'	Admin / Maint	\$ 167.47	\$ 12.81	\$ 35.32	\$ 12.81	\$ 63.86	\$ 12.81	\$ 122.18	\$ 12.81	\$ -	\$ -	\$ -	\$ -	\$ 234.17	\$ 12.81	
	Debt	\$ 1,417.19	\$ -	\$ 161.31	\$ -	\$ 424.10	\$ -	\$ 840.42	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,425.83	\$ -	
	Sub-Total	\$ 1,584.66	\$ 12.81	\$ 196.63	\$ 12.81	\$ 487.96	\$ 12.81	\$ 962.60	\$ 12.81	\$ -	\$ -	\$ -	\$ -	\$ 1,659.99	\$ 12.81	
65'	Admin / Maint	\$ 167.47	\$ 12.81	\$ 35.32	\$ 12.81	\$ 63.86	\$ 12.81	\$ 122.18	\$ 12.81	\$ -	\$ -	\$ -	\$ -	\$ 234.17	\$ 12.81	
	Debt	\$ 1,417.19	\$ -	\$ 161.31	\$ -	\$ 424.10	\$ -	\$ 840.42	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,425.83	\$ -	
	Sub-Total	\$ 1,584.66	\$ 12.81	\$ 196.63	\$ 12.81	\$ 487.96	\$ 12.81	\$ 962.60	\$ 12.81	\$ -	\$ -	\$ -	\$ -	\$ 1,659.99	\$ 12.81	
70'	Admin / Maint	\$ 167.47	\$ 12.81	\$ 35.32	\$ 12.81	\$ 63.86	\$ 12.81	\$ 122.18	\$ 12.81	\$ -	\$ -	\$ -	\$ -	\$ 234.17	\$ 12.81	
	Debt	\$ 1,417.19	\$ -	\$ 161.31	\$ -	\$ 424.10	\$ -	\$ 840.42	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,425.83	\$ -	
	Sub-Total	\$ 1,584.66	\$ 12.81	\$ 196.63	\$ 12.81	\$ 487.96	\$ 12.81	\$ 962.60	\$ 12.81	\$ -	\$ -	\$ -	\$ -	\$ 1,659.99	\$ 12.81	
75'	Admin / Maint	\$ 167.47	\$ 12.81	\$ 35.32	\$ 12.81	\$ 63.86	\$ 12.81	\$ 122.18	\$ 12.81	\$ -	\$ -	\$ -	\$ -	\$ 234.17	\$ 12.81	
	Debt	\$ 1,523.58	\$ -	\$ 161.31	\$ -	\$ 424.10	\$ -	\$ 946.81	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,532.22	\$ -	
	Sub-Total	\$ 1,691.05	\$ 12.81	\$ 196.63	\$ 12.81	\$ 487.96	\$ 12.81	\$ 1,068.99	\$ 12.81	\$ -	\$ -	\$ -	\$ -	\$ 1,766.38	\$ 12.81	
80'	Admin / Maint	\$ 167.47	\$ 12.81	\$ 35.32	\$ 12.81	\$ 63.86	\$ 12.81	\$ 122.18	\$ 12.81	\$ -	\$ -	\$ -	\$ -	\$ 234.17	\$ 12.81	
	Debt	\$ 1,523.58	\$ -	\$ 161.31	\$ -	\$ 424.10	\$ -	\$ 946.81	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,532.22	\$ -	
	Sub-Total	\$ 1,691.05	\$ 12.81	\$ 196.63	\$ 12.81	\$ 487.96	\$ 12.81	\$ 1,068.99	\$ 12.81	\$ -	\$ -	\$ -	\$ -	\$ 1,766.38	\$ 12.81	
Renaissance	35' Villa	Admin / Maint	\$ 130.61	\$ 12.81	\$ 35.32	\$ 12.81	\$ 9.27	\$ 12.81	\$ -	\$ -	\$ 104.73	\$ 12.81	\$ -	\$ -	\$ 162.13	\$ 12.81
		Debt	\$ 829.90	\$ -	\$ 161.31	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 678.03	\$ -	\$ -	\$ -	\$ 839.34	\$ -
		Sub-Total	\$ 960.52	\$ 12.81	\$ 196.63	\$ 12.81	\$ 9.27	\$ 12.81	\$ -	\$ -	\$ 782.76	\$ 12.81	\$ -	\$ -	\$ 1,001.47	\$ 12.81
	50'	Admin / Maint	\$ 130.61	\$ 12.81	\$ 35.32	\$ 12.81	\$ 9.27	\$ 12.81	\$ -	\$ -	\$ 104.73	\$ 12.81	\$ -	\$ -	\$ 162.13	\$ 12.81
		Debt	\$ 1,150.09	\$ -	\$ 161.31	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 996.94	\$ -	\$ -	\$ -	\$ 1,160.24	\$ -
		Sub-Total	\$ 1,280.70	\$ 12.81	\$ 196.63	\$ 12.81	\$ 9.27	\$ 12.81	\$ -	\$ -	\$ 1,103.67	\$ 12.81	\$ -	\$ -	\$ 1,322.37	\$ 12.81
60'	Admin / Maint	\$ 130.61	\$ 12.81	\$ 35.32	\$ 12.81	\$ 9.27	\$ 12.81	\$ -	\$ -	\$ 104.73	\$ 12.81	\$ -	\$ -	\$ 162.13	\$ 12.81	
	Debt	\$ 1,363.55	\$ -	\$ 161.31	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,212.87	\$ -	\$ -	\$ -	\$ 1,374.18	\$ -	
	Sub-Total	\$ 1,494.16	\$ 12.81	\$ 196.63	\$ 12.81	\$ 9.27	\$ 12.81	\$ -	\$ -	\$ 1,317.60	\$ 12.81	\$ -	\$ -	\$ 1,536.31	\$ 12.81	
Oasis	60'	Admin / Maint	\$ 130.61	\$ 12.81	\$ 35.32	\$ 12.81	\$ 9.27	\$ 12.81	\$ -	\$ -	\$ 104.73	\$ 12.81	\$ -	\$ -	\$ 162.13	\$ 12.81
		Debt	\$ 981.43	\$ -	\$ 161.31	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 829.89	\$ -	\$ -	\$ -	\$ 991.20	\$ -
		Sub-Total	\$ 1,112.04	\$ 12.81	\$ 196.63	\$ 12.81	\$ 9.27	\$ 12.81	\$ -	\$ -	\$ 934.62	\$ 12.81	\$ -	\$ -	\$ 1,153.33	\$ 12.81
70'	Admin / Maint	\$ 130.61	\$ 12.81	\$ 35.32	\$ 12.81	\$ 9.27	\$ 12.81	\$ -	\$ -	\$ 104.73	\$ 12.81	\$ -	\$ -	\$ 162.13	\$ 12.81	
	Debt	\$ 1,131.20	\$ -	\$ 161.31	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 980.00	\$ -	\$ -	\$ -	\$ 1,141.31	\$ -	
	Sub-Total	\$ 1,261.81	\$ 12.81	\$ 196.63	\$ 12.81	\$ 9.27	\$ 12.81	\$ -	\$ -	\$ 1,084.73	\$ 12.81	\$ -	\$ -	\$ 1,303.44	\$ 12.81	
Preserve	33' Villa	Admin / Maint	\$ 130.61	\$ 12.81	\$ 35.32	\$ 12.81	\$ 9.27	\$ 12.81	\$ -	\$ -	\$ 104.73	\$ 12.81	\$ -	\$ -	\$ 162.13	\$ 12.81
		Debt	\$ 577.05	\$ -	\$ 161.31	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 424.61	\$ -	\$ -	\$ -	\$ 585.91	\$ -
		Sub-Total	\$ 707.66	\$ 12.81	\$ 196.63	\$ 12.81	\$ 9.27	\$ 12.81	\$ -	\$ -	\$ 529.34	\$ 12.81	\$ -	\$ -	\$ 748.04	\$ 12.81
50'	Admin / Maint	\$ 130.61	\$ 12.81	\$ 35.32	\$ 12.81	\$ 9.27	\$ 12.81	\$ -	\$ -	\$ 104.73	\$ 12.81	\$ -	\$ -	\$ 162.13	\$ 12.81	
	Debt	\$ 831.66	\$ -	\$ 161.31	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 679.79	\$ -	\$ -	\$ -	\$ 841.09	\$ -	
	Sub-Total	\$ 962.27	\$ 12.81	\$ 196.63	\$ 12.81	\$ 9.27	\$ 12.81	\$ -								

Assessment Comparison Totals

Lot Type	Product Type	All Units	All Units
		Fiscal Year 2017/2018 Assessment Totals	Fiscal Year 2018/2019 Assessment Totals
Island Walk	Island Walk Single Family	\$622.13	\$646.53
	Island Walk Multi Family	\$618.27	\$644.43
Pre Lennar	2 Bdr Sam 35	\$1,837.34	\$1,912.67
	3 Bdr Sam 70	\$2,176.36	\$2,251.69
	3 Bdr Sam 80	\$2,303.29	\$2,378.62
	3 Bdr Lee 45	\$1,971.65	\$2,046.98
	3 Bdr Lee 65	\$2,124.71	\$2,200.04
Lennar	35'	\$1,265.52	\$1,340.85
	Townhome	\$1,147.74	\$1,223.60
	Coach	\$1,298.09	\$1,374.95
	45'	\$1,371.90	\$1,447.23
	52'	\$1,478.28	\$1,553.61
	62'	\$1,584.66	\$1,659.99
	65'	\$1,584.66	\$1,659.99
	70'	\$1,584.66	\$1,659.99
	75'	\$1,691.05	\$1,766.38
80'	\$1,691.05	\$1,766.38	
Renaissance	35' Villa	\$960.52	\$1,001.47
	50' SF	\$1,280.70	\$1,322.37
	60' SF	\$1,494.16	\$1,536.31
Oasis	60' SF	\$1,112.04	\$1,153.33
	70' SF	\$1,261.81	\$1,303.44
Preserve	33' Villia	\$707.66	\$748.04
	50' SF	\$962.27	\$1,003.23
Town Center	Town Center Multi Family (3 BDR)	\$609.02	\$633.90
	Town Center Multi Family (2 BDR)	\$564.16	\$588.82
	Town Center	\$14,946.46	\$15,009.34
Undeveloped Land In Unit 1 Only	Per Half Acre or Less	\$187.85	\$209.44
Undeveloped Land In Unit 2 (not in Unit 3)	Per Half Acre or Less	\$187.85	\$209.44
Undeveloped Land In Unit 3	Per Half Acre or Less	\$187.85	\$209.44
Undeveloped Land In Unit 4	Per Half Acre or Less	\$187.85	\$209.44