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# West Villages Improvement District

**Proposed Budget For  
Fiscal Year 2022/2023  
October 1, 2022 - September 30, 2023**

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Prepared by



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## Recap By Unit

	District Proper	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 7	Unit 8	Unit 9	Total
<b>REVENUES</b>										
O & M Assessments	334,602	2,556,755	55,683	280,341	80,074	0	0	0	0	3,307,455
O & M Direct Bill	24,330	43,405	1,513	4,084	22,486	87,255	377,155	149,405	53,655	763,288
Debt Assessments	0	2,357,243	2,687,138	1,313,031	640,330	0	0	0	0	6,997,742
Debt Direct Bill	0	158,185	70,400	22,210	235,756	3,625,720	2,506,985	725,308	0	7,344,565
Interest / Other Income	1,000	0	0	0	0	0	0	0	0	1,000
Developer Funding	0	0	0	0	0	0	0	0	0	0
Carry Over From Prior Year	18,205	0	0	0	0	0	0	0	0	18,205
<b>Total Revenues</b>	<b>\$ 378,137</b>	<b>\$ 5,115,589</b>	<b>\$ 2,814,734</b>	<b>\$ 1,619,666</b>	<b>\$ 978,646</b>	<b>\$ 3,712,975</b>	<b>\$ 2,884,140</b>	<b>\$ 874,713</b>	<b>\$ 53,655</b>	<b>\$ 18,432,255</b>
<b>EXPENDITURES</b>										
Infrastructure Maintenance	0	2,338,250	0	101,000	40,650	10,000	283,500	60,250	0	2,833,650
GIS Project	40,000	0	0	0	0	0	0	0	0	40,000
Engineering	45,000	25,000	2,000	25,000	2,500	2,500	20,000	20,000	5,000	147,000
Management	60,586	12,005	12,005	12,005	12,005	12,005	12,005	12,005	12,005	156,626
Operations Administration	31,300	33,300	15,650	17,650	17,650	17,650	17,650	15,650	15,650	182,150
Legal	75,000	25,000	10,000	100,000	13,000	10,000	20,000	15,000	5,000	273,000
Assessment Roll	7,500	1,500	1,500	1,500	1,500	0	1,500	1,500	1,500	18,000
Audit Fees	6,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	30,000
Arbitrage Rebate Fee	0	1,500	1,500	1,500	1,500	0	1,500	1,500	1,000	10,000
Rents & Leases	15,000	0	0	0	0	0	0	0	0	15,000
Insurance	47,000	0	0	0	0	0	0	0	0	47,000
Legal Advertising	15,000	0	0	0	0	0	0	0	0	15,000
Miscellaneous	3,175	1,700	1,700	1,700	1,700	25,000	5,000	10,000	5,000	54,975
Postage	3,000	0	0	0	0	0	0	0	0	3,000
Office Supplies	8,000	0	0	0	0	0	0	0	0	8,000
Trustee Fees	0	5,000	5,000	3,750	3,750	5,600	12,000	10,000	5,000	50,100
Website	1,500	0	0	0	0	0	0	0	0	1,500
Continuing Disc Fee	0	500	1,500	500	500	1,500	1,000	500	500	6,500
<b>Total Expenditures</b>	<b>\$ 358,061</b>	<b>\$ 2,446,755</b>	<b>\$ 53,855</b>	<b>\$ 267,605</b>	<b>\$ 97,755</b>	<b>\$ 87,255</b>	<b>\$ 377,155</b>	<b>\$ 149,405</b>	<b>\$ 53,655</b>	<b>\$ 3,891,501</b>
<b>Excess / (Shortfall)</b>	<b>\$ 20,076</b>	<b>\$ 2,668,834</b>	<b>\$ 2,760,879</b>	<b>\$ 1,352,061</b>	<b>\$ 880,891</b>	<b>\$ 3,625,720</b>	<b>\$ 2,506,985</b>	<b>\$ 725,308</b>	<b>\$ -</b>	<b>\$ 14,540,755</b>
Payment to Trustee (Unit 1)	0	(2,373,994)	0	0	0	0	0	0	0	(2,373,994)
Payment to Trustee (Unit 2)	0	0	(2,596,310)	0	0	0	0	0	0	(2,596,310)
Payment to Trustee (Unit 3)	0	0	0	(1,256,459)	0	0	0	0	0	(1,256,459)
Payment to Trustee (Unit 4)	0	0	0	0	(837,666)	0	0	0	0	(837,666)
Payment to Trustee (Unit 5)	0	0	0	0	0	(3,625,720)	0	0	0	(3,625,720)
Payment to Trustee (Unit 7)	0	0	0	0	0	0	(2,506,985)	0	0	(2,506,985)
Payment to Trustee (Unit 8)	0	0	0	0	0	0	0	(725,308)	0	(725,308)
<b>BALANCE</b>	<b>\$ 20,076</b>	<b>\$ 294,840</b>	<b>\$ 164,569</b>	<b>\$ 95,602</b>	<b>\$ 43,224</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 618,312</b>
County Appr & Tax Coll Fee	(6,692)	(98,280)	(54,856)	(31,867)	(14,408)	-	-	-	-	(206,104)
Discounts For Early Payments	(13,384)	(196,560)	(109,713)	(63,735)	(28,816)	-	-	-	-	(412,208)
<b>Net Excess / (Shortfall)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

# Infrastructure Maintenance Breakdown

	Dist Proper	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 7	Unit 8	Total
<b>MAINTENANCE EXPENDITURE</b>									
Lake / Littoral Maintenance	0	110,000	0	0	38,400	10,000	2,250	3,000	163,650
Mitigation Maintenance	0	2,250	0	0	2,250	0	2,250	2,250	9,000
Road Maintenance / Resurface	0	174,000	0	101,000	0	0	0	0	275,000
Road Reconstruction / Widening	0	552,000	0	0	0	0	0	0	552,000
Landscaping	0	912,000	0	0	0	0	279,000	31,000	1,222,000
Security Services	0	26,000	0	0	0	0	0	0	26,000
Street Lighting	0	464,000	0	0	0	0	0	24,000	488,000
Canal Maintenance / Repayment	0	48,000	0	0	0	0	0	0	48,000
Misc Maintenance/Repairs	0	50,000	0	0	0	0	0	0	50,000
<b>Total Maintenance Expenditure</b>	<b>\$ -</b>	<b>\$ 2,338,250</b>	<b>\$ -</b>	<b>\$ 101,000</b>	<b>\$ 40,650</b>	<b>\$ 10,000</b>	<b>\$ 283,500</b>	<b>\$ 60,250</b>	<b>\$ 2,833,650</b>

NOTES:

Unit 1 Lake maintenance increase from treatments to PILI, II, Grand Lake, and additional ponds

Unit 4 lake maintenance increase from Rennaisance lake modifications to lake 8 additional 4.25 acres,

Road resurfacing from District Engineer road report

Unit 1 Resurfacing from spreadsheet reviewd by board on 2/10/22

Unit 3 Road resurfacing from spreadsheet reviewed by board on 2/10/2022

Unit 1 Landscape and Street Lighting inlcudes current contract price and additon of West Villages Parkway and Preto extension,(previosly Unit 7 expenses) also

includes 6 months of Manasota Beach Rd, Preto Boulevard, and West Villages Parkway Extension II

Unit 7 landscape and Street Lighting includes annual expense of Mezzo Drive, Merlot Avenue, and six months of Mansota Beach Road, Preto Boulevard, and West Villages Parkway Extension

Unit 1 increase to Security due to holiday pay

Unit 1 Canal maintenance also inlcudes 2nd payment to devleoper \$35,500 and annual chemical maintenance

Misc repairs increase Paver repairs, sidewalk repairs, dog park repairs, playground repairs

# District Proper

	Fiscal Year 2021/2022 Annual Budget	Fiscal Year 2022/2023 Annual Budget
<b>REVENUES</b>		
O & M Assessments	321,836	334,602
O & M Direct Bill	24,330	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	18,205	18,205
<b>Total Revenues</b>	<b>\$ 365,371</b>	<b>\$ 378,137</b>
<b>EXPENDITURES</b>		
GIS Project	40,000	40,000
Engineering	40,000	45,000
Management	60,586	60,586
Operations Administration	31,300	31,300
Legal	70,000	75,000
Assessment Roll	7,500	7,500
Annual Audit	6,000	6,000
Arbitrage Rebate Fee	0	0
Rents & Leases	15,000	15,000
Insurance	45,000	47,000
Legal Advertising	15,000	15,000
Miscellaneous	3,175	3,175
Postage	3,000	3,000
Office Supplies	8,000	8,000
Trustee Fees	0	0
Continuing Disclosure Fee	0	0
Website	1,500	1,500
Contingency / Prev Shortfall	0	0
<b>Total Expenditures</b>	<b>\$ 346,061</b>	<b>\$ 358,061</b>
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 19,310</b>	<b>\$ 20,076</b>
Payment to Trustee	-	-
<b>BALANCE</b>	<b>\$ 19,310</b>	<b>\$ 20,076</b>
County Appraiser & Tax Collector Fee	(6,437)	(6,692)
Discounts for Early Payments	(12,873)	(13,384)
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>

\* Fund Balance as of 2-28-22 = \$5,564,543

# Unit 1

	Fiscal Year 2021/2022 Annual Budget	Fiscal Year 2022/2023 Annual Budget
<b>REVENUES</b>		
O & M Assessments	1,153,527	2,556,755
O & M Direct Bill	43,405	43,405
Debt Assessments	2,356,406	2,357,243
Debt Direct Bill	158,185	158,185
Developer Contribution	0	0
Other Revenues	0	0
Carry Over Revenues	124,035	0
<b>Total Revenues</b>	<b>\$ 3,835,557</b>	<b>\$ 5,115,589</b>
<b>EXPENDITURES</b>		
Infrastructure Maintenance	1,158,250	2,338,250
Engineering	20,000	25,000
Management	12,005	12,005
Operations Administration	33,300	33,300
Legal	15,000	25,000
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	500	500
Website	0	0
Continuing / Prev Shortfall	0	0
<b>Total Expenditures</b>	<b>\$ 1,251,755</b>	<b>\$ 2,446,755</b>
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 2,583,802</b>	<b>\$ 2,668,834</b>
Payment to Trustee	(2,373,206)	(2,373,994)
<b>BALANCE</b>	<b>\$ 210,596</b>	<b>\$ 294,840</b>
County Appraiser & Tax Collector Fee	(70,199)	(98,280)
Discounts for Early Payments	(140,397)	(196,560)
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>
<u>As of 2/28/22</u>		
Fund Balance Net of Road Resurfacing Acct:	\$802,904	
Road Resurfacing Account Balance:	<u>\$458,063</u>	
Total Fund Balance, including Road Acct	\$1,260,967	

For Infrastructure Maintenance Detail see page 2

## Unit 2

	Fiscal Year 2021/2022 Annual Budget	Fiscal Year 2022/2023 Annual Budget
<b>REVENUES</b>		
O & M Assessments	3,986	55,683
O & M Direct Bill	108	1,513
Debt Assessments	2,687,138	2,687,138
Debt Direct Bill	71,708	70,400
Developer Contribution	0	0
Other Revenues	0	0
Carry Over Funds from Prior Year	50,000	0
<b>Total Revenues</b>	<b>\$ 2,812,940</b>	<b>\$ 2,814,734</b>
<b>EXPENDITURES</b>		
Infrastructure Maintenance	0	0
Engineering	2,000	2,000
Management	12,005	12,005
Operations Administration	15,650	15,650
Legal	10,000	10,000
Assessment Roll	1,500	1,500
Audit Fees	3,000	3,000
Arbitrage Rebate Fee	1,500	1,500
Rents & Leases	0	0
Insurance	0	0
Legal Advertising	0	0
Miscellaneous	1,700	1,700
Postage	0	0
Office Supplies	0	0
Trustee Fees	5,000	5,000
Continuing Disclosure Fee	1,500	1,500
Website	0	0
Contingency / Prev Shortfall	0	0
<b>Total Expenditures</b>	<b>\$ 53,855</b>	<b>\$ 53,855</b>
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 2,759,085</b>	<b>\$ 2,760,879</b>
Payment to Trustee	(2,597,617)	(2,596,310)
<b>BALANCE</b>	<b>\$ 161,467</b>	<b>\$ 164,569</b>
County Appraiser & Tax Collector Fee	(53,822)	(54,856)
Discounts for Early Payments	(107,645)	(109,713)
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>

\* Fund Balance as of 2-28-22 = \$155,229

## Unit 3

	Fiscal Year 2021/2022 Annual Budget	Fiscal Year 2022/2023 Annual Budget
<b>REVENUES</b>		
O & M Assessments	179,772	280,341
O & M Direct Bill	2,619	4,084
Debt Assessments	1,316,180	1,313,031
Debt Direct Bill	22,210	22,210
Developer Contribution	0	0
Other Revenues	0	0
Carry Over Funds from Prior Year	0	0
<b>Total Revenues</b>	<b>\$ 1,520,781</b>	<b>\$ 1,619,666</b>
<b>EXPENDITURES</b>		
Infrastructure Maintenance	102,000	101,000
Engineering	13,000	25,000
Management	12,005	12,005
Operations Administration	17,650	17,650
Legal	15,000	100,000
Assessment Roll	1,500	1,500
Audit Fees	3,000	3,000
Arbitrage Rebate Fee	1,500	1,500
Rents & Leases	0	0
Insurance	0	0
Legal Advertising	0	0
Miscellaneous	1,700	1,700
Postage	0	0
Office Supplies	0	0
Trustee Fees	3,750	3,750
Continuing Disclosure Fee	500	500
Website	0	0
Contingency / Prev Shortfall	0	0
<b>Total Expenditures</b>	<b>\$ 171,605</b>	<b>\$ 267,605</b>
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 1,349,176</b>	<b>\$ 1,352,061</b>
Payment to Trustee	(1,259,419)	(1,256,459)
<b>BALANCE</b>	<b>\$ 89,757</b>	<b>\$ 95,602</b>
County Appraiser & Tax Collector Fee	(29,919)	(31,867)
Discounts for Early Payments	(59,838)	(63,735)
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>
<i>As of 2/28/22</i>		
Fund Balance Net of Road Resurfacing Acct:	\$669,546	
Road Resurfacing Account Balance:	<u>\$387,482</u>	
Total Fund Balance, including Road Acct:	\$1,057,028	

Engineering increase cost to address POA representative questions  
 Legal increase cost to address POA representative questions



## Unit 4

	Fiscal Year 2021/2022 Annual Budget	Fiscal Year 2022/2023 Annual Budget
<b>REVENUES</b>		
O & M Assessments	80,074	80,074
O & M Direct Bill	22,486	22,486
Debt Assessments	640,330	640,330
Debt Direct Bill	235,756	235,756
Developer Contribution	0	0
Other Revenues	0	0
Carry Over Funds from Prior Year	0	0
<b>Total Revenues</b>	<b>\$ 978,646</b>	<b>\$ 978,646</b>
<b>EXPENDITURES</b>		
Infrastructure Maintenance	40,650	40,650
Engineering	2,500	2,500
Management	12,005	12,005
Operations Administration	17,650	17,650
Legal	13,000	13,000
Assessment Roll	1,500	1,500
Audit Fees	3,000	3,000
Arbitrage Rebate Fee	1,500	1,500
Rents & Leases	0	0
Insurance	0	0
Legal Advertising	0	0
Miscellaneous	1,700	1,700
Postage	0	0
Office Supplies	0	0
Trustee Fees	3,750	3,750
Continuing Disclosure Fee	500	500
Website	0	0
Contingency / Prev Shortfall	0	0
<b>Total Expenditures</b>	<b>\$ 97,755</b>	<b>\$ 97,755</b>
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 880,891</b>	<b>\$ 880,891</b>
Payment to Trustee	(837,666)	(837,666)
<b>BALANCE</b>	<b>\$ 43,224</b>	<b>\$ 43,224</b>
County Appraiser & Tax Collector Fee	(14,408)	(14,408)
Discounts for Early Payments	(28,816)	(28,816)
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>

\* Fund Balance as of 2-28-22 = \$289,677

## Unit 5

	Fiscal Year 2021/2022 Annual Budget	Fiscal Year 2022/2023 Annual Budget
<b>REVENUES</b>		
O & M Assessments	0	0
O & M Direct Bill	62,755	87,255
Debt Assessments	0	0
Debt Direct Bill	3,625,720	3,625,720
Developer Contribution	0	0
Other Revenues	0	0
Carry Over Funds from Prior Year	0	0
<b>Total Revenues</b>	<b>\$ 3,688,475</b>	<b>\$ 3,712,975</b>
<b>EXPENDITURES</b>		
Infrastructure Maintenance	8,000	10,000
Engineering	2,500	2,500
Management	12,005	12,005
Operations Administration	17,650	17,650
Legal	10,000	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	25,000
Postage	0	0
Office Supplies	0	0
Trustee Fees	5,600	5,600
Continuing Disclosure Fee	1,500	1,500
Website	0	0
Contingency / Prev Shortfall	0	0
<b>Total Expenditures</b>	<b>\$ 62,755</b>	<b>\$ 87,255</b>
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 3,625,720</b>	<b>\$ 3,625,720</b>
Payment to Trustee	(3,625,720)	(3,625,720)
<b>BALANCE</b>	<b>\$ -</b>	<b>\$ -</b>
County Appraiser & Tax Collector Fee	-	-
Discounts for Early Payments	-	-
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>

\* Fund Balance as of 2-28-22 = (\$342,267)

Misc expense increase due to Fitch

## Unit 7

	Fiscal Year 2021/2022 Annual Budget	Fiscal Year 2022/2023 Annual Budget
<b>REVENUES</b>		
O & M Assessments	0	0
O & M Direct Bill	532,105	377,155
Debt Assessments	0	0
Debt Direct Bill	2,506,985	2,506,985
Developer Contribution	0	0
Other Revenues	0	0
Carry Over Funds from Prior Year	0	0
<b>Total Revenues</b>	<b>\$ 3,039,090</b>	<b>\$ 2,884,140</b>
<b>EXPENDITURES</b>		
Infrastructure Maintenance	455,950	283,500
Engineering	10,000	20,000
Management	12,005	12,005
Operations Administration	17,650	17,650
Legal	15,000	20,000
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	5,000
Postage	0	0
Office Supplies	0	0
Trustee Fees	5,000	12,000
Continuing Disclosure Fee	500	1,000
Website	0	0
Contingency / Prev Shortfall	0	0
<b>Total Expenditures</b>	<b>\$ 532,105</b>	<b>\$ 377,155</b>
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 2,506,985</b>	<b>\$ 2,506,985</b>
Payment to Trustee	(2,506,985)	(2,506,985)
<b>BALANCE</b>	<b>\$ -</b>	<b>\$ -</b>
County Appraiser & Tax Collector Fee	-	-
Discounts for Early Payments	-	-
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>

\* Fund Balance as of 2-28-22 = \$601,451

## Unit 8

	Fiscal Year 2021/2022 Annual Budget	Fiscal Year 2022/2023 Annual Budget
<b>REVENUES</b>		
O & M Assessments	0	0
O & M Direct Bill	126,405	149,405
Debt Assessments	0	0
Debt Direct Bill	725,308	725,308
Developer Contribution	0	0
Other Revenues	0	0
Carry Over Funds from Prior Year	0	0
<b>Total Revenues</b>	<b>\$ 851,713</b>	<b>\$ 874,713</b>
<b>EXPENDITURES</b>		
Infrastructure Maintenance	60,250	60,250
Engineering	2,000	20,000
Management	12,005	12,005
Operations Administration	15,650	15,650
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	5,000	10,000
Continuing Disclosure Fee	500	500
Website	0	0
Contingency / Prev Shortfall	0	0
<b>Total Expenditures</b>	<b>\$ 126,405</b>	<b>\$ 149,405</b>
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 725,308</b>	<b>\$ 725,308</b>
Payment to Trustee	(725,308)	(725,308)
<b>BALANCE</b>	<b>\$ -</b>	<b>\$ -</b>
County Appraiser & Tax Collector Fee	-	-
Discounts for Early Payments	-	-
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>

\* Fund Balance as of 2-28-22 = (\$12,099)

## Unit 9

	Fiscal Year 2021/2022 Annual Budget	Fiscal Year 2022/2023 Annual Budget
<b>REVENUES</b>		
O & M Assessments	0	0
O & M Direct Bill	0	53,655
Debt Assessments	0	0
Debt Direct Bill	0	0
Developer Contribution	0	0
Other Revenues	0	0
Carry Over Funds from Prior Year	0	0
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 53,655</b>
<b>EXPENDITURES</b>		
Infrastructure Maintenance	0	0
Engineering	0	5,000
Management	0	12,005
Operations Administration	0	15,650
Legal	0	5,000
Assessment Roll	0	1,500
Audit Fees	0	3,000
Arbitrage Rebate Fee	0	1,000
Rents & Leases	0	0
Insurance	0	0
Legal Advertising	0	0
Miscellaneous	0	5,000
Postage	0	0
Office Supplies	0	0
Trustee Fees	0	5,000
Continuing Disclosure Fee	0	500
Website	0	0
Contingency / Prev Shortfall	0	0
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ 53,655</b>
<b>EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>
Payment to Trustee	-	-
<b>BALANCE</b>	<b>\$ -</b>	<b>\$ -</b>
County Appraiser & Tax Collector Fee	-	-
Discounts for Early Payments	-	-
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>

\* Fund Balance as of 2-28-22 = \$0

## Budget Comparison

	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Annual Budget	Fiscal Year 2022/2023 Annual Budget
<b>REVENUES</b>			
O & M Assessments	1,984,430	1,739,194	3,307,455
O & M Direct Bill	342,976	814,213	763,288
Debt Assessments	5,831,326	7,000,053	6,997,742
Debt Direct Bill	915,292	7,345,872	7,344,565
Interest / Other Income	5,068,078	1,000	1,000
Bond Prepayments	107,399	0	0
Bond Prepayments Sent to Trustee	(107,399)	0	0
Developer Funding	4,524,782	0	0
Carry Over Funds from Prior Year	0	192,240	18,205
<b>Total Revenues</b>	<b>\$ 18,666,884</b>	<b>\$ 17,092,573</b>	<b>\$ 18,432,255</b>
<b>EXPENDITURES</b>			
Infrastructure Maintenance	2,876,965	1,825,100	2,833,650
GIS Project	72,985	40,000	40,000
Engineering	150,689	92,000	147,000
Management	141,619	144,621	156,626
Operations Administration	140,850	166,500	182,150
Legal	142,342	163,000	273,000
Assessment Roll	15,000	16,500	18,000
Audit Fees	24,417	27,000	30,000
Arbitrage Rebate Fee	4,550	9,000	10,000
Rents & Leases	14,400	15,000	15,000
Insurance	40,754	45,000	47,000
Legal Advertising	13,592	15,000	15,000
Miscellaneous	35,746	32,475	54,975
Postage	1,062	3,000	3,000
Office Supplies	1,054	8,000	8,000
Trustee Fees	33,308	33,100	50,100
Continuing Disclosure Fee	6,000	5,500	6,500
Website	1,500	1,500	1,500
Contingency / Construction Cost	3,036,441	0	0
<b>Total Expenditures</b>	<b>6,753,274</b>	<b>2,642,296</b>	<b>3,891,501</b>
<b>EXCESS / (SHORTFALL)</b>	<b>\$ 11,913,610</b>	<b>\$ 14,450,277</b>	<b>\$ 14,540,755</b>
Debt Payment to Trustee (All Units)	(6,436,093)	(13,925,922)	(13,922,443)
<b>BALANCE</b>	<b>\$ 5,477,517</b>	<b>\$ 524,355</b>	<b>\$ 618,312</b>
County Appraiser & Tax Collector Fee	(75,234)	(174,785)	(206,104)
Discounts for Early Payments	(303,519)	(349,570)	(412,208)
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ 5,098,764</b>	<b>\$ -</b>	<b>\$ -</b>

## Unit 1 - Debt Service

Fiscal Year  
2022/2023  
Annual Budget

### REVENUES

Interest Income	0
Debt Collections	2,373,994
<b>Total Revenues</b>	<b>\$ 2,373,994</b>

### EXPENDITURES

Principal Payments	1,200,000
Interest Payments	1,173,994
Miscellaneous / Extra Redemption	0
<b>Total Expenditures</b>	<b>\$ 2,373,994</b>

<b>Excess / (Shortfall)</b>	<b>\$ -</b>
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### Series 2017 Bond Information

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

## Unit 2 - Debt Service

### Series 2019A-1 (Performing)

Fiscal Year  
2022/2023  
Annual Budget

#### REVENUES

Interest Income	0
Net Debt Collections	1,408,204
<b>Total Revenues</b>	<b>\$ 1,408,204</b>

#### EXPENDITURES

Principal Payments	645,000
Interest Payments	753,106
Miscellaneous / Extra Redemption	10,097
<b>Total Expenditures</b>	<b>\$ 1,408,204</b>

<b>Excess / (Shortfall)</b>	<b>\$ -</b>
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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  
2022/2023  
Annual Budget

#### REVENUES

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

#### EXPENDITURES

Principal Payments	545,000
Interest Payments	639,831
Miscellaneous / Extra Redemption	3,275
<b>Total Expenditures</b>	<b>\$ 1,188,107</b>

<b>Excess / (Shortfall)</b>	<b>\$ -</b>
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#### Series 2019A-2 Bifurcated Bond Information (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  
2022/2023  
Annual Budget

### REVENUES

Interest Income	0
Net Debt Collections	1,256,459
<b>Total Revenues</b>	<b>\$ 1,256,459</b>

### EXPENDITURES

Principal Payments	650,000
Interest Payments	604,810
Miscellaneous / Extra Redemption	1,649
<b>Total Expenditures</b>	<b>\$ 1,256,459</b>

<b>Excess / (Shortfall)</b>	<b>\$ -</b>
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### Series 2017 Bond Information

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

## Unit 4 - Debt Service

Fiscal Year  
2022/2023  
Annual Budget

### REVENUES

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

### EXPENDITURES

Principal Payments	275,000
Interest Payments	561,675
Miscellaneous / Extra Redemption	991
<b>Total Expenditures</b>	<b>\$ 837,666</b>

<b>Excess / (Shortfall)</b>	<b>\$</b>	<b>-</b>
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### Series 2016 Bond Information

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

## Unit 5 - Debt Service

**Fiscal Year  
2022/2023  
Annual Budget**

### REVENUES

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

### EXPENDITURES

2017A Principal Payments	570,000
2017A Interest Payments	424,011
2017B Principal Payments	1,421,569
2017B Interest Payments	1,167,027
Other / Extra Redemption	43,114
<b>Total Expenditures</b>	<b>\$ 3,625,720</b>

<b>Excess / (Shortfall)</b>	<b>\$ -</b>
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### Series 2017A Bond Information

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

### Series 2017B Bond Information

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

## Unit 7 - Debt Service

Fiscal Year  
2022/2023  
Annual Budget

### REVENUES

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

### EXPENDITURES

2019 Master Principal Payments	540,000
2019 Master Interest Payments	1,433,138
2019 Village B Principal Payments	25,000
2019 Village B Interest Payments	61,025
2021 Village F1 & F5 Principal Payments	165,000
2021 Village F1 & F5 Interest Payments	279,225
Other / Extra Redemption	3,598
<b>Total Expenditures</b>	<b>\$ 2,506,985</b>

<b>Excess / (Shortfall)</b>	<b>\$ -</b>
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### Series 2019 Master Bond Information

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

### Series 2019 Village B Bond Information

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

## Unit 8 - Debt Service

Fiscal Year

2022/2023

Annual Budget

### REVENUES

Interest	0
Net Master Debt Collections	725,308

<b>Total Revenues</b>	<b>\$</b>	<b>725,308</b>
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### EXPENDITURES

2021 Master Principal Payments	270,000
2021 Master Interest Payments	455,269

Other / Extra Redemption	39
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<b>Total Expenditures</b>	<b>\$</b>	<b>725,308</b>
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<b>Excess / (Shortfall)</b>	<b>\$</b>	<b>-</b>
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### Series 2021 Master Bond Information

Original Par Amount =	\$13,000,000	Annual Principal Payments Due =	May 1st
Average Interest Rate =	3.79%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	April 2021		
Maturity Date =	May 2051		

# Assessment Recap - District Proper

A	B	C	F	G	F	G
Lot Type		Units	Total Fiscal Year 2021/2022 Assessment	Total Fiscal Year 2021/2022 Assessment Per Unit	Total Fiscal Year 2022/2023 Projected Assessment	Total Fiscal Year 2022/2023 Projected Assessment Per Unit
Developed Lots In Unit 1 Only	Administrative <u>Debt</u>	523	\$ 8,284.29 \$ -	\$ 15.84 \$ -	\$ 8,612.89 \$ -	\$ 16.47 \$ -
	Sub-Total		\$ 8,284.29	\$ 15.84	\$ 8,612.89	\$ 16.47
Developed Lots In Unit 2	Administrative <u>Debt</u>	1,868	\$ 29,589.00 \$ -	\$ 15.84 \$ -	\$ 30,762.68 \$ -	\$ 16.47 \$ -
	Sub-Total		\$ 29,589.00	\$ 15.84	\$ 30,762.68	\$ 16.47
Developed Lots In Unit 3	Administrative <u>Debt</u>	1,827	\$ 28,939.56 \$ -	\$ 15.84 \$ -	\$ 30,087.48 \$ -	\$ 16.47 \$ -
	Sub-Total		\$ 28,939.56	\$ 15.84	\$ 30,087.48	\$ 16.47
Developed Lots In Unit 4	Administrative <u>Debt</u>	786	\$ 12,450.19 \$ -	\$ 15.84 \$ -	\$ 12,944.04 \$ -	\$ 16.47 \$ -
	Sub-Total		\$ 12,450.19	\$ 15.84	\$ 12,944.04	\$ 16.47
Developed Lots In Sarasota County	Administrative <u>Debt</u>	0	\$ - \$ -	\$ 15.84 \$ -	\$ 0 \$ -	\$ 16.47 \$ -
	Sub-Total		\$ -	\$ 15.84	\$ -	\$ 16.47
Undeveloped Land In Unit 1	Administrative <u>Debt</u>	10,335	\$ 163,705.73 \$ -	\$ 15.84 \$ -	\$ 170,199.29 \$ -	\$ 16.47 \$ -
	Sub-Total		\$ 163,705.73	\$ 15.84	\$ 170,199.29	\$ 16.47
Undeveloped Land In Unit 2	Administrative <u>Debt</u>	205	\$ 3,247.19 \$ -	\$ 15.84 \$ -	\$ 3,375.99 \$ -	\$ 16.47 \$ -
	Sub-Total		\$ 3,247.19	\$ 15.84	\$ 3,375.99	\$ 16.47
Undeveloped Land In Unit 3	Administrative <u>Debt</u>	91	\$ 1,441.43 \$ -	\$ 15.84 \$ -	\$ 1,498.61 \$ -	\$ 16.47 \$ -
	Sub-Total		\$ 1,441.43	\$ 15.84	\$ 1,498.61	\$ 16.47
Undeveloped Land In Unit 4	Administrative <u>Debt</u>	238	\$ 3,769.90 \$ -	\$ 15.84 \$ -	\$ 3,919.44 \$ -	\$ 16.47 \$ -
	Sub-Total		\$ 3,769.90	\$ 15.84	\$ 3,919.44	\$ 16.47
Undeveloped Land In Sarasota County	Administrative <u>Debt</u>	7,303	\$ 115,679.05 \$ -	\$ 15.84 \$ -	\$ 120,267.58 \$ -	\$ 16.47 \$ -
	Sub-Total		\$ 115,679.05	\$ 15.84	\$ 120,267.58	\$ 16.47
<b>Total</b>		<b>23,176</b>	<b>\$ 321,835.81</b>		<b>\$ 334,601.77</b>	

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

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

There are **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 2021/2022 Assessment	Total Fiscal Year 2021/2022 Assessment Per Unit	Total Fiscal Year 2022/2023 Projected Assessment	Total Fiscal Year 2022/2023 Projected Assessment Per Unit
Developed Lots In Unit 1 Only	Administrative	523	\$ 40,721.86	\$ 77.86	\$ 90,258.73	\$ 172.58
	<u>Debt</u>		\$ 83,185.97	\$ 159.06	\$ 83,215.54	\$ 159.11
	Sub-Total		\$ 123,907.83	\$ 236.92	\$ 173,474.27	\$ 331.69
Developed Lots In Unit 2	Administrative	1,868	\$ 145,446.35	\$ 77.86	\$ 322,377.25	\$ 172.58
	<u>Debt</u>		\$ 297,115.47	\$ 159.06	\$ 297,221.10	\$ 159.11
	Sub-Total		\$ 442,561.82	\$ 236.92	\$ 619,598.35	\$ 331.69
Developed Lots In Unit 3	Administrative	1,827	\$ 142,254.01	\$ 77.86	\$ 315,301.52	\$ 172.58
	<u>Debt</u>		\$ 290,594.20	\$ 159.06	\$ 290,697.51	\$ 159.11
	Sub-Total		\$ 432,848.20	\$ 236.92	\$ 605,999.03	\$ 331.69
Developed Lots In Unit 4	Administrative	786	\$ 61,199.59	\$ 77.86	\$ 135,646.96	\$ 172.58
	<u>Debt</u>		\$ 125,017.54	\$ 159.06	\$ 125,061.98	\$ 159.11
	Sub-Total		\$ 186,217.12	\$ 236.92	\$ 260,708.94	\$ 331.69
Undeveloped Land In Unit 1	Admin / Maint	10,335	\$ 804,704.51	\$ 77.86	\$ 1,783,602.18	\$ 172.58
	<u>Debt</u>		\$ 1,643,837.45	\$ 159.06	\$ 1,644,421.88	\$ 159.11
	Sub-Total		\$ 2,448,541.96	\$ 236.92	\$ 3,428,024.05	\$ 331.69
Undeveloped Land In Unit 2	Administrative	205	\$ 15,961.72	\$ 77.86	\$ 35,378.66	\$ 172.58
	<u>Debt</u>		\$ 32,606.35	\$ 159.06	\$ 32,617.95	\$ 159.11
	Sub-Total		\$ 48,568.08	\$ 236.92	\$ 67,996.61	\$ 331.69
Undeveloped Land In Unit 3	Administrative	91	\$ 7,085.45	\$ 77.86	\$ 15,704.67	\$ 172.58
	<u>Debt</u>		\$ 14,474.04	\$ 159.06	\$ 14,479.19	\$ 159.11
	Sub-Total		\$ 21,559.49	\$ 236.92	\$ 30,183.86	\$ 331.69
Undeveloped Land In Unit 4	Administrative	238	\$ 18,531.17	\$ 77.86	\$ 41,073.76	\$ 172.58
	<u>Debt</u>		\$ 37,855.18	\$ 159.06	\$ 37,868.64	\$ 159.11
	Sub-Total		\$ 56,386.36	\$ 236.92	\$ 78,942.40	\$ 331.69
<b>Total Admin / Maint</b>			\$ 1,153,526.60		\$ 2,556,755.32	
<b>Total Debt</b>			\$ 2,356,405.60		\$ 2,357,243.36	
<b>Total</b>		<b>15,873</b>	<b>\$ 3,509,932.19</b>		<b>\$ 4,913,998.68</b>	

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

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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 2021/2022 Per Unit	Total Fiscal Year 2022/2023 Projected Assessment	Total Fiscal Year 2022/2023 Projected Per Unit	
<b>2019 A-1 (Performing)</b>							
Island Walk Single Family	Admin / Maint Debt	23.97%	13,732.22	1,799 1,796	\$ 0.55 \$ 379.89	\$ 13,732.22 \$ 682,282.44	\$ 7.63 \$ 379.89
					\$ 380.44	\$ 696,014.66	\$ 387.52
Island Walk Multi Family	Admin / Maint Debt	0.93%	531.90	70	\$ 0.54 \$ 378.22	\$ 531.90 \$ 26,475.40	\$ 7.60 \$ 378.22
					\$ 378.76	\$ 27,007.30	\$ 385.82
Gran Paradiso Single Family	Admin / Maint Debt	21.40%	12,262.55	1,439 1,416	\$ 0.61 \$ 424.10	\$ 12,262.55 \$ 600,525.60	\$ 8.52 \$ 424.10
					\$ 424.71	\$ 612,788.15	\$ 432.62
Gran Paradiso Multi Family (3 BDR)	Admin / Maint Debt	3.55%	2,032.95	280	\$ 0.52 \$ 361.34	\$ 2,032.95 \$ 101,175.20	\$ 7.26 \$ 361.34
					\$ 361.86	\$ 103,208.15	\$ 368.60
Gran Paradiso Multi Family (2 BDR)	Admin / Maint Debt	3.16%	1,812.57	280 272	\$ 0.46 \$ 322.17	\$ 1,812.57 \$ 87,630.24	\$ 6.47 \$ 322.17
					\$ 322.63	\$ 89,442.81	\$ 328.64
Preserve Single Family	Admin / Maint Debt	1.47%	839.68	110	\$ 0.55 \$ -	\$ 839.68 \$ -	\$ 7.63 \$ -
					\$ 0.55	\$ 839.68	\$ 7.63
Preserve Multi Family	Admin / Maint Debt	1.19%	683.84	90	\$ 0.54 \$ -	\$ 683.84 \$ -	\$ 7.60 \$ -
					\$ 0.54	\$ 683.84	\$ 7.60
<b>2019 A-2 (Non Performing)</b>							
Thomas 167 * Multi Family (3 BDR)	Admin / Maint Debt	0.98%	563.36	76	\$ 0.53 \$ 368.91	\$ 563.36 \$ 28,037.16	\$ 7.41 \$ 368.91
					\$ 369.44	\$ 28,600.52	\$ 376.32
Thomas 167 * Multi Family (2 BDR)	Admin / Maint Debt	1.62%	927.58	140	\$ 0.47 \$ 329.74	\$ 927.58 \$ 46,163.60	\$ 6.63 \$ 329.74
					\$ 330.21	\$ 47,091.18	\$ 336.37
Thomas 167 * Commercial	Admin / Maint Debt	41.73%	23,905.87	92.49	\$ 18.50 \$ 12,863.47	\$ 23,905.87 \$ 1,189,742.34	\$ 258.47 \$ 12,863.47
					\$ 12,881.97	\$ 1,213,648.21	\$ 13,121.94
						\$ 57,292.52	
						\$ 2,762,031.98	
<b>Total</b>	<b>100.00%</b>	<b>\$</b>	<b>57,292.55</b>	<b>4,376</b>		<b>\$ 2,817,800.98</b>	

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

Notes:  
 \* Thomas 167 was originally referred to as the "Town Center" in the Unit 2 Methodology and included Town Center Residential and Town Center Commercial  
 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 34 units with pre-paid bonds.  
 3 unit in Island Walk Single Family  
 23 unit in the Gran Paradiso Single Family  
 8 unit in the Gran Paradiso Multi Family



## Assessment Recap - Unit 2 (Collection Method)

		A	B	C	D	E	F	G	H	I																																																																																																								
<b>TOTAL GROSS</b>																																																																																																																		
<b>2019 A-1 (Performing)</b>																																																																																																																		
Lot Type	Units	Total Fiscal Year 2022/2023			Total Fiscal Year 2022/2023																																																																																																													
		Projected Assessment			Projected Per Unit																																																																																																													
Island Walk Single	Admin / Maint Debt	1,799	\$	13,732.22	\$	7.63																																																																																																												
		1,796	\$	682,282.44	\$	379.89																																																																																																												
Family	Sub-Total		\$	696,014.66	\$	387.52																																																																																																												
Island Walk Multi	Admin / Maint Debt	70	\$	531.90	\$	7.60																																																																																																												
			\$	26,475.40	\$	378.22																																																																																																												
Family	Sub-Total		\$	27,007.30	\$	385.82																																																																																																												
Gran Paradiso Single	Admin / Maint Debt	1,439	\$	12,262.55	\$	8.52																																																																																																												
		1,416	\$	600,525.60	\$	424.10																																																																																																												
Family	Sub-Total		\$	612,788.15	\$	432.62																																																																																																												
Gran Paradiso Multi	Admin / Maint Debt	280	\$	2,032.95	\$	7.26																																																																																																												
			\$	101,175.20	\$	361.34																																																																																																												
Family (3 BDR)	Sub-Total		\$	103,208.15	\$	368.60																																																																																																												
Gran Paradiso Multi	Admin / Maint Debt	280	\$	1,812.57	\$	6.47																																																																																																												
		272	\$	87,630.24	\$	322.17																																																																																																												
Family (2 BDR)	Sub-Total		\$	89,442.81	\$	328.64																																																																																																												
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="3">GRAN PARADISO ON ROLL GROSS</th> <th colspan="3">GRAN PARADISO DIRECT BILL GROSS</th> </tr> </thead> <tbody> <tr> <td>1,090</td> <td>\$</td> <td>9,288.52</td> <td>\$</td> <td>8.52</td> <td>\$</td> <td>2,974.03</td> </tr> <tr> <td>1,077</td> <td>\$</td> <td>456,755.70</td> <td>\$</td> <td>424.10</td> <td>\$</td> <td>143,769.90</td> </tr> <tr> <td></td> <td>\$</td> <td>466,044.22</td> <td>\$</td> <td>432.62</td> <td>\$</td> <td>146,743.93</td> </tr> <tr> <td>196</td> <td>\$</td> <td>1,423.06</td> <td>\$</td> <td>7.26</td> <td>\$</td> <td>609.88</td> </tr> <tr> <td></td> <td>\$</td> <td>70,822.64</td> <td>\$</td> <td>361.34</td> <td>\$</td> <td>30,352.56</td> </tr> <tr> <td></td> <td>\$</td> <td>72,245.70</td> <td>\$</td> <td>368.60</td> <td>\$</td> <td>30,962.44</td> </tr> <tr> <td>585</td> <td>\$</td> <td>3,786.98</td> <td>\$</td> <td>6.47</td> <td>\$</td> <td>(1,974.41)</td> </tr> <tr> <td>580</td> <td>\$</td> <td>186,858.60</td> <td>\$</td> <td>322.17</td> <td>\$</td> <td>(99,228.36)</td> </tr> <tr> <td></td> <td>\$</td> <td>190,645.58</td> <td>\$</td> <td>328.64</td> <td>\$</td> <td>(101,202.77)</td> </tr> <tr> <td></td> <td>\$</td> <td>14,498.56</td> <td>\$</td> <td></td> <td>\$</td> <td>1,609.51</td> </tr> <tr> <td></td> <td>\$</td> <td>714,436.94</td> <td>\$</td> <td></td> <td>\$</td> <td>74,894.10</td> </tr> <tr> <td colspan="6" style="text-align: center;">Gran Paradiso Direct Bill Net</td> <td></td> </tr> <tr> <td></td> <td>\$</td> <td></td> <td>\$</td> <td>1,512.94</td> <td>\$</td> <td></td> </tr> <tr> <td></td> <td>\$</td> <td></td> <td>\$</td> <td>70,400.45</td> <td>\$</td> <td></td> </tr> </tbody> </table>											GRAN PARADISO ON ROLL GROSS			GRAN PARADISO DIRECT BILL GROSS			1,090	\$	9,288.52	\$	8.52	\$	2,974.03	1,077	\$	456,755.70	\$	424.10	\$	143,769.90		\$	466,044.22	\$	432.62	\$	146,743.93	196	\$	1,423.06	\$	7.26	\$	609.88		\$	70,822.64	\$	361.34	\$	30,352.56		\$	72,245.70	\$	368.60	\$	30,962.44	585	\$	3,786.98	\$	6.47	\$	(1,974.41)	580	\$	186,858.60	\$	322.17	\$	(99,228.36)		\$	190,645.58	\$	328.64	\$	(101,202.77)		\$	14,498.56	\$		\$	1,609.51		\$	714,436.94	\$		\$	74,894.10	Gran Paradiso Direct Bill Net								\$		\$	1,512.94	\$			\$		\$	70,400.45	\$	
GRAN PARADISO ON ROLL GROSS			GRAN PARADISO DIRECT BILL GROSS																																																																																																															
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	\$		\$	70,400.45	\$																																																																																																													
Preserve Single	Admin / Maint Debt	110	\$	839.68	\$	7.63																																																																																																												
			\$	-	\$	-																																																																																																												
Family	Sub-Total		\$	839.68	\$	7.63																																																																																																												
Preserve Multi	Admin / Maint Debt	90	\$	683.84	\$	7.60																																																																																																												
			\$	-	\$	-																																																																																																												
Family	Sub-Total		\$	683.84	\$	7.60																																																																																																												
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PRESERVE ON ROLL GROSS			PRESERVE DIRECT BILL GROSS																																																																																																															
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	\$		\$	(164.27)	\$																																																																																																													
	\$		\$	-	\$	-																																																																																																												
<b>2019 A-2 (Non Performing)</b>																																																																																																																		
Thomas 167 * Multi	Admin / Maint Debt	76	\$	563.36	\$	7.41																																																																																																												
			\$	28,037.16	\$	368.91																																																																																																												
Family (3 BDR)	Sub-Total		\$	28,600.52	\$	376.32																																																																																																												
Thomas 167 * Multi	Admin / Maint Debt	140	\$	927.58	\$	6.63																																																																																																												
			\$	46,163.60	\$	329.74																																																																																																												
Family (2 BDR)	Sub-Total		\$	47,091.18	\$	336.37																																																																																																												
Thomas 167 * Commercial	Admin / Maint Debt	92	\$	23,905.87	\$	258.47																																																																																																												
			\$	1,189,742.34	\$	12,863.47																																																																																																												
Family	Sub-Total		\$	1,213,648.21	\$	13,121.94																																																																																																												
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TOWN CENTER ON ROLL GROSS			TOWN CENTER DIRECT BILL GROSS																																																																																																															
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	\$	1,213,648.21	\$	13,121.94	\$	-																																																																																																												
	\$	25,396.81	\$		\$	-																																																																																																												
	\$	1,263,943.10	\$		\$	-																																																																																																												
Town Center Direct Bill Net																																																																																																																		
	\$		\$	-	\$	-																																																																																																												
	\$		\$	-	\$	-																																																																																																												
<b>Total</b>	<b>4,376</b>	<b>\$</b>	<b>2,817,800.98</b>																																																																																																															

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

### Notes:

\* Thomas 167 was originally referred to as the "Town Center" in the Unit 2 Methodology and included Town Center Residential and Town Center Commercial  
 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 34 units with pre-paid bonds.

3 unit in Island Walk Single Family  
 23 unit in the Gran Paradiso Single Family  
 8 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 2021/2022	Total Fiscal Year 2022/2023 Projected Assessment	Total Fiscal Year 2022/2023 Projected Assessment Per Unit
<b>Pre Lennar</b>	2 Bdr Sam 35	Admin / Maint	5	\$ 96.08	\$ 749.17	\$ 149.83
		Debt	4	\$ 1,093.10	\$ 4,372.40	\$ 1,093.10
		Sub-Total		\$ 1,189.18	\$ 5,121.57	\$ 1,242.93
	3 Bdr Sam 70	Admin / Maint	6	\$ 96.08	\$ 899.01	\$ 149.83
		Debt	5	\$ 1,432.12	\$ 7,160.60	\$ 1,432.12
		Sub-Total		\$ 1,528.20	\$ 8,059.61	\$ 1,581.95
	3 Bdr Sam 80	Admin / Maint	5	\$ 96.08	\$ 749.17	\$ 149.83
		Debt	4	\$ 1,559.05	\$ 6,236.20	\$ 1,559.05
		Sub-Total		\$ 1,655.13	\$ 6,985.37	\$ 1,708.88
	3 Bdr Lee 45	Admin / Maint		\$ 96.08	\$ 599.34	\$ 149.83
		Debt	4	\$ 1,227.41	\$ 4,909.64	\$ 1,227.41
		Sub-Total		\$ 1,323.49	\$ 5,508.98	\$ 1,377.24
	3 Bdr Lee 65	Admin / Maint	10	\$ 96.08	\$ 1,498.35	\$ 149.83
		Debt	8	\$ 1,380.47	\$ 11,043.76	\$ 1,380.47
		Sub-Total		\$ 1,476.55	\$ 12,542.11	\$ 1,530.30
<b>Total</b>	<b>Pre Lennar</b>	<b>30</b>	Gross	\$ 4,495.04	Gross	\$ 33,722.60
<b>Lennar</b>	35'	Admin / Maint	179	\$ 96.08	\$ 26,820.43	\$ 149.83
		Debt	172	\$ 521.28	\$ 89,660.16	\$ 521.28
		Sub-Total		\$ 617.36	\$ 116,480.59	\$ 671.11
	Townhome	Admin / Maint	420	\$ 96.08	\$ 62,930.63	\$ 149.83
		Debt	419	\$ 521.28	\$ 218,416.32	\$ 521.28
		Sub-Total		\$ 617.36	\$ 281,346.95	\$ 671.11
	Coach	Admin / Maint		\$ 96.08	\$ 17,380.84	\$ 149.83
		Debt	116	\$ 627.66	\$ 72,808.56	\$ 627.66
		Sub-Total		\$ 723.74	\$ 90,189.40	\$ 777.49
	45'	Admin / Maint		\$ 96.08	\$ 8,840.25	\$ 149.83
		Debt	59	\$ 627.66	\$ 37,031.94	\$ 627.66
		Sub-Total		\$ 723.74	\$ 45,872.19	\$ 777.49
	52'	Admin / Maint	513	\$ 96.08	\$ 76,865.27	\$ 149.83
		Debt	510	\$ 734.04	\$ 374,360.40	\$ 734.04
		Sub-Total		\$ 830.12	\$ 451,225.67	\$ 883.87
62'	Admin / Maint	131	\$ 96.08	\$ 19,628.36	\$ 149.83	
	Debt	121	\$ 840.42	\$ 101,690.82	\$ 840.42	
	Sub-Total		\$ 936.50	\$ 121,319.18	\$ 990.25	
65'	Admin / Maint	79	\$ 96.08	\$ 11,836.95	\$ 149.83	
	Debt	78	\$ 840.42	\$ 65,552.76	\$ 840.42	
	Sub-Total		\$ 936.50	\$ 77,389.71	\$ 990.25	
70'	Admin / Maint		\$ 96.08	\$ 8,390.75	\$ 149.83	
	Debt	56	\$ 840.42	\$ 47,063.52	\$ 840.42	
	Sub-Total		\$ 936.50	\$ 55,454.27	\$ 990.25	
75'	Admin / Maint	252	\$ 96.08	\$ 37,308.87	\$ 149.83	
	Debt	249	\$ 946.81	\$ 235,755.69	\$ 946.81	
	Sub-Total		\$ 1,042.89	\$ 273,064.56	\$ 1,096.64	
80'	Admin / Maint	65	\$ 96.08	\$ 9,739.26	\$ 149.83	
	Debt	64	\$ 946.81	\$ 60,595.84	\$ 946.81	
	Sub-Total		\$ 1,042.89	\$ 70,335.10	\$ 1,096.64	
<b>Total</b>	<b>Lennar</b>	<b>1,870</b>	Gross	\$ 279,741.62	Gross	\$ 1,302,936.01
<b>TOTAL GROSS</b>			<b>1,900</b>	Total Gross	\$ 284,686.17	Total Gross
					\$ 1,336,658.61	
<b>TOTAL NET</b>			<b>1,900</b>	Total Net	\$ 267,605.00	Total Net
					\$ 1,256,459.09	

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

Revised Methodology Report Tables 2 & 3 Attached

**There are 31 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 units are SF 52', 10 units are SF 62', 1 unit is a SF 65', 3 units are SF 75', 7 units are 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 2022/2023 Projected Assessment	Total Fiscal Year 2022/2023 Projected Assessment Per Unit	Platted Units	Fiscal Year 2022/2023 Platted Total Assessments	Fiscal Year 2022/2023 Platted Per Unit Assessments				
Pre Lennar	2 Bdr Sam 35 Admin / Maint	5	\$ 749.17	\$ 149.83	5	\$ 749.17	\$ 149.83	\$ -			
	Debt	4	\$ 4,372.40	\$ 1,093.10	4	\$ 4,372.40	\$ 1,093.10	\$ -			
	Sub-Total		\$ 5,121.57	\$ 1,242.93		\$ 5,121.57	\$ 1,242.93	\$ -			
	3 Bdr Sam 70 Admin / Maint	6	\$ 899.01	\$ 149.83	6	\$ 899.01	\$ 149.83	\$ -			
	Debt	5	\$ 7,160.60	\$ 1,432.12	5	\$ 7,160.60	\$ 1,432.12	\$ -			
	Sub-Total		\$ 8,059.61	\$ 1,581.95		\$ 8,059.61	\$ 1,581.95	\$ -			
	3 Bdr Sam 80 Admin / Maint	5	\$ 749.17	\$ 149.83	5	\$ 749.17	\$ 149.83	\$ -			
	Debt	4	\$ 6,236.20	\$ 1,559.05	4	\$ 6,236.20	\$ 1,559.05	\$ -			
	Sub-Total		\$ 6,985.37	\$ 1,708.88		\$ 6,985.37	\$ 1,708.88	\$ -			
	3 Bdr Lee 45 Admin / Maint			\$ 599.34	\$ 149.83		\$ 599.34	\$ 149.83	\$ -		
Debt	4	\$ 4,909.64	\$ 1,227.41	4	\$ 4,909.64	\$ 1,227.41	\$ -				
Sub-Total			\$ 5,508.98	\$ 1,377.24		\$ 5,508.98	\$ 1,377.24	\$ -			
3 Bdr Lee 65 Admin / Maint	10	\$ 1,498.35	\$ 149.83	10	\$ 1,498.35	\$ 149.83	\$ -				
Debt	8	\$ 11,043.76	\$ 1,380.47	8	\$ 11,043.76	\$ 1,380.47	\$ -				
Sub-Total			\$ 12,542.11	\$ 1,530.30		\$ 12,542.11	\$ 1,530.30	\$ -			
<b>Total</b>	<b>Pre Lennar</b>	<b>30</b>	<b>\$ 4,495.04</b>	<b>Gross</b>	<b>30</b>	<b>\$ 4,495.04</b>	<b>Platted On Roll Gross</b>	<b>\$ -</b>	<b>Direct Bill Gross</b>		
			<b>\$ 33,722.60</b>			<b>\$ 33,722.60</b>					
Lennar	35' Admin / Maint	179	\$ 26,820.43	\$ 149.83	333	\$ 49,895.00	\$ 149.83	\$ (23,074.56)			
	Debt	172	\$ 89,660.16	\$ 521.28	326	\$ 169,937.28	\$ 521.28	\$ (80,277.12)			
	Sub-Total		\$ 116,480.59	\$ 671.11		\$ 219,832.28	\$ 671.11	\$ (103,351.68)			
	Townhome Admin / Maint	420	\$ 62,930.63	\$ 149.83	252	\$ 37,758.38	\$ 149.83	\$ 25,172.25			
	Debt	419	\$ 218,416.32	\$ 521.28	251	\$ 130,841.28	\$ 521.28	\$ 87,575.04			
	Sub-Total		\$ 281,346.95	\$ 671.11		\$ 168,599.66	\$ 671.11	\$ 112,747.29			
	Coach Admin / Maint		\$ 17,380.84	\$ 149.83		\$ 29,367.63	\$ 149.83	\$ (11,986.79)			
	Debt	116	\$ 72,808.56	\$ 627.66	196	\$ 123,021.36	\$ 627.66	\$ (50,212.80)			
	Sub-Total		\$ 90,189.40	\$ 777.49		\$ 152,388.99	\$ 777.49	\$ (62,199.59)			
	45' Admin / Maint		\$ 8,840.25	\$ 149.83		\$ 8,840.25	\$ 149.83	\$ -			
	Debt	59	\$ 37,031.94	\$ 627.66	59	\$ 37,031.94	\$ 627.66	\$ -			
	Sub-Total		\$ 45,872.19	\$ 777.49		\$ 45,872.19	\$ 777.49	\$ -			
	52' Admin / Maint	513	\$ 76,865.27	\$ 149.83	337	\$ 50,494.34	\$ 149.83	\$ 26,370.93			
	Debt	510	\$ 374,360.40	\$ 734.04	334	\$ 245,169.36	\$ 734.04	\$ 129,191.04			
	Sub-Total		\$ 451,225.67	\$ 883.87		\$ 295,663.70	\$ 883.87	\$ 155,561.97			
	62' Admin / Maint	131	\$ 19,628.36	\$ 149.83	289	\$ 43,302.26	\$ 149.83	\$ (23,673.90)			
Debt	121	\$ 101,690.82	\$ 840.42	279	\$ 234,477.18	\$ 840.42	\$ (132,786.36)				
Sub-Total		\$ 121,319.18	\$ 990.25		\$ 277,779.44	\$ 990.25	\$ (156,460.26)				
65' Admin / Maint	79	\$ 11,836.95	\$ 149.83	53	\$ 7,941.25	\$ 149.83	\$ 3,895.71				
Debt	78	\$ 65,552.76	\$ 840.42	52	\$ 43,701.84	\$ 840.42	\$ 21,850.92				
Sub-Total		\$ 77,389.71	\$ 990.25		\$ 51,643.09	\$ 990.25	\$ 25,746.63				
70' Admin / Maint		\$ 8,390.75	\$ 149.83		\$ 8,390.75	\$ 149.83	\$ -				
Debt	56	\$ 47,063.52	\$ 840.42	56	\$ 47,063.52	\$ 840.42	\$ -				
Sub-Total		\$ 55,454.27	\$ 990.25		\$ 55,454.27	\$ 990.25	\$ -				
75' Admin / Maint	252	\$ 37,758.38	\$ 149.83	201	\$ 30,116.80	\$ 149.83	\$ 7,641.58				
Debt	249	\$ 235,755.69	\$ 946.81	198	\$ 187,468.38	\$ 946.81	\$ 48,287.31				
Sub-Total		\$ 273,514.07	\$ 1,096.64		\$ 217,585.18	\$ 1,096.64	\$ 55,928.89				
80' Admin / Maint	65	\$ 9,739.26	\$ 149.83	65	\$ 9,739.26	\$ 149.83	\$ -				
Debt	64	\$ 60,595.84	\$ 946.81	64	\$ 60,595.84	\$ 946.81	\$ -				
Sub-Total		\$ 70,335.10	\$ 1,096.64		\$ 70,335.10	\$ 1,096.64	\$ -				
<b>Total</b>	<b>Lennar</b>	<b>1,870</b>	<b>\$ 280,191.13</b>	<b>Gross</b>	<b>1,841</b>	<b>\$ 275,845.92</b>	<b>Platted On Roll Gross</b>	<b>\$ 4,345.21</b>	<b>Direct Bill Gross</b>		
			<b>\$ 1,302,936.01</b>			<b>\$ 1,279,307.98</b>		<b>\$ 23,628.03</b>			
<b>TOTAL GROSS</b>		<b>1,900</b>	<b>\$ 284,686.17</b>	<b>Total Gross</b>	<b>1,871</b>	<b>\$ 280,340.96</b>	<b>Total Platted On Roll Gross</b>	<b>\$ 4,345.21</b>	<b>Total Direct Bill Gross</b>		
			<b>\$ 1,336,658.61</b>			<b>\$ 1,313,030.58</b>		<b>\$ 23,628.03</b>			
<b>TOTAL NET</b>		<b>1,900</b>	<b>\$ 267,605.00</b>	<b>Total Net</b>		<b>\$ 263,520.50</b>	<b>Total Platted On Roll Net</b>	<b>\$ 4,084.50</b>	<b>Total Direct Bill Net</b>		
			<b>\$ 1,256,459.09</b>			<b>\$ 1,234,248.75</b>		<b>\$ 22,210.35</b>			

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

Revised Methodology Report Tables 2 & 3 Attached

There are 31 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 units are SF 52', 10 units are SF 62', 1 unit is a SF 65', 3 units are SF 75', 7 units are 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 2021/2022 Assessment Per Unit	Total Fiscal Year 2022/2023 Projected Assessment	Total Fiscal Year 2022/2023 Projected Assessment Per Unit
<b>Renaissance</b>	35' Villas	Admin / Maint		\$ 101.36	\$ 22,704.49	\$ 101.36
		Debt	224	\$ 678.03	\$ 151,879.15	\$ 678.03
		Sub-Total		\$ 779.39	\$ 174,583.64	\$ 779.39
	50' SF	Admin / Maint	273	\$ 101.36	\$ 27,671.10	\$ 101.36
		Debt	272	\$ 998.94	\$ 272,709.57	\$ 998.94
		Sub-Total		\$ 1,100.30	\$ 300,380.67	\$ 1,100.30
	60' SF	Admin / Maint		\$ 101.36	\$ 19,562.35	\$ 101.36
		Debt	193	\$ 1,212.87	\$ 234,084.36	\$ 1,212.87
		Sub-Total		\$ 1,314.23	\$ 253,646.71	\$ 1,314.23
<b>Total</b>	<b>Renaissance</b>		<b>690</b>	Gross	\$ 69,937.94 \$ 658,673.09	Gross
<b>Oasis</b>	60' SF	Admin / Maint		\$ 101.36	\$ 9,325.06	\$ 101.36
		Debt	92	\$ 829.89	\$ 76,350.21	\$ 829.89
		Sub-Total		\$ 931.25	\$ 85,675.27	\$ 931.25
	70' SF	Admin / Maint		\$ 101.36	\$ 4,459.81	\$ 101.36
		Debt	44	\$ 980.00	\$ 43,120.00	\$ 980.00
		Sub-Total		\$ 1,081.36	\$ 47,579.81	\$ 1,081.36
<b>Total</b>	<b>Oasis</b>		<b>136</b>	Gross	\$ 13,784.87 \$ 119,470.21	Gross
<b>Preserve</b>	33' Villas	Admin / Maint		\$ 101.36	\$ 9,122.34	\$ 101.36
		Debt	90	\$ 424.61	\$ 38,214.57	\$ 424.61
		Sub-Total		\$ 525.97	\$ 47,336.91	\$ 525.97
	50' SF	Admin / Maint		\$ 101.36	\$ 11,149.53	\$ 101.36
		Debt	110	\$ 679.79	\$ 74,776.60	\$ 679.79
		Sub-Total		\$ 781.15	\$ 85,926.12	\$ 781.15
<b>Total</b>	<b>Preserve</b>		<b>200</b>	Gross	\$ 20,271.87 \$ 112,991.17	Gross
<b>TOTAL GROSS</b>			<b>1,026</b>	Total Gross	\$ 103,994.68 \$ 891,134.47	Total Gross
<b>TOTAL NET</b>			<b>1,026</b>	Total Net	\$ 97,755.00 \$ 837,666.40	Total Net

Assessment is calculated by the 2016 Unit 4 Special Methodology Report

Methodology Report Table F Data Attached

There is 1 unit with pre-paid bonds.

1 unit is a Renaissance 50'

**Assessment Recap - Unit 4 (Collection Method)**

A	B	C	D	E	F	G	H	I	J
TOTAL GROSS					PLATTED ON ROLL GROSS			DIRECT BILL GROSS	
Subdivision	Product Type	Total Units	Total Fiscal Year 2022/2023 Projected Assessment	Total Fiscal Year 2022/2023 Projected Assessment Per Unit	Platted Units	Fiscal Year 2022/2023 Platted Total Assessments	Fiscal Year 2022/2023 Platted Per Unit Assessments		
Renaissance	35' Villas	Admin / Maint		\$ 22,704.49	\$ 101.36				\$ 7,297.87
		Debt	224	\$ 151,879.15	\$ 678.03	152	\$ 15,406.62	\$ 101.36	\$ 48,818.30
		Sub-Total		\$ 174,583.64	\$ 779.39		\$ 118,467.47	\$ 779.39	\$ 56,116.17
	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		\$ 200,355.14	\$ 1,100.30	\$ 100,025.53
	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
<b>Total</b>	<b>Renaissance</b>	<b>690</b>	<b>\$ 69,937.94</b>	<b>Gross</b>	<b>428</b>	<b>\$ 43,381.80</b>	<b>Platted On Roll Gross</b>	<b>\$ 26,556.15</b>	<b>Direct Bill Gross</b>
			<b>\$ 658,673.09</b>			<b>\$ 397,664.36</b>		<b>\$ 261,008.72</b>	
Oasis	60' SF	Admin / Maint		\$ 9,325.06	\$ 101.36				\$ 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
	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)
	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)
<b>Total</b>	<b>Oasis</b>	<b>136</b>	<b>\$ 13,784.87</b>	<b>Gross</b>	<b>122</b>	<b>\$ 14,088.95</b>	<b>Platted On Roll Gross</b>	<b>\$ (304.08)</b>	<b>Direct Bill Gross</b>
			<b>\$ 119,470.21</b>			<b>\$ 119,908.77</b>		<b>\$ (438.56)</b>	
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)
	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	\$ -
<b>Total</b>	<b>Preserve</b>	<b>200</b>	<b>\$ 20,271.87</b>	<b>Gross</b>	<b>223</b>	<b>\$ 22,603.13</b>	<b>Platted On Roll Gross</b>	<b>\$ (2,331.26)</b>	<b>Direct Bill Gross</b>
			<b>\$ 112,991.17</b>			<b>\$ 122,757.12</b>		<b>\$ (9,765.95)</b>	
<b>TOTAL GROSS</b>		<b>1,026</b>	<b>\$ 103,994.68</b>	<b>Total Gross</b>	<b>773</b>	<b>\$ 80,073.88</b>	<b>Total Platted On Roll Gross</b>	<b>\$ 23,920.80</b>	<b>Total Direct Bill Gross</b>
			<b>\$ 891,134.47</b>			<b>\$ 640,330.25</b>		<b>\$ 250,804.21</b>	
<b>TOTAL NET</b>		<b>1,026</b>	<b>\$ 97,755.00</b>	<b>Total Net</b>	<b>773</b>	<b>\$ 75,269.44</b>	<b>Total Platted On Roll Net</b>	<b>\$ 22,485.56</b>	<b>Total Direct Bill Net</b>
			<b>\$ 837,666.40</b>			<b>\$ 601,910.44</b>		<b>\$ 235,755.96</b>	

Assessment is calculated by the 2016 Unit 4 Special Methodology Report

Methodology Report Table F Data Attached

There is 1 unit with pre-paid bonds.

1 unit is a Renaissance 50'

**Assessment Recap - Unit 7 (Total Gross)**

A	B	C	D	E	F
Product Type		Total Units	Total Fiscal Year 2021/2022 Assessment Per Unit	Total Fiscal Year 2022/2023 Projected Assessment	Total Fiscal Year 2022/2023 Projected Assessment Per Unit
<b>Unit 7 Master</b>					
50' Single Family	Admin / Maint		\$ 196.83	\$ 264,649.13	\$ 139.51
	Debt	1,897	\$ 830.00	\$ 1,574,510.00	\$ 830.00
	Sub-Total		\$ 1,026.83	\$ 1,839,159.13	\$ 969.51
74' Single Family	Admin / Maint		\$ 196.83	\$ 10,742.22	\$ 139.51
	Debt	77	\$ 1,228.40	\$ 94,586.80	\$ 1,228.40
	Sub-Total		\$ 1,425.23	\$ 105,329.02	\$ 1,367.91
Coach	Admin / Maint		\$ 196.83	\$ 30,134.01	\$ 139.51
	Debt	216	\$ 622.50	\$ 134,460.00	\$ 622.50
	Sub-Total		\$ 819.33	\$ 164,594.01	\$ 762.01
2-Story Units	Admin / Maint		\$ 196.83	\$ 41,294.75	\$ 139.51
	Debt	296	\$ 456.50	\$ 135,124.00	\$ 456.50
	Sub-Total		\$ 653.33	\$ 176,418.75	\$ 596.01
4-Story Units	Admin / Maint		\$ 196.83	\$ 54,408.62	\$ 139.51
	Debt	390	\$ 415.00	\$ 161,850.00	\$ 415.00
	Sub-Total		\$ 611.83	\$ 216,258.62	\$ 554.51
<b>Total</b>		<b>2,876</b>		<b>\$ 401,228.72</b>	<b>Gross</b>
				<b>\$ 2,100,530.80</b>	

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

<b>Unit 7 Village F1 &amp; F5</b>					
F1 - 37' Single Family	Admin / Maint		\$ 622.50	\$ 63,495.00	\$ 622.50
	Debt	102	\$ 622.50	\$ 63,495.00	\$ 622.50
	Sub-Total		\$ 622.50	\$ 63,495.00	\$ 622.50
F1 - 50' Single Family	Admin / Maint		\$ 830.00	\$ 76,360.00	\$ 830.00
	Debt	92	\$ 830.00	\$ 76,360.00	\$ 830.00
	Sub-Total		\$ 830.00	\$ 76,360.00	\$ 830.00
F1 - 60' Single Family	Admin / Maint		\$ 996.00	\$ 75,696.00	\$ 996.00
	Debt	76	\$ 996.00	\$ 75,696.00	\$ 996.00
	Sub-Total		\$ 996.00	\$ 75,696.00	\$ 996.00
F5 - Dup/Paired Villa	Admin / Maint		\$ 498.00	\$ 78,684.00	\$ 498.00
	Debt	158	\$ 498.00	\$ 78,684.00	\$ 498.00
	Sub-Total		\$ 498.00	\$ 78,684.00	\$ 498.00
F5 - 40' Single Family	Admin / Maint		\$ 664.00	\$ 76,360.00	\$ 664.00
	Debt	115	\$ 664.00	\$ 76,360.00	\$ 664.00
	Sub-Total		\$ 664.00	\$ 76,360.00	\$ 664.00
F5 - 50' Single Family	Admin / Maint		\$ 830.00	\$ 103,750.00	\$ 830.00
	Debt	125	\$ 830.00	\$ 103,750.00	\$ 830.00
	Sub-Total		\$ 830.00	\$ 103,750.00	\$ 830.00
<b>Total</b>		<b>668</b>		<b>\$ 474,345.00</b>	<b>Gross</b>

**Assessment Recap - Unit 7 (Collection Method)**

A		B		C		E		F		G		H		I		J	
TOTAL GROSS				PLATTED ON ROLL GROSS				DIRECT BILL GROSS									
Product Type	Total Units	Total Fiscal Year 2022/2023		Total Fiscal Year 2022/2023		Platted Units	Total Fiscal Year 2022/2023		Total Fiscal Year 2022/2023								
		Projected Assessment	Assess Per Unit	Projected Assessment	Assess Per Unit		Platted Assessment	Assess Per Unit									

**Unit 7 Master**

50' Single Family	Admin / Maint	1,897	\$ 264,649.13	\$ 139.51	0	\$ -	\$ 139.51	\$ 264,649.13
	Debt		\$ 1,574,510.00	\$ 830.00		\$ -	\$ 830.00	\$ 1,574,510.00
	Sub-Total		\$ 1,839,159.13	\$ 969.51		\$ -	\$ 969.51	\$ 1,839,159.13
74' Single Family	Admin / Maint	77	\$ 10,742.22	\$ 139.51	0	\$ -	\$ 139.51	\$ 10,742.22
	Debt		\$ 94,586.80	\$ 1,228.40		\$ -	\$ 1,228.40	\$ 94,586.80
	Sub-Total		\$ 105,329.02	\$ 1,367.91		\$ -	\$ 1,367.91	\$ 105,329.02
Coach	Admin / Maint	216	\$ 30,134.01	\$ 139.51	0	\$ -	\$ 139.51	\$ 30,134.01
	Debt		\$ 134,460.00	\$ 622.50		\$ -	\$ 622.50	\$ 134,460.00
	Sub-Total		\$ 164,594.01	\$ 762.01		\$ -	\$ 762.01	\$ 164,594.01
2-Story Units	Admin / Maint	296	\$ 41,294.75	\$ 139.51	0	\$ -	\$ 139.51	\$ 41,294.75
	Debt		\$ 135,124.00	\$ 456.50		\$ -	\$ 456.50	\$ 135,124.00
	Sub-Total		\$ 176,418.75	\$ 596.01		\$ -	\$ 596.01	\$ 176,418.75
4-Story Units	Admin / Maint	390	\$ 54,408.62	\$ 139.51	0	\$ -	\$ 139.51	\$ 54,408.62
	Debt		\$ 161,850.00	\$ 415.00		\$ -	\$ 415.00	\$ 161,850.00
	Sub-Total		\$ 216,258.62	\$ 554.51		\$ -	\$ 554.51	\$ 216,258.62
<b>TOTAL GROSS</b>		<b>2,876</b>	<b>\$ 401,228.72</b>	<b>Total Gross</b>	<b>0</b>	<b>\$ -</b>	<b>Total Platted On Roll Gross</b>	<b>\$ 401,228.72</b>
			<b>\$ 2,100,530.80</b>			<b>\$ -</b>		<b>Total Direct Bill Gross</b>
<b>TOTAL NET</b>		<b>2,876</b>	<b>\$ 377,155.00</b>	<b>Total Net</b>	<b>0</b>	<b>\$ -</b>	<b>Total Platted On Roll Net</b>	<b>\$ 377,155.00</b>
			<b>\$ 1,974,498.95</b>			<b>\$ -</b>		<b>Total Direct Bill Net</b>

**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
<b>TOTAL GROSS</b>		<b>111</b>		<b>Total Gross</b>	<b>0</b>	<b>\$ -</b>	<b>Total Platted On Roll Gross</b>	<b>\$ -</b>
			<b>\$ 92,130.00</b>			<b>\$ -</b>		<b>Total Direct Bill Gross</b>
<b>TOTAL NET</b>		<b>111</b>	<b>\$ -</b>	<b>Total Net</b>	<b>0</b>	<b>\$ -</b>	<b>Total Platted On Roll Net</b>	<b>\$ -</b>
			<b>\$ 86,602.20</b>			<b>\$ -</b>		<b>Total Direct Bill Net</b>

**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
<b>TOTAL GROSS</b>		<b>668</b>		<b>Total Gross</b>	<b>0</b>	<b>\$ -</b>	<b>Total Platted On Roll Gross</b>	<b>\$ 474,345.00</b>
			<b>\$ 474,345.00</b>			<b>\$ -</b>		<b>Total Direct Bill Gross</b>
<b>TOTAL NET</b>		<b>668</b>	<b>\$ 445,884.30</b>	<b>Total Net</b>	<b>0</b>	<b>\$ -</b>	<b>Total Platted On Roll Net</b>	<b>\$ 445,884.30</b>
						<b>\$ -</b>		<b>Total Direct Bill Net</b>

## Assessment Recap - Unit 8 (Total Gross)

A	B	C	D	E	F
Product Type		Total Units	Total Fiscal Year 2021/2022 Assessment Per Unit	Total Fiscal Year 2022/2023 Projected Assessment	Total Fiscal Year 2022/2023 Projected Assessment Per Unit
<b>Unit 8 Master</b>					
50' Single Family	Admin / Maint		\$ 102.18	\$ 30,194.05	\$ 120.78
	<u>Debt</u>	250	\$ 697.38	\$ 174,345.00	\$ 697.38
	Sub-Total		\$ 799.56	\$ 204,539.05	\$ 818.16
75' Single Family	Admin / Maint		\$ 102.18	\$ 16,908.67	\$ 120.78
	<u>Debt</u>	140	\$ 875.66	\$ 122,592.40	\$ 875.66
	Sub-Total		\$ 977.84	\$ 139,501.07	\$ 996.44
Coach	Admin / Maint		\$ 102.18	\$ 32,368.02	\$ 120.78
	<u>Debt</u>	268	\$ 613.49	\$ 164,415.32	\$ 613.49
	Sub-Total		\$ 715.67	\$ 196,783.34	\$ 734.27
2-Story Units	Admin / Maint		\$ 102.18	\$ 32,368.02	\$ 120.78
	<u>Debt</u>	268	\$ 524.34	\$ 140,523.12	\$ 524.34
	Sub-Total		\$ 626.52	\$ 172,891.14	\$ 645.12
4-Story Units	Admin / Maint		\$ 102.18	\$ 47,102.72	\$ 120.78
	<u>Debt</u>	390	\$ 435.20	\$ 169,728.00	\$ 435.20
	Sub-Total		\$ 537.38	\$ 216,830.72	\$ 555.98
<b>Total</b>		<b>1,316</b>		<b>\$ 158,941.49</b>	<b>\$ 771,603.84</b>
				<b>Gross</b>	



**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 2022/2023		Platted Units	Total Fiscal Year 2022/2023	
		Projected Assessment	Projected Assessment Per Unit		Platted Assessment	Platted Assessment Per Unit

**Unit 8 Master**

50' Single Family	Admin / Maint		\$ 30,194.05	\$ 120.78
	Debt	250	\$ 174,345.00	\$ 697.38
	Sub-Total		\$ 204,539.05	\$ 818.16
75' Single Family	Admin / Maint		\$ 16,908.67	\$ 120.78
	Debt	140	\$ 122,592.40	\$ 875.66
	Sub-Total		\$ 139,501.07	\$ 996.44
Coach	Admin / Maint		\$ 32,368.02	\$ 120.78
	Debt	268	\$ 164,415.32	\$ 613.49
	Sub-Total		\$ 196,783.34	\$ 734.27
2-Story Units	Admin / Maint		\$ 32,368.02	\$ 120.78
	Debt	268	\$ 140,523.12	\$ 524.34
	Sub-Total		\$ 172,891.14	\$ 645.12
4-Story Units	Admin / Maint		\$ 47,102.72	\$ 120.78
	Debt	390	\$ 169,728.00	\$ 435.20
	Sub-Total		\$ 216,830.72	\$ 555.98

0	\$ -	\$ 120.78
	\$ -	\$ 697.38
	\$ -	\$ 818.16
0	\$ -	\$ 120.78
	\$ -	\$ 875.66
	\$ -	\$ 996.44
0	\$ -	\$ 120.78
	\$ -	\$ 613.49
	\$ -	\$ 734.27
0	\$ -	\$ 120.78
	\$ -	\$ 524.34
	\$ -	\$ 645.12
0	\$ -	\$ 120.78
	\$ -	\$ 435.20
	\$ -	\$ 555.98

\$ 30,194.05
\$ 174,345.00
\$ 204,539.05
\$ 16,908.67
\$ 122,592.40
\$ 139,501.07
\$ 32,368.02
\$ 164,415.32
\$ 196,783.34
\$ 32,368.02
\$ 140,523.12
\$ 172,891.14
\$ 47,102.72
\$ 169,728.00
\$ 216,830.72

<b>TOTAL GROSS</b>	<b>1,316</b>	<b>\$ 158,941.49</b>	<b>Total Gross</b>	<b>0</b>	<b>\$ -</b>	<b>Total Platted On Roll Gross</b>	<b>\$ 158,941.49</b>	<b>Total Direct Bill Gross</b>
		<b>\$ 771,603.84</b>			<b>\$ -</b>		<b>\$ 771,603.84</b>	

<b>TOTAL NET</b>	<b>1,316</b>	<b>\$ 149,405.00</b>	<b>Total Net</b>	<b>0</b>	<b>\$ -</b>	<b>Total Platted On Roll Net</b>	<b>\$ 149,405.00</b>	<b>Total Direct Bill Net</b>
		<b>\$ 725,307.61</b>			<b>\$ -</b>		<b>\$ 725,307.61</b>	

**Assesments - Island Walk**

Island Walk Assessment Breakdown						
Product Type		District Proper Fiscal Year 2022/2023 Assessment Per Unit	Unit 1 Fiscal Year 2022/2023 Assessment Per Unit	Unit 2 Fiscal Year 2022/2023 Assessment Per Unit	Unit 3 through 9 Fiscal Year 2022/2023 Assessment Per Unit	All Units Total Fiscal Year 2022/2023 Assessment Per Unit
Single Family	Admin / Maint	\$ 16.47	\$ 172.58	\$ 7.63	\$ -	\$ 196.68
	Debt	\$ -	\$ 159.11	\$ 379.89	\$ -	\$ 539.00
	Sub-Total	\$ 16.47	\$ 331.69	\$ 387.52	\$ -	\$ 735.68
Multi Family	Admin / Maint	\$ 16.47	\$ 172.58	\$ 7.60	\$ -	\$ 196.65
	Debt	\$ -	\$ 159.11	\$ 378.22	\$ -	\$ 537.33
	Sub-Total	\$ 16.47	\$ 331.69	\$ 385.82	\$ -	\$ 733.98
Any Lot Outside Unit 2 Boundary	Admin / Maint	\$ 16.47	\$ 172.58	\$ -	\$ -	\$ 189.05
	Debt	\$ -	\$ 159.11	\$ -	\$ -	\$ 159.11
	Sub-Total	\$ 16.47	\$ 331.69	\$ -	\$ -	\$ 348.16

Island Walk Assessment Changes		
Total Fiscal Year 2021/2022 Assessment Per Unit	Total Fiscal Year 2022/2023 Assessment Per Unit	Total Change +/- From Previous Year Per Unit
\$ 633.20	\$ 735.68	\$ 102.49
\$ 631.52	\$ 733.98	\$ 102.45
\$ 252.76	\$ 348.16	\$ 95.40

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	Unit 1		Unit 2		Unit 3		Unit 4 Through 9		All Units	
		Total Fiscal Year 2022/2023 Assessment Per Unit	Total Fiscal Year 2022/2023 Assessment Per Unit	Total Fiscal Year 2022/2023 Assessment Per Unit	Total Fiscal Year 2022/2023 Assessment Per Unit	Total Fiscal Year 2022/2023 Assessment Per Unit	Total Fiscal Year 2022/2023 Assessment Per Unit	Total Fiscal Year 2022/2023 Assessment Per Unit	Total Fiscal Year 2022/2023 Assessment Per Unit		
2 Bdr Sam 35	Admin / Maint	\$ 16.47	\$ 172.58	\$ 8.52	\$ 149.83	\$ -	\$ 347.41				
	Debt	\$ -	\$ 159.11	\$ 424.10	\$ 1,093.10	\$ -	\$ 1,676.31				
	Sub-Total	\$ 16.47	\$ 331.69	\$ 432.62	\$ 1,242.93	\$ -	\$ 2,023.72				
3 Bdr Sam 70	Admin / Maint	\$ 16.47	\$ 172.58	\$ 8.52	\$ 149.83	\$ -	\$ 347.41				
	Debt	\$ -	\$ 159.11	\$ 424.10	\$ 1,432.12	\$ -	\$ 2,015.33				
	Sub-Total	\$ 16.47	\$ 331.69	\$ 432.62	\$ 1,581.95	\$ -	\$ 2,362.74				
3 Bdr Sam 80	Admin / Maint	\$ 16.47	\$ 172.58	\$ 8.52	\$ 149.83	\$ -	\$ 347.41				
	Debt	\$ -	\$ 159.11	\$ 424.10	\$ 1,559.05	\$ -	\$ 2,142.26				
	Sub-Total	\$ 16.47	\$ 331.69	\$ 432.62	\$ 1,708.88	\$ -	\$ 2,489.67				
3 Bdr Lee 45	Admin / Maint	\$ 16.47	\$ 172.58	\$ 8.52	\$ 149.83	\$ -	\$ 347.41				
	Debt	\$ -	\$ 159.11	\$ 424.10	\$ 1,227.41	\$ -	\$ 1,810.62				
	Sub-Total	\$ 16.47	\$ 331.69	\$ 432.62	\$ 1,377.24	\$ -	\$ 2,158.03				
3 Bdr Lee 65	Admin / Maint	\$ 16.47	\$ 172.58	\$ 8.52	\$ 149.83	\$ -	\$ 347.41				
	Debt	\$ -	\$ 159.11	\$ 424.10	\$ 1,380.47	\$ -	\$ 1,963.68				
	Sub-Total	\$ 16.47	\$ 331.69	\$ 432.62	\$ 1,530.30	\$ -	\$ 2,311.09				
35'	Admin / Maint	\$ 16.47	\$ 172.58	\$ 6.47	\$ 149.83	\$ -	\$ 345.36				
	Debt	\$ -	\$ 159.11	\$ 322.17	\$ 521.28	\$ -	\$ 1,002.56				
	Sub-Total	\$ 16.47	\$ 331.69	\$ 328.64	\$ 671.11	\$ -	\$ 1,347.92				
Townhome	Admin / Maint	\$ 16.47	\$ 172.58	\$ 6.47	\$ 149.83	\$ -	\$ 345.36				
	Debt	\$ -	\$ 159.11	\$ 322.17	\$ 521.28	\$ -	\$ 1,002.56				
	Sub-Total	\$ 16.47	\$ 331.69	\$ 328.64	\$ 671.11	\$ -	\$ 1,347.92				
Coach	Admin / Maint	\$ 16.47	\$ 172.58	\$ 7.26	\$ 149.83	\$ -	\$ 346.15				
	Debt	\$ -	\$ 159.11	\$ 361.34	\$ 627.66	\$ -	\$ 1,148.11				
	Sub-Total	\$ 16.47	\$ 331.69	\$ 368.60	\$ 777.49	\$ -	\$ 1,494.26				
45'	Admin / Maint	\$ 16.47	\$ 172.58	\$ 8.52	\$ 149.83	\$ -	\$ 347.41				
	Debt	\$ -	\$ 159.11	\$ 424.10	\$ 627.66	\$ -	\$ 1,210.87				
	Sub-Total	\$ 16.47	\$ 331.69	\$ 432.62	\$ 777.49	\$ -	\$ 1,558.28				
52'	Admin / Maint	\$ 16.47	\$ 172.58	\$ 8.52	\$ 149.83	\$ -	\$ 347.41				
	Debt	\$ -	\$ 159.11	\$ 424.10	\$ 734.04	\$ -	\$ 1,317.25				
	Sub-Total	\$ 16.47	\$ 331.69	\$ 432.62	\$ 883.87	\$ -	\$ 1,664.66				
62'	Admin / Maint	\$ 16.47	\$ 172.58	\$ 8.52	\$ 149.83	\$ -	\$ 347.41				
	Debt	\$ -	\$ 159.11	\$ 424.10	\$ 840.42	\$ -	\$ 1,423.63				
	Sub-Total	\$ 16.47	\$ 331.69	\$ 432.62	\$ 990.25	\$ -	\$ 1,771.04				
65'	Admin / Maint	\$ 16.47	\$ 172.58	\$ 8.52	\$ 149.83	\$ -	\$ 347.41				
	Debt	\$ -	\$ 159.11	\$ 424.10	\$ 840.42	\$ -	\$ 1,423.63				
	Sub-Total	\$ 16.47	\$ 331.69	\$ 432.62	\$ 990.25	\$ -	\$ 1,771.04				
70'	Admin / Maint	\$ 16.47	\$ 172.58	\$ 8.52	\$ 149.83	\$ -	\$ 347.41				
	Debt	\$ -	\$ 159.11	\$ 424.10	\$ 840.42	\$ -	\$ 1,423.63				
	Sub-Total	\$ 16.47	\$ 331.69	\$ 432.62	\$ 990.25	\$ -	\$ 1,771.04				
75'	Admin / Maint	\$ 16.47	\$ 172.58	\$ 8.52	\$ 149.83	\$ -	\$ 347.41				
	Debt	\$ -	\$ 159.11	\$ 424.10	\$ 946.81	\$ -	\$ 1,530.02				
	Sub-Total	\$ 16.47	\$ 331.69	\$ 432.62	\$ 1,096.64	\$ -	\$ 1,877.43				
80'	Admin / Maint	\$ 16.47	\$ 172.58	\$ 8.52	\$ 149.83	\$ -	\$ 347.41				
	Debt	\$ -	\$ 159.11	\$ 424.10	\$ 946.81	\$ -	\$ 1,530.02				
	Sub-Total	\$ 16.47	\$ 331.69	\$ 432.62	\$ 1,096.64	\$ -	\$ 1,877.43				

Gran Paradiso Assessment Changes		
Total Fiscal Year 2021/2022 Assessment Per Unit	Total Fiscal Year 2022/2023 Assessment Per Unit	Total Change +/-(-) From Previous Year Per Unit
\$ 1,866.65	\$ 2,023.72	\$ 157.06
\$ 2,205.67	\$ 2,362.74	\$ 157.06
\$ 2,332.60	\$ 2,489.67	\$ 157.06
\$ 2,000.96	\$ 2,158.03	\$ 157.06
\$ 2,154.02	\$ 2,311.09	\$ 157.06
\$ 1,192.76	\$ 1,347.92	\$ 155.16
\$ 1,192.76	\$ 1,347.92	\$ 155.16
\$ 1,338.36	\$ 1,494.26	\$ 155.89
\$ 1,401.21	\$ 1,558.28	\$ 157.06
\$ 1,507.59	\$ 1,664.66	\$ 157.06
\$ 1,613.97	\$ 1,771.04	\$ 157.06
\$ 1,613.97	\$ 1,771.04	\$ 157.06
\$ 1,613.97	\$ 1,771.04	\$ 157.06
\$ 1,720.36	\$ 1,877.43	\$ 157.06
\$ 1,720.36	\$ 1,877.43	\$ 157.06

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

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

Renaissance, Oasis, & Preserve Assessment Breakdown															
Product Type		District Proper		Unit 1		Unit 2		Unit 3		Unit 4		Unit 7		All Units	
		Total Fiscal Year 2022/2023 Assessment Per Unit	Total Fiscal Year 2022/2023 Assessment Per Unit	Total Fiscal Year 2022/2023 Assessment Per Unit	Total Fiscal Year 2022/2023 Assessment Per Unit	Total Fiscal Year 2022/2023 Assessment Per Unit	Total Fiscal Year 2022/2023 Assessment Per Unit	Total Fiscal Year 2022/2023 Assessment Per Unit	Total Fiscal Year 2022/2023 Assessment Per Unit	Total Fiscal Year 2022/2023 Assessment Per Unit	Total Fiscal Year 2022/2023 Assessment Per Unit	Total Fiscal Year 2022/2023 Assessment Per Unit	Total Fiscal Year 2022/2023 Assessment Per Unit	Total Fiscal Year 2022/2023 Assessment Per Unit	
Renaissance 35' Villa	Admin / Maint	\$ 16.47	\$ 172.58	\$ -	\$ -	\$ 101.36	\$ -	\$ 290.41							
	Debt	\$ -	\$ 159.11	\$ -	\$ -	\$ 678.03	\$ -	\$ 837.14							
	Sub-Total	\$ 16.47	\$ 331.69	\$ -	\$ -	\$ 779.39	\$ -	\$ 1,127.55							
Renaissance 50'	Admin / Maint	\$ 16.47	\$ 172.58	\$ -	\$ -	\$ 101.36	\$ -	\$ 290.41							
	Debt	\$ -	\$ 159.11	\$ -	\$ -	\$ 998.94	\$ -	\$ 1,158.05							
	Sub-Total	\$ 16.47	\$ 331.69	\$ -	\$ -	\$ 1,100.30	\$ -	\$ 1,448.46							
Renaissance 60'	Admin / Maint	\$ 16.47	\$ 172.58	\$ -	\$ -	\$ 101.36	\$ -	\$ 290.41							
	Debt	\$ -	\$ 159.11	\$ -	\$ -	\$ 1,212.87	\$ -	\$ 1,371.98							
	Sub-Total	\$ 16.47	\$ 331.69	\$ -	\$ -	\$ 1,314.23	\$ -	\$ 1,662.39							
Oasis 60'	Admin / Maint	\$ 16.47	\$ 172.58	\$ -	\$ -	\$ 101.36	\$ -	\$ 290.41							
	Debt	\$ -	\$ 159.11	\$ -	\$ -	\$ 829.89	\$ -	\$ 989.00							
	Sub-Total	\$ 16.47	\$ 331.69	\$ -	\$ -	\$ 931.25	\$ -	\$ 1,279.41							
Oasis 70'	Admin / Maint	\$ 16.47	\$ 172.58	\$ -	\$ -	\$ 101.36	\$ -	\$ 290.41							
	Debt	\$ -	\$ 159.11	\$ -	\$ -	\$ 980.00	\$ -	\$ 1,139.11							
	Sub-Total	\$ 16.47	\$ 331.69	\$ -	\$ -	\$ 1,081.36	\$ -	\$ 1,429.52							
Preserve 33' Villa	Admin / Maint	\$ 16.47	\$ 172.58	\$ 7.63	\$ -	\$ 101.36	\$ -	\$ 298.04							
	Debt	\$ -	\$ 159.11	\$ -	\$ -	\$ 424.61	\$ -	\$ 583.72							
	Sub-Total	\$ 16.47	\$ 331.69	\$ 7.63	\$ -	\$ 525.97	\$ -	\$ 881.76							
Preserve 50'	Admin / Maint	\$ 16.47	\$ 172.58	\$ 7.60	\$ -	\$ 101.36	\$ -	\$ 298.01							
	Debt	\$ -	\$ 159.11	\$ -	\$ -	\$ 679.79	\$ -	\$ 838.90							
	Sub-Total	\$ 16.47	\$ 331.69	\$ 7.60	\$ -	\$ 781.15	\$ -	\$ 1,136.90							

Renaissance, Oasis, & Preserve Assessment Changes			
Total Fiscal Year 2021/2022 Assessment Per Unit	Total Fiscal Year 2022/2023 Assessment Per Unit	Total Change +/(-) From Previous Year Per Unit	
\$ 1,032.15	\$ 1,127.55	\$ 95.40	
\$ 1,353.06	\$ 1,448.46	\$ 95.40	
\$ 1,566.99	\$ 1,662.39	\$ 95.40	
\$ 1,184.01	\$ 1,279.41	\$ 95.40	
\$ 1,334.12	\$ 1,429.52	\$ 95.40	
\$ 779.27	\$ 881.76	\$ 102.49	
\$ 1,034.45	\$ 1,136.90	\$ 102.45	

\*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 2022/2023 Assessment Per Unit	Total Fiscal Year 2022/2023 Assessment Per Unit	Total Fiscal Year 2022/2023 Assessment Per Unit	Total Fiscal Year 2022/2023 Assessment Per Unit	Total Fiscal Year 2022/2023 Assessment Per Unit	Total Fiscal Year 2022/2023 Assessment Per Unit	Total Fiscal Year 2022/2023 Assessment Per Unit	Total Fiscal Year 2022/2023 Assessment Per Unit
50'	Admin / Maint	\$ 16.47	\$ 172.58	\$ -	\$ -	\$ -	\$ 139.51	\$	<b>328.56</b>
	Debt	\$ -	\$ 159.11	\$ -	\$ -	\$ -	\$ 830.00	\$	<b>989.11</b>
	Sub-Total	\$ 16.47	\$ 331.69	\$ -	\$ -	\$ -	\$ 969.51	\$	<b>1,317.67</b>
74'	Admin / Maint	\$ 16.47	\$ 172.58	\$ -	\$ -	\$ -	\$ 139.51	\$	<b>328.56</b>
	Debt	\$ -	\$ 159.11	\$ -	\$ -	\$ -	\$ 1,228.40	\$	<b>1,387.51</b>
	Sub-Total	\$ 16.47	\$ 331.69	\$ -	\$ -	\$ -	\$ 1,367.91	\$	<b>1,716.07</b>
Coach	Admin / Maint	\$ 16.47	\$ 172.58	\$ -	\$ -	\$ -	\$ 139.51	\$	<b>328.56</b>
	Debt	\$ -	\$ 159.11	\$ -	\$ -	\$ -	\$ 622.50	\$	<b>781.61</b>
	Sub-Total	\$ 16.47	\$ 331.69	\$ -	\$ -	\$ -	\$ 762.01	\$	<b>1,110.17</b>
2-Story	Admin / Maint	\$ 16.47	\$ 172.58	\$ -	\$ -	\$ -	\$ 139.51	\$	<b>328.56</b>
	Debt	\$ -	\$ 159.11	\$ -	\$ -	\$ -	\$ 456.50	\$	<b>615.61</b>
	Sub-Total	\$ 16.47	\$ 331.69	\$ -	\$ -	\$ -	\$ 596.01	\$	<b>944.17</b>
4-Story	Admin / Maint	\$ 16.47	\$ 172.58	\$ -	\$ -	\$ -	\$ 139.51	\$	<b>328.56</b>
	Debt	\$ -	\$ 159.11	\$ -	\$ -	\$ -	\$ 415.00	\$	<b>574.11</b>
	Sub-Total	\$ 16.47	\$ 331.69	\$ -	\$ -	\$ -	\$ 554.51	\$	<b>902.67</b>
Village B 50'	Admin / Maint	\$ 16.47	\$ 172.58	\$ -	\$ -	\$ -	\$ 139.51	\$	<b>328.56</b>
	Debt	\$ -	\$ 159.11	\$ -	\$ -	\$ -	\$ 1,660.00	\$	<b>1,819.11</b>
	Sub-Total	\$ 16.47	\$ 331.69	\$ -	\$ -	\$ -	\$ 1,799.51	\$	<b>2,147.67</b>
Village F1 37'	Admin / Maint	\$ 16.47	\$ 172.58	\$ -	\$ -	\$ -	\$ 139.51	\$	<b>328.56</b>
	Debt	\$ -	\$ 159.11	\$ -	\$ -	\$ -	\$ 1,245.00	\$	<b>1,404.11</b>
	Sub-Total	\$ 16.47	\$ 331.69	\$ -	\$ -	\$ -	\$ 1,384.51	\$	<b>1,732.67</b>
Village F1 50'	Admin / Maint	\$ 16.47	\$ 172.58	\$ -	\$ -	\$ -	\$ 139.51	\$	<b>328.56</b>
	Debt	\$ -	\$ 159.11	\$ -	\$ -	\$ -	\$ 1,660.00	\$	<b>1,819.11</b>
	Sub-Total	\$ 16.47	\$ 331.69	\$ -	\$ -	\$ -	\$ 1,799.51	\$	<b>2,147.67</b>
Village F1 60'	Admin / Maint	\$ 16.47	\$ 172.58	\$ -	\$ -	\$ -	\$ 139.51	\$	<b>328.56</b>
	Debt	\$ -	\$ 159.11	\$ -	\$ -	\$ -	\$ 1,992.00	\$	<b>2,151.11</b>
	Sub-Total	\$ 16.47	\$ 331.69	\$ -	\$ -	\$ -	\$ 2,131.51	\$	<b>2,479.67</b>
Village F5 Dup/Paired Villas	Admin / Maint	\$ 16.47	\$ 172.58	\$ -	\$ -	\$ -	\$ 139.51	\$	<b>328.56</b>
	Debt	\$ -	\$ 159.11	\$ -	\$ -	\$ -	\$ 996.00	\$	<b>1,155.11</b>
	Sub-Total	\$ 16.47	\$ 331.69	\$ -	\$ -	\$ -	\$ 1,135.51	\$	<b>1,483.67</b>
Village F5 40'	Admin / Maint	\$ 16.47	\$ 172.58	\$ -	\$ -	\$ -	\$ 139.51	\$	<b>328.56</b>
	Debt	\$ -	\$ 159.11	\$ -	\$ -	\$ -	\$ 1,328.00	\$	<b>1,487.11</b>
	Sub-Total	\$ 16.47	\$ 331.69	\$ -	\$ -	\$ -	\$ 1,467.51	\$	<b>1,815.67</b>
Village F5 50'	Admin / Maint	\$ 16.47	\$ 172.58	\$ -	\$ -	\$ -	\$ 139.51	\$	<b>328.56</b>
	Debt	\$ -	\$ 159.11	\$ -	\$ -	\$ -	\$ 1,660.00	\$	<b>1,819.11</b>
	Sub-Total	\$ 16.47	\$ 331.69	\$ -	\$ -	\$ -	\$ 1,799.51	\$	<b>2,147.67</b>

Unit 7 Villages Assessment Changes		
Total Fiscal Year 2021/2022 Assessment Per Unit	Total Fiscal Year 2022/2023 Assessment Per Unit	Total Change +/- From Previous Year Per Unit
\$ 1,279.59	\$ 1,317.67	\$ 38.08
\$ 1,677.99	\$ 1,716.07	\$ 38.08
\$ 1,072.09	\$ 1,110.17	\$ 38.08
\$ 906.09	\$ 944.17	\$ 38.08
\$ 864.59	\$ 902.67	\$ 38.08
\$ 2,109.59	\$ 2,147.67	\$ 38.08
\$ 1,694.59	\$ 1,732.67	\$ 38.08
\$ 2,109.59	\$ 2,147.67	\$ 38.08
\$ 2,441.59	\$ 2,479.67	\$ 38.08
\$ 1,445.59	\$ 1,483.67	\$ 38.08
\$ 1,777.59	\$ 1,815.67	\$ 38.08
\$ 2,109.59	\$ 2,147.67	\$ 38.08

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 Total Fiscal Year 2022/2023 Assessment Per Unit	Unit 1 Total Fiscal Year 2022/2023 Assessment Per Unit	Unit 2 Total Fiscal Year 2022/2023 Assessment Per Unit	Unit 3 Total Fiscal Year 2022/2023 Assessment Per Unit	Unit 4 Total Fiscal Year 2022/2023 Assessment Per Unit	Unit 7 Total Fiscal Year 2022/2023 Assessment Per Unit	Unit 8 Total Fiscal Year 2022/2023 Assessment Per Unit	All Units Total Fiscal Year 2022/2023 Assessment Per Unit
50'	Admin / Maint	\$ 16.47	\$ 172.58	\$ -	\$ -	\$ -	\$ -	\$ 120.78	\$ 309.83
	Debt	\$ -	\$ 159.11	\$ -	\$ -	\$ -	\$ -	\$ 697.38	\$ 856.49
	Sub-Total	\$ 16.47	\$ 331.69	\$ -	\$ -	\$ -	\$ -	\$ 818.16	\$ 1,166.32
75'	Admin / Maint	\$ 16.47	\$ 172.58	\$ -	\$ -	\$ -	\$ -	\$ 120.78	\$ 309.83
	Debt	\$ -	\$ 159.11	\$ -	\$ -	\$ -	\$ -	\$ 875.66	\$ 1,034.77
	Sub-Total	\$ 16.47	\$ 331.69	\$ -	\$ -	\$ -	\$ -	\$ 996.44	\$ 1,344.60
Coach	Admin / Maint	\$ 16.47	\$ 172.58	\$ -	\$ -	\$ -	\$ -	\$ 120.78	\$ 309.83
	Debt	\$ -	\$ 159.11	\$ -	\$ -	\$ -	\$ -	\$ 613.49	\$ 772.60
	Sub-Total	\$ 16.47	\$ 331.69	\$ -	\$ -	\$ -	\$ -	\$ 734.27	\$ 1,082.43
2-Story	Admin / Maint	\$ 16.47	\$ 172.58	\$ -	\$ -	\$ -	\$ -	\$ 120.78	\$ 309.83
	Debt	\$ -	\$ 159.11	\$ -	\$ -	\$ -	\$ -	\$ 524.34	\$ 683.45
	Sub-Total	\$ 16.47	\$ 331.69	\$ -	\$ -	\$ -	\$ -	\$ 645.12	\$ 993.28
4-Story	Admin / Maint	\$ 16.47	\$ 172.58	\$ -	\$ -	\$ -	\$ -	\$ 120.78	\$ 309.83
	Debt	\$ -	\$ 159.11	\$ -	\$ -	\$ -	\$ -	\$ 435.20	\$ 594.31
	Sub-Total	\$ 16.47	\$ 331.69	\$ -	\$ -	\$ -	\$ -	\$ 555.98	\$ 904.14

Unit 8 Villages Assessment Changes		
Total Fiscal Year 2021/2022 Assessment Per Unit	Total Fiscal Year 2022/2023 Assessment Per Unit	Total Change +/- From Previous Year Per Unit
\$ 1,052.32	\$ 1,166.32	\$ 113.99
\$ 1,230.60	\$ 1,344.60	\$ 113.99
\$ 968.43	\$ 1,082.43	\$ 113.99
\$ 879.28	\$ 993.28	\$ 113.99
\$ 790.14	\$ 904.14	\$ 113.99

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 - Thomas 167 & Other**

Thomas 167 Assessment Breakdown										
Product Type	District Proper	Total Fiscal Year 2022/2023 Assessment Per Unit	Unit 1 Total Fiscal Year 2022/2023 Assessment Per Unit	Unit 2 Total Fiscal Year 2022/2023 Assessment Per Unit	Unit 3 Total Fiscal Year 2022/2023 Assessment Per Unit	Unit 4 Total Fiscal Year 2022/2023 Assessment Per Unit	Unit 7 Total Fiscal Year 2022/2023 Assessment Per Unit	All Units Total Fiscal Year 2022/2023 Assessment Per Unit		
	Debt	\$ -	\$ 159.11	\$ 368.91	\$ -	\$ -	\$ -	\$ -	\$ 528.02	
	Sub-Total	\$ 16.47	\$ 331.69	\$ 376.32	\$ -	\$ -	\$ -	\$ -	\$ 724.48	
Thomas 167 * Multi Family (2 BDR)	Admin / Maint	\$ 16.47	\$ 172.58	\$ 6.63	\$ -	\$ -	\$ -	\$ -	\$ 195.68	
	Debt	\$ -	\$ 159.11	\$ 329.74	\$ -	\$ -	\$ -	\$ -	\$ 488.85	
	Sub-Total	\$ 16.47	\$ 331.69	\$ 336.37	\$ -	\$ -	\$ -	\$ -	\$ 684.53	
Thomas 167 * Commercial	Admin / Maint	\$ 16.47	\$ 172.58	\$ 258.47	\$ -	\$ -	\$ -	\$ -	\$ 447.52	
	Debt	\$ -	\$ 159.11	\$ 12,863.47	\$ -	\$ -	\$ -	\$ -	\$ 13,022.58	
	Sub-Total	\$ 16.47	\$ 331.69	\$ 13,121.94	\$ -	\$ -	\$ -	\$ -	\$ 13,470.10	

Thomas 167 Assessment Changes		
Total Fiscal Year 2021/2022 Assessment Per Unit	Total Fiscal Year 2022/2023 Assessment Per Unit	Total Change +/- From Previous Year Per Unit
\$ 622.20	\$ 724.48	\$ 102.28
\$ 582.97	\$ 684.53	\$ 101.55
\$ 13,134.73	\$ 13,470.10	\$ 335.37

Undeveloped and/or Unassigned Land Assessment Breakdown										
Product Type	District Proper	Total Fiscal Year 2022/2023 Assessment Per Unit	Unit 1 Total Fiscal Year 2022/2023 Assessment Per Unit	Unit 2 Total Fiscal Year 2022/2023 Assessment Per Unit	Unit 3 Total Fiscal Year 2022/2023 Assessment Per Unit	Unit 4 Total Fiscal Year 2022/2023 Assessment Per Unit	Unit 7 Total Fiscal Year 2022/2023 Assessment Per Unit	All Units Total Fiscal Year 2022/2023 Assessment Per Unit		
	Debt	\$ -	\$ 159.11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 159.11	
	Sub-Total	\$ 16.47	\$ 331.69	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 348.16	
Land Outside U1 Boundary Per 1/2 Acre or Less	Admin / Maint	\$ 16.47	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16.47	
	Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Sub-Total	\$ 16.47	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16.47	

Undeveloped and/or Unassigned Land Assessment Changes		
Total Fiscal Year 2021/2022 Assessment Per Unit	Total Fiscal Year 2022/2023 Assessment Per Unit	Total Change +/- From Previous Year Per Unit
\$ 252.76	\$ 348.16	\$ 95.40
\$ 15.84	\$ 16.47	\$ 0.63

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

Notes:  
 \* Thomas 167 was originally referred to as the "Town Center" in the Unit 2 Methodology and included Town Center Residential and Town Center Commercial

# Debt Assessment Methodology - Unit 1

## Exhibit D of WVID Unit 1 Engineers Report

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	*
Owner of Property	Description of Property	Assessable Half-Acre or Less Portions	Amount of Determined Benefits	Amount of Determined Damages	Number of Acres to be Taken of Right-of-Way, ect	Amount of Benefits per Assessable Half-Acre or Less
Fourth Quarter Properties, XXXII, LLC	Exhibit D-1 of WVID Unit 1 Engineers Report	12,101	\$ 36,816,162.00	\$0	0	\$ 3,042.41
DiVosta and Company, Inc	Exhibit D-2 of WVID Unit 1 Engineers Report	1,200	\$ 3,650,887.89	\$0	0	\$ 3,042.41
Divosta Homes, LP	Exhibit D-3 of WVID Unit 1 Engineers Report	962	\$ 2,926,795.13	\$0	0	\$ 3,042.41
Gran Paradiso I, LLC	Exhibit D-4 of WVID Unit 1 Engineers Report	1,432	\$ 4,356,726.22	\$0	0	\$ 3,042.41
Gran Paradiso II, LLC	Exhibit D-5 of WVID Unit 1 Engineers Report	621	\$ 1,889,334.48	\$0	0	\$ 3,042.41
Lee Weatherington Development, Inc.	Exhibit D-6 of WVID Unit 1 Engineers Report	84	\$ 255,562.15	\$0	0	\$ 3,042.41
<b>Total</b>		<b>16,400</b>	<b>\$ 49,895,467.87</b>	<b>\$ -</b>	<b>0</b>	<b>\$ 3,042.41</b>

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



## Debt Assessment Methodology - Unit 2

### Combined Annual Assessments After Issuance of Bonds

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

Notes:

\* This property is no longer referred to as the "Town Center" . This property is currelley referred to as the "Thomas 167" area.

## Debt Assessment Methodology - Unit 3

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

\* Does not include county fees and discounts.

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

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

## Debt Assessment Methodology - Unit 4

### RENAISSANCE SUBDIVISION

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

### OASIS SUBDIVISION

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

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

### PRESERVE SUBDIVISION

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

### TOTAL PROJECT

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

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

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

## Debt Assessment Methodology - Unit 7

### Unit 7 Master Bond

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

### Unit 7 Village B

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

### Unit 7 Village F1 & F5

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

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

# Debt Assessment Methodology - Unit 8

Unit 7 Master Bond						
Product Type	Number of Units	ERU Factor	Total ERU	Gross Assessment Per ERU *	Gross Assessment Per Unit	Gross Assessment Per Product Type *
50' SF	250	1.00	250.00	\$ 697.38	\$ 697.38	\$ 174,345.00
75' SF	140	1.26	175.79	\$ 697.38	\$ 875.66	\$ 122,592.40
Coach	268	0.88	235.76	\$ 697.38	\$ 613.49	\$ 164,415.32
2-Story	268	0.75	201.50	\$ 697.38	\$ 524.34	\$ 140,523.12
4-Story	390	0.62	243.38	\$ 697.38	\$ 435.20	\$ 169,728.00
<b>Sub Totals</b>	<b>1,316</b>	<b>.</b>	<b>1,106.43</b>			<b>771,603.84</b>
Golf Course (Acres)	128	0.15	19.20	\$ 697.38	\$ -	\$ -
<b>Totals</b>	<b>1,444</b>	<b>.</b>	<b>1,125.63</b>			<b>\$ -</b>

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