

---

# West Villages Improvement District

**Proposed Budget For  
Fiscal Year 2021/2022  
October 1, 2021 - September 30, 2022**

---

Prepared by



# Table of Contents

1	Proposed Budget - Recap By Unit
2	Proposed Infrastructure Maintenance Breakdown
3	Proposed Budget - District Proper
4	Proposed Budget - Unit 1
5	Proposed Budget - Unit 2
6	Proposed Budget - Unit 3
7	Proposed Budget - Unit 4
8	Proposed Budget - Unit 5
9	Proposed Budget - Unit 7
10	Proposed Budget - Unit 8
11	Budget Comparison
12	Proposed Debt Service Fund Budget - Unit 1
13	Proposed Debt Service Fund Budget - Unit 2
14	Proposed Debt Service Fund Budget - Unit 3
15	Proposed Debt Service Fund Budget - Unit 4
16	Proposed Debt Service Fund Budget - Unit 5
17	Proposed Debt Service Fund Budget - Unit 7
18	Proposed Debt Service Fund Budget - Unit 8
19	Assessment Recap - District Proper
20	Assessment Recap - Unit 1
21	Assessment Recap - Unit 2 Total Gross
22	Assessment Recap - Unit 2 Collection Method
23	Assessment Recap - Unit 3 Total Gross
24	Assessment Recap - Unit 3 Collection Method
25	Assessment Recap - Unit 4 Total Gross
26	Assessment Recap - Unit 4 Collection Method
27	Assessment Recap - Unit 7 Total Gross
28	Assessment Recap - Unit 7 Collection Method
29	Assessment Recap - Unit 8 Total Gross
30	Assessment Recap - Unit 8 Collection Method
31	Assessments - Islandwalk
32	Assessments - Gran Paradiso
33	Assessments - Renaissance, Oasis, Preserve
34	Assessments - Unit 7 Villages
35	Assessments - Unit 8 Villages
36	Assessments - Town Center & Other

## Appendix

---

A-1	Debt Assessment Methodology - Unit 1
A-2	Debt Assessment Methodology - Unit 2
A-3	Debt Assessment Methodology - Unit 3
A-4	Debt Assessment Methodology - Unit 4
A-5	Debt Assessment Methodology - Unit 7
A-6	Debt Assessment Methodology - Unit 8

# Recap By Unit

	District Proper	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 7	Unit 8	Total
<b>REVENUES</b>									
O & M Assessments	367,086	1,235,910	55,364	175,544	79,668	0	0	0	1,913,572
O & M Direct Bill	0	0	1,813	6,593	22,867	62,755	532,105	126,405	752,538
Debt Assessments	0	2,524,688	2,671,239	1,295,594	636,699	0	0	0	7,128,219
Debt Direct Bill	0	0	90,241	48,170	239,170	3,625,720	2,506,985	725,308	7,235,594
Interest / Other Income	1,000	90,000	0	0	0	0	0	0	91,000
Developer Funding	0	0	0	0	0	0	0	0	0
Carry Over Funds From Prior Year	0	0	0	0	0	0	0	0	0
<b>Total Revenues</b>	<b>\$ 368,086</b>	<b>\$ 3,850,597</b>	<b>\$ 2,818,656</b>	<b>\$ 1,525,902</b>	<b>\$ 978,403</b>	<b>\$ 3,688,475</b>	<b>\$ 3,039,090</b>	<b>\$ 851,713</b>	<b>\$ 17,120,923</b>
<b>EXPENDITURES</b>									
Infrastructure Maintenance	0	1,158,250	0	102,000	40,650	8,000	455,950	60,250	1,825,100
GIS Project	40,000	0	0	0	0	0	0	0	40,000
Engineering	40,000	20,000	2,000	13,000	2,500	2,500	10,000	2,000	92,000
Management	60,586	12,005	12,005	12,005	12,005	12,005	12,005	12,005	144,621
Operations Administration	31,300	33,300	15,650	17,650	17,650	17,650	17,650	15,650	166,500
Legal	70,000	15,000	10,000	15,000	13,000	10,000	15,000	15,000	163,000
Assessment Roll	7,500	1,500	1,500	1,500	1,500	0	1,500	1,500	16,500
Audit Fees	6,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	27,000
Arbitrage Rebate Fee	0	1,500	1,500	1,500	1,500	0	1,500	1,500	9,000
Rents & Leases	15,000	0	0	0	0	0	0	0	15,000
Insurance	45,000	0	0	0	0	0	0	0	45,000
Legal Advertising	15,000	0	0	0	0	0	0	0	15,000
Miscellaneous	3,175	1,700	1,700	1,700	1,700	2,500	10,000	10,000	32,475
Postage	3,000	0	0	0	0	0	0	0	3,000
Office Supplies	8,000	0	0	0	0	0	0	0	8,000
Trustee Fees	0	5,000	5,000	3,750	3,750	5,600	5,000	5,000	33,100
Website	1,500	0	0	0	0	0	0	0	1,500
Continuing Disclosure Fee	0	500	1,500	500	500	1,500	500	500	5,500
<b>Total Expenditures</b>	<b>\$ 346,061</b>	<b>\$ 1,251,755</b>	<b>\$ 53,855</b>	<b>\$ 171,605</b>	<b>\$ 97,755</b>	<b>\$ 62,755</b>	<b>\$ 532,105</b>	<b>\$ 126,405</b>	<b>\$ 2,642,296</b>
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 22,025</b>	<b>\$ 2,598,842</b>	<b>\$ 2,764,801</b>	<b>\$ 1,354,297</b>	<b>\$ 880,648</b>	<b>\$ 3,625,720</b>	<b>\$ 2,506,985</b>	<b>\$ 725,308</b>	<b>\$ 14,478,628</b>
Payment to Trustee (Unit 1)	0	(2,373,206)	0	0	0	0	0	0	(2,373,206)
Payment to Trustee (Unit 2)	0	0	(2,601,205)	0	0	0	0	0	(2,601,205)
Payment to Trustee (Unit 3)	0	0	0	(1,266,029)	0	0	0	0	(1,266,029)
Payment to Trustee (Unit 4)	0	0	0	0	(837,666)	0	0	0	(837,666)
Payment to Trustee (Unit 5)	0	0	0	0	0	(3,625,720)	0	0	(3,625,720)
Payment to Trustee (Unit 7)	0	0	0	0	0	0	(2,506,985)	0	(2,506,985)
Payment to Trustee (Unit 8)	0	0	0	0	0	0	0	(725,308)	(725,308)
<b>BALANCE</b>	<b>\$ 22,025</b>	<b>\$ 225,636</b>	<b>\$ 163,596</b>	<b>\$ 88,268</b>	<b>\$ 42,982</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 542,507</b>
County Appraiser & Tax Collector Fee	(7,342)	(75,212)	(54,532)	(29,423)	(14,327)	-	-	-	(180,836)
Discounts For Early Payments	(14,683)	(150,424)	(109,064)	(58,846)	(28,655)	-	-	-	(361,672)
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</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	Unit 8	Total
<b>MAINTENANCE EXPENDITURE</b>									
Lake / Littoral Maintenance	0	50,000	0	0	38,400	8,000	20,700	3,000	120,100
Mitigation Maintenance	0	2,250	0	0	2,250	0	2,250	2,250	9,000
Road Maintenance / Resurface	0	248,000	0	102,000	0	0	0	0	350,000
Landscaping	0	660,000	0	0	0	0	322,000	31,000	1,013,000
Security Services	0	21,000	0	0	0	0	0	0	21,000
Street Lighting	0	100,500	0	0	0	0	111,000	24,000	235,500
Canal Maintenance / Repayment	0	73,500	0	0	0	0	0	0	73,500
Miscellaneous Maintenance/Repairs	0	3,000	0	0	0	0	0	0	3,000
<b>Total Maintenance Expenditure</b>	<b>\$ -</b>	<b>\$ 1,158,250</b>	<b>\$ -</b>	<b>\$ 102,000</b>	<b>\$ 40,650</b>	<b>\$ 8,000</b>	<b>\$ 455,950</b>	<b>\$ 60,250</b>	<b>\$ 1,825,100</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 2022/2023

# District Proper

	Fiscal Year 2020/2021 Annual Budget	Fiscal Year 2021/2022 Annual Budget
<b>REVENUES</b>		
O & M Assessments	418,150	367,086
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>\$ 419,150</b>	<b>\$ 368,086</b>
<b>EXPENDITURES</b>		
GIS Project	100,000	40,000
Engineering	40,000	40,000
Management	60,586	60,586
Operations Administration	31,300	31,300
Legal	70,000	70,000
Assessment Roll	7,500	7,500
Annual Audit	6,000	6,000
Arbitrage Rebate Fee	0	0
Rents & Leases	15,000	15,000
Insurance	35,000	45,000
Legal Advertising	15,000	15,000
Miscellaneous	3,175	3,175
Postage	1,000	3,000
Office Supplies	8,000	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>\$ 394,061</b>	<b>\$ 346,061</b>
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 25,089</b>	<b>\$ 22,025</b>
Payment to Trustee	-	-
<b>BALANCE</b>	<b>\$ 25,089</b>	<b>\$ 22,025</b>
County Appraiser & Tax Collector Fee	(8,363)	(7,342)
Discounts for Early Payments	(16,726)	(14,683)
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>

\* Fund Balance as of 3-31-2021 = \$700,743

# Unit 1

	Fiscal Year 2020/2021 Annual Budget	Fiscal Year 2021/2022 Annual Budget
<b>REVENUES</b>		
O & M Assessments	1,257,718	1,235,910
O & M Direct Bill	0	0
Debt Assessments	2,524,395	2,524,688
Debt Direct Bill	0	0
Developer Contribution	0	0
Other Revenues / Carryover	0	90,000
<b>Total Revenues</b>	<b>\$ 3,782,113</b>	<b>\$ 3,850,597</b>
<b>EXPENDITURES</b>		
Infrastructure Maintenance	1,097,000	1,158,250
Engineering	15,000	20,000
Management	12,005	12,005
Operations Administration	31,300	33,300
Legal	15,000	15,000
Assessment Roll	1,500	1,500
Audit Fees	3,000	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	5,000
Continuing Disclosure Fee	500	500
Website	0	0
Continuing / Prev Shortfall	0	0
<b>Total Expenditures</b>	<b>\$ 1,182,255</b>	<b>\$ 1,251,755</b>
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 2,599,858</b>	<b>\$ 2,598,842</b>
Payment to Trustee	(2,372,931)	(2,373,206)
<b>BALANCE</b>	<b>\$ 226,927</b>	<b>\$ 225,636</b>
County Appraiser & Tax Collector Fee	(75,642)	(75,212)
Discounts for Early Payments	(151,285)	(150,424)
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>
<u>As of 3/31/21</u>		
Fund Balance Net of Road Resurfacing Acct:	\$869,065	
Road Resurfacing Account Balance:	<u>\$457,807</u>	
Total Fund Balance, including Road Acct	\$1,326,872	

## Unit 2

	Fiscal Year 2020/2021 Annual Budget	Fiscal Year 2021/2022 Annual Budget
<b>REVENUES</b>		
O & M Assessments	60,504	55,364
O & M Direct Bill	1,982	1,813
Debt Assessments	2,671,239	2,671,239
Debt Direct Bill	90,241	90,241
Developer Contribution	0	0
Other Revenues	0	0
Carry Over Funds from Prior Year	0	0
<b>Total Revenues</b>	<b>\$ 2,823,965</b>	<b>\$ 2,818,656</b>
<b>EXPENDITURES</b>		
Infrastructure Maintenance	0	0
Engineering	2,000	2,000
Management	12,005	12,005
Operations Administration	15,650	15,650
Legal	15,000	10,000
Assessment Roll	1,500	1,500
Audit Fees	3,000	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	1,500	1,500
Website	0	0
Contingency / Prev Shortfall	0	0
<b>Total Expenditures</b>	<b>\$ 58,855</b>	<b>\$ 53,855</b>
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 2,765,110</b>	<b>\$ 2,764,801</b>
Payment to Trustee	(2,601,205)	(2,601,205)
<b>BALANCE</b>	<b>\$ 163,905</b>	<b>\$ 163,596</b>
County Appraiser & Tax Collector Fee	(54,635)	(54,532)
Discounts for Early Payments	(109,270)	(109,064)
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>

\* Fund Balance as of 3-31-2021 = \$232,175

## Unit 3

	Fiscal Year 2020/2021 Annual Budget	Fiscal Year 2021/2022 Annual Budget
<b>REVENUES</b>		
O & M Assessments	175,544	175,544
O & M Direct Bill	6,593	6,593
Debt Assessments	1,295,594	1,295,594
Debt Direct Bill	48,170	48,170
Developer Contribution	0	0
Other Revenues	0	0
Carry Over Funds from Prior Year	0	0
<b>Total Revenues</b>	<b>\$ 1,525,902</b>	<b>\$ 1,525,902</b>
<b>EXPENDITURES</b>		
Infrastructure Maintenance	102,000	102,000
Engineering	15,000	13,000
Management	12,005	12,005
Operations Administration	15,650	17,650
Legal	15,000	15,000
Assessment Roll	1,500	1,500
Audit Fees	3,000	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>\$ 171,605</b>	<b>\$ 171,605</b>
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 1,354,297</b>	<b>\$ 1,354,297</b>
Payment to Trustee	(1,266,029)	(1,266,029)
<b>BALANCE</b>	<b>\$ 88,268</b>	<b>\$ 88,268</b>
County Appraiser & Tax Collector Fee	(29,423)	(29,423)
Discounts for Early Payments	(58,846)	(58,846)
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>
<i>As of 3/31/21</i>		
Fund Balance Net of Road Resurfacing Acct:	\$565,368	
Road Resurfacing Account Balance:	<u>\$387,266</u>	
Total Fund Balance, including Road Acct:	\$952,634	



## Unit 4

	Fiscal Year 2020/2021 Annual Budget	Fiscal Year 2021/2022 Annual Budget
<b>REVENUES</b>		
O & M Assessments	119,888	79,668
O & M Direct Bill	34,411	22,867
Debt Assessments	636,699	636,699
Debt Direct Bill	239,170	239,170
Developer Contribution	0	0
Other Revenues	0	0
Carry Over Funds from Prior Year	0	0
<b>Total Revenues</b>	<b>\$ 1,030,167</b>	<b>\$ 978,403</b>
<b>EXPENDITURES</b>		
Infrastructure Maintenance	90,000	40,650
Engineering	2,500	2,500
Management	12,005	12,005
Operations Administration	15,650	17,650
Legal	15,000	13,000
Assessment Roll	1,500	1,500
Audit Fees	3,000	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>\$ 147,105</b>	<b>\$ 97,755</b>
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 883,062</b>	<b>\$ 880,648</b>
Payment to Trustee	(837,666)	(837,666)
<b>BALANCE</b>	<b>\$ 45,395</b>	<b>\$ 42,982</b>
County Appraiser & Tax Collector Fee	(15,132)	(14,327)
Discounts for Early Payments	(30,263)	(28,655)
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>

\* Fund Balance as of 3-31-2021 = \$271,799

## Unit 5

	Fiscal Year 2020/2021 Annual Budget	Fiscal Year 2021/2022 Annual Budget
<b>REVENUES</b>		
O & M Assessments	0	0
O & M Direct Bill	73,755	62,755
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>\$ 3,699,475</b>	<b>\$ 3,688,475</b>
<b>EXPENDITURES</b>		
Infrastructure Maintenance	16,000	8,000
Engineering	2,500	2,500
Management	12,005	12,005
Operations Administration	15,650	17,650
Legal	15,000	10,000
Assessment Roll	0	0
Audit Fees	3,000	3,000
Arbitrage Rebate Fee	0	0
Rents & Leases	0	0
Insurance	0	0
Legal Advertising	0	0
Miscellaneous	2,500	2,500
Postage	0	0
Office Supplies	0	0
Trustee Fees	5,600	5,600
Continuing Disclosure Fee	1,500	1,500
Website	0	0
Contingency / Prev Shortfall	0	0
<b>Total Expenditures</b>	<b>\$ 73,755</b>	<b>\$ 62,755</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 3-31-2021 = \$290,230

## Unit 7

	Fiscal Year 2020/2021 Annual Budget	Fiscal Year 2021/2022 Annual Budget
<b>REVENUES</b>		
O & M Assessments	0	0
O & M Direct Bill	320,905	532,105
Debt Assessments	0	0
Debt Direct Bill	2,061,101	2,506,985
Developer Contribution	0	0
Other Revenues	0	0
Carry Over Funds from Prior Year	0	0
<b>Total Revenues</b>	<b>\$ 2,382,006</b>	<b>\$ 3,039,090</b>
<b>EXPENDITURES</b>		
Infrastructure Maintenance	256,000	455,950
Engineering	2,000	10,000
Management	12,005	12,005
Operations Administration	15,650	17,650
Legal	15,000	15,000
Assessment Roll	1,500	1,500
Audit Fees	3,000	3,000
Arbitrage Rebate Fee	1,500	1,500
Rents & Leases	0	0
Insurance	0	0
Legal Advertising	0	0
Miscellaneous	10,000	10,000
Postage	0	0
Office Supplies	0	0
Trustee Fees	3,750	5,000
Continuing Disclosure Fee	500	500
Website	0	0
Contingency / Prev Shortfall	0	0
<b>Total Expenditures</b>	<b>\$ 320,905</b>	<b>\$ 532,105</b>
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 2,061,101</b>	<b>\$ 2,506,985</b>
Payment to Trustee	(2,061,101)	(2,506,985)
<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 3-31-2021 = (\$96,403)

## Unit 8

	Fiscal Year 2020/2021 Annual Budget	Fiscal Year 2021/2022 Annual Budget
<b>REVENUES</b>		
O & M Assessments	0	0
O & M Direct Bill	0	126,405
Debt Assessments	0	0
Debt Direct Bill	0	725,308
Developer Contribution	0	0
Other Revenues	0	0
Carry Over Funds from Prior Year	0	0
<b>Total Revenues</b>	<b>\$ 2,382,006</b>	<b>\$ 851,713</b>
<b>EXPENDITURES</b>		
Infrastructure Maintenance	0	60,250
Engineering	0	2,000
Management	0	12,005
Operations Administration	0	15,650
Legal	0	15,000
Assessment Roll	0	1,500
Audit Fees	0	3,000
Arbitrage Rebate Fee	0	1,500
Rents & Leases	0	0
Insurance	0	0
Legal Advertising	0	0
Miscellaneous	0	10,000
Postage	0	0
Office Supplies	0	0
Trustee Fees	0	5,000
Continuing Disclosure Fee	0	500
Website	0	0
Contingency / Prev Shortfall	0	0
<b>Total Expenditures</b>	<b>\$ 320,905</b>	<b>\$ 126,405</b>
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 2,061,101</b>	<b>\$ 725,308</b>
Payment to Trustee	-	(725,308)
<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 3-31-2021 = \$0

## Budget Comparison

	Fiscal Year 2019/2020 Actual	Fiscal Year 2020/2021 Annual Budget	Fiscal Year 2021/2022 Annual Budget
<b>REVENUES</b>			
O & M Assessments	1,654,391	2,031,804	1,913,572
O & M Direct Bill	114,724	437,645	752,538
Debt Assessments	5,704,152	7,127,927	7,128,219
Debt Direct Bill	108,022	6,064,402	7,235,594
Interest / Other Income	2,084,275	1,000	91,000
Bond Prepayments	115,935	0	0
Bond Prepayments Sent to Trustee	(115,935)	0	0
Developer Funding	12,576,861	0	0
Carry Over Funds from Prior Year	0	0	0
<b>Total Revenues</b>	<b>\$ 22,242,426</b>	<b>\$ 15,598,948</b>	<b>\$ 17,120,923</b>
<b>EXPENDITURES</b>			
Infrastructure Maintenance	1,609,959	1,561,000	1,825,100
GIS Project	0	100,000	40,000
Engineering	124,088	79,000	92,000
Management	132,615	132,616	144,621
Operations Administration	92,700	140,850	166,500
Legal	190,660	160,000	163,000
Assessment Roll	15,000	15,000	16,500
Audit Fees	23,973	24,000	27,000
Arbitrage Rebate Fee	3,900	7,500	9,000
Rents & Leases	14,400	15,000	15,000
Insurance	35,457	35,000	45,000
Legal Advertising	3,971	15,000	15,000
Miscellaneous	54,579	22,475	32,475
Postage	2,769	1,000	3,000
Office Supplies	3,773	8,000	8,000
Trustee Fees	32,168	25,600	33,100
Continuing Disclosure Fee	5,500	5,000	5,500
Website	1,500	1,500	1,500
Contingency / Construction Cost	10,521,370	0	0
<b>Total Expenditures</b>	<b>12,868,383</b>	<b>2,288,541</b>	<b>2,642,296</b>
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 9,374,042</b>	<b>\$ 13,310,407</b>	<b>\$ 14,478,628</b>
Debt Payment to Trustee (All Units)	(5,508,670)	(12,764,653)	(13,936,120)
<b>BALANCE</b>	<b>\$ 3,865,372</b>	<b>\$ 545,754</b>	<b>\$ 542,507</b>
County Appraiser & Tax Collector Fee	(70,765)	(183,195)	(180,836)
Discounts for Early Payments	(285,533)	(366,389)	(361,672)
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ 3,509,074</b>	<b>\$ -</b>	<b>\$ -</b>

## Unit 1 - Debt Service

Fiscal Year  
2021/2022  
Annual Budget

### REVENUES

Interest Income	0
Debt Collections	2,373,206
<b>Total Revenues</b>	<b>\$ 2,373,206</b>

### EXPENDITURES

Principal Payments	1,155,000
Interest Payments	1,218,206
Miscellaneous / Extra Redemption	0
<b>Total Expenditures</b>	<b>\$ 2,373,206</b>

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

### 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  
2021/2022  
Annual Budget

#### REVENUES

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

#### EXPENDITURES

Principal Payments	610,000
Interest Payments	791,488
Miscellaneous / Extra Redemption	11,611
<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  
2021/2022  
Annual Budget

#### REVENUES

Interest Income	0
Net Debt Collections	1,188,107
<b>Total Revenues</b>	<b>\$ 1,188,107</b>

#### EXPENDITURES

Principal Payments	515,000
Interest Payments	670,306
Miscellaneous / Extra Redemption	2,800
<b>Total Expenditures</b>	<b>\$ 1,188,107</b>

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

#### Series 2019A-2 Bifurcated Bond Information (Non 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  
2021/2022  
Annual Budget

### REVENUES

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

### EXPENDITURES

Principal Payments	620,000
Interest Payments	633,435
Miscellaneous / Extra Redemption	12,594
<b>Total Expenditures</b>	<b>\$ 1,266,029</b>

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

### 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  
2021/2022  
Annual Budget

### REVENUES

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

### EXPENDITURES

Principal Payments	260,000
Interest Payments	572,725
Miscellaneous / Extra Redemption	4,941
<b>Total Expenditures</b>	<b>\$ 837,666</b>

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

### 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  
2021/2022  
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	560,000
2017A Interest Payments	440,773
2017B Principal Payments	1,347,805
2017B Interest Payments	1,240,791
Other / Extra Redemption	36,351
<b>Total Expenditures</b>	<b>\$ 3,625,720</b>

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

### 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  
2021/2022  
Annual Budget

### REVENUES

Interest	0
Net Master Debt Collections	1,974,499
Net Village B Debt Collections	86,602
Net Village F1 & F5 Debt Collections	445,884
<b>Total Revenues</b>	<b>\$ 2,506,985</b>

### EXPENDITURES

2019 Master Principal Payments	515,000
2019 Master Interest Payments	1,454,238
2019 Village B Principal Payments	20,000
2019 Village B Interest Payments	61,925
2021 Village F1 & F5 Principal Payments	160,000
2021 Village F1 & F5 Interest Payments	283,288
Other / Extra Redemption	12,535
<b>Total Expenditures</b>	<b>\$ 2,506,985</b>

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

### 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		

## Unit 8 - Debt Service

Fiscal Year  
2021/2022  
Annual Budget

### REVENUES

Interest	0
Net Master Debt Collections	725,308
<b>Total Revenues</b>	<b>\$ 725,308</b>

### EXPENDITURES

2021 Master Principal Payments	260,000
2021 Master Interest Payments	461,894
Other / Extra Redemption	3,414
<b>Total Expenditures</b>	<b>\$ 725,308</b>

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

### 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 2020/2021 Assessment	Total Fiscal Year 2020/2021 Assessment Per Unit	Total Fiscal Year 2021/2022 Projected Assessment	Total Fiscal Year 2021/2022 Projected Assessment Per Unit
Developed Lots In Unit 1 Only	Administrative <u>Debt</u>	523	\$ 9,436.15 \$ -	\$ 18.04 \$ -	\$ 8,283.82 \$ -	\$ 15.84 \$ -
	Sub-Total		\$ 9,436.15	\$ 18.04	\$ 8,283.82	\$ 15.84
Developed Lots In Unit 2	Administrative <u>Debt</u>	1,868	\$ 33,703.12 \$ -	\$ 18.04 \$ -	\$ 29,587.34 \$ -	\$ 15.84 \$ -
	Sub-Total		\$ 33,703.12	\$ 18.04	\$ 29,587.34	\$ 15.84
Developed Lots In Unit 3	Administrative <u>Debt</u>	1,827	\$ 32,963.38 \$ -	\$ 18.04 \$ -	\$ 28,937.94 \$ -	\$ 15.84 \$ -
	Sub-Total		\$ 32,963.38	\$ 18.04	\$ 28,937.94	\$ 15.84
Developed Lots In Unit 4	Administrative <u>Debt</u>	786	\$ 14,181.29 \$ -	\$ 18.04 \$ -	\$ 12,449.49 \$ -	\$ 15.84 \$ -
	Sub-Total		\$ 14,181.29	\$ 18.04	\$ 12,449.49	\$ 15.84
Developed Lots In Sarasota County	Administrative <u>Debt</u>	0	\$ - \$ -	\$ 18.04 \$ -	\$ 0 \$ -	\$ 15.84 \$ -
	Sub-Total		\$ -	\$ 18.04	\$ -	\$ 15.84
Undeveloped Land In Unit 1	Administrative <u>Debt</u>	10,335	\$ 186,467.75 \$ -	\$ 18.04 \$ -	\$ 163,696.58 \$ -	\$ 15.84 \$ -
	Sub-Total		\$ 186,467.75	\$ 18.04	\$ 163,696.58	\$ 15.84
Undeveloped Land In Unit 2	Administrative <u>Debt</u>	205	\$ 3,698.68 \$ -	\$ 18.04 \$ -	\$ 3,247.01 \$ -	\$ 15.84 \$ -
	Sub-Total		\$ 3,698.68	\$ 18.04	\$ 3,247.01	\$ 15.84
Undeveloped Land In Unit 3	Administrative <u>Debt</u>	91	\$ 1,641.85 \$ -	\$ 18.04 \$ -	\$ 1,441.35 \$ -	\$ 15.84 \$ -
	Sub-Total		\$ 1,641.85	\$ 18.04	\$ 1,441.35	\$ 15.84
Undeveloped Land In Unit 4	Administrative <u>Debt</u>	238	\$ 4,294.08 \$ -	\$ 18.04 \$ -	\$ 3,769.69 \$ -	\$ 15.84 \$ -
	Sub-Total		\$ 4,294.08	\$ 18.04	\$ 3,769.69	\$ 15.84
Undeveloped Land In Sarasota County	Administrative <u>Debt</u>	7,303	\$ 131,763.32 \$ -	\$ 18.04 \$ -	\$ 115,672.58 \$ -	\$ 15.84 \$ -
	Sub-Total		\$ 131,763.32	\$ 18.04	\$ 115,672.58	\$ 15.84
<b>Total</b>		<b>23,176</b>	<b>\$ 418,149.64</b>		<b>\$ 367,085.81</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 2020/2021 Assessment	Total Fiscal Year 2020/2021 Assessment Per Unit	Total Fiscal Year 2021/2022 Projected Assessment	Total Fiscal Year 2021/2022 Projected Assessment Per Unit
Developed Lots In Unit 1 Only	Administrative	523	\$ 41,440.59	\$ 79.24	\$ 40,722.03	\$ 77.86
	<u>Debt</u>		\$ 83,176.37	\$ 159.04	\$ 83,186.01	\$ 159.06
	Sub-Total		\$ 124,616.97	\$ 238.27	\$ 123,908.04	\$ 236.92
Developed Lots In Unit 2	Administrative	1,868	\$ 148,013.44	\$ 79.24	\$ 145,446.93	\$ 77.86
	<u>Debt</u>		\$ 297,081.19	\$ 159.04	\$ 297,115.62	\$ 159.06
	Sub-Total		\$ 445,094.64	\$ 238.27	\$ 442,562.55	\$ 236.92
Developed Lots In Unit 3	Administrative	1,827	\$ 144,764.75	\$ 79.24	\$ 142,254.57	\$ 77.86
	<u>Debt</u>		\$ 290,560.67	\$ 159.04	\$ 290,594.35	\$ 159.06
	Sub-Total		\$ 435,325.43	\$ 238.27	\$ 432,848.92	\$ 236.92
Developed Lots In Unit 4	Administrative	786	\$ 62,279.75	\$ 79.24	\$ 61,199.83	\$ 77.86
	<u>Debt</u>		\$ 125,003.11	\$ 159.04	\$ 125,017.60	\$ 159.06
	Sub-Total		\$ 187,282.86	\$ 238.27	\$ 186,217.43	\$ 236.92
Undeveloped Land In Unit 1	Admin / Maint	10,335	\$ 818,907.35	\$ 79.24	\$ 804,707.71	\$ 77.86
	<u>Debt</u>		\$ 1,643,647.82	\$ 159.04	\$ 1,643,838.31	\$ 159.06
	Sub-Total		\$ 2,462,555.18	\$ 238.27	\$ 2,448,546.01	\$ 236.92
Undeveloped Land In Unit 2	Administrative	205	\$ 16,243.45	\$ 79.24	\$ 15,961.79	\$ 77.86
	<u>Debt</u>		\$ 32,602.59	\$ 159.04	\$ 32,606.37	\$ 159.06
	Sub-Total		\$ 48,846.04	\$ 238.27	\$ 48,568.16	\$ 236.92
Undeveloped Land In Unit 3	Administrative	91	\$ 7,210.50	\$ 79.24	\$ 7,085.48	\$ 77.86
	<u>Debt</u>		\$ 14,472.37	\$ 159.04	\$ 14,474.05	\$ 159.06
	Sub-Total		\$ 21,682.88	\$ 238.27	\$ 21,559.52	\$ 236.92
Undeveloped Land In Unit 4	Administrative	238	\$ 18,858.24	\$ 79.24	\$ 18,531.25	\$ 77.86
	<u>Debt</u>		\$ 37,850.82	\$ 159.04	\$ 37,855.20	\$ 159.06
	Sub-Total		\$ 56,709.06	\$ 238.27	\$ 56,386.45	\$ 236.92
<b>Total Admin / Maint</b>			\$ 1,257,718.09		\$ 1,235,909.57	
<b>Total Debt</b>			\$ 2,524,394.96		\$ 2,524,687.51	
<b>Total</b>		<b>15,873</b>	<b>\$ 3,782,113.04</b>		<b>\$ 3,760,597.09</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 2020/2021 Per Unit	Total Fiscal Year 2021/2022 Projected Assessment	Total Fiscal Year 2021/2022 Projected Per Unit	Total Fiscal Year 2021/2022 Projected Per Unit
<b>2019 A-1 (Performing)</b>							
Island Walk Single	Admin / Maint Debt	23.97%	13,732.22	1,799 1,796	\$ 8.34 \$ 379.89	\$ 13,732.22 \$ 682,282.44	\$ 7.63 \$ 379.89
Family	Sub-Total				\$ 388.23	\$ 696,014.66	\$ 387.52
Island Walk Multi	Admin / Maint Debt	0.93%	531.90	70	\$ 8.30 \$ 378.22	\$ 531.90 \$ 26,475.40	\$ 7.60 \$ 378.22
Family	Sub-Total				\$ 386.52	\$ 27,007.30	\$ 385.82
Gran Paradiso Single	Admin / Maint Debt	21.40%	12,262.55	1,439 1,426	\$ 9.31 \$ 424.10	\$ 12,262.55 \$ 604,766.60	\$ 8.52 \$ 424.10
Family	Sub-Total				\$ 433.41	\$ 617,029.15	\$ 432.62
Gran Paradiso Multi	Admin / Maint Debt	3.55%	2,032.95	280	\$ 7.93 \$ 361.34	\$ 2,032.95 \$ 101,175.20	\$ 7.26 \$ 361.34
Family (3 BDR)	Sub-Total				\$ 369.27	\$ 103,208.15	\$ 368.60
Gran Paradiso Multi	Admin / Maint Debt	3.16%	1,812.57	280 275	\$ 7.07 \$ 322.17	\$ 1,812.57 \$ 88,596.75	\$ 6.47 \$ 322.17
Family (2 BDR)	Sub-Total				\$ 329.24	\$ 90,409.32	\$ 328.64
Preserve Single	Admin / Maint Debt	1.47%	839.68	110	\$ 8.34 \$ -	\$ 839.68 \$ -	\$ 7.63 \$ -
Family	Sub-Total				\$ 8.34	\$ 839.68	\$ 7.63
Preserve Multi	Admin / Maint Debt	1.19%	683.84	90	\$ 8.30 \$ -	\$ 683.84 \$ -	\$ 7.60 \$ -
Family	Sub-Total				\$ 8.30	\$ 683.84	\$ 7.60
<b>2019 A-2 (Non Performing)</b>							
Town Center Multi	Admin / Maint Debt	0.98%	563.36	76	\$ 8.10 \$ 368.91	\$ 563.36 \$ 28,037.16	\$ 7.41 \$ 368.91
Family (3 BDR)	Sub-Total				\$ 377.01	\$ 28,600.52	\$ 376.32
Town Center Multi	Admin / Maint Debt	1.62%	927.58	140	\$ 7.24 \$ 329.74	\$ 927.58 \$ 46,163.60	\$ 6.63 \$ 329.74
Family (2 BDR)	Sub-Total				\$ 336.98	\$ 47,091.18	\$ 336.37
Town Center	Admin / Maint Debt	41.73%	23,905.87	92.49	\$ 282.47 \$ 12,863.47	\$ 23,905.87 \$ 1,189,742.34	\$ 258.47 \$ 12,863.47
	Sub-Total				\$ 13,145.94	\$ 1,213,648.21	\$ 13,121.94
						\$ 57,292.52	
						\$ 2,767,239.49	
<b>Total</b>	<b>100.00%</b>	<b>\$</b>	<b>57,292.55</b>	<b>4,376</b>		<b>\$ 2,823,008.49</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								
<b>2019 A-1 (Performing)</b>								
Lot Type	Units	Total Fiscal Year 2021/2022 Projected Assessment	Total Fiscal Year 2021/2022 Projected Per Unit					
Island Walk Single	Admin / Maint Debt	1,799 1,796	\$ 13,732.22 \$ 682,282.44	\$ 7.63 \$ 379.89				
Family	Sub-Total		\$ 696,014.66	\$ 387.52				
Island Walk Multi	Admin / Maint Debt	70	\$ 531.90 \$ 26,475.40	\$ 7.60 \$ 378.22				
Family	Sub-Total		\$ 27,007.30	\$ 385.82				
Gran Paradiso Single	Admin / Maint Debt	1,439 1,426	\$ 12,262.55 \$ 604,766.60	\$ 8.52 \$ 424.10				
Family	Sub-Total		\$ 617,029.15	\$ 432.62				
Gran Paradiso Multi	Admin / Maint Debt	280	\$ 2,032.95 \$ 101,175.20	\$ 7.26 \$ 361.34				
Family (3 BDR)	Sub-Total		\$ 103,208.15	\$ 368.60				
Gran Paradiso Multi	Admin / Maint Debt	280 275	\$ 1,812.57 \$ 88,596.75	\$ 6.47 \$ 322.17				
Family (2 BDR)	Sub-Total		\$ 90,409.32	\$ 328.64				
Preserve Single	Admin / Maint Debt	110	\$ 839.68 \$ -	\$ 7.63 \$ -				
Family	Sub-Total		\$ 839.68	\$ 7.63				
Preserve Multi	Admin / Maint Debt	90	\$ 683.84 \$ -	\$ 7.60 \$ -				
Family	Sub-Total		\$ 683.84	\$ 7.60				
					<b>GRAN PARADISO ON ROLL GROSS</b>		<b>GRAN PARADISO DIRECT BILL GROSS</b>	
					1,090	\$ 9,288.52	\$ 8.52	\$ 2,974.03
					1,077	\$ 456,755.70	\$ 424.10	\$ 148,010.90
						\$ 466,044.22	\$ 432.62	\$ 150,984.93
					152	\$ 1,103.60	\$ 7.26	\$ 929.35
						\$ 54,923.68	\$ 361.34	\$ 46,251.52
						\$ 56,027.28	\$ 368.60	\$ 47,180.87
					585	\$ 3,786.98	\$ 6.47	\$ (1,974.41)
					580	\$ 186,858.60	\$ 322.17	\$ (98,261.85)
						\$ 190,645.58	\$ 328.64	\$ (100,236.26)
						\$ 14,179.10		\$ 1,928.97
						\$ 698,537.98		\$ 96,000.57
								Gran Paradiso Direct Bill Net
								\$ 1,813.23
								\$ 90,240.54
					<b>PRESERVE ON ROLL GROSS</b>		<b>PRESERVE DIRECT BILL GROSS</b>	
					110	\$ 839.68	\$ 7.63	\$ -
						\$ -	\$ -	\$ -
						\$ 839.68	\$ 7.63	\$ -
					113	\$ 858.60	\$ 7.60	\$ (174.76)
						\$ -	\$ -	\$ -
						\$ 858.60	\$ 7.60	\$ (174.76)
						\$ 1,698.28		\$ (174.76)
						\$ -		\$ -
								Preserve Direct Bill Net
								\$ (164.27)
								\$ -
<b>2019 A-2 (Non Performing)</b>								
					<b>TOWN CENTER ON ROLL GROSS</b>		<b>TOWN CENTER DIRECT BILL GROSS</b>	
Town Center Multi	Admin / Maint Debt	76	\$ 563.36 \$ 28,037.16	\$ 7.41 \$ 368.91	76	\$ 563.36 \$ 28,037.16	\$ 7.41 \$ 368.91	\$ - \$ -
Family (3 BDR)	Sub-Total		\$ 28,600.52	\$ 376.32		\$ 28,600.52	\$ 376.32	\$ -
Town Center Multi	Admin / Maint Debt	140	\$ 927.58 \$ 46,163.60	\$ 6.63 \$ 329.74	140	\$ 927.58 \$ 46,163.60	\$ 6.63 \$ 329.74	\$ - \$ -
Family (2 BDR)	Sub-Total		\$ 47,091.18	\$ 336.37		\$ 47,091.18	\$ 336.37	\$ -
Town Center Multi	Admin / Maint Debt	92	\$ 23,905.87 \$ 1,189,742.34	\$ 258.47 \$ 12,863.47	92	\$ 23,905.87 \$ 1,189,742.34	\$ 258.47 \$ 12,863.47	\$ - \$ -
Family	Sub-Total		\$ 1,213,648.21	\$ 13,121.94		\$ 1,213,648.21	\$ 13,121.94	\$ -
						\$ 25,396.81		\$ -
						\$ 1,263,943.10		\$ -
								Town Center Direct Bill Net
								\$ -
								\$ -
<b>Total</b>		4,376	\$ 2,823,008.49					

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 2020/2021	Total Fiscal Year 2021/2022 Projected Assessment	Total Fiscal Year 2021/2022 Projected Assessment Per Unit
<b>Pre Lennar</b>	2 Bdr Sam 35	Admin / Maint	5	\$ 96.08	\$ 480.42	\$ 96.08
		Debt	4	\$ 1,093.10	\$ 4,372.40	\$ 1,093.10
		Sub-Total		\$ 1,189.18	\$ 4,852.82	\$ 1,189.18
	3 Bdr Sam 70	Admin / Maint	6	\$ 96.08	\$ 576.50	\$ 96.08
		Debt	5	\$ 1,432.12	\$ 7,160.60	\$ 1,432.12
		Sub-Total		\$ 1,528.20	\$ 7,737.10	\$ 1,528.20
	3 Bdr Sam 80	Admin / Maint	5	\$ 96.08	\$ 480.42	\$ 96.08
		Debt	4	\$ 1,559.05	\$ 6,236.20	\$ 1,559.05
		Sub-Total		\$ 1,655.13	\$ 6,716.62	\$ 1,655.13
	3 Bdr Lee 45	Admin / Maint		\$ 96.08	\$ 384.33	\$ 96.08
		Debt	4	\$ 1,227.41	\$ 4,909.64	\$ 1,227.41
		Sub-Total		\$ 1,323.49	\$ 5,293.97	\$ 1,323.49
	3 Bdr Lee 65	Admin / Maint	10	\$ 96.08	\$ 960.83	\$ 96.08
		Debt	8	\$ 1,380.47	\$ 11,043.76	\$ 1,380.47
		Sub-Total		\$ 1,476.55	\$ 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	\$ 96.08	\$ 17,198.93	\$ 96.08
		Debt	175	\$ 521.28	\$ 91,224.00	\$ 521.28
		Sub-Total		\$ 617.36	\$ 108,422.93	\$ 617.36
	Townhome	Admin / Maint	420	\$ 96.08	\$ 40,355.04	\$ 96.08
		Debt	419	\$ 521.28	\$ 218,416.32	\$ 521.28
		Sub-Total		\$ 617.36	\$ 258,771.36	\$ 617.36
	Coach	Admin / Maint		\$ 96.08	\$ 11,145.68	\$ 96.08
		Debt	116	\$ 627.66	\$ 72,808.56	\$ 627.66
		Sub-Total		\$ 723.74	\$ 83,954.24	\$ 723.74
	45'	Admin / Maint		\$ 96.08	\$ 5,668.92	\$ 96.08
		Debt	59	\$ 627.66	\$ 37,031.94	\$ 627.66
		Sub-Total		\$ 723.74	\$ 42,700.86	\$ 723.74
	52'	Admin / Maint	513	\$ 96.08	\$ 49,290.80	\$ 96.08
		Debt	511	\$ 734.04	\$ 375,094.44	\$ 734.04
		Sub-Total		\$ 830.12	\$ 424,385.24	\$ 830.12
62'	Admin / Maint	131	\$ 96.08	\$ 12,586.93	\$ 96.08	
	Debt	127	\$ 840.42	\$ 106,733.34	\$ 840.42	
	Sub-Total		\$ 936.50	\$ 119,320.27	\$ 936.50	
65'	Admin / Maint	79	\$ 96.08	\$ 7,590.59	\$ 96.08	
	Debt	78	\$ 840.42	\$ 65,552.76	\$ 840.42	
	Sub-Total		\$ 936.50	\$ 73,143.35	\$ 936.50	
70'	Admin / Maint		\$ 96.08	\$ 5,380.67	\$ 96.08	
	Debt	56	\$ 840.42	\$ 47,063.52	\$ 840.42	
	Sub-Total		\$ 936.50	\$ 52,444.19	\$ 936.50	
75'	Admin / Maint	252	\$ 96.08	\$ 24,116.94	\$ 96.08	
	Debt	251	\$ 946.81	\$ 237,649.31	\$ 946.81	
	Sub-Total		\$ 1,042.89	\$ 261,766.25	\$ 1,042.89	
80'	Admin / Maint		\$ 96.08	\$ 6,245.42	\$ 96.08	
	Debt	65	\$ 946.81	\$ 61,542.65	\$ 946.81	
	Sub-Total		\$ 1,042.89	\$ 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 2021/2022 Projected Assessment	Total Fiscal Year 2021/2022 Projected Assessment Per Unit	Platted Units	Fiscal Year 2021/2022 Platted Total Assessments	Fiscal Year 2021/2022 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 2020/2021 Assessment Per Unit	Total Fiscal Year 2021/2022 Projected Assessment	Total Fiscal Year 2021/2022 Projected Assessment Per Unit
<b>Renaissance</b>	35' Villas	Admin / Maint		\$ 152.53	\$ 22,704.49	\$ 101.36
		Debt	224	\$ 678.03	\$ 151,879.15	\$ 678.03
		Sub-Total		\$ 830.56	\$ 174,583.64	\$ 779.39
	50' SF	Admin / Maint	273	\$ 152.53	\$ 27,671.10	\$ 101.36
		Debt	272	\$ 998.94	\$ 272,709.57	\$ 998.94
		Sub-Total		\$ 1,151.47	\$ 300,380.67	\$ 1,100.30
	60' SF	Admin / Maint		\$ 152.53	\$ 19,562.35	\$ 101.36
		Debt	193	\$ 1,212.87	\$ 234,084.36	\$ 1,212.87
		Sub-Total		\$ 1,365.40	\$ 253,646.71	\$ 1,314.23
<b>Total</b>	<b>Renaissance</b>		<b>690</b>	Gross	\$ 69,937.94 \$ 658,673.09	Gross
<b>Oasis</b>	60' SF	Admin / Maint		\$ 152.53	\$ 9,325.06	\$ 101.36
		Debt	92	\$ 829.89	\$ 76,350.21	\$ 829.89
		Sub-Total		\$ 982.42	\$ 85,675.27	\$ 931.25
	70' SF	Admin / Maint		\$ 152.53	\$ 4,459.81	\$ 101.36
		Debt	44	\$ 980.00	\$ 43,120.00	\$ 980.00
		Sub-Total		\$ 1,132.53	\$ 47,579.81	\$ 1,081.36
<b>Total</b>	<b>Oasis</b>		<b>136</b>	Gross	\$ 13,784.87 \$ 119,470.21	Gross
<b>Preserve</b>	33' Villas	Admin / Maint		\$ 152.53	\$ 9,122.34	\$ 101.36
		Debt	90	\$ 424.61	\$ 38,214.57	\$ 424.61
		Sub-Total		\$ 577.14	\$ 47,336.91	\$ 525.97
	50' SF	Admin / Maint		\$ 152.53	\$ 11,149.53	\$ 101.36
		Debt	110	\$ 679.79	\$ 74,776.60	\$ 679.79
		Sub-Total		\$ 832.32	\$ 85,926.12	\$ 781.15
<b>Total</b>	<b>Preserve</b>		<b>200</b>	Gross	\$ 20,271.87 \$ 112,991.17	Gross
<b>TOTAL GROSS</b>			<b>1,026</b>	Total Gross	\$ 103,994.68 \$ 891,134.47	Total Gross
<b>TOTAL NET</b>			<b>1,026</b>	Total Net	\$ 97,755.00 \$ 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 2021/2022 Projected Assessment	Total Fiscal Year 2021/2022 Projected Assessment Per Unit	Platted Units	Fiscal Year 2021/2022 Platted Total Assessments	Fiscal Year 2021/2022 Platted Per Unit Assessments		
Renaissance	35' Villas	Admin / Maint		\$ 22,704.49	\$ 101.36				
		Debt	224	\$ 151,879.15	\$ 678.03	152	\$ 15,406.62	\$ 101.36	\$ 7,297.87
		Sub-Total		\$ 174,583.64	\$ 779.39		\$ 103,060.85	\$ 678.03	\$ 48,818.30
									\$ 56,116.17
	50' SF	Admin / Maint	273	\$ 27,671.10	\$ 101.36	183	\$ 18,548.76	\$ 101.36	\$ 9,122.34
		Debt	272	\$ 272,709.57	\$ 998.94	182	\$ 181,806.38	\$ 998.94	\$ 90,903.19
		Sub-Total		\$ 300,380.67	\$ 1,100.30		\$ 200,355.14	\$ 1,100.30	\$ 100,025.53
									\$ 10,135.93
	60' SF	Admin / Maint		\$ 19,562.35	\$ 101.36	93	\$ 9,426.42	\$ 101.36	\$ 121,287.23
		Debt	193	\$ 234,084.36	\$ 1,212.87		\$ 112,797.13	\$ 1,212.87	\$ 121,287.23
		Sub-Total		\$ 253,646.71	\$ 1,314.23		\$ 122,223.55	\$ 1,314.23	\$ 131,423.17
<b>Total</b>	<b>Renaissance</b>		<b>690</b>	<b>\$ 69,937.94</b>	<b>Gross</b>	<b>428</b>	<b>\$ 43,381.80</b>	<b>Platted On Roll Gross</b>	<b>\$ 26,556.15</b>
				<b>\$ 658,673.09</b>			<b>\$ 397,664.36</b>		<b>\$ 261,008.72</b>
Oasis	60' SF	Admin / Maint		\$ 9,325.06	\$ 101.36		\$ 7,703.31	\$ 101.36	\$ 1,621.75
		Debt	92	\$ 76,350.21	\$ 829.89	76	\$ 63,071.91	\$ 829.89	\$ 13,278.30
		Sub-Total		\$ 85,675.27	\$ 931.25		\$ 70,775.22	\$ 931.25	\$ 14,900.05
									\$ (1,621.75)
	50' SF	Admin / Maint		\$ -	\$ 101.36	16	\$ 1,621.75	\$ 101.36	\$ (11,065.28)
		Debt	0	\$ -	\$ 691.58		\$ 11,065.28	\$ 691.58	\$ (12,687.03)
		Sub-Total		\$ -	\$ 792.94		\$ 12,687.03	\$ 792.94	\$ (12,687.03)
									\$ 101.36
	70' SF	Admin / Maint		\$ 4,459.81	\$ 101.36	43	\$ 4,358.45	\$ 101.36	\$ 980.00
		Debt	44	\$ 43,120.00	\$ 980.00		\$ 42,140.00	\$ 980.00	\$ 980.00
		Sub-Total		\$ 47,579.81	\$ 1,081.36		\$ 46,498.45	\$ 1,081.36	\$ 1,081.36
<b>Total</b>	<b>Oasis</b>		<b>136</b>	<b>\$ 13,784.87</b>	<b>Gross</b>	<b>119</b>	<b>\$ 13,683.51</b>	<b>Platted On Roll Gross</b>	<b>\$ 101.36</b>
				<b>\$ 119,470.21</b>			<b>\$ 116,277.19</b>		<b>\$ 3,193.02</b>
Preserve	33' Villas	Admin / Maint		\$ 9,122.34	\$ 101.36		\$ 11,453.61	\$ 101.36	\$ (2,331.26)
		Debt	90	\$ 38,214.57	\$ 424.61	113	\$ 47,980.52	\$ 424.61	\$ (9,765.95)
		Sub-Total		\$ 47,336.91	\$ 525.97		\$ 59,434.13	\$ 525.97	\$ (12,097.21)
									\$ -
	50' SF	Admin / Maint		\$ 11,149.53	\$ 101.36	110	\$ 11,149.53	\$ 101.36	\$ -
		Debt	110	\$ 74,776.60	\$ 679.79		\$ 74,776.60	\$ 679.79	\$ -
		Sub-Total		\$ 85,926.12	\$ 781.15		\$ 85,926.12	\$ 781.15	\$ -
<b>Total</b>	<b>Preserve</b>		<b>200</b>	<b>\$ 20,271.87</b>	<b>Gross</b>	<b>223</b>	<b>\$ 22,603.13</b>	<b>Platted On Roll Gross</b>	<b>\$ (2,331.26)</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>\$ 103,994.68</b>	<b>Total Gross</b>	<b>770</b>	<b>\$ 79,668.44</b>	<b>Total Platted On Roll Gross</b>	<b>\$ 24,326.24</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>\$ 97,755.00</b>	<b>Total Net</b>	<b>770</b>	<b>\$ 74,888.33</b>	<b>Total Platted On Roll Net</b>	<b>\$ 22,866.67</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 2020/2021 Assessment Per Unit	Total Fiscal Year 2021/2022 Projected Assessment	Total Fiscal Year 2021/2022 Projected Assessment Per Unit
<b>Unit 7 Master</b>					
50' Single Family	Admin / Maint Debt	1,897	\$ 118.70 \$ 830.00	\$ 373,377.32 \$ 1,574,510.00	\$ 196.83 \$ 830.00
	Sub-Total		\$ 948.70	\$ 1,947,887.32	\$ 1,026.83
74' Single Family	Admin / Maint Debt	77	\$ 118.70 \$ 1,228.40	\$ 15,155.54 \$ 94,586.80	\$ 196.83 \$ 1,228.40
	Sub-Total		\$ 1,347.10	\$ 109,742.34	\$ 1,425.23
Coach	Admin / Maint Debt	216	\$ 118.70 \$ 622.50	\$ 42,514.23 \$ 134,460.00	\$ 196.83 \$ 622.50
	Sub-Total		\$ 741.20	\$ 176,974.23	\$ 819.33
2-Story Units	Admin / Maint Debt	296	\$ 118.70 \$ 456.50	\$ 58,260.25 \$ 135,124.00	\$ 196.83 \$ 456.50
	Sub-Total		\$ 575.20	\$ 193,384.25	\$ 653.33
4-Story Units	Admin / Maint Debt	390	\$ 118.70 \$ 415.00	\$ 76,761.81 \$ 161,850.00	\$ 196.83 \$ 415.00
	Sub-Total		\$ 533.70	\$ 238,611.81	\$ 611.83
<b>Total</b>		<b>2,876</b>		<b>\$ 566,069.15</b> <b>\$ 2,100,530.80</b>	<b>Gross</b>

<b>Unit 7 Village B</b>					
50' Single Family	Admin / Maint Debt	111	\$ 830.00	\$ 92,130.00	\$ 830.00
	Sub-Total		\$ 830.00	\$ 92,130.00	\$ 830.00
<b>Total</b>		<b>111</b>		<b>\$ 92,130.00</b>	<b>Gross</b>

<b>Unit 7 Village F1 &amp; F5</b>					
F1 - 37' Single Family	Admin / Maint Debt	102	\$ -	\$ 63,495.00	\$ 622.50
	Sub-Total		\$ -	\$ 63,495.00	\$ 622.50
F1 - 50' Single Family	Admin / Maint Debt	92	\$ -	\$ 76,360.00	\$ 830.00
	Sub-Total		\$ -	\$ 76,360.00	\$ 830.00
F1 - 60' Single Family	Admin / Maint Debt	76	\$ -	\$ 75,696.00	\$ 996.00
	Sub-Total		\$ -	\$ 75,696.00	\$ 996.00
F5 - Dup/Paired Villa	Admin / Maint Debt	158	\$ -	\$ 78,684.00	\$ 498.00
	Sub-Total		\$ -	\$ 78,684.00	\$ 498.00
F5 - 40' Single Family	Admin / Maint Debt	115	\$ -	\$ 76,360.00	\$ 664.00
	Sub-Total		\$ -	\$ 76,360.00	\$ 664.00
F5 - 50' Single Family	Admin / Maint Debt	125	\$ -	\$ 103,750.00	\$ 830.00
	Sub-Total		\$ -	\$ 103,750.00	\$ 830.00
<b>Total</b>		<b>668</b>		<b>\$ 474,345.00</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 2020/2021		Total Fiscal Year 2021/2022		Total Fiscal Year 2021/2022		Platted Units	Total Fiscal Year 2021/2022		Total Fiscal Year 2021/2022				
		Assessment Per Unit	Projected Assessment	Projected Assessment	Assessment Per Unit	Platted Assessment	Assessment Per Unit								
<b>Unit 7 Master</b>															
50' Single Family	Admin / Maint		\$	118.70	\$	373,377.32	\$	196.83		\$	196.83	\$	373,377.32		
	Debt	1,897	\$	830.00	\$	1,574,510.00	\$	830.00	0	\$	-	\$	830.00		
	Sub-Total		\$	948.70	\$	1,947,887.32	\$	1,026.83		\$	-	\$	1,947,887.32		
74' Single Family	Admin / Maint		\$	118.70	\$	15,155.54	\$	196.83		\$	-	\$	15,155.54		
	Debt	77	\$	1,228.40	\$	94,586.80	\$	1,228.40	0	\$	-	\$	94,586.80		
	Sub-Total		\$	1,347.10	\$	109,742.34	\$	1,425.23		\$	-	\$	109,742.34		
Coach	Admin / Maint		\$	118.70	\$	42,514.23	\$	196.83		\$	-	\$	42,514.23		
	Debt	216	\$	622.50	\$	134,460.00	\$	622.50	0	\$	-	\$	134,460.00		
	Sub-Total		\$	741.20	\$	176,974.23	\$	819.33		\$	-	\$	176,974.23		
2-Story Units	Admin / Maint		\$	118.70	\$	58,260.25	\$	196.83		\$	-	\$	58,260.25		
	Debt	296	\$	456.50	\$	135,124.00	\$	456.50	0	\$	-	\$	135,124.00		
	Sub-Total		\$	575.20	\$	193,384.25	\$	653.33		\$	-	\$	193,384.25		
4-Story Units	Admin / Maint		\$	118.70	\$	76,761.81	\$	196.83		\$	-	\$	76,761.81		
	Debt	390	\$	415.00	\$	161,850.00	\$	415.00	0	\$	-	\$	161,850.00		
	Sub-Total		\$	533.70	\$	238,611.81	\$	611.83		\$	-	\$	238,611.81		
<b>TOTAL GROSS</b>		<b>2,876</b>			\$	566,069.15		<b>Total Gross</b>	<b>0</b>	\$	-	<b>Total Platted On Roll Gross</b>	\$	566,069.15	<b>Total Direct Bill Gross</b>
					\$	2,100,530.80				\$	-		\$	2,100,530.80	
<b>TOTAL NET</b>		<b>2,876</b>			\$	532,105.00		<b>Total Net</b>	<b>0</b>	\$	-	<b>Total Platted On Roll Net</b>	\$	532,105.00	<b>Total Direct Bill Net</b>
					\$	1,974,498.95				\$	-		\$	1,974,498.95	
<b>Unit 7 Village B</b>															
50' Single Family	Debt	111	\$	830.00	\$	92,130.00	\$	830.00	0	\$	-	\$	830.00	\$	92,130.00
	Sub-Total		\$	830.00	\$	92,130.00	\$	830.00		\$	-	\$	830.00	\$	92,130.00
<b>TOTAL GROSS</b>		<b>111</b>			\$	92,130.00		<b>Total Gross</b>	<b>0</b>	\$	-	<b>Total Platted On Roll Gross</b>	\$	-	<b>Total Direct Bill Gross</b>
					\$	86,602.20				\$	-		\$	86,602.20	
<b>TOTAL NET</b>		<b>111</b>			\$	-		<b>Total Net</b>	<b>0</b>	\$	-	<b>Total Platted On Roll Net</b>	\$	-	<b>Total Direct Bill Net</b>
					\$	86,602.20				\$	-		\$	86,602.20	
<b>Unit 7 Village F1 &amp; F5</b>															
F1 - 37' Single Family	Debt	102	\$	-	\$	63,495.00	\$	622.50	0	\$	-	\$	622.50	\$	63,495.00
	Sub-Total		\$	-	\$	63,495.00	\$	622.50		\$	-	\$	622.50	\$	63,495.00
F1 - 50' Single Family	Debt	92	\$	-	\$	76,360.00	\$	830.00	0	\$	-	\$	830.00	\$	76,360.00
	Sub-Total		\$	-	\$	76,360.00	\$	830.00		\$	-	\$	830.00	\$	76,360.00
F1 - 60' Single Family	Debt	76	\$	-	\$	75,696.00	\$	996.00	0	\$	-	\$	996.00	\$	75,696.00
	Sub-Total		\$	-	\$	75,696.00	\$	996.00		\$	-	\$	996.00	\$	75,696.00
F5 - Dup/ Paired Villa	Debt	158	\$	-	\$	78,684.00	\$	498.00	0	\$	-	\$	498.00	\$	78,684.00
	Sub-Total		\$	-	\$	78,684.00	\$	498.00		\$	-	\$	498.00	\$	78,684.00
F5 - 40' Single Family	Debt	115	\$	-	\$	76,360.00	\$	664.00	0	\$	-	\$	664.00	\$	76,360.00
	Sub-Total		\$	-	\$	76,360.00	\$	664.00		\$	-	\$	664.00	\$	76,360.00
F5 - 50' Single Family	Debt	125	\$	-	\$	103,750.00	\$	830.00	0	\$	-	\$	830.00	\$	103,750.00
	Sub-Total		\$	-	\$	103,750.00	\$	830.00		\$	-	\$	830.00	\$	103,750.00
<b>TOTAL GROSS</b>		<b>668</b>			\$	474,345.00		<b>Total Gross</b>	<b>0</b>	\$	-	<b>Total Platted On Roll Gross</b>	\$	474,345.00	<b>Total Direct Bill Gross</b>
					\$	445,884.30				\$	-		\$	445,884.30	
<b>TOTAL NET</b>		<b>668</b>			\$	-		<b>Total Net</b>	<b>0</b>	\$	-	<b>Total Platted On Roll Net</b>	\$	-	<b>Total Direct Bill Net</b>

## Assessment Recap - Unit 8 (Total Gross)

A	B	C	D	E	F
Product Type		Total Units	Total Fiscal Year 2020/2021 Assessment Per Unit	Total Fiscal Year 2021/2022 Projected Assessment	Total Fiscal Year 2021/2022 Projected Assessment Per Unit
<b>Unit 8 Master</b>					
50' Single Family	Admin / Maint		\$ -	\$ 25,545.86	\$ 102.18
	<u>Debt</u>	250	\$ -	\$ 174,345.00	\$ 697.38
	Sub-Total		\$ -	\$ 199,890.86	\$ 799.56
75' Single Family	Admin / Maint		\$ -	\$ 14,305.68	\$ 102.18
	<u>Debt</u>	140	\$ -	\$ 122,592.40	\$ 875.66
	Sub-Total		\$ -	\$ 136,898.08	\$ 977.84
Coach	Admin / Maint		\$ -	\$ 27,385.16	\$ 102.18
	<u>Debt</u>	268	\$ -	\$ 164,415.32	\$ 613.49
	Sub-Total		\$ -	\$ 191,800.48	\$ 715.67
2-Story Units	Admin / Maint		\$ -	\$ 27,385.16	\$ 102.18
	<u>Debt</u>	268	\$ -	\$ 140,523.12	\$ 524.34
	Sub-Total		\$ -	\$ 167,908.28	\$ 626.52
4-Story Units	Admin / Maint		\$ -	\$ 39,851.54	\$ 102.18
	<u>Debt</u>	390	\$ -	\$ 169,728.00	\$ 435.20
	Sub-Total		\$ -	\$ 209,579.54	\$ 537.38
<b>Total</b>		<b>1,316</b>		<b>\$ 134,473.40</b> <b>\$ 771,603.84</b>	<b>Gross</b>

**Assessment Recap - Unit 8 (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 2020/2021 Assessment Per Unit	Total Fiscal Year 2021/2022 Projected Assessment	Total Fiscal Year 2021/2022 Projected Assessment Per Unit	Platted Units	Total Fiscal Year 2021/2022 Platted Assessment	Total Fiscal Year 2021/2022 Platted Assessment Per Unit		
<b>Unit 8 Master</b>									
50' Single Family	Admin / Maint	\$ -	\$ 25,545.86	\$ 102.18	0	\$ -	\$ 102.18	\$ 25,545.86	
	Debt	250	\$ 174,345.00	\$ 697.38		\$ -	\$ 697.38	\$ 174,345.00	
	Sub-Total		\$ 199,890.86	\$ 799.56		\$ -	\$ 799.56	\$ 199,890.86	
75' Single Family	Admin / Maint	\$ -	\$ 14,305.68	\$ 102.18	0	\$ -	\$ 102.18	\$ 14,305.68	
	Debt	140	\$ 122,592.40	\$ 875.66		\$ -	\$ 875.66	\$ 122,592.40	
	Sub-Total		\$ 136,898.08	\$ 977.84		\$ -	\$ 977.84	\$ 136,898.08	
Coach	Admin / Maint	\$ -	\$ 27,385.16	\$ 102.18	0	\$ -	\$ 102.18	\$ 27,385.16	
	Debt	268	\$ 164,415.32	\$ 613.49		\$ -	\$ 613.49	\$ 164,415.32	
	Sub-Total		\$ 191,800.48	\$ 715.67		\$ -	\$ 715.67	\$ 191,800.48	
2-Story Units	Admin / Maint	\$ -	\$ 27,385.16	\$ 102.18	0	\$ -	\$ 102.18	\$ 27,385.16	
	Debt	268	\$ 140,523.12	\$ 524.34		\$ -	\$ 524.34	\$ 140,523.12	
	Sub-Total		\$ 167,908.28	\$ 626.52		\$ -	\$ 626.52	\$ 167,908.28	
4-Story Units	Admin / Maint	\$ -	\$ 39,851.54	\$ 102.18	0	\$ -	\$ 102.18	\$ 39,851.54	
	Debt	390	\$ 169,728.00	\$ 435.20		\$ -	\$ 435.20	\$ 169,728.00	
	Sub-Total		\$ 209,579.54	\$ 537.38		\$ -	\$ 537.38	\$ 209,579.54	
<b>TOTAL GROSS</b>		<b>1,316</b>	\$ 134,473.40	<b>Total Gross</b>	<b>0</b>	\$ -	<b>Total Platted On Roll Gross</b>	\$ 134,473.40	<b>Total Direct Bill Gross</b>
			\$ 771,603.84			\$ -		\$ 771,603.84	
<b>TOTAL NET</b>		<b>1,316</b>	\$ 126,405.00	<b>Total Net</b>	<b>0</b>	\$ -	<b>Total Platted On Roll Net</b>	\$ 126,405.00	<b>Total Direct Bill Net</b>
			\$ 725,307.61			\$ -		\$ 725,307.61	



**Assesments - Island Walk**

Island Walk Assessment Breakdown									
Product Type	District Proper Fiscal Year 2021/2022 Assessment Per Unit	Unit 1 Fiscal Year 2021/2022 Assessment Per Unit	Unit 2 Fiscal Year 2021/2022 Assessment Per Unit	Unit 3 Fiscal Year 2021/2022 Assessment Per Unit	Unit 4 Fiscal Year 2021/2022 Assessment Per Unit	Unit 7 Fiscal Year 2021/2022 Assessment Per Unit	All Units Total Fiscal Year 2021/2022 Assessment Per Unit		
Single Family	Admin / Maint	\$ 15.84	\$ 77.86	\$ 7.63	\$ -	\$ -	\$ -	\$	101.33
	Debt	\$ -	\$ 159.06	\$ 379.89	\$ -	\$ -	\$ -	\$	538.95
	Sub-Total	\$ 15.84	\$ 236.92	\$ 387.52	\$ -	\$ -	\$ -	\$	640.28
Multi Family	Admin / Maint	\$ 15.84	\$ 77.86	\$ 7.60	\$ -	\$ -	\$ -	\$	101.30
	Debt	\$ -	\$ 159.06	\$ 378.22	\$ -	\$ -	\$ -	\$	537.28
	Sub-Total	\$ 15.84	\$ 236.92	\$ 385.82	\$ -	\$ -	\$ -	\$	638.58
Any Lot Outside Unit 2 Boundary	Admin / Maint	\$ 15.84	\$ 77.86	\$ -	\$ -	\$ -	\$ -	\$	93.70
	Debt	\$ -	\$ 159.06	\$ -	\$ -	\$ -	\$ -	\$	159.06
	Sub-Total	\$ 15.84	\$ 236.92	\$ -	\$ -	\$ -	\$ -	\$	252.76

Island Walk Assessment Changes		
Total Fiscal Year 2020/2021 Assessment Per Unit	Total Fiscal Year 2021/2022 Assessment Per Unit	Total Change +/- From Previous Year Per Unit
\$ 644.55	\$ 640.28	\$ (4.27)
\$ 642.84	\$ 638.58	\$ (4.27)
\$ 256.32	\$ 252.76	\$ (3.56)

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 2021/2022		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	\$ 15.84	\$ 77.86	\$ 8.52	\$ 96.08	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 198.31	
	Debt	\$ -	\$ 159.06	\$ 424.10	\$ 1,093.10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,676.26	
	Sub-Total	\$ 15.84	\$ 236.92	\$ 432.62	\$ 1,189.18	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,874.57	
3 Bdr Sam 70	Admin / Maint	\$ 15.84	\$ 77.86	\$ 8.52	\$ 96.08	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 198.31	
	Debt	\$ -	\$ 159.06	\$ 424.10	\$ 1,432.12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,015.28	
	Sub-Total	\$ 15.84	\$ 236.92	\$ 432.62	\$ 1,528.20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,213.59	
3 Bdr Sam 80	Admin / Maint	\$ 15.84	\$ 77.86	\$ 8.52	\$ 96.08	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 198.31	
	Debt	\$ -	\$ 159.06	\$ 424.10	\$ 1,559.05	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,142.21	
	Sub-Total	\$ 15.84	\$ 236.92	\$ 432.62	\$ 1,655.13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,340.52	
3 Bdr Lee 45	Admin / Maint	\$ 15.84	\$ 77.86	\$ 8.52	\$ 96.08	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 198.31	
	Debt	\$ -	\$ 159.06	\$ 424.10	\$ 1,227.41	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,810.57	
	Sub-Total	\$ 15.84	\$ 236.92	\$ 432.62	\$ 1,323.49	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,008.88	
3 Bdr Lee 65	Admin / Maint	\$ 15.84	\$ 77.86	\$ 8.52	\$ 96.08	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 198.31	
	Debt	\$ -	\$ 159.06	\$ 424.10	\$ 1,380.47	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,963.63	
	Sub-Total	\$ 15.84	\$ 236.92	\$ 432.62	\$ 1,476.55	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,161.94	
35'	Admin / Maint	\$ 15.84	\$ 77.86	\$ 6.47	\$ 96.08	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 196.26	
	Debt	\$ -	\$ 159.06	\$ 322.17	\$ 521.28	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,002.51	
	Sub-Total	\$ 15.84	\$ 236.92	\$ 328.64	\$ 617.36	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,198.77	
Townhome	Admin / Maint	\$ 15.84	\$ 77.86	\$ 6.47	\$ 96.08	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 196.26	
	Debt	\$ -	\$ 159.06	\$ 322.17	\$ 521.28	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,002.51	
	Sub-Total	\$ 15.84	\$ 236.92	\$ 328.64	\$ 617.36	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,198.77	
Coach	Admin / Maint	\$ 15.84	\$ 77.86	\$ 7.26	\$ 96.08	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 197.04	
	Debt	\$ -	\$ 159.06	\$ 361.34	\$ 627.66	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,148.06	
	Sub-Total	\$ 15.84	\$ 236.92	\$ 368.60	\$ 723.74	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,345.10	
45'	Admin / Maint	\$ 15.84	\$ 77.86	\$ 8.52	\$ 96.08	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 198.31	
	Debt	\$ -	\$ 159.06	\$ 424.10	\$ 627.66	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,210.82	
	Sub-Total	\$ 15.84	\$ 236.92	\$ 432.62	\$ 723.74	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,409.13	
52'	Admin / Maint	\$ 15.84	\$ 77.86	\$ 8.52	\$ 96.08	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 198.31	
	Debt	\$ -	\$ 159.06	\$ 424.10	\$ 734.04	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,317.20	
	Sub-Total	\$ 15.84	\$ 236.92	\$ 432.62	\$ 830.12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,515.51	
62'	Admin / Maint	\$ 15.84	\$ 77.86	\$ 8.52	\$ 96.08	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 198.31	
	Debt	\$ -	\$ 159.06	\$ 424.10	\$ 840.42	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,423.58	
	Sub-Total	\$ 15.84	\$ 236.92	\$ 432.62	\$ 936.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,621.89	
65'	Admin / Maint	\$ 15.84	\$ 77.86	\$ 8.52	\$ 96.08	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 198.31	
	Debt	\$ -	\$ 159.06	\$ 424.10	\$ 840.42	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,423.58	
	Sub-Total	\$ 15.84	\$ 236.92	\$ 432.62	\$ 936.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,621.89	
70'	Admin / Maint	\$ 15.84	\$ 77.86	\$ 8.52	\$ 96.08	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 198.31	
	Debt	\$ -	\$ 159.06	\$ 424.10	\$ 840.42	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,423.58	
	Sub-Total	\$ 15.84	\$ 236.92	\$ 432.62	\$ 936.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,621.89	
75'	Admin / Maint	\$ 15.84	\$ 77.86	\$ 8.52	\$ 96.08	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 198.31	
	Debt	\$ -	\$ 159.06	\$ 424.10	\$ 946.81	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,529.97	
	Sub-Total	\$ 15.84	\$ 236.92	\$ 432.62	\$ 1,042.89	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,728.28	
80'	Admin / Maint	\$ 15.84	\$ 77.86	\$ 8.52	\$ 96.08	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 198.31	
	Debt	\$ -	\$ 159.06	\$ 424.10	\$ 946.81	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,529.97	
	Sub-Total	\$ 15.84	\$ 236.92	\$ 432.62	\$ 1,042.89	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,728.28	

Gran Paradiso Assessment Changes		
Total Fiscal Year 2020/2021 Assessment Per Unit	Total Fiscal Year 2021/2022 Assessment Per Unit	Total Change +/- From Previous Year Per Unit
\$ 1,878.92	\$ 1,874.57	\$ (4.35)
\$ 2,217.94	\$ 2,213.59	\$ (4.35)
\$ 2,344.87	\$ 2,340.52	\$ (4.35)
\$ 2,013.23	\$ 2,008.88	\$ (4.35)
\$ 2,166.29	\$ 2,161.94	\$ (4.35)
\$ 1,202.93	\$ 1,198.77	\$ (4.16)
\$ 1,202.93	\$ 1,198.77	\$ (4.16)
\$ 1,349.34	\$ 1,345.10	\$ (4.23)
\$ 1,413.48	\$ 1,409.13	\$ (4.35)
\$ 1,519.86	\$ 1,515.51	\$ (4.35)
\$ 1,626.24	\$ 1,621.89	\$ (4.35)
\$ 1,626.24	\$ 1,621.89	\$ (4.35)
\$ 1,626.24	\$ 1,621.89	\$ (4.35)
\$ 1,732.63	\$ 1,728.28	\$ (4.35)
\$ 1,732.63	\$ 1,728.28	\$ (4.35)

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 2021/2022	Assessment Per Unit	Total Fiscal Year 2021/2022	Assessment Per Unit	Total Fiscal Year 2021/2022	Assessment Per Unit	Total Fiscal Year 2021/2022	Assessment Per Unit	Total Fiscal Year 2021/2022
Renaissance 35' Villa	Admin / Maint	\$ 15.84	\$ 77.86	\$ -	\$ -	\$ 101.36	\$ -	\$ 195.06		
	Debt	\$ -	\$ 159.06	\$ -	\$ -	\$ 678.03	\$ -	\$ 837.09		
	Sub-Total	\$ 15.84	\$ 236.92	\$ -	\$ -	\$ 779.39	\$ -	\$ 1,032.15		
Renaissance 50'	Admin / Maint	\$ 15.84	\$ 77.86	\$ -	\$ -	\$ 101.36	\$ -	\$ 195.06		
	Debt	\$ -	\$ 159.06	\$ -	\$ -	\$ 998.94	\$ -	\$ 1,158.00		
	Sub-Total	\$ 15.84	\$ 236.92	\$ -	\$ -	\$ 1,100.30	\$ -	\$ 1,353.06		
Renaissance 60'	Admin / Maint	\$ 15.84	\$ 77.86	\$ -	\$ -	\$ 101.36	\$ -	\$ 195.06		
	Debt	\$ -	\$ 159.06	\$ -	\$ -	\$ 1,212.87	\$ -	\$ 1,371.93		
	Sub-Total	\$ 15.84	\$ 236.92	\$ -	\$ -	\$ 1,314.23	\$ -	\$ 1,566.99		
Oasis 60'	Admin / Maint	\$ 15.84	\$ 77.86	\$ -	\$ -	\$ 101.36	\$ -	\$ 195.06		
	Debt	\$ -	\$ 159.06	\$ -	\$ -	\$ 829.89	\$ -	\$ 988.95		
	Sub-Total	\$ 15.84	\$ 236.92	\$ -	\$ -	\$ 931.25	\$ -	\$ 1,184.01		
Oasis 70'	Admin / Maint	\$ 15.84	\$ 77.86	\$ -	\$ -	\$ 101.36	\$ -	\$ 195.06		
	Debt	\$ -	\$ 159.06	\$ -	\$ -	\$ 980.00	\$ -	\$ 1,139.06		
	Sub-Total	\$ 15.84	\$ 236.92	\$ -	\$ -	\$ 1,081.36	\$ -	\$ 1,334.12		
Preserve 33' Villa	Admin / Maint	\$ 15.84	\$ 77.86	\$ 7.63	\$ -	\$ 101.36	\$ -	\$ 202.69		
	Debt	\$ -	\$ 159.06	\$ -	\$ -	\$ 424.61	\$ -	\$ 583.67		
	Sub-Total	\$ 15.84	\$ 236.92	\$ 7.63	\$ -	\$ 525.97	\$ -	\$ 786.36		
Preserve 50'	Admin / Maint	\$ 15.84	\$ 77.86	\$ 7.60	\$ -	\$ 101.36	\$ -	\$ 202.66		
	Debt	\$ -	\$ 159.06	\$ -	\$ -	\$ 679.79	\$ -	\$ 838.85		
	Sub-Total	\$ 15.84	\$ 236.92	\$ 7.60	\$ -	\$ 781.15	\$ -	\$ 1,041.50		

Renaissance, Oasis, & Preserve Assessment Changes			
Total Fiscal Year 2020/2021 Assessment Per Unit	Total Fiscal Year 2021/2022 Assessment Per Unit	Total Change +/- From Previous Year Per Unit	
\$ 1,086.88	\$ 1,032.15	\$ (54.73)	
\$ 1,407.79	\$ 1,353.06	\$ (54.73)	
\$ 1,621.72	\$ 1,566.99	\$ (54.73)	
\$ 1,238.74	\$ 1,184.01	\$ (54.73)	
\$ 1,388.85	\$ 1,334.12	\$ (54.73)	
\$ 841.80	\$ 786.36	\$ (55.44)	
\$ 1,096.94	\$ 1,041.50	\$ (55.44)	

\*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	Unit 1	Unit 2	Unit 3	Unit 4	Unit 7	All Units
		Total Fiscal Year 2021/2022 Assessment Per Unit	Total Fiscal Year 2021/2022 Assessment Per Unit	Total Fiscal Year 2021/2022 Assessment Per Unit	Total Fiscal Year 2021/2022 Assessment Per Unit	Total Fiscal Year 2021/2022 Assessment Per Unit	Total Fiscal Year 2021/2022 Assessment Per Unit	Total Fiscal Year 2021/2022 Assessment Per Unit
50'	Admin / Maint	\$ 15.84	\$ 77.86	\$ -	\$ -	\$ -	\$ 196.83	\$ 290.53
	Debt	\$ -	\$ 159.06	\$ -	\$ -	\$ -	\$ 830.00	\$ 989.06
	Sub-Total	\$ 15.84	\$ 236.92	\$ -	\$ -	\$ -	\$ 1,026.83	\$ 1,279.59
74'	Admin / Maint	\$ 15.84	\$ 77.86	\$ -	\$ -	\$ -	\$ 196.83	\$ 290.53
	Debt	\$ -	\$ 159.06	\$ -	\$ -	\$ -	\$ 1,228.40	\$ 1,387.46
	Sub-Total	\$ 15.84	\$ 236.92	\$ -	\$ -	\$ -	\$ 1,425.23	\$ 1,677.99
Coach	Admin / Maint	\$ 15.84	\$ 77.86	\$ -	\$ -	\$ -	\$ 196.83	\$ 290.53
	Debt	\$ -	\$ 159.06	\$ -	\$ -	\$ -	\$ 622.50	\$ 781.56
	Sub-Total	\$ 15.84	\$ 236.92	\$ -	\$ -	\$ -	\$ 819.33	\$ 1,072.09
2-Story	Admin / Maint	\$ 15.84	\$ 77.86	\$ -	\$ -	\$ -	\$ 196.83	\$ 290.53
	Debt	\$ -	\$ 159.06	\$ -	\$ -	\$ -	\$ 456.50	\$ 615.56
	Sub-Total	\$ 15.84	\$ 236.92	\$ -	\$ -	\$ -	\$ 653.33	\$ 906.09
4-Story	Admin / Maint	\$ 15.84	\$ 77.86	\$ -	\$ -	\$ -	\$ 196.83	\$ 290.53
	Debt	\$ -	\$ 159.06	\$ -	\$ -	\$ -	\$ 415.00	\$ 574.06
	Sub-Total	\$ 15.84	\$ 236.92	\$ -	\$ -	\$ -	\$ 611.83	\$ 864.59
Village B 50'	Admin / Maint	\$ 15.84	\$ 77.86	\$ -	\$ -	\$ -	\$ 196.83	\$ 290.53
	Debt	\$ -	\$ 159.06	\$ -	\$ -	\$ -	\$ 1,660.00	\$ 1,819.06
	Sub-Total	\$ 15.84	\$ 236.92	\$ -	\$ -	\$ -	\$ 1,856.83	\$ 2,109.59
Village F1 37'	Admin / Maint	\$ 15.84	\$ 77.86	\$ -	\$ -	\$ -	\$ 196.83	\$ 290.53
	Debt	\$ -	\$ 159.06	\$ -	\$ -	\$ -	\$ 1,245.00	\$ 1,404.06
	Sub-Total	\$ 15.84	\$ 236.92	\$ -	\$ -	\$ -	\$ 1,441.83	\$ 1,694.59
Village F1 50'	Admin / Maint	\$ 15.84	\$ 77.86	\$ -	\$ -	\$ -	\$ 196.83	\$ 290.53
	Debt	\$ -	\$ 159.06	\$ -	\$ -	\$ -	\$ 1,660.00	\$ 1,819.06
	Sub-Total	\$ 15.84	\$ 236.92	\$ -	\$ -	\$ -	\$ 1,856.83	\$ 2,109.59
Village F1 60'	Admin / Maint	\$ 15.84	\$ 77.86	\$ -	\$ -	\$ -	\$ 196.83	\$ 290.53
	Debt	\$ -	\$ 159.06	\$ -	\$ -	\$ -	\$ 1,992.00	\$ 2,151.06
	Sub-Total	\$ 15.84	\$ 236.92	\$ -	\$ -	\$ -	\$ 2,188.83	\$ 2,441.59
Village F5 Dup/Paired Villas	Admin / Maint	\$ 15.84	\$ 77.86	\$ -	\$ -	\$ -	\$ 196.83	\$ 290.53
	Debt	\$ -	\$ 159.06	\$ -	\$ -	\$ -	\$ 1,328.00	\$ 1,487.06
	Sub-Total	\$ 15.84	\$ 236.92	\$ -	\$ -	\$ -	\$ 1,524.83	\$ 1,777.59
Village F5 40'	Admin / Maint	\$ 15.84	\$ 77.86	\$ -	\$ -	\$ -	\$ 196.83	\$ 290.53
	Debt	\$ -	\$ 159.06	\$ -	\$ -	\$ -	\$ 1,328.00	\$ 1,487.06
	Sub-Total	\$ 15.84	\$ 236.92	\$ -	\$ -	\$ -	\$ 1,524.83	\$ 1,777.59
Village F5 50'	Admin / Maint	\$ 15.84	\$ 77.86	\$ -	\$ -	\$ -	\$ 196.83	\$ 290.53
	Debt	\$ -	\$ 159.06	\$ -	\$ -	\$ -	\$ 1,660.00	\$ 1,819.06
	Sub-Total	\$ 15.84	\$ 236.92	\$ -	\$ -	\$ -	\$ 1,856.83	\$ 2,109.59

Unit 7 Villages Assessment Changes		
Total Fiscal Year 2020/2021 Assessment Per Unit	Total Fiscal Year 2021/2022 Assessment Per Unit	Total Change +/- From Previous Year Per Unit
\$ 1,205.02	\$ 1,279.59	\$ 74.56
\$ 1,603.42	\$ 1,677.99	\$ 74.56
\$ 997.52	\$ 1,072.09	\$ 74.56
\$ 831.52	\$ 906.09	\$ 74.56
\$ 790.02	\$ 864.59	\$ 74.56
\$ 2,035.02	\$ 2,109.59	\$ 74.56
\$ -	\$ 1,694.59	\$ 1,694.59
\$ -	\$ 2,109.59	\$ 2,109.59
\$ -	\$ 2,441.59	\$ 2,441.59
\$ -	\$ 1,777.59	\$ 1,777.59
\$ -	\$ 1,777.59	\$ 1,777.59
\$ -	\$ 2,109.59	\$ 2,109.59

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 8 Villages**

Unit 8 Villages Assessment Breakdown									
Product Type		District Proper	Unit 1	Unit 2	Unit 3	Unit 4	Unit 7	Unit 8	All Units
		Total Fiscal Year 2021/2022 Assessment Per Unit	Total Fiscal Year 2021/2022 Assessment Per Unit	Total Fiscal Year 2021/2022 Assessment Per Unit	Total Fiscal Year 2021/2022 Assessment Per Unit	Total Fiscal Year 2021/2022 Assessment Per Unit	Total Fiscal Year 2021/2022 Assessment Per Unit	Total Fiscal Year 2021/2022 Assessment Per Unit	Total Fiscal Year 2021/2022 Assessment Per Unit
50'	Admin / Maint	\$ 15.84	\$ 77.86	\$ -	\$ -	\$ -	\$ -	\$ 102.18	\$ 195.88
	Debt	\$ -	\$ 159.06	\$ -	\$ -	\$ -	\$ -	\$ 697.38	\$ 856.44
	Sub-Total	\$ 15.84	\$ 236.92	\$ -	\$ -	\$ -	\$ -	\$ 799.56	\$ 1,052.32
75'	Admin / Maint	\$ 15.84	\$ 77.86	\$ -	\$ -	\$ -	\$ -	\$ 102.18	\$ 195.88
	Debt	\$ -	\$ 159.06	\$ -	\$ -	\$ -	\$ -	\$ 875.66	\$ 1,034.72
	Sub-Total	\$ 15.84	\$ 236.92	\$ -	\$ -	\$ -	\$ -	\$ 977.84	\$ 1,230.60
Coach	Admin / Maint	\$ 15.84	\$ 77.86	\$ -	\$ -	\$ -	\$ -	\$ 102.18	\$ 195.88
	Debt	\$ -	\$ 159.06	\$ -	\$ -	\$ -	\$ -	\$ 613.49	\$ 772.55
	Sub-Total	\$ 15.84	\$ 236.92	\$ -	\$ -	\$ -	\$ -	\$ 715.67	\$ 968.43
2-Story	Admin / Maint	\$ 15.84	\$ 77.86	\$ -	\$ -	\$ -	\$ -	\$ 102.18	\$ 195.88
	Debt	\$ -	\$ 159.06	\$ -	\$ -	\$ -	\$ -	\$ 524.34	\$ 683.40
	Sub-Total	\$ 15.84	\$ 236.92	\$ -	\$ -	\$ -	\$ -	\$ 626.52	\$ 879.28
4-Story	Admin / Maint	\$ 15.84	\$ 77.86	\$ -	\$ -	\$ -	\$ -	\$ 102.18	\$ 195.88
	Debt	\$ -	\$ 159.06	\$ -	\$ -	\$ -	\$ -	\$ 435.20	\$ 594.26
	Sub-Total	\$ 15.84	\$ 236.92	\$ -	\$ -	\$ -	\$ -	\$ 537.38	\$ 790.14

Unit 8 Villages Assessment Changes		
Total Fiscal Year 2020/2021 Assessment Per Unit	Total Fiscal Year 2021/2022 Assessment Per Unit	Total Change +/- From Previous Year Per Unit
\$ -	\$ 1,052.32	\$ 1,052.32
\$ -	\$ 1,230.60	\$ 1,230.60
\$ -	\$ 968.43	\$ 968.43
\$ -	\$ 879.28	\$ 879.28
\$ -	\$ 790.14	\$ 790.14

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 Total Fiscal Year 2021/2022 Assessment Per Unit	Unit 1 Total Fiscal Year 2021/2022 Assessment Per Unit	Unit 2 Total Fiscal Year 2021/2022 Assessment Per Unit	Unit 3 Total Fiscal Year 2021/2022 Assessment Per Unit	Unit 4 Total Fiscal Year 2021/2022 Assessment Per Unit	Unit 7 Total Fiscal Year 2021/2022 Assessment Per Unit	All Units Total Fiscal Year 2021/2022 Assessment Per Unit		
									Town Center	Admin / Maint
Multi	Debt	\$ -	\$ 159.06	\$ 368.91	\$ -	\$ -	\$ -	\$ -	\$ 527.97	
Family (3 BDR)	Sub-Total	\$ 15.84	\$ 236.92	\$ 376.32	\$ -	\$ -	\$ -	\$ -	\$ 629.08	
Town Center	Admin / Maint	\$ 15.84	\$ 77.86	\$ 6.63	\$ -	\$ -	\$ -	\$ -	\$ 100.33	
Multi	Debt	\$ -	\$ 159.06	\$ 329.74	\$ -	\$ -	\$ -	\$ -	\$ 488.80	
Family (2 BDR)	Sub-Total	\$ 15.84	\$ 236.92	\$ 336.37	\$ -	\$ -	\$ -	\$ -	\$ 589.13	
Town Center	Admin / Maint	\$ 15.84	\$ 77.86	\$ 258.47	\$ -	\$ -	\$ -	\$ -	\$ 352.17	
Multi	Debt	\$ -	\$ 159.06	\$ 12,863.47	\$ -	\$ -	\$ -	\$ -	\$ 13,022.53	
Family (2 BDR)	Sub-Total	\$ 15.84	\$ 236.92	\$ 13,121.94	\$ -	\$ -	\$ -	\$ -	\$ 13,374.70	

Town Center Assessment Changes			
Total Fiscal Year 2020/2021 Assessment Per Unit	Total Fiscal Year 2021/2022 Assessment Per Unit	Total Change +/- From Previous Year Per Unit	
\$ 633.33	\$ 629.08	\$ (4.25)	
\$ 593.30	\$ 589.13	\$ (4.18)	
\$ 13,402.26	\$ 13,374.70	\$ (27.56)	

Undeveloped and/or Unassigned Land Assessment Breakdown										
Product Type		District Proper Total Fiscal Year 2021/2022 Assessment Per Unit	Unit 1 Total Fiscal Year 2021/2022 Assessment Per Unit	Unit 2 Total Fiscal Year 2021/2022 Assessment Per Unit	Unit 3 Total Fiscal Year 2021/2022 Assessment Per Unit	Unit 4 Total Fiscal Year 2021/2022 Assessment Per Unit	Unit 7 Total Fiscal Year 2021/2022 Assessment Per Unit	All Units Total Fiscal Year 2021/2022 Assessment Per Unit		
									Land Inside U1	Admin / Maint
Boundary	Debt	\$ -	\$ 159.06	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 159.06	
Per 1/2 Acre or Less	Sub-Total	\$ 15.84	\$ 236.92	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 252.76	
Land Outside U1	Admin / Maint	\$ 15.84	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15.84	
Boundary	Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Per 1/2 Acre or Less	Sub-Total	\$ 15.84	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15.84	

Undeveloped and/or Unassigned Land Assessment Change			
Total Fiscal Year 2020/2021 Assessment Per Unit	Total Fiscal Year 2021/2022 Assessment Per Unit	Total Change +/- From Previous Year Per Unit	
\$ 256.32	\$ 252.76	\$ (3.56)	
\$ 18.04	\$ 15.84	\$ (2.20)	

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

# 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>

### Unit 7 Village F1 & F5

Product Type	Number of Units	ERU Factor	Total ERU	Gross Assessment Per ERU *	Gross Assessment Per Unit	Gross Assessment Per Product Type *
F1 - 37' SF	102	0.75	76.50	\$ 830	\$ 622.50	\$ 63,495.00
F1 - 50' SF	92	1.00	92.00	\$ 830	\$ 830.00	\$ 76,360.00
F1 - 60' SF	76	1.20	91.20	\$ 830	\$ 996.00	\$ 75,696.00
F5 - Duplex/Paired Villa	158	0.60	94.80	\$ 830	\$ 498.00	\$ 78,684.00
F5 - 40' SF	115	0.80	92.00	\$ 830	\$ 664.00	\$ 76,360.00
F5 - 50' SF	125	1.00	125.00	\$ 830	\$ 830.00	\$ 103,750.00
<b>Totals</b>	<b>668</b>	<b>.</b>	<b>571.50</b>			<b>474,345.00</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.

# Debt Assessment Methodology - Unit 8

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	250	1.00	250.00	\$ 697.38	\$ 697.38	\$ 174,345.00
75' SF	140	1.26	175.79	\$ 697.38	\$ 875.66	\$ 122,592.40
Coach	268	0.88	235.76	\$ 697.38	\$ 613.49	\$ 164,415.32
2-Story	268	0.75	201.50	\$ 697.38	\$ 524.34	\$ 140,523.12
4-Story	390	0.62	243.38	\$ 697.38	\$ 435.20	\$ 169,728.00
Sub Totals	1,316	.	1,106.43			771,603.84
Golf Course (Acres)	128	0.15	19.20	\$ 697.38	\$ -	\$ -
Totals	1,444	.	1,125.63			\$ -

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