
West Villages Improvement District

**Final Budget For
Fiscal Year 2023/2024
October 1, 2023 - September 30, 2024**

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
REVENUES										
O & M Assessments	265,586	3,402,457	57,293	480,431	107,448	0	130,186	22,479	0	4,465,880
O & M Direct Bill	24,330	0	0	0	-1,646	0	307,530	126,926	182,155	639,295
Debt Assessments	0	2,526,589	2,703,324	1,350,786	866,319	0	1,010,915	361,811	0	8,819,744
Debt Direct Bill	0	0	0	0	23,326	3,625,720	1,556,725	1,515,761	1,169,155	7,890,688
Interest / Other Incomes	1,000	0	0	435,000	0	0	0	0	0	436,000
Developer Funding	0	0	0	0	0	51,672	0	0	0	51,672
Carry Over From Prior Year	18,205	0	0	0	0	0	0	0	0	18,205
Total Revenues	\$ 309,121	\$ 5,929,047	\$ 2,760,616	\$ 2,266,217	\$ 995,447	\$ 3,677,392	\$ 3,005,356	\$ 2,026,977	\$ 1,351,310	\$ 22,321,484
EXPENDITURES										
Infrastructure Maintenance	0	2,894,805	0	350,000	42,250	2,072	336,250	60,250	123,500	3,809,127
GIS Project	20,000	0	0	0	0	0	0	0	0	20,000
Engineering	20,000	25,000	2,000	25,000	2,500	2,500	20,000	20,000	5,000	122,000
Management	60,586	12,005	12,005	12,005	12,005	12,000	12,005	12,005	12,005	156,621
Operations Administration	36,600	33,300	15,650	17,650	17,650	0	17,650	15,650	15,650	169,800
Legal	35,000	35,000	10,000	35,000	13,000	0	20,000	15,000	10,000	173,000
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	73,000	0	0	0	0	0	0	0	0	73,000
Legal Advertising	5,000	0	0	0	0	0	0	0	0	5,000
Miscellaneous	5,000	1,700	1,700	1,700	1,700	25,000	5,000	10,000	5,000	56,800
Postage	3,000	0	0	0	0	0	0	0	0	3,000
Office Supplies / Marketing	5,000	10,000	0	0	0	0	0	0	0	15,000
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
Contin / Cap Proj / Reimb	0	175,000	0	435,000	0	0	0	0	0	610,000
Total Expenditures	\$ 293,186	\$ 3,198,310	\$ 53,855	\$ 886,605	\$ 99,355	\$ 51,672	\$ 429,905	\$ 149,405	\$ 182,155	\$ 5,344,448
Excess / (Shortfall)	\$ 15,935	\$ 2,730,737	\$ 2,706,761	\$ 1,379,612	\$ 896,092	\$ 3,625,720	\$ 2,575,451	\$ 1,877,572	\$ 1,169,155	\$ 16,977,036
Payment to Trustee (Unit 1)	0	(2,374,994)	0	0	0	0	0	0	0	(2,374,994)
Payment to Trustee (Unit 2)	0	0	(2,541,124)	0	0	0	0	0	0	(2,541,124)
Payment to Trustee (Unit 3)	0	0	0	(1,269,739)	0	0	0	0	0	(1,269,739)
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	(1,877,572)	0	(1,877,572)
Payment to Trustee (Unit 9)	0	0	0	0	0	0	0	0	(1,169,155)	(1,169,155)
BALANCE	\$ 15,935	\$ 355,743	\$ 165,637	\$ 109,873	\$ 58,426	\$ -	\$ 68,466	\$ -	\$ -	\$ 774,080
County Appr & Tax Coll Fee	(5,312)	(118,581)	(55,212)	(36,624)	(19,475)	-	(22,822)	-	-	(258,027)
Discounts For Early Payments	(10,623)	(237,162)	(110,425)	(73,249)	(38,951)	-	(45,644)	-	-	(516,053)
Net Excess / (Shortfall)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Infrastructure Maintenance Breakdown

FY 2023 - 2024	Dist Proper	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 7	Unit 8	Unit 9	Total
MAINTENANCE EXPENDITURE										
Lake / Littoral Maintenance ^{1, 8, 9}	0	126,000	0	0	40,000	2,072	20,000	3,000	48,500	239,572
Mitigation Maintenance	0	2,250	0	0	2,250	0	2,250	2,250	0	9,000
Road Maintenance / Resurface ²	0	156,730	0	350,000	0	0	0	0	0	506,730
Road Reconstruction / Widening ²	0	391,825	0	0	0	0	0	0	0	391,825
Landscaping ⁴	0	1,446,000	0	0	0	0	314,000	31,000	75,000	1,866,000
Security Services ⁵	0	26,000	0	0	0	0	0	0	0	26,000
Street Lighting ⁶	0	598,000	0	0	0	0	0	24,000	0	622,000
Canal Maintenance / Repayment	0	48,000	0	0	0	0	0	0	0	48,000
Misc Maintenance/Repairs ⁷	0	100,000	0	0	0	0	0	0	0	100,000
Total Maintenance Expenditure	\$ -	\$ 2,894,805	\$ -	\$ 350,000	\$ 42,250	\$ 2,072	\$ 336,250	\$ 60,250	\$ 123,500	\$ 3,809,127

FY 2022 - 2023	Dist Proper	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 7	Unit 8	Unit 9	Total
MAINTENANCE EXPENDITURE										
Lake / Littoral Maintenance	0	110,000	0	0	38,400	10,000	2,250	3,000	0	163,650
Mitigation Maintenance	0	2,250	0	0	2,250	0	2,250	2,250	0	9,000
Road Maintenance / Resurface	0	78,865	0	100,620	0	0	0	0	0	179,485
Road Reconstruction / Widening	0	276,028	0	0	0	0	0	0	0	276,028
Landscaping	0	912,000	0	0	0	0	279,000	31,000	0	1,222,000
Security Services	0	26,000	0	0	0	0	0	0	0	26,000
Street Lighting	0	464,000	0	0	0	0	0	24,000	0	488,000
Canal Maintenance / Repayment	0	48,000	0	0	0	0	0	0	0	48,000
Misc Maintenance/Repairs	0	50,000	0	0	0	0	0	0	0	50,000
Total Maintenance Expenditure	\$ -	\$ 1,967,143	\$ -	\$ 100,620	\$ 40,650	\$ 10,000	\$ 283,500	\$ 60,250	\$ -	\$ 2,462,163

NOTES:

- Unit 1 Lake maintenance increase from additional ponds West Villages Parkway, Manasota Beach road, Preto Extensions and removal of Grand Lake per maintenance agreement WP LLLL
- Unit 1 Resurfacing from spreadsheet reviewed by board on 2/10/22
- Unit 3 Road resurfacing from spreadsheet reviewed by board on 2/10/2022, proposal received 2023 at \$1,043,094- (current balance) \$496,256= \$547,774 DEFICIT
- Unit 1 Landscape includes current contract price and addition of West Villages Parkway and Preto extension, Manasota Beach Road, Merlot, Mezzo, Playmore
- Security services for opening/closing Blue Heron Park
- Street Lighting includes addition of West Villages Parkway and Preto extension, Manasota Beach Road, Merlot, Mezzo
- Misc repairs increase Paver repairs, sidewalk repairs, dog park repairs, playground repairs
- The total cost of lake maintenance for the Braves pond is \$7,400; however pursuant to the Drainage License Agreement, 28% of the total stormwater management costs are being allocated to this budget, and 72% of the costs are allocated to Unit 7 Budget
- Pursuant to the Drainage License Agreement, 72% of the total stormwater management costs for the lake maintenance costs for the Braves pond are being allocated to this budget, and 28% allocated to the Unit 5 Budget

District Proper

	Fiscal Year 2022/2023 Annual Budget	Fiscal Year 2023/2024 Annual Budget
REVENUES		
O & M Assessments	334,602	265,586
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
Total Revenues	\$ 378,137	\$ 309,121
EXPENDITURES		
GIS Project	40,000	20,000
Engineering	45,000	20,000
Management	60,586	60,586
Operations Administration	31,300	36,600
Legal	75,000	35,000
Assessment Roll	7,500	7,500
Annual Audit	6,000	6,000
Arbitrage Rebate Fee	0	0
Rents & Leases	15,000	15,000
Insurance	47,000	73,000
Legal Advertising	15,000	5,000
Miscellaneous	3,175	5,000
Postage	3,000	3,000
Office Supplies	8,000	5,000
Trustee Fees	0	0
Continuing Disclosure Fee	0	0
Website	1,500	1,500
Contingency / Prev Shortfall	0	0
Total Expenditures	\$ 358,061	\$ 293,186
EXCESS / (SHORTFALL)	\$ 20,076	\$ 15,935
Payment to Trustee	-	-
BALANCE	\$ 20,076	\$ 15,935
County Appraiser & Tax Collector Fee	(6,692)	(5,312)
Discounts for Early Payments	(13,384)	(10,623)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

* Fund Balance as of 7-31-23 = \$606,589

Unit 1

	Fiscal Year 2022/2023 Annual Budget	Fiscal Year 2023/2024 Annual Budget
REVENUES		
O & M Assessments	2,161,960	3,402,457
O & M Direct Bill	43,405	0
Debt Assessments	2,357,243	2,526,589
Debt Direct Bill	158,185	0
Developer Contribution	0	0
Other Revenues	0	0
Myakka Pines Cost Share - note 6	0	0
Carry Over Revenues	0	0
Total Revenues	\$ 4,720,793	\$ 5,929,047
EXPENDITURES		
Infrastructure Maintenance - notes 1,2 & 3	1,967,143	2,894,805
Engineering	25,000	25,000
Management	12,005	12,005
Operations Administration	33,300	33,300
Legal	25,000	35,000
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 / Marketing	0	10,000
Trustee Fees	5,000	5,000
Continuing Disclosure Fee	500	500
Website	0	0
Contin / Cap Proj / ERC - see note 4	0	175,000
Total Expenditures	\$ 2,075,648	\$ 3,198,310
EXCESS / (SHORTFALL)	\$ 2,645,146	\$ 2,730,737
Payment to Trustee	(2,373,994)	(2,374,994)
BALANCE	\$ 271,152	\$ 355,743
County Appraiser & Tax Collector Fee	(90,384)	(118,581)
Discounts for Early Payments	(180,768)	(237,162)
NET EXCESS / (SHORTFALL)	\$ -	\$ -
<u>As of 7/31/23</u>		
General Fund Balance - see note 5 =	(\$703,055)	
Road Resurfacing Fund Balance =	\$741,074	

Note 1: Infrastructure Maintenance Unit 1 Lake maintenance increase from additional ponds associated with the extensions of West Villages Parkway, Manasota Beach Road, Preto Blvd, and Playmore. Note, the increase does not include the Grand Lake in Downtown which is paid for in full by Wellen Park, LLLP per a 20-year maintenance agreement entered into in fiscal year 2022/2023.

Note 2: Infrastructure Maintenance Unit 1 Resurfacing from spreadsheet reviewed by board on 2/10/22

Note 3: Infrastructure Maintenance Unit 1 Landscape includes current contract price and addition of the extensions of West Villages Parkway, Preto Blvd extension, Manasota Beach Road, Merlot, Mezzo, Playmore.

Note 4: Change in Capital Project cost is to cover one-half of the cost to construct a second stormwater outfall from Island Walk to PIL 1. The remaining one-half will be paid for from Unit 6, based on the belief this is from excess stormwater can be used for irrigation.

Note 5: Fund balance shortfall is anticipated to be eliminated within the next +/- six months from Insurance reimbursements for costs associated with Hurricane Ian.

Note 6: Per WVID agreement with Taylor Morrison of Florida, Inc regarding access and maintenance of District roadways and improvements

Unit 2

	Fiscal Year 2022/2023 Annual Budget	Fiscal Year 2023/2024 Annual Budget
REVENUES		
O & M Assessments	56,003	57,293
O & M Direct Bill	1,213	0
Debt Assessments	2,696,557	2,703,324
Debt Direct Bill	60,350	0
Developer Contribution	0	0
Other Revenues	0	0
Carry Over Funds from Prior Year	0	0
BOND PREPAYMENTS		
PREPAYMENTS SENT TO TRUSTEE		
Total Revenues	\$ 2,814,123	\$ 2,760,616
EXPENDITURES		
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 / Capital Projects	0	0
Total Expenditures	\$ 53,855	\$ 53,855
EXCESS / (SHORTFALL)	\$ 2,760,268	\$ 2,706,761
Payment to Trustee	(2,595,114)	(2,541,124)
BALANCE	\$ 165,154	\$ 165,637
County Appraiser & Tax Collector Fee	(55,051)	(55,212)
Discounts for Early Payments	(110,102)	(110,425)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

* Fund Balance as of 7-31-23 = \$128,549

Unit 3

	Fiscal Year 2022/2023 Annual Budget	Fiscal Year 2023/2024 Annual Budget
REVENUES		
O & M Assessments	284,282	480,431
O & M Direct Bill	0	0
Debt Assessments	1,338,233	1,350,786
Debt Direct Bill	0	0
Developer Contribution	0	0
Other Revenues / to fund irrigation litigation	0	435,000
Carry Over Funds from Prior Year	0	0
Total Revenues	\$ 1,622,515	\$ 2,266,217
EXPENDITURES		
Infrastructure Maintenance - note 1	100,620	350,000
Engineering	25,000	25,000
Management	12,005	12,005
Operations Administration	17,650	17,650
Legal	100,000	35,000
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
Reimb to Unit 3 fund balance - note 2	0	435,000
Total Expenditures	\$ 267,225	\$ 886,605
EXCESS / (SHORTFALL)	\$ 1,355,290	\$ 1,379,612
Payment to Trustee	(1,257,939)	(1,269,739)
BALANCE	\$ 97,351	\$ 109,873
County Appraiser & Tax Collector Fee	(32,450)	(36,624)
Discounts for Early Payments	(64,901)	(73,249)
NET EXCESS / (SHORTFALL)	\$ -	\$ -
<u>As of 7/31/23</u>		
General Fund Balance =	\$246,679	
Road Resurfacing Fund Balance =	\$496,256	

Note 1: Roadway resurfacing budget for 2022/2023 was based on the WVID Engineer's spreadsheet reviewed by board on 2/10/2022. Due to Hurricane Ian, the need to resurface WVID roadways has been accelerated. A proposal received March 2023 to resurface the WVID roadways within GP was \$1,043,094. \$1,043,094- (current balance) \$496,256= \$546,838 DEFICIT. WVID Board has talked about the need to accomplish the resurfacing in two phases. Therefore, this budget increase is anticipated to allow for the roadway resurfacing projects to be completed in 2023 & 2024.

Note 2: Legal Fees lawsuit costs are now being handled in Unit 6, with final allocation pending outcome of lawsuit and any appeals.

Unit 4

	Fiscal Year 2022/2023 Annual Budget	Fiscal Year 2023/2024 Annual Budget
REVENUES		
O & M Assessments	105,718	107,448
O & M Direct Bill	-1,620	-1,646
Debt Assessments	866,319	866,319
Debt Direct Bill	23,326	23,326
Developer Contribution	0	0
Other Revenues	0	0
Carry Over Funds from Prior Year	0	0
Total Revenues	\$ 993,744	\$ 995,447
EXPENDITURES		
Infrastructure Maintenance	40,650	42,250
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
Total Expenditures	\$ 97,755	\$ 99,355
EXCESS / (SHORTFALL)	\$ 895,989	\$ 896,092
Payment to Trustee	(837,666)	(837,666)
BALANCE	\$ 58,322	\$ 58,426
County Appraiser & Tax Collector Fee	(19,441)	(19,475)
Discounts for Early Payments	(38,881)	(38,951)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

* Fund Balance as of 7-31-23 = \$206,479

Unit 5

	Fiscal Year 2022/2023 Annual Budget	Fiscal Year 2023/2024 Annual Budget
REVENUES		
O & M Assessments	0	0
O & M Direct Bill	0	0
Debt Assessments	0	0
Debt Direct Bill	3,625,720	3,625,720
Developer Contribution	87,255	51,672
Other Revenues	0	0
Carry Over Funds from Prior Year	0	0
Total Revenues	\$ 3,712,975	\$ 3,677,392
EXPENDITURES		
Infrastructure Maintenance - note 1	10,000	2,072
Engineering	2,500	2,500
Management	12,005	12,000
Operations Administration	17,650	0
Legal	10,000	0
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 - note 2	25,000	25,000
Postage	0	0
Office Supplies	0	0
Trustee Fees - Note	800	800
Trustee Fees - Bonds	4,800	4,800
Continuing Disclosure Fee	1,500	1,500
Website	0	0
Contingency / Prev Shortfall	0	0
Total Expenditures	\$ 87,255	\$ 51,672
EXCESS / (SHORTFALL)	\$ 3,625,720	\$ 3,625,720
Payment to Trustee	(3,625,720)	(3,625,720)
BALANCE	\$ -	\$ -
County Appraiser & Tax Collector Fee	-	-
Discounts for Early Payments	-	-
NET EXCESS / (SHORTFALL)	\$ -	\$ -

* Fund Balance as of 7-31-23 = (\$177,646)

Note 1 -The total cost of lake maintenance for the Braves pond is \$7,400; however pursuant to the Drainage License Agreement, 28% of the total stormwater management costs are being allocated to this budget, and

72% of the costs are allocated to Unit 7 Budget

Note 2 - Fitch Ratings fee of \$25,000 per year

Unit 7

	Fiscal Year 2022/2023 Annual Budget	Fiscal Year 2023/2024 Annual Budget
REVENUES		
O & M Assessments	114,212	130,186
O & M Direct Bill	269,796	307,530
Debt Assessments	1,010,915	1,010,915
Debt Direct Bill	1,556,725	1,556,725
Developer Contribution	0	0
Other Revenues	0	0
Carry Over Funds from Prior Year	0	0
Total Revenues	\$ 2,951,648	\$ 3,005,356
EXPENDITURES		
Infrastructure Maintenance - note 1	283,500	336,250
Engineering	20,000	20,000
Management	12,005	12,005
Operations Administration	17,650	17,650
Legal	20,000	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	5,000	5,000
Postage	0	0
Office Supplies	0	0
Trustee Fees	12,000	12,000
Continuing Disclosure Fee	1,000	1,000
Website	0	0
Contingency / Prev Shortfall	0	0
Total Expenditures	\$ 377,155	\$ 429,905
EXCESS / (SHORTFALL)	\$ 2,574,493	\$ 2,575,451
Payment to Trustee	(2,506,985)	(2,506,985)
BALANCE	\$ 67,508	\$ 68,466
County Appraiser & Tax Collector Fee	(22,503)	(22,822)
Discounts for Early Payments	(45,005)	(45,644)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

* Fund Balance as of 7-31-23 = \$293,360

Notr 1 - Pursuant to the Drainage License Agreement, 72% of the total stormwater management costs for the lake maintenance costs for the Braves pond of \$7,400 are being allocated to this budget (\$5,328) , and 28% allocated Unit 5 Budget, \$2072

Unit 8

	Fiscal Year 2022/2023 Annual Budget	Fiscal Year 2023/2024 Annual Budget
REVENUES		
O & M Assessments	0	22,479
O & M Direct Bill	149,405	126,926
Debt Assessments	0	361,811
Debt Direct Bill	725,308	1,515,761
Developer Contribution	0	0
Other Revenues	0	0
Carry Over Funds from Prior Year	0	0
Total Revenues	\$ 874,713	\$ 2,026,977
EXPENDITURES		
Infrastructure Maintenance	60,250	60,250
Engineering	20,000	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	10,000	10,000
Continuing Disclosure Fee	500	500
Website	0	0
Contingency / Prev Shortfall	0	0
Total Expenditures	\$ 149,405	\$ 149,405
EXCESS / (SHORTFALL)	\$ 725,308	\$ 1,877,572
Payment to Trustee	(725,308)	(1,877,572)
BALANCE	\$ -	\$ -
County Appraiser & Tax Collector Fee	-	(7,686)
Discounts for Early Payments	-	(15,372)
NET EXCESS / (SHORTFALL)	\$ -	\$ (23,057)

* Fund Balance as of 7-31-23 = \$186,290

Unit 9

	Fiscal Year 2022/2023 Annual Budget	Fiscal Year 2023/2024 Annual Budget
REVENUES		
O & M Assessments	0	0
O & M Direct Bill	53,655	182,155
Debt Assessments	0	0
Debt Direct Bill	0	1,169,155
Developer Contribution	0	0
Other Revenues	0	0
Carry Over Funds from Prior Year	0	0
Total Revenues	\$ 53,655	\$ 1,351,310
EXPENDITURES		
Infrastructure Maintenance	0	123,500
Engineering	5,000	5,000
Management	12,005	12,005
Operations Administration	15,650	15,650
Legal	5,000	10,000
Assessment Roll	1,500	1,500
Audit Fees	3,000	3,000
Arbitrage Rebate Fee	1,000	1,000
Rents & Leases	0	0
Insurance	0	0
Legal Advertising	0	0
Miscellaneous	5,000	5,000
Postage	0	0
Office Supplies	0	0
Trustee Fees	5,000	5,000
Continuing Disclosure Fee	500	500
Website	0	0
Contingency / Prev Shortfall	0	0
Total Expenditures	\$ 53,655	\$ 182,155
EXCESS / (SHORTFALL)	\$ -	\$ 1,169,155
Payment to Trustee	-	(1,169,155)
BALANCE	\$ -	\$ -
County Appraiser & Tax Collector Fee	-	-
Discounts for Early Payments	-	-
NET EXCESS / (SHORTFALL)	\$ -	\$ -

* Fund Balance as of 7-31-23 = (\$37,379)

Budget Comparison

	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Annual Budget	Fiscal Year 2023/2024 Annual Budget
REVENUES			
O & M Assessments	1,724,299	3,056,776	4,465,880
O & M Direct Bill	644,094	627,439	639,295
Debt Assessments	5,703,976	8,269,267	8,819,744
Debt Direct Bill	1,966,059	6,149,615	7,890,688
Interest / Other Income	2,093,726	1,000	436,000
Bond Prepayments	60,776	0	0
Bond Prepayments Sent to Trustee	(60,776)	0	0
Developer Funding	1,419,985	0	51,672
Carry Over Funds from Prior Year	0	18,205	18,205
Total Revenues	\$ 13,552,139	\$ 18,122,303	\$ 22,321,484
EXPENDITURES			
Infrastructure Maintenance	1,663,991	2,462,163	3,809,127
GIS Project	0	40,000	20,000
Engineering	215,932	147,000	122,000
Management	144,692	156,626	156,621
Operations Administration	166,500	182,150	169,800
Legal	266,812	273,000	173,000
Assessment Roll	16,500	18,000	18,000
Audit Fees	27,000	30,000	30,000
Arbitrage Rebate Fee	5,850	10,000	10,000
Rents & Leases	14,400	15,000	15,000
Insurance	43,723	47,000	73,000
Legal Advertising	18,295	15,000	5,000
Miscellaneous	107,975	54,975	56,800
Postage	1,262	3,000	3,000
Office Supplies	2,526	8,000	15,000
Trustee Fees	42,660	50,100	50,100
Continuing Disclosure Fee	6,000	6,500	6,500
Website	1,500	1,500	1,500
Contingency / Capital Projects / ERC / Reimb to FB	1,250,888	0	610,000
Total Expenditures	3,996,506	3,520,013	5,344,448
EXCESS / (SHORTFALL)	\$ 9,555,633	\$ 14,602,289	\$ 16,977,036
Debt Payment to Trustee (All Units)	(7,533,229)	(13,922,727)	(16,202,956)
BALANCE	\$ 2,022,404	\$ 679,563	\$ 774,080
County Appraiser & Tax Collector Fee	(71,875)	(226,521)	(258,027)
Discounts for Early Payments	(254,022)	(453,042)	(516,053)
NET EXCESS / (SHORTFALL)	\$ 1,696,507	\$ -	\$ -

Unit 1 - Debt Service

Fiscal Year
2023/2024
Annual Budget

REVENUES

Interest Income	0
Debt Collections	2,374,994
Total Revenues	\$ 2,374,994

EXPENDITURES

Principal Payments	1,250,000
Interest Payments	1,124,994
Miscellaneous / Extra Redemption	0
Total Expenditures	\$ 2,374,994

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

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

Unit 2 - Debt Service

Series 2019A-1 (Performing)

Fiscal Year

2023/2024

Annual Budget

REVENUES

Interest Income	0
Net Debt Collections	1,353,018
Total Revenues	\$ 1,353,018

EXPENDITURES

Principal Payments	645,000
Interest Payments	683,243
Miscellaneous / Extra Redemption	24,775
Total Expenditures	\$ 1,353,018

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

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

Series 2019A-2 (Non Performing)

Fiscal Year

2023/2024

Annual Budget

REVENUES

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

EXPENDITURES

Principal Payments	580,000
Interest Payments	607,488
Miscellaneous / Extra Redemption	619
Total Expenditures	\$ 1,188,107

Excess / (Shortfall)	\$ -
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Series 2019A-2 Bifurcated Bond Information (Non Performing)

Original Par Amount =	\$12,830,000	Annual Principal Payments Due =	May 1st
Interest Rate =	5.750%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	October 2019		
Maturity Date =	May 2036		

Unit 3 - Debt Service

Fiscal Year
2023/2024
Annual Budget

REVENUES

Interest Income	0
Net Debt Collections	1,269,739
Total Revenues	\$ 1,269,739

EXPENDITURES

Principal Payments	670,000
Interest Payments	577,485
Miscellaneous / Extra Redemption	22,254
Total Expenditures	\$ 1,269,739

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

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

Unit 4 - Debt Service

Fiscal Year
2023/2024
Annual Budget

REVENUES

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

EXPENDITURES

Principal Payments	285,000
Interest Payments	549,988
Miscellaneous / Extra Redemption	2,679
Total Expenditures	\$ 837,666

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

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

Unit 5 - Debt Service

**Fiscal Year
2023/2024
Annual Budget**

REVENUES

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

EXPENDITURES

2017A Principal Payments	590,000
2017A Interest Payments	406,239
2017B Principal Payments	1,499,370
2017B Interest Payments	1,089,226
Other / Extra Redemption	40,885
Total Expenditures	\$ 3,625,720

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

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

Series 2017B Bond Information

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

Unit 7 - Debt Service

Fiscal Year
2023/2024
Annual Budget

REVENUES

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

EXPENDITURES

2019 Master Principal Payments	560,000
2019 Master Interest Payments	1,411,138
2019 Village B Principal Payments	25,000
2019 Village B Interest Payments	60,025
2021 Village F1 & F5 Principal Payments	170,000
2021 Village F1 & F5 Interest Payments	275,038
Other / Extra Redemption	5,785
Total Expenditures	\$ 2,506,985

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

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

Series 2019 Village B Bond Information

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

Series 2021 Village F1 & F5 Bond Information

Original Par Amount =	\$7,975,000	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		

Unit 8 - Debt Service

Fiscal Year
2023/2024
Annual Budget

REVENUES

Interest	0
Net Master Debt Collections	725,308
Net Neighborhood Debt Collections	1,152,264

Total Revenues	\$ 1,877,572
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EXPENDITURES

2021 Master Principal Payments	275,000
2021 Master Interest Payments	448,456
2022 Neighborhood Principal Payments	240,000
2022 Neighborhood Interest Payments	907,800

Other / Extra Redemption	6,316
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Total Expenditures	\$ 1,877,572
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Excess / (Shortfall)	\$ -
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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		

Series 2022 Neighborhood Bond Information

Original Par Amount =	\$17,000,000	Annual Principal Payments Due =	May 1st
Average Interest Rate =	5.45%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	December 2022		
Maturity Date =	May 2053		

Unit 9 - Debt Service

Fiscal Year

2023/2024

Annual Budget

REVENUES

Interest	0
Net Master Debt Collections	1,169,155

Total Revenues	\$	1,169,155
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EXPENDITURES

2023 Master Principal Payments	245,000
2023 Master Interest Payments	922,547

Other / Extra Redemption	1,608
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Total Expenditures	\$	1,169,155
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Excess / (Shortfall)	\$	-
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Series 2023 Master Bond Information

Original Par Amount =	\$17,130,000	Annual Principal Payments Due =	May 1st
Average Interest Rate =	5.53%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	April 2023		
Maturity Date =	May 2053		

Assessment Recap - District Proper

A	B	C	F	G	F	G
Lot Type		Units	Total Fiscal Year 2022/2023 Assessment	Total Fiscal Year 2022/2023 Assessment Per Unit	Total Fiscal Year 2023/2024 Projected Assessment	Total Fiscal Year 2023/2024 Projected Assessment Per Unit
Developed Lots In Unit 1 Only	Administrative <u>Debt</u>	523	\$ 7,761.08 \$ -	\$ 14.84 \$ -	\$ 6,511.10 \$ -	\$ 12.45 \$ -
	Sub-Total		\$ 7,761.08	\$ 14.84	\$ 6,511.10	\$ 12.45
Developed Lots In Unit 2	Administrative <u>Debt</u>	1,868	\$ 27,720.25 \$ -	\$ 14.84 \$ -	\$ 23,255.72 \$ -	\$ 12.45 \$ -
	Sub-Total		\$ 27,720.25	\$ 14.84	\$ 23,255.72	\$ 12.45
Developed Lots In Unit 3	Administrative <u>Debt</u>	1,935	\$ 27,111.82 \$ -	\$ 14.84 \$ -	\$ 24,089.84 \$ -	\$ 12.45 \$ -
	Sub-Total		\$ 27,111.82	\$ 14.84	\$ 24,089.84	\$ 12.45
Developed Lots In Unit 4	Administrative <u>Debt</u>	1,043	\$ 11,663.87 \$ -	\$ 14.84 \$ -	\$ 12,984.86 \$ -	\$ 12.45 \$ -
	Sub-Total		\$ 11,663.87	\$ 14.84	\$ 12,984.86	\$ 12.45
Developed Lots In Unit 7	Administrative <u>Debt</u>	1,253	\$ 153,366.56 \$ -	\$ 14.84 \$ -	\$ 15,599.26 \$ -	\$ 12.45 \$ -
	Sub-Total		\$ 153,366.56	\$ 14.84	\$ 15,599.26	\$ 12.45
Developed Lots In Unit 8	Administrative <u>Debt</u>	198	\$ 3,042.10 \$ -	\$ 14.84 \$ -	\$ 2,465.01 \$ -	\$ 12.45 \$ -
	Sub-Total		\$ 3,042.10	\$ 14.84	\$ 2,465.01	\$ 12.45
Developed Lots In Unit 9	Administrative <u>Debt</u>	0	\$ 1,350.40 \$ -	\$ 14.84 \$ -	\$ - \$ -	\$ 12.45 \$ -
	Sub-Total		\$ 1,350.40	\$ 14.84	\$ -	\$ 12.45
Developed Lots In Sarasota County (Not in Unit 1)	Administrative <u>Debt</u>	0	\$ - \$ -	\$ 14.84 \$ -	\$ - \$ -	\$ 12.45 \$ -
	Sub-Total		\$ -	\$ 14.84	\$ -	\$ 12.45
All Other Acreage	Administrative <u>Debt</u>	14,513	\$ 3,531.81 \$ -	\$ 14.84 \$ -	\$ 180,680.02 \$ -	\$ 12.45 \$ -
	Sub-Total		\$ 3,531.81	\$ 14.84	\$ 180,680.02	\$ 12.45
Total		21,333	\$ 334,601.77		\$ 265,585.81	

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

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

There are **21,333.00** assessable units in the District.

Assessment Recap - Unit 1

A	B	C	F	G	F	G
Lot Type		Units	Total Fiscal Year 2022/2023 Assessment	Total Fiscal Year 2022/2023 Assessment Per Unit	Total Fiscal Year 2023/2024 Projected Assessment	Total Fiscal Year 2023/2024 Projected Assessment Per Unit
Developed Lots In Unit 1 Only	Administrative	523	\$ 69,428.04	\$ 132.75	\$ 121,466.57	\$ 232.25
	Debt		\$ 75,699.27	\$ 144.74	\$ 90,198.37	\$ 172.46
	Sub-Total		\$ 145,127.31	\$ 277.49	\$ 211,664.94	\$ 404.71
Developed Lots In Unit 2	Administrative	1,868	\$ 247,976.27	\$ 132.75	\$ 433,842.36	\$ 232.25
	Debt		\$ 270,375.21	\$ 144.74	\$ 322,161.67	\$ 172.46
	Sub-Total		\$ 518,351.47	\$ 277.49	\$ 756,004.02	\$ 404.71
Developed Lots In Unit 3	Administrative	1,935	\$ 242,533.53	\$ 132.75	\$ 449,403.08	\$ 232.25
	Debt		\$ 264,440.85	\$ 144.74	\$ 333,716.72	\$ 172.46
	Sub-Total		\$ 506,974.38	\$ 277.49	\$ 783,119.80	\$ 404.71
Developed Lots In Unit 4	Administrative	1,043	\$ 104,341.19	\$ 132.75	\$ 242,236.39	\$ 232.25
	Debt		\$ 113,766.01	\$ 144.74	\$ 179,879.35	\$ 172.46
	Sub-Total		\$ 218,107.20	\$ 277.49	\$ 422,115.74	\$ 404.71
Developed Lots In Unit 7	Admin / Maint	1,253	\$ 1,371,967.19	\$ 132.75	\$ 291,008.82	\$ 232.25
	Debt		\$ 1,495,892.80	\$ 144.74	\$ 216,096.67	\$ 172.46
	Sub-Total		\$ 2,867,859.99	\$ 277.49	\$ 507,105.48	\$ 404.71
Developed Lots In Unit 8	Administrative	198	\$ 27,213.67	\$ 132.75	\$ 45,985.43	\$ 232.25
	Debt		\$ 29,671.80	\$ 144.74	\$ 34,147.76	\$ 172.46
	Sub-Total		\$ 56,885.47	\$ 277.49	\$ 80,133.19	\$ 404.71
Developed Lots In Unit 9	Administrative	0	\$ 12,080.21	\$ 132.75	\$ -	\$ 232.25
	Debt		\$ 13,171.38	\$ 144.74	\$ -	\$ 172.46
	Sub-Total		\$ 25,251.60	\$ 277.49	\$ -	\$ 404.71
All Other Unit 1 Acreage	Administrative	7,830	\$ 31,594.41	\$ 132.75	\$ 181,851.799	\$ 232.25
	Debt		\$ 34,448.23	\$ 144.74	\$ 1,350,388.58	\$ 172.46
	Sub-Total		\$ 66,042.64	\$ 277.49	\$ 3,168,903.38	\$ 404.71
Total Admin / Maint			\$ 2,161,960.11		\$ 3,402,457.45	
Total Debt			\$ 2,357,243.36		\$ 2,526,589.11	
Total		14,650	\$ 4,519,203.47		\$ 5,929,046.55	

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

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

There are **14,650.00** assessable units in Unit 1.

Assessment Recap - Unit 2 (Total Gross)

A	B	C	E	F	I	H	I
Lot Type	Admin / Maint Allocation	Percentage	Admin / Maint Allocation	Units	Total Fiscal Year 2022/2023 Per Unit	Total Fiscal Year 2023/2024 Projected Assessment	Total Fiscal Year 2023/2024 Projected Per Unit
2019 A-1 (Performing)							
Island Walk Single Family	Admin / Maint Debt	23.73%	13,595.14	1,750 1,747	\$ 7.63 \$ 379.89	\$ 13,595.14 \$ 663,667.83	\$ 7.77 \$ 379.89
Family Sub-Total					\$ 387.52	\$ 677,262.97	\$ 387.66
Island Walk Multi Family	Admin / Maint Debt	1.59%	911.98	118	\$ 7.60 \$ 378.22	\$ 911.98 \$ 44,629.96	\$ 7.73 \$ 378.22
Family Sub-Total					\$ 385.82	\$ 45,541.94	\$ 385.95
Gran Paradiso Single Family	Admin / Maint Debt	16.49%	9,448.66	1,090 1,064	\$ 8.52 \$ 424.10	\$ 9,448.66 \$ 451,242.40	\$ 8.67 \$ 424.10
Family Sub-Total					\$ 432.62	\$ 460,691.06	\$ 432.77
Gran Paradiso Multi Family (3 BDR)	Admin / Maint Debt	3.35%	1,921.07	260	\$ 7.26 \$ 361.34	\$ 1,921.07 \$ 93,948.40	\$ 7.39 \$ 361.34
Family (3 BDR) Sub-Total					\$ 368.60	\$ 95,869.47	\$ 368.73
Gran Paradiso Multi Family (2 BDR)	Admin / Maint Debt	6.73%	3,854.48	585 577	\$ 6.47 \$ 322.17	\$ 3,854.48 \$ 185,892.09	\$ 6.59 \$ 322.17
Family (2 BDR) Sub-Total					\$ 328.64	\$ 189,746.57	\$ 328.76
Preserve Single Family	Admin / Maint Debt	1.49%	854.55	110	\$ 7.63 \$ -	\$ 854.55 \$ -	\$ 7.77 \$ -
Family Sub-Total					\$ 7.63	\$ 854.55	\$ 7.77
Preserve Multi Family	Admin / Maint Debt	1.52%	873.34	113	\$ 7.60 \$ -	\$ 873.34 \$ -	\$ 7.73 \$ -
Family Sub-Total					\$ 7.60	\$ 873.34	\$ 7.73
2019 A-2 (Non Performing)							
Thomas 167 * Multi Family (3 BDR)	Admin / Maint Debt	1.00%	572.94	76	\$ 7.41 \$ 368.91	\$ 572.94 \$ 28,037.16	\$ 7.54 \$ 368.91
Family (3 BDR) Sub-Total					\$ 376.32	\$ 28,610.10	\$ 376.45
Thomas 167 * Multi Family (2 BDR)	Admin / Maint Debt	1.65%	943.44	140	\$ 6.63 \$ 329.74	\$ 943.44 \$ 46,163.60	\$ 6.74 \$ 329.74
Family (2 BDR) Sub-Total					\$ 336.37	\$ 47,107.04	\$ 336.48
Thomas 167 * Commercial	Admin / Maint Debt	42.44%	24,316.95	92.49	\$ 258.47 \$ 12,863.47	\$ 24,316.95 \$ 1,189,742.34	\$ 262.91 \$ 12,863.47
Sub-Total					\$ 13,121.94	\$ 1,214,059.29	\$ 13,126.38
						\$ 57,292.55	
						\$ 2,703,323.78	
Total		100.00%	\$ 57,292.55	4,334		\$ 2,758,888.44	

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 37 units with pre-paid bonds.
 3 unit in Island Walk Single Family
 26 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
TOTAL GROSS								

2019 A-1 (Performing)

Lot Type	Units	Total Fiscal Year 2023/2024		Total Fiscal Year 2023/2024	
		Projected Assessment		Projected Per Unit	
Island Walk Single	1,750	\$ 13,595.14	\$ 7.77	\$ 663,667.83	\$ 379.89
Family		\$ 677,262.97	\$ 387.66		
Island Walk Multi	118	\$ 911.98	\$ 7.73	\$ 44,629.96	\$ 378.22
Family		\$ 45,541.94	\$ 385.95		

ISLAND WALK ON ROLL GROSS			ISLAND WALK DIRECT BILL GROSS		
1,750	\$ 13,595.14	\$ 7.77	\$ -	\$ -	\$ -
1,747	\$ 663,667.83	\$ 379.89	\$ -	\$ -	\$ -
	\$ 677,262.97	\$ 387.66	\$ -	\$ -	\$ -
118	\$ 911.98	\$ 7.73	\$ -	\$ -	\$ -
	\$ 44,629.96	\$ 378.22	\$ -	\$ -	\$ -
	\$ 45,541.94	\$ 385.95	\$ -	\$ -	\$ -
	\$ 14,507.12		\$ -	\$ -	\$ -
	\$ 708,297.79		\$ -	\$ -	\$ -

Gran Paradiso Single	1,090	\$ 9,448.66	\$ 8.67	\$ 451,242.40	\$ 424.10
Family		\$ 460,691.06	\$ 432.77		
Gran Paradiso Multi	280	\$ 1,921.07	\$ 7.39	\$ 93,948.40	\$ 361.34
Family (3 BDR)		\$ 95,869.47	\$ 368.73		
Gran Paradiso Multi	280	\$ 3,854.48	\$ 6.59	\$ 185,892.09	\$ 322.17
Family (2 BDR)		\$ 189,746.57	\$ 328.76		

GRAN PARADISO ON ROLL GROSS			GRAN PARADISO DIRECT BILL GROSS		
1,090	\$ 9,448.66	\$ 8.67	\$ -	\$ -	\$ -
1,064	\$ 451,242.40	\$ 424.10	\$ -	\$ -	\$ -
	\$ 460,691.06	\$ 432.77	\$ -	\$ -	\$ -
280	\$ 1,921.07	\$ 7.39	\$ -	\$ -	\$ -
	\$ 93,948.40	\$ 361.34	\$ -	\$ -	\$ -
	\$ 95,869.47	\$ 368.73	\$ -	\$ -	\$ -
585	\$ 3,854.48	\$ 6.59	\$ -	\$ -	\$ -
577	\$ 185,892.09	\$ 322.17	\$ -	\$ -	\$ -
	\$ 189,746.57	\$ 328.76	\$ -	\$ -	\$ -
	\$ 15,224.21		\$ -	\$ -	\$ -
	\$ 731,082.89		\$ -	\$ -	\$ -

Preserve Single	110	\$ 854.55	\$ 7.77	\$ -	\$ -
Family		\$ 854.55	\$ 7.77	\$ -	\$ -
Preserve Multi	113	\$ 873.34	\$ 7.73	\$ -	\$ -
Family		\$ 873.34	\$ 7.73	\$ -	\$ -

PRESERVE ON ROLL GROSS			PRESERVE DIRECT BILL GROSS		
110	\$ 854.55	\$ 7.77	\$ -	\$ -	\$ -
	\$ 854.55	\$ 7.77	\$ -	\$ -	\$ -
113	\$ 873.34	\$ 7.73	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ 873.34	\$ 7.73	\$ -	\$ -	\$ -
	\$ 1,727.89		\$ -	\$ -	\$ -
	\$ -		\$ -	\$ -	\$ -

2019 A-2 (Non Performing)

Thomas 167 * Multi	76	\$ 572.94	\$ 7.54	\$ 28,037.16	\$ 368.91
Family (3 BDR)		\$ 28,610.10	\$ 376.45		
Thomas 167 * Multi	140	\$ 943.44	\$ 6.74	\$ 46,163.60	\$ 329.74
Family (2 BDR)		\$ 47,107.04	\$ 336.48		
Thomas 167 * Commercial	92	\$ 24,316.95	\$ 262.91	\$ 1,189,742.34	\$ 12,863.47
		\$ 1,214,059.29	\$ 13,126.38		
		\$ 57,292.55		\$ 2,703,323.78	
		\$ -		\$ -	
Total	4,049	\$ 2,758,888.44			

TOWN CENTER ON ROLL GROSS			TOWN CENTER DIRECT BILL GROSS		
76	\$ 572.94	\$ 7.54	\$ -	\$ -	\$ -
	\$ 28,037.16	\$ 368.91	\$ -	\$ -	\$ -
	\$ 28,610.10	\$ 376.45	\$ -	\$ -	\$ -
140	\$ 943.44	\$ 6.74	\$ -	\$ -	\$ -
	\$ 46,163.60	\$ 329.74	\$ -	\$ -	\$ -
	\$ 47,107.04	\$ 336.48	\$ -	\$ -	\$ -
92	\$ 24,316.95	\$ 262.91	\$ -	\$ -	\$ -
	\$ 1,189,742.34	\$ 12,863.47	\$ -	\$ -	\$ -
	\$ 1,214,059.29	\$ 13,126.38	\$ -	\$ -	\$ -
	\$ 25,833.33		\$ -	\$ -	\$ -
	\$ 1,263,943.10		\$ -	\$ -	\$ -

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 37 units with pre-paid bonds.
 3 unit in Island Walk Single Family
 26 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	Total Fiscal Year 2022/2023		Total Fiscal Year 2023/2024 Projected		Total Fiscal Year 2023/2024 Projected	
				Assessment Per Unit		Assessment		Assessment Per Unit	
Pre Lennar	2 Bdr Sam 35	Admin / Maint	5	\$	148.45	\$	1,241.42	\$	248.28
		Debt	4	\$	1,093.10	\$	4,372.40	\$	1,093.10
		Sub-Total		\$	1,241.55	\$	5,613.82	\$	1,341.38
	3 Bdr Sam 70	Admin / Maint	6	\$	148.45	\$	1,489.71	\$	248.28
		Debt	5	\$	1,432.12	\$	7,160.60	\$	1,432.12
		Sub-Total		\$	1,580.57	\$	8,650.31	\$	1,680.40
	3 Bdr Sam 80	Admin / Maint	5	\$	148.45	\$	1,241.42	\$	248.28
		Debt	4	\$	1,559.05	\$	6,236.20	\$	1,559.05
		Sub-Total		\$	1,707.50	\$	7,477.62	\$	1,807.33
	3 Bdr Lee 45	Admin / Maint		\$	148.45	\$	993.14	\$	248.28
		Debt	4	\$	1,227.41	\$	4,909.64	\$	1,227.41
		Sub-Total		\$	1,375.86	\$	5,902.78	\$	1,475.69
	3 Bdr Lee 65	Admin / Maint	10	\$	148.45	\$	2,482.85	\$	248.28
		Debt	8	\$	1,380.47	\$	11,043.76	\$	1,380.47
		Sub-Total		\$	1,528.92	\$	13,526.61	\$	1,628.75
Total	Pre Lennar		30		Gross	\$	7,448.54		Gross
						\$	33,722.60		
Lennar	35'	Admin / Maint	333	\$	148.45	\$	82,678.80	\$	248.28
		Debt	326	\$	521.28	\$	169,937.28	\$	521.28
		Sub-Total		\$	669.73	\$	252,616.08	\$	769.56
	Townhome	Admin / Maint	252	\$	148.45	\$	62,567.74	\$	248.28
		Debt	251	\$	521.28	\$	130,841.28	\$	521.28
		Sub-Total		\$	669.73	\$	193,409.02	\$	769.56
	Coach	Admin / Maint		\$	148.45	\$	64,554.02	\$	248.28
		Debt	260	\$	627.66	\$	163,191.60	\$	627.66
		Sub-Total		\$	776.11	\$	227,745.62	\$	875.94
	45'	Admin / Maint		\$	148.45	\$	14,648.80	\$	248.28
		Debt	59	\$	627.66	\$	37,031.94	\$	627.66
		Sub-Total		\$	776.11	\$	51,680.74	\$	875.94
	52'	Admin / Maint	337	\$	148.45	\$	83,671.94	\$	248.28
		Debt	333	\$	734.04	\$	244,435.32	\$	734.04
		Sub-Total		\$	882.49	\$	328,107.26	\$	982.32
62'	Admin / Maint	289	\$	148.45	\$	71,754.27	\$	248.28	
	Debt	278	\$	840.42	\$	233,636.76	\$	840.42	
	Sub-Total		\$	988.87	\$	305,391.03	\$	1,088.70	
65'	Admin / Maint	53	\$	148.45	\$	13,159.09	\$	248.28	
	Debt	52	\$	840.42	\$	43,701.84	\$	840.42	
	Sub-Total		\$	988.87	\$	56,860.93	\$	1,088.70	
70'	Admin / Maint	56	\$	148.45	\$	13,903.94	\$	248.28	
	Debt	55	\$	840.42	\$	46,223.10	\$	840.42	
	Sub-Total		\$	988.87	\$	60,127.04	\$	1,088.70	
75'	Admin / Maint	201	\$	148.45	\$	49,160.37	\$	248.28	
	Debt	198	\$	946.81	\$	187,468.38	\$	946.81	
	Sub-Total		\$	1,095.26	\$	236,628.75	\$	1,195.09	
80'	Admin / Maint	65	\$	148.45	\$	16,138.50	\$	248.28	
	Debt	64	\$	946.81	\$	60,595.84	\$	946.81	
	Sub-Total		\$	1,095.26	\$	76,734.34	\$	1,195.09	
Total	Lennar		1,905		Gross	\$	472,237.46		Gross
						\$	1,317,063.34		
TOTAL GROSS			1,935		Total Gross	\$	480,430.85		Total Gross
						\$	1,350,785.94		
TOTAL NET			1,935		Total Net	\$	451,605.00		Total Net
						\$	1,269,738.78		

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

Revised Methodology Report Tables 2 & 3 Attached

There are 34 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, 4 units are SF 52', 11 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, 1 Unit is a 70', 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 2022/2023 Assessment Per Unit	Total Fiscal Year 2023/2024 Projected Assessment	Total Fiscal Year 2023/2024 Projected Assessment Per Unit
Renaissance	35' Villas	Admin / Maint		\$ 101.36	\$ 23,076.11	\$ 103.02
		Debt	224	\$ 678.03	\$ 151,879.15	\$ 678.03
		Sub-Total		\$ 779.39	\$ 174,955.26	\$ 781.05
	50' SF	Admin / Maint	273	\$ 101.36	\$ 28,124.00	\$ 103.02
		Debt	272	\$ 998.94	\$ 272,709.57	\$ 998.94
		Sub-Total		\$ 1,100.30	\$ 300,833.58	\$ 1,101.95
	60' SF	Admin / Maint		\$ 101.36	\$ 19,882.54	\$ 103.02
		Debt	193	\$ 1,212.87	\$ 234,084.36	\$ 1,212.87
		Sub-Total		\$ 1,314.23	\$ 253,966.90	\$ 1,315.89
Total	Renaissance		690	Gross	\$ 71,082.65 \$ 658,673.09	Gross
Oasis	60' SF	Admin / Maint		\$ 101.36	\$ 9,477.69	\$ 103.02
		Debt	92	\$ 829.89	\$ 76,350.21	\$ 829.89
		Sub-Total		\$ 931.25	\$ 85,827.90	\$ 932.91
	70' SF	Admin / Maint		\$ 101.36	\$ 4,532.81	\$ 103.02
		Debt	44	\$ 980.00	\$ 43,120.00	\$ 980.00
		Sub-Total		\$ 1,081.36	\$ 47,652.81	\$ 1,083.02
Total	Oasis		136	Gross	\$ 14,010.49 \$ 119,470.21	Gross
Preserve	33' Villas	Admin / Maint		\$ 101.36	\$ 9,271.65	\$ 103.02
		Debt	90	\$ 424.61	\$ 38,214.57	\$ 424.61
		Sub-Total		\$ 525.97	\$ 47,486.22	\$ 527.62
	50' SF	Admin / Maint		\$ 101.36	\$ 11,332.02	\$ 103.02
		Debt	110	\$ 679.79	\$ 74,776.60	\$ 679.79
		Sub-Total		\$ 781.15	\$ 86,108.61	\$ 782.81
Total	Preserve		200	Gross	\$ 20,603.67 \$ 112,991.17	Gross
TOTAL GROSS			1,026	Total Gross	\$ 105,696.81 \$ 891,134.47	Total Gross
TOTAL NET			1,026	Total Net	\$ 99,355.00 \$ 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 2023/2024 Projected Assessment	Total Fiscal Year 2023/2024 Projected Assessment Per Unit	Platted Units	Fiscal Year 2023/2024 Platted Total Assessments	Fiscal Year 2023/2024 Platted Per Unit Assessments		
Renaissance	35' Villas	Admin / Maint		\$ 23,076.11	\$ 103.02	276	\$ 28,433.06	\$ 103.02	\$ (5,356.95)
		Debt	224	\$ 151,879.15	\$ 678.03		\$ 187,136.81	\$ 678.03	\$ (35,257.66)
		Sub-Total		\$ 174,955.26	\$ 781.05		\$ 215,569.87	\$ 781.05	\$ (40,614.61)
	50' SF	Admin / Maint	273	\$ 28,124.00	\$ 103.02	251	\$ 25,857.60	\$ 103.02	\$ 2,266.40
		Debt	272	\$ 272,709.57	\$ 998.94	250	\$ 249,734.04	\$ 998.94	\$ 22,975.53
		Sub-Total		\$ 300,833.58	\$ 1,101.95	\$ 275,591.64	\$ 1,101.95	\$ 25,241.94	
	60' SF	Admin / Maint		\$ 19,882.54	\$ 103.02	154	\$ 15,864.82	\$ 103.02	\$ 4,017.71
		Debt	193	\$ 234,084.36	\$ 1,212.87		\$ 186,782.34	\$ 1,212.87	\$ 47,302.02
		Sub-Total		\$ 253,966.90	\$ 1,315.89		\$ 202,647.16	\$ 1,315.89	\$ 51,319.74
Total	Renaissance	690	\$ 71,082.65	Gross	681	\$ 70,155.48	Platted On Roll Gross	\$ 927.16	Direct Bill Gross
			\$ 658,673.09			\$ 623,653.19		\$ 35,019.89	
Oasis	60' SF	Admin / Maint		\$ 9,477.69	\$ 103.02	76	\$ 7,829.39	\$ 103.02	\$ 1,648.29
		Debt	92	\$ 76,350.21	\$ 829.89		\$ 63,071.91	\$ 829.89	\$ 13,278.30
		Sub-Total		\$ 85,827.90	\$ 932.91		\$ 70,901.31	\$ 932.91	\$ 14,926.59
	50' SF	Admin / Maint		\$ -	\$ 103.02	17	\$ 1,751.31	\$ 103.02	\$ (1,751.31)
		Debt	0	\$ -	\$ 691.58		\$ 11,756.86	\$ 691.58	\$ (11,756.86)
		Sub-Total		\$ -	\$ 794.60		\$ 13,508.17	\$ 794.60	\$ (13,508.17)
	70' SF	Admin / Maint		\$ 4,532.81	\$ 103.02	46	\$ 4,738.84	\$ 103.02	\$ (206.04)
		Debt	44	\$ 43,120.00	\$ 980.00		\$ 45,080.00	\$ 980.00	\$ (1,960.00)
		Sub-Total		\$ 47,652.81	\$ 1,083.02		\$ 49,818.84	\$ 1,083.02	\$ (2,166.04)
Total	Oasis	136	\$ 14,010.49	Gross	139	\$ 14,319.55	Platted On Roll Gross	\$ (309.05)	Direct Bill Gross
			\$ 119,470.21			\$ 119,908.77		\$ (438.56)	
Preserve	33' Villas	Admin / Maint		\$ 9,271.65	\$ 103.02	113	\$ 11,641.07	\$ 103.02	\$ (2,369.42)
		Debt	90	\$ 38,214.57	\$ 424.61		\$ 47,980.52	\$ 424.61	\$ (9,765.95)
		Sub-Total		\$ 47,486.22	\$ 527.62		\$ 59,621.59	\$ 527.62	\$ (12,135.37)
	50' SF	Admin / Maint		\$ 11,332.02	\$ 103.02	110	\$ 11,332.02	\$ 103.02	\$ -
		Debt	110	\$ 74,776.60	\$ 679.79		\$ 74,776.60	\$ 679.79	\$ -
		Sub-Total		\$ 86,108.61	\$ 782.81		\$ 86,108.61	\$ 782.81	\$ -
Total	Preserve	200	\$ 20,603.67	Gross	223	\$ 22,973.09	Platted On Roll Gross	\$ (2,369.42)	Direct Bill Gross
			\$ 112,991.17			\$ 122,757.12		\$ (9,765.95)	
TOTAL GROSS		1,026	\$ 105,696.81	Total Gross	1,043	\$ 107,448.12	Total Platted On Roll Gross	\$ (1,751.31)	Total Direct Bill Gross
			\$ 891,134.47			\$ 866,319.08		\$ 24,815.38	
TOTAL NET		1,026	\$ 99,355.00	Total Net	1,043	\$ 101,001.23	Total Platted On Roll Net	\$ (1,646.23)	Total Direct Bill Net
			\$ 837,666.40			\$ 814,339.94		\$ 23,326.46	

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 2022/2023 Assessment Per Unit	Total Fiscal Year 2023/2024 Projected Assessment	Total Fiscal Year 2023/2024 Projected Assessment Per Unit
Unit 7 Master					
50' Single Family	Admin / Maint Debt	1,897	\$ 139.51 \$ 830.00	\$ 301,663.73 \$ 1,574,510.00	\$ 159.02 \$ 830.00
	Sub-Total		\$ 969.51	\$ 1,876,173.73	\$ 989.02
74' Single Family	Admin / Maint Debt	77	\$ 139.51 \$ 1,228.40	\$ 12,244.65 \$ 94,586.80	\$ 159.02 \$ 1,228.40
	Sub-Total		\$ 1,367.91	\$ 106,831.45	\$ 1,387.42
Coach	Admin / Maint Debt	216	\$ 139.51 \$ 622.50	\$ 34,348.64 \$ 134,460.00	\$ 159.02 \$ 622.50
	Sub-Total		\$ 762.01	\$ 168,808.64	\$ 781.52
2-Story Units	Admin / Maint Debt	296	\$ 139.51 \$ 456.50	\$ 47,070.35 \$ 135,124.00	\$ 159.02 \$ 456.50
	Sub-Total		\$ 596.01	\$ 182,194.35	\$ 615.52
4-Story Units	Admin / Maint Debt	390	\$ 139.51 \$ 415.00	\$ 62,018.37 \$ 161,850.00	\$ 159.02 \$ 415.00
	Sub-Total		\$ 554.51	\$ 223,868.37	\$ 574.02
Total		2,876		\$ 457,345.74 \$ 2,100,530.80	Gross

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

Unit 7 Village F1 & F5					
F1 - 37' Single Family *0.75 ERU*	Admin / Maint Debt	102	\$ 622.50	\$ 63,495.00	\$ 622.50
	Sub-Total		\$ 622.50	\$ 63,495.00	\$ 622.50
F1 - 50' Single Family	Admin / Maint Debt	92	\$ 830.00	\$ 76,360.00	\$ 830.00
	Sub-Total		\$ 830.00	\$ 76,360.00	\$ 830.00
F1 - 60' Single Family	Admin / Maint Debt	76	\$ 996.00	\$ 75,696.00	\$ 996.00
	Sub-Total		\$ 996.00	\$ 75,696.00	\$ 996.00
F5 - Dup/Paired Villa	Admin / Maint Debt	158	\$ 498.00	\$ 78,684.00	\$ 498.00
	Sub-Total		\$ 498.00	\$ 78,684.00	\$ 498.00
F5 - 40' Single Family	Admin / Maint Debt	115	\$ 664.00	\$ 76,360.00	\$ 664.00
	Sub-Total		\$ 664.00	\$ 76,360.00	\$ 664.00
F5 - 50' Single Family	Admin / Maint Debt	125	\$ 830.00	\$ 103,750.00	\$ 830.00
	Sub-Total		\$ 830.00	\$ 103,750.00	\$ 830.00
Total		668		\$ 474,345.00	Gross

Assessment Recap - Unit 7 (Collection Method)

A		B		C		E		F		G		H		I		J	
TOTAL GROSS				PLATTED ON ROLL GROSS				DIRECT BILL GROSS									
Product Type	Total Units	Total Fiscal Year 2023/2024		Total Fiscal Year 2023/2024		Platted Units	Total Fiscal Year 2023/2024		Total Fiscal Year 2023/2024			Total Fiscal Year 2023/2024		Total Fiscal Year 2023/2024			
		Projected Assessment	Projected Assess Per Unit	Platted Assessment	Platted Assess Per Unit		Projected Assessment	Projected Assess Per Unit	Platted Assessment	Platted Assess Per Unit							

Unit 7 Master

50' Single Family or 50' SF Equivalents	Admin / Maint Debt	1,897	\$ 301,663.73	\$ 159.02	818.67	\$ 130,186.11	\$ 159.02	\$ 171,477.62
			\$ 1,574,510.00	\$ 830.00	797.77	\$ 662,149.10	\$ 830.00	\$ 912,360.90
	Sub-Total		\$ 1,876,173.73	\$ 989.02		\$ 792,335.21	\$ 989.02	\$ 1,083,838.52
74' Single Family	Admin / Maint Debt	77	\$ 12,244.65	\$ 159.02	0.00	\$ -	\$ 159.02	\$ 12,244.65
			\$ 94,586.80	\$ 1,228.40		\$ -	\$ 1,228.40	\$ 94,586.80
	Sub-Total		\$ 106,831.45	\$ 1,387.42		\$ -	\$ 1,387.42	\$ 106,831.45
Coach	Admin / Maint Debt	216	\$ 34,348.64	\$ 159.02	0.00	\$ -	\$ 159.02	\$ 34,348.64
			\$ 134,460.00	\$ 622.50		\$ -	\$ 622.50	\$ 134,460.00
	Sub-Total		\$ 168,808.64	\$ 781.52		\$ -	\$ 781.52	\$ 168,808.64
2-Story Units	Admin / Maint Debt	296	\$ 47,070.35	\$ 159.02	0.00	\$ -	\$ 159.02	\$ 47,070.35
			\$ 135,124.00	\$ 456.50		\$ -	\$ 456.50	\$ 135,124.00
	Sub-Total		\$ 182,194.35	\$ 615.52		\$ -	\$ 615.52	\$ 182,194.35
4-Story Units	Admin / Maint Debt	390	\$ 62,018.37	\$ 159.02	0.00	\$ -	\$ 159.02	\$ 62,018.37
			\$ 161,850.00	\$ 415.00		\$ -	\$ 415.00	\$ 161,850.00
	Sub-Total		\$ 223,868.37	\$ 574.02		\$ -	\$ 574.02	\$ 223,868.37
TOTAL GROSS		2,876	\$ 457,345.74	Total Gross	818.67	\$ 130,186.11	Total Platted On Roll Gross	\$ 327,159.64
			\$ 2,100,530.80		797.77	\$ 662,149.10		\$ 1,438,381.70
TOTAL NET		2,876	\$ 429,905.00	Total Net	818.67	\$ 122,374.94	Total Platted On Roll Net	\$ 307,530.06
			\$ 1,974,498.95		797.77	\$ 622,420.15		\$ 1,352,078.80

Unit 7 Village B

50' Single Family	Debt	111	\$ 92,130.00	\$ 830.00	111	\$ 92,130.00	\$ 830.00	\$ -
	Sub-Total		\$ 92,130.00	\$ 830.00		\$ 92,130.00	\$ 830.00	\$ -
TOTAL GROSS		111	\$ 92,130.00	Total Gross	111	\$ 92,130.00	Total Platted On Roll Gross	\$ -
								\$ -
TOTAL NET		111	\$ -	Total Net	111	\$ -	Total Platted On Roll Net	\$ -
			\$ 86,602.20			\$ 86,602.20		\$ -

Unit 7 Village F1 & F5

F1 - 37' Single Family	Debt	102	\$ 63,495.00	\$ 622.50	48	\$ 29,880.00	\$ 622.50	\$ 33,615.00
0.75 ERU	Sub-Total		\$ 63,495.00	\$ 622.50		\$ 29,880.00	\$ 622.50	\$ 33,615.00
F1 - 50' Single Family	Debt	92	\$ 76,360.00	\$ 830.00	72	\$ 59,760.00	\$ 830.00	\$ 16,600.00
	Sub-Total		\$ 76,360.00	\$ 830.00		\$ 59,760.00	\$ 830.00	\$ 16,600.00
F1 - 60' Single Family	Debt	76	\$ 75,696.00	\$ 996.00	67	\$ 66,732.00	\$ 996.00	\$ 8,964.00
	Sub-Total		\$ 75,696.00	\$ 996.00		\$ 66,732.00	\$ 996.00	\$ 8,964.00
F5 - Dup/Paired Villa	Debt	158	\$ 78,684.00	\$ 498.00	64	\$ 31,872.00	\$ 498.00	\$ 46,812.00
	Sub-Total		\$ 78,684.00	\$ 498.00		\$ 31,872.00	\$ 498.00	\$ 46,812.00
F5 - 40' Single Family	Debt	115	\$ 76,360.00	\$ 664.00	43	\$ 28,552.00	\$ 664.00	\$ 47,808.00
	Sub-Total		\$ 76,360.00	\$ 664.00		\$ 28,552.00	\$ 664.00	\$ 47,808.00
F5 - 50' Single Family	Debt	125	\$ 103,750.00	\$ 830.00	48	\$ 39,840.00	\$ 830.00	\$ 63,910.00
	Sub-Total		\$ 103,750.00	\$ 830.00		\$ 39,840.00	\$ 830.00	\$ 63,910.00
TOTAL GROSS		668	\$ 474,345.00	Total Gross	342	\$ 256,636.00	Total Platted On Roll Gross	\$ 217,709.00
TOTAL NET		668	\$ 445,884.30	Total Net	342	\$ 241,237.84	Total Platted On Roll Net	\$ 204,646.46

Assessment Recap - Unit 8 (Total Gross)

A	B	C	D	E	F
Product Type		Total Units	Total Fiscal Year 2022/2023 Assessment Per Unit	Total Fiscal Year 2023/2024 Projected Assessment	Total Fiscal Year 2023/2024 Projected Assessment Per Unit

Unit 8 Master

50' Single Family	Admin / Maint		\$ 120.78	\$ 30,194.05	\$ 120.78
	<u>Debt</u>	250	\$ 697.38	\$ 174,345.00	\$ 697.38
	Sub-Total		\$ 818.16	\$ 204,539.05	\$ 818.16
75' Single Family	Admin / Maint		\$ 120.78	\$ 16,908.67	\$ 120.78
	<u>Debt</u>	140	\$ 875.66	\$ 122,592.40	\$ 875.66
	Sub-Total		\$ 996.44	\$ 139,501.07	\$ 996.44
Coach	Admin / Maint		\$ 120.78	\$ 32,368.02	\$ 120.78
	<u>Debt</u>	268	\$ 613.49	\$ 164,415.32	\$ 613.49
	Sub-Total		\$ 734.27	\$ 196,783.34	\$ 734.27
2-Story Units	Admin / Maint		\$ 120.78	\$ 32,368.02	\$ 120.78
	<u>Debt</u>	268	\$ 524.34	\$ 140,523.12	\$ 524.34
	Sub-Total		\$ 645.12	\$ 172,891.14	\$ 645.12
4-Story Units	Admin / Maint		\$ 120.78	\$ 47,102.72	\$ 120.78
	<u>Debt</u>	390	\$ 435.20	\$ 169,728.00	\$ 435.20
	Sub-Total		\$ 555.98	\$ 216,830.72	\$ 555.98
Total		1,316		\$ 158,941.49 \$ 771,603.84	Gross

Unit 8 Neighborhood Debt

52' Single Family	<u>Debt</u>	259	\$ -	\$ 272,548.29	\$ 1,052.31
	Sub-Total		\$ -	\$ 272,548.29	\$ 1,052.31
75' Single Family	<u>Debt</u>	166	\$ -	\$ 219,339.12	\$ 1,321.32
	Sub-Total		\$ -	\$ 219,339.12	\$ 1,321.32
Coach	<u>Debt</u>	300	\$ -	\$ 277,716.00	\$ 925.72
	Sub-Total		\$ -	\$ 277,716.00	\$ 925.72
2-Story Units	<u>Debt</u>	228	\$ -	\$ 180,395.88	\$ 791.21
	Sub-Total		\$ -	\$ 180,395.88	\$ 791.21
4-Story Units	<u>Debt</u>	420	\$ -	\$ 275,814.00	\$ 656.70
	Sub-Total		\$ -	\$ 275,814.00	\$ 656.70
Total		1,373		\$ - \$ 1,225,813.29	Gross

Assessment Recap - Unit 8 (Collection Method)

A		B		C		E		F		G		H		I		J	
TOTAL GROSS								PLATTED ON ROLL GROSS				DIRECT BILL GROSS					
Product Type	Total Units	Total Fiscal Year 2023/2024 Projected Assessment	Total Fiscal Year 2023/2024 Projected Assessment Per Unit	Platted Units	Total Fiscal Year 2023/2024 Platted Assessment	Total Fiscal Year 2023/2024 Platted Assessment Per Unit											
Unit 8 Master																	
50' Single Family	Admin / Maint		\$ 30,194.05	\$ 120.78													
	Debt	250	\$ 174,345.00	\$ 697.38	112	\$ 13,526.94	\$ 120.78									\$ 16,667.12	
	Sub-Total		\$ 204,539.05	\$ 818.16		\$ 78,106.56	\$ 697.38									\$ 96,238.44	
						\$ 91,633.50	\$ 818.16									\$ 112,905.56	
75' Single Family	Admin / Maint		\$ 16,908.67	\$ 120.78													
	Debt	140	\$ 122,592.40	\$ 875.66	86	\$ 10,386.75	\$ 120.78									\$ 6,521.92	
	Sub-Total		\$ 139,501.07	\$ 996.44		\$ 75,306.76	\$ 875.66									\$ 47,285.64	
						\$ 85,693.51	\$ 996.44									\$ 53,807.56	
Coach	Admin / Maint		\$ 32,368.02	\$ 120.78													
	Debt	268	\$ 164,415.32	\$ 613.49	0	\$ -	\$ 120.78									\$ 32,368.02	
	Sub-Total		\$ 196,783.34	\$ 734.27		\$ -	\$ 613.49									\$ 164,415.32	
						\$ -	\$ 734.27									\$ 196,783.34	
2-Story Units	Admin / Maint		\$ 32,368.02	\$ 120.78													
	Debt	268	\$ 140,523.12	\$ 524.34	0	\$ -	\$ 120.78									\$ 32,368.02	
	Sub-Total		\$ 172,891.14	\$ 645.12		\$ -	\$ 524.34									\$ 140,523.12	
						\$ -	\$ 645.12									\$ 172,891.14	
4-Story Units	Admin / Maint		\$ 47,102.72	\$ 120.78													
	Debt	390	\$ 169,728.00	\$ 435.20	0	\$ -	\$ 120.78									\$ 47,102.72	
	Sub-Total		\$ 216,830.72	\$ 555.98		\$ -	\$ 435.20									\$ 169,728.00	
						\$ -	\$ 555.98									\$ 216,830.72	
TOTAL GROSS		1,316	\$ 158,941.49	Total Gross	198	\$ 23,913.69	Total Platted On Roll Gross	\$ 135,027.80	Total Direct Bill Gross	\$ 771,603.84	\$ 153,413.32	\$ 618,190.52	\$ 618,190.52	\$ 135,027.80	\$ 618,190.52	\$ 618,190.52	\$ 618,190.52
TOTAL NET		1,316	\$ 149,405.00	Total Net	198	\$ 22,478.87	Total Platted On Roll Net	\$ 126,926.13	Total Direct Bill Net	\$ 725,307.61	\$ 144,208.52	\$ 581,099.09	\$ 581,099.09	\$ 126,926.13	\$ 581,099.09	\$ 581,099.09	\$ 581,099.09
Unit 8 Neighborhood																	
52' Single Family	Debt	259	\$ 272,548.29	\$ 1,052.31	112	\$ 117,858.72	\$ 1,052.31									\$ 154,689.57	
	Sub-Total		\$ 272,548.29	\$ 1,052.31		\$ 117,858.72	\$ 1,052.31									\$ 154,689.57	
75' Single Family	Debt	166	\$ 219,339.12	\$ 1,321.32	86	\$ 113,633.52	\$ 1,321.32									\$ 105,705.60	
	Sub-Total		\$ 219,339.12	\$ 1,321.32		\$ 113,633.52	\$ 1,321.32									\$ 105,705.60	
Coach	Debt	300	\$ 277,716.00	\$ 925.72	0	\$ -	\$ 925.72									\$ 277,716.00	
	Sub-Total		\$ 277,716.00	\$ 925.72		\$ -	\$ 925.72									\$ 277,716.00	
2-Story Units	Debt	228	\$ 180,395.88	\$ 791.21	0	\$ -	\$ 791.21									\$ 180,395.88	
	Sub-Total		\$ 180,395.88	\$ 791.21		\$ -	\$ 791.21									\$ 180,395.88	
4-Story Units	Debt	420	\$ 275,814.00	\$ 656.70	0	\$ -	\$ 656.70									\$ 275,814.00	
	Sub-Total		\$ 275,814.00	\$ 656.70		\$ -	\$ 656.70									\$ 275,814.00	
TOTAL GROSS		1,373	\$ 1,225,813.29	Total Gross	198	\$ 231,492.24	Total Platted On Roll Gross	\$ 994,321.05	Total Direct Bill Gross	\$ 1,225,813.29	\$ 231,492.24	\$ 994,321.05	\$ 994,321.05	\$ 994,321.05	\$ 994,321.05	\$ 994,321.05	\$ 994,321.05
TOTAL NET		1,373	\$ 1,152,264.49	Total Net	198	\$ 217,602.71	Total Platted On Roll Net	\$ 934,661.79	Total Direct Bill Net	\$ 1,152,264.49	\$ 217,602.71	\$ 934,661.79	\$ 934,661.79	\$ 934,661.79	\$ 934,661.79	\$ 934,661.79	\$ 934,661.79

Assessment Recap - Unit 9 (Total Gross)

A	B	C	D	E	F
Product Type		Total Units	Total Fiscal Year 2022/2023 Assessment Per Unit	Total Fiscal Year 2023/2024 Projected Assessment	Total Fiscal Year 2023/2024 Projected Assessment Per Unit
Unit 9 Master					
50' Single Family	Admin / Maint		\$ -	\$ 60,275.96	\$ 264.37
	<u>Debt</u>	228	\$ -	\$ 400,041.96	\$ 1,754.57
	Sub-Total		\$ -	\$ 460,317.92	\$ 2,018.94
62' Single Family	Admin / Maint		\$ -	\$ 25,643.72	\$ 264.37
	<u>Debt</u>	97	\$ -	\$ 211,039.99	\$ 2,175.67
	Sub-Total		\$ -	\$ 236,683.71	\$ 2,440.04
75' Single Family	Admin / Maint		\$ -	\$ 21,413.83	\$ 264.37
	<u>Debt</u>	81	\$ -	\$ 213,180.66	\$ 2,631.86
	Sub-Total		\$ -	\$ 234,594.49	\$ 2,896.23
85' Single Family	Admin / Maint		\$ -	\$ 16,655.20	\$ 264.37
	<u>Debt</u>	63	\$ -	\$ 187,914.51	\$ 2,982.77
	Sub-Total		\$ -	\$ 204,569.71	\$ 3,247.14
Coach	Admin / Maint		\$ -	\$ 69,793.21	\$ 264.37
	<u>Debt</u>	264	\$ -	\$ 231,604.56	\$ 877.29
	Sub-Total		\$ -	\$ 301,397.77	\$ 1,141.66
Total		733		\$ 193,781.91 \$ 1,243,781.68	Gross

Assessment Recap - Unit 9 (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 2023/2024	Total Fiscal Year 2023/2024	Platted Units	Total Fiscal Year 2023/2024	Total Fiscal Year 2023/2024
		Projected Assessment	Projected Assessment Per Unit		Platted Assessment	Platted Assessment Per Unit

Unit 9 Master

50' Single Family	Admin / Maint		\$ 60,275.96	\$ 264.37
	Debt	228	\$ 400,041.96	\$ 1,754.57
	Sub-Total		\$ 460,317.92	\$ 2,018.94
62' Single Family	Admin / Maint		\$ 25,643.72	\$ 264.37
	Debt	97	\$ 211,039.99	\$ 2,175.67
	Sub-Total		\$ 236,683.71	\$ 2,440.04
75' Single Family	Admin / Maint		\$ 21,413.83	\$ 264.37
	Debt	81	\$ 213,180.66	\$ 2,631.86
	Sub-Total		\$ 234,594.49	\$ 2,896.23
85' Single Family	Admin / Maint		\$ 16,655.20	\$ 264.37
	Debt	63	\$ 187,914.51	\$ 2,982.77
	Sub-Total		\$ 204,569.71	\$ 3,247.14
Coach	Admin / Maint		\$ 69,793.21	\$ 264.37
	Debt	264	\$ 231,604.56	\$ 877.29
	Sub-Total		\$ 301,397.77	\$ 1,141.66

0	\$ -	\$ 264.37
	\$ -	\$ 1,754.57
	\$ -	\$ 2,018.94
0	\$ -	\$ 264.37
	\$ -	\$ 2,175.67
	\$ -	\$ 2,440.04
0	\$ -	\$ 264.37
	\$ -	\$ 2,631.86
	\$ -	\$ 2,896.23
0	\$ -	\$ 264.37
	\$ -	\$ 2,982.77
	\$ -	\$ 3,247.14
0	\$ -	\$ 264.37
	\$ -	\$ 877.29
	\$ -	\$ 1,141.66

\$ 60,275.96
\$ 400,041.96
\$ 460,317.92
\$ 25,643.72
\$ 211,039.99
\$ 236,683.71
\$ 21,413.83
\$ 213,180.66
\$ 234,594.49
\$ 16,655.20
\$ 187,914.51
\$ 204,569.71
\$ 69,793.21
\$ 231,604.56
\$ 301,397.77

TOTAL GROSS	733	\$ 193,781.91	Total Gross	0	\$ -	Total Platted On Roll Gross	\$ 193,781.91	Total Direct Bill Gross
		\$ 1,243,781.68			\$ -		\$ 1,243,781.68	

TOTAL NET	733	\$ 182,155.00	Total Net	0	\$ -	Total Platted On Roll Net	\$ 182,155.00	Total Direct Bill Net
		\$ 1,169,154.78			\$ -		\$ 1,169,154.78	

Assesments - Island Walk

Island Walk Assessment Breakdown						
Product Type		District Proper Fiscal Year 2023/2024 Assessment Per Unit	Unit 1 Fiscal Year 2023/2024 Assessment Per Unit	Unit 2 Fiscal Year 2023/2024 Assessment Per Unit	Unit 3 through 9 Fiscal Year 2023/2024 Assessment Per Unit	All Units Total Fiscal Year 2023/2024 Assessment Per Unit
Single Family	Admin / Maint	\$ 12.45	\$ 232.25	\$ 7.77	\$ -	\$ 252.47
	Debt	\$ -	\$ 172.46	\$ 379.89	\$ -	\$ 552.35
	Sub-Total	\$ 12.45	\$ 404.71	\$ 387.66	\$ -	\$ 804.82
Multi Family	Admin / Maint	\$ 12.45	\$ 232.25	\$ 7.73	\$ -	\$ 252.43
	Debt	\$ -	\$ 172.46	\$ 378.22	\$ -	\$ 550.68
	Sub-Total	\$ 12.45	\$ 404.71	\$ 385.95	\$ -	\$ 803.11
Any Lot Outside Unit 2 Boundary	Admin / Maint	\$ 12.45	\$ 232.25	\$ -	\$ -	\$ 244.70
	Debt	\$ -	\$ 172.46	\$ -	\$ -	\$ 172.46
	Sub-Total	\$ 12.45	\$ 404.71	\$ -	\$ -	\$ 417.16

Island Walk Assessment Changes		
Total Fiscal Year 2022/2023 Assessment Per Unit	Total Fiscal Year 2023/2024 Assessment Per Unit	Total Change +/- From Previous Year Per Unit
\$ 679.85	\$ 804.82	\$ 124.97
\$ 678.15	\$ 803.11	\$ 124.96
\$ 292.33	\$ 417.16	\$ 124.83

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 2023/2024 Assessment Per Unit	Total Fiscal Year 2023/2024 Assessment Per Unit	Total Fiscal Year 2023/2024 Assessment Per Unit	Total Fiscal Year 2023/2024 Assessment Per Unit	Total Fiscal Year 2023/2024 Assessment Per Unit	Total Fiscal Year 2023/2024 Assessment Per Unit	Total Fiscal Year 2023/2024 Assessment Per Unit	Total Fiscal Year 2023/2024 Assessment Per Unit		
2 Bdr Sam 35	Admin / Maint	\$ 12.45	\$ 232.25	\$ 8.67	\$ 248.28	\$ -	\$ 501.65				
	Debt	\$ -	\$ 172.46	\$ 424.10	\$ 1,093.10	\$ -	\$ 1,689.66				
	Sub-Total	\$ 12.45	\$ 404.71	\$ 432.77	\$ 1,341.38	\$ -	\$ 2,191.31				
3 Bdr Sam 70	Admin / Maint	\$ 12.45	\$ 232.25	\$ 8.67	\$ 248.28	\$ -	\$ 501.65				
	Debt	\$ -	\$ 172.46	\$ 424.10	\$ 1,432.12	\$ -	\$ 2,028.68				
	Sub-Total	\$ 12.45	\$ 404.71	\$ 432.77	\$ 1,680.40	\$ -	\$ 2,530.33				
3 Bdr Sam 80	Admin / Maint	\$ 12.45	\$ 232.25	\$ 8.67	\$ 248.28	\$ -	\$ 501.65				
	Debt	\$ -	\$ 172.46	\$ 424.10	\$ 1,559.05	\$ -	\$ 2,155.61				
	Sub-Total	\$ 12.45	\$ 404.71	\$ 432.77	\$ 1,807.33	\$ -	\$ 2,657.26				
3 Bdr Lee 45	Admin / Maint	\$ 12.45	\$ 232.25	\$ 8.67	\$ 248.28	\$ -	\$ 501.65				
	Debt	\$ -	\$ 172.46	\$ 424.10	\$ 1,227.41	\$ -	\$ 1,823.97				
	Sub-Total	\$ 12.45	\$ 404.71	\$ 432.77	\$ 1,475.69	\$ -	\$ 2,325.62				
3 Bdr Lee 65	Admin / Maint	\$ 12.45	\$ 232.25	\$ 8.67	\$ 248.28	\$ -	\$ 501.65				
	Debt	\$ -	\$ 172.46	\$ 424.10	\$ 1,380.47	\$ -	\$ 1,977.03				
	Sub-Total	\$ 12.45	\$ 404.71	\$ 432.77	\$ 1,628.75	\$ -	\$ 2,478.68				
35'	Admin / Maint	\$ 12.45	\$ 232.25	\$ 6.59	\$ 248.28	\$ -	\$ 499.57				
	Debt	\$ -	\$ 172.46	\$ 322.17	\$ 521.28	\$ -	\$ 1,015.91				
	Sub-Total	\$ 12.45	\$ 404.71	\$ 328.76	\$ 769.56	\$ -	\$ 1,515.48				
Townhome	Admin / Maint	\$ 12.45	\$ 232.25	\$ 6.59	\$ 248.28	\$ -	\$ 499.57				
	Debt	\$ -	\$ 172.46	\$ 322.17	\$ 521.28	\$ -	\$ 1,015.91				
	Sub-Total	\$ 12.45	\$ 404.71	\$ 328.76	\$ 769.56	\$ -	\$ 1,515.48				
Coach	Admin / Maint	\$ 12.45	\$ 232.25	\$ 7.39	\$ 248.28	\$ -	\$ 500.37				
	Debt	\$ -	\$ 172.46	\$ 361.34	\$ 627.66	\$ -	\$ 1,161.46				
	Sub-Total	\$ 12.45	\$ 404.71	\$ 368.73	\$ 875.94	\$ -	\$ 1,661.83				
45'	Admin / Maint	\$ 12.45	\$ 232.25	\$ 8.67	\$ 248.28	\$ -	\$ 501.65				
	Debt	\$ -	\$ 172.46	\$ 424.10	\$ 627.66	\$ -	\$ 1,224.22				
	Sub-Total	\$ 12.45	\$ 404.71	\$ 432.77	\$ 875.94	\$ -	\$ 1,725.87				
52'	Admin / Maint	\$ 12.45	\$ 232.25	\$ 8.67	\$ 248.28	\$ -	\$ 501.65				
	Debt	\$ -	\$ 172.46	\$ 424.10	\$ 734.04	\$ -	\$ 1,330.60				
	Sub-Total	\$ 12.45	\$ 404.71	\$ 432.77	\$ 982.32	\$ -	\$ 1,832.25				
62'	Admin / Maint	\$ 12.45	\$ 232.25	\$ 8.67	\$ 248.28	\$ -	\$ 501.65				
	Debt	\$ -	\$ 172.46	\$ 424.10	\$ 840.42	\$ -	\$ 1,436.98				
	Sub-Total	\$ 12.45	\$ 404.71	\$ 432.77	\$ 1,088.70	\$ -	\$ 1,938.63				
65'	Admin / Maint	\$ 12.45	\$ 232.25	\$ 8.67	\$ 248.28	\$ -	\$ 501.65				
	Debt	\$ -	\$ 172.46	\$ 424.10	\$ 840.42	\$ -	\$ 1,436.98				
	Sub-Total	\$ 12.45	\$ 404.71	\$ 432.77	\$ 1,088.70	\$ -	\$ 1,938.63				
70'	Admin / Maint	\$ 12.45	\$ 232.25	\$ 8.67	\$ 248.28	\$ -	\$ 501.65				
	Debt	\$ -	\$ 172.46	\$ 424.10	\$ 840.42	\$ -	\$ 1,436.98				
	Sub-Total	\$ 12.45	\$ 404.71	\$ 432.77	\$ 1,088.70	\$ -	\$ 1,938.63				
75'	Admin / Maint	\$ 12.45	\$ 232.25	\$ 8.67	\$ 248.28	\$ -	\$ 501.65				
	Debt	\$ -	\$ 172.46	\$ 424.10	\$ 946.81	\$ -	\$ 1,543.37				
	Sub-Total	\$ 12.45	\$ 404.71	\$ 432.77	\$ 1,195.09	\$ -	\$ 2,045.02				
80'	Admin / Maint	\$ 12.45	\$ 232.25	\$ 8.67	\$ 248.28	\$ -	\$ 501.65				
	Debt	\$ -	\$ 172.46	\$ 424.10	\$ 946.81	\$ -	\$ 1,543.37				
	Sub-Total	\$ 12.45	\$ 404.71	\$ 432.77	\$ 1,195.09	\$ -	\$ 2,045.02				

Gran Paradiso Assessment Changes		
Total Fiscal Year 2022/2023 Assessment Per Unit	Total Fiscal Year 2023/2024 Assessment Per Unit	Total Change +/-(-) From Previous Year Per Unit
\$ 1,966.50	\$ 2,191.31	\$ 224.81
\$ 2,305.52	\$ 2,530.33	\$ 224.81
\$ 2,432.45	\$ 2,657.26	\$ 224.81
\$ 2,100.81	\$ 2,325.62	\$ 224.81
\$ 2,253.87	\$ 2,478.68	\$ 224.81
\$ 1,290.70	\$ 1,515.48	\$ 224.78
\$ 1,290.70	\$ 1,515.48	\$ 224.78
\$ 1,437.04	\$ 1,661.83	\$ 224.79
\$ 1,501.06	\$ 1,725.87	\$ 224.81
\$ 1,607.44	\$ 1,832.25	\$ 224.81
\$ 1,713.82	\$ 1,938.63	\$ 224.81
\$ 1,713.82	\$ 1,938.63	\$ 224.81
\$ 1,713.82	\$ 1,938.63	\$ 224.81
\$ 1,820.21	\$ 2,045.02	\$ 224.81
\$ 1,820.21	\$ 2,045.02	\$ 224.81

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

Assessments - Renaissance, Oasis, and Preserve

Renaissance, Oasis, & Preserve Assessment Breakdown										
Product Type		District Proper Total Fiscal Year 2023/2024 Assessment Per Unit	Unit 1 Total Fiscal Year 2023/2024 Assessment Per Unit	Unit 2 Total Fiscal Year 2023/2024 Assessment Per Unit	Unit 3 Total Fiscal Year 2023/2024 Assessment Per Unit	Unit 4 Total Fiscal Year 2023/2024 Assessment Per Unit	Unit 7 Total Fiscal Year 2023/2024 Assessment Per Unit	All Units		
								Total Fiscal Year 2023/2024 Assessment Per Unit	Total Fiscal Year 2023/2024 Assessment Per Unit	
Renaissance 35' Villa	Admin / Maint	\$ 12.45	\$ 232.25	\$ -	\$ -	\$ 103.02	\$ -	\$	\$ 347.72	
	Debt	\$ -	\$ 172.46	\$ -	\$ -	\$ 678.03	\$ -	\$	\$ 850.49	
	Sub-Total	\$ 12.45	\$ 404.71	\$ -	\$ -	\$ 781.05	\$ -	\$	\$ 1,198.21	
Renaissance 50'	Admin / Maint	\$ 12.45	\$ 232.25	\$ -	\$ -	\$ 103.02	\$ -	\$	\$ 347.72	
	Debt	\$ -	\$ 172.46	\$ -	\$ -	\$ 998.94	\$ -	\$	\$ 1,171.40	
	Sub-Total	\$ 12.45	\$ 404.71	\$ -	\$ -	\$ 1,101.95	\$ -	\$	\$ 1,519.11	
Renaissance 60'	Admin / Maint	\$ 12.45	\$ 232.25	\$ -	\$ -	\$ 103.02	\$ -	\$	\$ 347.72	
	Debt	\$ -	\$ 172.46	\$ -	\$ -	\$ 1,212.87	\$ -	\$	\$ 1,385.33	
	Sub-Total	\$ 12.45	\$ 404.71	\$ -	\$ -	\$ 1,315.89	\$ -	\$	\$ 1,733.05	
Oasis 60'	Admin / Maint	\$ 12.45	\$ 232.25	\$ -	\$ -	\$ 103.02	\$ -	\$	\$ 347.72	
	Debt	\$ -	\$ 172.46	\$ -	\$ -	\$ 829.89	\$ -	\$	\$ 1,002.35	
	Sub-Total	\$ 12.45	\$ 404.71	\$ -	\$ -	\$ 932.91	\$ -	\$	\$ 1,350.07	
Oasis 70'	Admin / Maint	\$ 12.45	\$ 232.25	\$ -	\$ -	\$ 103.02	\$ -	\$	\$ 347.72	
	Debt	\$ -	\$ 172.46	\$ -	\$ -	\$ 980.00	\$ -	\$	\$ 1,152.46	
	Sub-Total	\$ 12.45	\$ 404.71	\$ -	\$ -	\$ 1,083.02	\$ -	\$	\$ 1,500.18	
Preserve 33' Villa	Admin / Maint	\$ 12.45	\$ 232.25	\$ 7.73	\$ -	\$ 103.02	\$ -	\$	\$ 355.45	
	Debt	\$ -	\$ 172.46	\$ -	\$ -	\$ 424.61	\$ -	\$	\$ 597.07	
	Sub-Total	\$ 12.45	\$ 404.71	\$ 7.73	\$ -	\$ 527.62	\$ -	\$	\$ 952.51	
Preserve 50'	Admin / Maint	\$ 12.45	\$ 232.25	\$ 7.77	\$ -	\$ 103.02	\$ -	\$	\$ 355.49	
	Debt	\$ -	\$ 172.46	\$ -	\$ -	\$ 679.79	\$ -	\$	\$ 852.25	
	Sub-Total	\$ 12.45	\$ 404.71	\$ 7.77	\$ -	\$ 782.81	\$ -	\$	\$ 1,207.73	

Renaissance, Oasis, & Preserve Assessment Changes			
Total Fiscal Year 2022/2023 Assessment Per Unit	Total Fiscal Year 2023/2024 Assessment Per Unit	Total Change +/- From Previous Year Per Unit	
\$ 1,071.72	\$ 1,198.21	\$	\$ 126.49
\$ 1,392.63	\$ 1,519.11	\$	\$ 126.49
\$ 1,606.56	\$ 1,733.05	\$	\$ 126.49
\$ 1,223.58	\$ 1,350.07	\$	\$ 126.49
\$ 1,373.69	\$ 1,500.18	\$	\$ 126.49
\$ 825.93	\$ 952.51	\$	\$ 126.58
\$ 1,081.07	\$ 1,207.73	\$	\$ 126.66

*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 2023/2024 Assessment Per Unit	Total Fiscal Year 2023/2024 Assessment Per Unit	Total Fiscal Year 2023/2024 Assessment Per Unit	Total Fiscal Year 2023/2024 Assessment Per Unit	Total Fiscal Year 2023/2024 Assessment Per Unit	Total Fiscal Year 2023/2024 Assessment Per Unit	Total Fiscal Year 2023/2024 Assessment Per Unit	Total Fiscal Year 2023/2024 Assessment Per Unit	
50'	Admin / Maint	\$ 12.45	\$ 232.25	\$ -	\$ -	\$ -	\$ -	\$ 159.02	\$ 403.72	
	Debt	\$ -	\$ 172.46	\$ -	\$ -	\$ -	\$ -	\$ 830.00	\$ 1,002.46	
	Sub-Total	\$ 12.45	\$ 404.71	\$ -	\$ -	\$ -	\$ -	\$ 989.02	\$ 1,406.18	
74'	Admin / Maint	\$ 12.45	\$ 232.25	\$ -	\$ -	\$ -	\$ -	\$ 159.02	\$ 403.72	
	Debt	\$ -	\$ 172.46	\$ -	\$ -	\$ -	\$ -	\$ 1,228.40	\$ 1,400.86	
	Sub-Total	\$ 12.45	\$ 404.71	\$ -	\$ -	\$ -	\$ -	\$ 1,387.42	\$ 1,804.58	
Coach	Admin / Maint	\$ 12.45	\$ 232.25	\$ -	\$ -	\$ -	\$ -	\$ 159.02	\$ 403.72	
	Debt	\$ -	\$ 172.46	\$ -	\$ -	\$ -	\$ -	\$ 622.50	\$ 794.96	
	Sub-Total	\$ 12.45	\$ 404.71	\$ -	\$ -	\$ -	\$ -	\$ 781.52	\$ 1,198.68	
2-Story	Admin / Maint	\$ 12.45	\$ 232.25	\$ -	\$ -	\$ -	\$ -	\$ 159.02	\$ 403.72	
	Debt	\$ -	\$ 172.46	\$ -	\$ -	\$ -	\$ -	\$ 456.50	\$ 628.96	
	Sub-Total	\$ 12.45	\$ 404.71	\$ -	\$ -	\$ -	\$ -	\$ 615.52	\$ 1,032.68	
4-Story	Admin / Maint	\$ 12.45	\$ 232.25	\$ -	\$ -	\$ -	\$ -	\$ 159.02	\$ 403.72	
	Debt	\$ -	\$ 172.46	\$ -	\$ -	\$ -	\$ -	\$ 415.00	\$ 587.46	
	Sub-Total	\$ 12.45	\$ 404.71	\$ -	\$ -	\$ -	\$ -	\$ 574.02	\$ 991.18	
Village B 50'	Admin / Maint	\$ 12.45	\$ 232.25	\$ -	\$ -	\$ -	\$ -	\$ 159.02	\$ 403.72	
	Debt	\$ -	\$ 172.46	\$ -	\$ -	\$ -	\$ -	\$ 1,660.00	\$ 1,832.46	
	Sub-Total	\$ 12.45	\$ 404.71	\$ -	\$ -	\$ -	\$ -	\$ 1,819.02	\$ 2,236.18	
Village F1 37'	Admin / Maint	\$ 12.45	\$ 232.25	\$ -	\$ -	\$ -	\$ -	\$ 159.02	\$ 403.72	
	Debt	\$ -	\$ 172.46	\$ -	\$ -	\$ -	\$ -	\$ 1,245.00	\$ 1,417.46	
	Sub-Total	\$ 12.45	\$ 404.71	\$ -	\$ -	\$ -	\$ -	\$ 1,404.02	\$ 1,821.18	
Village F1 50'	Admin / Maint	\$ 12.45	\$ 232.25	\$ -	\$ -	\$ -	\$ -	\$ 159.02	\$ 403.72	
	Debt	\$ -	\$ 172.46	\$ -	\$ -	\$ -	\$ -	\$ 1,660.00	\$ 1,832.46	
	Sub-Total	\$ 12.45	\$ 404.71	\$ -	\$ -	\$ -	\$ -	\$ 1,819.02	\$ 2,236.18	
Village F1 60'	Admin / Maint	\$ 12.45	\$ 232.25	\$ -	\$ -	\$ -	\$ -	\$ 159.02	\$ 403.72	
	Debt	\$ -	\$ 172.46	\$ -	\$ -	\$ -	\$ -	\$ 1,992.00	\$ 2,164.46	
	Sub-Total	\$ 12.45	\$ 404.71	\$ -	\$ -	\$ -	\$ -	\$ 2,151.02	\$ 2,568.18	
Village F5 Dup/Paired Villas	Admin / Maint	\$ 12.45	\$ 232.25	\$ -	\$ -	\$ -	\$ -	\$ 159.02	\$ 403.72	
	Debt	\$ -	\$ 172.46	\$ -	\$ -	\$ -	\$ -	\$ 996.00	\$ 1,168.46	
	Sub-Total	\$ 12.45	\$ 404.71	\$ -	\$ -	\$ -	\$ -	\$ 1,155.02	\$ 1,572.18	
Village F5 40'	Admin / Maint	\$ 12.45	\$ 232.25	\$ -	\$ -	\$ -	\$ -	\$ 159.02	\$ 403.72	
	Debt	\$ -	\$ 172.46	\$ -	\$ -	\$ -	\$ -	\$ 1,328.00	\$ 1,500.46	
	Sub-Total	\$ 12.45	\$ 404.71	\$ -	\$ -	\$ -	\$ -	\$ 1,487.02	\$ 1,904.18	
Village F5 50'	Admin / Maint	\$ 12.45	\$ 232.25	\$ -	\$ -	\$ -	\$ -	\$ 159.02	\$ 403.72	
	Debt	\$ -	\$ 172.46	\$ -	\$ -	\$ -	\$ -	\$ 1,660.00	\$ 1,832.46	
	Sub-Total	\$ 12.45	\$ 404.71	\$ -	\$ -	\$ -	\$ -	\$ 1,819.02	\$ 2,236.18	

Unit 7 Villages Assessment Changes		
Total Fiscal Year 2022/2023 Assessment Per Unit	Total Fiscal Year 2023/2024 Assessment Per Unit	Total Change +/- From Previous Year Per Unit
\$ 1,261.84	\$ 1,406.18	\$ 144.34
\$ 1,660.24	\$ 1,804.58	\$ 144.34
\$ 1,054.34	\$ 1,198.68	\$ 144.34
\$ 888.34	\$ 1,032.68	\$ 144.34
\$ 846.84	\$ 991.18	\$ 144.34
\$ 2,091.84	\$ 2,236.18	\$ 144.34
\$ 1,676.84	\$ 1,821.18	\$ 144.34
\$ 2,091.84	\$ 2,236.18	\$ 144.34
\$ 2,423.84	\$ 2,568.18	\$ 144.34
\$ 1,427.84	\$ 1,572.18	\$ 144.34
\$ 1,759.84	\$ 1,904.18	\$ 144.34
\$ 2,091.84	\$ 2,236.18	\$ 144.34

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 2023/2024 Assessment Per Unit	Unit 1 Total Fiscal Year 2023/2024 Assessment Per Unit	Unit 2 Total Fiscal Year 2023/2024 Assessment Per Unit	Unit 3 Total Fiscal Year 2023/2024 Assessment Per Unit	Unit 4 Total Fiscal Year 2023/2024 Assessment Per Unit	Unit 7 Total Fiscal Year 2023/2024 Assessment Per Unit	Unit 8 Total Fiscal Year 2023/2024 Assessment Per Unit	All Units Total Fiscal Year 2023/2024 Assessment Per Unit	
50'	Admin / Maint	\$ 12.45	\$ 232.25	\$ -	\$ -	\$ -	\$ -	\$ 120.78	\$ 365.48
	Debt	\$ -	\$ 172.46	\$ -	\$ -	\$ -	\$ -	\$ 1,749.69	\$ 1,922.15
	Sub-Total	\$ 12.45	\$ 404.71	\$ -	\$ -	\$ -	\$ -	\$ 1,870.47	\$ 2,287.63
75'	Admin / Maint	\$ 12.45	\$ 232.25	\$ -	\$ -	\$ -	\$ -	\$ 120.78	\$ 365.48
	Debt	\$ -	\$ 172.46	\$ -	\$ -	\$ -	\$ -	\$ 2,196.98	\$ 2,369.44
	Sub-Total	\$ 12.45	\$ 404.71	\$ -	\$ -	\$ -	\$ -	\$ 2,317.76	\$ 2,734.92
Coach	Admin / Maint	\$ 12.45	\$ 232.25	\$ -	\$ -	\$ -	\$ -	\$ 120.78	\$ 365.48
	Debt	\$ -	\$ 172.46	\$ -	\$ -	\$ -	\$ -	\$ 1,539.21	\$ 1,711.67
	Sub-Total	\$ 12.45	\$ 404.71	\$ -	\$ -	\$ -	\$ -	\$ 1,659.99	\$ 2,077.15
2-Story	Admin / Maint	\$ 12.45	\$ 232.25	\$ -	\$ -	\$ -	\$ -	\$ 120.78	\$ 365.48
	Debt	\$ -	\$ 172.46	\$ -	\$ -	\$ -	\$ -	\$ 1,315.55	\$ 1,488.01
	Sub-Total	\$ 12.45	\$ 404.71	\$ -	\$ -	\$ -	\$ -	\$ 1,436.33	\$ 1,853.49
4-Story	Admin / Maint	\$ 12.45	\$ 232.25	\$ -	\$ -	\$ -	\$ -	\$ 120.78	\$ 365.48
	Debt	\$ -	\$ 172.46	\$ -	\$ -	\$ -	\$ -	\$ 1,091.90	\$ 1,264.36
	Sub-Total	\$ 12.45	\$ 404.71	\$ -	\$ -	\$ -	\$ -	\$ 1,212.68	\$ 1,629.84

Unit 8 Villages Assessment Changes		
Total Fiscal Year 2022/2023 Assessment Per Unit	Total Fiscal Year 2023/2024 Assessment Per Unit	Total Change +/- From Previous Year Per Unit
\$ 1,110.49	\$ 2,287.63	\$ 1,177.14
\$ 1,288.77	\$ 2,734.92	\$ 1,446.15
\$ 1,026.60	\$ 2,077.15	\$ 1,050.55
\$ 937.45	\$ 1,853.49	\$ 916.04
\$ 848.31	\$ 1,629.84	\$ 781.53

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 9 Villages

Unit 9 Villages Assessment Breakdown										
Product Type	District Proper	District Proper	Unit 1	Unit 2	Unit 3	Unit 4	Unit 7	Unit 8	Unit 9	All Units
		Total Fiscal Year 2023/2024 Assessment Per Unit	Total Fiscal Year 2023/2024 Assessment Per Unit	Total Fiscal Year 2023/2024 Assessment Per Unit	Total Fiscal Year 2023/2024 Assessment Per Unit	Total Fiscal Year 2023/2024 Assessment Per Unit	Total Fiscal Year 2023/2024 Assessment Per Unit	Total Fiscal Year 2023/2024 Assessment Per Unit	Total Fiscal Year 2023/2024 Assessment Per Unit	Total Fiscal Year 2023/2024 Assessment Per Unit
50'	Admin / Maint	\$ 12.45	\$ 232.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 264.37	\$ 509.07
	Debt	\$ -	\$ 172.46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,754.57	\$ 1,927.03
	Sub-Total	\$ 12.45	\$ 404.71	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,018.94	\$ 2,436.10
62'	Admin / Maint	\$ 12.45	\$ 232.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 264.37	\$ 509.07
	Debt	\$ -	\$ 172.46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,175.67	\$ 2,348.13
	Sub-Total	\$ 12.45	\$ 404.71	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,440.04	\$ 2,857.20
75'	Admin / Maint	\$ 12.45	\$ 232.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 264.37	\$ 509.07
	Debt	\$ -	\$ 172.46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,631.86	\$ 2,804.32
	Sub-Total	\$ 12.45	\$ 404.71	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,896.23	\$ 3,313.39
85'	Admin / Maint	\$ 12.45	\$ 232.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 264.37	\$ 509.07
	Debt	\$ -	\$ 172.46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,982.77	\$ 3,155.23
	Sub-Total	\$ 12.45	\$ 404.71	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,247.14	\$ 3,664.30
Coach	Admin / Maint	\$ 12.45	\$ 232.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 264.37	\$ 509.07
	Debt	\$ -	\$ 172.46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 877.29	\$ 1,049.75
	Sub-Total	\$ 12.45	\$ 404.71	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,141.66	\$ 1,558.82

Unit 9 Villages Assessment Changes		
Total Fiscal Year 2022/2023 Assessment Per Unit	Total Fiscal Year 2023/2024 Assessment Per Unit	Total Change +/- From Previous Year Per Unit
\$ -	\$ 2,436.10	\$ 2,436.10
\$ -	\$ 2,857.20	\$ 2,857.20
\$ -	\$ 3,313.39	\$ 3,313.39
\$ -	\$ 3,664.30	\$ 3,664.30
\$ -	\$ 1,558.82	\$ 1,558.82

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 2023/2024 Assessment Per Unit	Unit 1 Total Fiscal Year 2023/2024 Assessment Per Unit	Unit 2 Total Fiscal Year 2023/2024 Assessment Per Unit	Unit 3 Total Fiscal Year 2023/2024 Assessment Per Unit	Unit 4 Total Fiscal Year 2023/2024 Assessment Per Unit	Unit 7 Total Fiscal Year 2023/2024 Assessment Per Unit	All Units Total Fiscal Year 2023/2024 Assessment Per Unit	
	Debt	\$ -	\$ 172.46	\$ 368.91	\$ -	\$ -	\$ -	\$ -	\$ 541.37
	Sub-Total	\$ 12.45	\$ 404.71	\$ 376.45	\$ -	\$ -	\$ -	\$ -	\$ 793.61
Thomas 167 * Multi Family (2 BDR)	Admin / Maint	\$ 12.45	\$ 232.25	\$ 6.74	\$ -	\$ -	\$ -	\$ -	\$ 251.44
	Debt	\$ -	\$ 172.46	\$ 329.74	\$ -	\$ -	\$ -	\$ -	\$ 502.20
	Sub-Total	\$ 12.45	\$ 404.71	\$ 336.48	\$ -	\$ -	\$ -	\$ -	\$ 753.64
Thomas 167 * Commercial	Admin / Maint	\$ 12.45	\$ 232.25	\$ 262.91	\$ -	\$ -	\$ -	\$ -	\$ 507.61
	Debt	\$ -	\$ 172.46	\$ 12,863.47	\$ -	\$ -	\$ -	\$ -	\$ 13,035.93
	Sub-Total	\$ 12.45	\$ 404.71	\$ 13,126.38	\$ -	\$ -	\$ -	\$ -	\$ 13,543.54

Thomas 167 Assessment Changes		
Total Fiscal Year 2022/2023 Assessment Per Unit	Total Fiscal Year 2023/2024 Assessment Per Unit	Total Change +/- From Previous Year Per Unit
\$ 668.65	\$ 793.61	\$ 124.96
\$ 628.70	\$ 753.64	\$ 124.94
\$ 13,414.27	\$ 13,543.54	\$ 129.27

Undeveloped and/or Unassigned Land Assessment Breakdown									
Product Type	District Proper	Total Fiscal Year 2023/2024 Assessment Per Unit	Unit 1 Total Fiscal Year 2023/2024 Assessment Per Unit	Unit 2 Total Fiscal Year 2023/2024 Assessment Per Unit	Unit 3 Total Fiscal Year 2023/2024 Assessment Per Unit	Unit 4 Total Fiscal Year 2023/2024 Assessment Per Unit	Unit 7 Total Fiscal Year 2023/2024 Assessment Per Unit	All Units Total Fiscal Year 2023/2024 Assessment Per Unit	
	Debt	\$ -	\$ 172.46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 172.46
	Sub-Total	\$ 12.45	\$ 404.71	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 417.16
Land Outside U1 Boundary Per 1/2 Acre or Less	Admin / Maint	\$ 12.45	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12.45
	Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Sub-Total	\$ 12.45	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12.45

Undeveloped and/or Unassigned Land Assessment Changes		
Total Fiscal Year 2022/2023 Assessment Per Unit	Total Fiscal Year 2023/2024 Assessment Per Unit	Total Change +/- From Previous Year Per Unit
\$ 292.33	\$ 417.16	\$ 124.83
\$ 14.84	\$ 12.45	\$ (2.39)

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
Total		16,400	\$ 49,895,467.87	\$ -	0	\$ 3,042.41

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

Debt Assessment Methodology - Unit 2

Combined Annual Assessments After Issuance of Bonds

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

Notes:

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

Debt Assessment Methodology - Unit 3

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

* Does not include county fees and discounts.

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

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

Debt Assessment Methodology - Unit 4

RENAISSANCE SUBDIVISION

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

OASIS SUBDIVISION

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

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

PRESERVE SUBDIVISION

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

TOTAL PROJECT

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

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

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

Debt Assessment Methodology - Unit 7

Unit 7 Master Bond

Product Type	Number of Units	ERU Factor	Total ERU	Gross Assessment Per ERU *	Gross Assessment Per Unit	Gross Assessment Per Product Type *
50' SF	1,897	1.00	1,897	\$ 830	\$ 830.00	\$ 1,574,510
74' SF	77	1.48	114	\$ 830	\$ 1,228.40	\$ 94,587
Coach	216	0.75	162	\$ 830	\$ 622.50	\$ 134,460
2-Story	296	0.55	163	\$ 830	\$ 456.50	\$ 135,124
4-Story	390	0.50	195	\$ 830	\$ 415.00	\$ 161,850
Totals	2,876	.	2,531			\$ 2,100,531

Unit 7 Village B

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

Unit 7 Village F1 & F5

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

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

Debt Assessment Methodology - Unit 8

Unit 8 Master Bond

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

Unit 8 Neighborhood Bond

Product Type	Number of Units	ERU Factor	Total ERU	Gross Assessment Per ERU *	Gross Assessment Per Unit	Gross Assessment Per Product Type *
52' SF	259	1.00	259.00	\$ 1,052.31	\$ 1,052.31	\$ 272,548.29
75' SF	166	1.26	208.44	\$ 1,052.31	\$ 1,321.32	\$ 219,339.12
Coach	300	0.88	263.91	\$ 1,052.31	\$ 925.72	\$ 277,716.00
2-Story	228	0.75	171.43	\$ 1,052.31	\$ 791.21	\$ 180,395.88
4-Story	420	0.62	262.10	\$ 1,052.31	\$ 656.70	\$ 275,814.00
Sub Totals	1,373	.	1,164.88			1,225,813.29
Golf Course (Acres)	128	0.15	19.20	\$ 1,052.31	\$ -	\$ -
Totals	1,501	.	1,184.08			\$ -

*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 9

Unit 9 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	228	1.00	228.00	\$ 1,755	\$ 1,755	\$ 400,042
62' SF	97	1.24	120.28	\$ 1,755	\$ 2,176	\$ 211,040
75' SF	81	1.50	121.50	\$ 1,755	\$ 2,632	\$ 213,181
85' SF	63	1.70	107.10	\$ 1,755	\$ 2,983	\$ 187,915
Coach	264	0.50	132.00	\$ 1,755	\$ 877	\$ 231,605
Totals	733		708.88			1,243,782

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