

West Villages
Improvement District

**Proposed Budget For
Fiscal Year 2020/2021
October 1, 2020 - September 30, 2021**

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 SEVEN
- 10 BUDGET COMPARISON
- 11 PROPOSED DEBT SERVICE FUND BUDGET-UNIT ONE
- 12 PROPOSED DEBT SERVICE FUND BUDGET-UNIT TWO
- 13 PROPOSED DEBT SERVICE FUND BUDGET-UNIT THREE
- 14 PROPOSED DEBT SERVICE FUND BUDGET-UNIT FOUR
- 15 PROPOSED DEBT SERVICE FUND BUDGET-UNIT FIVE
- 16 PROPOSED DEBT SERVICE FUND BUDGET-UNIT SEVEN
- 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-UNIT FOUR TOTAL GROSS
- 30 ASSESSMENT RECAP-UNIT FOUR COLLECTION METHOD
- 31 ASSESSMENT METHODOLOGY-UNIT FOUR
- 32 ASSESSMENT RECAP-ALL UNITS DETAIL
- 33 ASSESSMENT RECAP-TOTALS

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 / Littoral Maintenance	0	51,000	0	0	80,000	16,000	21,000	168,000
Mitigation Maintenance	0	0	0	0	10,000	0	0	10,000
Road Maintenance / Resurface	0	248,000	0	102,000	0	0	0	350,000
Landscaping	0	600,000	0	0	0	0	220,000	820,000
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
Canal Maintenance / Repayment	0	118,000	0	0	0	0	0	118,000
TOTAL MAINTENANCE EXPENDITURE	\$ -	\$ 1,097,000	\$ -	\$ 102,000	\$ 90,000	\$ 16,000	\$ 256,000	\$ 1,561,000

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 2019/2020 ANNUAL BUDGET	FISCAL YEAR 2020/2021 ANNUAL BUDGET
REVENUES		
O & M ASSESSMENTS	309,745	418,150
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	\$ 310,745	\$ 419,150
EXPENDITURES		
GIS PROJECT	0	100,000
ENGINEERING	45,000	40,000
MANAGEMENT	60,586	60,586
OPERATIONS ADMINISTRATION	20,600	31,300
LEGAL	80,000	70,000
ASSESSMENT ROLL	7,500	7,500
ANNUAL AUDIT	4,800	6,000
ARBITRAGE REBATE FEE	0	0
RENTS & LEASES	15,000	15,000
INSURANCE	40,000	35,000
LEGAL ADVERTISING	3,000	15,000
MISCELLANEOUS	3,175	3,175
POSTAGE	1,000	1,000
OFFICE SUPPLIES	10,000	8,000
TRUSTEE FEES	0	0
CONTINUING DISCLOSURE FEE	0	0
WEBSITE	1,500	1,500
CONTINGENCY / PREV SHORTFALL	0	0
Total Expenditures	\$ 292,161	\$ 394,061
EXCESS / (SHORTFALL)	\$ 18,585	\$ 25,089
PAYMENT TO TRUSTEE	-	-
BALANCE	\$ 18,585	\$ 25,089
COUNTY APPRAISER & TAX COLLECTOR FEE	(6,195)	(8,363)
DISCOUNTS FOR EARLY PAYMENTS	(12,390)	(16,726)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

* Fund Balance as of 4-30-2020 = \$647,219.00

UNIT ONE

	FISCAL YEAR 2019/2020 ANNUAL BUDGET	FISCAL YEAR 2020/2021 ANNUAL BUDGET
REVENUES		
O & M ASSESSMENTS	1,092,612	1,257,718
O & M DIRECT BILL	0	0
DEBT ASSESSMENTS	2,528,025	2,524,395
DEBT DIRECT BILL	0	0
DEVELOPER CONTRIBUTION	0	0
OTHER REVENUES	0	0
Total Revenues	\$ 3,620,637	\$ 3,782,113
EXPENDITURES		
INFRASTRUCTURE MAINTENANCE	963,000	1,097,000
ENGINEERING	5,000	15,000
MANAGEMENT	12,005	12,005
OPERATIONS ADMINISTRATION	20,600	31,300
LEGAL	15,000	15,000
ASSESSMENT ROLL	1,500	1,500
AUDIT FEES	2,500	3,000
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
TRUSTEE FEES	3,750	3,750
CONTINUING DISCLOSURE FEE	500	500
WEBSITE	0	0
CONTINGENCY / PREV SHORTFALL	0	0
Total Expenditures	\$ 1,027,055	\$ 1,182,255
EXCESS / (SHORTFALL)	\$ 2,593,582	\$ 2,599,858
PAYMENT TO TRUSTEE	(2,376,344)	(2,372,931)
BALANCE	\$ 217,238	\$ 226,927
COUNTY APPRAISER & TAX COLLECTOR FEE	(72,413)	(75,642)
DISCOUNTS FOR EARLY PAYMENTS	(144,825)	(151,285)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

* Fund Balance as of 4-30-2020 = \$1,240,460.00

UNIT TWO

	FISCAL YEAR 2019/2020 ANNUAL BUDGET	FISCAL YEAR 2020/2021 ANNUAL BUDGET
REVENUES		
O & M ASSESSMENTS	42,439	59,681
O & M DIRECT BILL	2,813	2,755
DEBT ASSESSMENTS	2,646,152	1,377,544
DEBT DIRECT BILL	116,724	121,109
DEVELOPER CONTRIBUTION	0	0
OTHER REVENUES	0	0
CARRY OVER FUNDS FROM PRIOR YEAR	0	0
Total Revenues	\$ 2,808,127	\$ 1,561,089
EXPENDITURES		
INFRASTRUCTURE MAINTENANCE	0	0
ENGINEERING	3,000	2,000
MANAGEMENT	12,005	12,005
OPERATIONS ADMINISTRATION	0	15,650
LEGAL	15,000	15,000
ASSESSMENT ROLL	1,500	1,500
AUDIT FEES	2,500	3,000
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
TRUSTEE FEES	5,000	5,000
CONTINUING DISCLOSURE FEE	500	1,500
WEBSITE	0	0
CONTINGENCY / PREV SHORTFALL	0	0
Total Expenditures	\$ 42,705	\$ 58,855
EXCESS / (SHORTFALL)	\$ 2,765,422	\$ 1,502,234
PAYMENT TO TRUSTEE	(2,604,107)	(1,416,000)
BALANCE	\$ 161,315	\$ 86,233
COUNTY APPRAISER & TAX COLLECTOR FEE	(53,772)	(28,744)
DISCOUNTS FOR EARLY PAYMENTS	(107,544)	(57,489)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

* Fund Balance as of 4-30-2020 = \$237,475.00

UNIT THREE

	FISCAL YEAR 2019/2020 ANNUAL BUDGET	FISCAL YEAR 2020/2021 ANNUAL BUDGET
REVENUES		
O & M ASSESSMENTS	178,217	168,915
O & M DIRECT BILL	13,531	12,825
DEBT ASSESSMENTS	1,247,413	1,247,413
DEBT DIRECT BILL	98,780	98,780
DEVELOPER CONTRIBUTION	0	0
OTHER REVENUES	0	0
CARRY OVER FUNDS FROM PRIOR YEAR	0	0
Total Revenues	\$ 1,537,942	\$ 1,527,934
EXPENDITURES		
INFRASTRUCTURE MAINTENANCE	102,000	102,000
ENGINEERING	20,000	15,000
MANAGEMENT	12,005	12,005
OPERATIONS ADMINISTRATION	20,600	15,650
LEGAL	15,000	15,000
ASSESSMENT ROLL	1,500	1,500
AUDIT FEES	2,500	3,000
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
TRUSTEE FEES	3,750	3,750
CONTINUING DISCLOSURE FEE	500	500
WEBSITE	0	0
CONTINGENCY / PREV SHORTFALL	0	0
Total Expenditures	\$ 181,055	\$ 171,605
EXCESS / (SHORTFALL)	\$ 1,356,887	\$ 1,356,329
PAYMENT TO TRUSTEE	(1,271,349)	(1,271,349)
BALANCE	\$ 85,538	\$ 84,980
COUNTY APPRAISER & TAX COLLECTOR FEE	(28,513)	(28,327)
DISCOUNTS FOR EARLY PAYMENTS	(57,025)	(56,653)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

* Fund Balance as of 4-30-2020 = \$594,934.00

UNIT FOUR

	FISCAL YEAR 2019/2020 ANNUAL BUDGET	FISCAL YEAR 2020/2021 ANNUAL BUDGET
REVENUES		
O & M ASSESSMENTS	112,619	106,160
O & M DIRECT BILL	50,193	47,314
DEBT ASSESSMENTS	571,390	571,390
DEBT DIRECT BILL	300,560	300,560
DEVELOPER CONTRIBUTION	0	0
OTHER REVENUES	0	0
CARRY OVER FUNDS FROM PRIOR YEAR	0	0
Total Revenues	\$ 1,034,762	\$ 1,025,424
EXPENDITURES		
INFRASTRUCTURE MAINTENANCE	95,000	90,000
ENGINEERING	3,000	2,500
MANAGEMENT	12,005	12,005
OPERATIONS ADMINISTRATION	10,300	15,650
LEGAL	15,000	15,000
ASSESSMENT ROLL	1,500	1,500
AUDIT FEES	2,500	3,000
ARBITRAGE REBATE FEE	1,500	1,500
RENTS & LEASES	0	0
INSURANCE	0	0
LEGAL ADVERTISING	0	0
MISCELLANEOUS	10,000	1,700
POSTAGE	0	0
OFFICE SUPPLIES	0	0
TRUSTEE FEES	3,750	3,750
CONTINUING DISCLOSURE FEE	1,500	500
WEBSITE	0	0
CONTINGENCY / PREV SHORTFALL	0	0
Total Expenditures	\$ 156,055	\$ 147,105
EXCESS / (SHORTFALL)	\$ 878,707	\$ 878,319
PAYMENT TO TRUSTEE	(837,666)	(837,666)
BALANCE	\$ 41,041	\$ 40,653
COUNTY APPRAISER & TAX COLLECTOR FEE	(13,680)	(13,551)
DISCOUNTS FOR EARLY PAYMENTS	(27,360)	(27,102)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

* Fund Balance as of 4-30-2020 = \$129,172.00

UNIT FIVE

	FISCAL YEAR 2019/2020 ANNUAL BUDGET	FISCAL YEAR 2020/2021 ANNUAL BUDGET
REVENUES		
O & M ASSESSMENTS	0	0
O & M DIRECT BILL	67,905	73,755
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	\$ 3,693,625	\$ 3,699,475
EXPENDITURES		
INFRASTRUCTURE MAINTENANCE	15,000	16,000
ENGINEERING	2,500	2,500
MANAGEMENT	12,005	12,005
OPERATIONS ADMINISTRATION	10,300	15,650
LEGAL	15,000	15,000
ASSESSMENT ROLL	0	0
AUDIT FEES	2,500	3,000
ARBITRAGE REBATE FEE	0	0
RENTS & LEASES	0	0
INSURANCE	0	0
LEGAL ADVERTISING	0	0
MISCELLANEOUS	5,000	2,500
POSTAGE	0	0
OFFICE SUPPLIES	0	0
TRUSTEE FEES	5,600	5,600
CONTINUING DISCLOSURE FEE	0	1,500
WEBSITE	0	0
CONTINGENCY / PREV SHORTFALL	0	0
Total Expenditures	\$ 67,905	\$ 73,755
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 4-30-2020 = (\$240,160.00)

UNIT SEVEN

	FISCAL YEAR 2019/2020 ANNUAL BUDGET	FISCAL YEAR 2020/2021 ANNUAL BUDGET
REVENUES		
O & M ASSESSMENTS	0	0
O & M DIRECT BILL	344,555	320,905
DEBT ASSESSMENTS	0	0
DEBT DIRECT BILL	773,731	2,061,101
DEVELOPER FUNDING	0	0
OTHER REVENUES	0	0
CARRY OVER FUNDS FROM PRIOR YEAR	0	0
Total Revenues	\$ 1,118,286	\$ 2,382,006
EXPENDITURES		
INFRASTRUCTURE MAINTENANCE	249,000	256,000
ENGINEERING	2,000	2,000
MANAGEMENT	12,005	12,005
OPERATIONS ADMINISTRATION	10,300	15,650
LEGAL	15,000	15,000
ASSESSMENT ROLL	0	1,500
AUDIT FEES	2,500	3,000
ARBITRAGE REBATE FEE	0	1,500
RENTS & LEASES	0	0
INSURANCE	0	0
LEGAL ADVERTISING	0	0
MISCELLANEOUS	50,000	10,000
POSTAGE	0	0
OFFICE SUPPLIES	0	0
TRUSTEE FEES	3,750	3,750
CONTINUING DISCLOSURE FEE	0	500
WEBSITE	0	0
CONTINGENCY / PREV SHORTFALL	0	0
Total Expenditures	\$ 344,555	\$ 320,905
EXCESS / (SHORTFALL)	\$ 773,731	\$ 2,061,101
PAYMENT TO TRUSTEE	(773,731)	(2,061,101)
BALANCE	\$ -	\$ -
COUNTY APPRAISER & TAX COLLECTOR FEE	-	-
DISCOUNTS FOR EARLY PAYMENTS	-	-
NET EXCESS / (SHORTFALL)	\$ -	\$ -

* Fund Balance as of 4-30-2020 = (\$4,559.00)

BUDGET COMPARISON

	FISCAL YEAR 2018/2019 ACTUAL	FISCAL YEAR 2019/2020 ANNUAL BUDGET	FISCAL YEAR 2020/2021 ANNUAL BUDGET
REVENUES			
O & M ASSESSMENTS	1,274,291	1,688,554	2,010,624
O & M DIRECT BILL	132,462	498,250	457,554
DEBT ASSESSMENTS	5,239,520	6,992,980	5,720,742
DEBT DIRECT BILL	913,435	4,915,516	6,207,271
INTEREST / OTHER INCOME	587,685	1,000	1,000
BOND PREPAYMENTS	0	0	0
BOND PREPAYMENTS SENT TO TRUSTEE	0	0	0
DEVELOPER FUNDING	61,498,869	0	0
CARRY OVER FUNDS FROM PRIOR YEAR	0	0	0
Total Revenues	\$ 69,646,261	\$ 14,096,301	\$ 14,397,191
EXPENDITURES			
INFRASTRUCTURE MAINTENANCE	1,008,897	1,399,000	1,561,000
GIS PROJECT	0	0	100,000
ENGINEERING	194,410	80,500	79,000
MANAGEMENT	119,481	132,616	132,616
OPERATIONS ADMINISTRATION	93,887	92,700	140,850
LEGAL	117,150	170,000	160,000
ASSESSMENT ROLL	13,500	13,500	15,000
AUDIT FEES	21,576	19,800	24,000
ARBITRAGE REBATE FEE	2,600	6,000	7,500
RENTS & LEASES	14,400	15,000	15,000
INSURANCE	24,809	40,000	35,000
LEGAL ADVERTISING	30,767	3,000	15,000
MISCELLANEOUS	18,997	73,100	22,475
POSTAGE	1,848	1,000	1,000
OFFICE SUPPLIES	6,288	10,000	8,000
TRUSTEE FEES	16,633	25,600	25,600
CONTINUING DISCLOSURE FEE	4,750	3,000	5,000
WEBSITE	1,500	1,500	1,500
CONTINGENCY / CONSTRUCTION COST	61,742,025	0	0
Total Expenditures	63,433,519	2,086,491	2,348,541
EXCESS / (SHORTFALL)	\$ 6,212,742	\$ 12,009,810	\$ 12,048,651
DEBT PAYMENT TO TRUSTEE (All Units)	(5,903,240)	(11,488,918)	(11,584,769)
BALANCE	\$ 309,502	\$ 520,892	\$ 463,882
COUNTY APPRAISER & TAX COLLECTOR FEE	(62,674)	(173,631)	(154,627)
DISCOUNTS FOR EARLY PAYMENTS	(247,762)	(347,261)	(309,255)
NET EXCESS / (SHORTFALL)	\$ (935)	\$ -	\$ -

UNIT ONE DEBT SERVICE

FISCAL YEAR

2020/2021

ANNUAL BUDGET

REVENUES

Interest Income		0
Debt Collections		2,372,931
Total Revenues	\$	2,372,931

EXPENDITURES

Principal Payments		1,115,000
Interest Payments		1,257,931
Miscellaneous / Extra Redemption		0
Total Expenditures	\$	2,372,931

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

Series 2019A-1 (Performing)

FISCAL YEAR 2020/2021

ANNUAL BUDGET

REVENUES

Interest Income		0
Net Debt Collections		1,416,000
Total Revenues	\$	1,416,000

EXPENDITURES

Principal Payments		575,000
Interest Payments		827,569
Miscellaneous / Extra Redemption		13,432
Total Expenditures	\$	1,416,000

Excess / (Shortfall)	\$	-
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Series 2019A-1 Bifurcated Bond Information (Performing)

Original Par Amount =	\$15,190,000	Annual Principal Payments Due =	May 1st
Interest Rate =	5.750%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	October 2019		
Maturity Date =	May 2036		

Series 2019A-2 (Non Performing)

FISCAL YEAR 2020/2021

ANNUAL BUDGET

REVENUES

Interest Income		0
Net Debt Collections		1,188,107
Total Revenues	\$	1,188,107

EXPENDITURES

Principal Payments		485,000
Interest Payments		699,056
Miscellaneous / Extra Redemption		4,050
Total Expenditures	\$	1,188,107

Excess / (Shortfall)	\$	-
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Series 2019A-2 Bifurcated Bond Information (Performing)

Original Par Amount =	\$12,830,000	Annual Principal Payments Due =	May 1st
Interest Rate =	5.750%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	October 2019		
Maturity Date =	May 2036		

UNIT THREE DEBT SERVICE

FISCAL YEAR

2020/2021

ANNUAL BUDGET

REVENUES

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

EXPENDITURES

Principal Payments		610,000
Interest Payments		659,510
Miscellaneous / Extra Redemption		1,839
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

2020/2021

ANNUAL BUDGET

REVENUES

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

EXPENDITURES

Principal Payments		255,000
Interest Payments		581,831
Miscellaneous / Extra Redemption		835
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

2020/2021

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		540,000
2017A Interest Payments		456,227
2017B Principal Payments		1,312,371
2017B Interest Payments		1,276,225
Other / Extra Redemption		40,898
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

2020/2021

ANNUAL BUDGET

REVENUES

Interest		0
Net Master Debt Collections		1,974,499
Net Village B Debt Collections		86,602
Total Revenues	\$	2,061,101

EXPENDITURES

2019 Master Principal Payments		495,000
2019 Master Interest Payments		1,474,438
2019 Village B Principal Payments		20,000
2019 Village B Interest Payments		62,725
Other / Extra Redemption		8,939
Total Expenditures	\$	2,061,101

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 2019/2020 Assessment	Total Fiscal Year 2019/2020 Assessment Per Unit	Total Fiscal Year 2020/2021 Projected Assessment	Total Fiscal Year 2020/2021 Projected Assessment Per Unit
Developed Lots In Unit 1 Only	Administrative <u>Debt</u>	300	\$ 4,029.12 \$ -	\$ 13.43 \$ -	\$ 5,439.23 \$ -	\$ 18.13 \$ -
	Sub-Total		\$ 4,029.12	\$ 13.43	\$ 5,439.23	\$ 18.13
Developed Lots In Unit 2	Administrative <u>Debt</u>	1,663	\$ 22,334.76 \$ -	\$ 13.43 \$ -	\$ 30,151.45 \$ -	\$ 18.13 \$ -
	Sub-Total		\$ 22,334.76	\$ 13.43	\$ 30,151.45	\$ 18.13
Developed Lots In Unit 3	Administrative <u>Debt</u>	1,758	\$ 23,610.65 \$ -	\$ 13.43 \$ -	\$ 31,873.87 \$ -	\$ 18.13 \$ -
	Sub-Total		\$ 23,610.65	\$ 13.43	\$ 31,873.87	\$ 18.13
Developed Lots In Unit 4	Administrative <u>Debt</u>	696	\$ 9,347.56 \$ -	\$ 13.43 \$ -	\$ 12,619.01 \$ -	\$ 18.13 \$ -
	Sub-Total		\$ 9,347.56	\$ 13.43	\$ 12,619.01	\$ 18.13
Developed Lots In Sarasot County	Administrative <u>Debt</u>	0	\$ - \$ -	\$ 13.43 \$ -	\$ 0 \$ -	\$ 18.13 \$ -
	Sub-Total		\$ -	\$ 13.43	\$ -	\$ 18.13
Undeveloped Land In Unit 1	Administrative <u>Debt</u>	10,715	\$ 143,906.77 \$ -	\$ 13.43 \$ -	\$ 194,271.06 \$ -	\$ 18.13 \$ -
	Sub-Total		\$ 143,906.77	\$ 13.43	\$ 194,271.06	\$ 18.13
Undeveloped Land In Unit 2	Administrative <u>Debt</u>	257	\$ 3,451.61 \$ -	\$ 13.43 \$ -	\$ 4,659.60 \$ -	\$ 18.13 \$ -
	Sub-Total		\$ 3,451.61	\$ 13.43	\$ 4,659.60	\$ 18.13
Undeveloped Land In Unit 3	Administrative <u>Debt</u>	109	\$ 1,463.91 \$ -	\$ 13.43 \$ -	\$ 1,976.25 \$ -	\$ 18.13 \$ -
	Sub-Total		\$ 1,463.91	\$ 13.43	\$ 1,976.25	\$ 18.13
Undeveloped Land In Unit 4	Administrative <u>Debt</u>	262	\$ 3,518.77 \$ -	\$ 13.43 \$ -	\$ 4,750.26 \$ -	\$ 18.13 \$ -
	Sub-Total		\$ 3,518.77	\$ 13.43	\$ 4,750.26	\$ 18.13
Undeveloped Land In Sarasot County	Administrative <u>Debt</u>	7,303	\$ 98,082.23 \$ -	\$ 13.43 \$ -	\$ 132,408.92 \$ -	\$ 18.13 \$ -
	Sub-Total		\$ 98,082.23	\$ 13.43	\$ 132,408.92	\$ 18.13
TOTAL		23,063	\$ 309,745.38		\$ 418,149.64	

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 2019/2020 Assessment	Total Fiscal Year 2019/2020 Assessment Per Unit	Total Fiscal Year 2020/2021 Projected Assessment	Total Fiscal Year 2020/2021 Projected Assessment Per Unit
Developed Lots In Unit 1 Only	Administrative <u>Debt</u>	300	\$ 20,089.68 \$ 48,122.31	\$ 66.97 \$ 160.41	\$ 23,941.33 \$ 48,053.20	\$ 79.80 \$ 160.18
	Sub-Total		\$ 68,211.98	\$ 227.37	\$ 71,994.54	\$ 239.98
Developed Lots In Unit 2	Administrative <u>Debt</u>	1,663	\$ 111,363.77 \$ 266,758.00	\$ 66.97 \$ 160.41	\$ 132,714.80 \$ 266,374.92	\$ 79.80 \$ 160.18
	Sub-Total		\$ 378,121.77	\$ 227.37	\$ 399,089.72	\$ 239.98
Developed Lots In Unit 3	Administrative <u>Debt</u>	1,758	\$ 117,725.50 \$ 281,996.73	\$ 66.97 \$ 160.41	\$ 140,296.22 \$ 281,591.77	\$ 79.80 \$ 160.18
	Sub-Total		\$ 399,722.23	\$ 227.37	\$ 421,887.99	\$ 239.98
Developed Lots In Unit 4	Administrative <u>Debt</u>	696	\$ 46,608.05 \$ 111,643.76	\$ 66.97 \$ 160.41	\$ 55,543.90 \$ 111,483.43	\$ 79.80 \$ 160.18
	Sub-Total		\$ 158,251.80	\$ 227.37	\$ 167,027.33	\$ 239.98
Undeveloped Land In Unit 1	Admin / Maint <u>Debt</u>	10,715	\$ 717,536.27 \$ 1,718,768.45	\$ 66.97 \$ 160.41	\$ 855,104.65 \$ 1,716,300.25	\$ 79.80 \$ 160.18
	Sub-Total		\$ 2,436,304.72	\$ 227.37	\$ 2,571,404.90	\$ 239.98
Undeveloped Land In Unit 2	Administrative <u>Debt</u>	257	\$ 17,210.16 \$ 41,224.78	\$ 66.97 \$ 160.41	\$ 20,509.74 \$ 41,165.58	\$ 79.80 \$ 160.18
	Sub-Total		\$ 58,434.93	\$ 227.37	\$ 61,675.32	\$ 239.98
Undeveloped Land In Unit 3	Administrative <u>Debt</u>	109	\$ 7,299.25 \$ 17,484.44	\$ 66.97 \$ 160.41	\$ 8,698.68 \$ 17,459.33	\$ 79.80 \$ 160.18
	Sub-Total		\$ 24,783.69	\$ 227.37	\$ 26,158.02	\$ 239.98
Undeveloped Land In Unit 4	Administrative <u>Debt</u>	262	\$ 17,544.98 \$ 42,026.82	\$ 66.97 \$ 160.41	\$ 20,908.77 \$ 41,966.46	\$ 79.80 \$ 160.18
	Sub-Total		\$ 59,571.80	\$ 227.37	\$ 62,875.23	\$ 239.98
Total Admin / Maint			\$ 1,055,377.66		\$ 1,257,718.09	
Total Debt			\$ 2,528,025.28		\$ 2,524,394.96	
TOTAL			\$ 3,583,402.94		\$ 3,782,113.04	

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 <u>Type</u>	Methodology Maximum <u>Percentage</u>	Admin / Maint Assessment <u>Allocation</u>	Units <u>Units</u>	Total Fiscal Year 2019/2020 <u>Per Unit</u>	Total Fiscal Year 2019/2020 <u>Projected Assessment</u>	Total Fiscal Year 2019/2020 <u>Projected Per Unit</u>	Total Fiscal Year 2019/2020 <u>Projected Per Unit</u>
2019 A-1 (Performing)							
Island Walk Single Family	Admin / Maint <u>Debt</u>	24.62%	15,417.10	1,799 <u>1,796</u>	\$ 6.08 \$ 379.89	\$ 15,417.10 \$ 682,282.44	\$ 8.57 \$ 379.89
					\$ 385.97	\$ 697,699.54	\$ 388.46
Island Walk Multi Family	Admin / Maint <u>Debt</u>	0.95%	597.25	<u>70</u>	\$ 6.04 \$ 378.22	\$ 597.25 \$ 26,475.40	\$ 8.53 \$ 378.22
					\$ 384.26	\$ 27,072.65	\$ 386.75
Gran Paradiso Single Family	Admin / Maint <u>Debt</u>	21.99%	13,767.11	1,439 <u>1,431</u>	\$ 6.79 \$ 424.10	\$ 13,767.11 \$ 606,887.10	\$ 9.57 \$ 424.10
					\$ 430.89	\$ 620,654.21	\$ 433.67
Gran Paradiso Multi Family (3 BDR)	Admin / Maint <u>Debt</u>	3.65%	2,282.38	<u>280</u>	\$ 5.78 \$ 361.34	\$ 2,282.38 \$ 101,175.20	\$ 8.15 \$ 361.34
					\$ 367.12	\$ 103,457.58	\$ 369.49
Gran Paradiso Multi Family (2 BDR)	Admin / Maint <u>Debt</u>	3.25%	2,034.96	280 <u>278</u>	\$ 5.16 \$ 322.17	\$ 2,034.96 \$ 89,563.26	\$ 7.27 \$ 322.17
					\$ 327.33	\$ 91,598.22	\$ 329.44
2019 A-2 (Non Performing)							
Town Center Multi Family (3 BDR)	Admin / Maint <u>Debt</u>	1.01%	632.48	<u>76</u>	\$ 5.91 \$ 368.91	\$ 632.48 \$ 28,037.16	\$ 8.32 \$ 368.91
					\$ 374.82	\$ 28,669.64	\$ 377.23
Town Center Multi Family (2 BDR)	Admin / Maint <u>Debt</u>	1.66%	1,041.39	<u>140</u>	\$ 5.28 \$ 329.74	\$ 1,041.39 \$ 46,163.60	\$ 7.44 \$ 329.74
					\$ 335.02	\$ 47,204.99	\$ 337.18
Town Center	Admin / Maint <u>Debt</u>	42.87%	26,839.02	<u>92.49</u>	\$ 205.86 \$ 12,863.47	\$ 26,839.02 \$ 1,189,742.34	\$ 290.18 \$ 12,863.47
					\$ 13,069.33	\$ 1,216,581.36	\$ 13,153.65
						\$ 62,611.70	
						<u>\$ 2,770,326.50</u>	
TOTAL	100.00%	\$ 62,611.70	4,163		\$ 2,832,938.20		

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 WVID Unit 2 Amended & Restated Final MR Rev 09-25-19

The Admin / Maint Assessment is calculated by the WVID Unit 2 Amended & Restated Final MR Rev 09-25-19 percentages

Methodology Report Attached.

There are 13 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

ASSESSMENT RECAP UNIT TWO - COLLECTION METHOD

A	B	C	D	E	F	G	H	I
TOTAL GROSS								

2019 A-1 (Performing)

Lot Type	Units	Total Fiscal Year 2019/2020	
		Projected Assessment	Projected Per Unit
Island Walk Admin / Maint	1,799	\$ 15,417.10	\$ 8.57
Single Debt	1,796	\$ 682,282.44	\$ 379.89
Family Sub-Total		\$ 697,699.54	\$ 388.46
Island Walk Admin / Maint		\$ 597.25	\$ 8.53
Multi Debt	70	\$ 26,475.40	\$ 378.22
Family Sub-Total		\$ 27,072.65	\$ 386.75

GRAN PARADISO ON ROLL GROSS

1,043	\$ 9,978.52	\$ 9.57
1,036	\$ 439,367.60	\$ 424.10
\$ 449,346.12	\$ 433.67	
-		
116	\$ 945.56	\$ 8.15
116	\$ 41,915.44	\$ 361.34
\$ 42,861.00	\$ 369.49	
-		
585	\$ 4,229.82	\$ 7.27
582	\$ 187,502.94	\$ 322.17
\$ 191,732.76	\$ 329.44	
-		
\$ 15,153.90		
\$ 668,785.98		

GRAN PARADISO DIRECT BILL GROSS

\$ 3,788.59	
\$ 167,519.50	
\$ 171,308.09	
-	
\$ 1,336.82	
\$ 59,259.76	
\$ 60,596.58	
-	
\$ (2,194.85)	
\$ (97,939.68)	
\$ (100,134.53)	
-	
\$ 2,930.55	
\$ 128,839.58	
-	
Gran Paradiso Direct Bill Net	
\$ 2,754.72	
\$ 121,109.21	

2019 A-2 (Non Performing)

Town Center Admin / Maint	140	\$ 632.48	\$ 8.32
Multi Debt	76	\$ 28,037.16	\$ 368.91
Family (3 BDR) Sub-Total		\$ 28,669.64	\$ 377.23
-			
Town Center Admin / Maint	260	\$ 1,041.39	\$ 7.44
Multi Debt	140	\$ 46,163.60	\$ 329.74
Family (2 BDR) Sub-Total		\$ 47,204.99	\$ 337.18
-			
Town Center Admin / Maint		\$ 26,839.02	\$ 290.18
Multi Debt	92	\$ 1,189,742.34	\$ 12,863.47
Sub-Total		\$ 1,216,581.36	\$ 13,153.65
-			
		\$ 62,611.70	
		\$ 2,770,326.50	
		\$ -	
TOTAL	4,166	\$ 2,832,938.20	

TOWN CENTER ON ROLL GROSS

140	\$ 632.48	\$ 8.32
76	\$ 28,037.16	\$ 368.91
\$ 28,669.64	\$ 377.23	
-		
260	\$ 1,041.39	\$ 7.44
140	\$ 46,163.60	\$ 329.74
\$ 47,204.99	\$ 337.18	
-		
\$ 26,839.02	\$ 290.18	
92	\$ 1,189,742.34	\$ 12,863.47
\$ 1,216,581.36	\$ 13,153.65	
-		
\$ 28,512.89		
\$ 1,263,943.10		

TOWN CENTER DIRECT BILL GROSS

\$ -	
\$ -	
\$ -	
-	
\$ -	
\$ -	
\$ -	
-	
\$ -	
\$ -	
\$ -	
-	
\$ -	
\$ -	
-	
Town center Direct Bill Net	
\$ -	
\$ -	

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 WVID Unit 2 Amended & Restated Final MR Rev 09-25-19

The Admin / Maint Assessment is calculated by the WVID Unit 2 Amended & Restated Final MR Rev 09-25-19 percentages

Methodology Report Attached.

There are 13 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

ANNUAL ASSESSMENT METHODOLOGY

UNIT TWO

COMBINED ANNUAL ASSESSMENTS AFTER ISSUANCE OF BONDS								
Property	Units	Original Number of Units in Area 1	Number of Units True-up or Paid Off (a)	Number of Units in Area 1 Par	Total Maximum Annual Assessment per Unit*	Total Maximum Annual Assessment*	Par Per Unit	Total Par Per Category
2019 A-1 (Performing)								
Island Walk								
Single Family Residents	DU	1,799	3	1,796	\$379.89	\$682,282.44	\$3,830.73	\$6,879,991.08
Multi Family 3BDR or larger	DU	70	0	70	\$378.22	\$26,475.40	\$3,813.87	\$266,970.90
Multi Family 2BDR or smaller	DU	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00
Assessable Commercial/Office	AC	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00
Total Island Walk						\$708,757.84		\$7,146,961.98
Grand Paradiso								
Single Family Residents	DU	1,439	8	1,431	\$424.10	\$606,887.10	\$4,276.51	\$6,119,685.81
Multi Family 3BDR or larger	DU	280	0	280	\$361.34	\$101,175.20	\$3,643.65	\$1,020,222.00
Multi Family 2BDR or smaller	DU	280	2	278	\$322.17	\$89,563.26	\$3,248.67	\$903,130.26
Assessable Commercial/Office	AC	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00
Total Grand Paradiso						\$797,625.56		\$8,043,038.07
2019 A-2 (Non Performing)								
Town Center								
Single Family Residents	DU	0	0	0	\$235.00	\$0.00	\$0.00	\$0.00
Multi Family 3BDR or larger	DU	76	0	76	\$368.91	\$28,037.16	\$3,744.72	\$284,598.86
Multi Family 2BDR or smaller	DU	140	0	140	\$329.74	\$46,163.60	\$3,347.12	\$468,596.24
Assessable Commercial/Office	AC	92.49	0	92.49	\$12,863.47	\$1,189,742.35	\$130,574.17	\$12,076,804.91
Total Town Center						\$1,263,943.11		\$12,830,000.00
GRAND TOTAL						\$2,770,326.51		\$28,020,000.05

ASSESSMENT RECAP UNIT THREE - GROSS

A	B	C	D	G	F	G
Category	Product Type	Total Units	Total Fiscal Year 2019/2020 Assessment Per Unit	Total Fiscal Year 2020/2021 Projected Assessment	Total Fiscal Year 2020/2021 Projected Assessment Per Unit	
Pre Lennar	2 Bdr Sam 35	Admin / Maint	5	\$ 95.78	\$ 480.42	\$ 96.08
		Debt	4	\$ 1,093.10	\$ 4,372.40	\$ 1,093.10
		Sub-Total		\$ 1,188.88	\$ 4,852.82	\$ 1,189.18
	3 Bdr Sam 70	Admin / Maint	6	\$ 95.78	\$ 576.50	\$ 96.08
		Debt	5	\$ 1,432.12	\$ 7,160.60	\$ 1,432.12
		Sub-Total		\$ 1,527.90	\$ 7,737.10	\$ 1,528.20
	3 Bdr Sam 80	Admin / Maint	5	\$ 95.78	\$ 480.42	\$ 96.08
		Debt	4	\$ 1,559.05	\$ 6,236.20	\$ 1,559.05
		Sub-Total		\$ 1,654.83	\$ 6,716.62	\$ 1,655.13
	3 Bdr Lee 45	Admin / Maint		\$ 95.78	\$ 384.33	\$ 96.08
		Debt	4	\$ 1,227.41	\$ 4,909.64	\$ 1,227.41
		Sub-Total		\$ 1,323.19	\$ 5,293.97	\$ 1,323.49
	3 Bdr Lee 65	Admin / Maint	10	\$ 95.78	\$ 960.83	\$ 96.08
		Debt	8	\$ 1,380.47	\$ 11,043.76	\$ 1,380.47
		Sub-Total		\$ 1,476.25	\$ 12,004.59	\$ 1,476.55
Total	Pre Lennar	30	Gross	\$ 2,882.50	\$ 33,722.60	Gross
Lennar	35'	Admin / Maint	179	\$ 95.78	\$ 17,198.93	\$ 96.08
		Debt	178	\$ 521.28	\$ 92,787.84	\$ 521.28
		Sub-Total		\$ 617.06	\$ 109,986.77	\$ 617.36
	Townhome	Admin / Maint	420	\$ 95.78	\$ 40,355.04	\$ 96.08
		Debt	419	\$ 521.28	\$ 218,416.32	\$ 521.28
		Sub-Total		\$ 617.06	\$ 258,771.36	\$ 617.36
	Coach	Admin / Maint		\$ 95.78	\$ 11,145.68	\$ 96.08
		Debt	116	\$ 627.66	\$ 72,808.56	\$ 627.66
		Sub-Total		\$ 723.44	\$ 83,954.24	\$ 723.74
	45'	Admin / Maint		\$ 95.78	\$ 5,668.92	\$ 96.08
		Debt	59	\$ 627.66	\$ 37,031.94	\$ 627.66
		Sub-Total		\$ 723.44	\$ 42,700.86	\$ 723.74
	52'	Admin / Maint		\$ 95.78	\$ 49,290.80	\$ 96.08
		Debt	513	\$ 734.04	\$ 376,562.52	\$ 734.04
		Sub-Total		\$ 829.82	\$ 425,853.32	\$ 830.12
62'	Admin / Maint	131	\$ 95.78	\$ 12,586.93	\$ 96.08	
	Debt	129	\$ 840.42	\$ 108,414.18	\$ 840.42	
	Sub-Total		\$ 936.20	\$ 121,001.11	\$ 936.50	
65'	Admin / Maint	79	\$ 95.78	\$ 7,590.59	\$ 96.08	
	Debt	78	\$ 840.42	\$ 65,552.76	\$ 840.42	
	Sub-Total		\$ 936.20	\$ 73,143.35	\$ 936.50	
70'	Admin / Maint		\$ 95.78	\$ 5,380.67	\$ 96.08	
	Debt	56	\$ 840.42	\$ 47,063.52	\$ 840.42	
	Sub-Total		\$ 936.20	\$ 52,444.19	\$ 936.50	
75'	Admin / Maint		\$ 95.78	\$ 24,213.02	\$ 96.08	
	Debt	252	\$ 946.81	\$ 238,596.12	\$ 946.81	
	Sub-Total		\$ 1,042.59	\$ 262,809.14	\$ 1,042.89	
80'	Admin / Maint		\$ 95.78	\$ 6,245.42	\$ 96.08	
	Debt	65	\$ 946.81	\$ 61,542.65	\$ 946.81	
	Sub-Total		\$ 1,042.59	\$ 67,788.07	\$ 1,042.89	
Total	Lennar	1,870	Gross	\$ 179,676.01	\$ 1,318,776.41	Gross
TOTAL GROSS			1,900	Total Gross	\$ 182,558.51	Total Gross
TOTAL NET			1,900	Total Net	\$ 171,605.00	Total Net
					\$ 1,271,349.07	

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 2020/2021 Projected Assessment	Total Fiscal Year 2020/2021 Projected Assessment Per Unit		Platted Units	Fiscal Year 2020/2021 Platted Total Assessments	Fiscal Year 2020/2021 Platted Per Unit Assessments	
Pre Lennar	2 Bdr Sam 35	Admin / Maint	5	\$ 480.42	\$ 96.08	5	\$ 480.42	\$ 96.08	\$ -
		Debt	4	\$ 4,372.40	\$ 1,093.10	4	\$ 4,372.40	\$ 1,093.10	\$ -
		Sub-Total		\$ 4,852.82	\$ 1,189.18		\$ 4,852.82	\$ 1,189.18	\$ -
	3 Bdr Sam 70	Admin / Maint	6	\$ 576.50	\$ 96.08	6	\$ 576.50	\$ 96.08	\$ -
		Debt	5	\$ 7,160.60	\$ 1,432.12	5	\$ 7,160.60	\$ 1,432.12	\$ -
		Sub-Total		\$ 7,737.10	\$ 1,528.20		\$ 7,737.10	\$ 1,528.20	\$ -
	3 Bdr Sam 80	Admin / Maint	5	\$ 480.42	\$ 96.08	5	\$ 480.42	\$ 96.08	\$ -
		Debt	4	\$ 6,236.20	\$ 1,559.05	4	\$ 6,236.20	\$ 1,559.05	\$ -
		Sub-Total		\$ 6,716.62	\$ 1,655.13		\$ 6,716.62	\$ 1,655.13	\$ -
	3 Bdr Lee 45	Admin / Maint	3	\$ 384.33	\$ 96.08	3	\$ 384.33	\$ 96.08	\$ -
Debt		4	\$ 4,909.64	\$ 1,227.41	4	\$ 4,909.64	\$ 1,227.41	\$ -	
	Sub-Total		\$ 5,293.97	\$ 1,323.49		\$ 5,293.97	\$ 1,323.49	\$ -	
3 Bdr Lee 65	Admin / Maint	10	\$ 960.83	\$ 96.08	10	\$ 960.83	\$ 96.08	\$ -	
	Debt	8	\$ 11,043.76	\$ 1,380.47	8	\$ 11,043.76	\$ 1,380.47	\$ -	
	Sub-Total		\$ 12,004.59	\$ 1,476.55		\$ 12,004.59	\$ 1,476.55	\$ -	
Total	Pre Lennar	30	\$ 2,882.50	\$ 33,722.60	Gross	30	\$ 2,882.50	Platted On Roll Gross	\$ -
							\$ 33,722.60		\$ -
									Direct Bill Gross
									\$ -
Lennar	35'	Admin / Maint	179	\$ 17,198.93	\$ 96.08	333	\$ 31,995.78	\$ 96.08	\$ (14,796.85)
		Debt	178	\$ 92,787.84	\$ 521.28	332	\$ 173,064.96	\$ 521.28	\$ (80,277.12)
		Sub-Total		\$ 109,986.77	\$ 617.36		\$ 205,060.74	\$ 617.36	\$ (95,073.97)
	Townhome	Admin / Maint	420	\$ 40,355.04	\$ 96.08	252	\$ 24,213.02	\$ 96.08	\$ 16,142.02
		Debt	419	\$ 218,416.32	\$ 521.28	251	\$ 130,841.28	\$ 521.28	\$ 87,575.04
		Sub-Total		\$ 258,771.36	\$ 617.36		\$ 155,054.30	\$ 617.36	\$ 103,717.06
	Coach	Admin / Maint	116	\$ 11,145.68	\$ 96.08	116	\$ 11,145.68	\$ 96.08	\$ -
		Debt	116	\$ 72,808.56	\$ 627.66	116	\$ 72,808.56	\$ 627.66	\$ -
		Sub-Total		\$ 83,954.24	\$ 723.74		\$ 83,954.24	\$ 723.74	\$ -
	45'	Admin / Maint	59	\$ 5,668.92	\$ 96.08	59	\$ 5,668.92	\$ 96.08	\$ -
		Debt	59	\$ 37,031.94	\$ 627.66	59	\$ 37,031.94	\$ 627.66	\$ -
		Sub-Total		\$ 42,700.86	\$ 723.74		\$ 42,700.86	\$ 723.74	\$ -
	52'	Admin / Maint	513	\$ 49,290.80	\$ 96.08	337	\$ 32,380.11	\$ 96.08	\$ 16,910.68
		Debt	513	\$ 376,562.52	\$ 734.04	337	\$ 247,371.48	\$ 734.04	\$ 129,191.04
		Sub-Total		\$ 425,853.32	\$ 830.12		\$ 279,751.59	\$ 830.12	\$ 146,101.72
	62'	Admin / Maint	131	\$ 12,586.93	\$ 96.08	289	\$ 27,768.11	\$ 96.08	\$ (15,181.18)
		Debt	129	\$ 108,414.18	\$ 840.42	287	\$ 241,200.54	\$ 840.42	\$ (132,786.36)
		Sub-Total		\$ 121,001.11	\$ 936.50		\$ 268,968.65	\$ 936.50	\$ (147,967.54)
65'	Admin / Maint	79	\$ 7,590.59	\$ 96.08	53	\$ 5,092.42	\$ 96.08	\$ 2,498.17	
	Debt	78	\$ 65,552.76	\$ 840.42	52	\$ 43,701.84	\$ 840.42	\$ 21,850.92	
	Sub-Total		\$ 73,143.35	\$ 936.50		\$ 48,794.26	\$ 936.50	\$ 24,349.09	
70'	Admin / Maint	56	\$ 5,380.67	\$ 96.08	56	\$ 5,380.67	\$ 96.08	\$ -	
	Debt	56	\$ 47,063.52	\$ 840.42	56	\$ 47,063.52	\$ 840.42	\$ -	
	Sub-Total		\$ 52,444.19	\$ 936.50		\$ 52,444.19	\$ 936.50	\$ -	
75'	Admin / Maint	252	\$ 24,213.02	\$ 96.08	168	\$ 16,142.02	\$ 96.08	\$ 8,071.01	
	Debt	252	\$ 238,596.12	\$ 946.81	168	\$ 159,064.08	\$ 946.81	\$ 79,532.04	
	Sub-Total		\$ 262,809.14	\$ 1,042.89		\$ 175,206.10	\$ 1,042.89	\$ 87,603.05	
80'	Admin / Maint	65	\$ 6,245.42	\$ 96.08	65	\$ 6,245.42	\$ 96.08	\$ -	
	Debt	65	\$ 61,542.65	\$ 946.81	65	\$ 61,542.65	\$ 946.81	\$ -	
	Sub-Total		\$ 67,788.07	\$ 1,042.89		\$ 67,788.07	\$ 1,042.89	\$ -	
Total	Lennar	1,870	\$ 179,676.01	\$ 1,318,776.41	Gross	1,728	\$ 166,032.16	Platted On Roll Gross	\$ 13,643.85
							\$ 1,213,690.85		\$ 105,085.56
									Direct Bill Gross
									\$ -
TOTAL GROSS		1,900	\$ 182,558.51	\$ 1,352,499.01	Total Gross	1,758	\$ 168,914.66	Total Platted On Roll Gross	\$ 13,643.85
							\$ 1,247,413.45		\$ 105,085.56
									Total Direct Bill Gross
									\$ -
TOTAL NET		1,900	\$ 171,605.00	\$ 1,271,349.07	Total Net	\$ 158,779.78	Total Platted On Roll Net	\$ 12,825.22	Total Direct Bill Net
							\$ 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 Paradise 2 BDR Sam 35, 1 unit is a Gran Paradise 3 BDR Sam 70, 1 unit is a Gran Paradise 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

Subdivision	Product Type	Total Units	Total Fiscal Year 2019/2020 Assessment Per Unit	Total Fiscal Year 2020/2021 Projected Assessment	Total Fiscal Year 2020/2021 Projected Assessment Per Unit
Renaissance	35' Villas	Admin / Maint	\$ 161.81	\$ 34,166.48	\$ 152.53
		<u>Debt</u>	224 \$ 678.03	\$ 151,879.15	\$ 678.03
		Sub-Total	\$ 839.84	\$ 186,045.63	\$ 830.56
	50' SF	Admin / Maint	\$ 161.81	\$ 41,640.40	\$ 152.53
		<u>Debt</u>	273 \$ 998.94	\$ 272,709.57	\$ 998.94
		Sub-Total	\$ 1,160.75	\$ 314,349.97	\$ 1,151.47
	60' SF	Admin / Maint	\$ 161.81	\$ 29,438.08	\$ 152.53
		<u>Debt</u>	193 \$ 1,212.87	\$ 234,084.36	\$ 1,212.87
		Sub-Total	\$ 1,374.68	\$ 263,522.44	\$ 1,365.40
Total	Renaissance	690	Gross	\$ 105,244.96 \$ 658,673.09	Gross
Oasis	60' SF	Admin / Maint	\$ 161.81	\$ 14,032.66	\$ 152.53
		<u>Debt</u>	92 \$ 829.89	\$ 76,350.21	\$ 829.89
		Sub-Total	\$ 991.70	\$ 90,382.87	\$ 982.42
	70' SF	Admin / Maint	\$ 161.81	\$ 6,711.27	\$ 152.53
		<u>Debt</u>	44 \$ 980.00	\$ 43,120.00	\$ 980.00
		Sub-Total	\$ 1,141.81	\$ 49,831.27	\$ 1,132.53
Total	Oasis	136	Gross	\$ 20,743.93 \$ 119,470.21	Gross
Preserve	33' Villas	Admin / Maint	\$ 161.81	\$ 13,727.60	\$ 152.53
		<u>Debt</u>	90 \$ 424.61	\$ 38,214.57	\$ 424.61
		Sub-Total	\$ 586.42	\$ 51,942.18	\$ 577.14
	50' SF	Admin / Maint	\$ 161.81	\$ 16,778.18	\$ 152.53
		<u>Debt</u>	110 \$ 679.79	\$ 74,776.60	\$ 679.79
		Sub-Total	\$ 841.60	\$ 91,554.78	\$ 832.32
Total	Preserve	200	Gross	\$ 30,505.79 \$ 112,991.17	Gross
TOTAL GROSS		1,026	Total Gross	\$ 156,494.68 \$ 891,134.47	Total Gross
TOTAL NET		1,026	Total Net	\$ 147,105.00 \$ 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	
<u>Subdivision</u>	<u>Product Type</u>		<u>Total Units</u>	<u>Total Fiscal Year 2020/2021 Projected Assessment</u>	<u>Total Fiscal Year 2020/2021 Projected Assessment Per Unit</u>	<u>Platted Units</u>	<u>Fiscal Year 2020/2021 Platted Total Assessments</u>	<u>Fiscal Year 2020/2021 Platted Per Unit Assessments</u>		
Renaissance	35' Villas	Admin / Maint		\$ 34,166.48	\$ 152.53					
		Debt	224	\$ 151,879.15	\$ 678.03	152	\$ 23,184.40	\$ 152.53	\$ 10,982.08	
		Sub-Total		\$ 186,045.63	\$ 830.56		\$ 103,060.85	\$ 678.03	\$ 48,818.30	
				\$ 186,045.63	\$ 830.56		\$ 126,245.25	\$ 830.56	\$ 59,800.38	
	50' SF	Admin / Maint		\$ 41,640.40	\$ 152.53					
		Debt	273	\$ 272,709.57	\$ 998.94	183	\$ 27,912.79	\$ 152.53	\$ 13,727.60	
		Sub-Total		\$ 314,349.97	\$ 1,151.47		\$ 182,805.32	\$ 998.94	\$ 89,904.26	
				\$ 314,349.97	\$ 1,151.47		\$ 210,718.11	\$ 1,151.47	\$ 103,631.86	
	60' SF	Admin / Maint		\$ 29,438.08	\$ 152.53					
		Debt	193	\$ 234,084.36	\$ 1,212.87	93	\$ 14,185.19	\$ 152.53	\$ 15,252.89	
		Sub-Total		\$ 263,522.44	\$ 1,365.40		\$ 112,797.13	\$ 1,212.87	\$ 121,287.23	
				\$ 263,522.44	\$ 1,365.40		\$ 126,982.32	\$ 1,365.40	\$ 136,540.13	
Total	Renaissance		690	\$ 105,244.96	Gross	428	\$ 65,282.38	Platted On Roll Gross	\$ 39,962.58	Direct Bill Gross
				\$ 658,673.09			\$ 398,663.30		\$ 260,009.79	
Oasis	60' SF	Admin / Maint		\$ 14,032.66	\$ 152.53					
		Debt	92	\$ 76,350.21	\$ 829.89	46	\$ 7,016.33	\$ 152.53	\$ 7,016.33	
		Sub-Total		\$ 90,382.87	\$ 982.42		\$ 38,175.11	\$ 829.89	\$ 38,175.11	
				\$ 90,382.87	\$ 982.42		\$ 45,191.44	\$ 982.42	\$ 45,191.44	
	70' SF	Admin / Maint		\$ 6,711.27	\$ 152.53					
		Debt	44	\$ 43,120.00	\$ 980.00	22	\$ 3,355.64	\$ 152.53	\$ 3,355.64	
		Sub-Total		\$ 49,831.27	\$ 1,132.53		\$ 21,560.00	\$ 980.00	\$ 21,560.00	
				\$ 49,831.27	\$ 1,132.53		\$ 24,915.64	\$ 1,132.53	\$ 24,915.64	
Total	Oasis		136	\$ 20,743.93	Gross	68	\$ 10,371.97	Platted On Roll Gross	\$ 10,371.97	Direct Bill Gross
				\$ 119,470.21			\$ 59,735.11		\$ 59,735.11	
Preserve	33' Villas	Admin / Maint		\$ 13,727.60	\$ 152.53					
		Debt	90	\$ 38,214.57	\$ 424.61	90	\$ 13,727.60	\$ 152.53	\$ -	
		Sub-Total		\$ 51,942.18	\$ 577.14		\$ 38,214.57	\$ 424.61	\$ -	
				\$ 51,942.18	\$ 577.14		\$ 51,942.18	\$ 577.14	\$ -	
	50' SF	Admin / Maint		\$ 16,778.18	\$ 152.53					
		Debt	110	\$ 74,776.60	\$ 679.79	110	\$ 16,778.18	\$ 152.53	\$ -	
		Sub-Total		\$ 91,554.78	\$ 832.32		\$ 74,776.60	\$ 679.79	\$ -	
				\$ 91,554.78	\$ 832.32		\$ 91,554.78	\$ 832.32	\$ -	
Total	Preserve		200	\$ 30,505.79	Gross	200	\$ 30,505.79	Platted On Roll Gross	\$ -	Direct Bill Gross
				\$ 112,991.17			\$ 112,991.17		\$ -	
TOTAL GROSS			1,026	\$ 156,494.68	Total Gross	696	\$ 106,160.13	Total Platted On Roll Gross	\$ 50,334.55	Total Direct Bill Gross
				\$ 891,134.47			\$ 571,389.57		\$ 319,744.89	
TOTAL NET			1,026	\$ 147,105.00	Total Net	696	\$ 99,790.53	Total Platted On Roll Net	\$ 47,314.47	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

Note: Oasis is introducing a 50' category in Phase II of construction. The methodology will be updated in the future to reflect this. For now, based on the fact that all other 50' lots in Unit 4 are 1 ERU, and based on the calculated amount of 1 ERU for the 60' and 70', Unit 4 Debt for an Oasis 50' will be \$650.08 NET and \$691.58 GROSS

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 RECAP UNIT SEVEN - GROSS

A	B	C	D	E	F
Product		Total	Total Fiscal Year 2019/2020	Total Fiscal Year 2020/2021	Total Fiscal Year 2020/2021
<u>Type</u>		<u>Units</u>	<u>Assessment Per Unit</u>	<u>Projected</u> <u>Assessment</u>	<u>Projected</u> <u>Assessment Per Unit</u>
Unit 7 Master					
50' Single Family	Admin / Maint		\$ -	\$ 225,178.58	\$ 118.70
	<u>Debt</u>	1,897	\$ -	<u>\$ 1,574,510.00</u>	<u>\$ 830.00</u>
	Sub-Total		\$ -	\$ 1,799,688.58	\$ 948.70
74' Single Family	Admin / Maint		\$ -	\$ 9,140.09	\$ 118.70
	<u>Debt</u>	77	\$ -	<u>\$ 94,586.80</u>	<u>\$ 1,228.40</u>
	Sub-Total		\$ -	\$ 103,726.89	\$ 1,347.10
Coach	Admin / Maint		\$ -	\$ 25,639.73	\$ 118.70
	<u>Debt</u>	216	\$ -	<u>\$ 134,460.00</u>	<u>\$ 622.50</u>
	Sub-Total		\$ -	\$ 160,099.73	\$ 741.20
2-Story Units	Admin / Maint		\$ -	\$ 35,135.93	\$ 118.70
	<u>Debt</u>	296	\$ -	<u>\$ 135,124.00</u>	<u>\$ 456.50</u>
	Sub-Total		\$ -	\$ 170,259.93	\$ 575.20
4-Story Units	Admin / Maint		\$ -	\$ 46,293.96	\$ 118.70
	<u>Debt</u>	390	\$ -	<u>\$ 161,850.00</u>	<u>\$ 415.00</u>
	Sub-Total		\$ -	\$ 208,143.96	\$ 533.70
Total		2,876		\$ 341,388.30	
				<u>\$ 2,100,530.80</u>	Gross

Unit 7 Village B

50' Single Family	Admin / Maint		\$ -	\$ 92,130.00	\$ 830.00
	<u>Debt</u>	111	\$ -	<u>\$ 92,130.00</u>	<u>\$ 830.00</u>
	Sub-Total		\$ -	\$ 92,130.00	\$ 830.00
Total		111		\$ 92,130.00	Gross

ASSESSMENT RECAP UNIT SEVEN - COLLECTION METHOD

TOTAL GROSS				PLATTED ON ROLL GROSS			DIRECT BILL GROSS	
Product Type	Total Units	Total Fiscal Year 2019/2020 Assessment Per Unit	Total Fiscal Year 2020/2021 Projected Assessment	Total Fiscal Year 2020/2021 Projected Assessment Per Unit	Platted Units	Total Fiscal Year 2020/2021 Platted Assessment	Total Fiscal Year 2020/2021 Platted Assessment Per Unit	
Unit 7 Master								
50' Single Family	Admin / Maint	\$ -	\$ 225,178.58	\$ 118.70	0	\$ -	\$ 118.70	\$ 225,178.58
	Debt	1,897	\$ 1,574,510.00	\$ 830.00		\$ -	\$ 830.00	\$ 1,574,510.00
	Sub-Total	\$ -	\$ 1,799,688.58	\$ 948.70		\$ -	\$ 948.70	\$ 1,799,688.58
74' Single Family	Admin / Maint	\$ -	\$ 9,140.09	\$ 118.70	0	\$ -	\$ 118.70	\$ 9,140.09
	Debt	77	\$ 94,586.80	\$ 1,228.40		\$ -	\$ 1,228.40	\$ 94,586.80
	Sub-Total	\$ -	\$ 103,726.89	\$ 1,347.10		\$ -	\$ 1,347.10	\$ 103,726.89
Coach	Admin / Maint	\$ -	\$ 25,639.73	\$ 118.70	0	\$ -	\$ 118.70	\$ 25,639.73
	Debt	216	\$ 134,460.00	\$ 622.50		\$ -	\$ 622.50	\$ 134,460.00
	Sub-Total	\$ -	\$ 160,099.73	\$ 741.20		\$ -	\$ 741.20	\$ 160,099.73
2-Story Units	Admin / Maint	\$ -	\$ 35,135.93	\$ 118.70	0	\$ -	\$ 118.70	\$ 35,135.93
	Debt	296	\$ 135,124.00	\$ 456.50		\$ -	\$ 456.50	\$ 135,124.00
	Sub-Total	\$ -	\$ 170,259.93	\$ 575.20		\$ -	\$ 575.20	\$ 170,259.93
4-Story Units	Admin / Maint	\$ -	\$ 46,293.96	\$ 118.70	0	\$ -	\$ 118.70	\$ 46,293.96
	Debt	390	\$ 161,850.00	\$ 415.00		\$ -	\$ 415.00	\$ 161,850.00
	Sub-Total	\$ -	\$ 208,143.96	\$ 533.70		\$ -	\$ 533.70	\$ 208,143.96
TOTAL GROSS	2,876		\$ 341,388.30	Total Gross	0	\$ -	Total Platted On Roll Gross	\$ 341,388.30 Total Direct Bill Gross
			\$ 2,100,530.80			\$ -		\$ 2,100,530.80
TOTAL NET	2,876		\$ 320,905.00	Total Net	0	\$ -	Total Platted On Roll Net	\$ 320,905.00 Total Direct Bill Net
			\$ 1,974,498.95			\$ -		\$ 1,974,498.95

TOTAL GROSS				PLATTED ON ROLL GROSS			DIRECT BILL GROSS	
Unit 7 Village B								
50' Single Family	Admin / Maint	\$ -	\$ -	\$ -	0	\$ -	\$ -	\$ -
	Debt	111	\$ 92,130.00	\$ 830.00		\$ -	\$ 830.00	\$ 92,130.00
	Sub-Total	\$ -	\$ 92,130.00	\$ 830.00		\$ -	\$ 830.00	\$ 92,130.00
TOTAL GROSS	111		\$ -	Total Gross	0	\$ -	Total Platted On Roll Gross	\$ - Total Direct Bill Gross
			\$ 92,130.00			\$ -		\$ 92,130.00
TOTAL NET	111		\$ -	Total Net	0	\$ -	Total Platted On Roll Net	\$ - Total Direct Bill Net
			\$ 86,602.20			\$ -		\$ 86,602.20

ANNUAL ASSESSMENT METHODOLOGY

UNIT SEVEN

Unit 7 Master Bond

Product Type	Number of Units	ERU Factor	Totla ERU	Gross Assessment Per ERU *	Gross Assessment Per Unit
50' SF	1,897	1.00	1,897	\$ 830	\$ 830
74' SF	77	1.48	114	\$ 830	\$ 1,228
Coach	216	0.75	162	\$ 830	\$ 623
2-Story	296	0.55	163	\$ 830	\$ 457
4-Story	390	0.50	195	\$ 830	\$ 415
Totals	2,876	.	2,531		

Unit 7 Village B

Product Type	Number of Units	ERU Factor	Totla ERU	Gross Assessment Per ERU *	Gross Assessment Per Unit
50' SF	111	1.00	111	\$ 830	\$ 830
Totals	111	.	111		

*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 Type	Product Type	All Units Total Fiscal Year 2019/2020 Assessment Per Unit	District Proper Total Fiscal Year 2020/2021 Assessment Per Unit	Unit 1 Total Fiscal Year 2020/2021 Assessment Per Unit	Unit 2 Total Fiscal Year 2020/2021 Assessment Per Unit	Unit 3 Total Fiscal Year 2020/2021 Assessment Per Unit	Unit 4 Total Fiscal Year 2020/2021 Assessment Per Unit	Unit 7 Total Fiscal Year 2020/2021 Assessment Per Unit	All Units Total Fiscal Year 2020/2021 Assessment Per Unit
Island Walk	Island Walk Single Family	Admin / Maint \$ 66.48	\$ 18.13	\$ 79.80	\$ 8.57	\$ -	\$ -	\$ -	\$ 106.50
		Debt \$ 540.30	\$ -	\$ 160.18	\$ 379.89	\$ -	\$ -	\$ -	\$ 540.07
		Sub-Total \$ 606.78	\$ 18.13	\$ 239.98	\$ 388.46	\$ -	\$ -	\$ -	\$ 646.57
Island Walk	Multi Family	Admin / Maint \$ 86.44	\$ 18.13	\$ 79.80	\$ 8.53	\$ -	\$ -	\$ -	\$ 106.46
		Debt \$ 538.63	\$ -	\$ 160.18	\$ 378.22	\$ 1,093.10	\$ -	\$ -	\$ 539.40
		Sub-Total \$ 625.07	\$ 18.13	\$ 239.98	\$ 386.75	\$ 1,093.10	\$ -	\$ -	\$ 644.96
Pre Lennar Gran paradiso	2 Bdr Sam 35	Admin / Maint \$ 182.96	\$ 18.13	\$ 79.80	\$ 9.57	\$ 96.08	\$ -	\$ -	\$ 203.58
		Debt \$ 1,677.61	\$ -	\$ 160.18	\$ 424.10	\$ 1,280.47	\$ -	\$ -	\$ 1,677.38
		Sub-Total \$ 1,860.57	\$ 18.13	\$ 239.98	\$ 433.67	\$ 1,189.18	\$ -	\$ -	\$ 1,860.96
3 Bdr Sam 70	Admin / Maint \$ 182.96	\$ 18.13	\$ 79.80	\$ 9.57	\$ 96.08	\$ -	\$ -	\$ 203.58	
	Debt \$ 2,016.63	\$ -	\$ 160.18	\$ 424.10	\$ 1,432.12	\$ -	\$ -	\$ 2,016.40	
	Sub-Total \$ 2,199.59	\$ 18.13	\$ 239.98	\$ 433.67	\$ 1,628.20	\$ -	\$ -	\$ 2,199.98	
3 Bdr Sam 80	Admin / Maint \$ 182.96	\$ 18.13	\$ 79.80	\$ 9.57	\$ 96.08	\$ -	\$ -	\$ 203.58	
	Debt \$ 2,143.56	\$ -	\$ 160.18	\$ 424.10	\$ 1,559.05	\$ -	\$ -	\$ 2,143.33	
	Sub-Total \$ 2,326.52	\$ 18.13	\$ 239.98	\$ 433.67	\$ 1,655.13	\$ -	\$ -	\$ 2,326.91	
3 Bdr Lee 45	Admin / Maint \$ 182.96	\$ 18.13	\$ 79.80	\$ 9.57	\$ 96.08	\$ -	\$ -	\$ 203.58	
	Debt \$ 1,811.92	\$ -	\$ 160.18	\$ 424.10	\$ 1,227.41	\$ -	\$ -	\$ 1,811.69	
	Sub-Total \$ 1,994.88	\$ 18.13	\$ 239.98	\$ 433.67	\$ 1,323.49	\$ -	\$ -	\$ 1,995.27	
3 Bdr Lee 65	Admin / Maint \$ 182.96	\$ 18.13	\$ 79.80	\$ 9.57	\$ 96.08	\$ -	\$ -	\$ 203.58	
	Debt \$ 1,964.98	\$ -	\$ 160.18	\$ 424.10	\$ 1,380.47	\$ -	\$ -	\$ 1,964.75	
	Sub-Total \$ 2,147.94	\$ 18.13	\$ 239.98	\$ 433.67	\$ 1,476.55	\$ -	\$ -	\$ 2,148.33	
Post Lennar Gran Paradiso	35'	Admin / Maint \$ 181.34	\$ 18.13	\$ 79.80	\$ 7.27	\$ 96.08	\$ -	\$ -	\$ 203.28
		Debt \$ 1,003.86	\$ -	\$ 160.18	\$ 322.17	\$ 521.28	\$ -	\$ -	\$ 1,003.63
		Sub-Total \$ 1,185.20	\$ 18.13	\$ 239.98	\$ 329.44	\$ 617.36	\$ -	\$ -	\$ 1,204.91
Townhome	Admin / Maint \$ 181.34	\$ 18.13	\$ 79.80	\$ 7.27	\$ 96.08	\$ -	\$ -	\$ 203.28	
	Debt \$ 1,003.86	\$ -	\$ 160.18	\$ 322.17	\$ 521.28	\$ -	\$ -	\$ 1,003.63	
	Sub-Total \$ 1,185.20	\$ 18.13	\$ 239.98	\$ 329.44	\$ 617.36	\$ -	\$ -	\$ 1,204.91	
Coach	Admin / Maint \$ 181.96	\$ 18.13	\$ 79.80	\$ 8.15	\$ 96.08	\$ -	\$ -	\$ 202.16	
	Debt \$ 1,149.41	\$ -	\$ 160.18	\$ 361.34	\$ 627.66	\$ -	\$ -	\$ 1,149.18	
	Sub-Total \$ 1,331.36	\$ 18.13	\$ 239.98	\$ 369.49	\$ 723.74	\$ -	\$ -	\$ 1,351.34	
45'	Admin / Maint \$ 182.96	\$ 18.13	\$ 79.80	\$ 9.57	\$ 96.08	\$ -	\$ -	\$ 203.58	
	Debt \$ 1,212.17	\$ -	\$ 160.18	\$ 424.10	\$ 627.66	\$ -	\$ -	\$ 1,211.94	
	Sub-Total \$ 1,395.13	\$ 18.13	\$ 239.98	\$ 433.67	\$ 723.74	\$ -	\$ -	\$ 1,415.52	
52'	Admin / Maint \$ 182.96	\$ 18.13	\$ 79.80	\$ 9.57	\$ 96.08	\$ -	\$ -	\$ 203.58	
	Debt \$ 1,218.55	\$ -	\$ 160.18	\$ 424.10	\$ 734.04	\$ -	\$ -	\$ 1,218.32	
	Sub-Total \$ 1,501.51	\$ 18.13	\$ 239.98	\$ 433.67	\$ 830.12	\$ -	\$ -	\$ 1,521.90	
62'	Admin / Maint \$ 182.96	\$ 18.13	\$ 79.80	\$ 9.57	\$ 96.08	\$ -	\$ -	\$ 203.58	
	Debt \$ 1,424.93	\$ -	\$ 160.18	\$ 424.10	\$ 840.42	\$ -	\$ -	\$ 1,424.70	
	Sub-Total \$ 1,607.89	\$ 18.13	\$ 239.98	\$ 433.67	\$ 936.50	\$ -	\$ -	\$ 1,628.28	
65'	Admin / Maint \$ 182.96	\$ 18.13	\$ 79.80	\$ 9.57	\$ 96.08	\$ -	\$ -	\$ 203.58	
	Debt \$ 1,424.93	\$ -	\$ 160.18	\$ 424.10	\$ 840.42	\$ -	\$ -	\$ 1,424.70	
	Sub-Total \$ 1,607.89	\$ 18.13	\$ 239.98	\$ 433.67	\$ 936.50	\$ -	\$ -	\$ 1,628.28	
70'	Admin / Maint \$ 182.96	\$ 18.13	\$ 79.80	\$ 9.57	\$ 96.08	\$ -	\$ -	\$ 203.58	
	Debt \$ 1,424.93	\$ -	\$ 160.18	\$ 424.10	\$ 840.42	\$ -	\$ -	\$ 1,424.70	
	Sub-Total \$ 1,607.89	\$ 18.13	\$ 239.98	\$ 433.67	\$ 936.50	\$ -	\$ -	\$ 1,628.28	
75'	Admin / Maint \$ 182.96	\$ 18.13	\$ 79.80	\$ 9.57	\$ 96.08	\$ -	\$ -	\$ 203.58	
	Debt \$ 1,531.32	\$ -	\$ 160.18	\$ 424.10	\$ 946.81	\$ -	\$ -	\$ 1,531.09	
	Sub-Total \$ 1,714.28	\$ 18.13	\$ 239.98	\$ 433.67	\$ 1,042.89	\$ -	\$ -	\$ 1,734.67	
80'	Admin / Maint \$ 182.96	\$ 18.13	\$ 79.80	\$ 9.57	\$ 96.08	\$ -	\$ -	\$ 203.58	
	Debt \$ 1,531.32	\$ -	\$ 160.18	\$ 424.10	\$ 946.81	\$ -	\$ -	\$ 1,531.09	
	Sub-Total \$ 1,714.28	\$ 18.13	\$ 239.98	\$ 433.67	\$ 1,042.89	\$ -	\$ -	\$ 1,734.67	
Renaissance	35' Villa	Admin / Maint \$ 243.19	\$ 18.13	\$ 79.80	\$ -	\$ 152.53	\$ -	\$ -	\$ 250.46
		Debt \$ 838.44	\$ -	\$ 160.18	\$ -	\$ 678.03	\$ -	\$ -	\$ 838.21
		Sub-Total \$ 1,081.64	\$ 18.13	\$ 239.98	\$ -	\$ 830.56	\$ -	\$ -	\$ 1,089.67
50'	Admin / Maint \$ 243.19	\$ 18.13	\$ 79.80	\$ -	\$ 152.53	\$ -	\$ -	\$ 250.46	
	Debt \$ 1,159.35	\$ -	\$ 160.18	\$ -	\$ 998.94	\$ -	\$ -	\$ 1,159.12	
	Sub-Total \$ 1,402.54	\$ 18.13	\$ 239.98	\$ -	\$ 1,151.47	\$ -	\$ -	\$ 1,409.58	
60'	Admin / Maint \$ 243.19	\$ 18.13	\$ 79.80	\$ -	\$ 152.53	\$ -	\$ -	\$ 250.46	
	Debt \$ 1,373.28	\$ -	\$ 160.18	\$ -	\$ 1,212.27	\$ -	\$ -	\$ 1,373.05	
	Sub-Total \$ 1,616.48	\$ 18.13	\$ 239.98	\$ -	\$ 1,365.40	\$ -	\$ -	\$ 1,623.51	
Oasis	60'	Admin / Maint \$ 243.19	\$ 18.13	\$ 79.80	\$ -	\$ 152.53	\$ -	\$ -	\$ 250.46
		Debt \$ 990.30	\$ -	\$ 160.18	\$ -	\$ 829.89	\$ -	\$ -	\$ 990.07
		Sub-Total \$ 1,233.50	\$ 18.13	\$ 239.98	\$ -	\$ 982.42	\$ -	\$ -	\$ 1,240.53
70'	Admin / Maint \$ 243.19	\$ 18.13	\$ 79.80	\$ -	\$ 152.53	\$ -	\$ -	\$ 250.46	
	Debt \$ 1,140.41	\$ -	\$ 160.18	\$ -	\$ 980.00	\$ -	\$ -	\$ 1,140.18	
	Sub-Total \$ 1,383.60	\$ 18.13	\$ 239.98	\$ -	\$ 1,132.53	\$ -	\$ -	\$ 1,390.64	
Preserve	33' Villa	Admin / Maint \$ 243.19	\$ 18.13	\$ 79.80	\$ -	\$ 152.53	\$ -	\$ -	\$ 250.46
		Debt \$ 585.02	\$ -	\$ 160.18	\$ -	\$ 424.61	\$ -	\$ -	\$ 584.79
		Sub-Total \$ 828.21	\$ 18.13	\$ 239.98	\$ -	\$ 577.14	\$ -	\$ -	\$ 835.25
50'	Admin / Maint \$ 243.19	\$ 18.13	\$ 79.80	\$ -	\$ 152.53	\$ -	\$ -	\$ 250.46	
	Debt \$ 840.20	\$ -	\$ 160.18	\$ -	\$ 679.79	\$ -	\$ -	\$ 839.97	
	Sub-Total \$ 1,083.39	\$ 18.13	\$ 239.98	\$ -	\$ 832.32	\$ -	\$ -	\$ 1,090.43	
U7 Master	35' Villa	Admin / Maint \$ -	\$ 18.13	\$ 79.80	\$ -	\$ -	\$ -	\$ 118.70	\$ 216.63
		Debt \$ -	\$ -	\$ 160.18	\$ -	\$ -	\$ -	\$ 830.00	\$ 990.18
		Sub-Total \$ -	\$ 18.13	\$ 239.98	\$ -	\$ -	\$ -	\$ 948.70	\$ 1,206.81
50'	Admin / Maint \$ -	\$ 18.13	\$ 79.80	\$ -	\$ -	\$ -	\$ 118.70	\$ 216.63	
	Debt \$ -	\$ -	\$ 160.18	\$ -	\$ -	\$ -	\$ 1,228.40	\$ 1,388.88	
	Sub-Total \$ -	\$ 18.13	\$ 239.98	\$ -	\$ -	\$ -	\$ 1,347.10	\$ 1,605.21	
60'	Admin / Maint \$ -	\$ 18.13	\$ 79.80	\$ -	\$ -	\$ -	\$ 118.70	\$ 216.63	
	Debt \$ -	\$ -	\$ 160.18	\$ -	\$ -	\$ -	\$ 622.50	\$ 782.88	
	Sub-Total \$ -	\$ 18.13	\$ 239.98	\$ -	\$ -	\$ -	\$ 741.20	\$ 999.31	
60'	Admin / Maint \$ -	\$ 18.13	\$ 79.80	\$ -	\$ -	\$ -	\$ 118.70	\$ 216.63	
	Debt \$ -	\$ -	\$ 160.18	\$ -	\$ -	\$ -	\$ 456.50	\$ 616.88	
	Sub-Total \$ -	\$ 18.13	\$ 239.98	\$ -	\$ -	\$ -	\$ 575.20	\$ 833.31	
70'	Admin / Maint \$ -	\$ 18.13	\$ 79.80	\$ -	\$ -	\$ -	\$ 118.70	\$ 216.63	
	Debt \$ -	\$ -	\$ 160.18	\$ -	\$ -	\$ -	\$ 415.00	\$ 575.18	
	Sub-Total \$ -	\$ 18.13	\$ 239.98	\$ -	\$ -	\$ -	\$ 533.70	\$ 791.81	
U7 Village B	33' Villa	Admin / Maint \$ -	\$ 18.13	\$ 79.80	\$ -	\$ -	\$ -	\$ 118.70	\$ 216.63
		Debt \$ -	\$ -	\$ 160.18	\$ -	\$ -	\$ -	\$ 1,560.00	\$ 1,820.18
		Sub-Total \$ -	\$ 18.13	\$ 239.98	\$ -	\$ -	\$ -	\$ 1,778.70	\$ 2,036.81
Town Center	Town Center Multi Family (3 BDR)	Admin / Maint \$ 56.31	\$ 18.13	\$ 79.80	\$ 6.52	\$ -	\$ -	\$ -	\$ 106.25
		Debt \$ 529.32	\$ -	\$ 160.18	\$ 368.91	\$ -	\$ -	\$ -	\$ 529.09
		Sub-Total \$ 615.63	\$ 18.13	\$ 239.98	\$ 377.23	\$ -	\$ -	\$ -	\$ 635.34
Town Center	Multi Family (2 BDR)	Admin / Maint \$ 85.68	\$ 18.13	\$ 79.80	\$ 7.44	\$ -	\$ -	\$ -	\$ 103.37
		Debt \$ 490.15	\$ -	\$ 160.18	\$ 329.74	\$ -	\$ -	\$ -	\$ 489.92
		Sub-Total \$ 575.83	\$ 18.13	\$ 239.98	\$ 337.18	\$ -	\$ -	\$ -	\$ 599.29
Town Center	Multi Family	Admin / Maint \$ 286.26	\$ 18.13	\$ 79.80	\$ 290.18	\$ -	\$ -	\$ -	\$ 386.11
		Debt \$ 13,023.88	\$ -	\$ 160.18	\$ 12,863.47	\$ -	\$ -	\$ -	\$ 13,023.85
		Sub-Total \$ 13,310.14	\$ 18.13	\$ 239.98	\$ 13,153.65	\$ -	\$ -	\$ -	\$ 13,411.76
Undeveloped Land In Unit 1 Only	Per Half Acre or Less	Admin / Maint \$ 80.40	\$ 18.13	\$ 79.80	\$ -	\$ -	\$ -	\$ -	\$ 97.93
		Debt \$ 160.41	\$ -	\$ 160.18	\$ -	\$ -	\$ -	\$ -	\$ 160.18
		Sub-Total \$ 240.81	\$ 18.13	\$ 239.98	\$ -	\$ -	\$ -	\$ -	\$ 258.11
Undeveloped Land In Unit 2 (not in Unit 3)	Per Half Acre or Less	Admin / Maint \$ 80.40	\$ 18.13	\$ 79.80	\$ -	\$ -	\$ -	\$ -	\$ 97.93
		Debt \$ 160.41	\$ -	\$ 160.18	\$ -	\$ -	\$ -	\$ -	\$ 160.18
		Sub-Total \$ 240.81	\$ 18.13	\$ 239.98	\$ -	\$ -	\$ -	\$ -	\$ 258.11
Undeveloped Land In Unit 3	Per Half Acre or Less	Admin / Maint \$ 80.40	\$ 18.13	\$ 79.80	\$ -	\$ -	\$ -	\$ -	\$ 97.93
		Debt \$ 160.41	\$ -	\$ 160.18	\$ -	\$ -	\$ -	\$ -	\$ 160.18
		Sub-Total \$ 240.81	\$ 18.13	\$ 239.98	\$ -	\$ -	\$ -	\$ -	\$ 258.11
Undeveloped Land In Unit 4	Per Half Acre or Less	Admin / Maint \$ 80.40	\$ 18.13	\$ 79.80	\$ -	\$ -	\$ -	\$ -	\$ 97.93
		Debt \$ 160.41	\$ -	\$ 160.18	\$ -	\$ -	\$ -	\$ -	\$ 160.18
		Sub-Total \$ 240.81	\$ 18.13	\$ 239.98	\$ -	\$ -	\$ -	\$ -	\$ 258.11

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

Assessment Comparison Totals

Lot Type	Product Type	All Units	All Units	
		Fiscal Year 2019/2020 Assessment Totals	Fiscal Year 2020/2021 Assessment Totals	
Island Walk	Island Walk Single Family	\$626.78	\$646.57	
	Island Walk Multi Family	\$625.07	\$644.86	
Pre Lennar Gran Paradiso	2 Bdr Sam 35	\$1,860.57	\$1,880.96	
	3 Bdr Sam 70	\$2,199.59	\$2,219.98	
	3 Bdr Sam 80	\$2,326.52	\$2,346.91	
	3 Bdr Lee 45	\$1,994.88	\$2,015.27	
	3 Bdr Lee 65	\$2,147.94	\$2,168.33	
Post Lennar Gran Paradiso	35'	\$1,185.20	\$1,204.91	
	Townhome	\$1,185.20	\$1,204.91	
	Coach	\$1,331.36	\$1,351.34	
	45'	\$1,395.13	\$1,415.52	
	52'	\$1,501.51	\$1,521.90	
	62'	\$1,607.89	\$1,628.28	
	65'	\$1,607.89	\$1,628.28	
	70'	\$1,607.89	\$1,628.28	
	75'	\$1,714.28	\$1,734.67	
	80'	\$1,714.28	\$1,734.67	
Renaissance	35' Villa	\$1,081.64	\$1,088.67	
	50' SF	\$1,402.54	\$1,409.58	
	60' SF	\$1,616.48	\$1,623.51	
	Oasis	60' SF	\$1,233.50	\$1,240.53
		70' SF	\$1,383.60	\$1,390.64
	Preserve	33' Villa	\$828.21	\$835.25
		50' SF	\$1,083.39	\$1,090.43
U7 Master	50' SF	\$0.00	\$1,206.81	
	74' SF	\$0.00	\$1,605.21	
	Coach	\$0.00	\$999.31	
	2-Story	\$0.00	\$833.31	
	4-Story	\$0.00	\$791.81	
	U7 Village B	50' SF	\$0.00	\$2,036.81
Town Center	Town Center Multi Family (3 BDR)	\$615.63	\$635.34	
	Town Center Multi Family (2 BDR)	\$575.83	\$595.29	
	Town Center	\$13,310.14	\$13,411.76	
Undeveloped Land In Unit 1 Only	Per Half Acre or Less	\$240.81	\$258.11	
Undeveloped Land In Unit 2 (not in Unit 3)	Per Half Acre or Less	\$240.81	\$258.11	
Undeveloped Land In Unit 3	Per Half Acre or Less	\$240.81	\$258.11	
Undeveloped Land In Unit 4	Per Half Acre or Less	\$240.81	\$258.11	