

West Villages
Improvement District

**Final Budget For
Fiscal Year 2019/2020
October 1, 2019 - September 30, 2020**

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INFRASTRUCTURE MAINTENANCE BREAKDOWN

<u>MAINTENANCE EXPENDITURE</u>	<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>UNIT SEVEN</u>	<u>TOTAL</u>
Lake Maintenance	0	35,000	0	0	85,000	15,000	14,000	149,000
Mitigation Maintenance	0	0	0	0	10,000	0	0	10,000
Road Maintenance / Resurface	0	163,000	0	92,000	0	0	0	255,000
Landscaping	0	650,000	0	0	0	0	240,000	890,000
Security Services	0	5,000	0	0	0	0	0	5,000
Street Lighting	0	75,000	0	0	0	0	15,000	90,000
TOTAL MAINTENANCE EXPENDITURE	\$ -	\$ 928,000	\$ -	\$ 92,000	\$ 95,000	\$ 15,000	\$ 269,000	\$ 1,399,000

NOTES:

- Unit 1 Resurfacing reserves cover Preto (between US 41 and Playmore) , Playmore and WV Parkway (north and south of US 41)
- Unit 1 Maintenance includes US 41, Preto (between US 41 and Playmore), Playmore and WV Parkway (north and south of US 41)
- Unit 1 includes Dog Park
- Unit 3 Resurfacing reserves only covers District owned roads
- Unit 7 Maintenance includes West Villages Parkway (south of Playmore) , Preto Boulevard (south of Playmore) , Playmore east of Braves, Road Segment 25

- Resurfacing reserves for West Villages Parkway (south of Playmore) and Preto Boulevard (south of Playmore) will begin in Fiscal Year 2020/2021
- Lake maintenace also includes costs for fountain maintenance

DISTRICT PROPER

	FISCAL YEAR 2018/2019 ANNUAL BUDGET	FISCAL YEAR 2019/2020 ANNUAL BUDGET
REVENUES		
O & M ASSESSMENTS	294,076	309,745
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	\$ 295,076	\$ 310,745
EXPENDITURES		
ENGINEERING	45,000	45,000
MANAGEMENT	59,456	60,586
OPERATIONS MANAGER	25,000	20,600
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	15,000
INSURANCE	36,000	40,000
LEGAL ADVERTISING	3,000	3,000
MISCELLANEOUS	3,000	3,000
POSTAGE	1,000	1,000
OFFICE SUPPLIES	5,000	10,000
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	\$ 277,431	\$ 292,161
EXCESS / (SHORTFALL)	\$ 17,645	\$ 18,585
PAYMENT TO TRUSTEE	-	-
BALANCE	\$ 17,645	\$ 18,585
COUNTY APPRAISER & TAX COLLECTOR FEE	(5,882)	(6,195)
DISCOUNTS FOR EARLY PAYMENTS	(11,763)	(12,390)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

* Fund Balance as of 4-30-2019 = \$702,620.00

UNIT ONE

	FISCAL YEAR 2018/2019 ANNUAL BUDGET	FISCAL YEAR 2019/2020 ANNUAL BUDGET
REVENUES		
O & M ASSESSMENTS	552,878	1,055,378
O & M DIRECT BILL	0	0
DEBT ASSESSMENTS	2,524,940	2,528,025
DEBT DIRECT BILL	0	0
DEVELOPER CONTRIBUTION	0	0
OTHER REVENUES	0	0
Total Revenues	\$ 3,077,818	\$ 3,583,403
EXPENDITURES		
INFRASTRUCTURE MAINTENANCE	455,000	928,000
ENGINEERING	7,500	5,000
MANAGEMENT	12,005	12,005
OPERATIONS MANAGER	12,500	20,600
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	3,750
CONTINUING DISCLOSURE FEE	500	500
WEBSITE	0	0
CONTINGENCY / PREV SHORTFALL	0	0
Total Expenditures	\$ 519,705	\$ 992,055
EXCESS / (SHORTFALL)	\$ 2,558,113	\$ 2,591,348
PAYMENT TO TRUSTEE	(2,373,444)	(2,376,344)
BALANCE	\$ 184,669	\$ 215,004
COUNTY APPRAISER & TAX COLLECTOR FEE	(61,556)	(71,668)
DISCOUNTS FOR EARLY PAYMENTS	(123,113)	(143,336)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

* Fund Balance as of 4-30-2019 = \$51,450.00

UNIT TWO

	FISCAL YEAR 2018/2019 ANNUAL BUDGET	FISCAL YEAR 2019/2020 ANNUAL BUDGET
REVENUES		
O & M ASSESSMENTS	394,741	42,439
O & M DIRECT BILL	30,649	2,813
DEBT ASSESSMENTS	2,619,098	2,646,152
DEBT DIRECT BILL	144,355	116,724
DEVELOPER CONTRIBUTION	0	0
OTHER REVENUES	0	0
CARRY OVER FUNDS FROM PRIOR YEAR	0	0
Total Revenues	\$ 3,188,843	\$ 2,808,127
EXPENDITURES		
INFRASTRUCTURE MAINTENANCE	337,000	0
ENGINEERING	7,500	3,000
MANAGEMENT	12,005	12,005
OPERATIONS MANAGER	12,500	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	5,000
CONTINUING DISCLOSURE FEE	500	500
WEBSITE	0	0
CONTINGENCY / PREV SHORTFALL	0	0
Total Expenditures	\$ 401,705	\$ 42,705
EXCESS / (SHORTFALL)	\$ 2,787,138	\$ 2,765,422
PAYMENT TO TRUSTEE	(2,606,307)	(2,604,107)
BALANCE	\$ 180,830	\$ 161,315
COUNTY APPRAISER & TAX COLLECTOR FEE	(60,277)	(53,772)
DISCOUNTS FOR EARLY PAYMENTS	(120,554)	(107,544)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

* Fund Balance as of 4-30-2019 = \$453,327.00

UNIT THREE

	FISCAL YEAR 2018/2019 ANNUAL BUDGET	FISCAL YEAR 2019/2020 ANNUAL BUDGET
REVENUES		
O & M ASSESSMENTS	195,603	168,373
O & M DIRECT BILL	34,339	12,784
DEBT ASSESSMENTS	1,133,816	1,247,413
DEBT DIRECT BILL	210,210	98,780
DEVELOPER CONTRIBUTION	0	0
OTHER REVENUES	0	0
CARRY OVER FUNDS FROM PRIOR YEAR	0	0
Total Revenues	\$ 1,573,967	\$ 1,527,351
EXPENDITURES		
INFRASTRUCTURE MAINTENANCE	159,000	92,000
ENGINEERING	10,000	20,000
MANAGEMENT	12,005	12,005
OPERATIONS MANAGER	0	20,600
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	3,750
CONTINUING DISCLOSURE FEE	5,000	500
WEBSITE	0	0
CONTINGENCY / PREV SHORTFALL	0	0
Total Expenditures	\$ 218,205	\$ 171,055
EXCESS / (SHORTFALL)	\$ 1,355,762	\$ 1,356,296
PAYMENT TO TRUSTEE	(1,275,997)	(1,271,349)
BALANCE	\$ 79,765	\$ 84,947
COUNTY APPRAISER & TAX COLLECTOR FEE	(26,588)	(28,316)
DISCOUNTS FOR EARLY PAYMENTS	(53,177)	(56,631)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

* Fund Balance as of 4-30-2019 = \$468,843.00

UNIT FOUR

	FISCAL YEAR 2018/2019 ANNUAL BUDGET	FISCAL YEAR 2019/2020 ANNUAL BUDGET
REVENUES		
O & M ASSESSMENTS	37,179	112,619
O & M DIRECT BILL	66,057	50,193
DEBT ASSESSMENTS	289,991	571,390
DEBT DIRECT BILL	565,074	300,560
DEVELOPER CONTRIBUTION	0	0
OTHER REVENUES	0	0
CARRY OVER FUNDS FROM PRIOR YEAR	0	0
Total Revenues	\$ 958,302	\$ 1,034,762
EXPENDITURES		
INFRASTRUCTURE MAINTENANCE	42,000	95,000
ENGINEERING	5,000	3,000
MANAGEMENT	12,005	12,005
OPERATIONS MANAGER	0	10,300
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	3,750
CONTINUING DISCLOSURE FEE	1,500	1,500
WEBSITE	0	0
CONTINGENCY / PREV SHORTFALL	0	0
Total Expenditures	\$ 101,005	\$ 156,055
EXCESS / (SHORTFALL)	\$ 857,297	\$ 878,707
PAYMENT TO TRUSTEE	(837,666)	(837,666)
BALANCE	\$ 19,630	\$ 41,041
COUNTY APPRAISER & TAX COLLECTOR FEE	(6,543)	(13,680)
DISCOUNTS FOR EARLY PAYMENTS	(13,087)	(27,360)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

* Fund Balance as of 4-30-2019 = \$151,935.00

UNIT FIVE

	FISCAL YEAR 2018/2019 ANNUAL BUDGET	FISCAL YEAR 2019/2020 ANNUAL BUDGET
REVENUES		
O & M ASSESSMENTS	0	0
O & M DIRECT BILL	142,500	67,905
DEBT ASSESSMENTS	0	0
DEBT DIRECT BILL	3,625,720	3,625,720
DEVELOPER CONTRIBUTION	0	0
OTHER REVENUES	0	0
CARRY OVER FUNDS FROM PRIOR YEAR	0	0
Total Revenues	\$ 3,768,220	\$ 3,693,625
EXPENDITURES		
BASEBALL FACILITY EXPENSES	100,000	0
INFRASTRUCTURE MAINTENANCE	0	15,000
ENGINEERING	2,500	2,500
MANAGEMENT	12,005	12,005
OPERATIONS MANAGER	0	10,300
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	5,000
POSTAGE	0	0
OFFICE SUPPLIES	0	0
DUES & SUBSCRIPTIONS	0	0
TRUSTEE FEES	0	5,600
CONTINUING DISCLOSURE FEE	0	0
WEBSITE	0	0
CONTINGENCY / PREV SHORTFALL	0	0
Total Expenditures	\$ 142,500	\$ 67,905
EXCESS / (SHORTFALL)	\$ 3,625,720	\$ 3,625,720
PAYMENT TO TRUSTEE	(3,625,720)	(3,625,720)
BALANCE	\$ -	\$ -
COUNTY APPRAISER & TAX COLLECTOR FEE	-	-
DISCOUNTS FOR EARLY PAYMENTS	-	-
NET EXCESS / (SHORTFALL)	\$ -	\$ -

* Fund Balance as of 4-30-2019 = (\$270,588.00)

UNIT SEVEN

	FISCAL YEAR 2018/2019 ANNUAL BUDGET	FISCAL YEAR 2019/2020 ANNUAL BUDGET
REVENUES		
O & M ASSESSMENTS	0	0
O & M DIRECT BILL	0	364,555
DEBT ASSESSMENTS	0	0
DEBT DIRECT BILL	0	773,731
DEVELOPER FUNDING	100,000	0
OTHER REVENUES	0	0
CARRY OVER FUNDS FROM PRIOR YEAR	0	0
Total Revenues	\$ 100,000	\$ 1,138,286
EXPENDITURES		
INFRASTRUCTURE MAINTENANCE	0	269,000
ENGINEERING	10,000	2,000
MANAGEMENT	12,005	12,005
OPERATIONS MANAGER	0	10,300
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	60,495	50,000
POSTAGE	0	0
OFFICE SUPPLIES	0	0
DUES & SUBSCRIPTIONS	0	0
TRUSTEE FEES	0	3,750
CONTINUING DISCLOSURE FEE	0	0
WEBSITE	0	0
CONTINGENCY / PREV SHORTFALL	0	0
Total Expenditures	\$ 100,000	\$ 364,555
EXCESS / (SHORTFALL)	\$ -	\$ 773,731
PAYMENT TO TRUSTEE	-	(773,731)
BALANCE	\$ -	\$ -
COUNTY APPRAISER & TAX COLLECTOR FEE	-	-
DISCOUNTS FOR EARLY PAYMENTS	-	-
NET EXCESS / (SHORTFALL)	\$ -	\$ -

BUDGET COMPARISON

	FISCAL YEAR 2017/2018 ACTUAL	FISCAL YEAR 2018/2019 ANNUAL BUDGET	FISCAL YEAR 2019/2020 ANNUAL BUDGET
REVENUES			
O & M ASSESSMENTS	784,464	1,474,475	1,688,554
O & M DIRECT BILL	213,356	273,544	498,250
DEBT ASSESSMENTS	4,376,188	6,567,845	6,992,980
DEBT DIRECT BILL	1,720,795	4,545,360	4,915,516
INTEREST / OTHER INCOME	397,686	1,000	1,000
BOND PREPAYMENTS	0	0	0
BOND PREPAYMENTS SENT TO TRUSTEE	0	0	0
DEVELOPER FUNDING	11,640,083	200,000	0
CARRY OVER FUNDS FROM PRIOR YEAR	0	0	0
Total Revenues	\$ 19,132,572	\$ 13,062,225	\$ 14,096,301
EXPENDITURES			
ALL BASEBALL FACILITY EXPENSES	306,114	100,000	0
INFRASTRUCTURE MAINTENANCE	725,105	993,000	1,399,000
ENGINEERING	114,974	97,500	80,500
MANAGEMENT	119,481	143,491	132,616
OPERATIONS MANAGER	54,873	50,000	92,700
LEGAL	98,074	185,000	170,000
ASSESSMENT ROLL	13,500	13,500	13,500
AUDIT FEES	17,300	22,300	19,800
ARBITRAGE REBATE FEE	3,900	6,000	6,000
RENTS & LEASES	14,400	6,000	15,000
INSURANCE	32,552	36,000	40,000
LEGAL ADVERTISING	15,828	3,000	3,000
MISCELLANEOUS	24,758	149,585	73,100
POSTAGE	2,264	1,000	1,000
OFFICE SUPPLIES	12,342	5,000	10,000
DUES & SUBSCRIPTIONS	175	175	175
TRUSTEE FEES	7,418	40,000	25,600
CONTINUING DISCLOSURE FEE	4,000	7,500	1,500
WEBSITE	1,500	1,500	3,000
CONTINGENCY / CONSTRUCTION COST	9,957,909	0	0
Total Expenditures	11,526,467	1,860,551	2,086,491
EXCESS / (SHORTFALL)	\$ 7,606,105	\$ 11,201,674	\$ 12,009,810
DEBT PAYMENT TO TRUSTEE (All Units)	(5,886,308)	(10,719,134)	(11,488,918)
BALANCE	\$ 1,719,797	\$ 482,540	\$ 520,892
COUNTY APPRAISER & TAX COLLECTOR FEE	(49,679)	(160,846)	(173,631)
DISCOUNTS FOR EARLY PAYMENTS	(198,758)	(321,693)	(347,261)
NET EXCESS / (SHORTFALL)	\$ 1,471,360	\$ -	\$ -

UNIT ONE DEBT SERVICE

FISCAL YEAR

2019/2020

ANNUAL BUDGET

REVENUES

Interest Income		0
Debt Collections		2,376,344
Total Revenues	\$	2,376,344

EXPENDITURES

Principal Payments		1,080,000
Interest Payments		1,296,344
Miscellaneous / Extra Redemption		0
Total Expenditures	\$	2,376,344

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

2019/2020

ANNUAL BUDGET

REVENUES

Interest Income		0
Debt Collections		2,604,107
Total Revenues	\$	2,604,107

EXPENDITURES

Principal Payments		1,025,000
Interest Payments		1,631,105
Miscellaneous / Extra Redemption		0
Total Expenditures	\$	2,656,105

Excess / (Shortfall)	\$	(51,998)
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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

2019/2020

ANNUAL BUDGET

REVENUES

Interest Income		0
Net Debt Collections		1,271,349
Total Revenues	\$	1,271,349

EXPENDITURES

Principal Payments		585,000
Interest Payments		681,173
Miscellaneous / Extra Redemption		5,177
Total Expenditures	\$	1,271,349

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

2019/2020

ANNUAL BUDGET

REVENUES

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

EXPENDITURES

Principal Payments		245,000
Interest Payments		590,100
Miscellaneous / Extra Redemption		2,566
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

2019/2020

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		530,000
2017A Interest Payments		470,497
2017B Principal Payments		1,244,273
2017B Interest Payments		1,344,323
Other / Extra Redemption		36,628
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		

UNIT SEVEN DEBT SERVICE

FISCAL YEAR

2019/2020

ANNUAL BUDGET

REVENUES

Capitalized Interest (through 5/2020)		773,731
Net Debt Collections		773,731
Total Revenues	\$	1,547,463

EXPENDITURES

2019 Master Principal Payments		0
2019 Master Interest Payments		1,484,338
2019 Village B Principal Payments		0
2019 Village B Interest Payments		63,125
Other / Extra Redemption		0
Total Expenditures	\$	1,547,463

Excess / (Shortfall)	\$	-
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Series 2019 Master Bond Information

Original Par Amount =	\$31,040,000	Annual Principal Payments Due =	May 1st
Average Interest Rate =	4.90%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	April 2019		
Maturity Date =	May 2050		

Series 2019 Village B Bond Information

Original Par Amount =	\$1,320,000	Annual Principal Payments Due =	May 1st
Average Interest Rate =	4.90%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	April 2019		
Maturity Date =	May 2050		

ASSESSMENT RECAP DISTRICT PROPER

A	B	C	F	G	F	G
Lot Type		Units	Total Fiscal Year 2018/2019 Assessment	Total Fiscal Year 2018/2019 Assessment Per Unit	Total Fiscal Year 2019/2020 Projected Assessment	Total Fiscal Year 2019/2020 Projected Assessment Per Unit
Developed Lots In Unit 1 Only	Administrative <u>Debt</u>	300	\$ 3,843.12 \$ -	\$ 12.81 \$ -	\$ 4,029.12 \$ -	\$ 13.43 \$ -
	Sub-Total		\$ 3,843.12	\$ 12.81	\$ 4,029.12	\$ 13.43
Developed Lots In Unit 2	Administrative <u>Debt</u>	1,663	\$ 21,303.69 \$ -	\$ 12.81 \$ -	\$ 22,334.76 \$ -	\$ 13.43 \$ -
	Sub-Total		\$ 21,303.69	\$ 12.81	\$ 22,334.76	\$ 13.43
Developed Lots In Unit 3	Administrative <u>Debt</u>	1,758	\$ 20,509.45 \$ -	\$ 12.81 \$ -	\$ 23,610.65 \$ -	\$ 13.43 \$ -
	Sub-Total		\$ 20,509.45	\$ 12.81	\$ 23,610.65	\$ 13.43
Developed Lots In Unit 4	Administrative <u>Debt</u>	696	\$ 4,547.69 \$ -	\$ 12.81 \$ -	\$ 9,347.56 \$ -	\$ 13.43 \$ -
	Sub-Total		\$ 4,547.69	\$ 12.81	\$ 9,347.56	\$ 13.43
Developed Lots In Sarasot County	Administrative <u>Debt</u>	0	\$ - \$ -	\$ 12.81 \$ -	\$ 0 \$ -	\$ 13.43 \$ -
	Sub-Total		\$ -	\$ 12.81	\$ -	\$ 13.43
Undeveloped Land In Unit 1	Administrative <u>Debt</u>	10,715	\$ 139,953.62 \$ -	\$ 12.81 \$ -	\$ 143,906.77 \$ -	\$ 13.43 \$ -
	Sub-Total		\$ 139,953.62	\$ 12.81	\$ 143,906.77	\$ 13.43
Undeveloped Land In Unit 2	Administrative <u>Debt</u>	257	\$ 3,292.27 \$ -	\$ 12.81 \$ -	\$ 3,451.61 \$ -	\$ 13.43 \$ -
	Sub-Total		\$ 3,292.27	\$ 12.81	\$ 3,451.61	\$ 13.43
Undeveloped Land In Unit 3	Administrative <u>Debt</u>	109	\$ 2,395.54 \$ -	\$ 12.81 \$ -	\$ 1,463.91 \$ -	\$ 13.43 \$ -
	Sub-Total		\$ 2,395.54	\$ 12.81	\$ 1,463.91	\$ 13.43
Undeveloped Land In Unit 4	Administrative <u>Debt</u>	262	\$ 4,675.80 \$ -	\$ 12.81 \$ -	\$ 3,518.77 \$ -	\$ 13.43 \$ -
	Sub-Total		\$ 4,675.80	\$ 12.81	\$ 3,518.77	\$ 13.43
Undeveloped Land In Sarasot County	Administrative <u>Debt</u>	7,303	\$ 93,554.35 \$ -	\$ 12.81 \$ -	\$ 98,082.23 \$ -	\$ 13.43 \$ -
	Sub-Total		\$ 93,554.35	\$ 12.81	\$ 98,082.23	\$ 13.43
TOTAL		23,063	\$ 294,075.53		\$ 309,745.38	

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 23,063.00 assessable units in the District.

ASSESSMENT RECAP UNIT ONE

A	B	C	F	G	F	G
Lot Type	Units	Total Fiscal Year 2018/2019 Assessment	Total Fiscal Year 2018/2019 Assessment Per Unit	Total Fiscal Year 2019/2020 Projected Assessment	Total Fiscal Year 2019/2020 Projected Assessment Per Unit	Total Fiscal Year 2019/2020 Projected Assessment Per Unit
Developed Lots In Unit 1 Only	Administrative <u>Debt</u>	300	\$ 10,596.26 \$ 48,392.13	\$ 35.32 \$ 161.31	\$ 20,089.68 \$ 48,122.31	\$ 66.97 \$ 160.41
	Sub-Total		\$ 58,988.40	\$ 196.63	\$ 68,211.98	\$ 227.37
Developed Lots In Unit 2	Administrative <u>Debt</u>	1,663	\$ 58,738.62 \$ 268,253.72	\$ 35.32 \$ 161.31	\$ 111,363.77 \$ 266,758.00	\$ 66.97 \$ 160.41
	Sub-Total		\$ 326,992.34	\$ 196.63	\$ 378,121.77	\$ 227.37
Developed Lots In Unit 3	Administrative <u>Debt</u>	1,758	\$ 56,548.72 \$ 258,252.68	\$ 35.32 \$ 161.31	\$ 117,725.50 \$ 281,996.73	\$ 66.97 \$ 160.41
	Sub-Total		\$ 314,801.40	\$ 196.63	\$ 399,722.23	\$ 227.37
Developed Lots In Unit 4	Administrative <u>Debt</u>	696	\$ 12,538.91 \$ 57,264.02	\$ 35.32 \$ 161.31	\$ 46,608.05 \$ 111,643.76	\$ 66.97 \$ 160.41
	Sub-Total		\$ 69,802.93	\$ 196.63	\$ 158,251.80	\$ 227.37
Undeveloped Land In Unit 1	Admin / Maint <u>Debt</u>	10,715	\$ 385,880.56 \$ 1,762,280.16	\$ 35.32 \$ 161.31	\$ 717,536.27 \$ 1,718,768.45	\$ 66.97 \$ 160.41
	Sub-Total		\$ 2,148,160.72	\$ 196.63	\$ 2,436,304.72	\$ 227.37
Undeveloped Land In Unit 2	Administrative <u>Debt</u>	257	\$ 9,077.46 \$ 41,455.93	\$ 35.32 \$ 161.31	\$ 17,210.16 \$ 41,224.78	\$ 66.97 \$ 160.41
	Sub-Total		\$ 50,533.39	\$ 196.63	\$ 58,434.93	\$ 227.37
Undeveloped Land In Unit 3	Administrative <u>Debt</u>	109	\$ 6,605.00 \$ 30,164.43	\$ 35.32 \$ 161.31	\$ 7,299.25 \$ 17,484.44	\$ 66.97 \$ 160.41
	Sub-Total		\$ 36,769.43	\$ 196.63	\$ 24,783.69	\$ 227.37
Undeveloped Land In Unit 4	Administrative <u>Debt</u>	262	\$ 12,892.12 \$ 58,877.09	\$ 35.32 \$ 161.31	\$ 17,544.98 \$ 42,026.82	\$ 66.97 \$ 160.41
	Sub-Total		\$ 71,769.21	\$ 196.63	\$ 59,571.80	\$ 227.37
Total Admin / Maint			\$ 552,877.66		\$ 1,055,377.66	
Total Debt			\$ 2,524,940.17		\$ 2,528,025.28	
TOTAL		<u>15,760</u>	<u>\$ 3,077,817.83</u>		<u>\$ 3,583,402.94</u>	

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 15,760.00 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	*
						Amount of Benefits per Assessable Half-Acre or Less
Fourth Quarter Properties, XXXII, LLC	Exhibit D-1 of WVID Unit 1 Engineers Report	12,101	\$ 36,816,162.00	\$0	0	\$ 3,042.41
DiVosta and Company, Inc	Exhibit D-2 of WVID Unit 1 Engineers Report	1,200	\$ 3,650,887.89	\$0	0	\$ 3,042.41
Divosta Homes, LP	Exhibit D-3 of WVID Unit 1 Engineers Report	962	\$ 2,926,795.13	\$0	0	\$ 3,042.41
Gran Paradiso I, LLC	Exhibit D-4 of WVID Unit 1 Engineers Report	1,432	\$ 4,356,726.22	\$0	0	\$ 3,042.41
Gran Paradiso II, LLC	Exhibit D-5 of WVID Unit 1 Engineers Report	621	\$ 1,889,334.48	\$0	0	\$ 3,042.41
Lee Weatherington Development, Inc.	Exhibit D-6 of WVID Unit 1 Engineers Report	84	\$ 255,562.15	\$0	0	\$ 3,042.41
Total		16,400	\$ 49,895,467.87	\$ -	0	\$ 3,042.41

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

ASSESSMENT RECAP UNIT TWO - GROSS

A	B	C	E	F	I	H	I
Lot Type	Methodology Maximum Percentage	Admin / Maint Assessment Allocation	Units	Total Fiscal Year 2018/2019 Per Unit	Total Fiscal Year 2019/2020 Projected Assessment	Total Fiscal Year 2019/2020 Projected Per Unit	Total Fiscal Year 2019/2020 Projected Per Unit
Island Walk Single Family	Admin / Maint Debt 24.08%	10,939.75	1,799 1,796	\$ 57.20 \$ 379.89	\$ 10,939.75 \$ 682,282.44	\$ 6.08 \$ 379.89	\$ 6.08 \$ 379.89
Family Sub-Total							
				\$ 437.09	\$ 693,222.19	\$ 385.97	\$ 385.97
Island Walk Multi Family	Admin / Maint Debt 0.93%	422.51	70	\$ 56.78 \$ 378.22	\$ 422.51 \$ 26,475.40	\$ 6.04 \$ 378.22	\$ 6.04 \$ 378.22
Family Sub-Total							
				\$ 435.00	\$ 26,897.91	\$ 384.26	\$ 384.26
Gran Paradiso Single Family	Admin / Maint Debt 11.85%	5,383.56	793 787	\$ 63.86 \$ 424.10	\$ 5,383.56 \$ 333,766.70	\$ 6.79 \$ 424.10	\$ 6.79 \$ 424.10
Family Sub-Total							
				\$ 487.96	\$ 339,150.26	\$ 430.89	\$ 430.89
Gran Paradiso (Wetherington) Single Family	Admin / Maint Debt 9.65%	4,384.08	646 644	\$ 63.84 \$ 424.10	\$ 4,384.08 \$ 273,120.40	\$ 6.79 \$ 424.10	\$ 6.79 \$ 424.10
Family Sub-Total							
				\$ 487.94	\$ 277,504.48	\$ 430.89	\$ 430.89
Gran Paradiso Multi Family (3 BDR)	Admin / Maint Debt 3.56%	1,617.34	280	\$ 54.33 \$ 361.34	\$ 1,617.34 \$ 101,175.20	\$ 5.78 \$ 361.34	\$ 5.78 \$ 361.34
Family (3 BDR) Sub-Total							
				\$ 415.67	\$ 102,792.54	\$ 367.12	\$ 367.12
Gran Paradiso Multi Family (2 BDR)	Admin / Maint Debt 3.18%	1,444.70	280 278	\$ 48.53 \$ 322.17	\$ 1,444.70 \$ 89,563.26	\$ 5.16 \$ 322.17	\$ 5.16 \$ 322.17
Family (2 BDR) Sub-Total							
				\$ 370.70	\$ 91,007.96	\$ 327.33	\$ 327.33
Town Center Multi Family (3 BDR)	Admin / Maint Debt 1.82%	826.84	140 76	\$ 55.55 \$ 368.91	\$ 826.84 \$ 28,037.16	\$ 5.91 \$ 368.91	\$ 5.91 \$ 368.91
Family (3 BDR) Sub-Total							
				\$ 424.46	\$ 28,864.00	\$ 374.82	\$ 374.82
Town Center Multi Family (2 BDR)	Admin / Maint Debt 3.02%	1,372.01	260 140	\$ 49.64 \$ 329.74	\$ 1,372.01 \$ 46,163.60	\$ 5.28 \$ 329.74	\$ 5.28 \$ 329.74
Family (2 BDR) Sub-Total							
				\$ 379.38	\$ 47,535.61	\$ 335.02	\$ 335.02
Town Center Sub-Total	Admin / Maint Debt 41.91%	19,040.07	92.49	\$ 1,936.43 \$ 12,863.47	\$ 19,040.07 \$ 1,189,742.34	\$ 205.86 \$ 12,863.47	\$ 205.86 \$ 12,863.47
Sub-Total							
				\$ 14,799.90	\$ 1,208,782.41	\$ 13,069.33	\$ 13,069.33
						\$ 45,430.85	
						\$ 2,770,326.50	
TOTAL	100.00%	\$ 45,430.85	4,163		\$ 2,815,757.35		

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	\$ 12,829.67	\$ 12,103.84	\$ (725.84)
Gross Debt	\$ 797,625.56	\$ 734,060.97	\$ (63,564.59)
Gross Total	\$ 810,455.23	\$ 746,164.81	\$ (64,290.43) *

* Shortfall will be billed directly to Developer of Gran Paradisc

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 197 units with pre-paid bonds.

- 3 unit in Island Walk Single Family
- 2 unit in the Wetherington Single Family
- 6 unit in the Gran Paradiso Single Family
- 2 unit in the Gran Paradiso Multi Family
- 120 unit in the Town Center MF 2Bdr
- 64 unit in the Town Center MF 3Bdr

ASSESSMENT RECAP UNIT TWO - COLLECTION METHOD

A	B	C	D	E
TOTAL GROSS				
Lot Type	Units	Total Fiscal Year 2019/2020 Projected Assessment	Total Fiscal Year 2019/2020 Projected Per Unit	
Island Walk Admin / Maint	1,799	\$ 10,939.75	\$ 6.08	
Single Debt	1,796	\$ 682,282.44	\$ 379.89	
Family Sub-Total		\$ 693,222.19	\$ 385.97	
Island Walk Admin / Maint		\$ 422.51	\$ 6.04	
Multi Debt	70	\$ 26,475.40	\$ 378.22	
Family Sub-Total		\$ 26,897.91	\$ 384.26	

Gran Paradiso Admin / Maint	793	\$ 5,383.56	\$ 6.79
Single Debt	787	\$ 333,766.70	\$ 424.10
Family Sub-Total		\$ 339,150.26	\$ 430.89
Gran Paradiso		\$ -	\$ -
(Wetherington) Admin / Maint	646	\$ 4,384.08	\$ 6.79
Single Debt	644	\$ 273,120.40	\$ 424.10
Family Sub-Total		\$ 277,504.48	\$ 430.89
Gran Paradiso Admin / Maint		\$ 1,617.34	\$ 5.78
Multi Debt	280	\$ 101,175.20	\$ 361.34
Family (3 BDR) Sub-Total		\$ 102,792.54	\$ 367.12
Gran Paradiso Admin / Maint	280	\$ 1,444.70	\$ 5.16
Multi Debt	278	\$ 89,563.26	\$ 322.17
Family (2 BDR) Sub-Total		\$ 91,007.96	\$ 327.33

GRAN PARADISO ON ROLL GROSS			
1,043	\$ 7,080.77	\$ 6.79	
1,036	\$ 439,367.60	\$ 424.10	
	\$ 446,448.37	\$ 430.89	

GRAN PARADISO DIRECT BILL GROSS	
\$	(1,697.21)
\$	(105,600.90)
\$	(107,298.11)

14	\$ 95.01	\$ 6.79
11	\$ 4,665.10	\$ 424.10
	\$ 4,760.11	\$ 430.89

\$	4,289.07
\$	268,455.30
\$	272,744.37

116	\$ 670.04	\$ 5.78
	\$ 41,915.44	\$ 361.34
	\$ 42,585.48	\$ 367.12
585	\$ 3,002.91	\$ 5.16
582	\$ 187,502.94	\$ 322.17
	\$ 190,505.85	\$ 327.33

\$	947.30
\$	59,259.76
\$	60,207.06
\$	(1,558.21)
\$	(97,939.68)
\$	(99,497.89)

\$ 10,848.73
\$ 673,451.08

\$ 1,980.94
\$ 124,174.48

Gran Paradiso Direct Bill Net
\$ 1,862.08
\$ 116,724.01

Town Center Admin / Maint	140	\$ 826.84	\$ 5.91
Multi Debt	76	\$ 28,037.16	\$ 368.91
Family (3 BDR) Sub-Total		\$ 28,864.00	\$ 374.82
Town Center Admin / Maint	260	\$ 1,372.01	\$ 5.28
Multi Debt	140	\$ 46,163.60	\$ 329.74
Family (2 BDR) Sub-Total		\$ 47,535.61	\$ 335.02
Town Center Admin / Maint		\$ 19,040.07	\$ 205.86
Debt	92	\$ 1,189,742.34	\$ 12,863.47
Sub-Total		\$ 1,208,782.41	\$ 13,069.33

TOWN CENTER ON ROLL GROSS			
140	\$ 448.86	\$ 5.91	
76	\$ 28,037.16	\$ 368.91	
	\$ 28,486.02	\$ 374.82	
260	\$ 738.78	\$ 5.28	
140	\$ 46,163.60	\$ 329.74	
	\$ 46,902.38	\$ 335.02	
92	\$ 19,040.07	\$ 205.86	
	\$ 1,189,742.34	\$ 12,863.47	
	\$ 1,208,782.41	\$ 13,069.33	

TOWN CENTER DIRECT BILL GROSS	
\$	377.98
\$	-
\$	377.98
\$	633.24
\$	-
\$	633.24
\$	-
\$	-
\$	-

\$ 20,227.70
\$ 1,263,943.10

\$ 1,011.22
\$ -

Town center Direct Bill Net
\$ 950.55
\$ -

		\$ 45,430.85	
		\$ 2,770,326.50	
		\$ -	
TOTAL	4,166	\$ 2,815,757.35	

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 197 units with pre-paid bonds.

- 3 unit in Island Walk Single Family
- 2 unit in the Wetherington Single Family
- 6 unit in the Gran Paradiso Single Family
- 2 unit in the Gran Paradiso Multi Family
- 120 unit in the Town Center MF 2Bdr
- 64 unit in the Town Center MF 3Bdr

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

A	B	C	D	G	F	G
Category	Product Type	Total Units	Total Fiscal Year 2018/2019 Assessment Per Unit	Total Fiscal Year 2019/2020 Projected Assessment	Total Fiscal Year 2019/2020 Projected Assessment Per Unit	
Pre Lennar	2 Bdr Sam 35	Admin / Maint	5	\$ 122.18	\$ 478.88	\$ 95.78
		Debt	4	\$ 1,093.10	\$ 4,372.40	\$ 1,093.10
		Sub-Total		\$ 1,215.28	\$ 4,851.28	\$ 1,188.88
	3 Bdr Sam 70	Admin / Maint	6	\$ 122.18	\$ 574.65	\$ 95.78
		Debt	5	\$ 1,432.12	\$ 7,160.60	\$ 1,432.12
		Sub-Total		\$ 1,554.30	\$ 7,735.25	\$ 1,527.90
	3 Bdr Sam 80	Admin / Maint	5	\$ 122.18	\$ 478.88	\$ 95.78
		Debt	4	\$ 1,559.05	\$ 6,236.20	\$ 1,559.05
		Sub-Total		\$ 1,681.23	\$ 6,715.08	\$ 1,654.83
	3 Bdr Lee 45	Admin / Maint		\$ 122.18	\$ 383.10	\$ 95.78
		Debt	4	\$ 1,227.41	\$ 4,909.64	\$ 1,227.41
		Sub-Total		\$ 1,349.59	\$ 5,292.74	\$ 1,323.19
	3 Bdr Lee 65	Admin / Maint	10	\$ 122.18	\$ 957.75	\$ 95.78
		Debt	8	\$ 1,380.47	\$ 11,043.76	\$ 1,380.47
		Sub-Total		\$ 1,502.65	\$ 12,001.51	\$ 1,476.25
Total	Pre Lennar	30	Gross	\$ 2,873.26	\$ 33,722.60	Gross
Lennar	35'	Admin / Maint	179	\$ 122.18	\$ 17,143.81	\$ 95.78
		Debt	178	\$ 521.28	\$ 92,787.84	\$ 521.28
		Sub-Total		\$ 643.46	\$ 109,931.65	\$ 617.06
	Townhome	Admin / Maint	420	\$ 122.18	\$ 40,225.70	\$ 95.78
		Debt	419	\$ 521.28	\$ 218,416.32	\$ 521.28
		Sub-Total		\$ 643.46	\$ 258,642.02	\$ 617.06
	Coach	Admin / Maint		\$ 122.18	\$ 11,109.96	\$ 95.78
		Debt	116	\$ 627.66	\$ 72,808.56	\$ 627.66
		Sub-Total		\$ 749.84	\$ 83,918.52	\$ 723.44
	45'	Admin / Maint		\$ 122.18	\$ 5,650.75	\$ 95.78
		Debt	59	\$ 627.66	\$ 37,031.94	\$ 627.66
		Sub-Total		\$ 749.84	\$ 42,682.69	\$ 723.44
	52'	Admin / Maint		\$ 122.18	\$ 49,132.82	\$ 95.78
		Debt	513	\$ 734.04	\$ 376,562.52	\$ 734.04
		Sub-Total		\$ 856.22	\$ 425,695.34	\$ 829.82
	62'	Admin / Maint	131	\$ 122.18	\$ 12,546.59	\$ 95.78
		Debt	129	\$ 840.42	\$ 108,414.18	\$ 840.42
		Sub-Total		\$ 962.60	\$ 120,960.77	\$ 936.20
	65'	Admin / Maint	79	\$ 122.18	\$ 7,566.26	\$ 95.78
		Debt	78	\$ 840.42	\$ 65,552.76	\$ 840.42
		Sub-Total		\$ 962.60	\$ 73,119.02	\$ 936.20
	70'	Admin / Maint		\$ 122.18	\$ 5,363.43	\$ 95.78
		Debt	56	\$ 840.42	\$ 47,063.52	\$ 840.42
		Sub-Total		\$ 962.60	\$ 52,426.95	\$ 936.20
75'	Admin / Maint		\$ 122.18	\$ 24,135.42	\$ 95.78	
	Debt	252	\$ 946.81	\$ 238,596.12	\$ 946.81	
	Sub-Total		\$ 1,068.99	\$ 262,731.54	\$ 1,042.59	
80'	Admin / Maint		\$ 122.18	\$ 6,225.41	\$ 95.78	
	Debt	65	\$ 946.81	\$ 61,542.65	\$ 946.81	
	Sub-Total		\$ 1,068.99	\$ 67,768.06	\$ 1,042.59	
Total	Lennar	1,870	Gross	\$ 179,100.14	\$ 1,318,776.41	Gross
TOTAL GROSS			1,900	Total Gross	\$ 181,973.40	Total Gross
					\$ 1,352,499.01	Total Gross
TOTAL NET			1,900	Total Net	\$ 171,055.00	Total Net
					\$ 1,271,349.07	Total Net

Assessment is calculated by the 2014 Revised Unit 3 Special Methodology Report
 Revised Methodology Report Tables 2 & 3 Attached

There are 10 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, 2 units are Wetherington 3 BDR Lee 65, 2 unit are SF 62', 1 unit is a SF 65', 1 unit is a SF 35', and 1 unit is a Townhome

ASSESSMENT RECAP UNIT THREE - COLLECTION METHOD

A	B	C	D	E	F	G	H	I	J	
TOTAL GROSS						PLATTED ON ROLL GROSS			DIRECT BILL GROSS	
Category	Product Type		Total Units	Total Fiscal Year 2019/2020 Projected Assessment	Total Fiscal Year 2019/2020 Projected Assessment Per Unit	Platted Units	Fiscal Year 2019/2020 Platted Total Assessments	Fiscal Year 2019/2020 Platted Per Unit Assessments		
Pre Lennar	2 Bdr Sam 35	Admin / Maint	5	\$ 478.88	\$ 95.78	5	\$ 478.88	\$ 95.78	\$ -	
		Debt	4	\$ 4,372.40	\$ 1,093.10	4	\$ 4,372.40	\$ 1,093.10	\$ -	
		Sub-Total		\$ 4,851.28	\$ 1,188.88		\$ 4,851.28	\$ 1,188.88	\$ -	
	3 Bdr Sam 70	Admin / Maint	6	\$ 574.65	\$ 95.78	6	\$ 574.65	\$ 95.78	\$ -	
		Debt	5	\$ 7,160.60	\$ 1,432.12	5	\$ 7,160.60	\$ 1,432.12	\$ -	
	Sub-Total		\$ 7,735.25	\$ 1,527.90		\$ 7,735.25	\$ 1,527.90	\$ -		
3 Bdr Sam 80	Admin / Maint	5	\$ 478.88	\$ 95.78	5	\$ 478.88	\$ 95.78	\$ -		
	Debt	4	\$ 6,236.20	\$ 1,559.05	4	\$ 6,236.20	\$ 1,559.05	\$ -		
	Sub-Total		\$ 6,715.08	\$ 1,654.83		\$ 6,715.08	\$ 1,654.83	\$ -		
3 Bdr Lee 45	Admin / Maint		\$ 383.10	\$ 95.78		\$ 383.10	\$ 95.78	\$ -		
	Debt	4	\$ 4,909.64	\$ 1,227.41	4	\$ 4,909.64	\$ 1,227.41	\$ -		
	Sub-Total		\$ 5,292.74	\$ 1,323.19		\$ 5,292.74	\$ 1,323.19	\$ -		
3 Bdr Lee 65	Admin / Maint	10	\$ 957.75	\$ 95.78	10	\$ 957.75	\$ 95.78	\$ -		
	Debt	8	\$ 11,043.76	\$ 1,380.47	8	\$ 11,043.76	\$ 1,380.47	\$ -		
	Sub-Total		\$ 12,001.51	\$ 1,476.25		\$ 12,001.51	\$ 1,476.25	\$ -		
Total	Pre Lennar		30	\$ 2,873.26	Gross	30	\$ 2,873.26	Platted On Roll Gross	\$ -	Direct Bill Gross
				\$ 33,722.60			\$ 33,722.60		\$ -	
Lennar	35'	Admin / Maint	179	\$ 17,143.81	\$ 95.78	333	\$ 31,893.23	\$ 95.78	\$ (14,749.42)	
		Debt	178	\$ 92,787.84	\$ 521.28	332	\$ 173,064.96	\$ 521.28	\$ (80,277.12)	
		Sub-Total		\$ 109,931.65	\$ 617.06		\$ 204,958.19	\$ 617.06	\$ (95,026.54)	
	Townhome	Admin / Maint	420	\$ 40,225.70	\$ 95.78	252	\$ 24,135.42	\$ 95.78	\$ 16,090.28	
		Debt	419	\$ 218,416.32	\$ 521.28	251	\$ 130,841.28	\$ 521.28	\$ 87,575.04	
		Sub-Total		\$ 258,642.02	\$ 617.06		\$ 154,976.70	\$ 617.06	\$ 103,665.32	
	Coach	Admin / Maint		\$ 11,109.96	\$ 95.78		\$ 11,109.96	\$ 95.78	\$ -	
		Debt	116	\$ 72,808.56	\$ 627.66	116	\$ 72,808.56	\$ 627.66	\$ -	
		Sub-Total		\$ 83,918.52	\$ 723.44		\$ 83,918.52	\$ 723.44	\$ -	
	45'	Admin / Maint		\$ 5,650.75	\$ 95.78		\$ 5,650.75	\$ 95.78	\$ -	
		Debt	59	\$ 37,031.94	\$ 627.66	59	\$ 37,031.94	\$ 627.66	\$ -	
		Sub-Total		\$ 42,682.69	\$ 723.44		\$ 42,682.69	\$ 723.44	\$ -	
	52'	Admin / Maint		\$ 49,132.82	\$ 95.78		\$ 32,276.34	\$ 95.78	\$ 16,856.48	
		Debt	513	\$ 376,562.52	\$ 734.04	337	\$ 247,371.48	\$ 734.04	\$ 129,191.04	
		Sub-Total		\$ 425,695.34	\$ 829.82		\$ 279,647.82	\$ 829.82	\$ 146,047.52	
62'	Admin / Maint	131	\$ 12,546.59	\$ 95.78	289	\$ 27,679.11	\$ 95.78	\$ (15,132.53)		
	Debt	129	\$ 108,414.18	\$ 840.42	287	\$ 241,200.54	\$ 840.42	\$ (132,786.36)		
	Sub-Total		\$ 120,960.77	\$ 936.20		\$ 268,879.65	\$ 936.20	\$ (147,918.89)		
65'	Admin / Maint	79	\$ 7,566.26	\$ 95.78	53	\$ 5,076.10	\$ 95.78	\$ 2,490.16		
	Debt	78	\$ 65,552.76	\$ 840.42	52	\$ 43,701.84	\$ 840.42	\$ 21,850.92		
	Sub-Total		\$ 73,119.02	\$ 936.20		\$ 48,777.94	\$ 936.20	\$ 24,341.08		
70'	Admin / Maint		\$ 5,363.43	\$ 95.78		\$ 5,363.43	\$ 95.78	\$ -		
	Debt	56	\$ 47,063.52	\$ 840.42	56	\$ 47,063.52	\$ 840.42	\$ -		
	Sub-Total		\$ 52,426.95	\$ 936.20		\$ 52,426.95	\$ 936.20	\$ -		
75'	Admin / Maint		\$ 24,135.42	\$ 95.78		\$ 16,090.28	\$ 95.78	\$ 8,045.14		
	Debt	252	\$ 238,596.12	\$ 946.81	168	\$ 159,064.08	\$ 946.81	\$ 79,532.04		
	Sub-Total		\$ 262,731.54	\$ 1,042.59		\$ 175,154.36	\$ 1,042.59	\$ 87,577.18		
80'	Admin / Maint		\$ 6,225.41	\$ 95.78		\$ 6,225.41	\$ 95.78	\$ -		
	Debt	65	\$ 61,542.65	\$ 946.81	65	\$ 61,542.65	\$ 946.81	\$ -		
	Sub-Total		\$ 67,768.06	\$ 1,042.59		\$ 67,768.06	\$ 1,042.59	\$ -		
Total	Lennar		1,870	\$ 179,100.14	Gross	1,728	\$ 165,500.02	Platted On Roll Gross	\$ 13,600.12	Direct Bill Gross
				\$ 1,318,776.41			\$ 1,213,690.85		\$ 105,085.56	
TOTAL GROSS			1,900	\$ 181,973.40	Total Gross	1,758	\$ 168,373.29	Total Platted On Roll Gross	\$ 13,600.12	Total Direct Bill Gross
				\$ 1,352,499.01			\$ 1,247,413.45		\$ 105,085.56	
TOTAL NET			1,900	\$ 171,055.00	Total Net		\$ 158,270.89	Total Platted On Roll Net	\$ 12,784.11	Total Direct Bill Net
				\$ 1,271,349.07			\$ 1,172,568.64		\$ 98,780.43	

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

Revised Methodology Report Tables 2 & 3 Attached

There are 10 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, 2 units are Wetherington 3 BDR Lee 65, 2 unit are SF 62', 1 unit is a SF 65', 1 unit is a SF 35', and 1 unit is a Townhome

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 2018/2019		Total Fiscal Year 2019/2020		Total Fiscal Year 2019/2020	
			<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		\$ 104.73	\$ 36,245.20	\$ 161.81		
		<u>Debt</u>	224	\$ 678.03	\$ 151,879.15	\$ 678.03		
		Sub-Total		\$ 782.76	\$ 188,124.35	\$ 839.84		
	50' SF	Admin / Maint		\$ 104.73	\$ 44,173.84	\$ 161.81		
		<u>Debt</u>	273	\$ 998.94	\$ 272,709.57	\$ 998.94		
		Sub-Total		\$ 1,103.67	\$ 316,883.41	\$ 1,160.75		
	60' SF	Admin / Maint		\$ 104.73	\$ 31,229.12	\$ 161.81		
		<u>Debt</u>	193	\$ 1,212.87	\$ 234,084.36	\$ 1,212.87		
		Sub-Total		\$ 1,317.60	\$ 265,313.48	\$ 1,374.68		
Total	Renaissance	690	Gross	\$ 111,648.16	\$ 658,673.09	Gross		
Oasis	60' SF	Admin / Maint		\$ 104.73	\$ 14,886.42	\$ 161.81		
		<u>Debt</u>	92	\$ 829.89	\$ 76,350.21	\$ 829.89		
		Sub-Total		\$ 934.62	\$ 91,236.63	\$ 991.70		
	70' SF	Admin / Maint		\$ 104.73	\$ 7,119.59	\$ 161.81		
		<u>Debt</u>	44	\$ 980.00	\$ 43,120.00	\$ 980.00		
		Sub-Total		\$ 1,084.73	\$ 50,239.59	\$ 1,141.81		
	Total	Oasis	136	Gross	\$ 22,006.01	\$ 119,470.21	Gross	
	Preserve	33' Villas	Admin / Maint		\$ 104.73	\$ 14,562.80	\$ 161.81	
<u>Debt</u>			90	\$ 424.61	\$ 38,214.57	\$ 424.61		
Sub-Total				\$ 529.34	\$ 52,777.38	\$ 586.42		
50' SF		Admin / Maint		\$ 104.73	\$ 17,798.98	\$ 161.81		
		<u>Debt</u>	110	\$ 679.79	\$ 74,776.60	\$ 679.79		
		Sub-Total		\$ 784.52	\$ 92,575.58	\$ 841.60		
Total		Preserve	200	Gross	\$ 32,361.79	\$ 112,991.17	Gross	
TOTAL GROSS		1,026	Total Gross	\$ 166,015.96	\$ 891,134.47	Total Gross		
TOTAL NET		1,026	Total Net	\$ 156,055.00	\$ 837,666.40	Total Net		

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 2019/2020 Projected Assessment	Total Fiscal Year 2019/2020 Projected Assessment Per Unit	Platted Units	Fiscal Year 2019/2020 Platted Total Assessments	Fiscal Year 2019/2020 Platted Per Unit Assessments			
Renaissance	35' Villas	Admin / Maint		\$ 36,245.20	\$ 161.81						
		Debt	224	\$ 151,879.15	\$ 678.03	152	\$ 24,594.96	\$ 161.81	\$ 11,650.24		
		Sub-Total		\$ 188,124.35	\$ 839.84		\$ 103,060.85	\$ 678.03	\$ 48,818.30		
	50' SF	Admin / Maint			\$ 44,173.84	\$ 161.81					
		Debt	273		\$ 272,709.57	\$ 998.94	183	\$ 29,611.03	\$ 161.81	\$ 14,562.80	
		Sub-Total			\$ 316,883.41	\$ 1,160.75		\$ 182,805.32	\$ 998.94	\$ 89,904.26	
60' SF	Admin / Maint			\$ 31,229.12	\$ 161.81						
	Debt	193		\$ 234,084.36	\$ 1,212.87	93	\$ 15,048.23	\$ 161.81	\$ 16,180.89		
	Sub-Total			\$ 265,313.48	\$ 1,374.68		\$ 112,797.13	\$ 1,212.87	\$ 121,287.23		
Total	Renaissance		690	\$ 111,648.16	Gross	428	\$ 69,254.22	Platted On Roll Gross	\$ 42,393.94	Direct Bill Gross	
				\$ 658,673.09			\$ 398,663.30		\$ 260,009.79		
Oasis	60' SF	Admin / Maint		\$ 14,886.42	\$ 161.81						
		Debt	92		\$ 76,350.21	\$ 829.89	46	\$ 7,443.21	\$ 161.81	\$ 7,443.21	
		Sub-Total			\$ 91,236.63	\$ 991.70		\$ 38,175.11	\$ 829.89	\$ 38,175.11	
	70' SF	Admin / Maint			\$ 7,119.59	\$ 161.81					
		Debt	44		\$ 43,120.00	\$ 980.00	22	\$ 3,559.80	\$ 161.81	\$ 3,559.80	
		Sub-Total			\$ 50,239.59	\$ 1,141.81		\$ 21,560.00	\$ 980.00	\$ 21,560.00	
Total	Oasis		136	\$ 22,006.01	Gross	68	\$ 11,003.01	Platted On Roll Gross	\$ 11,003.01	Direct Bill Gross	
				\$ 119,470.21			\$ 59,735.11		\$ 59,735.11		
Preserve	33' Villas	Admin / Maint		\$ 14,562.80	\$ 161.81						
		Debt	90		\$ 38,214.57	\$ 424.61	90	\$ 14,562.80	\$ 161.81	\$ -	
		Sub-Total			\$ 52,777.38	\$ 586.42		\$ 38,214.57	\$ 424.61	\$ -	
	50' SF	Admin / Maint			\$ 17,798.98	\$ 161.81					
		Debt	110		\$ 74,776.60	\$ 679.79	110	\$ 17,798.98	\$ 161.81	\$ -	
		Sub-Total			\$ 92,575.58	\$ 841.60		\$ 74,776.60	\$ 679.79	\$ -	
Total	Preserve		200	\$ 32,361.79	Gross	200	\$ 32,361.79	Platted On Roll Gross	\$ -	Direct Bill Gross	
				\$ 112,991.17			\$ 112,991.17		\$ -		
TOTAL GROSS			1,026	\$ 166,015.96	Total Gross	696	\$ 112,619.01	Total Platted On Roll Gross	\$ 53,396.95	Total Direct Bill Gross	
				\$ 891,134.47			\$ 571,389.57		\$ 319,744.89		
TOTAL NET			1,026	\$ 156,055.00	Total Net	696	\$ 105,861.87	Total Platted On Roll Net	\$ 50,193.13	Total Direct Bill Net	
				\$ 837,666.40			\$ 537,106.20		\$ 300,560.20		

Assessment is calculated by the 2016 Unit 4 Special Methodology Report

ANNUAL ASSESSMENT METHODOLOGY (Table F)

UNIT FOUR

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.

ASSESSMENT COMPARISON - ALL UNITS

Lot	Product	Type	Type	All Units		District Proper		Unit 1		Unit 2		Unit 3		Unit 4		All Units			
				Total Fiscal Year 2018/2019 Assessment Per Unit	Total Fiscal Year 2019/2020 Assessment Per Unit	Total Fiscal Year 2018/2019 Assessment Per Unit	Total Fiscal Year 2019/2020 Assessment Per Unit	Total Fiscal Year 2018/2019 Assessment Per Unit	Total Fiscal Year 2019/2020 Assessment Per Unit	Total Fiscal Year 2018/2019 Assessment Per Unit	Total Fiscal Year 2019/2020 Assessment Per Unit	Total Fiscal Year 2018/2019 Assessment Per Unit	Total Fiscal Year 2019/2020 Assessment Per Unit	Total Fiscal Year 2018/2019 Assessment Per Unit	Total Fiscal Year 2019/2020 Assessment Per Unit				
Island Walk	Island Walk	Admin / Maint	Single	\$ 105.33	\$ 13.43	\$ 66.97	\$ 6.08	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 86.48		
			Debt	\$ 541.20	\$ -	\$ 160.41	\$ 379.89	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 540.30	
			Sub-Total	\$ 646.53	\$ 13.43	\$ 227.38	\$ 385.97	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 626.78	
Island Walk	Multi	Admin / Maint	Multi	\$ 104.91	\$ 13.43	\$ 66.97	\$ 6.04	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 86.44	
			Debt	\$ 539.53	\$ -	\$ 160.41	\$ 378.22	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 538.63	
			Sub-Total	\$ 644.43	\$ 13.43	\$ 227.38	\$ 384.26	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 625.07	
Pre Lennar	2 Bdr Sam 35	Admin / Maint	Admin / Maint	\$ 234.17	\$ 13.43	\$ 66.97	\$ 6.79	\$ 95.78	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 182.96	
			Debt	\$ 1,678.51	\$ -	\$ 160.41	\$ 424.10	\$ 1,093.10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,677.61	
			Sub-Total	\$ 1,912.67	\$ 13.43	\$ 227.38	\$ 430.89	\$ 1,188.88	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,860.57	
	3 Bdr Sam 70	Admin / Maint	Admin / Maint	Admin / Maint	\$ 234.17	\$ 13.43	\$ 66.97	\$ 6.79	\$ 95.78	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 182.96
				Debt	\$ 2,017.53	\$ -	\$ 160.41	\$ 424.10	\$ 1,432.12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,016.63
				Sub-Total	\$ 2,251.69	\$ 13.43	\$ 227.38	\$ 430.89	\$ 1,527.90	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,199.59
	3 Bdr Sam 80	Admin / Maint	Admin / Maint	Admin / Maint	\$ 234.17	\$ 13.43	\$ 66.97	\$ 6.79	\$ 95.78	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 182.96
				Debt	\$ 2,144.46	\$ -	\$ 160.41	\$ 424.10	\$ 1,559.05	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,143.56
				Sub-Total	\$ 2,378.62	\$ 13.43	\$ 227.38	\$ 430.89	\$ 1,654.83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,326.52
	3 Bdr Lee 45	Admin / Maint	Admin / Maint	Admin / Maint	\$ 234.17	\$ 13.43	\$ 66.97	\$ 6.79	\$ 95.78	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 182.96
				Debt	\$ 1,812.82	\$ -	\$ 160.41	\$ 424.10	\$ 1,227.41	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,811.92
				Sub-Total	\$ 2,046.98	\$ 13.43	\$ 227.38	\$ 430.89	\$ 1,323.19	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,994.88
3 Bdr Lee 65	Admin / Maint	Admin / Maint	Admin / Maint	\$ 234.17	\$ 13.43	\$ 66.97	\$ 6.79	\$ 95.78	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 182.96	
			Debt	\$ 1,965.88	\$ -	\$ 160.41	\$ 424.10	\$ 1,380.47	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,964.98	
			Sub-Total	\$ 2,200.04	\$ 13.43	\$ 227.38	\$ 430.89	\$ 1,476.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,147.94	
Post Lennar	35'	Admin / Maint	Admin / Maint	\$ 218.84	\$ 13.43	\$ 66.97	\$ 5.16	\$ 95.78	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 181.34	
			Debt	\$ 1,004.76	\$ -	\$ 160.41	\$ 322.17	\$ 521.28	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,003.86	
			Sub-Total	\$ 1,223.60	\$ 13.43	\$ 227.38	\$ 327.33	\$ 617.06	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,185.20	
	Townhome	Admin / Maint	Admin / Maint	Admin / Maint	\$ 218.84	\$ 13.43	\$ 66.97	\$ 5.16	\$ 95.78	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 181.34
				Debt	\$ 1,004.76	\$ -	\$ 160.41	\$ 322.17	\$ 521.28	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,003.86
				Sub-Total	\$ 1,223.60	\$ 13.43	\$ 227.38	\$ 327.33	\$ 617.06	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,185.20
	Coach	Admin / Maint	Admin / Maint	Admin / Maint	\$ 224.64	\$ 13.43	\$ 66.97	\$ 5.78	\$ 95.78	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 181.95
				Debt	\$ 1,150.31	\$ -	\$ 160.41	\$ 361.34	\$ 627.66	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,149.41
				Sub-Total	\$ 1,374.95	\$ 13.43	\$ 227.38	\$ 367.12	\$ 723.44	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,331.36
	45'	Admin / Maint	Admin / Maint	Admin / Maint	\$ 234.17	\$ 13.43	\$ 66.97	\$ 6.79	\$ 95.78	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 182.96
				Debt	\$ 1,213.07	\$ -	\$ 160.41	\$ 424.10	\$ 627.66	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,212.17
				Sub-Total	\$ 1,447.23	\$ 13.43	\$ 227.38	\$ 430.89	\$ 723.44	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,395.13
52'	Admin / Maint	Admin / Maint	Admin / Maint	\$ 234.17	\$ 13.43	\$ 66.97	\$ 6.79	\$ 95.78	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 182.96	
			Debt	\$ 1,319.45	\$ -	\$ 160.41	\$ 424.10	\$ 734.04	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,318.55	
			Sub-Total	\$ 1,553.61	\$ 13.43	\$ 227.38	\$ 430.89	\$ 829.82	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,501.51	
62'	Admin / Maint	Admin / Maint	Admin / Maint	\$ 234.17	\$ 13.43	\$ 66.97	\$ 6.79	\$ 95.78	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 182.96	
			Debt	\$ 1,425.83	\$ -	\$ 160.41	\$ 424.10	\$ 840.42	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,424.93	
			Sub-Total	\$ 1,659.99	\$ 13.43	\$ 227.38	\$ 430.89	\$ 936.20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,607.89	
65'	Admin / Maint	Admin / Maint	Admin / Maint	\$ 234.17	\$ 13.43	\$ 66.97	\$ 6.79	\$ 95.78	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 182.96	
			Debt	\$ 1,425.83	\$ -	\$ 160.41	\$ 424.10	\$ 840.42	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,424.93	
			Sub-Total	\$ 1,659.99	\$ 13.43	\$ 227.38	\$ 430.89	\$ 936.20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,607.89	
70'	Admin / Maint	Admin / Maint	Admin / Maint	\$ 234.17	\$ 13.43	\$ 66.97	\$ 6.79	\$ 95.78	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 182.96	
			Debt	\$ 1,425.83	\$ -	\$ 160.41	\$ 424.10	\$ 840.42	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,424.93	
			Sub-Total	\$ 1,659.99	\$ 13.43	\$ 227.38	\$ 430.89	\$ 936.20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,607.89	
75'	Admin / Maint	Admin / Maint	Admin / Maint	\$ 234.17	\$ 13.43	\$ 66.97	\$ 6.79	\$ 95.78	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 182.96	
			Debt	\$ 1,532.22	\$ -	\$ 160.41	\$ 424.10	\$ 946.81	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,531.32	
			Sub-Total	\$ 1,766.38	\$ 13.43	\$ 227.38	\$ 430.89	\$ 1,042.59	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,714.28	
80'	Admin / Maint	Admin / Maint	Admin / Maint	\$ 234.17	\$ 13.43	\$ 66.97	\$ 6.79	\$ 95.78	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 182.96	
			Debt	\$ 1,532.22	\$ -	\$ 160.41	\$ 424.10	\$ 946.81	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,531.32	
			Sub-Total	\$ 1,766.38	\$ 13.43	\$ 227.38	\$ 430.89	\$ 1,042.59	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,714.28	
Renaissance	35' Villa	Admin / Maint	Admin / Maint	\$ 162.13	\$ 13.43	\$ 66.97	\$ 0.99	\$ -	\$ 161.81	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 243.19	
			Debt	\$ 839.34	\$ -	\$ 160.41	\$ -	\$ 678.03	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 838.44	
			Sub-Total	\$ 1,001.47	\$ 13.43	\$ 227.38	\$ 0.99	\$ 839.84	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,081.64	
	50'	Admin / Maint	Admin / Maint	Admin / Maint	\$ 162.13	\$ 13.43	\$ 66.97	\$ 0.99	\$ -	\$ 161.81	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 243.19
				Debt	\$ 1,160.24	\$ -	\$ 160.41	\$ -	\$ 986.94	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,169.35
				Sub-Total	\$ 1,322.37	\$ 13.43	\$ 227.38	\$ 0.99	\$ 1,160.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,402.54
60'	Admin / Maint	Admin / Maint	Admin / Maint	\$ 162.13	\$ 13.43	\$ 66.97	\$ 0.99	\$ -	\$ 161.81	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 243.19	
			Debt	\$ 1,374.18	\$ -	\$ 160.41	\$ -	\$ 1,212.87	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,373.28	
			Sub-Total	\$ 1,536.31	\$ 13.43	\$ 227.38	\$ 0.99	\$ 1,374.68	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,616.48	
Oasis	60'	Admin / Maint	Admin / Maint	\$ 162.13	\$ 13.43	\$ 66.97	\$ 0.99	\$ -	\$ 161.81	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 243.19	
			Debt	\$ 891.20	\$ -	\$ 160.41	\$ -	\$ 829.89	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 890.30	
			Sub-Total	\$ 1,153.33	\$ 13.43	\$ 227.38	\$ 0.99	\$ 991.70	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,233.50	
70'	Admin / Maint	Admin / Maint	Admin / Maint	\$ 162.13	\$ 13.43	\$ 66.97	\$ 0.99	\$ -	\$ 161.81	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 243.19	
			Debt	\$ 1,141.31	\$ -	\$ 160.41	\$ -	\$ 980.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,140.41	
			Sub-Total	\$ 1,303.44	\$ 13.43	\$ 227.38	\$ 0.99	\$ 1,141.81	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,383.60	
Preserve	33' Villa	Admin / Maint	Admin / Maint	\$ 162.13	\$ 13.43	\$ 66.97	\$ 0.99	\$ -	\$ 161.81	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 243.19	
			Debt	\$ 585.91	\$ -	\$ 160.41	\$ -	\$ 424.61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 585.02	
			Sub-Total	\$ 748.04	\$ 13.43	\$ 227.38	\$ 0.99	\$ 586.42	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 828.21	
50'	Admin / Maint	Admin / Maint	Admin / Maint	\$ 162.13	\$ 13.43	\$ 66.97	\$ 0.99	\$ -	\$ 161.81	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 243.19	
			Debt	\$ 841.09	\$ -	\$ 160.41	\$ -	\$ 679.79	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 840.20	
			Sub-Total	\$ 1,003.23															

Assessment Comparison Totals

Lot Type	Product Type	All Units	All Units	
		Fiscal Year 2018/2019 Assessment Totals	Fiscal Year 2019/2020 Assessment Totals	
Island Walk	Island Walk Single Family	\$646.53	\$626.78	
	Island Walk Multi Family	\$644.43	\$625.07	
Pre Lennar	2 Bdr Sam 35	\$1,912.67	\$1,860.57	
	3 Bdr Sam 70	\$2,251.69	\$2,199.59	
	3 Bdr Sam 80	\$2,378.62	\$2,326.52	
	3 Bdr Lee 45	\$2,046.98	\$1,994.88	
	3 Bdr Lee 65	\$2,200.04	\$2,147.94	
Lennar	35'	\$1,223.60	\$1,185.20	
	Townhome	\$1,223.60	\$1,185.20	
	Coach	\$1,374.95	\$1,331.36	
	45'	\$1,447.23	\$1,395.13	
	52'	\$1,553.61	\$1,501.51	
	62'	\$1,659.99	\$1,607.89	
	65'	\$1,659.99	\$1,607.89	
	70'	\$1,659.99	\$1,607.89	
	75'	\$1,766.38	\$1,714.28	
80'	\$1,766.38	\$1,714.28		
Renaissance	35' Villa	\$1,001.47	\$1,081.64	
	50' SF	\$1,322.37	\$1,402.54	
	60' SF	\$1,536.31	\$1,616.48	
	Oasis	60' SF	\$1,153.33	\$1,233.50
		70' SF	\$1,303.44	\$1,383.60
	Preserve	33' Villia	\$748.04	\$828.21
50' SF		\$1,003.23	\$1,083.39	
Town Center	Town Center Multi Family (3 BDR)	\$633.90	\$615.63	
	Town Center Multi Family (2 BDR)	\$588.82	\$575.83	
	Town Center	\$15,009.34	\$13,310.14	
Undeveloped Land In Unit 1 Only	Per Half Acre or Less	\$209.44	\$240.81	
Undeveloped Land In Unit 2 (not in Unit 3)	Per Half Acre or Less	\$209.44	\$240.81	
Undeveloped Land In Unit 3	Per Half Acre or Less	\$209.44	\$240.81	
Undeveloped Land In Unit 4	Per Half Acre or Less	\$209.44	\$240.81	