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# West Villages Improvement District

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

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Prepared by



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# Recap By Unit

	District Proper	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 7	Total
<b>REVENUES</b>								
O & M Assessments	418,150	1,257,718	60,504	175,544	119,888	0	0	2,031,804
O & M Direct Bill	0	0	1,982	6,593	34,411	73,755	320,905	437,645
Debt Assessments	0	2,524,395	2,671,239	1,295,594	636,699	0	0	7,127,927
Debt Direct Bill	0	0	90,241	48,170	239,170	3,625,720	2,061,101	6,064,402
Interest / Other Income	1,000	0	0	0	0	0	0	1,000
Developer Funding	0	0	0	0	0	0	0	0
Carry Over Funds From Prior Year	0	0	0	0	0	0	0	0
<b>Total Revenues</b>	<b>\$ 419,150</b>	<b>\$ 3,782,113</b>	<b>\$ 2,823,965</b>	<b>\$ 1,525,902</b>	<b>\$ 1,030,167</b>	<b>\$ 3,699,475</b>	<b>\$ 2,382,006</b>	<b>\$ 15,662,778</b>
<b>EXPENDITURES</b>								
Infrastructure Maintenance	0	1,097,000	0	102,000	90,000	16,000	256,000	1,561,000
GIS Project	100,000	0	0	0	0	0	0	100,000
Engineering	40,000	15,000	2,000	15,000	2,500	2,500	2,000	79,000
Management	60,586	12,005	12,005	12,005	12,005	12,005	12,005	132,616
Operations Administration	31,300	31,300	15,650	15,650	15,650	15,650	15,650	140,850
Legal	70,000	15,000	15,000	15,000	15,000	15,000	15,000	160,000
Assessment Roll	7,500	1,500	1,500	1,500	1,500	0	1,500	15,000
Audit Fees	6,000	3,000	3,000	3,000	3,000	3,000	3,000	24,000
Arbitrage Rebate Fee	0	1,500	1,500	1,500	1,500	0	1,500	7,500
Rents & Leases	15,000	0	0	0	0	0	0	15,000
Insurance	35,000	0	0	0	0	0	0	35,000
Legal Advertising	15,000	0	0	0	0	0	0	15,000
Miscellaneous	3,175	1,700	1,700	1,700	1,700	2,500	10,000	22,475
Postage	1,000	0	0	0	0	0	0	1,000
Office Supplies	8,000	0	0	0	0	0	0	8,000
Trustee Fees	0	3,750	5,000	3,750	3,750	5,600	3,750	25,600
Website	1,500	0	0	0	0	0	0	1,500
Continuing Disclosure Fee	0	500	1,500	500	500	1,500	500	5,000
<b>Total Expenditures</b>	<b>\$ 394,061</b>	<b>\$ 1,182,255</b>	<b>\$ 58,855</b>	<b>\$ 171,605</b>	<b>\$ 147,105</b>	<b>\$ 73,755</b>	<b>\$ 320,905</b>	<b>\$ 2,348,541</b>
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 25,089</b>	<b>\$ 2,599,858</b>	<b>\$ 2,765,110</b>	<b>\$ 1,354,297</b>	<b>\$ 883,062</b>	<b>\$ 3,625,720</b>	<b>\$ 2,061,101</b>	<b>\$ 13,314,237</b>
Payment to Trustee (Unit 1)	0	(2,372,931)	0	0	0	0	0	(2,372,931)
Payment to Trustee (Unit 2)	0	0	(2,601,205)	0	0	0	0	(2,601,205)
Payment to Trustee (Unit 3)	0	0	0	(1,266,029)	0	0	0	(1,266,029)
Payment to Trustee (Unit 4)	0	0	0	0	(837,666)	0	0	(837,666)
Payment to Trustee (Unit 5)	0	0	0	0	0	(3,625,720)	0	(3,625,720)
Payment to Trustee (Unit 7)	0	0	0	0	0	0	(2,061,101)	(2,061,101)
<b>BALANCE</b>	<b>\$ 25,089</b>	<b>\$ 226,927</b>	<b>\$ 163,905</b>	<b>\$ 88,268</b>	<b>\$ 45,395</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 549,584</b>
County Appraiser & Tax Collector Fee	(8,363)	(75,642)	(54,635)	(29,423)	(15,132)	-	-	(183,195)
Discounts For Early Payments	(16,726)	(151,285)	(109,270)	(58,846)	(30,263)	-	-	(366,389)
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

## Infrastructure Maintenance Breakdown

	District Proper	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 7	Total
<b>MAINTENANCE EXPENDITURE</b>								
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
<b>Total Maintenance Expenditure</b>	<b>\$ -</b>	<b>\$ 1,097,000</b>	<b>\$ -</b>	<b>\$ 102,000</b>	<b>\$ 90,000</b>	<b>\$ 16,000</b>	<b>\$ 256,000</b>	<b>\$ 1,561,000</b>

### 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
<b>REVENUES</b>		
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
<b>Total Revenues</b>	<b>\$ 310,745</b>	<b>\$ 419,150</b>
<b>EXPENDITURES</b>		
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
<b>Total Expenditures</b>	<b>\$ 292,161</b>	<b>\$ 394,061</b>
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 18,585</b>	<b>\$ 25,089</b>
Payment to Trustee	-	-
<b>BALANCE</b>	<b>\$ 18,585</b>	<b>\$ 25,089</b>
County Appraiser & Tax Collector Fee	(6,195)	(8,363)
Discounts for Early Payments	(12,390)	(16,726)
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>

\* Fund Balance as of 6-30-2020 = \$606,404

# Unit 1

	Fiscal Year 2019/2020 Annual Budget	Fiscal Year 2020/2021 Annual Budget
<b>REVENUES</b>		
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
<b>Total Revenues</b>	<b>\$ 3,620,637</b>	<b>\$ 3,782,113</b>
<b>EXPENDITURES</b>		
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
Continuing / Prev Shortfall	0	0
<b>Total Expenditures</b>	<b>\$ 1,027,055</b>	<b>\$ 1,182,255</b>
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 2,593,582</b>	<b>\$ 2,599,858</b>
Payment to Trustee	(2,376,344)	(2,372,931)
<b>BALANCE</b>	<b>\$ 217,238</b>	<b>\$ 226,927</b>
County Appraiser & Tax Collector Fee	(72,413)	(75,642)
Discounts for Early Payments	(144,825)	(151,285)
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>

\* Fund Balance as of 6-30-2020 = \$984,612

## Unit 2

	Fiscal Year 2019/2020 Annual Budget	Fiscal Year 2020/2021 Annual Budget
<b>REVENUES</b>		
O & M Assessments	42,439	60,504
O & M Direct Bill	2,813	1,982
Debt Assessments	2,646,152	2,671,239
Debt Direct Bill	116,724	90,241
Developer Contribution	0	0
Other Revenues	0	0
Carry Over Funds from Prior Year	0	0
<b>Total Revenues</b>	<b>\$ 2,808,127</b>	<b>\$ 2,823,965</b>
<b>EXPENDITURES</b>		
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
<b>Total Expenditures</b>	<b>\$ 42,705</b>	<b>\$ 58,855</b>
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 2,765,422</b>	<b>\$ 2,765,110</b>
Payment to Trustee	(2,604,107)	(2,601,205)
<b>BALANCE</b>	<b>\$ 161,315</b>	<b>\$ 163,905</b>
County Appraiser & Tax Collector Fee	(53,772)	(54,635)
Discounts for Early Payments	(107,544)	(109,270)
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>

\* Fund Balance as of 6-30-2020 = \$234,876

## Unit 3

	Fiscal Year 2019/2020 Annual Budget	Fiscal Year 2020/2021 Annual Budget
<b>REVENUES</b>		
O & M Assessments	178,217	175,544
O & M Direct Bill	13,531	6,593
Debt Assessments	1,247,413	1,295,594
Debt Direct Bill	98,780	48,170
Developer Contribution	0	0
Other Revenues	0	0
Carry Over Funds from Prior Year	0	0
<b>Total Revenues</b>	<b>\$ 1,537,942</b>	<b>\$ 1,525,902</b>
<b>EXPENDITURES</b>		
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
<b>Total Expenditures</b>	<b>\$ 181,055</b>	<b>\$ 171,605</b>
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 1,356,887</b>	<b>\$ 1,354,297</b>
Payment to Trustee	(1,271,349)	(1,266,029)
<b>BALANCE</b>	<b>\$ 85,538</b>	<b>\$ 88,268</b>
County Appraiser & Tax Collector Fee	(28,513)	(29,423)
Discounts for Early Payments	(57,025)	(58,846)
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>

\* Fund Balance as of 6-30-2020 = \$584,873



## Unit 4

	Fiscal Year 2019/2020 Annual Budget	Fiscal Year 2020/2021 Annual Budget
<b>REVENUES</b>		
O & M Assessments	112,619	119,888
O & M Direct Bill	50,193	34,411
Debt Assessments	571,390	636,699
Debt Direct Bill	300,560	239,170
Developer Contribution	0	0
Other Revenues	0	0
Carry Over Funds from Prior Year	0	0
<b>Total Revenues</b>	<b>\$ 1,034,762</b>	<b>\$ 1,030,167</b>
<b>EXPENDITURES</b>		
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
<b>Total Expenditures</b>	<b>\$ 156,055</b>	<b>\$ 147,105</b>
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 878,707</b>	<b>\$ 883,062</b>
Payment to Trustee	(837,666)	(837,666)
<b>BALANCE</b>	<b>\$ 41,041</b>	<b>\$ 45,395</b>
County Appraiser & Tax Collector Fee	(13,680)	(15,132)
Discounts for Early Payments	(27,360)	(30,263)
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>

\* Fund Balance as of 6-30-2020 = \$113,942

## Unit 5

	Fiscal Year 2019/2020 Annual Budget	Fiscal Year 2020/2021 Annual Budget
<b>REVENUES</b>		
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
<b>Total Revenues</b>	<b>\$ 3,693,625</b>	<b>\$ 3,699,475</b>
<b>EXPENDITURES</b>		
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
<b>Total Expenditures</b>	<b>\$ 67,905</b>	<b>\$ 73,755</b>
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 3,625,720</b>	<b>\$ 3,625,720</b>
Payment to Trustee	(3,625,720)	(3,625,720)
<b>BALANCE</b>	<b>\$ -</b>	<b>\$ -</b>
County Appraiser & Tax Collector Fee	-	-
Discounts for Early Payments	-	-
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>

\* Fund Balance as of 6-30-2020 = (\$248,110)

## Unit 7

	Fiscal Year 2019/2020 Annual Budget	Fiscal Year 2020/2021 Annual Budget
<b>REVENUES</b>		
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 Contribution	0	0
Other Revenues	0	0
Carry Over Funds from Prior Year	0	0
<b>Total Revenues</b>	<b>\$ 1,118,286</b>	<b>\$ 2,382,006</b>
<b>EXPENDITURES</b>		
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
<b>Total Expenditures</b>	<b>\$ 344,555</b>	<b>\$ 320,905</b>
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 773,731</b>	<b>\$ 2,061,101</b>
Payment to Trustee	(773,731)	(2,061,101)
<b>BALANCE</b>	<b>\$ -</b>	<b>\$ -</b>
County Appraiser & Tax Collector Fee	-	-
Discounts for Early Payments	-	-
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>

\* Fund Balance as of 6-30-2020 = \$5,151

## Budget Comparison

	Fiscal Year 2018/2019 Actual	Fiscal Year 2019/2020 Annual Budget	Fiscal Year 2020/2021 Annual Budget
<b>REVENUES</b>			
O & M Assessments	1,274,291	1,688,554	2,031,804
O & M Direct Bill	132,462	498,250	437,645
Debt Assessments	5,239,520	6,992,980	7,127,927
Debt Direct Bill	913,435	4,915,516	6,064,402
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
<b>Total Revenues</b>	<b>\$ 69,646,261</b>	<b>\$ 14,096,301</b>	<b>\$ 15,662,778</b>
<b>EXPENDITURES</b>			
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
<b>Total Expenditures</b>	<b>63,433,519</b>	<b>2,086,491</b>	<b>2,348,541</b>
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 6,212,742</b>	<b>\$ 12,009,810</b>	<b>\$ 13,314,237</b>
Debt Payment to Trustee (All Units)	(5,903,240)	(11,488,918)	(12,764,653)
<b>BALANCE</b>	<b>\$ 309,502</b>	<b>\$ 520,892</b>	<b>\$ 549,584</b>
County Appraiser & Tax Collector Fee	(62,674)	(173,631)	(183,195)
Discounts for Early Payments	(247,762)	(347,261)	(366,389)
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ (935)</b>	<b>\$ -</b>	<b>\$ -</b>

## Unit 1 - Debt Service

Fiscal Year  
2020/2021  
Annual Budget

### REVENUES

Interest Income	0
Debt Collections	2,372,931
<b>Total Revenues</b>	<b>\$ 2,372,931</b>

### EXPENDITURES

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

<b>Excess / (Shortfall)</b>	<b>\$ -</b>
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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 2 - Debt Service

### Series 2019A-1 (Performing)

Fiscal Year  
2020/2021  
Annual Budget

#### REVENUES

Interest Income	0
Net Debt Collections	1,413,099
<b>Total Revenues</b>	<b>\$ 1,413,099</b>

#### EXPENDITURES

Principal Payments	575,000
Interest Payments	827,569
Miscellaneous / Extra Redemption	10,530
<b>Total Expenditures</b>	<b>\$ 1,413,099</b>

<b>Excess / (Shortfall)</b>	<b>\$ -</b>
-----------------------------	-------------

#### 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
<b>Total Revenues</b>	<b>\$ 1,188,107</b>

#### EXPENDITURES

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

<b>Excess / (Shortfall)</b>	<b>\$ -</b>
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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 3 - Debt Service

Fiscal Year  
2020/2021  
Annual Budget

### REVENUES

Interest Income	0
Net Debt Collections	1,266,029
<b>Total Revenues</b>	<b>\$ 1,266,029</b>

### EXPENDITURES

Principal Payments	610,000
Interest Payments	659,510
Miscellaneous / Extra Redemption	-3,481
<b>Total Expenditures</b>	<b>\$ 1,266,029</b>

<b>Excess / (Shortfall)</b>	<b>\$ -</b>
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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 4 - Debt Service

Fiscal Year  
2020/2021  
Annual Budget

### REVENUES

Interest Income	0
Net Debt Collections	837,666
<b>Total Revenues</b>	<b>\$ 837,666</b>

### EXPENDITURES

Principal Payments	255,000
Interest Payments	581,831
Miscellaneous / Extra Redemption	835
<b>Total Expenditures</b>	<b>\$ 837,666</b>

<b>Excess / (Shortfall)</b>	<b>\$</b>	<b>-</b>
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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 5 - Debt Service

Fiscal Year  
2020/2021  
Annual Budget

### REVENUES

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

### 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
<b>Total Expenditures</b>	<b>\$ 3,625,720</b>

<b>Excess / (Shortfall)</b>	<b>\$ -</b>
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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 7 - 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
<b>Total Revenues</b>	<b>\$ 2,061,101</b>

### 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
<b>Total Expenditures</b>	<b>\$ 2,061,101</b>

<b>Excess / (Shortfall)</b>	<b>\$ -</b>
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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>	523	\$ 4,029.12 \$ -	\$ 13.43 \$ -	\$ 9,436.15 \$ -	\$ 18.04 \$ -
	Sub-Total		\$ 4,029.12	\$ 13.43	\$ 9,436.15	\$ 18.04
Developed Lots In Unit 2	Administrative <u>Debt</u>	1,868	\$ 22,334.76 \$ -	\$ 13.43 \$ -	\$ 33,703.12 \$ -	\$ 18.04 \$ -
	Sub-Total		\$ 22,334.76	\$ 13.43	\$ 33,703.12	\$ 18.04
Developed Lots In Unit 3	Administrative <u>Debt</u>	1,827	\$ 23,610.65 \$ -	\$ 13.43 \$ -	\$ 32,963.38 \$ -	\$ 18.04 \$ -
	Sub-Total		\$ 23,610.65	\$ 13.43	\$ 32,963.38	\$ 18.04
Developed Lots In Unit 4	Administrative <u>Debt</u>	786	\$ 9,347.56 \$ -	\$ 13.43 \$ -	\$ 14,181.29 \$ -	\$ 18.04 \$ -
	Sub-Total		\$ 9,347.56	\$ 13.43	\$ 14,181.29	\$ 18.04
Developed Lots In Sarasota County	Administrative <u>Debt</u>	0	\$ - \$ -	\$ 13.43 \$ -	\$ 0 \$ -	\$ 18.04 \$ -
	Sub-Total		\$ -	\$ 13.43	\$ -	\$ 18.04
Undeveloped Land In Unit 1	Administrative <u>Debt</u>	10,335	\$ 143,906.77 \$ -	\$ 13.43 \$ -	\$ 186,467.75 \$ -	\$ 18.04 \$ -
	Sub-Total		\$ 143,906.77	\$ 13.43	\$ 186,467.75	\$ 18.04
Undeveloped Land In Unit 2	Administrative <u>Debt</u>	205	\$ 3,451.61 \$ -	\$ 13.43 \$ -	\$ 3,698.68 \$ -	\$ 18.04 \$ -
	Sub-Total		\$ 3,451.61	\$ 13.43	\$ 3,698.68	\$ 18.04
Undeveloped Land In Unit 3	Administrative <u>Debt</u>	91	\$ 1,463.91 \$ -	\$ 13.43 \$ -	\$ 1,641.85 \$ -	\$ 18.04 \$ -
	Sub-Total		\$ 1,463.91	\$ 13.43	\$ 1,641.85	\$ 18.04
Undeveloped Land In Unit 4	Administrative <u>Debt</u>	238	\$ 3,518.77 \$ -	\$ 13.43 \$ -	\$ 4,294.08 \$ -	\$ 18.04 \$ -
	Sub-Total		\$ 3,518.77	\$ 13.43	\$ 4,294.08	\$ 18.04
Undeveloped Land In Sarasota County	Administrative <u>Debt</u>	7,303	\$ 98,082.23 \$ -	\$ 13.43 \$ -	\$ 131,763.32 \$ -	\$ 18.04 \$ -
	Sub-Total		\$ 98,082.23	\$ 13.43	\$ 131,763.32	\$ 18.04
<b>Total</b>		<b>23,176</b>	<b>\$ 309,745.38</b>		<b>\$ 418,149.64</b>	

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

Note: The Assessment is calculated by the assessable units. 1 unit = 1/2 acre or less portion.

There are **23,176.00** assessable units in the District.

# Assessment Recap - Unit 1

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	523	\$ 20,089.68	\$ 66.97	\$ 41,440.59	\$ 79.24
	<u>Debt</u>		\$ 48,122.31	\$ 160.41	\$ 83,176.37	\$ 159.04
	Sub-Total		\$ 68,211.98	\$ 227.37	\$ 124,616.97	\$ 238.27
Developed Lots In Unit 2	Administrative	1,868	\$ 111,363.77	\$ 66.97	\$ 148,013.44	\$ 79.24
	<u>Debt</u>		\$ 266,758.00	\$ 160.41	\$ 297,081.19	\$ 159.04
	Sub-Total		\$ 378,121.77	\$ 227.37	\$ 445,094.64	\$ 238.27
Developed Lots In Unit 3	Administrative	1,827	\$ 117,725.50	\$ 66.97	\$ 144,764.75	\$ 79.24
	<u>Debt</u>		\$ 281,996.73	\$ 160.41	\$ 290,560.67	\$ 159.04
	Sub-Total		\$ 399,722.23	\$ 227.37	\$ 435,325.43	\$ 238.27
Developed Lots In Unit 4	Administrative	786	\$ 46,608.05	\$ 66.97	\$ 62,279.75	\$ 79.24
	<u>Debt</u>		\$ 111,643.76	\$ 160.41	\$ 125,003.11	\$ 159.04
	Sub-Total		\$ 158,251.80	\$ 227.37	\$ 187,282.86	\$ 238.27
Undeveloped Land In Unit 1	Admin / Maint	10,335	\$ 717,536.27	\$ 66.97	\$ 818,907.35	\$ 79.24
	<u>Debt</u>		\$ 1,718,768.45	\$ 160.41	\$ 1,643,647.82	\$ 159.04
	Sub-Total		\$ 2,436,304.72	\$ 227.37	\$ 2,462,555.18	\$ 238.27
Undeveloped Land In Unit 2	Administrative	205	\$ 17,210.16	\$ 66.97	\$ 16,243.45	\$ 79.24
	<u>Debt</u>		\$ 41,224.78	\$ 160.41	\$ 32,602.59	\$ 159.04
	Sub-Total		\$ 58,434.93	\$ 227.37	\$ 48,846.04	\$ 238.27
Undeveloped Land In Unit 3	Administrative	91	\$ 7,299.25	\$ 66.97	\$ 7,210.50	\$ 79.24
	<u>Debt</u>		\$ 17,484.44	\$ 160.41	\$ 14,472.37	\$ 159.04
	Sub-Total		\$ 24,783.69	\$ 227.37	\$ 21,682.88	\$ 238.27
Undeveloped Land In Unit 4	Administrative	238	\$ 17,544.98	\$ 66.97	\$ 18,858.24	\$ 79.24
	<u>Debt</u>		\$ 42,026.82	\$ 160.41	\$ 37,850.82	\$ 159.04
	Sub-Total		\$ 59,571.80	\$ 227.37	\$ 56,709.06	\$ 238.27
<b>Total Admin / Maint</b>			\$ 1,055,377.66		\$ 1,257,718.09	
<b>Total Debt</b>			\$ 2,528,025.28		\$ 2,524,394.96	
<b>Total</b>		<b>15,873</b>	<b>\$ 3,583,402.94</b>		<b>\$ 3,782,113.04</b>	

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

Note: The Assessment is calculated by the assessable units as shown in Exhibit D of the Unit 1 Report Of Engineer.

There are **15,873.00** assessable units in Unit 1.

# Assessment Recap - Unit 2 (Total Gross)

A	B	C	E	F	I	H	I
Lot Type	Methodology Maximum Percentage	Admin / Maint Assessment Allocation	Units	Total Fiscal Year 2019/2020 Per Unit	Total Fiscal Year 2020/2021 Projected Assessment	Total Fiscal Year 2020/2021 Projected Per Unit	Total Fiscal Year 2020/2021 Projected Per Unit
<b>2019 A-1 (Performing)</b>							
Island Walk Single	Admin / Maint Debt	23.97%	15,007.14	1,799 1,796	\$ 6.08 \$ 379.89	\$ 15,007.14 \$ 682,282.44	\$ 8.34 \$ 379.89
Family	Sub-Total				\$ 385.97	\$ 697,289.58	\$ 388.23
Island Walk Multi	Admin / Maint Debt	0.93%	581.29	70	\$ 6.04 \$ 378.22	\$ 581.29 \$ 26,475.40	\$ 8.30 \$ 378.22
Family	Sub-Total				\$ 384.26	\$ 27,056.69	\$ 386.52
Gran Paradiso Single	Admin / Maint Debt	21.40%	13,401.03	1,439 1,426	\$ 6.79 \$ 424.10	\$ 13,401.03 \$ 604,766.60	\$ 9.31 \$ 424.10
Family	Sub-Total				\$ 430.89	\$ 618,167.63	\$ 433.41
Gran Paradiso Multi	Admin / Maint Debt	3.55%	2,221.69	280	\$ 5.78 \$ 361.34	\$ 2,221.69 \$ 101,175.20	\$ 7.93 \$ 361.34
Family (3 BDR)	Sub-Total				\$ 367.12	\$ 103,396.89	\$ 369.27
Gran Paradiso Multi	Admin / Maint Debt	3.16%	1,980.85	280 275	\$ 5.16 \$ 322.17	\$ 1,980.85 \$ 88,596.75	\$ 7.07 \$ 322.17
Family (2 BDR)	Sub-Total				\$ 327.33	\$ 90,577.60	\$ 329.24
Preserve Single	Admin / Maint Debt	1.47%	917.63	110	\$ 0.99 \$ -	\$ 917.63 \$ -	\$ 8.34 \$ -
Family	Sub-Total				\$ 0.99	\$ 917.63	\$ 8.34
Preserve Multi	Admin / Maint Debt	1.19%	747.33	90	\$ 0.99 \$ -	\$ 747.33 \$ -	\$ 8.30 \$ -
Family	Sub-Total				\$ 0.99	\$ 747.33	\$ 8.30
<b>2019 A-2 (Non Performing)</b>							
Town Center Multi	Admin / Maint Debt	0.98%	615.66	76	\$ 5.91 \$ 368.91	\$ 615.66 \$ 28,037.16	\$ 8.10 \$ 368.91
Family (3 BDR)	Sub-Total				\$ 374.82	\$ 28,652.82	\$ 377.01
Town Center Multi	Admin / Maint Debt	1.62%	1,013.70	140	\$ 5.28 \$ 329.74	\$ 1,013.70 \$ 46,163.60	\$ 7.24 \$ 329.74
Family (2 BDR)	Sub-Total				\$ 335.02	\$ 47,177.30	\$ 336.98
Town Center	Admin / Maint Debt	41.73%	26,125.34	92.49	\$ 205.86 \$ 12,863.47	\$ 26,125.34 \$ 1,189,742.34	\$ 282.47 \$ 12,863.47
	Sub-Total				\$ 13,069.33	\$ 1,215,867.68	\$ 13,145.94
						\$ 62,611.67	
						\$ 2,767,239.49	
<b>Total</b>	<b>100.00%</b>	<b>\$</b>	<b>62,611.70</b>	<b>4,376</b>		<b>\$ 2,828,186.19</b>	

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

Note: The 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 21 units with pre-paid bonds.

- 3 unit in Island Walk Single Family
- 13 unit in the Gran Paradiso Single Family
- 5 unit in the Gran Paradiso Multi Family

**Assessment Recap - Unit 2 (Collection Method)**

A	B	C	D	E	F	G	H	I
TOTAL GROSS								

**2019 A-1 (Performing)**

Lot Type	Units	Total Fiscal Year 2020/2021		
		Projected Assessment	Projected Per Unit	
Island Walk Single	Admin / Maint	1,799	\$ 15,007.14	\$ 8.34
	Debt	1,796	\$ 682,282.44	\$ 379.89
Family	Sub-Total		\$ 697,289.58	\$ 388.23
-				
Island Walk Multi	Admin / Maint	70	\$ 581.29	\$ 8.30
	Debt		\$ 26,475.40	\$ 378.22
Family	Sub-Total		\$ 27,056.69	\$ 386.52

Gran Paradiso Single	Admin / Maint	1,439	\$ 13,401.03	\$ 9.31
	Debt	1,426	\$ 604,766.60	\$ 424.10
Family	Sub-Total		\$ 618,167.63	\$ 433.41
-				
Gran Paradiso Multi	Admin / Maint	280	\$ 2,221.69	\$ 7.93
	Debt		\$ 101,175.20	\$ 361.34
Family (3 BDR)	Sub-Total		\$ 103,396.89	\$ 369.27
-				
Gran Paradiso Multi	Admin / Maint	280	\$ 1,980.85	\$ 7.07
	Debt	275	\$ 88,596.75	\$ 322.17
Family (2 BDR)	Sub-Total		\$ 90,577.60	\$ 329.24

**GRAN PARADISO ON ROLL GROSS**

1,090	\$ 10,150.88	\$ 9.31
1,077	\$ 456,755.70	\$ 424.10
	\$ 466,906.58	\$ 433.41
-		
152	\$ 1,206.06	\$ 7.93
	\$ 54,923.68	\$ 361.34
	\$ 56,129.74	\$ 369.27
-		
585	\$ 4,138.57	\$ 7.07
580	\$ 186,858.60	\$ 322.17
	\$ 190,997.17	\$ 329.24
-		
	\$ 15,495.51	
	\$ 698,537.98	

**GRAN PARADISO DIRECT BILL GROSS**

\$ 3,250.15	
\$ 148,010.90	
\$ 151,261.05	
-	
\$ 1,015.63	
\$ 46,251.52	
\$ 47,267.15	
-	
\$ (2,157.71)	
\$ (98,261.85)	
\$ (100,419.56)	
-	
\$ 2,108.06	
\$ 96,000.57	
-	
Gran Paradiso Direct Bill Net	
\$ 1,981.58	
\$ 90,240.54	

**PRESERVE ON ROLL GROSS**

110	\$ 917.63	\$ 8.34
	\$ -	\$ -
	\$ 917.63	\$ 8.34
-		
113	\$ 938.32	\$ 8.30
	\$ -	\$ -
	\$ 938.32	\$ 8.30
-		
	\$ 1,855.95	
	\$ -	

**PRESERVE DIRECT BILL GROSS**

\$ -	
\$ -	
\$ -	
-	
\$ (190.99)	
\$ -	
\$ (190.99)	
-	
\$ (190.99)	
\$ -	
-	
Preserve Direct Bill Net	
\$ (179.53)	
\$ -	

Preserve Single	Admin / Maint	110	\$ 917.63	\$ 8.34
	Debt		\$ -	\$ -
Family	Sub-Total		\$ 917.63	\$ 8.34
-				
Preserve Multi	Admin / Maint	90	\$ 747.33	\$ 8.30
	Debt		\$ -	\$ -
Family	Sub-Total		\$ 747.33	\$ 8.30

**2019 A-2 (Non Performing)**

**TOWN CENTER ON ROLL GROSS**

76	\$ 615.66	\$ 8.10
	\$ 28,037.16	\$ 368.91
	\$ 28,652.82	\$ 377.01
-		
140	\$ 1,013.70	\$ 7.24
	\$ 46,163.60	\$ 329.74
	\$ 47,177.30	\$ 336.98
-		
92	\$ 26,125.34	\$ 282.47
	\$ 1,189,742.34	\$ 12,863.47
	\$ 1,215,867.68	\$ 13,145.94
-		
	\$ 27,754.70	
	\$ 1,263,943.10	

**TOWN CENTER DIRECT BILL GROSS**

\$ -	
\$ -	
\$ -	
-	
\$ -	
\$ -	
\$ -	
-	
\$ -	
\$ -	
\$ -	
-	
Town Center Direct Bill Net	
\$ -	
\$ -	

Town Center Multi	Admin / Maint	76	\$ 615.66	\$ 8.10
	Debt		\$ 28,037.16	\$ 368.91
Family (3 BDR)	Sub-Total		\$ 28,652.82	\$ 377.01
-				
Town Center Multi	Admin / Maint	140	\$ 1,013.70	\$ 7.24
	Debt		\$ 46,163.60	\$ 329.74
Family (2 BDR)	Sub-Total		\$ 47,177.30	\$ 336.98
-				
Town Center	Admin / Maint	92	\$ 26,125.34	\$ 282.47
	Debt		\$ 1,189,742.34	\$ 12,863.47
	Sub-Total		\$ 1,215,867.68	\$ 13,145.94
-				
			\$ 62,611.67	
			\$ 2,767,239.49	
			\$ -	
<b>Total</b>		<b>4,376</b>	<b>\$ 2,828,186.19</b>	

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

Note: The 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 21 units with pre-paid bonds.

- 3 unit in Island Walk Single Family
- 13 unit in the Gran Paradiso Single Family
- 5 unit in the Gran Paradiso Multi Family

**Assessment Recap - Unit 3 (Total Gross)**

A	B	C	D	G	F	G
Category	Product Type	Total Units	Assessment Per Unit	Total Fiscal Year 2019/2020	Total Fiscal Year 2020/2021 Projected Assessment	Total Fiscal Year 2020/2021 Projected Assessment Per Unit
<b>Pre Lennar</b>	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
<b>Total</b>	<b>Pre Lennar</b>	<b>30</b>	Gross	\$ 2,882.50	\$ 33,722.60	Gross
<b>Lennar</b>	35'	Admin / Maint	179	\$ 95.78	\$ 17,198.93	\$ 96.08
		Debt	175	\$ 521.28	\$ 91,224.00	\$ 521.28
		Sub-Total		\$ 617.06	\$ 108,422.93	\$ 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	513	\$ 95.78	\$ 49,290.80	\$ 96.08
		Debt	511	\$ 734.04	\$ 375,094.44	\$ 734.04
		Sub-Total		\$ 829.82	\$ 424,385.24	\$ 830.12
62'	Admin / Maint	131	\$ 95.78	\$ 12,586.93	\$ 96.08	
	Debt	127	\$ 840.42	\$ 106,733.34	\$ 840.42	
	Sub-Total		\$ 936.20	\$ 119,320.27	\$ 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	252	\$ 95.78	\$ 24,116.94	\$ 96.08	
	Debt	251	\$ 946.81	\$ 237,649.31	\$ 946.81	
	Sub-Total		\$ 1,042.59	\$ 261,766.25	\$ 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	
<b>Total</b>	<b>Lennar</b>	<b>1,870</b>	Gross	\$ 179,579.92	\$ 1,313,116.84	Gross
<b>TOTAL GROSS</b>			<b>1,900</b>	Total Gross	\$ 182,558.51	Total Gross
					\$ 1,346,839.44	
<b>TOTAL NET</b>			<b>1,900</b>	Total Net	\$ 171,605.00	Total Net
					\$ 1,266,029.07	

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

Revised Methodology Report Tables 2 & 3 Attached

**There are 18 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 52', 4 unit are SF 62', 1 unit is a SF 65', 1 unit is a SF 75', 4 unit is a SF 35', and 1 unit is a Townhome

Assessment Recap - Unit 3 (Collection Method)

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		\$ 384.33	\$ 96.08		\$ 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	\$ -			
<b>Total</b>	<b>Pre Lennar</b>	<b>30</b>	<b>\$ 2,882.50</b>	<b>\$ Gross</b>	<b>30</b>	<b>\$ 2,882.50</b>	<b>Platted On Roll Gross</b>	<b>\$ -</b>	<b>Direct Bill Gross</b>	
			<b>\$ 33,722.60</b>			<b>\$ 33,722.60</b>		<b>\$ -</b>		
Lennar	35' Admin / Maint	179	\$ 17,198.93	\$ 96.08	333	\$ 31,995.78	\$ 96.08	\$ (14,796.85)		
	Debt	175	\$ 91,224.00	\$ 521.28	329	\$ 171,501.12	\$ 521.28	\$ (80,277.12)		
	Sub-Total		\$ 108,422.93	\$ 617.36		\$ 203,496.90	\$ 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		\$ 11,145.68	\$ 96.08		\$ 14,604.68	\$ 96.08	\$ (3,459.00)		
	Debt	116	\$ 72,808.56	\$ 627.66	152	\$ 95,404.32	\$ 627.66	\$ (22,595.76)		
	Sub-Total		\$ 83,954.24	\$ 723.74		\$ 110,009.00	\$ 723.74	\$ (26,054.76)		
	45' Admin / Maint		\$ 5,668.92	\$ 96.08		\$ 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	511	\$ 375,094.44	\$ 734.04	335	\$ 245,903.40	\$ 734.04	\$ 129,191.04		
	Sub-Total		\$ 424,385.24	\$ 830.12		\$ 278,283.51	\$ 830.12	\$ 146,101.72		
	62' Admin / Maint	131	\$ 12,586.93	\$ 96.08	289	\$ 27,768.11	\$ 96.08	\$ (15,181.18)		
Debt	127	\$ 106,733.34	\$ 840.42	285	\$ 239,519.70	\$ 840.42	\$ (132,786.36)			
Sub-Total		\$ 119,320.27	\$ 936.50		\$ 267,287.81	\$ 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		\$ 5,380.67	\$ 96.08		\$ 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	201	\$ 19,312.77	\$ 96.08	\$ 4,900.25			
Debt	251	\$ 237,649.31	\$ 946.81	200	\$ 189,362.00	\$ 946.81	\$ 48,287.31			
Sub-Total		\$ 261,862.33	\$ 1,042.89		\$ 208,674.77	\$ 1,042.89	\$ 53,187.56			
80' Admin / Maint		\$ 6,245.42	\$ 96.08		\$ 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	\$ -			
<b>Total</b>	<b>Lennar</b>	<b>1,870</b>	<b>\$ 179,676.01</b>	<b>\$ Gross</b>	<b>1,797</b>	<b>\$ 172,661.92</b>	<b>Platted On Roll Gross</b>	<b>\$ 7,014.09</b>	<b>Direct Bill Gross</b>	
			<b>\$ 1,313,116.84</b>			<b>\$ 1,261,871.77</b>		<b>\$ 51,245.07</b>		
<b>TOTAL GROSS</b>		<b>1,900</b>	<b>\$ 182,558.51</b>	<b>Total Gross</b>	<b>1,827</b>	<b>\$ 175,544.42</b>	<b>Total Platted On Roll Gross</b>	<b>\$ 7,014.09</b>	<b>Total Direct Bill Gross</b>	
			<b>\$ 1,346,839.44</b>			<b>\$ 1,295,594.37</b>		<b>\$ 51,245.07</b>		
<b>TOTAL NET</b>		<b>1,900</b>	<b>\$ 171,605.00</b>	<b>Total Net</b>		<b>\$ 165,011.76</b>	<b>Total Platted On Roll Net</b>	<b>\$ 6,593.24</b>	<b>Total Direct Bill Net</b>	
			<b>\$ 1,266,029.07</b>			<b>\$ 1,217,858.71</b>		<b>\$ 48,170.37</b>		

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

Revised Methodology Report Tables 2 & 3 Attached

There are 18 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 52', 4 unit are SF 62', 1 unit is a SF 65', 1 unit is a SF 75', 4 unit is a SF 35', and 1 unit is a Townhome



**Assessment Recap - Unit 4 (Total Gross)**

A	B	C	D	G	F	G
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
<b>Renaissance</b>	35' Villas	Admin / Maint		\$ 161.81	\$ 34,166.48	\$ 152.53
		Debt	224	\$ 678.03	\$ 151,879.15	\$ 678.03
		Sub-Total		\$ 839.84	\$ 186,045.63	\$ 830.56
	50' SF	Admin / Maint	273	\$ 161.81	\$ 41,640.40	\$ 152.53
		Debt	272	\$ 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
		Debt	193	\$ 1,212.87	\$ 234,084.36	\$ 1,212.87
		Sub-Total		\$ 1,374.68	\$ 263,522.44	\$ 1,365.40
<b>Total</b>	<b>Renaissance</b>		<b>690</b>	Gross	\$ 105,244.96 \$ 658,673.09	Gross
<b>Oasis</b>	60' SF	Admin / Maint		\$ 161.81	\$ 14,032.66	\$ 152.53
		Debt	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
		Debt	44	\$ 980.00	\$ 43,120.00	\$ 980.00
		Sub-Total		\$ 1,141.81	\$ 49,831.27	\$ 1,132.53
<b>Total</b>	<b>Oasis</b>		<b>136</b>	Gross	\$ 20,743.93 \$ 119,470.21	Gross
<b>Preserve</b>	33' Villas	Admin / Maint		\$ 161.81	\$ 13,727.60	\$ 152.53
		Debt	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
		Debt	110	\$ 679.79	\$ 74,776.60	\$ 679.79
		Sub-Total		\$ 841.60	\$ 91,554.78	\$ 832.32
<b>Total</b>	<b>Preserve</b>		<b>200</b>	Gross	\$ 30,505.79 \$ 112,991.17	Gross
<b>TOTAL GROSS</b>			<b>1,026</b>	Total Gross	\$ 156,494.68 \$ 891,134.47	Total Gross
<b>TOTAL NET</b>			<b>1,026</b>	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

There is 1 unit with pre-paid bonds.  
1 unit is a Renaissance 50'

**Assessment Recap - Unit 4 (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 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		
Renaissance	35' Villas	Admin / Maint		\$ 34,166.48	\$ 152.53				\$ 10,982.08
		Debt	224	\$ 151,879.15	\$ 678.03	152	\$ 23,184.40	\$ 152.53	\$ 48,818.30
		Sub-Total		\$ 186,045.63	\$ 830.56		\$ 126,245.25	\$ 830.56	\$ 59,800.38
	50' SF	Admin / Maint	273	\$ 41,640.40	\$ 152.53	183	\$ 27,912.79	\$ 152.53	\$ 13,727.60
		Debt	272	\$ 272,709.57	\$ 998.94	182	\$ 181,806.38	\$ 998.94	\$ 90,903.19
		Sub-Total		\$ 314,349.97	\$ 1,151.47		\$ 209,719.18	\$ 1,151.47	\$ 104,630.80
60' SF	Admin / Maint		\$ 29,438.08	\$ 152.53		\$ 14,185.19	\$ 152.53	\$ 15,252.89	
	Debt	193	\$ 234,084.36	\$ 1,212.87	93	\$ 112,797.13	\$ 1,212.87	\$ 121,287.23	
	Sub-Total		\$ 263,522.44	\$ 1,365.40		\$ 126,982.32	\$ 1,365.40	\$ 136,540.13	
<b>Total</b>	<b>Renaissance</b>	<b>690</b>	<b>\$ 105,244.96</b>	<b>Gross</b>	<b>428</b>	<b>\$ 65,282.38</b>	<b>Platted On Roll Gross</b>	<b>\$ 39,962.58</b>	<b>Direct Bill Gross</b>
			<b>\$ 658,673.09</b>			<b>\$ 397,664.36</b>		<b>\$ 261,008.72</b>	
Oasis	60' SF	Admin / Maint		\$ 14,032.66	\$ 152.53		\$ 11,592.20	\$ 152.53	\$ 2,440.46
		Debt	92	\$ 76,350.21	\$ 829.89	76	\$ 63,071.91	\$ 829.89	\$ 13,278.30
		Sub-Total		\$ 90,382.87	\$ 982.42		\$ 74,664.11	\$ 982.42	\$ 15,718.76
	50' SF	Admin / Maint		\$ -	\$ 152.53		\$ 2,440.46	\$ 152.53	\$ (2,440.46)
		Debt	0	\$ -	\$ 691.58	16	\$ 11,065.28	\$ 691.58	\$ (11,065.28)
		Sub-Total		\$ -	\$ 844.11		\$ 13,505.74	\$ 844.11	\$ (13,505.74)
70' SF	Admin / Maint		\$ 6,711.27	\$ 152.53		\$ 6,558.74	\$ 152.53	\$ 152.53	
	Debt	44	\$ 43,120.00	\$ 980.00	43	\$ 42,140.00	\$ 980.00	\$ 980.00	
	Sub-Total		\$ 49,831.27	\$ 1,132.53		\$ 48,698.74	\$ 1,132.53	\$ 1,132.53	
<b>Total</b>	<b>Oasis</b>	<b>136</b>	<b>\$ 20,743.93</b>	<b>Gross</b>	<b>119</b>	<b>\$ 20,591.41</b>	<b>Platted On Roll Gross</b>	<b>\$ 152.53</b>	<b>Direct Bill Gross</b>
			<b>\$ 119,470.21</b>			<b>\$ 116,277.19</b>		<b>\$ 3,193.02</b>	
Preserve	33' Villas	Admin / Maint		\$ 13,727.60	\$ 152.53		\$ 17,235.77	\$ 152.53	\$ (3,508.17)
		Debt	90	\$ 38,214.57	\$ 424.61	113	\$ 47,980.52	\$ 424.61	\$ (9,765.95)
		Sub-Total		\$ 51,942.18	\$ 577.14		\$ 65,216.29	\$ 577.14	\$ (13,274.11)
	50' SF	Admin / Maint		\$ 16,778.18	\$ 152.53		\$ 16,778.18	\$ 152.53	\$ -
		Debt	110	\$ 74,776.60	\$ 679.79	110	\$ 74,776.60	\$ 679.79	\$ -
		Sub-Total		\$ 91,554.78	\$ 832.32		\$ 91,554.78	\$ 832.32	\$ -
<b>Total</b>	<b>Preserve</b>	<b>200</b>	<b>\$ 30,505.79</b>	<b>Gross</b>	<b>223</b>	<b>\$ 34,013.95</b>	<b>Platted On Roll Gross</b>	<b>\$ (3,508.17)</b>	<b>Direct Bill Gross</b>
			<b>\$ 112,991.17</b>			<b>\$ 122,757.12</b>		<b>\$ (9,765.95)</b>	
<b>TOTAL GROSS</b>		<b>1,026</b>	<b>\$ 156,494.68</b>	<b>Total Gross</b>	<b>770</b>	<b>\$ 119,887.74</b>	<b>Total Platted On Roll Gross</b>	<b>\$ 36,606.94</b>	<b>Total Direct Bill Gross</b>
			<b>\$ 891,134.47</b>			<b>\$ 636,698.67</b>		<b>\$ 254,435.79</b>	
<b>TOTAL NET</b>		<b>1,026</b>	<b>\$ 147,105.00</b>	<b>Total Net</b>	<b>770</b>	<b>\$ 112,694.47</b>	<b>Total Platted On Roll Net</b>	<b>\$ 34,410.53</b>	<b>Total Direct Bill Net</b>
			<b>\$ 837,666.40</b>			<b>\$ 598,496.75</b>		<b>\$ 239,169.65</b>	

Assessment is calculated by the 2016 Unit 4 Special Methodology Report

Methodology Report Table F Data Attached

There is 1 unit with pre-paid bonds.

1 unit is a Renaissance 50'

## Assessment Recap - Unit 7 (Total Gross)

A	B	C	D	E	F
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

### Unit 7 Master

50' Single Family	Admin / Maint		\$	-	\$ 225,178.58	\$ 118.70
	<u>Debt</u>	1,897	\$	-	\$ 1,574,510.00	\$ 830.00
	Sub-Total		\$	-	\$ 1,799,688.58	\$ 948.70
74' Single Family	Admin / Maint		\$	-	\$ 9,140.09	\$ 118.70
	<u>Debt</u>	77	\$	-	\$ 94,586.80	\$ 1,228.40
	Sub-Total		\$	-	\$ 103,726.89	\$ 1,347.10
Coach	Admin / Maint		\$	-	\$ 25,639.73	\$ 118.70
	<u>Debt</u>	216	\$	-	\$ 134,460.00	\$ 622.50
	Sub-Total		\$	-	\$ 160,099.73	\$ 741.20
2-Story Units	Admin / Maint		\$	-	\$ 35,135.93	\$ 118.70
	<u>Debt</u>	296	\$	-	\$ 135,124.00	\$ 456.50
	Sub-Total		\$	-	\$ 170,259.93	\$ 575.20
4-Story Units	Admin / Maint		\$	-	\$ 46,293.96	\$ 118.70
	<u>Debt</u>	390	\$	-	\$ 161,850.00	\$ 415.00
	Sub-Total		\$	-	\$ 208,143.96	\$ 533.70
<b>Total</b>		<b>2,876</b>			<b>\$ 341,388.30</b>	<b>Gross</b>
					<b>\$ 2,100,530.80</b>	

### Unit 7 Village B

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

Assessment Recap - Unit 7 (Collection Method)

A	B	C	D	E	F	G	H	I	J
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	
<b>TOTAL GROSS</b>		<b>2,876</b>		<b>\$ 341,388.30</b>	<b>Total Gross</b>	<b>0</b>	<b>\$ -</b>	<b>Total Platted On Roll Gross</b>	<b>\$ 341,388.30</b>	<b>Total Direct Bill Gross</b>
				<b>\$ 2,100,530.80</b>			<b>\$ -</b>		<b>\$ 2,100,530.80</b>	
<b>TOTAL NET</b>		<b>2,876</b>		<b>\$ 320,905.00</b>	<b>Total Net</b>	<b>0</b>	<b>\$ -</b>	<b>Total Platted On Roll Net</b>	<b>\$ 320,905.00</b>	<b>Total Direct Bill Net</b>
				<b>\$ 1,974,498.95</b>			<b>\$ -</b>		<b>\$ 1,974,498.95</b>	

Unit 7 Village B

50' Single Family	Admin / Maint		\$ -	\$ 92,130.00	\$ 830.00	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	
<b>TOTAL GROSS</b>		<b>111</b>		<b>\$ -</b>	<b>Total Gross</b>	<b>0</b>	<b>\$ -</b>	<b>Total Platted On Roll Gross</b>	<b>\$ -</b>	<b>Total Direct Bill Gross</b>
				<b>\$ 92,130.00</b>			<b>\$ -</b>		<b>\$ 92,130.00</b>	
<b>TOTAL NET</b>		<b>111</b>		<b>\$ -</b>	<b>Total Net</b>	<b>0</b>	<b>\$ -</b>	<b>Total Platted On Roll Net</b>	<b>\$ -</b>	<b>Total Direct Bill Net</b>
				<b>\$ 86,602.20</b>			<b>\$ -</b>		<b>\$ 86,602.20</b>	

**Assesments - Island Walk**

Island Walk Assessment Breakdown									
Product Type	District Proper Fiscal Year 2020/2021 Assessment Per Unit	Unit 1 Fiscal Year 2020/2021 Assessment Per Unit	Unit 2 Fiscal Year 2020/2021 Assessment Per Unit	Unit 3 Fiscal Year 2020/2021 Assessment Per Unit	Unit 4 Fiscal Year 2020/2021 Assessment Per Unit	Unit 7 Fiscal Year 2020/2021 Assessment Per Unit	All Units Total Fiscal Year 2020/2021 Assessment Per Unit		
Single Family	Admin / Maint	\$ 18.04	\$ 79.24	\$ 8.34	\$ -	\$ -	\$ -	\$	<b>105.62</b>
	Debt	\$ -	\$ 159.04	\$ 379.89	\$ -	\$ -	\$ -	\$	<b>538.93</b>
	Sub-Total	\$ 18.04	\$ 238.28	\$ 388.23	\$ -	\$ -	\$ -	\$	<b>644.55</b>
Multi Family	Admin / Maint	\$ 18.04	\$ 79.24	\$ 8.30	\$ -	\$ -	\$ -	\$	<b>105.58</b>
	Debt	\$ -	\$ 159.04	\$ 378.22	\$ -	\$ -	\$ -	\$	<b>537.26</b>
	Sub-Total	\$ 18.04	\$ 238.28	\$ 386.52	\$ -	\$ -	\$ -	\$	<b>642.84</b>
Any Lot Outside Unit 2 Boundary	Admin / Maint	\$ 18.04	\$ 79.24	\$ -	\$ -	\$ -	\$ -	\$	<b>97.28</b>
	Debt	\$ -	\$ 159.04	\$ -	\$ -	\$ -	\$ -	\$	<b>159.04</b>
	Sub-Total	\$ 18.04	\$ 238.28	\$ -	\$ -	\$ -	\$ -	\$	<b>256.32</b>

Island Walk Assessment Changes		
Total Fiscal Year 2019/2020 Assessment Per Unit	Total Fiscal Year 2020/2021 Assessment Per Unit	Total Change +/- From Previous Year Per Unit
\$ 626.78	\$ 644.55	\$ 17.77
\$ 625.07	\$ 642.84	\$ 17.77
\$ 240.81	\$ 256.32	\$ 15.51

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

**Assessments - Gran Paradiso**

Gran Paradiso Assessment Breakdown															
Product Type	District Proper	Total Fiscal Year 2020/2021		Unit 1		Unit 2		Unit 3		Unit 4		Unit 7		All Units	
		Assessment Per Unit	Assessment Per Unit	Assessment Per Unit	Assessment Per Unit	Assessment Per Unit	Assessment Per Unit	Assessment Per Unit	Assessment Per Unit	Assessment Per Unit	Assessment Per Unit	Assessment Per Unit	Assessment Per Unit	Assessment Per Unit	
2 Bdr Sam 35	Admin / Maint	\$ 18.04	\$ 79.24	\$ 9.31	\$ 96.08	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 202.68
	Debt	\$ -	\$ 159.04	\$ 424.10	\$ 1,093.10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,676.24
	Sub-Total	\$ 18.04	\$ 238.28	\$ 433.41	\$ 1,189.18	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,878.92
3 Bdr Sam 70	Admin / Maint	\$ 18.04	\$ 79.24	\$ 9.31	\$ 96.08	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 202.68	
	Debt	\$ -	\$ 159.04	\$ 424.10	\$ 1,432.12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,015.26	
	Sub-Total	\$ 18.04	\$ 238.28	\$ 433.41	\$ 1,528.20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,217.94	
3 Bdr Sam 80	Admin / Maint	\$ 18.04	\$ 79.24	\$ 9.31	\$ 96.08	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 202.68	
	Debt	\$ -	\$ 159.04	\$ 424.10	\$ 1,559.05	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,142.19	
	Sub-Total	\$ 18.04	\$ 238.28	\$ 433.41	\$ 1,655.13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,344.87	
3 Bdr Lee 45	Admin / Maint	\$ 18.04	\$ 79.24	\$ 9.31	\$ 96.08	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 202.68	
	Debt	\$ -	\$ 159.04	\$ 424.10	\$ 1,227.41	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,810.55	
	Sub-Total	\$ 18.04	\$ 238.28	\$ 433.41	\$ 1,323.49	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,013.23	
3 Bdr Lee 65	Admin / Maint	\$ 18.04	\$ 79.24	\$ 9.31	\$ 96.08	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 202.68	
	Debt	\$ -	\$ 159.04	\$ 424.10	\$ 1,380.47	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,963.61	
	Sub-Total	\$ 18.04	\$ 238.28	\$ 433.41	\$ 1,476.55	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,166.29	
35'	Admin / Maint	\$ 18.04	\$ 79.24	\$ 7.07	\$ 96.08	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200.44	
	Debt	\$ -	\$ 159.04	\$ 322.17	\$ 521.28	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,002.49	
	Sub-Total	\$ 18.04	\$ 238.28	\$ 329.24	\$ 617.36	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,202.93	
Townhome	Admin / Maint	\$ 18.04	\$ 79.24	\$ 7.07	\$ 96.08	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200.44	
	Debt	\$ -	\$ 159.04	\$ 322.17	\$ 521.28	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,002.49	
	Sub-Total	\$ 18.04	\$ 238.28	\$ 329.24	\$ 617.36	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,202.93	
Coach	Admin / Maint	\$ 18.04	\$ 79.24	\$ 7.93	\$ 96.08	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 201.30	
	Debt	\$ -	\$ 159.04	\$ 361.34	\$ 627.66	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,148.04	
	Sub-Total	\$ 18.04	\$ 238.28	\$ 369.27	\$ 723.74	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,349.34	
45'	Admin / Maint	\$ 18.04	\$ 79.24	\$ 9.31	\$ 96.08	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 202.68	
	Debt	\$ -	\$ 159.04	\$ 424.10	\$ 627.66	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,210.80	
	Sub-Total	\$ 18.04	\$ 238.28	\$ 433.41	\$ 723.74	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,413.48	
52'	Admin / Maint	\$ 18.04	\$ 79.24	\$ 9.31	\$ 96.08	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 202.68	
	Debt	\$ -	\$ 159.04	\$ 424.10	\$ 734.04	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,317.18	
	Sub-Total	\$ 18.04	\$ 238.28	\$ 433.41	\$ 830.12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,519.86	
62'	Admin / Maint	\$ 18.04	\$ 79.24	\$ 9.31	\$ 96.08	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 202.68	
	Debt	\$ -	\$ 159.04	\$ 424.10	\$ 840.42	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,423.56	
	Sub-Total	\$ 18.04	\$ 238.28	\$ 433.41	\$ 936.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,626.24	
65'	Admin / Maint	\$ 18.04	\$ 79.24	\$ 9.31	\$ 96.08	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 202.68	
	Debt	\$ -	\$ 159.04	\$ 424.10	\$ 840.42	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,423.56	
	Sub-Total	\$ 18.04	\$ 238.28	\$ 433.41	\$ 936.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,626.24	
70'	Admin / Maint	\$ 18.04	\$ 79.24	\$ 9.31	\$ 96.08	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 202.68	
	Debt	\$ -	\$ 159.04	\$ 424.10	\$ 840.42	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,423.56	
	Sub-Total	\$ 18.04	\$ 238.28	\$ 433.41	\$ 936.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,626.24	
75'	Admin / Maint	\$ 18.04	\$ 79.24	\$ 9.31	\$ 96.08	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 202.68	
	Debt	\$ -	\$ 159.04	\$ 424.10	\$ 946.81	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,529.95	
	Sub-Total	\$ 18.04	\$ 238.28	\$ 433.41	\$ 1,042.89	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,732.63	
80'	Admin / Maint	\$ 18.04	\$ 79.24	\$ 9.31	\$ 96.08	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 202.68	
	Debt	\$ -	\$ 159.04	\$ 424.10	\$ 946.81	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,529.95	
	Sub-Total	\$ 18.04	\$ 238.28	\$ 433.41	\$ 1,042.89	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,732.63	

Gran Paradiso Assessment Changes		
Total Fiscal Year 2019/2020 Assessment Per Unit	Total Fiscal Year 2020/2021 Assessment Per Unit	Total Change +/- From Previous Year Per Unit
\$ 1,860.57	\$ 1,878.92	\$ 18.35
\$ 2,199.59	\$ 2,217.94	\$ 18.35
\$ 2,326.52	\$ 2,344.87	\$ 18.35
\$ 1,994.88	\$ 2,013.23	\$ 18.35
\$ 2,147.94	\$ 2,166.29	\$ 18.35
\$ 1,185.20	\$ 1,202.93	\$ 17.73
\$ 1,185.20	\$ 1,202.93	\$ 17.73
\$ 1,331.36	\$ 1,349.34	\$ 17.98
\$ 1,395.13	\$ 1,413.48	\$ 18.35
\$ 1,501.51	\$ 1,519.86	\$ 18.35
\$ 1,607.89	\$ 1,626.24	\$ 18.35
\$ 1,607.89	\$ 1,626.24	\$ 18.35
\$ 1,607.89	\$ 1,626.24	\$ 18.35
\$ 1,714.28	\$ 1,732.63	\$ 18.35
\$ 1,714.28	\$ 1,732.63	\$ 18.35

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

**Assessments - Renaissance, Oasis, and Preserve**

Renaissance, Oasis, & Preserve Assessment Breakdown															
Product Type		District Proper		Unit 1		Unit 2		Unit 3		Unit 4		Unit 7		All Units	
		Total Fiscal Year 2020/2021	Assessment Per Unit	Total Fiscal Year 2020/2021	Assessment Per Unit	Total Fiscal Year 2020/2021	Assessment Per Unit	Total Fiscal Year 2020/2021	Assessment Per Unit	Total Fiscal Year 2020/2021	Assessment Per Unit	Total Fiscal Year 2020/2021	Assessment Per Unit	Total Fiscal Year 2020/2021	Assessment Per Unit
Renaissance 35' Villa	Admin / Maint	\$ 18.04	\$ 79.24	\$ -	\$ -	\$ 152.53	\$ -	\$ 249.81							
	Debt	\$ -	\$ 159.04	\$ -	\$ -	\$ 678.03	\$ -	\$ 837.07							
	Sub-Total	\$ 18.04	\$ 238.28	\$ -	\$ -	\$ 830.56	\$ -	\$ 1,086.88							
Renaissance 50'	Admin / Maint	\$ 18.04	\$ 79.24	\$ -	\$ -	\$ 152.53	\$ -	\$ 249.81							
	Debt	\$ -	\$ 159.04	\$ -	\$ -	\$ 998.94	\$ -	\$ 1,157.98							
	Sub-Total	\$ 18.04	\$ 238.28	\$ -	\$ -	\$ 1,151.47	\$ -	\$ 1,407.79							
Renaissance 60'	Admin / Maint	\$ 18.04	\$ 79.24	\$ -	\$ -	\$ 152.53	\$ -	\$ 249.81							
	Debt	\$ -	\$ 159.04	\$ -	\$ -	\$ 1,212.87	\$ -	\$ 1,371.91							
	Sub-Total	\$ 18.04	\$ 238.28	\$ -	\$ -	\$ 1,365.40	\$ -	\$ 1,621.72							
Oasis 60'	Admin / Maint	\$ 18.04	\$ 79.24	\$ -	\$ -	\$ 152.53	\$ -	\$ 249.81							
	Debt	\$ -	\$ 159.04	\$ -	\$ -	\$ 829.89	\$ -	\$ 988.93							
	Sub-Total	\$ 18.04	\$ 238.28	\$ -	\$ -	\$ 982.42	\$ -	\$ 1,238.74							
Oasis 70'	Admin / Maint	\$ 18.04	\$ 79.24	\$ -	\$ -	\$ 152.53	\$ -	\$ 249.81							
	Debt	\$ -	\$ 159.04	\$ -	\$ -	\$ 980.00	\$ -	\$ 1,139.04							
	Sub-Total	\$ 18.04	\$ 238.28	\$ -	\$ -	\$ 1,132.53	\$ -	\$ 1,388.85							
Preserve 33' Villa	Admin / Maint	\$ 18.04	\$ 79.24	\$ 8.34	\$ -	\$ 152.53	\$ -	\$ 258.15							
	Debt	\$ -	\$ 159.04	\$ -	\$ -	\$ 424.61	\$ -	\$ 583.65							
	Sub-Total	\$ 18.04	\$ 238.28	\$ 8.34	\$ -	\$ 577.14	\$ -	\$ 841.80							
Preserve 50'	Admin / Maint	\$ 18.04	\$ 79.24	\$ 8.30	\$ -	\$ 152.53	\$ -	\$ 258.11							
	Debt	\$ -	\$ 159.04	\$ -	\$ -	\$ 679.79	\$ -	\$ 838.83							
	Sub-Total	\$ 18.04	\$ 238.28	\$ 8.30	\$ -	\$ 832.32	\$ -	\$ 1,096.94							

Renaissance, Oasis, & Preserve Assessment Changes			
Total Fiscal Year 2019/2020 Assessment Per Unit	Total Fiscal Year 2020/2021 Assessment Per Unit	Total Change +/(-) From Previous Year Per Unit	
\$ 1,081.64	\$ 1,086.88	\$ 5.24	
\$ 1,402.54	\$ 1,407.79	\$ 5.25	
\$ 1,616.48	\$ 1,621.72	\$ 5.24	
\$ 1,233.50	\$ 1,238.74	\$ 5.24	
\$ 1,383.60	\$ 1,388.85	\$ 5.25	
\$ 828.21	\$ 841.80	\$ 13.59	
\$ 1,083.39	\$ 1,096.94	\$ 13.55	

\*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

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

**Assessments - Unit 7 Villages**

Unit 7 Villages Assessment Breakdown										
Product Type		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		
50'	Admin / Maint	\$ 18.04	\$ 79.24	\$ -	\$ -	\$ -	\$ 118.70	\$ 215.98		
	Debt	\$ -	\$ 159.04	\$ -	\$ -	\$ -	\$ 830.00	\$ 989.04		
	Sub-Total	\$ 18.04	\$ 238.28	\$ -	\$ -	\$ -	\$ 948.70	\$ 1,205.02		
74'	Admin / Maint	\$ 18.04	\$ 79.24	\$ -	\$ -	\$ -	\$ 118.70	\$ 215.98		
	Debt	\$ -	\$ 159.04	\$ -	\$ -	\$ -	\$ 1,228.40	\$ 1,387.44		
	Sub-Total	\$ 18.04	\$ 238.28	\$ -	\$ -	\$ -	\$ 1,347.10	\$ 1,603.42		
Coach	Admin / Maint	\$ 18.04	\$ 79.24	\$ -	\$ -	\$ -	\$ 118.70	\$ 215.98		
	Debt	\$ -	\$ 159.04	\$ -	\$ -	\$ -	\$ 622.50	\$ 781.54		
	Sub-Total	\$ 18.04	\$ 238.28	\$ -	\$ -	\$ -	\$ 741.20	\$ 997.52		
2-Story	Admin / Maint	\$ 18.04	\$ 79.24	\$ -	\$ -	\$ -	\$ 118.70	\$ 215.98		
	Debt	\$ -	\$ 159.04	\$ -	\$ -	\$ -	\$ 456.50	\$ 615.54		
	Sub-Total	\$ 18.04	\$ 238.28	\$ -	\$ -	\$ -	\$ 575.20	\$ 831.52		
4-Story	Admin / Maint	\$ 18.04	\$ 79.24	\$ -	\$ -	\$ -	\$ 118.70	\$ 215.98		
	Debt	\$ -	\$ 159.04	\$ -	\$ -	\$ -	\$ 415.00	\$ 574.04		
	Sub-Total	\$ 18.04	\$ 238.28	\$ -	\$ -	\$ -	\$ 533.70	\$ 790.02		
Village B 50'	Admin / Maint	\$ 18.04	\$ 79.24	\$ -	\$ -	\$ -	\$ 118.70	\$ 215.98		
	Debt	\$ -	\$ 159.04	\$ -	\$ -	\$ -	\$ 1,660.00	\$ 1,819.04		
	Sub-Total	\$ 18.04	\$ 238.28	\$ -	\$ -	\$ -	\$ 1,778.70	\$ 2,035.02		

Unit 7 Villages Assessment Changes		
Total Fiscal Year 2019/2020 Assessment Per Unit	Total Fiscal Year 2020/2021 Assessment Per Unit	Total Change +/- From Previous Year Per Unit
\$ -	\$ 1,205.02	\$ 1,205.02
\$ -	\$ 1,603.42	\$ 1,603.42
\$ -	\$ 997.52	\$ 997.52
\$ -	\$ 831.52	\$ 831.52
\$ -	\$ 790.02	\$ 790.02
\$ -	\$ 2,035.02	\$ 2,035.02

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



**Assessments - Town Center & Other**

Town Center Assessment Breakdown										
Product Type		District Proper	Unit 1	Unit 2	Unit 3	Unit 4	Unit 7	All Units		
		Total Fiscal Year 2020/2021 Assessment Per Unit	Total Fiscal Year 2020/2021 Assessment Per Unit	Total Fiscal Year 2020/2021 Assessment Per Unit	Total Fiscal Year 2020/2021 Assessment Per Unit	Total Fiscal Year 2020/2021 Assessment Per Unit	Total Fiscal Year 2020/2021 Assessment Per Unit	Total Fiscal Year 2020/2021 Assessment Per Unit	Total Fiscal Year 2020/2021 Assessment Per Unit	Total Fiscal Year 2020/2021 Assessment Per Unit
Town Center Multi Family (3 BDR)	Admin / Maint	\$ 18.04	\$ 79.24	\$ 8.10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 105.38
	Debt	\$ -	\$ 159.04	\$ 368.91	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 527.95
	Sub-Total	\$ 18.04	\$ 238.28	\$ 377.01	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 633.33
Town Center Multi Family (2 BDR)	Admin / Maint	\$ 18.04	\$ 79.24	\$ 7.24	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 104.52
	Debt	\$ -	\$ 159.04	\$ 329.74	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 488.78
	Sub-Total	\$ 18.04	\$ 238.28	\$ 336.98	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 593.30
Town Center	Admin / Maint	\$ 18.04	\$ 79.24	\$ 282.47	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 379.75
	Debt	\$ -	\$ 159.04	\$ 12,863.47	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,022.51
	Sub-Total	\$ 18.04	\$ 238.28	\$ 13,145.94	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,402.26

Town Center Assessment Changes			
Total Fiscal Year 2019/2020 Assessment Per Unit	Total Fiscal Year 2020/2021 Assessment Per Unit	Total Change +/- From Previous Year Per Unit	
\$ 615.63	\$ 633.33	\$ 17.70	
\$ 575.83	\$ 593.30	\$ 17.47	
\$ 13,310.14	\$ 13,402.26	\$ 92.12	

Undeveloped and/or Unassigned Land Assessment Breakdown										
Product Type		District Proper	Unit 1	Unit 2	Unit 3	Unit 4	Unit 7	All Units		
		Total Fiscal Year 2020/2021 Assessment Per Unit	Total Fiscal Year 2020/2021 Assessment Per Unit	Total Fiscal Year 2020/2021 Assessment Per Unit	Total Fiscal Year 2020/2021 Assessment Per Unit	Total Fiscal Year 2020/2021 Assessment Per Unit	Total Fiscal Year 2020/2021 Assessment Per Unit	Total Fiscal Year 2020/2021 Assessment Per Unit	Total Fiscal Year 2020/2021 Assessment Per Unit	Total Fiscal Year 2020/2021 Assessment Per Unit
Land Inside U1 Boundary Per 1/2 Acre or Less	Admin / Maint	\$ 18.04	\$ 79.24	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 97.28
	Debt	\$ -	\$ 159.04	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 159.04
	Sub-Total	\$ 18.04	\$ 238.28	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 256.32
Land Outside U1 Boundary Per 1/2 Acre or Less	Admin / Maint	\$ 18.04	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18.04
	Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Sub-Total	\$ 18.04	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18.04

Undeveloped and/or Unassigned Land Assessment Change			
Total Fiscal Year 2019/2020 Assessment Per Unit	Total Fiscal Year 2020/2021 Assessment Per Unit	Total Change +/- From Previous Year Per Unit	
\$ 240.81	\$ 256.32	\$ 15.51	
\$ 13.43	\$ 18.04	\$ 4.61	

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

# Debt Assessment Methodology - Unit 1

## Exhibit D of WVID Unit 1 Engineers Report

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	*
Owner of Property	Description of Property	Assessable Half-Acre or Less Portions	Amount of Determined Benefits	Amount of Determined Damages	Number of Acres to be Taken of Right-of-Way, ect	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
<b>Total</b>		<b>16,400</b>	<b>\$ 49,895,467.87</b>	<b>\$ -</b>	<b>0</b>	<b>\$ 3,042.41</b>

\* 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.

## Debt Assessment Methodology - Unit 2

### 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
<b>2019 A-1 (Performing)</b>								
<b>Island Walk</b>								
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
<b>Total Island Walk</b>						<b>\$708,757.84</b>		<b>\$7,146,961.98</b>
<b>Grand Paradiso</b>								
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
<b>Total Grand Paradiso</b>						<b>\$797,625.56</b>		<b>\$8,043,038.07</b>
<b>2019 A-2 (Non Performing)</b>								
<b>Town Center</b>								
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
<b>Total Town Center</b>						<b>\$1,263,943.11</b>		<b>\$12,830,000.00</b>
<b>GRAND TOTAL</b>						<b>\$2,770,326.51</b>		<b>\$28,020,000.05</b>

## Debt Assessment Methodology - Unit 3

<b>Table 2</b>			
<b>Product Type</b>	<b>Number of Units</b>	<b>Total Maximum Annual Assessment per Unit *</b>	<b>Total Maximum Annual Assessment per Product Type</b>
35'	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
<b>Totals</b>	<b>1870</b>		<b>\$1,243,000</b>

\* Does not include county fees and discounts.

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

<b>Table 3</b>	
Revised Methodology Maximum Annual Assessment	\$1,243,000
Pre Lennar Annual Assessment*	\$34,343
<b>Total Maximum Annual Assessment</b>	<b>\$1,277,343</b>

## Debt Assessment Methodology - Unit 4

### RENAISSANCE SUBDIVISION

Product Type	Number of Units	Net M.A.D.S. Assessment Per Unit After Contribution	Gross M.A.D.S. Assessment Per Unit After Contribution*	Total Net M.A.D.S. Assessment Per Product Type After Contribution*	Total Gross M.A.D.S. Assessment Per Product Type After Contribution*
35' Villas	224	\$ 637	\$ 678	\$ 142,766	\$ 151,879
50' SF	273	\$ 939	\$ 999	\$ 256,347	\$ 272,710
60' SF	193	\$ 1,140	\$ 1,213	\$ 220,039	\$ 234,084
<b>Totals</b>	<b>690</b>			<b>\$ 619,153</b>	<b>\$ 658,673</b>

### 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
<b>Totals</b>	<b>136</b>			<b>\$ 112,302</b>	<b>\$ 119,470</b>

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
<b>Totals</b>	<b>200</b>			<b>\$ 106,212</b>	<b>\$ 112,991</b>

### 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
<b>Totals</b>	<b>1026</b>			<b>\$ 837,666</b>	<b>\$ 891,134</b>

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.

# Debt Assessment Methodology - Unit 7

Unit 7 Master Bond						
Product Type	Number of Units	ERU Factor	Total ERU	Gross Assessment Per ERU *	Gross Assessment Per Unit	Gross Assessment Per Product Type *
50' SF	1,897	1.00	1,897	\$ 830	\$ 830	\$ 1,574,510
74' SF	77	1.48	114	\$ 830	\$ 1,228	\$ 94,587
Coach	216	0.75	162	\$ 830	\$ 623	\$ 134,460
2-Story	296	0.55	163	\$ 830	\$ 457	\$ 135,124
4-Story	390	0.50	195	\$ 830	\$ 415	\$ 161,850
<b>Totals</b>	<b>2,876</b>	<b>.</b>	<b>2,531</b>			<b>\$ 2,100,531</b>

Unit 7 Village B						
Product Type	Number of Units	ERU Factor	Total ERU	Gross Assessment Per ERU *	Gross Assessment Per Unit	Gross Assessment Per Product Type *
50' SF	111	1.00	111	\$ 830	\$ 830	\$ 92,130
<b>Totals</b>	<b>111</b>	<b>.</b>	<b>111</b>			<b>\$ 92,130</b>

\*Grossed up includes 1% collection fee of County Tax Collector, 1% service fee of County Property Appraiser and 4% for early payment of taxes.