



**WEST VILLAGES
IMPROVEMENT DISTRICT**

**CITY OF NORTH PORT
SARASOTA COUNTY
REGULAR BOARD MEETING
NOVEMBER 11, 2021
11:00 A.M.**

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.westvillagesid.org
561.630.4922 Telephone
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AGENDA
WEST VILLAGES IMPROVEMENT DISTRICT
19503 S. West Villages Parkway, #A4
Venice, Florida 34293
<https://us02web.zoom.us/j/87509654850>
Meeting ID: 875 0965 4850
Code: 11036 Dial In: 1-929-436-2866
REGULAR BOARD MEETING
November 11, 2021
11:00 a.m.

A.	Call to Order	
B.	Proof of Publication.....	Page 1
C.	Establish Quorum	
D.	Additions or Deletions	
E.	Comments from the Public on All Agenda Items	
F.	Approval of Minutes	
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G.	General District Matters	
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	2. Consider Approval of Boundary Amendment Funding Agreement between the District and Manasota Beach Ranchlands, LLLP.....	Page 35
	3. Consider Resolution No. 2021-18 – Authorizing Boundary Amendment.....	Page 40
H.	Unit of Development No. 6	
	1. Consider Approval of First Amendment to Water Supply Agreement.....	Page 42
I.	Administrative Matters	
	1. District Engineer	
	2. District Attorney	
	3. District Operations Manager	
	4. District Manager	
J.	Board Member Comments	
K.	Adjourn	



Miscellaneous Notices

Published in Sarasota Herald-Tribune on November 2, 2021

Location

Sarasota County, Florida

Notice Text

NOTICE OF BOARD MEETING
WEST VILLAGES
IMPROVEMENT DISTRICT

Notice is hereby given that the Board of Supervisors (Board) of the West Villages Improvement District (District) will hold a regular meeting of the Board on November 11, 2021, at 11:00 A.M. remotely via Zoom communications media technology and in person at 19503 S. West Villages Parkway, #A4, Venice, Florida 34293. Attendance via Zoom is strongly encouraged in lieu of in-person attendance.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for this meeting may be obtained by contacting the District Manager by email at wcrosley@sdsinc.org, by telephone at 941-244-2805, or by visiting the District s website, westvillagesid.org. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

As a public health precaution, all those attending the meeting in person will be asked to wear a mask and maintain social distancing. The District fully encourages public participation in a safe and efficient manner in light of the COVID-19 public health emergency. To that end, the District recommends that any member of the public interested in listening to and participating in the meeting remotely do so by logging into Zoom via their computer at <https://us02web.zoom.us/j/87509654850> and entering the meeting ID of 875 0965 4850, Passcode 11036, or by dialing in telephonically at 1-929-436-2866 and entering the conference identification number 875 0965 4850, passcode 11036.

In the event that the COVID-19 public health emergency prevents the meeting from occurring in-person, the District may conduct the meeting entirely by telephone or video conferencing communications media technology pursuant to governmental orders, including but not limited to any relevant Executive Orders issued by Governor DeSantis, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., Florida Statutes. Information about how the meeting will occur, assistance connecting to the meeting or arranging further accommodations for participation, and any other questions can be addressed by contacting the District Manager s office at the phone number or e-mail above, or by visiting the District s website.

One or more Supervisors, staff or other individuals are anticipated to participate by Zoom. Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at 941-244-2805. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY)/1-800-955-8770 (Voice), for aid in contacting the District Manager.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

William Crosley, District Manager
West Villages Community Development District
WEST VILLAGES IMPROVEMENT DISTRICT
www.westvillagesid.org
11/2/2021

**WEST VILLAGES IMPROVEMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
SEPTEMBER 16, 2021**

A. CALL TO ORDER

The September 16, 2021, Regular Board Meeting of the West Villages Improvement District (“WVID” or the “District”) was called to order at 11:00 a.m. at 19503 S. West Villages Parkway, #A4, Venice, Florida 34293 and via Zoom: <https://us02web.zoom.us/j/87509654850>, Meeting ID: 875 0965 4850, Dial In: 1-929-436-2866.

B. PROOF OF PUBLICATION

Proof of publication was presented that showed the notice of the Regular Board Meeting had been published in the *Sarasota Herald-Tribune* on September 7, 2021, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of the following Supervisors constituted a quorum and it was in order to proceed with the meeting:

Chairman	John Luczynski	Present in person
Vice Chairman	Steve Lewis	Present in person
Supervisor	Tom Buckley	Present in person
Supervisor	Victor Dobrin	Present via Zoom
Supervisor	Christine Masney	Present via Zoom

Staff members in attendance were:

District Manager	Todd Wodraska (via Zoom)	Special District Services, Inc.
District Manager	William Crosley	Special District Services, Inc.
District Counsel	Jonathan Johnson (via Zoom)	Hopping Green & Sams, P.A.
District Engineer	Richard Ellis	Dewberry

Also present were: Kevin Shaughnessy and John Meisel.

D. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC

There were no comments from the public.

F. APPROVAL OF MINUTES

1. August 12, 2021, Public Hearing & Regular Board Meeting

The minutes of the August 12, 2021, Public Hearing & Regular Board Meeting were presented for consideration.

A **MOTION** was made by Mr. Buckley, seconded by Mr. Luczynski and passed unanimously approving the minutes of August 12, 2021, Public Hearing & Regular Board Meeting, as presented.

G. GENERAL DISTRICT MATTERS

1. Receive Fiscal Year 2020 Audit Report

Mr. Dobrin asked if this was the same format that was received last year. It was noted that the audit was not included in the meeting book last year, but was included this year and is also posted on the District's website. There is a finding on the audit related to the Unit 2 bonds. The State of Florida provides funds for the stadium debt service in Unit 5 in the amount of \$999,996.

There was no further action on this matter.

2. Consider Request for Contract Increase to Grau and Associates

A **motion** was made by Mr. Lewis, seconded by Mr. Buckley approving the Grau and Associates' request for additional fees for the 2021, 2022 and 2023 audits, as presented. The **motion** passed unanimously.

The 2021 audit previously approved at \$23,000 is now approved for \$30,000. The 2022 audit (option year) previously approved for \$23,500 is now approved for \$31,000, and the 2023 audit (option year) previously approved for \$24,000 is now approved for \$32,000. These requested increases are based on actual time incurred for the audits to be completed, as the District continues to evolve and the complexity of performing the audits, which has increased dramatically.

A **motion** was made by Mr. Lewis, seconded by Mr. Buckley approving the Grau and Associates' request for an additional \$5,000 for the 2020 audit. The **motion** passed on a vote of 4 to 1 with Mr. Dobrin dissenting.

The Regular Board Meeting was then recessed and the Public Hearing was opened.

3. Public Hearing **a. Proof of Publication**

Proof of publication was presented that showed the notice of the Public Hearing had been published in the *Sarasota Herald-Tribune* on September 7, 2021, as legally required.

b. Receive Public Comment on Permit and Development Review Rates, Fees and Charges

It was explained that the purpose of the Review Rates, Fees, and Charges is for the District to get reimbursed for any expenses incurred by professional services. These fees may include event permit fees, right-of-way permitting, pre-construction meetings, construction reviews and final walk-through and acceptance, event permits, review of development plans, preparation of irrigation and pond maintenance agreements, plat reviews and City of North Port coordination, final reviews and acceptance of irrigation and stormwater improvements.

There was no public comment on the Permit and Development Review Rates, Fees and Charges.

c. Consider Resolution No. 2021-14 – Adopting Permit and Development Review Rates, Fees and Charges

Resolution No. 2021-14 was presented, entitled:

RESOLUTION 2021-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT ADOPTING PERMIT AND DEVELOPMENT REVIEW RATES, FEES AND CHARGES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Mr. Luczynski seconded by Mr. Lewis adopting Resolution No. 2021-14 with the following amendment: to allow the ability of District staff to raise the fees on an annual basis with the lesser of 5% or the actual CPI for the preceding 12 months. That **motion** carried unanimously.

The Public Hearing was then closed and the Regular Board Meeting was reconvened.

H. UNIT OF DEVELOPMENT NO. 1

1. Consider Award of Landscape Contract

Mr. Smith reviewed the evaluation totals that the Landscape Selection Committee had assigned to each of the 5 vendors who provided proposals to the District. The Landscape Selection Committee’s recommendation was to award Brightview Landscape Services Inc. a one year contract in the amount of \$749,000 with four one-year extensions. There is a 30 day clause to terminate the contract by either party. There was a brief discussion related to the evaluation criteria.

A **motion** was made by Mr. Buckley, seconded by Mr. Lewis, awarding Brightview Landscape Services Inc. a one year contract in the amount of \$749,000 with four one-year extensions with a

30 day clause to terminate the contract by either party. Upon being put to a vote, the **motion** carried 4 to 0 with Ms. Masney's audible vote not available at this time.

I. UNIT OF DEVELOPMENT NO. 5

1. Consider Change Order No. 29 (Final) to Barton Malow for Stadium Construction Agreement

It was noted that this was the final close out change order for the Atlanta Braves Spring Training Facility Project and was a decrease of \$875,187.04. The total contract amount, including this change order is \$98,515,905.71. The Atlanta Braves and Stantec Engineering each have previously reviewed and approved Change Order No. 29.

A **motion** was made by Mr. Buckley, seconded by Mr. Lewis approving Change Order No. 29 (Final) to Barton Malow for Stadium Construction Agreement in the decreased amount of \$875,187.04. Upon being put to a vote, the **motion** carried 4 to 0 with Ms. Masney's audible vote still not available at this time.

The Regular Board Meeting was then recessed and the Public Hearing was opened.

J. UNIT OF DEVELOPMENT NO. 6

1. Public Hearing
a. Proof of Publication

Proof of publication was presented that showed the notice of the Public Hearing had been published in the *Sarasota Herald-Tribune* on September 7, 2021, as legally required.

b. Receive Public Comment on Permit and Development Review Rates, Fees and Charges

John Meisel asked if he could get a better understanding of the differentiation between what the residents of the District are charged per 1,000 gallons, which is the proposed .73 cents per 1,000 gallons versus those residents of unincorporated Sarasota County that are charged .46 cents per 1,000 gallons for irrigation water. It was noted that the rates charged to District residents were based on a water rate study that considered the operation and maintenance expenses to deliver irrigation quality water.

There was no further public comment.

c. Consider Resolution No. 2021-15 – Adopting Revised Irrigation Rates, Fees and Charges

Resolution No. 2021-15 was presented, entitled:

RESOLUTION 2021-15

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT ADOPTING REVISED IRRIGATION RATES, FEES AND CHARGES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Dobrin commented that the water rate study rates were based on a model which should be revisited with more current rates to do justice, as it is hard for him to accept these new rates. Mr. Luczynski stated that there was a 10-year master irrigation plan currently underway. Once that plan is adopted, a new water rate study will be completed, which will contemplate all of the significant dollars invested in the infrastructure that will need to be recovered. The rates under consideration are one year behind the rate study increases year over year.

A **motion** was made by Mr. Lewis, seconded by Mr. Buckley, adopting Resolution No. 2021-15, as presented. Upon being put to a vote, the **motion** carried 4 to 1 with Mr. Dobrin dissenting.

The Public Hearing was then closed and the Regular Board Meeting was reconvened.

2. Consider Work Authorization No. 4 between the District and Kimley-Horn and Associates, Inc. for Professional Services for Regulatory Assistance Services for Reuse Distribution System FDEP Permit

It was explained that the purpose of Work Authorization No. 4 amendment was to extend the contract from October 1, 2021, to September 30, 2022, and does not contemplate any change in the amount of \$60,000 previously approved by the Board.

A **motion** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously approving Work Authorization No. 4 between the District and Kimley-Horn and Associates, Inc. for Professional Services for Regulatory Assistance Services for Reuse Distribution System FDEP Permit, as presented.

K. ADMINISTRATIVE MATTERS

1. District Engineer

The draft of the 10 Year Master Irrigation Plan was previously distributed to District staff and is almost ready to be brought to the Board for review. Staff has been meeting with developers for irrigation considerations regarding the planned golf course, which is a critical plan for future irrigation use. Additionally, the downtown Wellen Park parcels are also being planned for irrigation use and allocations for water.

2. District Attorney

Mr. Dobrin asked what the criteria was for the use of any remaining bond funds still remaining for projects; and what are the criteria which would delineate improvements versus maintenance? For example, if the road configuration was to be changed at an entry or to add certain physical

features, are those elements part of the expenditure that can be charged against that restricted fund? Mr. Johnson replied that each proposed improvement needed to be considered individually and the adopted plan of improvements for a specific Unit of Development. However, in general, repair and replacement are not covered, but to the extent additional improvements are being provided which are related to the utility for what was already existing, then that would generally or likely be acceptable. In each instance, the District Engineer and Tax Counsel would need to be comfortable with any proposed expenditure, as they would need to sign requisitions for those payments.

3. District Operations' Manager

Mike Smith reported that Sarasota County had finally started to mow the section of grass along US 41 that was unsightly. The street lights along Preto Boulevard are now operational, which was delayed due to an issue on one leg on the 3 phase that was the problem. In addition, the drainage canal from River Road, along Renaissance Boulevard to Prestigio Boulevard has been cleared. The drainage canal was also cleared from US 41 between Renaissance and Oasis to River Road. Routine annual maintenance will be completed going forward to keep these expenses much lower than the cost of the aggressive maintenance that was needed in the canals.

4. District Manager

It was noted that the next meeting was scheduled for October 14, 2021.

L. BOARD MEMBER COMMENTS

Mr. Dobrin noted that he had been contacted by a resident who inquired about the irrigation water having a high content of nitrogen. Chairman Luczynski asked that Mr. Dobrin ask the resident to contact District staff directly for any questions. There is no measurement of nitrogen in the irrigation water. Chairman Luczynski asked if the individual communities were within their irrigation allocations. The Operations' Manager commented that for the most part, each community was in compliance however, Renaissance Phase 1 was having some difficulty due to a contractor change who had previously managed the irrigation system and clocks.

Chairman Luczynski asked Mr. Shaughnessy if Gran Paradiso has seen a difference in their irrigation demand with the change of the landscape contractor. Mr. Shaughnessy responded that Brightview had just taken over the property, but seasonal controls have been implemented and a schedule will be created to reflect month by month adjustments to be made. The irrigation pumps are being shut off after rain events and even during high saturation periods to conserve water. The Gran Paradiso POA is directing everyone to not adjust any individual residential irrigation clocks. All irrigation clocks are to be programmed by the Gran Paradiso POA landscape contractor only.

M. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 12:20 p.m. on a **MOTION** made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously.

Secretary/Assistant Secretary

Chair/Vice Chair

**WEST VILLAGES IMPROVEMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 14, 2021**

A. CALL TO ORDER

The October 14, 2021, Regular Board Meeting of the West Villages Improvement District (“WVID” or the “District”) was called to order at 11:00 a.m. at 19503 S. West Villages Parkway, #A4, Venice, Florida 34293 and via Zoom: <https://us02web.zoom.us/j/87509654850>, Meeting ID: 875 0965 4850, Dial In: 1-929-436-2866.

B. PROOF OF PUBLICATION

Proof of publication was presented that showed the notice of the Regular Board Meeting had been published in the *Sarasota Herald-Tribune* on September 7, 2021, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of the following Supervisors constituted a quorum and it was in order to proceed with the meeting:

Chairman	John Luczynski	Absent
Vice Chairman	Steve Lewis	Present in person
Supervisor	Tom Buckley	Present in person
Supervisor	Victor Dobrin	Present in person
Supervisor	Christine Masney	Present via Zoom

Staff members in attendance were:

District Manager	Todd Wodraska (via Zoom)	Special District Services, Inc.
District Manager	William Crosley	Special District Services, Inc.
District Counsel	Lindsay Whelan (via Zoom)	Hopping Green & Sams, P.A.
District Engineer	Richard Ellis (via Zoom)	Dewberry

Also present were: John Meisel, Rich Bando, Ghyl & Bruce Theurer and Kevin Shaughnessy.

D. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC

Mr. Meisel advised that there was low irrigation pressure around the Campanile Court area and asked if there was an update on the District’s involvement that was requested at a previous meeting. Mr. Smith responded that the District was aware of the low pressure on that street and noted that it was an internal Gran Paradiso POA issue and needed to be addressed by the POA.

Kevin Shaughnessy, the Gran Paradiso liaison to the District, stated that he had spoken with the area Irrigation Director of BrightView Landscape Services who indicated that he knew another contractor that would come take a look at the issue. Mr. Shaughnessy reiterated that the low pressure matter was an internal POA matter and was not a District issue.

F. UNIT OF DEVELOPMENT NO. 1

1. Consider Resolution No. 2021-16 – Supporting the Procurement of State and Federal Funding for Safety and Transportation Improvements Along U.S. 41

Resolution No. 2021-16 was presented, entitled:

RESOLUTION 2021-16

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE WEST VILLAGES IMPROVEMENT DISTRICT
SUPPORTING THE PROCUREMENT OF STATE AND
FEDERAL FUNDING FOR SAFETY AND
TRANSPORTATION IMPROVEMENTS ALONG US 41.**

Ms. Whalen noted that there was some possible Federal and State funding available for the improvements along U.S. 41, such as landscaping, stormwater, bike paths and signalization. This would also allow for U.S. 41 to become a lower speed designation. The District is the most appropriate entity to procure those funds, if available. The District could also be engaged with the actual construction and those related services relative to this project. The request is for the Board to approve its Staff, in consultation with the District Chairman, working with the developer, state, and local government representatives to try to help procure said funding. This agreement also enters the District into a standard funding agreement with the developer to pay all expense is related to the cost of the solicitation. Mr. Meisel asked if the funds that the District was seeking were not procured, would the District still be responsible for the improvements on U.S. 41. This question was not answered definitively. Supervisor Dobrin commented that he was in favor of receiving the funds, if available. There was discussion regarding improvements along U.S. 41 relating to the District Pattern Book with specific requirements from the City of North Port.

A **MOTION** was made by Mr. Dobrin, seconded by Mr. Buckley and passed unanimously adopting Resolution No. 2021-016, as presented.

G. ADMINISTRATIVE MATTERS

1. District Engineer

There was no District Engineer Report at this time

2. District Attorney

There was no District Attorney Report at this time.

3. District Operations' Manager

Mr. Dobrin asked for an update on the GIS program. The second phase of the GIS program has been loaded, and the project came in under budget. New data, soon to be loaded, will be additional roads currently under construction.

4. District Manager

It was noted that the next meeting was scheduled for November 11, 2021.

H. BOARD MEMBER COMMENTS

There were no comments from the Board Members.

I. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 11:25 a.m. on a **MOTION** made by Mr. Buckley, seconded by Mr. Lewis and passed unanimously.

Secretary/Assistant Secretary

Chair/Vice Chair

RESOLUTION NO. 2021-17

A RESOLUTION OF THE WEST VILLAGES IMPROVEMENT DISTRICT ADOPTING AN AMENDED FISCAL YEAR 2020/2021 BUDGET.

WHEREAS, the Board of Supervisors of the West Villages Improvement District Community (hereinafter called District) is empowered to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared an amended fiscal year 2020/2021 budget.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT THAT:

Section 1. The Amended Budget for Fiscal Year 2020/2021 attached hereto as Exhibit "A" is hereby approved and adopted.

Section 2. The Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 11th day of November, 2021.

ATTEST:

**WEST VILLAGES
IMPROVEMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

West Villages
Improvement District

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

WEST VILLAGES IMPROVEMT DISTRICT

FY 2020/2021 AMENDED FINAL BUDGET

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**AMENDED FINAL BUDGET COMPARISON - ALL UNITS
WEST VILLAGES IMPROVEMENT DISTRICT**

	FISCAL YEAR 2020/2021 ANNUAL BUDGET 10/1/20 - 9/30/21	FISCAL YEAR 2020/2021 AMENDED FINAL BUDGET 10/1/20 - 9/30/21	FISCAL YEAR 2020/2021 ACTUAL 10/1/20 - 9/29/21
REVENUES			
O & M ASSESSMENTS	2,031,804	1,984,432	1,984,432
O & M ASSESSMENTS - DIRECT BILL	437,645	342,978	342,978
DEBT ASSESSMENTS	7,127,927	5,831,327	5,831,327
DEBT DIRECT BILL	6,064,402	6,037,478	6,037,478
INTEREST INCOME	1,000	7,353	7,353
DEVELOPER CONTRIBUTION	0	79,647	79,647
OTHER REVENUES	0	53,745	53,745
OTHER REVENUES - IMPACT FEES REIMBURSEMENT	0	5,000,000	5,000,000
OTHER REVENUES - EQUIP PURCHASE REIMBURSEMENT	0	1,444,792	1,406,827
OTHER REVENUES - CAPITAL	0	4,222,243	3,044,058
CARRY OVER FUNDS FROM PRIOR YEAR	0	0	0
Total Revenues	\$ 15,662,778	\$ 25,003,995	\$ 23,787,845
EXPENDITURES			
BASEBALL FACILITY EXPENSES	0	25,000	25,000
INFRASTRUCTURE MAINTENANCE	1,561,000	1,810,499	1,421,346
GIS PROJECT	100,000	85,000	72,984
ENGINEERING	79,000	169,205	150,690
MANAGEMENT	132,616	141,619	141,619
OPERATIONS MANAGER	140,850	140,850	140,850
LEGAL	160,000	151,974	124,685
ASSESSMENT ROLL	15,000	15,000	15,000
AUDIT FEES	24,000	24,419	24,419
ARBITRAGE REBATE FEE	7,500	4,550	4,550
RENTS & LEASES	15,000	14,400	14,400
INSURANCE	35,000	40,754	40,754
LEGAL ADVERTISING	15,000	15,000	12,967
MISCELLANEOUS	22,475	11,650	6,760
POSTAGE	1,000	1,070	1,062
OFFICE SUPPLIES	8,000	1,100	1,054
DUES & SUBSCRIPTIONS	0	175	175
TRUSTEE FEES	25,600	33,306	33,306
WEBSITE	1,500	1,500	1,500
CONTINUING DISCLOSURE FEE	5,000	6,000	6,000
CAPITAL OUTLAY	0	4,222,243	2,972,243
EQUIP PURCHASE FOR OTHER GOVS	0	1,444,792	1,444,792
Total Expenditures	\$ 2,348,541	\$ 8,360,106	\$ 6,656,156
EXCESS OR (SHORTFALL)	\$ 13,314,237	\$ 16,643,889	\$ 17,131,689
DEBT PAYMENT TO TRUSTEE (ALL UNITS)	(12,764,653)	(11,558,280)	(11,558,280)
BALANCE	\$ 549,584	\$ 5,085,609	\$ 5,573,409
COUNTY APPRAISER & TAX COLLECTOR FEE	(183,195)	(75,233)	(75,233)
DISCOUNTS FOR EARLY PAYMENTS	(366,389)	(303,520)	(303,520)
NET EXCESS/SHORTFALL	\$ -	\$ 4,706,856	\$ 5,194,656

NOTES

Capital Outlays are funded by the Developer.

Equipment Purchase (Fire Truck) funded by City Of North Port and the Developer.

Impact Fees Reimbursement was received from the City Of North Port.

Unbudgeted Baseball Facility Expense for \$25,000 was for secured note for the Baseball Facility.

Infrastructure Maintenance was over budget primarily due to additional landscaping.

Amended Budget Amount for Infrastructure Maintenance includes \$248,000 which were added to the Unit 1 Roadways Resurfacing Reserve Fund.

Amended Budget Amount for Infrastructure Maintenance includes \$102,000 which were added to the Unit 3 Roadways Resurfacing Reserve Fund.

Engineering was over budget due to needed road permit issuances, plat reviews and field observations.

Management was over budget due to addition of Unit 8 (funded by the developer).

Fees paid to the Bond Trustee were over budget due to additional District Bonds.

AMENDED FINAL BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
DISTRICT PROPER
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2020/2021 ANNUAL BUDGET 10/1/20 - 9/30/21	FISCAL YEAR 2020/2021 AMENDED FINAL BUDGET 10/1/20 - 9/30/21	FISCAL YEAR 2020/2021 ACTUAL 10/1/20 - 9/29/21
REVENUES			
O & M ASSESSMENTS	418,150	414,248	414,248
O & M DIRECT BILL	0	0	0
DEBT ASSESSMENTS	0	0	0
DEBT DIRECT BILL	0	0	0
DEVELOPER CONTRIBUTION	0	7,000	7,000
INTEREST INCOME	1,000	7,353	7,353
OTHER REVENUES	0	0	0
OTHER REVENUES - IMPACT FEES REIMB	0	5,000,000	5,000,000
CARRY OVER FUNDS FROM PRIOR YEAR	0	0	0
Total Revenues	\$ 419,150	\$ 5,428,601	\$ 5,428,601
EXPENDITURES			
ENGINEERING	40,000	60,000	51,786
GIS PROJECT	100,000	85,000	72,984
MANAGEMENT	60,586	60,586	60,586
OPERATIONS MANAGER	31,300	31,300	31,300
LEGAL	70,000	65,000	52,438
ASSESSMENT ROLL	7,500	9,000	9,000
ANNUAL AUDIT	6,000	5,921	5,921
ARBITRAGE REBATE FEE	0	0	0
RENTS & LEASES	15,000	14,400	14,400
INSURANCE	35,000	40,754	40,754
LEGAL ADVERTISING	15,000	15,000	12,967
MISCELLANEOUS	3,175	11,000	10,121
POSTAGE	1,000	1,070	1,062
OFFICE SUPPLIES	8,000	1,100	1,054
DUES & SUBSCRIPTIONS	0	175	175
TRUSTEE FEES	0	0	0
CONTINUING DISCLOSURE FEE	0	0	0
WEBSITE	1,500	1,500	1,500
CONTINGENCY / PREV SHORTFALL	0	0	0
CAPITAL OUTLAY	0	0	0
Total Expenditures	\$ 394,061	\$ 401,806	\$ 366,048
EXCESS OR (SHORTFALL)	\$ 25,089	\$ 5,026,795	\$ 5,062,553
PAYMENT TO TRUSTEE	-	-	-
BALANCE	\$ 25,089	\$ 5,026,795	\$ 5,062,553
COUNTY APPRAISER & TAX COLLECTOR FEE	(8,363)	(3,988)	(3,988)
DISCOUNTS FOR EARLY PAYMENTS	(16,726)	(16,087)	(16,087)
NET EXCESS/SHORTFALL	\$ -	\$ 5,006,720	\$ 5,042,478

NOTES

Impact Fees Reimbursement was received from the City Of North Port.
Engineering was over budget due to needed road permit issuances, plat reviews and field observations.

AMENDED FINAL BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
UNIT ONE
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2020/2021 ANNUAL BUDGET 10/1/20 - 9/30/21	FISCAL YEAR 2020/2021 AMENDED FINAL BUDGET 10/1/20 - 9/30/21	FISCAL YEAR 2020/2021 ACTUAL 10/1/20 - 9/29/21
REVENUES			
O & M ASSESSMENTS	1,257,718	1,241,921	1,241,921
O & M DIRECT BILL	0	0	0
DEBT ASSESSMENTS	2,524,395	2,491,659	2,491,659
DEBT DIRECT BILL	0	0	0
DEVELOPER CONTRIBUTION	0	72,647	72,647
OTHER REVENUES	0	5,081	5,081
OTHER REVENUES - EQUIP PURCHASE REIMBURSEMENT	0	1,444,792	1,406,827
CARRY OVER FUNDS FROM PRIOR YEAR	0	0	0
Total Revenues	\$ 3,782,113	\$ 5,256,100	\$ 5,218,135
EXPENDITURES			
INFRASTRUCTURE MAINTENANCE	1,097,000	1,346,470	1,071,164
INFRASTRUCTURE MAINTENANCE - EXTRAORDINARY	0	0	0
ENGINEERING	15,000	30,000	26,825
MANAGEMENT	12,005	12,005	12,005
OPERATIONS MANAGER	31,300	31,300	31,300
LEGAL	15,000	45,000	38,598
ASSESSMENT ROLL	1,500	1,500	1,500
AUDIT FEES	3,000	3,083	3,083
ARBITRAGE REBATE FEE	1,500	650	650
RENTS & LEASES	0	0	0
INSURANCE	0	0	0
LEGAL ADVERTISING	0	0	0
MISCELLANEOUS	1,700	0	0
POSTAGE	0	0	0
OFFICE SUPPLIES	0	0	0
DUES & SUBSCRIPTIONS	0	0	0
TRUSTEE FEES	3,750	3,708	3,708
CONTINUING DISCLOSURE FEE	500	500	500
WEBSITE	0	0	0
CONTINGENCY / PREV SHORTFALL	0	0	0
EQUIP PURCHASE FOR OTHER GOVS	0	1,444,792	1,444,792
Total Expenditures	\$ 1,182,255	\$ 2,919,008	\$ 2,634,125
EXCESS OR (SHORTFALL)	\$ 2,599,858	\$ 2,337,092	\$ 2,584,010
PAYMENT TO TRUSTEE	(2,372,931)	(2,358,975)	(2,358,975)
BALANCE	\$ 226,927	\$ (21,883)	\$ 225,035
COUNTY APPRAISER & TAX COLLECTOR FEE	(75,642)	(35,939)	(35,939)
DISCOUNTS FOR EARLY PAYMENTS	(151,285)	(144,991)	(144,991)
NET EXCESS/SHORTFALL	\$ -	\$ (202,813)	\$ 44,105

NOTES

Equipment Purchase (Fire Truck) funded by City Of North Port and the Developer.
Infrastructure Maintenance was over budget primarily due to additional landscaping.
Amended Budget Amount for Infrastructure Maintenance includes \$248,000 which were added to the Unit 1 Roadways Resurfacing Reserve Fund.
Engineering was over budget due to needed road permit issuances, plat reviews and field observations.

AMENDED FINAL BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
UNIT TWO
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2020/2021 ANNUAL BUDGET 10/1/20 - 9/30/21	FISCAL YEAR 2020/2021 AMENDED FINAL BUDGET 10/1/20 - 9/30/21	FISCAL YEAR 2020/2021 ACTUAL 10/1/20 - 9/29/21
REVENUES			
O & M ASSESSMENTS	60,504	32,827	32,827
O & M DIRECT BILL	1,982	1,982	1,982
DEBT ASSESSMENTS	2,671,239	1,407,616	1,407,616
DEBT DIRECT BILL	90,241	0	0
DEVELOPER CONTRIBUTION	0	0	0
OTHER REVENUES	0	0	0
OTHER REVENUES - SETTLEMENT	0	0	0
OTHER REVENUES - CAPITAL	0	0	0
CARRY OVER FUNDS FROM PRIOR YEAR	0	0	0
Total Revenues	\$ 2,823,966	\$ 1,442,425	\$ 1,442,425
EXPENDITURES			
INFRASTRUCTURE MAINTENANCE	0	0	0
INFRASTRUCTURE MAINTENANCE - EXTRAORDINARY	0	0	0
ENGINEERING	2,000	2,000	953
MANAGEMENT	12,005	12,005	12,005
OPERATIONS MANAGER	15,650	15,650	15,650
LEGAL	15,000	5,000	3,877
ASSESSMENT ROLL	1,500	1,500	1,500
AUDIT FEES	3,000	3,083	3,083
ARBITRAGE REBATE FEE	1,500	1,300	1,300
RENTS & LEASES	0	0	0
INSURANCE	0	0	0
LEGAL ADVERTISING	0	0	0
MISCELLANEOUS	1,700	500	300
POSTAGE	0	0	0
OFFICE SUPPLIES	0	0	0
DUES & SUBSCRIPTIONS	0	0	0
TRUSTEE FEES	5,000	4,848	4,848
CONTINUING DISCLOSURE FEE	1,500	1,500	1,500
WEBSITE	0	0	0
CONTINGENCY / PREV SHORTFALL	0	0	0
CAPITAL OUTLAY	0	0	0
Total Expenditures	\$ 58,855	\$ 47,386	\$ 45,016
EXCESS OR (SHORTFALL)	\$ 2,765,111	\$ 1,395,039	\$ 1,397,409
PAYMENT TO TRUSTEE	(2,601,205)	(1,332,658)	(1,332,658)
BALANCE	\$ 163,906	\$ 62,381	\$ 64,751
COUNTY APPRAISER & TAX COLLECTOR FEE	(54,635)	(13,685)	(13,865)
DISCOUNTS FOR EARLY PAYMENTS	(109,270)	(55,939)	(55,939)
NET EXCESS/SHORTFALL	\$ -	\$ (7,243)	\$ (5,053)

AMENDED FINAL BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
UNIT THREE
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2020/2021 ANNUAL BUDGET 10/1/20 - 9/30/21	FISCAL YEAR 2020/2021 AMENDED FINAL BUDGET 10/1/20 - 9/30/21	FISCAL YEAR 2020/2021 ACTUAL 10/1/20 - 9/29/21
REVENUES			
O & M ASSESSMENTS	175,544	175,855	175,855
O & M DIRECT BILL	6,593	6,594	6,594
DEBT ASSESSMENTS	1,295,594	1,295,069	1,295,069
DEBT DIRECT BILL	48,170	37,763	37,763
DEVELOPER CONTRIBUTION	0	0	0
OTHER REVENUES	0	20	20
OTHER REVENUES - CAPITAL	0	0	0
CARRY OVER FUNDS FROM PRIOR YEAR	0	0	0
Total Revenues	\$ 1,525,902	\$ 1,515,301	\$ 1,515,301
EXPENDITURES			
INFRASTRUCTURE MAINTENANCE	102,000	120,545	14,757
ENGINEERING	15,000	31,455	28,586
MANAGEMENT	12,005	12,005	12,005
OPERATIONS MANAGER	15,650	15,650	15,650
LEGAL	15,000	15,000	12,729
ASSESSMENT ROLL	1,500	1,500	1,500
AUDIT FEES	3,000	3,083	3,083
ARBITRAGE REBATE FEE	1,500	650	650
RENTS & LEASES	0	0	0
INSURANCE	0	0	0
LEGAL ADVERTISING	0	0	0
MISCELLANEOUS	1,700	0	0
POSTAGE	0	0	0
OFFICE SUPPLIES	0	0	0
DUES & SUBSCRIPTIONS	0	0	0
TRUSTEE FEES	3,750	3,709	3,709
CONTINUING DISCLOSURE FEE	500	500	500
WEBSITE	0	0	0
CONTINGENCY / PREV SHORTFALL	0	0	0
CAPITAL OUTLAY	0	0	0
Total Expenditures	\$ 171,605	\$ 204,097	\$ 93,169
EXCESS OR (SHORTFALL)	\$ 1,354,297	\$ 1,311,204	\$ 1,422,132
PAYMENT TO TRUSTEE	(1,266,029)	(1,263,868)	(1,263,868)
BALANCE	\$ 88,268	\$ 47,336	\$ 158,264
COUNTY APPRAISER & TAX COLLECTOR FEE	(29,423)	(14,159)	(14,159)
DISCOUNTS FOR EARLY PAYMENTS	(58,846)	(57,122)	(57,122)
NET EXCESS/SHORTFALL	\$ -	\$ (23,945)	\$ 86,983

NOTES

Infrastructure Maintenance was over budget primarily due to additional landscaping.
Amended Budget Amount for Infrastructure Maintenance includes \$102,000 which were added to the Unit 3 Roadways Resurfacing Reserve Fund.
Engineering was over budget due to needed road permit issuances, plat reviews and field observations.

AMENDED FINAL BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
UNIT FOUR
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2020/2021 ANNUAL BUDGET 10/1/20 - 9/30/21	FISCAL YEAR 2020/2021 AMENDED FINAL BUDGET 10/1/20 - 9/30/21	FISCAL YEAR 2020/2021 ACTUAL 10/1/20 - 9/29/21
REVENUES			
O & M ASSESSMENTS	119,888	119,581	119,581
O & M DIRECT BILL	34,411	36,993	36,993
DEBT ASSESSMENTS	636,699	636,983	636,983
DEBT DIRECT BILL	239,170	233,220	233,220
DEVELOPER CONTRIBUTION	0	0	0
OTHER REVENUES	0	0	0
OTHER REVENUES - CAPITAL	0	0	0
CARRY OVER FUNDS FROM PRIOR YEAR	0	0	0
Total Revenues	\$ 1,030,167	\$ 1,026,777	\$ 1,026,777
EXPENDITURES			
INFRASTRUCTURE MAINTENANCE	90,000	90,000	85,375
ENGINEERING	2,500	3,500	2,925
MANAGEMENT	12,005	12,005	12,005
OPERATIONS MANAGER	15,650	15,650	15,650
LEGAL	15,000	6,000	4,132
ASSESSMENT ROLL	1,500	1,500	1,500
AUDIT FEES	3,000	3,083	3,083
ARBITRAGE REBATE FEE	1,500	650	650
RENTS & LEASES	0	0	0
INSURANCE	0	0	0
LEGAL ADVERTISING	0	0	0
MISCELLANEOUS	1,700	150	150
POSTAGE	0	0	0
OFFICE SUPPLIES	0	0	0
DUES & SUBSCRIPTIONS	0	0	0
TRUSTEE FEES	3,750	3,708	3,708
CONTINUING DISCLOSURE FEE	500	500	500
WEBSITE	0	0	0
CONTINGENCY / PREV SHORTFALL	0	0	0
CAPITAL OUTLAY	0	0	0
Total Expenditures	\$ 147,105	\$ 136,746	\$ 129,678
EXCESS OR (SHORTFALL)	\$ 883,062	\$ 890,031	\$ 897,099
PAYMENT TO TRUSTEE	(837,566)	(836,284)	(836,284)
BALANCE	\$ 45,496	\$ 53,747	\$ 60,815
COUNTY APPRAISER & TAX COLLECTOR FEE	(15,132)	(7,282)	(7,282)
DISCOUNTS FOR EARLY PAYMENTS	(30,263)	(29,381)	(29,381)
NET EXCESS/SHORTFALL	\$ -	\$ 17,084	\$ 24,152

AMENDED FINAL BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
UNIT FIVE
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2020/2021 ANNUAL BUDGET 10/1/20 - 9/30/21	FISCAL YEAR 2020/2021 AMENDED FINAL BUDGET 10/1/20 - 9/30/21	FISCAL YEAR 2020/2021 ACTUAL 10/1/20 - 9/29/21
REVENUES			
O & M ASSESSMENTS	0	0	0
O & M DIRECT BILL	73,755	0	0
DEBT ASSESSMENTS	0	0	0
DEBT DIRECT BILL	3,625,720	3,588,592	3,588,592
DEVELOPER CONTRIBUTION	0	0	0
OTHER REVENUES	0	25	25
OTHER REVENUES - CAPITAL	0	48,747	26,311
CARRY OVER FUNDS FROM PRIOR YEAR	0	0	0
Total Revenues	\$ 3,699,475	\$ 3,637,364	\$ 3,614,928
EXPENDITURES			
BASEBALL FACILITY EXPENSES	0	25,000	25,000
INFRASTRUCTURE MAINTENANCE	16,000	11,954	11,954
ENGINEERING	2,500	2,250	2,250
MANAGEMENT	12,005	12,005	12,005
OPERATIONS MANAGER	15,650	15,650	15,650
LEGAL	15,000	885	885
ASSESSMENT ROLL	0	0	0
AUDIT FEES	3,000	3,083	3,083
ARBITRAGE REBATE FEE	0	0	0
RENTS & LEASES	0	0	0
INSURANCE	0	0	0
LEGAL ADVERTISING	0	0	0
MISCELLANEOUS	2,500	0	0
POSTAGE	0	0	0
OFFICE SUPPLIES	0	0	0
DUES & SUBSCRIPTIONS	0	0	0
TRUSTEE FEES	5,600	5,507	5,507
CONTINUING DISCLOSURE FEE	1,500	1,500	1,500
WEBSITE	0	0	0
CONTINGENCY / PREV SHORTFALL	0	0	0
CAPITAL OUTLAY	0	48,747	48,747
Total Expenditures	\$ 73,755	\$ 126,581	\$ 126,581
EXCESS OR (SHORTFALL)	\$ 3,625,720	\$ 3,510,783	\$ 3,488,347
PAYMENT TO TRUSTEE	(3,625,720)	(3,588,592)	(3,588,592)
BALANCE	\$ -	\$ (77,809)	\$ (100,245)
COUNTY APPRAISER & TAX COLLECTOR FEE	0	0	0
DISCOUNTS FOR EARLY PAYMENTS	0	0	0
NET EXCESS/SHORTFALL	\$ -	\$ (77,809)	\$ (100,245)

NOTES

Capital Outlays are funded by the Developer.
Unbudgeted Baseball Facility Expense for \$25,000 was for secured note for the Baseball Facility.

AMENDED FINAL BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
UNIT SEVEN
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2020/2021 ANNUAL BUDGET 10/1/20 - 9/30/21	FISCAL YEAR 2020/2021 AMENDED FINAL BUDGET 10/1/20 - 9/30/21	FISCAL YEAR 2020/2021 ACTUAL 10/1/20 - 9/29/21
REVENUES			
O & M ASSESSMENTS	0	0	0
O & M DIRECT BILL	320,905	282,409	282,409
DEBT ASSESSMENTS	0	0	0
DEBT DIRECT BILL	2,061,101	1,931,118	1,931,118
DEVELOPER FUNDING	0	0	0
OTHER REVENUES	0	48,619	48,619
OTHER REVENUES - CAPITAL	0	4,173,496	3,017,747
CARRY OVER FUNDS FROM PRIOR YEAR	0	0	0
Total Revenues	\$ 2,382,006	\$ 6,435,642	\$ 5,279,893
EXPENDITURES			
INFRASTRUCTURE MAINTENANCE	256,000	241,530	234,017
ENGINEERING	2,000	40,000	37,365
MANAGEMENT	12,005	12,005	12,005
OPERATIONS MANAGER	15,650	15,650	15,650
LEGAL	15,000	15,000	11,937
ASSESSMENT ROLL	1,500	0	0
AUDIT FEES	3,000	3,083	3,083
ARBITRAGE REBATE FEE	1,500	1,300	1,300
RENTS & LEASES	0	0	0
INSURANCE	0	0	0
LEGAL ADVERTISING	0	0	0
MISCELLANEOUS	10,000	0	0
POSTAGE	0	0	0
OFFICE SUPPLIES	0	0	0
DUES & SUBSCRIPTIONS	0	0	0
TRUSTEE FEES	3,750	11,826	11,826
CONTINUING DISCLOSURE FEE	500	1,000	1,000
WEBSITE	0	0	0
CONTINGENCY / PREV SHORTFALL	0	0	0
CAPITAL OUTLAY	0	4,173,496	2,923,496
CAPITAL - DEVELOPER DEPOSIT REFUND	0	0	0
Total Expenditures	\$ 320,905	\$ 4,514,890	\$ 3,251,679
EXCESS OR (SHORTFALL)	\$ 2,061,101	\$ 1,920,752	\$ 2,028,214
PAYMENT TO TRUSTEE	(2,061,101)	(1,931,118)	(1,931,118)
BALANCE	\$ -	\$ (10,366)	\$ 97,096
COUNTY APPRAISER & TAX COLLECTOR FEE	-	-	-
DISCOUNTS FOR EARLY PAYMENTS	-	-	-
NET EXCESS/SHORTFALL	\$ -	\$ (10,366)	\$ 97,096

NOTES

Capital Outlays are funded by the Developer.

Engineering was over budget due to needed road permit issuances, plat reviews and field observations.

Fees paid to the Bond Trustee were over budget due to additional District Bonds.

AMENDED FINAL BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
UNIT EIGHT
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2020/2021 ANNUAL BUDGET 10/1/20 - 9/30/21	FISCAL YEAR 2020/2021 AMENDED FINAL BUDGET 10/1/20 - 9/30/21	FISCAL YEAR 2020/2021 ACTUAL 10/1/20 - 9/29/21
REVENUES			
O & M ASSESSMENTS	0	0	0
O & M DIRECT BILL	0	15,000	15,000
DEBT ASSESSMENTS	0	0	0
DEBT DIRECT BILL	0	246,785	246,785
DEVELOPER FUNDING	0	0	0
OTHER REVENUES	0	0	0
OTHER REVENUES - CAPITAL	0	0	0
CARRY OVER FUNDS FROM PRIOR YEAR	0	0	0
Total Revenues	\$ -	\$ 261,785	\$ 261,785
EXPENDITURES			
INFRASTRUCTURE MAINTENANCE	0	0	0
ENGINEERING	0	0	0
MANAGEMENT	0	9,003	9,003
OPERATIONS MANAGER	0	0	0
LEGAL	0	89	89
ASSESSMENT ROLL	0	0	0
AUDIT FEES	0	0	0
ARBITRAGE REBATE FEE	0	0	0
RENTS & LEASES	0	0	0
INSURANCE	0	0	0
LEGAL ADVERTISING	0	0	0
MISCELLANEOUS	0	0	0
POSTAGE	0	0	0
OFFICE SUPPLIES	0	0	0
DUES & SUBSCRIPTIONS	0	0	0
TRUSTEE FEES	0	0	0
CONTINUING DISCLOSURE FEE	0	0	0
WEBSITE	0	500	500
CONTINGENCY / PREV SHORTFALL	0	0	0
CAPITAL OUTLAY	0	0	0
CAPITAL - DEVELOPER DEPOSIT REFUND	0	0	0
Total Expenditures	\$ -	\$ 9,592	\$ 9,592
EXCESS OR (SHORTFALL)	\$ -	\$ 252,193	\$ 252,193
PAYMENT TO TRUSTEE	-	(246,785)	(246,785)
BALANCE	\$ -	\$ 5,408	\$ 5,408
COUNTY APPRAISER & TAX COLLECTOR FEE	-	-	-
DISCOUNTS FOR EARLY PAYMENTS	-	-	-
NET EXCESS/SHORTFALL	\$ -	\$ 5,408	\$ 5,408

NOTES

Management was over budget due to addition of Unit 8 (funded by the developer).

AMENDED FINAL BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
UNIT 1 DEBT SERVICE FUND
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2020/2021 ANNUAL BUDGET 10/1/20 - 9/30/21	FISCAL YEAR 2020/2021 AMENDED FINAL BUDGET 10/1/20 - 9/30/21	FISCAL YEAR 2020/2021 ACTUAL 10/1/20 - 9/29/21
REVENUES			
Interest Income	0	81	81
Debt Collections	2,372,931	2,358,975	2,358,975
Total Revenues	\$ 2,372,931	\$ 2,359,056	\$ 2,359,056
EXPENDITURES			
Principal Payments	1,115,000	1,115,000	1,115,000
Interest Payments	1,257,931	1,277,444	1,277,444
Miscellaneous	0	0	0
Total Expenditures	\$ 2,372,931	\$ 2,392,444	\$ 2,392,444
Excess/Shortfall	\$ -	\$ (33,388)	\$ (33,388)
FUND BALANCE AS OF 9/30/20	\$1,332,788		
FY 2020/2021 ACTIVITY	(\$33,388)		
FUND BALANCE AS OF 9/30/21	\$1,299,400		

Notes

Reserve Fund Balances = \$580,000*. Revenue Fund Balance = \$719,400*.
Revenue Fund Balance To Be Used To Make 11/1/2021 Interest Payment Of \$619,209.
* Approximate Amounts

Series 2017 Bond Refunding Information

Original Par Amount =	\$32,165,000	Annual Principal Payment Due =
Interest Rate =	3.5% - 4.625%	May 1st
Issue Date =	August 2017	Annual Interest Payments Due =
Maturity Date =	May 2038	May 1st & November 1st
 Par Amount As Of 9/30/21 =	 \$28,155,000	

AMENDED FINAL BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
UNIT 2 DEBT SERVICE FUND
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2020/2021 ANNUAL BUDGET 10/1/20 - 9/30/21	FISCAL YEAR 2020/2021 AMENDED FINAL BUDGET 10/1/20 - 9/30/21	FISCAL YEAR 2020/2021 ACTUAL 10/1/20 - 9/29/21
REVENUES			
Interest Income	0	49	49
Debt Collections (2019A-1)	1,413,099	1,332,658	1,332,658
Debt Collections (2019A-2)	1,188,107	0	0
Prepaid Debt Collections (2019A-1)	0	33,831	33,831
Total Revenues	\$ 2,601,206	\$ 1,366,538	\$ 1,366,538
EXPENDITURES			
Principal Payments (2019A-1)	575,000	575,000	575,000
Principal Payments (2019A-2)	485,000	0	0
Interest Payments (2019A-1)	827,569	842,878	842,878
Interest Payments (2019A-2)	699,056	0	0
Miscellaneous - Bond Redemption (2019A-1)	10,530	50,000	50,000
Miscellaneous - Bond Redemption (2019A-2)	4,051	0	0
Total Expenditures	\$ 2,601,206	\$ 1,467,878	\$ 1,467,878
Excess/Shortfall	\$ -	\$ (101,340)	\$ (101,340)

FUND BALANCE AS OF 9/30/20	\$786,283
FY 2020/2021 ACTIVITY	(\$101,340)
FUND BALANCE AS OF 9/30/21	\$684,943

Notes

West Villages Unit 2 Series 2005 Bonds Were Bifurcated Into Performing (2019A-1) And Non Performing (2019A-2) Bonds.

Reserve Account Balances = \$201,000* Revenue Account Balances = \$472,588*

Prepayment Account Balances = \$11,355*.

Revenue Account Balances To Be Used To Make 11/1/2021 2019A-1 Interest Payment Of \$403,650.

Prepayment Account Balances To Be Used To Make 2019A-1 11/1/2021 Extraordinary Principal Payment Of \$10,000.

* Approximate Amounts

Series 2019A-1 (Performing) Bond Information

Original Par Amount =	\$15,190,000	Annual Principal Payment Due =
Interest Rate =	5.75%	May 1st
Issue Date =	October 2019	Annual Interest Payments Due =
Maturity Date =	May 2036	May 1st & November 1st

Par Amount As Of 9/30/21 = \$14,040,000

Series 2019A-2 (Non Performing) Bond Information

Original Par Amount =	\$12,830,000	Annual Principal Payment Due =
Interest Rate =	5.75%	May 1st
Issue Date =	October 2019	Annual Interest Payments Due =
Maturity Date =	May 2036	May 1st & November 1st

Par Amount As Of 9/30/21 = \$12,830,000

AMENDED FINAL BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
UNIT 3 DEBT SERVICE FUND
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2020/2021 ANNUAL BUDGET 10/1/20 - 9/30/21	FISCAL YEAR 2020/2021 AMENDED FINAL BUDGET 10/1/20 - 9/30/21	FISCAL YEAR 2020/2021 ACTUAL 10/1/20 - 9/29/21
REVENUES			
Interest Income	0	30	30
Debt Collections	1,266,029	1,226,105	1,226,105
Payment By Developer	0	37,763	37,763
Prepaid Debt Collections	0	73,549	73,549
Total Revenues	\$ 1,266,029	\$ 1,337,447	\$ 1,337,447
EXPENDITURES			
Principal Payments	610,000	610,000	610,000
Interest Payments	659,510	666,673	666,673
Miscellaneous / Extra Redemption	-3,481	95,000	95,000
Total Expenditures	\$ 1,266,029	\$ 1,371,673	\$ 1,371,673
Excess/Shortfall	\$ -	\$ (34,226)	\$ (34,226)

FUND BALANCE AS OF 9/30/20	\$477,318
FY 2020/2021 ACTIVITY	(\$34,226)
FUND BALANCE AS OF 9/30/21	\$443,092

Notes

Reserve Fund Balance = \$100,000*. Revenue Fund Balance = \$320,693*.

Prepayment Account Balance = \$22,399*.

Revenue Fund Balance To Be Used To Make 11/1/2021 Interest Payment Of \$320,693.

Prepayment Account Balance To Be Used To Make 11/1/2021 Extraordinary Principal Payment Of \$20,000.

* Approximate Amounts - Revenue Account Balance Is As of 10/31/21.

Series 2017 Bond Refunding Information

Original Par Amount =	\$16,550,000	Annual Principal Payment Due =
Interest Rate =	3.5% - 5%	May 1st
Issue Date =	August 2017	Annual Interest Payments Due =
Maturity Date =	May 2037	May 1st & November 1st
Par Amount As Of 9/30/21 =	\$14,055,000	

AMENDED FINAL BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
UNIT 4 DEBT SERVICE FUND
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2020/2021 ANNUAL BUDGET 10/1/20 - 9/30/21	FISCAL YEAR 2020/2021 AMENDED FINAL BUDGET 10/1/20 - 9/30/21	FISCAL YEAR 2020/2021 ACTUAL 10/1/20 - 9/29/21
REVENUES			
Interest Income	0	45	45
Debt Collections	837,666	604,505	604,505
Payment By Developer	0	231,779	231,779
Prepaid Debt Collections	0	0	0
Total Revenues	\$ 837,666	\$ 836,329	\$ 836,329
EXPENDITURES			
Principal Payments	255,000	245,000	245,000
Interest Payments	581,831	585,716	585,716
Miscellaneous	835	10,000	10,000
Total Expenditures	\$ 837,666	\$ 840,716	\$ 840,716
Excess/Shortfall	\$ -	\$ (4,387)	\$ (4,387)

FUND BALANCE AS OF 9/30/20	\$1,140,017
FY 2020/2021 ACTIVITY	(\$4,387)
FUND BALANCE AS OF 9/30/21	\$1,135,630

Notes

Reserve Fund Balance = \$586,012*. Revenue Fund Balance = \$545,666*.

Prepayment Account Fund Balance = \$3,952*.

Revenue Fund Balance To Be Used To Make 11/1/2021 Principal & Interest Payment Of \$545,666.

(Principal Payment: \$255,000 & Interest Payment Of \$290,666).

Prepayment Account Balance To Be Used To Make 11/1/2020 Extraordinary Principal Payment Of \$10,000.

* Approximate Amounts - Revenue Account Balance Is As of 10/31/21.

Series 2016 Bond Information

Original Par Amount =	\$13,090,000	Annual Principal Payment Due =
Interest Rate =	3.375% - 5%	November 1st
Issue Date =	November 2016	Annual Interest Payments Due =
Maturity Date =	November 2046	May 1st & November 1st
Par Amount As Of 9/30/21 =	\$12,125,000	

AMENDED FINAL BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
BASEBALL STADIUM BONDS DEBT SERVICE FUND
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2020/2021 ANNUAL BUDGET 10/1/20 - 9/30/21	FISCAL YEAR 2020/2021 AMENDED FINAL BUDGET 10/1/20 - 9/30/21	FISCAL YEAR 2020/2021 ACTUAL 10/1/20 - 9/29/21
REVENUES			
Interest Income	0	19	19
State Of Florida Pledged Revenues	1,000,000	999,996	999,996
Total Revenues	\$ 1,000,000	\$ 1,000,015	\$ 1,000,015
EXPENDITURES			
Principal Payments	540,000	540,000	540,000
Interest Payments	456,227	456,227	456,227
Other/Extra Redemption	3,773	0	0
Total Expenditures	\$ 1,000,000	\$ 996,227	\$ 996,227
Excess/Shortfall	\$ -	\$ 3,788	\$ 3,788

FUND BALANCE AS OF 9/30/20	\$277,117
FY 2020/2021 ACTIVITY	\$3,788
FUND BALANCE AS OF 9/30/21	\$280,905

Notes

Bond Service Fund Balance = \$166,507*. Revenue Fund Balance = \$114,398*.

Bond Service Fund Balance And October 2021 Through January 2022 State Of Florida

Pledged Revenues To Be Used To Make 2/1/2022 Principal & Interest Payment Of \$497,631

(Principal Payment: \$275,000 & Interest Payment Of \$222,361).

* Approximate Amounts

Series 2017A Bond Information

Original Par Amount =	\$13,955,000	Annual Principal Payment Due =
Interest Rate =	3.72%	February 1st & August 1st
Issue Date =	December 2017	Annual Interest Payments Due =
Maturity Date =	February 2038	February 1st & August 1st
Par Amount As Of 9/30/21 =	\$12,170,000	

AMENDED FINAL BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
BASEBALL STADIUM NOTES DEBT SERVICE FUND
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2020/2021 ANNUAL BUDGET 10/1/20 - 9/30/21	FISCAL YEAR 2020/2021 AMENDED FINAL BUDGET 10/1/20 - 9/30/21	FISCAL YEAR 2020/2021 ACTUAL 10/1/20 - 9/29/21
REVENUES			
Interest Income	0	4,455	4,455
Payment By Atlanta Braves	2,625,720	2,588,596	1,294,298
Total Revenues	\$ 2,625,720	\$ 2,593,051	\$ 1,298,753
EXPENDITURES			
Principal Payments	1,312,371	1,277,868	1,277,868
Interest Payments	1,276,225	1,310,728	1,310,728
Other/Extra Redemption	37,124	0	0
Total Expenditures	\$ 2,625,720	\$ 2,588,596	\$ 2,588,596
Excess/Shortfall	\$ -	\$ 4,455	\$ (1,289,843)

FUND BALANCE AS OF 9/30/20	\$5,384,479
FY 2020/2021 ACTIVITY	\$4,455
FUND BALANCE AS OF 9/30/21	\$5,388,934

Notes

Reserve Fund Balance = \$4,087,747*. Revenue Fund Balance = \$1,301,188*.

Revenue Fund Balance To Be Used To Make 12/30/2021 Principal & Interest Payment Of \$1,294,298
(Principal Payment: \$664,926 & Interest Payment Of \$629,372).

* Approximate Amounts

Revenue Account Balance Is As of 10/31/21.

Series 2017B Notes Information

Original Par Amount =	\$27,500,000	Annual Principal Payment Due =
Interest Rate =	5.39%	June 30th & December 30th
Issue Date =	December 2017	Annual Interest Payments Due =
Maturity Date =	December 2033	June 30th & December 30th
Par Amount As Of 9/30/21 =	\$23,310,081	

AMENDED FINAL BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
UNIT 7 DEBT SERVICE FUND (2019)
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2020/2021 ANNUAL BUDGET 10/1/20 - 9/30/21	FISCAL YEAR 2020/2021 AMENDED FINAL BUDGET 10/1/20 - 9/30/21	FISCAL YEAR 2020/2021 ACTUAL 10/1/20 - 9/29/21
REVENUES			
Interest Income	0	114	114
Debt Collections (Master)	0	0	0
Payment By Developer (Master)	1,974,499	1,848,398	1,848,398
Debt Collections (Village B)	0	0	0
Payment By Developer (Village B)	86,602	82,720	82,720
Total Revenues	\$ 2,061,101	\$ 1,931,232	\$ 1,931,232
EXPENDITURES			
Principal Payments (Master)	495,000	495,000	495,000
Principal Payments (Village B)	20,000	20,000	20,000
Interest Payments (Master)	1,474,438	1,484,338	1,484,338
Interest Payments (Village B)	62,725	63,125	63,125
Other/Extra Redemption	8,938	0	0
Total Expenditures	\$ 2,061,101	\$ 2,062,463	\$ 2,062,463
Excess/Shortfall	\$ -	\$ (131,231)	\$ (131,231)

FUND BALANCE AS OF 9/30/20	\$2,955,324
FY 2020/2021 ACTIVITY	(\$131,231)
FUND BALANCE AS OF 9/30/21	\$2,824,093

Notes

Reserve Fund Balances = \$2,060,662*. Revenue Fund Balances = \$763,431*.
Revenue Fund Balances To Be Used To Make 11/1/2021 Interest Payments Of \$763,431
(Master Interest Payment: \$732,269 & Village B Interest Payment Of \$31,162).
* Approximate Amounts - Revenue Account Balance Is As of 10/31/21.

Series 2019 Bond Information (Master)

Original Par Amount =	\$31,040,000	Annual Principal Payment Due =
Interest Rate =	4.00% - 5.00%	May 1st
Issue Date =	April 2019	Annual Interest Payments Due =
Maturity Date =	May 2050	May 1st & November 1st
Par Amount As Of 9/30/21 =	\$30,545,000	

Series 2019 Bond Information (Village B)

Original Par Amount =	\$1,320,000	Annual Principal Payment Due =
Interest Rate =	4% - 5%	May 1st
Issue Date =	April 2019	Annual Interest Payments Due =
Maturity Date =	May 2050	May 1st & November 1st
Par Amount As Of 9/30/21 =	\$1,300,000	

AMENDED FINAL BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
UNIT 7 DEBT SERVICE FUND (2021)
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2020/2021 ANNUAL BUDGET 10/1/20 - 9/30/21	FISCAL YEAR 2020/2021 AMENDED FINAL BUDGET 10/1/20 - 9/30/21	FISCAL YEAR 2020/2021 ACTUAL 10/1/20 - 9/29/21
REVENUES			
Interest Income	0	7	7
Debt Collections	0	0	0
Payment By Developer	0	0	0
Bond Proceeds	0	374,242	374,242
Total Revenues	\$ -	\$ 374,249	\$ 374,249
EXPENDITURES			
Principal Payments	0	0	0
Interest Payments	0	0	0
Other/Extra Redemption	0	0	0
Total Expenditures	\$ -	\$ -	-
Excess/Shortfall	\$ -	\$ 374,249	\$ 374,249

FUND BALANCE AS OF 9/30/20	\$0
FY 2020/2021 ACTIVITY	\$374,249
FUND BALANCE AS OF 9/30/21	\$374,249

Notes

Reserve Fund Balance = \$222,881*. Revenue Fund Balance = \$4*.
Interest Account Balance = \$151,364*.
Interest Account Balance To Be Used To Make 11/1/2021 Interest Payment Of \$151,361.
Capital Projects Debt Proceeds = \$7,600,758. Total Bond Proceeds = \$7,975,000.
FY 2020/2021 Cost Of Issuance = \$281,468.
Capitalized Interest Set-up Through November 2021.

Series 2021 Bond Information

Original Par Amount =	\$7,975,000	Annual Principal Payment Due =
Interest Rate =	2.50% - 4.00%	May 1st
Issue Date =	April 2021	Annual Interest Payments Due =
Maturity Date =	May 2051	May 1st & November 1st
Par Amount As Of 9/30/21 =	\$7,975,000	

AMENDED FINAL BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
UNIT 8 DEBT SERVICE FUND (2021)
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2020/2021 ANNUAL BUDGET 10/1/20 - 9/30/21	FISCAL YEAR 2020/2021 AMENDED FINAL BUDGET 10/1/20 - 9/30/21	FISCAL YEAR 2020/2021 ACTUAL 10/1/20 - 9/29/21
REVENUES			
Interest Income	0	9	9
Debt Collections	0	0	0
Payment By Developer	0	246,785	246,785
Bond Proceeds	0	362,656	362,656
Total Revenues	\$ -	\$ 609,450	\$ 609,450
EXPENDITURES			
Principal Payments	0	0	0
Interest Payments	0	0	0
Other/Extra Redemption	0	0	0
Total Expenditures	\$ -	\$ -	-
Excess/Shortfall	\$ -	\$ 609,450	\$ 609,450

FUND BALANCE AS OF 9/30/20	\$0
FY 2020/2021 ACTIVITY	\$609,450
FUND BALANCE AS OF 9/30/21	\$609,450

Notes

Reserve Fund Balance = \$362,656*. Revenue Fund Balance = \$246,794.*
Revenue Account Balance To Be Used To Make 11/1/2021 Interest Payment Of \$246,785.
Capital Projects Debt Proceeds = \$12,637,344. Total Bond Proceeds = \$13,000,000.
FY 2020/2021 Cost Of Issuance = \$410,040.
FY 2020/2021 Capital Outlay = \$12,319,057.

Series 2021 Bond Information

Original Par Amount =	\$13,000,000	Annual Principal Payment Due =	
Interest Rate =	2.50% - 4.00%	May 1st	
Issue Date =	April 2021	Annual Interest Payments Due =	
Maturity Date =	May 2051	May 1st & November 1st	
Par Amount As Of 9/30/21 =	\$13,000,000		

West Villages Master Irrigation Utility

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

AMENDED FINAL BUDGET
WEST VILLAGES MASTER IRRIGATION UTILITY
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2020/2021 ANNUAL BUDGET 10/1/20 - 9/30/21	FISCAL YEAR 2020/2021 AMENDED FINAL BUDGET 10/1/20 - 9/30/21	FISCAL YEAR 2020/2021 ACTUAL 10/1/20 - 9/29/21
REVENUES			
Well Availability Charge	147,700	139,242	139,242
Capital Recovery	50,640	46,414	46,414
Water Usage	337,600	223,853	223,853
Developer Contribution	69,005	899,946	899,946
Interest / Other Income	100	320	320
Total Revenues	\$ 605,045	\$ 1,309,775	\$ 1,309,775
EXPENDITURES			
Engineering	15,000	308,000	288,217
Management	29,605	29,605	29,605
Operations Manager	128,600	128,600	128,600
Legal	15,000	5,000	1,250
Audit	3,000	3,083	3,083
Miscellaneous	5,000	1,000	13
Utility System - Repairs & Maintenance	100,000	300,000	267,696
Electricity	65,500	81,427	81,427
Water	40,000	54,541	54,541
Fuel & Oil	5,000	0	0
Well Availability Payment	147,700	139,426	139,426
Capital Recovery Payment	50,640	245,000	213,876
Total Expenditures	\$ 605,045	\$ 1,295,682	\$ 1,207,734
Excess/ (Shortfall)	\$ -	\$ 14,093	\$ 102,041

FUND BALANCE AS OF 9/30/2020
PROJECTED FY 2020/2021 ACTIVITY
PROJECTED FUND BALANCE AS OF 9/30/2021

\$	31,896
\$	14,093
\$	45,989

Note: Capital Recovery Reserve Fund Balance As Of 9-30-21 is \$97,749.

**BOUNDARY AMENDMENT FUNDING AGREEMENT BETWEEN
THE WEST VILLAGES IMPROVEMENT DISTRICT AND MANASOTA
BEACH RANGLANDS, LLLP**

This Agreement is made and entered into this 11th day of November, 2021, by and between:

West Villages Improvement District, a local unit of special-purpose government established pursuant to Chapter 2004-456, Laws of Florida, as amended, and located within the City of North Port and Sarasota County, Florida (the “District”); and

Manasota Beach Ranchlands, LLLP, a Florida limited liability limited partnership and the owner of certain lands within the boundary of the District whose address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811 (the “Landowner”).

RECITALS

WHEREAS, the District was established pursuant to Chapter 2004-456, Laws of Florida, as amended (the “Act”), for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District presently consists of approximately 12,409 acres, more or less, within the City of North Port and Sarasota County as more fully described in the Act; and

WHEREAS, the District has provided and is presently providing infrastructure systems, facilities, and services to the lands within the District, and

WHEREAS, the Landowner has approached the District and requested the District to seek to amend its boundaries in an effort to facilitate development of the overall lands as a functionally interrelated community and to promote economical development; and

WHEREAS, the District agrees to seek to legislation amend its boundary in accordance with the procedures and processes prescribed by Florida law, and such other actions as are necessary in furtherance of the boundary amendment process; and

WHEREAS, in order to seek a boundary amendment, the District desires to authorize the Chairman, Board Members and District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the boundary amendment process, including the amendment of any assessment reports or proceedings resulting from same; and

WHEREAS, any such work shall only be performed in accord with the authorizations of the District’s Board of Supervisors; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District Staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board of Supervisors; and

WHEREAS, the Landowner desires to provide sufficient funds to the District to reimburse the District for any such expenditures including but not limited to legal, engineering, and other consultant fees, filing fees, administrative, and other expenses, if any.

NOW, THEREFORE, based upon good and valuable consideration and mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. PROVISION OF FUNDS. The Landowner agrees to make available to the District such monies as are necessary to enable the District to proceed with the boundary amendment and to provide such monies as are necessary to enable District staff, including legal, engineering, and managerial staff, to assist in the boundary amendment process and proceedings, including the amendment of any assessment reports or proceedings resulting from same. The Landowner will make such funds available within thirty (30) days of a written request by the District. The funds shall be placed in the District's depository as determined by the District.

2. DISTRICT USE OF FUNDS. The District agrees to use such funds solely for the fees, costs, and other expenditures accruing or accrued for the purpose of seeking an amendment to the boundaries of the District in accord with Florida law. The District agrees to use good faith best efforts to proceed in an expeditious manner to the seek the amendment of the District's boundary and with the prosecution of the procedural requirements prescribed by Florida law. The District also agrees to make monthly requests for necessary funds from the Landowner for reimbursement for services of the boundary amendment team, as described in Section 1 of this Agreement. The District shall not reimburse the Landowner for funds made available under this Agreement.

3. DEFAULT. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief and/or specific performance.

4. ENFORCEMENT OF AGREEMENT. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings.

5. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.

6. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both of the parties hereto.

7. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties to this Agreement, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

8. NOTICES. All notices, requests, consents and other communications under this Agreement (“Notices”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. DISTRICT: West Villages Improvement District
c/o Special District Services, Inc.
2501-A Burns Road
Palm Beach Gardens, Florida 33410
Attn: Todd Wodraska

With a copy to: Hopping Green & Sams, P.A.
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301
Attn: District Counsel

B. LANDOWNER: Manasota Beach Ranchlands LLLP
4901 Vineland Road, Suite 450
Orlando, Florida 32811
Attn: Rick Severance
Attn: Leslie Candes

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth in this Agreement. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addresses of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addresses set forth in this Agreement.

9. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal parties to this Agreement and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person

or corporation other than the parties to this Agreement any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the parties to this Agreement and their respective representatives, successors, and assigns.

10. ASSIGNMENT. Neither party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other party.

11. CONTROLLING LAW. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida.

12. EFFECTIVE DATE. The Agreement shall be effective after execution by both parties to this Agreement and shall remain in effect unless terminated by either of the parties.

13. PUBLIC RECORDS. Landowner understands and agrees that all documents of any kind provided to the District or to District staff in connection with the work contemplated under this Agreement may be public records and will be treated as such in accord with Florida law.

14. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and doubtful language will not be interpreted or construed against any party.

15. SOVEREIGN IMMUNITY. Landowner agrees that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability beyond those contained in Section 768.28, Florida Statutes, or other statutes or law.

16. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

17. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

18. WITHDRAWAL OF BOUNDARY AMENDMENT. The execution of this Agreement does not constitute consent to the proposed boundary amendment. The District and Landowner agree that should the Landowner determine that the boundary amendment is no longer in its best interest and request that the District withdraw from the boundary amendment petition process, the District will withdraw the boundary amendment. The Landowner will be remain responsible

for all expenses under this Agreement incurred to prior to withdrawal and related to the withdrawal.

IN WITNESS WHEREOF, the parties execute this agreement the day and year first written above.

ATTEST:

WEST VILLAGES IMPROVEMENT DISTRICT

Secretary/Assistant Secretary

Chairman, Board of Supervisors

WITNESS:

MANASOTA BEACH RANGLANDS, LLLP, a
Florida limited liability limited partnership

By: Thomas Ranch Villages GP, LLC, a
Delaware limited liability company, as its General
Partner

Witness (Print Name)

By: Thomas Ranch Manager, LLC, a
Delaware limited liability company, as its Manager

By: _____

Its: _____

RESOLUTION NO. 2021-18

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT DIRECTING THE CHAIRMAN, BOARD MEMBERS AND DISTRICT STAFF TO SEEK LEGISLATION AMENDING THE DISTRICT BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THE BOUNDARY AMENDMENT PROCESS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the West Villages Improvement District (“District”) is a local unit of special purpose government created and existing pursuant to Chapter 2004-456, *Laws of Florida*, as amended (the “Act”); and

WHEREAS, pursuant to the Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services; and

WHEREAS, the District presently consists of approximately 12,409 acres, more or less, within the City of North Port and Sarasota County as more fully described in the Act; and

WHEREAS, the District desires to affect legislation to amend its boundaries to add certain development lands in accordance with the procedures and processes prescribed by Florida law, and such other actions as are necessary in furtherance of the boundary amendment process; and

WHEREAS, in order to seek a boundary amendment, the District desires to authorize the Chairman, Board Members and District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the boundary amendment process, and to ratify any actions by such persons taken to date in furtherance of the proposed boundary amendment.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT:

SECTION 1. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The Board hereby directs the Chairman, Board Members and District staff to proceed in an expeditious manner with the preparation and filing of legislation and related materials to seek the amendment of the District’s boundaries and authorizes the prosecution of the procedural requirements detailed in Florida law for the amendment of the District’s boundaries. The Board hereby ratifies any actions by such persons taken to date in furtherance of the proposed boundary amendment.

SECTION 3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 11th day of November, 2021.

ATTEST:

**WEST VILLAGES IMPROVEMENT
DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman

After recording return to:
Lindsay C. Whelan
Hopping Green & Sams, P.A.
119 S. Monroe Street, Suite 300
Tallahassee, Florida 32308

FIRST AMENDMENT TO IRRIGATION WATER SUPPLY AGREEMENT

THIS FIRST AMENDMENT TO IRRIGATION WATER SUPPLY AGREEMENT (“Amendment”) is made and entered into by and between the **WEST VILLAGES IMPROVEMENT DISTRICT**, an independent special district created pursuant to Chapter 189, *Florida Statutes* (“F.S.”), hereinafter referred to as the “DISTRICT”; **THE RANCH LAND OPERATIONS, LLLP**, a Florida limited liability limited partnership, hereinafter referred to as the “RANCH,” whose address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811; and **THOMAS RANCH INTANGIBLES, LLLP**, a Florida limited liability limited partnership, as Trustee under the *Water Rights Trust Agreement* dated December 12, 2017, hereinafter referred to as “TRUSTEE,” whose address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811 (each may be referred to individually as a “Party” or collectively as the “Parties”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government created and existing pursuant to Chapter 2004-456, *Laws of Florida*, as amended (the “Act”) for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure and providing certain public services; and

WHEREAS, the District has established its “Unit of Development No. 6” (hereinafter referred to as “Unit No. 6”) relative to its provision of irrigation services to the lands within the

District;¹ and

WHEREAS, the majority of the lands within Unit No. 6 are subject to restrictive covenants recorded as Instruments #2017156389 and #2018128694 in the Official Records of Sarasota County, Florida (the “Original Restrictive Covenants”); and

WHEREAS, pursuant to the Restrictive Covenants, Trustee has the following exclusive rights within the lands subject to the Original Restrictive Covenants: (1) the right to seek, directly or indirectly, a groundwater well construction permit or water or consumptive use permit; (2) the right to install a groundwater well; (3) the right to withdraw water from a surface water body; (4) the right to divert fresh or saline water; and (5) the right to construct, install, maintain, repair, and replace the irrigation system (collectively the “Contract Rights”); and

WHEREAS, pursuant to that certain *Irrigation Water Supply Agreement*, recorded as Instrument No. 2018159052 in the Official Records of Sarasota County, Florida (the “Water Supply Agreement”), Trustee has assigned the Contract Rights to the District, on a non-exclusive basis, such that the Trustee will accordingly be the exclusive provider of groundwater from the lands subject to the Original Restrictive Covenants to the District for irrigation, and the District will be the exclusive provider of irrigation water to its users; and

WHEREAS, due to an ongoing land sale transaction that was underway at the time of negotiation and execution of the Water Supply Agreement, the lands within the “Tortuga” residential project, which is located within Unit No. 6 within the District, were not included within the scope of the Original Restrictive Covenants; and

WHEREAS, as a result, at the conclusion of the land sale transaction but subsequent to the execution of the Water Supply Agreement, an additional restrictive covenant was recorded as

¹ Note that the IslandWalk residential community is the only property within the District that is not also included within Unit No. 6.

Instrument No. 2020069015 in the Official Records of Sarasota County, Florida relative to the lands within Tortuga (the “Tortuga Restrictive Covenant”); and

WHEREAS, there is accordingly a need to amend the Water Supply Agreement to add the Tortuga Restrictive Covenant to the scope thereof in order for the Contract Rights set forth in such covenant to be assigned to the District such that it shall be the exclusive provider of irrigation water to the properties within Tortuga.

NOW, THEREFORE, IT IS MUTUALLY AGREED as follows:

1. **Recitals and Exhibits.** The Parties agree that the recitals and exhibits attached hereto are adopted and incorporated herein by reference as if restated in their entirety.
2. **Amendment of Agreement.** The third WHEREAS clause in the Water Supply Agreement is hereby deleted in its entirety and replaced with the following:

WHEREAS, Unit No. 6 includes lands (the “Restricted Lands”) described in, and subject to, Restrictive Covenants recorded in the Official Records as Instruments #2017156389, #2018128694 and #2020069015, Public Records of Sarasota County, Florida (the “Restrictive Covenants”);

3. **Affirmation of Agreement.** The Water Supply Agreement is hereby affirmed, and the Parties hereto acknowledge and agree that it continues to constitute a valid and binding agreement between the Parties. Except as described in Section 2 of this Amendment, nothing herein shall modify the rights and obligations of the Parties under the Water Supply Agreement. All of the remaining provisions remain in full effect and fully enforceable.

IN WITNESS WHEREOF, the authorized representatives of the Parties have duly executed this Amendment as of the date(s) set forth below.

Witnesses:

West Villages Improvement District,
an independent special district created
pursuant to Chapter 189, Florida Statutes

Print Name: _____

Print Name: _____

By: _____

John Luczynski, Chairman

**STATE OF FLORIDA
COUNTY OF SARASOTA**

I HEREBY CERTIFY that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared John Luczynski, to me known to be the person described in and who executed the foregoing instrument as Chairman of West Villages Improvement District, an independent special district created pursuant to Chapter 189, Florida Statutes, on behalf of the District and acknowledged before me that he executed same as a free act and deed for the uses and purposes therein stated.

WITNESS my hand and official seal in the County and State last aforesaid this ____ day of _____ 2021.

Notary Public

Print Name: _____

My Commission Number:

Witnesses:

Print Name: _____

Print Name: _____

The Ranch Land Operations, LLLP, a Florida limited liability limited partnership

By: Thomas Ranch Villages GP, LLC,
a Delaware limited liability company
As its General Partner

By: Thomas Ranch Manager, LLC,
a Delaware limited liability company
As its Manager

By: _____
Its: Vice President

**STATE OF FLORIDA
COUNTY OF SARASOTA**

I HEREBY CERTIFY that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared _____, to me known to be the person described in and who executed the foregoing instrument as Vice President of Thomas Ranch Manager, LLC, a Delaware limited liability company and Manager of Thomas Ranch Villages GP, LLC, a Delaware limited liability company and General Partner of The Ranch Land Operations, LLLP, a Florida limited liability limited partnership, on behalf of the companies and the partnership and acknowledged before me that he executed same as a free act and deed for the uses and purposes therein stated.

WITNESS my hand and official seal in the County and State last aforesaid this ____ day of _____ 2021.

Notary Public
Print Name: _____
My Commission Number:

Witnesses:

Print Name: _____

Print Name: _____

Thomas Ranch Intangibles, LLLP, a Florida limited liability limited partnership, as Trustee aforesaid

By: Thomas Ranch Villages GP, LLC,
a Delaware limited liability company
As its General Partner

By: Thomas Ranch Manager, LLC,
a Delaware limited liability company
As its Manager

By: _____
Its: Vice President

**STATE OF FLORIDA
COUNTY OF SARASOTA**

I HEREBY CERTIFY that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared _____, to me known to be the person described in and who executed the foregoing instrument as Vice President of Thomas Ranch Manager, LLC, a Delaware limited liability company and Manager of Thomas Ranch Villages GP, LLC, a Delaware limited liability company and General Partner of Thomas Ranch Intangibles, LLLP, a Florida limited liability limited partnership, as Trustee aforesaid, on behalf of the companies and the partnership and acknowledged before me that he executed same as a free act and deed for the uses and purposes therein stated.

WITNESS my hand and official seal in the County and State last aforesaid this ____ day of _____ 2021.

Notary Public
Print Name: _____
My Commission Number: