
West Villages Improvement District

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

Prepared by



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Recap By Unit

	District Proper	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 7	Unit 8	Total
REVENUES									
O & M Assessments	321,836	1,153,527	3,986	179,772	80,074	0	0	0	1,739,194
O & M Direct Bill	24,330	43,405	108	2,619	22,486	62,755	532,105	126,405	814,213
Debt Assessments	0	2,356,406	2,687,138	1,316,180	640,330	0	0	0	7,000,053
Debt Direct Bill	0	158,185	71,708	22,210	235,756	3,625,720	2,506,985	725,308	7,345,872
Interest / Other Income	1,000	0	0	0	0	0	0	0	1,000
Developer Funding	0	0	0	0	0	0	0	0	0
Carry Over Funds From Prior Year	18,205	124,035	50,000	0	0	0	0	0	192,240
Total Revenues	\$ 365,371	\$ 3,835,557	\$ 2,812,940	\$ 1,520,781	\$ 978,646	\$ 3,688,475	\$ 3,039,090	\$ 851,713	\$ 17,092,573
EXPENDITURES									
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
Total Expenditures	\$ 346,061	\$ 1,251,755	\$ 53,855	\$ 171,605	\$ 97,755	\$ 62,755	\$ 532,105	\$ 126,405	\$ 2,642,296
EXCESS / (SHORTFALL)	\$ 19,310	\$ 2,583,802	\$ 2,759,085	\$ 1,349,176	\$ 880,891	\$ 3,625,720	\$ 2,506,985	\$ 725,308	\$ 14,450,277
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	(2,597,617)	0	0	0	0	0	(2,597,617)
Payment to Trustee (Unit 3)	0	0	0	(1,259,419)	0	0	0	0	(1,259,419)
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)
BALANCE	\$ 19,310	\$ 210,596	\$ 161,467	\$ 89,757	\$ 43,224	\$ -	\$ -	\$ -	\$ 524,355
County Appraiser & Tax Collector Fee	(6,437)	(70,199)	(53,822)	(29,919)	(14,408)	-	-	-	(174,785)
Discounts For Early Payments	(12,873)	(140,397)	(107,645)	(59,838)	(28,816)	-	-	-	(349,570)
NET EXCESS / (SHORTFALL)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Infrastructure Maintenance Breakdown

	District Proper	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 7	Unit 8	Total
MAINTENANCE EXPENDITURE									
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
Total Maintenance Expenditure	\$ -	\$ 1,158,250	\$ -	\$ 102,000	\$ 40,650	\$ 8,000	\$ 455,950	\$ 60,250	\$ 1,825,100

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
REVENUES		
O & M Assessments	418,150	321,836
O & M Direct Bill	0	24,330
Debt Assessments	0	0
Debt Direct Bill	0	0
Developer Contribution	0	0
Interest Income	1,000	1,000
Other	0	0
Carry Over Revenues	0	18,205
Total Revenues	\$ 419,150	\$ 365,371
EXPENDITURES		
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
Total Expenditures	\$ 394,061	\$ 346,061
EXCESS / (SHORTFALL)	\$ 25,089	\$ 19,310
Payment to Trustee	-	-
BALANCE	\$ 25,089	\$ 19,310
County Appraiser & Tax Collector Fee	(8,363)	(6,437)
Discounts for Early Payments	(16,726)	(12,873)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

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

Unit 1

	Fiscal Year 2020/2021 Annual Budget	Fiscal Year 2021/2022 Annual Budget
REVENUES		
O & M Assessments	1,257,718	1,153,527
O & M Direct Bill	0	43,405
Debt Assessments	2,524,395	2,356,406
Debt Direct Bill	0	158,185
Developer Contribution	0	0
Other Revenues	0	0
Carry Over Revenues	0	124,035
Total Revenues	\$ 3,782,113	\$ 3,835,557
EXPENDITURES		
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
Total Expenditures	\$ 1,182,255	\$ 1,251,755
EXCESS / (SHORTFALL)	\$ 2,599,858	\$ 2,583,802
Payment to Trustee	(2,372,931)	(2,373,206)
BALANCE	\$ 226,927	\$ 210,596
County Appraiser & Tax Collector Fee	(75,642)	(70,199)
Discounts for Early Payments	(151,285)	(140,397)
NET EXCESS / (SHORTFALL)	\$ -	\$ -
<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
REVENUES		
O & M Assessments	60,504	3,986
O & M Direct Bill	1,982	108
Debt Assessments	2,671,239	2,687,138
Debt Direct Bill	90,241	71,708
Developer Contribution	0	0
Other Revenues	0	0
Carry Over Funds from Prior Year	0	50,000
Total Revenues	\$ 2,823,965	\$ 2,812,940
EXPENDITURES		
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
Total Expenditures	\$ 58,855	\$ 53,855
EXCESS / (SHORTFALL)	\$ 2,765,110	\$ 2,759,085
Payment to Trustee	(2,601,205)	(2,597,617)
BALANCE	\$ 163,905	\$ 161,467
County Appraiser & Tax Collector Fee	(54,635)	(53,822)
Discounts for Early Payments	(109,270)	(107,645)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

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

Unit 3

	Fiscal Year 2020/2021 Annual Budget	Fiscal Year 2021/2022 Annual Budget
REVENUES		
O & M Assessments	175,544	179,772
O & M Direct Bill	6,593	2,619
Debt Assessments	1,295,594	1,316,180
Debt Direct Bill	48,170	22,210
Developer Contribution	0	0
Other Revenues	0	0
Carry Over Funds from Prior Year	0	0
Total Revenues	\$ 1,525,902	\$ 1,520,781
EXPENDITURES		
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
Total Expenditures	\$ 171,605	\$ 171,605
EXCESS / (SHORTFALL)	\$ 1,354,297	\$ 1,349,176
Payment to Trustee	(1,266,029)	(1,259,419)
BALANCE	\$ 88,268	\$ 89,757
County Appraiser & Tax Collector Fee	(29,423)	(29,919)
Discounts for Early Payments	(58,846)	(59,838)
NET EXCESS / (SHORTFALL)	\$ -	\$ -
<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
REVENUES		
O & M Assessments	119,888	80,074
O & M Direct Bill	34,411	22,486
Debt Assessments	636,699	640,330
Debt Direct Bill	239,170	235,756
Developer Contribution	0	0
Other Revenues	0	0
Carry Over Funds from Prior Year	0	0
Total Revenues	\$ 1,030,167	\$ 978,646
EXPENDITURES		
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
Total Expenditures	\$ 147,105	\$ 97,755
EXCESS / (SHORTFALL)	\$ 883,062	\$ 880,891
Payment to Trustee	(837,666)	(837,666)
BALANCE	\$ 45,395	\$ 43,224
County Appraiser & Tax Collector Fee	(15,132)	(14,408)
Discounts for Early Payments	(30,263)	(28,816)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

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

Unit 5

	Fiscal Year 2020/2021 Annual Budget	Fiscal Year 2021/2022 Annual Budget
REVENUES		
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
Total Revenues	\$ 3,699,475	\$ 3,688,475
EXPENDITURES		
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
Total Expenditures	\$ 73,755	\$ 62,755
EXCESS / (SHORTFALL)	\$ 3,625,720	\$ 3,625,720
Payment to Trustee	(3,625,720)	(3,625,720)
BALANCE	\$ -	\$ -
County Appraiser & Tax Collector Fee	-	-
Discounts for Early Payments	-	-
NET EXCESS / (SHORTFALL)	\$ -	\$ -

* Fund Balance as of 3-31-2021 = \$290,230

Unit 7

	Fiscal Year 2020/2021 Annual Budget	Fiscal Year 2021/2022 Annual Budget
REVENUES		
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
Total Revenues	\$ 2,382,006	\$ 3,039,090
EXPENDITURES		
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
Total Expenditures	\$ 320,905	\$ 532,105
EXCESS / (SHORTFALL)	\$ 2,061,101	\$ 2,506,985
Payment to Trustee	(2,061,101)	(2,506,985)
BALANCE	\$ -	\$ -
County Appraiser & Tax Collector Fee	-	-
Discounts for Early Payments	-	-
NET EXCESS / (SHORTFALL)	\$ -	\$ -

* Fund Balance as of 3-31-2021 = (\$96,403)

Unit 8

	Fiscal Year 2020/2021 Annual Budget	Fiscal Year 2021/2022 Annual Budget
REVENUES		
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
Total Revenues	\$ 2,382,006	\$ 851,713
EXPENDITURES		
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
Total Expenditures	\$ 320,905	\$ 126,405
EXCESS / (SHORTFALL)	\$ 2,061,101	\$ 725,308
Payment to Trustee	-	(725,308)
BALANCE	\$ -	\$ -
County Appraiser & Tax Collector Fee	-	-
Discounts for Early Payments	-	-
NET EXCESS / (SHORTFALL)	\$ -	\$ -

* 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
REVENUES			
O & M Assessments	1,654,391	2,031,804	1,739,194
O & M Direct Bill	114,724	437,645	814,213
Debt Assessments	5,704,152	7,127,927	7,000,053
Debt Direct Bill	108,022	6,064,402	7,345,872
Interest / Other Income	2,084,275	1,000	1,000
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	192,240
Total Revenues	\$ 22,242,426	\$ 15,598,948	\$ 17,092,573
EXPENDITURES			
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
Total Expenditures	12,868,383	2,288,541	2,642,296
EXCESS / (SHORTFALL)	\$ 9,374,042	\$ 13,310,407	\$ 14,450,277
Debt Payment to Trustee (All Units)	(5,508,670)	(12,764,653)	(13,925,922)
BALANCE	\$ 3,865,372	\$ 545,754	\$ 524,355
County Appraiser & Tax Collector Fee	(70,765)	(183,195)	(174,785)
Discounts for Early Payments	(285,533)	(366,389)	(349,570)
NET EXCESS / (SHORTFALL)	\$ 3,509,074	\$ -	\$ -

Unit 1 - Debt Service

Fiscal Year
2021/2022
Annual Budget

REVENUES

Interest Income	0
Debt Collections	2,373,206
Total Revenues	\$ 2,373,206

EXPENDITURES

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

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

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

Unit 2 - Debt Service

Series 2019A-1 (Performing)

Fiscal Year
2021/2022
Annual Budget

REVENUES

Interest Income	0
Net Debt Collections	1,409,511
Total Revenues	\$ 1,409,511

EXPENDITURES

Principal Payments	610,000
Interest Payments	791,488
Miscellaneous / Extra Redemption	8,023
Total Expenditures	\$ 1,409,511

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

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

Series 2019A-2 (Non Performing)

Fiscal Year
2021/2022
Annual Budget

REVENUES

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

EXPENDITURES

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

Excess / (Shortfall)	\$ -
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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	1,259,419
Total Revenues	\$ 1,259,419

EXPENDITURES

Principal Payments	620,000
Interest Payments	633,435
Miscellaneous / Extra Redemption	5,984
Total Expenditures	\$ 1,259,419

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

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

Unit 4 - Debt Service

Fiscal Year
2021/2022
Annual Budget

REVENUES

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

EXPENDITURES

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

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

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

Unit 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
Total Revenues	\$ 3,625,720

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
Total Expenditures	\$ 3,625,720

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

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

Series 2017B Bond Information

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

Unit 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
Total Revenues	\$ 2,506,985

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
Total Expenditures	\$ 2,506,985

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

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

Series 2019 Village B Bond Information

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

Unit 8 - Debt Service

Fiscal Year
2021/2022
Annual Budget

REVENUES

Interest	0
Net Master Debt Collections	725,308

Total Revenues	\$ 725,308
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EXPENDITURES

2021 Master Principal Payments	260,000
2021 Master Interest Payments	461,894

Other / Extra Redemption	3,414
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Total Expenditures	\$ 725,308
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Excess / (Shortfall)	\$ -
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Series 2019 Master Bond Information

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

Series 2019 Village B Bond Information

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

Assessment Recap - District Proper

A	B	C	F	G	F	G
Lot Type		Units	Total Fiscal Year 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 \$ -	\$ 8,284.29 \$ -	\$ 15.84 \$ -
	Sub-Total		\$ 9,436.15	\$ 18.04	\$ 8,284.29	\$ 15.84
Developed Lots In Unit 2	Administrative <u>Debt</u>	1,868	\$ 33,703.12 \$ -	\$ 18.04 \$ -	\$ 29,589.00 \$ -	\$ 15.84 \$ -
	Sub-Total		\$ 33,703.12	\$ 18.04	\$ 29,589.00	\$ 15.84
Developed Lots In Unit 3	Administrative <u>Debt</u>	1,827	\$ 32,963.38 \$ -	\$ 18.04 \$ -	\$ 28,939.56 \$ -	\$ 15.84 \$ -
	Sub-Total		\$ 32,963.38	\$ 18.04	\$ 28,939.56	\$ 15.84
Developed Lots In Unit 4	Administrative <u>Debt</u>	786	\$ 14,181.29 \$ -	\$ 18.04 \$ -	\$ 12,450.19 \$ -	\$ 15.84 \$ -
	Sub-Total		\$ 14,181.29	\$ 18.04	\$ 12,450.19	\$ 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 \$ -	\$ 163,705.73 \$ -	\$ 15.84 \$ -
	Sub-Total		\$ 186,467.75	\$ 18.04	\$ 163,705.73	\$ 15.84
Undeveloped Land In Unit 2	Administrative <u>Debt</u>	205	\$ 3,698.68 \$ -	\$ 18.04 \$ -	\$ 3,247.19 \$ -	\$ 15.84 \$ -
	Sub-Total		\$ 3,698.68	\$ 18.04	\$ 3,247.19	\$ 15.84
Undeveloped Land In Unit 3	Administrative <u>Debt</u>	91	\$ 1,641.85 \$ -	\$ 18.04 \$ -	\$ 1,441.43 \$ -	\$ 15.84 \$ -
	Sub-Total		\$ 1,641.85	\$ 18.04	\$ 1,441.43	\$ 15.84
Undeveloped Land In Unit 4	Administrative <u>Debt</u>	238	\$ 4,294.08 \$ -	\$ 18.04 \$ -	\$ 3,769.90 \$ -	\$ 15.84 \$ -
	Sub-Total		\$ 4,294.08	\$ 18.04	\$ 3,769.90	\$ 15.84
Undeveloped Land In Sarasota County	Administrative <u>Debt</u>	7,303	\$ 131,763.32 \$ -	\$ 18.04 \$ -	\$ 115,679.05 \$ -	\$ 15.84 \$ -
	Sub-Total		\$ 131,763.32	\$ 18.04	\$ 115,679.05	\$ 15.84
Total		23,176	\$ 418,149.64		\$ 321,835.81	

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 **20,318.00** 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	\$ 40,721.86	\$ 77.86
	<u>Debt</u>		\$ 83,176.37	\$ 159.04	\$ 83,185.97	\$ 159.06
	Sub-Total		\$ 124,616.97	\$ 238.27	\$ 123,907.83	\$ 236.92
Developed Lots In Unit 2	Administrative	1,868	\$ 148,013.44	\$ 79.24	\$ 145,446.35	\$ 77.86
	<u>Debt</u>		\$ 297,081.19	\$ 159.04	\$ 297,115.47	\$ 159.06
	Sub-Total		\$ 445,094.64	\$ 238.27	\$ 442,561.82	\$ 236.92
Developed Lots In Unit 3	Administrative	1,827	\$ 144,764.75	\$ 79.24	\$ 142,254.01	\$ 77.86
	<u>Debt</u>		\$ 290,560.67	\$ 159.04	\$ 290,594.20	\$ 159.06
	Sub-Total		\$ 435,325.43	\$ 238.27	\$ 432,848.20	\$ 236.92
Developed Lots In Unit 4	Administrative	786	\$ 62,279.75	\$ 79.24	\$ 61,199.59	\$ 77.86
	<u>Debt</u>		\$ 125,003.11	\$ 159.04	\$ 125,017.54	\$ 159.06
	Sub-Total		\$ 187,282.86	\$ 238.27	\$ 186,217.12	\$ 236.92
Undeveloped Land In Unit 1	Admin / Maint	10,335	\$ 818,907.35	\$ 79.24	\$ 804,704.51	\$ 77.86
	<u>Debt</u>		\$ 1,643,647.82	\$ 159.04	\$ 1,643,837.45	\$ 159.06
	Sub-Total		\$ 2,462,555.18	\$ 238.27	\$ 2,448,541.96	\$ 236.92
Undeveloped Land In Unit 2	Administrative	205	\$ 16,243.45	\$ 79.24	\$ 15,961.72	\$ 77.86
	<u>Debt</u>		\$ 32,602.59	\$ 159.04	\$ 32,606.35	\$ 159.06
	Sub-Total		\$ 48,846.04	\$ 238.27	\$ 48,568.08	\$ 236.92
Undeveloped Land In Unit 3	Administrative	91	\$ 7,210.50	\$ 79.24	\$ 7,085.45	\$ 77.86
	<u>Debt</u>		\$ 14,472.37	\$ 159.04	\$ 14,474.04	\$ 159.06
	Sub-Total		\$ 21,682.88	\$ 238.27	\$ 21,559.49	\$ 236.92
Undeveloped Land In Unit 4	Administrative	238	\$ 18,858.24	\$ 79.24	\$ 18,531.17	\$ 77.86
	<u>Debt</u>		\$ 37,850.82	\$ 159.04	\$ 37,855.18	\$ 159.06
	Sub-Total		\$ 56,709.06	\$ 238.27	\$ 56,386.36	\$ 236.92
Total Admin / Maint			\$ 1,257,718.09		\$ 1,153,526.60	
Total Debt			\$ 2,524,394.96		\$ 2,356,405.60	
Total		15,873	\$ 3,782,113.04		\$ 3,509,932.19	

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

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

There are **14,815.00** 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
2019 A-1 (Performing)							
Island Walk Single	Admin / Maint Debt	23.97%	982.97	1,799 1,796	\$ 8.34 \$ 379.89	\$ 982.97 \$ 682,282.44	\$ 0.55 \$ 379.89
Family	Sub-Total				\$ 388.23	\$ 683,265.41	\$ 380.44
Island Walk Multi	Admin / Maint Debt	0.93%	38.07	70	\$ 8.30 \$ 378.22	\$ 38.07 \$ 26,475.40	\$ 0.54 \$ 378.22
Family	Sub-Total				\$ 386.52	\$ 26,513.47	\$ 378.76
Gran Paradiso Single	Admin / Maint Debt	21.40%	877.77	1,439 1,417	\$ 9.31 \$ 424.10	\$ 877.77 \$ 600,949.70	\$ 0.61 \$ 424.10
Family	Sub-Total				\$ 433.41	\$ 601,827.47	\$ 424.71
Gran Paradiso Multi	Admin / Maint Debt	3.55%	145.52	280	\$ 7.93 \$ 361.34	\$ 145.52 \$ 101,175.20	\$ 0.52 \$ 361.34
Family (3 BDR)	Sub-Total				\$ 369.27	\$ 101,320.72	\$ 361.86
Gran Paradiso Multi	Admin / Maint Debt	3.16%	129.75	280 275	\$ 7.07 \$ 322.17	\$ 129.75 \$ 88,596.75	\$ 0.46 \$ 322.17
Family (2 BDR)	Sub-Total				\$ 329.24	\$ 88,726.50	\$ 322.63
Preserve Single	Admin / Maint Debt	1.47%	60.10	110	\$ 8.34 \$ -	\$ 60.10 \$ -	\$ 0.55 \$ -
Family	Sub-Total				\$ 8.34	\$ 60.10	\$ 0.55
Preserve Multi	Admin / Maint Debt	1.19%	48.95	90	\$ 8.30 \$ -	\$ 48.95 \$ -	\$ 0.54 \$ -
Family	Sub-Total				\$ 8.30	\$ 48.95	\$ 0.54
2019 A-2 (Non Performing)							
Town Center Multi	Admin / Maint Debt	0.98%	40.33	76	\$ 8.10 \$ 368.91	\$ 40.33 \$ 28,037.16	\$ 0.53 \$ 368.91
Family (3 BDR)	Sub-Total				\$ 377.01	\$ 28,077.49	\$ 369.44
Town Center Multi	Admin / Maint Debt	1.62%	66.40	140	\$ 7.24 \$ 329.74	\$ 66.40 \$ 46,163.60	\$ 0.47 \$ 329.74
Family (2 BDR)	Sub-Total				\$ 336.98	\$ 46,230.00	\$ 330.21
Town Center	Admin / Maint Debt	41.73%	1,711.21	92.49	\$ 282.47 \$ 12,863.47	\$ 1,711.21 \$ 1,189,742.34	\$ 18.50 \$ 12,863.47
	Sub-Total				\$ 13,145.94	\$ 1,191,453.55	\$ 12,881.97
						\$ 4,101.06	
						\$ 2,763,422.59	
Total	100.00%	\$	4,101.06	4,376		\$ 2,767,414.60	

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 30 units with pre-paid bonds.

- 3 unit in Island Walk Single Family
- 22 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
Pre Lennar	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
Total	Pre Lennar	30	Gross	\$ 2,882.50	\$ 33,722.60	Gross
Lennar	35'	Admin / Maint	179	\$ 96.08	\$ 17,198.93	\$ 96.08
		Debt	173	\$ 521.28	\$ 90,181.44	\$ 521.28
		Sub-Total		\$ 617.36	\$ 107,380.37	\$ 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	510	\$ 734.04	\$ 374,360.40	\$ 734.04
		Sub-Total		\$ 830.12	\$ 423,651.20	\$ 830.12
62'	Admin / Maint	131	\$ 96.08	\$ 12,586.93	\$ 96.08	
	Debt	123	\$ 840.42	\$ 103,371.66	\$ 840.42	
	Sub-Total		\$ 936.50	\$ 115,958.59	\$ 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	\$ 24,020.86	\$ 96.08	
	Debt	250	\$ 946.81	\$ 236,702.50	\$ 946.81	
	Sub-Total		\$ 1,042.89	\$ 260,723.36	\$ 1,042.89	
80'	Admin / Maint	65	\$ 96.08	\$ 6,245.42	\$ 96.08	
	Debt	64	\$ 946.81	\$ 60,595.84	\$ 946.81	
	Sub-Total		\$ 1,042.89	\$ 66,841.26	\$ 1,042.89	
Total	Lennar	1,870	Gross	\$ 179,483.84	\$ 1,306,084.94	Gross
TOTAL GROSS			1,900	Total Gross	\$ 182,558.51	Total Gross
					\$ 1,339,807.54	
TOTAL NET			1,900	Total Net	\$ 171,605.00	Total Net
					\$ 1,259,419.09	

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

Revised Methodology Report Tables 2 & 3 Attached

There are 27 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, 3 unit are SF 52', 8 unit are SF 62', 1 unit is a SF 65', 2 unit is a SF 75', 6 unit is a SF 35', 1 unit is a Townhome, and 1 unit is a SF 80'.

Assessment Recap - Unit 3 (Collection Method)

		A	B	C	D	E	F	G	H	I	J
TOTAL GROSS							PLATTED ON ROLL GROSS			DIRECT BILL GROSS	
Category	Product Type	Total Units	Total Fiscal Year 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				\$ -	
Total	Pre Lennar	30	\$ 2,882.50	\$ 96.08	30	\$ 2,882.50	\$ 96.08	Platted On Roll Gross	\$ -	Direct Bill Gross	\$ -
			\$ 33,722.60	Gross		\$ 33,722.60					
Lennar	35' Admin / Maint	179	\$ 17,198.93	\$ 96.08	333	\$ 31,995.78	\$ 96.08				\$ (14,796.85)
	Debt	173	\$ 90,181.44	\$ 521.28	327	\$ 170,458.56	\$ 521.28				\$ (80,277.12)
	Sub-Total		\$ 107,380.37	\$ 617.36		\$ 202,454.34	\$ 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		\$ 18,832.35	\$ 96.08				\$ (7,686.67)
	Debt	116	\$ 72,808.56	\$ 627.66	196	\$ 123,021.36	\$ 627.66				\$ (50,212.80)
	Sub-Total		\$ 83,954.24	\$ 723.74		\$ 141,853.71	\$ 723.74				\$ (57,899.47)
	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	510	\$ 374,360.40	\$ 734.04	334	\$ 245,169.36	\$ 734.04				\$ 129,191.04
	Sub-Total		\$ 423,651.20	\$ 830.12		\$ 277,549.47	\$ 830.12				\$ 146,101.72
	62' Admin / Maint	131	\$ 12,586.93	\$ 96.08	289	\$ 27,768.11	\$ 96.08				\$ (15,181.18)
Debt	123	\$ 103,371.66	\$ 840.42	281	\$ 236,158.02	\$ 840.42				\$ (132,786.36)	
Sub-Total		\$ 115,958.59	\$ 936.50		\$ 263,926.13	\$ 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	250	\$ 236,702.50	\$ 946.81	199	\$ 188,415.19	\$ 946.81				\$ 48,287.31	
Sub-Total		\$ 260,915.52	\$ 1,042.89		\$ 207,727.96	\$ 1,042.89				\$ 53,187.56	
80' Admin / Maint	65	\$ 6,245.42	\$ 96.08	65	\$ 6,245.42	\$ 96.08				\$ -	
Debt	64	\$ 60,595.84	\$ 946.81	64	\$ 60,595.84	\$ 946.81				\$ -	
Sub-Total		\$ 66,841.26	\$ 1,042.89		\$ 66,841.26	\$ 1,042.89				\$ -	
Total	Lennar	1,870	\$ 179,676.01	\$ 96.08	1,841	\$ 176,889.59	\$ 96.08	Platted On Roll Gross	\$ 2,786.42	Direct Bill Gross	\$ 23,628.03
			\$ 1,306,084.94	Gross		\$ 1,282,456.91					
TOTAL GROSS		1,900	\$ 182,558.51	Total Gross	1,871	\$ 179,772.09	Total Platted On Roll Gross	\$ 2,786.42	Total Direct Bill Gross	\$ 23,628.03	
			\$ 1,339,807.54			\$ 1,316,179.51					
TOTAL NET		1,900	\$ 171,605.00	Total Net		\$ 168,985.77	Total Platted On Roll Net	\$ 2,619.23	Total Direct Bill Net	\$ 22,210.35	
			\$ 1,259,419.09			\$ 1,237,208.74					

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

Revised Methodology Report Tables 2 & 3 Attached

There are 27 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, 3 unit are SF 52', 8 unit are SF 62', 1 unit is a SF 65', 2 unit is a SF 75', 6 unit is a SF 35', 1 unit is a Townhome, and 1 unit is a SF 80'.

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
Renaissance	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
Total	Renaissance		690	Gross	\$ 69,937.94 \$ 658,673.09	Gross
Oasis	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
Total	Oasis		136	Gross	\$ 13,784.87 \$ 119,470.21	Gross
Preserve	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
Total	Preserve		200	Gross	\$ 20,271.87 \$ 112,991.17	Gross
TOTAL GROSS			1,026	Total Gross	\$ 103,994.68 \$ 891,134.47	Total Gross
TOTAL NET			1,026	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
				\$ 174,583.64	\$ 779.39		\$ 118,467.47	\$ 779.39												\$ 56,116.17
Renaissance	50' SF	Admin / Maint	273	\$ 27,671.10	\$ 101.36															\$ 9,122.34
		Debt	272	\$ 272,709.57	\$ 998.94	182	\$ 18,548.76	\$ 101.36												\$ 90,903.19
		Sub-Total		\$ 300,380.67	\$ 1,100.30		\$ 181,806.38	\$ 998.94												\$ 100,025.53
				\$ 300,380.67	\$ 1,100.30		\$ 200,355.14	\$ 1,100.30												\$ 100,025.53
Renaissance	60' SF	Admin / Maint		\$ 19,562.35	\$ 101.36															\$ 10,135.93
		Debt	193	\$ 234,084.36	\$ 1,212.87	93	\$ 9,426.42	\$ 101.36												\$ 121,287.23
		Sub-Total		\$ 253,646.71	\$ 1,314.23		\$ 112,797.13	\$ 1,212.87												\$ 131,423.17
				\$ 253,646.71	\$ 1,314.23		\$ 122,223.55	\$ 1,314.23												\$ 131,423.17
Oasis	60' SF	Admin / Maint		\$ 9,325.06	\$ 101.36															\$ 1,621.75
		Debt	92	\$ 76,350.21	\$ 829.89	76	\$ 7,703.31	\$ 101.36												\$ 13,278.30
		Sub-Total		\$ 85,675.27	\$ 931.25		\$ 63,071.91	\$ 829.89												\$ 14,900.05
				\$ 85,675.27	\$ 931.25		\$ 70,775.22	\$ 931.25												\$ 14,900.05
Oasis	50' SF	Admin / Maint		\$ -	\$ 101.36															\$ (1,723.11)
		Debt	0	\$ -	\$ 691.58	17	\$ 1,723.11	\$ 101.36												\$ (11,756.86)
		Sub-Total		\$ -	\$ 792.94		\$ 11,756.86	\$ 691.58												\$ (13,479.97)
				\$ -	\$ 792.94		\$ 13,479.97	\$ 792.94												\$ (13,479.97)
Oasis	70' SF	Admin / Maint		\$ 4,459.81	\$ 101.36															\$ (202.72)
		Debt	44	\$ 43,120.00	\$ 980.00	46	\$ 4,662.53	\$ 101.36												\$ (1,960.00)
		Sub-Total		\$ 47,579.81	\$ 1,081.36		\$ 45,080.00	\$ 980.00												\$ (2,162.72)
				\$ 47,579.81	\$ 1,081.36		\$ 49,742.53	\$ 1,081.36												\$ (2,162.72)
Preserve	33' Villas	Admin / Maint		\$ 9,122.34	\$ 101.36															\$ (2,331.26)
		Debt	90	\$ 38,214.57	\$ 424.61	113	\$ 11,453.61	\$ 101.36												\$ (9,765.95)
		Sub-Total		\$ 47,336.91	\$ 525.97		\$ 47,980.52	\$ 424.61												\$ (12,097.21)
				\$ 47,336.91	\$ 525.97		\$ 59,434.13	\$ 525.97												\$ (12,097.21)
Preserve	50' SF	Admin / Maint		\$ 11,149.53	\$ 101.36															\$ -
		Debt	110	\$ 74,776.60	\$ 679.79	110	\$ 11,149.53	\$ 101.36												\$ -
		Sub-Total		\$ 85,926.12	\$ 781.15		\$ 74,776.60	\$ 679.79												\$ -
				\$ 85,926.12	\$ 781.15		\$ 85,926.12	\$ 781.15												\$ -
Total	Renaissance		690	\$ 69,937.94	\$ Gross	428	\$ 43,381.80	Platted On Roll Gross											\$ 26,556.15	Direct Bill Gross
				\$ 658,673.09			\$ 397,664.36												\$ 261,008.72	
Total	Oasis		136	\$ 13,784.87	\$ Gross	122	\$ 14,088.95	Platted On Roll Gross											\$ (304.08)	Direct Bill Gross
				\$ 119,470.21			\$ 119,908.77												\$ (438.56)	
Total	Preserve		200	\$ 20,271.87	\$ Gross	223	\$ 22,603.13	Platted On Roll Gross											\$ (2,331.26)	Direct Bill Gross
				\$ 112,991.17			\$ 122,757.12												\$ (9,765.95)	
TOTAL GROSS			1,026	\$ 103,994.68	Total Gross	773	\$ 80,073.88	Total Platted On Roll Gross											\$ 23,920.80	Total Direct Bill Gross
				\$ 891,134.47			\$ 640,330.25												\$ 250,804.21	
TOTAL NET			1,026	\$ 97,755.00	Total Net	773	\$ 75,269.44	Total Platted On Roll Net											\$ 22,485.56	Total Direct Bill Net
				\$ 837,666.40			\$ 601,910.44												\$ 235,755.96	

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
Unit 7 Master					
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
Total		2,876		\$ 566,069.15 \$ 2,100,530.80	Gross

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

Unit 7 Village F1 & F5					
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
Total		668		\$ 474,345.00	Gross

Assessment Recap - Unit 7 (Collection Method)

A		B		C		E		F		G		H		I		J	
TOTAL GROSS				PLATTED ON ROLL GROSS				DIRECT BILL GROSS									
Product Type	Total Units	Total Fiscal Year 2021/2022		Total Fiscal Year 2021/2022		Platted Units	Total Fiscal Year 2021/2022		Total Fiscal Year 2021/2022		Platted Assessment	Total Fiscal Year 2021/2022					
		Projected Assessment	Projected Assessment Per Unit	Projected Assessment	Projected Assessment Per Unit		Platted Assessment	Platted Assessment Per Unit	Platted Assessment	Platted Assessment Per Unit							
Unit 7 Master																	
50' Single Family	Admin / Maint			\$ 373,377.32	\$ 196.83	0	\$ -	\$ 196.83	\$ 373,377.32								
	Debt	1,897		\$ 1,574,510.00	\$ 830.00		\$ -	\$ 830.00	\$ 1,574,510.00								
	Sub-Total			\$ 1,947,887.32	\$ 1,026.83		\$ -	\$ 1,026.83	\$ 1,947,887.32								
74' Single Family	Admin / Maint			\$ 15,155.54	\$ 196.83	0	\$ -	\$ 196.83	\$ 15,155.54								
	Debt	77		\$ 94,586.80	\$ 1,228.40		\$ -	\$ 1,228.40	\$ 94,586.80								
	Sub-Total			\$ 109,742.34	\$ 1,425.23		\$ -	\$ 1,425.23	\$ 109,742.34								
Coach	Admin / Maint			\$ 42,514.23	\$ 196.83	0	\$ -	\$ 196.83	\$ 42,514.23								
	Debt	216		\$ 134,460.00	\$ 622.50		\$ -	\$ 622.50	\$ 134,460.00								
	Sub-Total			\$ 176,974.23	\$ 819.33		\$ -	\$ 819.33	\$ 176,974.23								
2-Story Units	Admin / Maint			\$ 58,260.25	\$ 196.83	0	\$ -	\$ 196.83	\$ 58,260.25								
	Debt	296		\$ 135,124.00	\$ 456.50		\$ -	\$ 456.50	\$ 135,124.00								
	Sub-Total			\$ 193,384.25	\$ 653.33		\$ -	\$ 653.33	\$ 193,384.25								
4-Story Units	Admin / Maint			\$ 76,761.81	\$ 196.83	0	\$ -	\$ 196.83	\$ 76,761.81								
	Debt	390		\$ 161,850.00	\$ 415.00		\$ -	\$ 415.00	\$ 161,850.00								
	Sub-Total			\$ 238,611.81	\$ 611.83		\$ -	\$ 611.83	\$ 238,611.81								
TOTAL GROSS		2,876		\$ 566,069.15	Total Gross	0	\$ -	Total Platted On Roll Gross	\$ 566,069.15	Total Direct Bill Gross							
				\$ 2,100,530.80			\$ -		\$ 2,100,530.80								
TOTAL NET		2,876		\$ 532,105.00	Total Net	0	\$ -	Total Platted On Roll Net	\$ 532,105.00	Total Direct Bill Net							
				\$ 1,974,498.95			\$ -		\$ 1,974,498.95								
Unit 7 Village B																	
50' Single Family	Debt	111		\$ 92,130.00	\$ 830.00	0	\$ -	\$ 830.00	\$ 92,130.00								
	Sub-Total			\$ 92,130.00	\$ 830.00		\$ -	\$ 830.00	\$ 92,130.00								
TOTAL GROSS		111		\$ 92,130.00	Total Gross	0	\$ -	Total Platted On Roll Gross	\$ 92,130.00	Total Direct Bill Gross							
				\$ 86,602.20			\$ -		\$ 86,602.20								
TOTAL NET		111		\$ -	Total Net	0	\$ -	Total Platted On Roll Net	\$ -	Total Direct Bill Net							
				\$ 86,602.20			\$ -		\$ 86,602.20								
Unit 7 Village F1 & F5																	
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								
TOTAL GROSS		668		\$ 474,345.00	Total Gross	0	\$ -	Total Platted On Roll Gross	\$ 474,345.00	Total Direct Bill Gross							
				\$ 445,884.30			\$ -		\$ 445,884.30								
TOTAL NET		668		\$ -	Total Net	0	\$ -	Total Platted On Roll Net	\$ -	Total Direct Bill Net							
				\$ 445,884.30			\$ -		\$ 445,884.30								

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
Unit 8 Master					
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
Total		1,316		\$ 134,473.40 \$ 771,603.84	Gross

Assessment Recap - Unit 8 (Collection Method)

A	B	C	E	F	G	H	I	J
TOTAL GROSS				PLATTED ON ROLL GROSS			DIRECT BILL GROSS	

Product Type	Total Units	Total Fiscal Year 2021/2022	Total Fiscal Year 2021/2022	Platted Units	Total Fiscal Year 2021/2022	Total Fiscal Year 2021/2022
		Projected Assessment	Projected Assessment Per Unit		Platted Assessment	Platted Assessment Per Unit

Unit 8 Master

50' Single Family	Admin / Maint		\$ 25,545.86	\$ 102.18
	Debt	250	\$ 174,345.00	\$ 697.38
	Sub-Total		\$ 199,890.86	\$ 799.56
75' Single Family	Admin / Maint		\$ 14,305.68	\$ 102.18
	Debt	140	\$ 122,592.40	\$ 875.66
	Sub-Total		\$ 136,898.08	\$ 977.84
Coach	Admin / Maint		\$ 27,385.16	\$ 102.18
	Debt	268	\$ 164,415.32	\$ 613.49
	Sub-Total		\$ 191,800.48	\$ 715.67
2-Story Units	Admin / Maint		\$ 27,385.16	\$ 102.18
	Debt	268	\$ 140,523.12	\$ 524.34
	Sub-Total		\$ 167,908.28	\$ 626.52
4-Story Units	Admin / Maint		\$ 39,851.54	\$ 102.18
	Debt	390	\$ 169,728.00	\$ 435.20
	Sub-Total		\$ 209,579.54	\$ 537.38

0	\$ -	\$ 102.18
	\$ -	\$ 697.38
	\$ -	\$ 799.56
0	\$ -	\$ 102.18
	\$ -	\$ 875.66
	\$ -	\$ 977.84
0	\$ -	\$ 102.18
	\$ -	\$ 613.49
	\$ -	\$ 715.67
0	\$ -	\$ 102.18
	\$ -	\$ 524.34
	\$ -	\$ 626.52
0	\$ -	\$ 102.18
	\$ -	\$ 435.20
	\$ -	\$ 537.38

\$ 25,545.86
\$ 174,345.00
\$ 199,890.86
\$ 14,305.68
\$ 122,592.40
\$ 136,898.08
\$ 27,385.16
\$ 164,415.32
\$ 191,800.48
\$ 27,385.16
\$ 140,523.12
\$ 167,908.28
\$ 39,851.54
\$ 169,728.00
\$ 209,579.54

TOTAL GROSS	1,316	\$ 134,473.40	Total Gross	0	\$ -	Total Platted On Roll Gross	\$ 134,473.40	Total Direct Bill Gross
		\$ 771,603.84			\$ -		\$ 771,603.84	

TOTAL NET	1,316	\$ 126,405.00	Total Net	0	\$ -	Total Platted On Roll Net	\$ 126,405.00	Total Direct Bill Net
		\$ 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	\$ 0.55	\$ -	\$ -	\$ -	\$ 94.25	
	Debt	\$ -	\$ 159.06	\$ 379.89	\$ -	\$ -	\$ -	\$ 538.95	
	Sub-Total	\$ 15.84	\$ 236.92	\$ 380.44	\$ -	\$ -	\$ -	\$ 633.20	
Multi Family	Admin / Maint	\$ 15.84	\$ 77.86	\$ 0.54	\$ -	\$ -	\$ -	\$ 94.24	
	Debt	\$ -	\$ 159.06	\$ 378.22	\$ -	\$ -	\$ -	\$ 537.28	
	Sub-Total	\$ 15.84	\$ 236.92	\$ 378.76	\$ -	\$ -	\$ -	\$ 631.52	
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	\$ 633.20	\$ (11.36)
\$ 642.84	\$ 631.52	\$ (11.32)
\$ 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	\$ 0.61	\$ 96.08	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 190.39	
	Debt	\$ -	\$ 159.06	\$ 424.10	\$ 1,093.10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,676.26	
	Sub-Total	\$ 15.84	\$ 236.92	\$ 424.71	\$ 1,189.18	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,866.65	
3 Bdr Sam 70	Admin / Maint	\$ 15.84	\$ 77.86	\$ 0.61	\$ 96.08	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 190.39	
	Debt	\$ -	\$ 159.06	\$ 424.10	\$ 1,432.12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,015.28	
	Sub-Total	\$ 15.84	\$ 236.92	\$ 424.71	\$ 1,528.20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,205.67	
3 Bdr Sam 80	Admin / Maint	\$ 15.84	\$ 77.86	\$ 0.61	\$ 96.08	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 190.39	
	Debt	\$ -	\$ 159.06	\$ 424.10	\$ 1,559.05	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,142.21	
	Sub-Total	\$ 15.84	\$ 236.92	\$ 424.71	\$ 1,655.13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,332.60	
3 Bdr Lee 45	Admin / Maint	\$ 15.84	\$ 77.86	\$ 0.61	\$ 96.08	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 190.39	
	Debt	\$ -	\$ 159.06	\$ 424.10	\$ 1,227.41	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,810.57	
	Sub-Total	\$ 15.84	\$ 236.92	\$ 424.71	\$ 1,323.49	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000.96	
3 Bdr Lee 65	Admin / Maint	\$ 15.84	\$ 77.86	\$ 0.61	\$ 96.08	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 190.39	
	Debt	\$ -	\$ 159.06	\$ 424.10	\$ 1,380.47	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,963.63	
	Sub-Total	\$ 15.84	\$ 236.92	\$ 424.71	\$ 1,476.55	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,154.02	
35'	Admin / Maint	\$ 15.84	\$ 77.86	\$ 0.46	\$ 96.08	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 190.25	
	Debt	\$ -	\$ 159.06	\$ 322.17	\$ 521.28	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,002.51	
	Sub-Total	\$ 15.84	\$ 236.92	\$ 322.63	\$ 617.36	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,192.76	
Townhome	Admin / Maint	\$ 15.84	\$ 77.86	\$ 0.46	\$ 96.08	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 190.25	
	Debt	\$ -	\$ 159.06	\$ 322.17	\$ 521.28	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,002.51	
	Sub-Total	\$ 15.84	\$ 236.92	\$ 322.63	\$ 617.36	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,192.76	
Coach	Admin / Maint	\$ 15.84	\$ 77.86	\$ 0.52	\$ 96.08	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 190.30	
	Debt	\$ -	\$ 159.06	\$ 361.34	\$ 627.66	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,148.06	
	Sub-Total	\$ 15.84	\$ 236.92	\$ 361.86	\$ 723.74	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,338.36	
45'	Admin / Maint	\$ 15.84	\$ 77.86	\$ 0.61	\$ 96.08	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 190.39	
	Debt	\$ -	\$ 159.06	\$ 424.10	\$ 627.66	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,210.82	
	Sub-Total	\$ 15.84	\$ 236.92	\$ 424.71	\$ 723.74	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,401.21	
52'	Admin / Maint	\$ 15.84	\$ 77.86	\$ 0.61	\$ 96.08	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 190.39	
	Debt	\$ -	\$ 159.06	\$ 424.10	\$ 734.04	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,317.20	
	Sub-Total	\$ 15.84	\$ 236.92	\$ 424.71	\$ 830.12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,507.59	
62'	Admin / Maint	\$ 15.84	\$ 77.86	\$ 0.61	\$ 96.08	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 190.39	
	Debt	\$ -	\$ 159.06	\$ 424.10	\$ 840.42	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,423.58	
	Sub-Total	\$ 15.84	\$ 236.92	\$ 424.71	\$ 936.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,613.97	
65'	Admin / Maint	\$ 15.84	\$ 77.86	\$ 0.61	\$ 96.08	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 190.39	
	Debt	\$ -	\$ 159.06	\$ 424.10	\$ 840.42	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,423.58	
	Sub-Total	\$ 15.84	\$ 236.92	\$ 424.71	\$ 936.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,613.97	
70'	Admin / Maint	\$ 15.84	\$ 77.86	\$ 0.61	\$ 96.08	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 190.39	
	Debt	\$ -	\$ 159.06	\$ 424.10	\$ 840.42	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,423.58	
	Sub-Total	\$ 15.84	\$ 236.92	\$ 424.71	\$ 936.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,613.97	
75'	Admin / Maint	\$ 15.84	\$ 77.86	\$ 0.61	\$ 96.08	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 190.39	
	Debt	\$ -	\$ 159.06	\$ 424.10	\$ 946.81	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,529.97	
	Sub-Total	\$ 15.84	\$ 236.92	\$ 424.71	\$ 1,042.89	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,720.36	
80'	Admin / Maint	\$ 15.84	\$ 77.86	\$ 0.61	\$ 96.08	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 190.39	
	Debt	\$ -	\$ 159.06	\$ 424.10	\$ 946.81	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,529.97	
	Sub-Total	\$ 15.84	\$ 236.92	\$ 424.71	\$ 1,042.89	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,720.36	

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	\$ 1,866.65	\$ (12.26)
\$ 2,217.94	\$ 2,205.67	\$ (12.26)
\$ 2,344.87	\$ 2,332.60	\$ (12.26)
\$ 2,013.23	\$ 2,000.96	\$ (12.26)
\$ 2,166.29	\$ 2,154.02	\$ (12.26)
\$ 1,202.93	\$ 1,192.76	\$ (10.17)
\$ 1,202.93	\$ 1,192.76	\$ (10.17)
\$ 1,349.34	\$ 1,338.36	\$ (10.97)
\$ 1,413.48	\$ 1,401.21	\$ (12.26)
\$ 1,519.86	\$ 1,507.59	\$ (12.26)
\$ 1,626.24	\$ 1,613.97	\$ (12.26)
\$ 1,626.24	\$ 1,613.97	\$ (12.26)
\$ 1,626.24	\$ 1,613.97	\$ (12.26)
\$ 1,732.63	\$ 1,720.36	\$ (12.26)
\$ 1,732.63	\$ 1,720.36	\$ (12.26)

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 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		
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	\$ 0.55	\$ -	\$ 101.36	\$ -	\$	\$ 195.61	
	Debt	\$ -	\$ 159.06	\$ -	\$ -	\$ 424.61	\$ -	\$	\$ 583.67	
	Sub-Total	\$ 15.84	\$ 236.92	\$ 0.55	\$ -	\$ 525.97	\$ -	\$	\$ 779.27	
Preserve 50'	Admin / Maint	\$ 15.84	\$ 77.86	\$ 0.54	\$ -	\$ 101.36	\$ -	\$	\$ 195.60	
	Debt	\$ -	\$ 159.06	\$ -	\$ -	\$ 679.79	\$ -	\$	\$ 838.85	
	Sub-Total	\$ 15.84	\$ 236.92	\$ 0.54	\$ -	\$ 781.15	\$ -	\$	\$ 1,034.45	

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	\$ 779.27	\$	(62.53)
\$ 1,096.94	\$ 1,034.45	\$	(62.49)

*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	\$ -	\$ -	\$ -	\$ 996.00	\$ 1,155.06
	Sub-Total	\$ 15.84	\$ 236.92	\$ -	\$ -	\$ -	\$ 1,192.83	\$ 1,445.59
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
\$ -	\$ 1,445.59	\$ 1,445.59
\$ -	\$ 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 Multi Family (3 BDR)	Admin / Maint	\$ 15.84	\$ 77.86	\$ 0.53	\$ -	\$ -	\$ -	\$ -	\$ 94.23	
	Debt	\$ -	\$ 159.06	\$ 368.91	\$ -	\$ -	\$ -	\$ -	\$ 527.97	
	Sub-Total	\$ 15.84	\$ 236.92	\$ 369.44	\$ -	\$ -	\$ -	\$ -	\$ 622.20	
Town Center Multi Family (2 BDR)	Admin / Maint	\$ 15.84	\$ 77.86	\$ 0.47	\$ -	\$ -	\$ -	\$ -	\$ 94.17	
	Debt	\$ -	\$ 159.06	\$ 329.74	\$ -	\$ -	\$ -	\$ -	\$ 488.80	
	Sub-Total	\$ 15.84	\$ 236.92	\$ 330.21	\$ -	\$ -	\$ -	\$ -	\$ 582.97	
Town Center	Admin / Maint	\$ 15.84	\$ 77.86	\$ 18.50	\$ -	\$ -	\$ -	\$ -	\$ 112.20	
	Debt	\$ -	\$ 159.06	\$ 12,863.47	\$ -	\$ -	\$ -	\$ -	\$ 13,022.53	
	Sub-Total	\$ 15.84	\$ 236.92	\$ 12,881.97	\$ -	\$ -	\$ -	\$ -	\$ 13,134.73	

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	\$ 622.20	\$ (11.13)	
\$ 593.30	\$ 582.97	\$ (10.33)	
\$ 13,402.26	\$ 13,134.73	\$ (267.53)	

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 Boundary Per 1/2 Acre or Less	Admin / Maint	\$ 15.84	\$ 77.86	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 93.70	
	Debt	\$ -	\$ 159.06	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 159.06	
	Sub-Total	\$ 15.84	\$ 236.92	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 252.76	
Land Outside U1 Boundary Per 1/2 Acre or Less	Admin / Maint	\$ 15.84	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15.84	
	Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	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
Total		16,400	\$ 49,895,467.87	\$ -	0	\$ 3,042.41

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

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

Debt Assessment Methodology - Unit 3

Table 2			
Product Type	Number of Units	Total Maximum Annual Assessment per Unit *	Total Maximum Annual Assessment per Product Type
35'	179	\$490	\$87,710
Town	420	\$490	\$205,800
Coach	116	\$590	\$68,440
45'	59	\$590	\$34,810
52'	513	\$690	\$353,970
62'	131	\$790	\$103,490
65'	79	\$790	\$62,410
70'	56	\$790	\$44,240
75'	252	\$890	\$224,280
80'	65	\$890	\$57,850
Totals	1870		\$1,243,000

* Does not include county fees and discounts.

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

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

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
Totals	690			\$ 619,153	\$ 658,673

OASIS SUBDIVISION

Product Type	Number of Units	Net M.A.D.S. Assessment Per Unit After Contribution	Gross M.A.D.S. Assessment Per Unit After Contribution*	Total Net M.A.D.S. Assessment Per Product Type After Contribution*	Total Gross M.A.D.S. Assessment Per Product Type After Contribution*
60' SF	92	\$ 780	\$ 830	\$ 71,769	\$ 76,350
70' SF	44	\$ 921	\$ 980	\$ 40,533	\$ 43,120
Totals	136			\$ 112,302	\$ 119,470

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

PRESERVE SUBDIVISION

Product Type	Number of Units	Net M.A.D.S. Assessment Per Unit After Contribution	Gross M.A.D.S. Assessment Per Unit After Contribution*	Total Net M.A.D.S. Assessment Per Product Type After Contribution*	Total Gross M.A.D.S. Assessment Per Product Type After Contribution*
33' Villas	90	\$ 399	\$ 425	\$ 35,922	\$ 38,215
50' SF	110	\$ 639	\$ 680	\$ 70,290	\$ 74,777
Totals	200			\$ 106,212	\$ 112,991

TOTAL PROJECT

Product Type	Number of Units	Net M.A.D.S. Assessment Per Unit After Contribution	Gross M.A.D.S. Assessment Per Unit After Contribution*	Total Net M.A.D.S. Assessment Per Product Type After Contribution*	Total Gross M.A.D.S. Assessment Per Product Type After Contribution*
33' Villas	90	\$ 399	\$ 425	\$ 35,922	\$ 38,215
35' Villas	224	\$ 637	\$ 678	\$ 142,766	\$ 151,879
50' SF	110	\$ 639	\$ 680	\$ 70,290	\$ 74,777
50' SF	273	\$ 939	\$ 999	\$ 256,347	\$ 272,710
60' SF	193	\$ 1,140	\$ 1,213	\$ 220,039	\$ 234,084
60' SF	92	\$ 780	\$ 830	\$ 71,769	\$ 76,350
70' SF	44	\$ 921	\$ 980	\$ 40,533	\$ 43,120
Totals	1026			\$ 837,666	\$ 891,134

M.A.D.S. = Maximum Annual Debt Service

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

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
Totals	2,876	.	2,531			\$ 2,100,531

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
Totals	111	.	111			\$ 92,130

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
Totals	668	.	571.50			474,345.00

*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.