



WEST VILLAGES IMPROVEMENT DISTRICT

CITY OF NORTH PORT SARASOTA COUNTY REGULAR BOARD MEETING APRIL 11, 2024 10:00 A.M.

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

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AGENDA
WEST VILLAGES IMPROVEMENT DISTRICT
Chambers Room – City of North Port
4970 City Hall Boulevard
North Port, Florida 34286
REGULAR BOARD MEETING, PUBLIC HEARING
& ATTORNEY-CLIENT SESSION
April 11, 2024
10:00 a.m.

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M. Administrative Matters

1. District Engineer
2. District Attorney
3. District Operations Manager
4. District Manager

N. Board Member Comments

O. Adjourn

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PROOF OF PUBLICATION

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West Villages Improv Dist/LI
2501 Burns RD
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Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Herald-Tribune, published in Sarasota County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Sarasota County, Florida, or in a newspaper by print in the issues of, on:

04/02/2024

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NOTICE OF REGULAR BOARD MEETING WEST VILLAGES IMPROVEMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the West Villages Improvement District ("District") will hold a Regular Board Meeting ("Meeting") of the Board on April 11, 2024, at 10:00 A.M. in the Chambers Room of the City of North Port located at 4970 City Hall Boulevard, North Port, Florida 34286.

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

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this Meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at 941-244-2805. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY)/1-800-955-8770 (Voice), for aid in contacting the District Manager.

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

William Crosley, District Manager
West Villages Improvement District
WEST VILLAGES IMPROVEMENT DISTRICT

www.westvillagesid.org

Pub: April 2, 2024; #10002772

Remarks by WVID Chairman John Luczynski
Public Decorum at WVID Board of Supervisors Meetings
Updated: August 7, 2023

I'd like to take a few moments today to review the West Villages Improvement District public comment policy, specifically as it relates to public decorum during meetings and workshops.

The WVID policy includes rules governing decorum at public meetings and workshops, particularly when addressing the Board of Supervisors. However, outbursts during recent meetings have made it clear it was not only necessary for the Board to review the policy, but also take steps to ensure it is being properly enforced.

The policy, which was approved in 2016, definitively states:

- Community members wishing to speak must direct their comments to the Board as a whole, not a specific member of the Board or any staff member.
- No person, other than a Board member or staff member, can enter into a discussion with a public speaker while they are speaking, without the permission of the chairman or presiding officer.
- Speakers and attendees must refrain from disruptive behavior, making vulgar or threatening remarks, or launching personal attacks against the Board, staff or community members.

The WVID policy gives the chairman or presiding officer the discretion to remove attendees who disregard the rules from the meetings. In this scenario, the presiding officer may declare a recess and contact local law enforcement. If a person does not immediately leave the premise, the presiding officer may request that the person be placed under arrest.

The prevalence of disruptive behavior by some attendees has proven there is a need to strictly enforce the WVID public comment and public decorum policy. This includes adding a law enforcement presence, who will have the authority to remove attendees who have been deemed unruly and out of order.

The WVID Board of Supervisors encourages citizen participation and appreciates civil feedback from attendees. Thank you for your cooperation and support so that we may conduct business in a respectful and professional manner.

**WEST VILLAGES IMPROVEMENT DISTRICT
CONTRACTOR PREQUALIFICATION FOR CONSTRUCTION AND
MAINTENANCE SERVICES COMMITTEE MEETING
MARCH 11, 2024**

A. CALL TO ORDER

The March 11, 2024 Evaluation Committee Meeting, was called to order at 11:20 a.m. in the Special District Services offices located at 12260 Everglow Drive, Venice, Florida 34293.

B. PROOF OF PUBLICATION

Proof of publication was presented which showed the notice of West Villages Improvement District Notice of Evaluation Committee Meeting had been published in the Sarasota Herald-Tribune on March 1, 2024, as legally required.

C. ROLL CALL

The following Committee members were present:

District Manager	William Crosley	Special District Services, Inc.
District Operations Manager	Ryan Johanneman	Special District Services, Inc.
District Engineer	Giacomo Licari	Dewberry Inc.

Also present via telephone was Bennett Davenport of Kutak Rock LLP.

The committee and staff generally discussed the pre-qualification process.

The committee discussed the following prequalification package received and determined to recommend that the District Board award prequalification status as follows:

A.M.C Contracting Inc.:

(i)excavation/earthwork (ii) roadways (iii) stormwater management facilities (iv) water and sewer facilities irrigation (v) irrigation facilities (vi) landscape installation (vii) hardscape facilities (vii) streetlighting (viii) exotic vegetation Removal (ix) canal drainage maintenance (ix) Lake and Littoral Maintenance

Bonding limit: \$7000,000

A **MOTION** was made by Ryan Johanneman, seconded by Giacomo Licari recommending the prequalification of A.M.C Contracting, Inc. Upon being put to a vote, the **MOTION** passed unanimously.

D. ADJOURNMENT

There being no further business to address, the Committee meeting was adjourned at 11:40 a.m. There were no objections.

Secretary/Assistant Secretary

Chair/Vice Chair

**WEST VILLAGES IMPROVEMENT DISTRICT
REGULAR BOARD MEETING & ATTORNEY-CLIENT SESSION
MARCH 14, 2024**

A. CALL TO ORDER

The March 14, 2024, Regular Board Meeting of the West Villages Improvement District (“WVID” or the “District”) was called to order at 10:00 a.m. in the Chambers Room of the City of North Port located at 4970 City Hall Boulevard, North Port, Florida 34286.

B. PROOF OF PUBLICATION

Proof of publication was presented which showed the notice of the Regular Board Meeting had been published in the *Sarasota Herald-Tribune* on March 5, 2024.

C. ESTABLISH A QUORUM

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

Chairman	John Luczynski	Present in person
Vice Chairman	Steve Lewis	Present in person
Supervisor	Tom Buckley	Absent
Supervisor	Christine Masney	Present in person
Supervisor	John Meisel	Present via phone

District Manager	William Crosley	Special District Services, Inc.
District Operations Manager	Ryan Johanneman	Special District Services, Inc.
District Counsel	Lindsay Whelan	Kutak Rock LLP
District Engineer	Giacomo Licari	Dewberry

Also present were Michelle Krizen and Andrew Karmeris, of Special District Services, Inc.; David Kelley of Respec Inc.; and Cynthia Wilhelm of Nabors Giblin Nickerson (via telephone).

D. DISCUSSION REGARDING PUBLIC DECORUM AT BOARD MEETINGS

Chairman Luczynski read the public decorum policy previously approved by the Board.

E. COMMENTS FROM THE PUBLIC FOR ALL AGENDA ITEMS

There were no comments from the public.

F. APPROVAL OF MINUTES

1. February 16, 2024, Regular Board Meeting

Mr. Lewis noted, under the Unit of Development No. 6 agenda item where it states that he asked what a hydrologist was, that he actually asked what services a hydrologist would provide.

A **MOTION** was made by Mr. Lewis, seconded by Ms. Masney approving the minutes of the February 16, 2024, Regular Board Meeting, as amended to reflect the above revision.

G. ATTORNEY-CLIENT SESSION RELATIVE TO GRAN PARADISO HOA IRRIGATION LITIGATION

Ms. Whelan advised that the Attorney-Client Session was not needed at this time.

H. GENERAL DISTRICT MATTERS

There were no General District Matters to come before the Board.

I. UNIT OF DEVELOPMENT NO. 1

1. Review Contractor Prequalification Statements

During the January meeting, the Board approved Resolution 2024-02, authorizing the Request For Proposals to Prequalify Contractors. March 7th was the deadline for contractors to submit their applications for consideration. On March 11th the Evaluation Committee, designated by the Board, evaluated the lone application that was received by AMC Contracting. The Committee has reviewed and evaluated the submittal from AMC Contracting and is recommending designating AMC Contracting as a prequalified contractor for the following services: (i) excavation/earthwork, (ii) roadways, (iii) stormwater management facilities, (iv) water and sewer facilities, (v) irrigation facilities, (vi) landscape installation, (vii) hardscape facilities, (viii) streetlighting, (ix) exotic vegetation removal, (x) canal drainage maintenance, and (xii) lake and littoral maintenance.

2. Consider Resolution No. 2024-07 – Prequalifying Contractors

Resolution No. 2024-07 was presented, entitled:

RESOLUTION 2024-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT ADOPTING THE ADDITIONAL PREQUALIFIED CONSTRUCTION AND MAINTENANCE CONTRACTORS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

A **MOTION** was made by Mr. Lewis, seconded by Ms. Masney and passed unanimously adopting Resolution No. 2024-07, as presented.

Chairman Luczynski asked that the RFP Committee continue with the prequalification process using the Contractor Prequalification Submittal Package approved by the Board in January to readvertise again so the District can have multiple landscape vendors prequalified.

J. UNIT OF DEVELOPMENT NO. 3

1. Board Discussion Regarding Setting Rate Hearing

There was discussion to consider setting the date for a public hearing on revised irrigation rates to coincide with the April 11, 2024 Board meeting in order to hear a presentation from GovRates, Inc. regarding proposed irrigation rates and fees and to consider adoption of the irrigation rate recommendation from GovRates.

Mr. Meisel commented that he did not recall any workshops between GovRates and the communities in the District that were previously agreed upon as part of the RFP process. Mr. Luczynski responded that it was discussed during the February Board meeting that a Public Outreach Meeting was scheduled for March 21st. Mr. Meisel stated that the Public Outreach Meeting was a workshop for GovRates to present their final product and that in his opinion there was supposed to be three or four community outreach meetings before any rates were established. Mr. Meisel went on to state that he felt it was premature to set the public hearing date.

Chairman Luczynski responded that three or four meetings were never committed to and that GovRates' contract requires them to conduct up to a certain amount of workshops, if necessary, and that community presentations have been held at the October meeting and are upcoming at the March 21st workshop, and that GovRates was prepared to present its findings at the next Board meeting. Mr. Luczynski also stated that should next week's meeting occur and there is a need to continue the irrigation public hearing, the hearing can be continued to a later date. But as of today the irrigation rate public hearing should be on the April agenda so that no one can say it was not properly advertised.

Mr. Meisel asked why we need a motion from the Board to set a public hearing if a motion was not needed previously. Chairman Luczynski responded it was because Mr. Meisel is constantly coordinating lawsuits against the District, causing extra caution for everything that WVID does.

Mr. Meisel requested that District Counsel reach out to the Commission on Ethics for an opinion as to whether there is a conflict of interest that exists since there is active litigation by the master developer against the District and Gran Paradiso POA. Mr. Luczynski responded that he was not aware of any legal action that the master developer had taken against either Gran Paradiso or the District, but he was aware that the master developer is attempting to intervene in Supervisor Meisel's irrigation lawsuit. Mr. Meisel stated there was litigation in that the master developer named the District as a respondent in their filings, which is, in essence, active litigation against the District and that this is the same reason why he had to resign from the Gran Paradiso Property Owners Association (GPPOA). Mr. Luczynski responded that Supervisor Meisel has not followed the recommendation from the Commission on Ethics in that regard, as evidenced in his most recent email last week to the public.

Ms. Whelan responded that the posture of the irrigation litigation that Mr. Meisel is referencing is that Thomas Ranch Intangibles and The Ranch Land Operations are attempting to insert themselves in the irrigation lawsuit that was filed against the District by the GPPOA as intervenors, and that their interests are aligned with the District and not adverse to the District.

Supervisor Lewis asked what we would be requesting an opinion on, and what was the question. Mr. Meisel responded that the question is- if there is active litigation against the District, which the District is a party to, is that a conflict of interest regardless of the fact that the master developer and the District are aligned with respect to the litigation. He stated that he believes he had to resign from the GPPOA because there was active litigation between the GPPOA and the District.

Mr. Luczynski responded that the reason Mr. Meisel had to resign was because he was on both sides of the equation, that he actively participated in the irrigation litigation in an adversarial capacity on behalf of the GPPOA and he was the one who coordinated the lawsuit against the District.

Mr. Meisel asked what was wrong with asking District Counsel to take an hour to send a request to the Commission on Ethics to get an opinion. Mr. Luczynski asked that Ms. Whelan proceed with requesting an opinion even though he thought it was a waste of District money, time and effort, but to appease Mr. Meisel the District will do it. He stated that the Commission on Ethics was very clear that Mr. Meisel was adverse to the District when it ruled that Mr. Meisel had a conflict of interest by serving on the GPPOA Board and the WVID Board at the same time, and that is one of the reasons why the Commission made him resign. Mr. Luczynski stated that Mr. Meisel has not followed the ruling in the ethics opinion, but WVID can ask for an ethics opinion on this issue now, even though the master developer and the District are aligned and not on opposite sides of irrigation litigation and adverse to each other.

Supervisor Lewis asked what the turnaround time is for a response because he did not see stopping all business, pending a response on an opinion that he believed was frivolous to begin with. Mr. Luczynski concurred with Mr. Lewis. Ms. Whelan responded that it was probably a sixty (60) to ninety (90) day response time from past experience. It will take time for staff to prepare and submit a request to the Commission on Ethics, and Commission staff will then need to review the request and provide a recommended opinion which the Commission itself will need to approve at an upcoming meeting. There are also timing considerations regarding the Commission's meeting schedule.

Mr. Lewis asked if that suggests that the irrigation rate public hearing would be on hold for up to ninety (90) days. Mr. Crosley stated that the Board already voted to approve rates during ongoing litigation when it voted 4-1 approving irrigation rates and fees back in April 2023.

Mr. Luczynski stated that the Commission on Ethics previously ruled that the WVID Board's actions in approving the rates and fees in April 2023 was legal and permissible and so this Commission on Ethics opinion request should not delay the irrigation rate public hearing.

A **MOTION** was made by Mr. Lewis, seconded by Ms. Masney setting the Irrigation Rate Public Hearing for April 11, 2024. The **MOTION** carried on a vote of 3 to 1 with Mr. Meisel dissenting, citing his previous comments.

K. UNIT OF DEVELOPMENT NO. 6

1. Discussion Regarding 10-Year Master Irrigation Plan

This item was tabled.

2. Master Irrigation Plan of Improvements Presentation

Giacomo Licari, Ryan Johanneman and David Kelly presented the Master Irrigation Plan of Improvements. Mr. Crosley noted that the PowerPoint presentation would be posted on the District's website.

L. UNIT OF DEVELOPMENT NO. 10

1. Consider Preliminary Supplemental Assessment Methodology

Mr. Karmeris presented an overview of the Preliminary Supplemental Assessment Methodology Report for Unit 10. Ms. Whelan asked Mr. Karmeris to confirm that the assessments were fairly and equitably allocated among the benefited lands. Mr. Karmeris confirmed that they were.

A **MOTION** was made by Mr. Lewis, seconded by Ms. Masney and passed unanimously approving the Preliminary Supplemental Assessment Methodology, as presented.

2. Consider Resolution No. 2024-08 – Delegated Award Resolution

Resolution No. 2024-08 was presented, entitled:

RESOLUTION NO. 2024-08

A RESOLUTION DELEGATING TO THE CHAIRMAN OF THE BOARD OF SUPERVISORS OF WEST VILLAGES IMPROVEMENT DISTRICT (THE "DISTRICT") THE AUTHORITY TO APPROVE THE SALE, ISSUANCE AND TERMS OF SALE OF WEST VILLAGES IMPROVEMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS (UNIT OF DEVELOPMENT NO. 10), SERIES 2024 (ASSESSMENT AREA ONE), AS A SINGLE SERIES OF BONDS UNDER THE MASTER TRUST INDENTURE (THE "SERIES 2024 BONDS") IN ORDER TO FINANCE THE ASSESSMENT AREA ONE PROJECT; ESTABLISHING THE PARAMETERS FOR THE PRINCIPAL AMOUNTS, INTEREST RATES, MATURITY DATES, REDEMPTION PROVISIONS AND OTHER DETAILS THEREOF; APPROVING THE FORM OF AND AUTHORIZING THE CHAIRMAN TO ACCEPT THE BOND PURCHASE CONTRACT FOR THE SERIES 2024 BONDS; APPROVING A NEGOTIATED SALE OF THE SERIES 2024 BONDS TO THE UNDERWRITER; APPROVING THE FORMS OF THE MASTER TRUST INDENTURE AND FIRST SUPPLEMENTAL TRUST INDENTURE AND AUTHORIZING THE EXECUTION AND DELIVERY THEREOF BY CERTAIN OFFICERS OF THE DISTRICT; APPOINTING A TRUSTEE, PAYING AGENT AND BOND REGISTRAR FOR THE SERIES 2024 BONDS; APPROVING THE FORM OF THE SERIES 2024 BONDS; APPROVING THE FORM OF AND AUTHORIZING THE USE OF THE PRELIMINARY LIMITED OFFERING MEMORANDUM AND LIMITED OFFERING MEMORANDUM RELATING TO THE SERIES 2024 BONDS; APPROVING THE FORM OF THE CONTINUING DISCLOSURE AGREEMENT RELATING TO THE SERIES 2024 BONDS; AUTHORIZING CERTAIN OFFICERS OF THE DISTRICT TO TAKE ALL ACTIONS REQUIRED AND TO EXECUTE AND DELIVER ALL DOCUMENTS, INSTRUMENTS AND CERTIFICATES NECESSARY IN CONNECTION WITH THE ISSUANCE, SALE AND DELIVERY OF THE SERIES 2024 BONDS; AUTHORIZING THE VICE CHAIRMAN AND ASSISTANT SECRETARIES TO ACT IN THE STEAD OF THE CHAIRMAN OR THE SECRETARY, AS THE CASE MAY BE; SPECIFYING THE APPLICATION OF THE PROCEEDS OF THE SERIES 2024 BONDS; AUTHORIZING CERTAIN OFFICERS OF THE DISTRICT TO TAKE ALL ACTIONS AND ENTER INTO ALL AGREEMENTS REQUIRED IN CONNECTION WITH THE ACQUISITION AND CONSTRUCTION OF THE ASSESSMENT AREA ONE PROJECT; AND PROVIDING AN EFFECTIVE DATE.

Ms. Wilhelm presented an overview of Resolution 2024-08.

Mr. Meisel asked if the maximum amount of the bond is \$21,000,000, how that covers the allocation for the master development. Mr. Lewis responded that the amount of the bonds is not intended to pay 100% of the costs. Mr. Lewis also noted that \$21,000,000 was the maximum and not likely the final amount. Mr. Lewis then stated that the Assessment Methodology Report, previously approved during the meeting, addresses that the preliminary anticipated par amount of the bonds is just under \$19,000,000, which will vary based on the ultimate pricing of the bond. In any event, the amount of construction costs ultimately

financed will be lower than the construction costs incurred to construct these public infrastructure facilities, because there is no present intention by the Board to finance all of the public infrastructure costs.

A **MOTION** was made by Mr. Lewis, seconded by Ms. Masney and passed unanimously adopting Resolution No. 2024-08, as presented.

3. Consider Ancillary Financing Agreements

- a. Acquisition Agreement**
- b. Collateral Assignment Agreement**
- c. Completion Agreement**
- d. True-Up Agreement**

Ms. Whelan explained these documents were standard forms of financing-related agreements and that they are in draft form. She indicated that they are the same forms as have been reviewed and approved by the Board previously for other financings. The highlighted information will be inserted upon the final pricing of the bonds. Staff recommended that these agreements be approved in substantial form.

A **MOTION** was made by Mr. Lewis, seconded by Ms. Masney and passed unanimously approving the Acquisition Agreement, Collateral Assignment Agreement, Completion Agreement, and True-Up Agreement for Unit No. 10, in substantial form.

M. ADMINISTRATIVE MATTERS

1. District Engineer

Mr. Licari reported that the Playmore Road resurfacing project would begin April 1, 2024.

2. District Attorney

Ms. Whelan reported, regarding the assessment litigation, the motion for summary judgment that the District filed was denied pending the plaintiff being afforded additional time for discovery, which they argued was needed. She indicated that once the discovery process has been completed, the District will likely re-file its motion.

In addition, regarding the urbanization litigation, the insurance company confirmed that the District has insurance coverage in the amount of \$100,000 to assist with the defense of that matter.

3. District Operations' Manager

Mr. Johanneman reported that repair work to the Grand Paradiso guardhouse and monuments had begun on March 11th with the hope that it is completed and ready for inspection by District staff the week of March 18.

4. District Manager

Mr. Crosley noted that the next meeting was scheduled for April 11, 2024.

N. BOARD MEMBER COMMENTS

Mr. Lewis thanked Bond Counsel, Cynthia Wilhelm, and the Assessment Methodology Consultant, Andrew Karmeris, for their efforts on the Unit No. 10 bond documents.

O. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 10:54 a.m. on a **MOTION** made by Ms. Masney, seconded by Mr. Lewis and passed unanimously.

Secretary/Assistant Secretary

Chair/Vice Chair

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STATE OF WISCONSIN, COUNTY OF BROWN

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04/02/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

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NOTICE OF THE WEST VILLAGES IMPROVEMENT DISTRICT

ATTORNEY-CLIENT SESSION
NOTICE IS HEREBY GIVEN that the West Villages Improvement District (the "District") will hold an attorney-client session of its Board of Supervisors (the "Board") at the Board meeting on April 11, 2024, at 10:00 a.m. at Chambers of the City of North Port located at 4970 City Hall Boulevard, North Port, Florida 34286. The attorney-client session may be continued to a date, time and place approved by the Board on the record without additional publication of notice.

The attorney-client session, which is closed to the public, will be held to discuss settlement negotiations or strategy sessions related to litigation expenditures. This meeting is being held pursuant to Section 286.011(8), Florida Statutes. The following persons are anticipated to be in attendance at the attorney-client session: each of the District's Board Supervisors who are not otherwise conflicted from such attendance, District Manager William Crosley, District Counsel Lindsay Whelan and Joseph Brown, and a court reporter. The attorney-client session is expected to begin after the commencement of the regularly-scheduled Board meeting and to last approximately thirty (30) minutes. During the attorney-client session the individuals identified above will meet in private. Upon conclusion of the attorney-client session, the public will be invited into the Board meeting, and the Board meeting will continue to consider any business of the District.

District Manager
**WEST VILLAGES IMPROVE-
MENT DISTRICT**

www.westvillagesid.org

Pub: Apr 2, 2024; #10002821

KAITLYN FELTY
Notary Public
State of Wisconsin

RESOLUTION 2024-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT PROVIDING FOR THE DEFENSE AND INDEMNIFICATION OF A BOARD MEMBER; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors (the “Board”) of the District has previously adopted Resolution 2016-08 (the “Resolution”) providing for the defense and indemnification of Board members pursuant to the terms thereof; and

WHEREAS, Supervisor John Luczynski (the “Supervisor”) received notice on February 5, 2024 of an administrative proceeding initiated against him on or about January 29, 2024 that was filed with an agency of the State of Florida (the “Proceeding”); and

WHEREAS, the complaint relative to the Proceeding (the “Complaint”) relates to a vote in favor of modifying the District’s enabling legislation and other matters ancillary thereto which are within the scope of the Supervisor’s office; and

WHEREAS, in compliance with the Resolution, within fourteen (14) calendar days after actual receipt of notice of the Proceeding, the Supervisor has provided the District with a copy of the Complaint and a written request for defense and indemnification by the District; and

WHEREAS, the Supervisor has denied the allegations and conclusions in the Complaint.

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

SECTION 1. Pursuant to the Resolution and in reliance of the recitals above, the Board hereby determines that the District shall provide defense and indemnification to the Supervisor in relation to the Proceeding, subject to the terms and conditions of the Resolution.

SECTION 2. The District shall retain the services of Andrew Salzman and the firm of Unice Salzman Jensen, P.A. as legal counsel for the Supervisor, subject to approval of the terms and conditions of a Fee Agreement as negotiated and finalized by District Counsel. Following approval by District Counsel, the Chairman of the Board is authorized to execute the Fee Agreement. If an agreement cannot be reached, District Counsel shall negotiate and finalize a Fee Agreement with an alternative legal counsel with significant experience in the subject matter at issue. The Chairman of the Board is authorized to execute the Fee Agreement with the alternative

legal counsel. The provision of legal counsel by the District to the Supervisor shall be subject to the terms and conditions of the Resolution.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 11th day of April 2024.

ATTEST:

**WEST VILLAGES IMPROVEMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

RESOLUTION 2024-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT PROVIDING FOR THE DEFENSE AND INDEMNIFICATION OF A BOARD MEMBER; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors (the “Board”) of the District has previously adopted Resolution 2016-08 (the “Resolution”) providing for the defense and indemnification of Board members pursuant to the terms thereof; and

WHEREAS, Supervisor Steve Lewis (the “Supervisor”) has received notice on February 5, 2024 of an administrative proceeding initiated against him on or about January 29, 2024 that was filed with an agency of the State of Florida (the “Proceeding”); and

WHEREAS, the complaint relative to the Proceeding (the “Complaint”) relates to a vote in favor of modifying the District’s enabling legislation and other matters ancillary thereto which are within the scope of the Supervisor’s office; and

WHEREAS, in compliance with the Resolution, within fourteen (14) calendar days after actual receipt of notice of the Proceeding, the Supervisor has provided the District with a copy of the Complaint and a written request for defense and indemnification by the District; and

WHEREAS, the Supervisor has denied the allegations and conclusions in the Complaint.

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

SECTION 1. Pursuant to the Resolution and in reliance of the recitals above, the Board hereby determines that the District shall provide defense and indemnification to the Supervisor in relation to the Proceeding, subject to the terms and conditions of the Resolution.

SECTION 2. The District shall retain the services of Andrew Salzman and the firm of Unice Salzman Jensen, P.A. as legal counsel for the Supervisor, subject to approval of the terms and conditions of a Fee Agreement as negotiated and finalized by District Counsel. Following approval by District Counsel, the Chairman of the Board is authorized to execute the Fee Agreement. If an agreement cannot be reached, District Counsel shall negotiate and finalize a Fee Agreement with an alternative legal counsel with significant experience in the subject matter at issue. The Chairman of the Board is authorized to execute the Fee Agreement with the alternative

legal counsel. The provision of legal counsel by the District to the Supervisor shall be subject to the terms and conditions of the Resolution.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 11th day of April 2024.

ATTEST:

**WEST VILLAGES IMPROVEMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

RESOLUTION 2024-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT PROVIDING FOR THE DEFENSE AND INDEMNIFICATION OF A BOARD MEMBER; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors (the “Board”) of the District has previously adopted Resolution 2016-08 (the “Resolution”) providing for the defense and indemnification of Board members pursuant to the terms thereof; and

WHEREAS, Supervisor Christine Masney (the “Supervisor”) has received notice on February 5, 2024 of an administrative proceeding initiated against her on or about January 29, 2024 that was filed with an agency of the State of Florida (the “Proceeding”); and

WHEREAS, the complaint relative to the Proceeding (the “Complaint”) relates to a vote in favor of modifying the District’s enabling legislation and other matters ancillary thereto which are within the scope of the Supervisor’s office; and

WHEREAS, in compliance with the Resolution, within fourteen (14) calendar days after actual receipt of notice of the Proceeding, the Supervisor has provided the District with a copy of the Complaint and a written request for defense and indemnification by the District; and

WHEREAS, the Supervisor has denied the allegations and conclusions in the Complaint.

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

SECTION 1. Pursuant to the Resolution and in reliance of the recitals above, the Board hereby determines that the District shall provide defense and indemnification to the Supervisor in relation to the Proceeding, subject to the terms and conditions of the Resolution.

SECTION 2. The District shall retain the services of Andrew Salzman and the firm of Unice Salzman Jensen, P.A. as legal counsel for the Supervisor, subject to approval of the terms and conditions of a Fee Agreement as negotiated and finalized by District Counsel. Following approval by District Counsel, the Chairman of the Board is authorized to execute the Fee Agreement. If an agreement cannot be reached, District Counsel shall negotiate and finalize a Fee Agreement with an alternative legal counsel with significant experience in the subject matter at issue. The Chairman of the Board is authorized to execute the Fee Agreement with the alternative

legal counsel. The provision of legal counsel by the District to the Supervisor shall be subject to the terms and conditions of the Resolution.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 11th day of April 2024.

ATTEST:

**WEST VILLAGES IMPROVEMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

RESOLUTION 2024-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT PROVIDING FOR THE DEFENSE AND INDEMNIFICATION OF A BOARD MEMBER; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors (the “Board”) of the District has previously adopted Resolution 2016-08 (the “Resolution”) providing for the defense and indemnification of Board members pursuant to the terms thereof; and

WHEREAS, Supervisor Thomas Buckley (the “Supervisor”) has received notice on February 5, 2024 of an administrative proceeding initiated against him on or about January 29, 2024 that was filed with an agency of the State of Florida (the “Proceeding”); and

WHEREAS, the complaint relative to the Proceeding (the “Complaint”) relates to a vote in favor of modifying the District’s enabling legislation and other matters ancillary thereto which are within the scope of the Supervisor’s office; and

WHEREAS, in compliance with the Resolution, within fourteen (14) calendar days after actual receipt of notice of the Proceeding, the Supervisor has provided the District with a copy of the Complaint and a written request for defense and indemnification by the District; and

WHEREAS, the Supervisor has denied the allegations and conclusions in the Complaint.

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

SECTION 1. Pursuant to the Resolution and in reliance of the recitals above, the Board hereby determines that the District shall provide defense and indemnification to the Supervisor in relation to the Proceeding, subject to the terms and conditions of the Resolution.

SECTION 2. The District shall retain the services of Andrew Salzman and the firm of Unice Salzman Jensen, P.A. as legal counsel for the Supervisor, subject to approval of the terms and conditions of a Fee Agreement as negotiated and finalized by District Counsel. Following approval by District Counsel, the Chairman of the Board is authorized to execute the Fee Agreement. If an agreement cannot be reached, District Counsel shall negotiate and finalize a Fee Agreement with an alternative legal counsel with significant experience in the subject matter at issue. The Chairman of the Board is authorized to execute the Fee Agreement with the alternative

legal counsel. The provision of legal counsel by the District to the Supervisor shall be subject to the terms and conditions of the Resolution.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

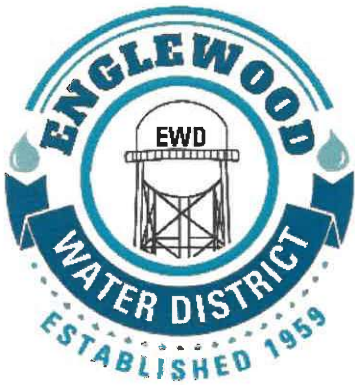
PASSED AND ADOPTED this 11th day of April 2024.

ATTEST:

**WEST VILLAGES IMPROVEMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors



Board of Supervisors

Robert C. Stern, Jr., Chair
Lani Gaver, Vice-Chair
Sydney B. Crampton
Dennis Pinkiewicz
Taylor Meals

Interim Administrator
Keith R. Ledford, Jr.

Englewood Water District

201 Selma Avenue
Englewood, FL 34223-3443
Phone: 941-474-3217
Toll Free: 866-460-1080
Fax: 941-460-1025
Email: info@englewoodwater.com
Website: englewoodwater.com

April 3, 2024

Mr. John E. Luczynski
Sr. Vice President, Land Development
12260 Everglow Drive, Suite No. 14
Venice, FL 34293

RE: West Villages Improvement District Service Agreement for the
Delivery and Use of Reuse Water

Dear Mr. Luczynski,

Please let this letter serve as additional information regarding the
termination of the Interlocal Agreement/Delivery and Use of Reclaimed
Water letter dated March 27, 2019.

As per Section 11 (a) of the Interlocal Agreement Delivery and Use of
Reclaimed Water entered into February 10, 2009, the termination letter
sent March 27, 2019, served as the required five (5) year advance written
notice for termination. With that notification, we complied with the
minimum notice period required by our agreement. As of March 27, 2024,
delivery of reclaimed water has been suspended.

As per the Utilities Agreement entered between West Villages Entities,
EWD, WVID, BMG, and Pulte, the existing reclaimed water meter
assembly was to be relocated approximately 3,800 feet north and EWD
was to purchase the segment of reclaimed water main located between the
existing meter location and the new meter location. A check in the
amount of \$170,387.89 was cut to the West Villages Improvement District
on October 27, 2023. In March of 2024, Pulte completed the relocation of
the existing reuse water assembly.

While the previous agreement has been terminated, EWD would be
agreeable to entering into a new agreement allowing the West Villages
Improvement District to be supplied with any available excess reclaimed
water but with no guaranteed quantities. The amount of excess reclaimed
water delivered would be at the discretion of EWD staff.

Please let me know if you have any questions or concerns.

Regards,

Keith R. Ledford, Jr., P.E.
Interim Administrator

cc: Robert H. Berntsson, District Counsel
Lindsay Whelan, Kutak Rock LLP, Partner

/tlh

Date of Issuance:	Effective Date:
Owner: West Villages Improvement District	Owner's Contract No.: N/A
Contractor: The deMoya Group, Inc.	Contractor's Project No.: N/A
Engineer: Dewberry Engineers, Inc.	Engineer's Project No.: N/A
Project: Wellen Park Blvd. Roundabout & US 41/SR 45 Improvements Project	Contract Name: N/A

The Contract is modified as follows upon execution of this Change Order:

Description: Added Drainage Items not included in Original Contract

Attachments: de Moya Group Request for Change Order #7.

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES <i>[note changes in Milestones if applicable]</i>
Original Contract Price: \$9,305,602.04	Original Contract Times: Substantial Completion: <u>540 days</u> Ready for Final Payment: <u>570 days</u> days or dates
[Increase] [Decrease] from previously approved Change Orders No. <u>6</u> to No. <u>7</u> : \$147,688.00	[Increase] [Decrease] from previously approved Change Orders No. <u>6</u> to No. <u>7</u> : Substantial Completion: <u>0 days</u> Ready for Final Payment: <u>0 days</u> days
Contract Price prior to this Change Order: \$10,577,128.01	Contract Times prior to this Change Order: Substantial Completion: <u>694 days</u> Ready for Final Payment: <u>724 days</u> days or dates
[Increase] [Decrease] of this Change Order (circle one): \$113,000.00	[Increase] [Decrease] of this Change Order: Substantial Completion: <u>0 days</u> Ready for Final Payment: <u>0 days</u> days or dates
Contract Price incorporating this Change Order: \$10,690,128.01	Contract Times with all approved Change Orders: Substantial Completion: <u>694 days</u> Ready for Final Payment: <u>724 days</u> days or dates

RECOMMENDED:

By: Giacomo S. Lican
Engineer
Title: _____
Date: _____

RECOMMENDED:

By: Robert Hill
Construction Manager
Title: _____
Date: _____

ACCEPTED:

By: Alex Lawrence
Contract Administrator
Title: _____
Date: _____

APPROVED BY OWNER:

By: _____
Title: Chairman, Board of Supervisors
Date: _____



Request for Change Order

RCO Date: 3/20/2024

RCO #: 8

Project Name: WELLEN PARK VILLAGE D ROUNDABOUT

Reason/Description: 1) Utility Delays October-December 2023

Pay Item#	Description	Quantity	UOM	Unit Price	Total
	VILLAGE D MISCELLANEOUS ITEMS				\$ -
	Labor, Equipment, Indirects	1	LS	\$ 131,341.23	\$ 131,341.23
	Extended MOT	1	LS	\$ 25,065.59	\$ 25,065.59

NET CHANGE: \$ 156,406.82

These changes will Add (20) Days to the Construction Schedule

Qualifications/Exclusions:

- 1 Proposal valid for 30 days
- 2
- 3

We agree to the work of this RCO proposal and this work is hereby incorporated into the scope of work of the contract and The de Moya Group can proceed with this work accordingly. Further, we agree that The de Moya Group will be paid for this work in the pay period the work is performed and there is no further approvals necessary which may delay payment. For all intents and purposes and upon signature below, this document is a change order to the contract.

Agreed to:

BY: _____

Title: _____

Date: _____

Date of Issuance:

Owner: West Villages Improvement District
Contractor: The deMoya Group, Inc.
Engineer: Dewberry Engineers, Inc.
Project: Wellen Park Blvd. Roundabout & US 41/SR 45 Improvements Project

Effective Date:

Owner's Contract No.: N/A
Contractor's Project No.: N/A
Engineer's Project No.: N/A
Contract Name: N/A

The Contract is modified as follows upon execution of this Change Order:

Description: Utility Delays to Drainage Install October-December 2023

Attachments: de Moya Group Request for Change Order #8.

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES [note changes in Milestones if applicable]
Original Contract Price: \$9,305,602.04	Original Contract Times: Substantial Completion: <u>540 days</u> Ready for Final Payment: <u>570 days</u> days or dates
[Increase] [Decrease] from previously approved Change Orders No. <u>7</u> to No. <u>8</u> : \$113,000.00	[Increase] [Decrease] from previously approved Change Orders No. <u>7</u> to No. <u>8</u> : Substantial Completion: <u>0 days</u> Ready for Final Payment: <u>0 days</u> days
Contract Price prior to this Change Order: \$10,690,128.01	Contract Times prior to this Change Order: Substantial Completion: <u>694 days</u> Ready for Final Payment: <u>724 days</u> days or dates
[Increase] [Decrease] of this Change Order (circle one): \$156,406.82	[Increase] [Decrease] of this Change Order: Substantial Completion: <u>20 days</u> Ready for Final Payment: <u>20 days</u> days or dates
Contract Price incorporating this Change Order: \$10,846,534.83	Contract Times with all approved Change Orders: Substantial Completion: <u>714 days</u> Ready for Final Payment: <u>744 days</u> days or dates

RECOMMENDED:	RECOMMENDED:	ACCEPTED:
By: <u>Giacomo S Licari</u> Engineer <small>Digitally signed by Giacomo S Licari DN: cn=Giacomo S Licari, o=Dewberry, ou=US, email=G.Licari@Dewberry.com, c=US Date: 2024.04.01 17:23:11 -0400</small>	By: <u>Robert Hill</u> Construction Manager <small>Digitally signed by Robert Hill Date: 2024.03.25 10:06:45 -04'00'</small>	By: <u>Alex Lawrence</u> Contractor <small>Digitally signed by Alex Lawrence DN: cn=Alex Lawrence, o=The deMoya Group, ou=US, email=alex.lawrence@demoya.com, c=US Date: 2024.03.25 14:49:36 -0400</small>
Title: _____	Title: _____	Title: _____
Date: _____	Date: _____	Date: _____

APPROVED BY OWNER:

By: _____
Title: Chairman, Board of Supervisors
Date: _____



The de Moya Group, Inc.
14600 SW 136th Street
Miami, FL 33186

Request for Change Order

RCO Date: 3/20/2024

RCO #: 8

Project Name: WELLEN PARK VILLAGE D ROUNDABOUT

Reason/Description: 1) Utility Delays October-December 2023

Pay Item#	Description	Quantity	UOM	Unit Price	Total
	VILLAGE D MISCELLANEOUS ITEMS				\$ -
	Labor, Equipment, Indirects	1	LS	\$ 131,341.23	\$ 131,341.23
	Extended MOT	1	LS	\$ 25,065.59	\$ 25,065.59

NET CHANGE: \$ 156,406.82

These changes will Add (20) Days to the Construction Schedule

Qualifications/Exclusions:

- 1 Proposal valid for 30 days
- 2
- 3

We agree to the work of this RCO proposal and this work is hereby incorporated into the scope of work of the contract and The de Moya Group can proceed with this work accordingly. Further, we agree that The de Moya Group will be paid for this work in the pay period the work is performed and there is no further approvals necessary which may delay payment. For all intents and purposes and upon signature below, this document is a change order to the contract.

Agreed to:

BY: _____

Title: _____

Date: _____

**FIFTH AMENDMENT TO AGREEMENT BETWEEN THE WEST VILLAGES
IMPROVEMENT DISTRICT AND BRIGHTVIEW LANDSCAPE SERVICES, INC.
REGARDING THE PROVISION OF LANDSCAPE AND IRRIGATION
MAINTENANCE SERVICES**

This Fifth Amendment (“Fifth Amendment”) is made and entered into as of this ____ day of April 2024 by and between:

West Villages Improvement District, a local unit of special-purpose government established pursuant to Chapter 189, Florida Statutes, and whose address is 2501A Burns Road, Palm Beach Gardens, Florida 33410 (“District”); and

Brightview Landscape Services, Inc., a foreign corporation, whose address is 24151 Ventura Boulevard, Calabasas, California 91302 (hereinafter “Contractor” and, together with the District, the “Parties”).

RECITALS

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

WHEREAS, District and Contractor entered into that certain *Agreement Regarding the Provision of Landscape and Irrigation Maintenance Services*, dated September 27, 2021 (“Agreement”) as amended by that *First Amendment to Agreement Regarding the Provision of Landscape and Irrigation Maintenance Services*, dated October 31, 2022, and that *Second Amendment to Agreement Regarding the Provision of Landscape and Irrigation Maintenance Services*, dated June 27, 2023, and that *Third Amendment to Agreement Regarding the Provision of Landscape and Irrigation Maintenance Services*, dated October 1, 2023, and that *Fourth Amendment to Agreement Regarding the Provision of Landscape and Irrigation Maintenance Services*, dated November 11, 2023; and

WHEREAS, Section 22 of the Agreement provides that the Parties may amend the Agreement when such amendment is in writing and authorized by both Parties; and

WHEREAS, the Parties now desire to amend the Agreement to add additional services as set forth in more detail below; and

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt and sufficiency of which are hereby acknowledged, the District and Contractor agree as follows:

SECTION 1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and are incorporated as a material part of this Fifth Amendment.

SECTION 2. AMENDMENT OF AGREEMENT.

- A. Exhibit A of the Agreement is hereby amended reflect the addition of new services areas described in **Exhibit A**, attached hereto (hereinafter the “New Service Areas”). As compensation for providing the services contemplated in the Agreement, as amended, to the New Services Areas, the District shall pay One Hundred Fifty-Six Thousand Sixty Dollars and Zero Cents (\$156,060.00) per year to the Contractor.

SECTION 3. AFFIRMATION OF THE AGREEMENT. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Except as described in Section 2 of this Fifth Amendment, nothing herein shall modify the rights and obligations of the Parties under the Agreement. All of the remaining provisions, including, but not limited to, the engagement of services, indemnification, and sovereign immunity provisions, remain in full effect and fully enforceable.

SECTION 4. AUTHORIZATION. The execution of this Fifth Amendment has been duly authorized by the appropriate body or official of the Parties, both Parties have complied with all the requirements of law, and both the Parties have full power and authority to comply with the terms and provisions of this Fifth Amendment.

SECTION 5. EXECUTION IN COUNTERPARTS. This Fifth Amendment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the Parties hereto have signed this Fifth Amendment on the day and year first written above.

Attest:

**WEST VILLAGES IMPROVEMENT
DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Witness:

**BRIGHTVIEW LANDSCAPE SERVICES,
INC.**

By: _____
Its: _____

Exhibit A: Landscape Maintenance Map

EXHIBIT A
Landscape Maintenance Map



IRRIGATION WATER RATE STUDY

April 4, 2024

April 4, 2024

Board of Supervisors
West Villages Improvement District
2501 Burns Road, Suite A
Palm Beach Gardens, FL 33410

Subject: Irrigation Water Rate Study

GovRates, Inc. ("GovRates") has completed our review of the irrigation water rates for the irrigation system (the "System") for the West Villages Improvement District (the "District"), and has prepared this report which summarizes our analyses, findings, and recommendations. As discussed in this report, there are certain unknown factors at this time which limit our ability to provide rate recommendations beyond the initial year. The District should regularly review its irrigation water rates to ensure that the System is on a path to self-sustainability and that the rates remain equitable.

Communication activities for this study have included:

- Irrigation water rate study presentation to the Board of Supervisors (the "Board") and public on October 12, 2023. During this presentation, most of the study issues were communicated. The Board provided direction for billing irrigation water use for common areas and for sending representatives to discuss continued deficit funding with the developer.
- A public outreach meeting on March 21, 2024. During this meeting, the rate study issues were communicated and preliminary proposed irrigation water rates were presented.
- Two Zoom (virtual) meetings with communities on April 2, 2024 and April 3, 2024.

This rate study is the first formal rate review since September 2018. Developing a financial and rate plan for the System involves multiple considerations:

- The financial and rate plan should consider utility best management practices and should promote financial sustainability and creditworthiness. Conforming with utility best management practices enables the utility to accomplish its mission while keeping rates affordable over the long term. The two most important financial metrics for determining financial sustainability and creditworthiness are cash reserves and debt service coverage.

- The proposed monthly user rates should be considered equitable, affordable, and competitive.
- The proposed rate plan should not cause "rate shock" to customers. From a best financial management practices standpoint, smaller incremental increases over time can help avoid future rate shock and large "catch up" rate increases.
- The proposed rates should enable the utility to perform the necessary capital improvements and operational enhancements. The rates should also provide sufficient margins for capital reinvestment in the System.
- The proposed user rates should provide the System with an adequate level of revenue stability given the seasonality and cyclicity of irrigation water sales.
- The irrigation water user rate structure should encourage conservation of water resources.

The financial and rate plan should reflect a reasonable balance of the aforementioned considerations. Following this letter is an executive summary that provides an overview of our analyses and conclusions.

We greatly appreciate the opportunity to be of service to the District and would like to thank the management and staff for their tremendous assistance and cooperation during the course of the irrigation water rate study.

Yours in government service,

GovRates, Inc.



Bryan A. Mantz, CMC, CGFM
President



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EXECUTIVE SUMMARY AND RECOMMENDATIONS

EXECUTIVE SUMMARY AND RECOMMENDATIONS

ES-1: General

The West Villages Improvement District (the "District" or the "WVID") owns an irrigation water utility system (the "System" or the "Utility"). The System should have revenues equal to the costs of the services provided by the Utility, and the District should establish rates sufficient to cover the cost of operating, maintaining, repairing, and financing the System. There may also be rate covenants associated with the System's anticipated debt that require the District to establish the Utility's rates at certain levels to meet the debt obligations. To assist the District in reviewing the sufficiency of its rates, GovRates, Inc. ("GovRates") was retained to perform an irrigation water rate study. The last formal rate study was completed in September 2018.

ES-2: Costs Recovered Through Irrigation Water Rates

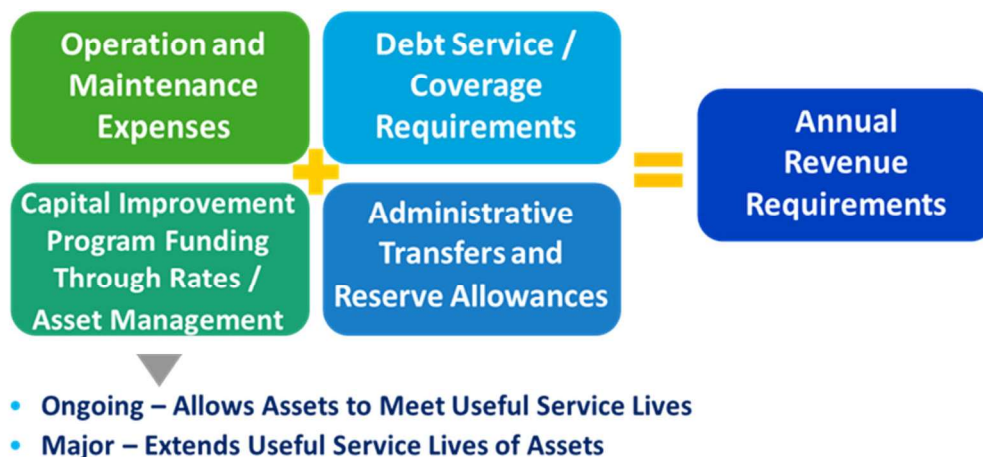
Costs recovered through the District's irrigation water rates include:

- Purchased reclaimed water costs from the City of North Port (the primary supplier) and Sarasota County. After March 2024, the Englewood Water District will no longer provide reclaimed water to the District. Based on current estimates from the District's engineer, reclaimed water can currently provide only 21% of the current irrigation water demand. The remainder of the demand must come from well water and stormwater / retained water.
- Electricity.
- Fuel/oil.
- System repairs.
- Engineering fees.
- Management fees (includes billing and accounting).
- Operations administration (includes field personnel).
- Legal fees.
- Audit.
- Well availability payments (currently being litigated).
- Capital improvement program – New infrastructure and renewals/replacements.
- In the future: Debt payments associated with paying off the developer for historical deficit funding and for financing capital improvements as needed.

ES-3: Revenue Requirements

As part of the current rate study, financial projections were prepared for the System through the Fiscal Year 2033 (the "Forecast Period"). The costs associated with operating and maintaining a utility system, as well as the costs of financing the renewals and replacements of existing facilities and the capital improvements for upgrades and expansions, are generally considered to be the revenue requirements of public utilities such as the District's. With respect to identifying revenue requirements for the Utility, the following Exhibit ES-1 shows the elements considered:

Exhibit ES-1: Revenue Requirement Components



The financial and rate plan should recognize the need to maintain appropriate debt service coverage ratios and adequate operating margins and reserves to fund ongoing capital needs and maintain the System's financial condition or "creditworthiness."

ES-4: Issues Identified

As of the date of this report, there are certain unknown factors at this time which limit our ability to provide rate recommendations beyond the initial year:

- Outcome of litigation or agreement among parties on future well availability charges.
- Willingness of developer to continue deficit funding.

A discussion of issues identified during the study follows.

Issue: Irrigation System Not Currently Self-Sustainable

The System currently relies on developer deficit funding that must eventually be repaid. Historical deficit funding as of September 30, 2023 totaled about \$3.8 million, which consisted of \$1.7 million for operating and \$2.1 million for capital. The details of this deficit funding are shown in the Appendix of this report. The Fiscal Year 2024 budgeted developer subsidy for capital / operating is \$517,876. Per the deficit funding agreement with the developer, the District is not charged interest for any deficit funding.

Future bond issues may be needed to pay off the deficit funding balance, and the timing of these bond issues depends on the developer's willingness to continue deficit funding. The longer the continued deficit funding, the more units over which to pay the debt, the more gradual the required irrigation water rate increases. District representatives have discussed continued deficit funding with the developer, but the developer has not yet made any commitment. Tax-exempt bonds are anticipated to be issued to pay off the capital improvements deficit funding, while taxable bonds are anticipated to be issued to pay off the deficit funding of operating costs.

Issue: Capital Funding

About \$13.5 million of capital needs have been identified through the Fiscal Year 2033. These needs are based on master plan cost estimates and renewal/replacement cost estimates provided by the District staff. The capital needs are considered necessary to meet irrigation demand and keep the System operationally sustainable. The System needs adequate infrastructure among the sources of water supply to ensure that all communities are able to receive irrigation water when needed. Approximately \$5.8 million (43%) of the capital needs are assumed to be funded by future unit bonds. All customers benefit from having more units over which to pay for System fixed costs.

Issue: Operating Expense Increases

Operating expenses have increased substantially and are projected to continue increasing. The local Tampa-St. Petersburg-Clearwater Consumer Price Index (CPI) has increased by about 31% since September 2018 when the last rate study was completed. There are many factors that affect the costs of operations over which the Utility has limited or no control. Factors such as cost increases from electric power providers, changes in fuel and oil prices resulting from global market changes, and competition for scarce resources such as concrete and building materials often result in cost increases that are greater than the change in the consumer price index (general inflation). Volatile market conditions have caused the supply costs of steel, PVC pipes, and other materials to increase substantially. Utility costs also typically increase at a higher rate than general inflation due to the regulatory environment.

Issue: Well Payments

Future well payments are uncertain pending the resolution of current litigation. The well availability charges represented in this study are simply those charged pursuant to the Irrigation Water Supply Agreement dated December 4, 2018 as amended. GovRates had no involvement in the establishment and amount of these charges. We are not water rights valuation experts and do not claim to have the expertise and experience to provide an expert opinion on the validity of the well availability charges and charge amounts. The valuation of water rights is typically determined based on the cost of replacement with another source. Per the easement agreement submitted with the water use permit application:

"Any rates for water charged by Grantee [Thomas Ranch Intangibles] will be competitive with prevailing rates charged by the City of North Port or other utility providers in the West Villages Improvement District."

The only alternative to well water currently available is potable water from the City of North Port. Our understanding is that the holder of the water rights / permit does have the option of cutting off the District's supply of well water and selling the well water to other entities. If this situation were to occur, the District would most likely need to secure a (more expensive) potable water source to handle a large portion of the irrigation demand. A bill comparison of the well availability charges with the City of North Port's Fiscal Year 2024 rates is shown in the following Exhibit ES-2.

Exhibit ES-2: Bill Comparison With City of North Port Fiscal Year 2024 Rates [*]

Description	Amount
City of North Port Bulk Reclaimed Water Rate Per 1,000 Gallons	\$0.31
Well Availability Charge Per 1,000 Gallons at Usage of 15,000 Gallons	\$0.28
Well Availability Charge Per 1,000 Gallons at Usage of 10,000 Gallons	\$0.42
Well Availability Charge Per 1,000 Gallons at Usage of 3,000 Gallons	\$1.39
City of North Port Bulk Potable Water Rate Per 1,000 Gallons	\$6.83
City of North Port Effective Retail Potable Water Rate Per 1,000 Gallons at Usage of 10,000 Gallons	\$10.13

[*] Reflects North Port water rates that became effective on December 1, 2023.

As shown in the preceding exhibit, the more water used, the lower the effective rate per 1,000 gallons of the well availability charge.

Issue: Differences in Per-Gallon Costs of Irrigation Water Among Customer Types

Based on decisions on how the irrigation system was structured, there are three basic customer types:

- Direct connection to master distribution system.
- Irrigation lakes with private irrigation pumps.
- Irrigation lakes with WVID irrigation pumps.

Customers with private irrigation pumps pay additional operating and maintenance costs for irrigation water. The District staff continues to collect data, but current estimates are at least \$0.20 per 1,000 gallons.

Issue: Billing of Common Area Irrigation Water

Per Board direction, GovRates has recognized the billing of common area irrigation water in Fiscal Year 2025. This policy equates to charging the District for the District's use of irrigation water, and these charges would be paid as operating costs from other District units. Based on recent history, the common area irrigation equates to about 114,920,000 gallons.

ES-5: Financial Forecast

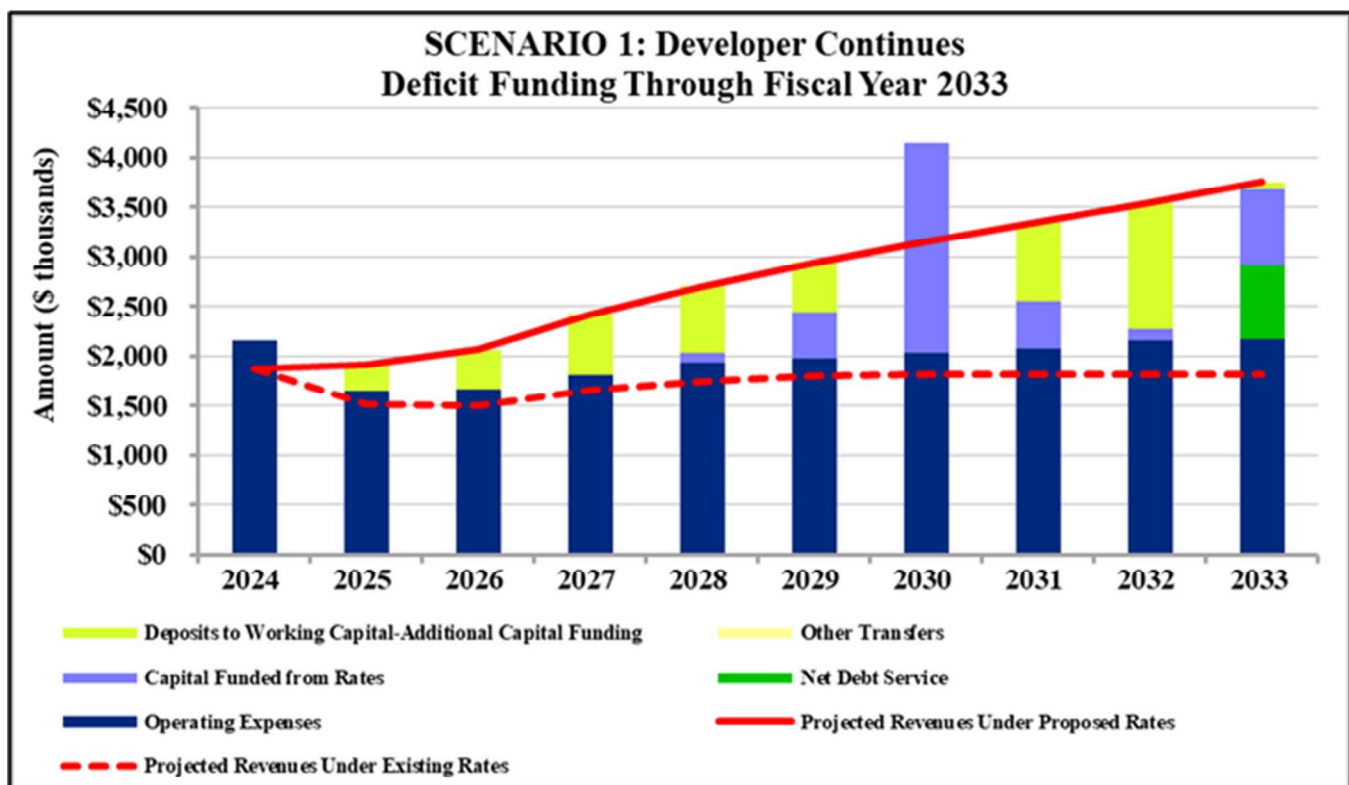
Without rate adjustments, the irrigation water system is on the path to bankruptcy. In the absence of future increases to the well availability charges and North Port bulk reclaimed water rates, GovRates has recognized the need for revenue increases under two scenarios:

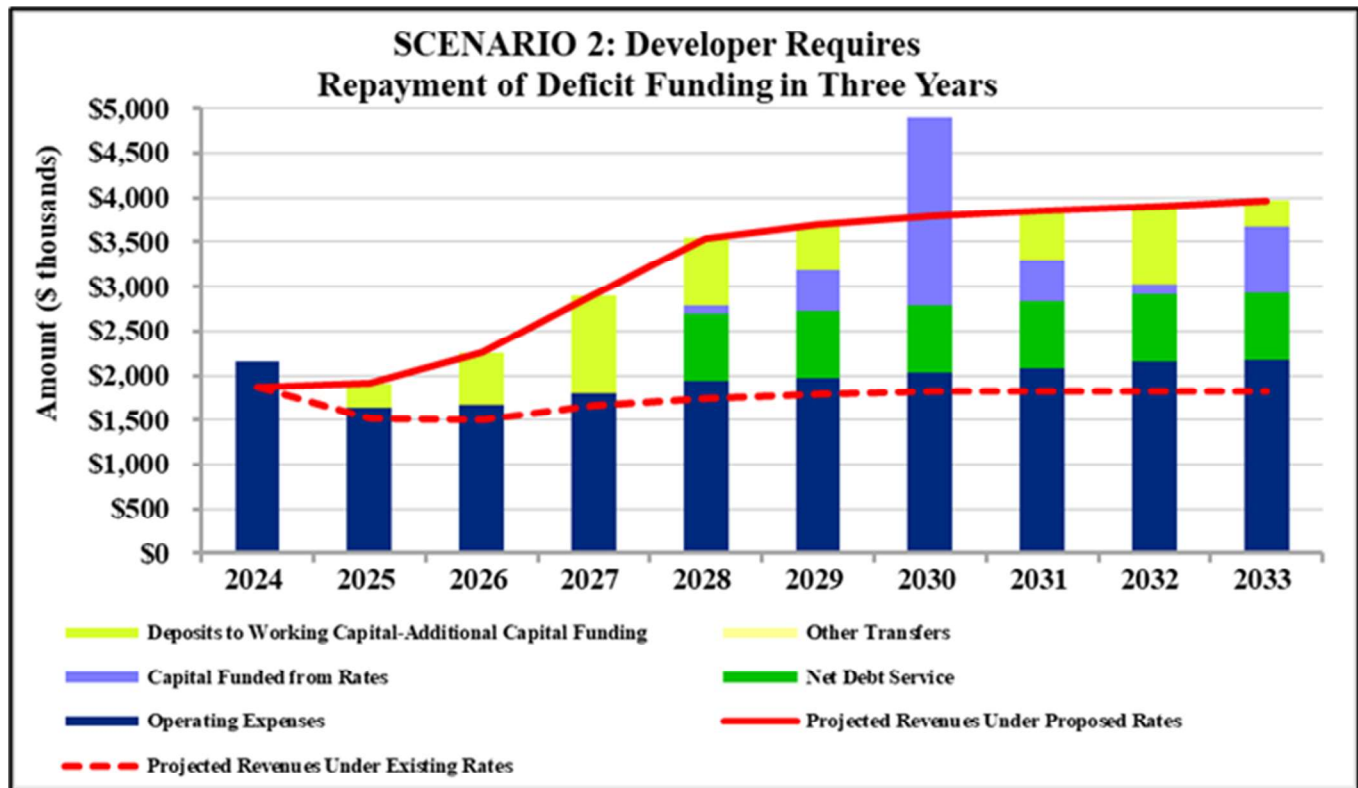
- The developer continues deficit funding through Fiscal Year 2033.
- The developer requires repayment of deficit funding in three years.

The increases under these two scenarios are summarized in the following Exhibit ES-3. Exhibit ES-3 also shows revenues vs. revenue requirements graphs for the two scenarios.

Exhibit ES-3: Two Rate Scenarios

	Scenario 1	Scenario 2
	Developer Continues Deficit Funding Through Fiscal Year 2033	Developer Requires Repayment of Deficit Funding in Three Years
Effective Date	Recognized Revenue Adjustment	Recognized Revenue Adjustment
As Soon As Practical	30.0%	30.0%
October 1, 2025	6.0%	16.0%
October 1, 2026	6.0%	16.0%
October 1, 2027	6.0%	16.0%
October 1, 2028	6.0%	1.5%
October 1, 2029	6.0%	1.5%
October 1, 2030	6.0%	1.5%
October 1, 2031	6.0%	1.5%
October 1, 2032	6.0%	1.5%





The initial adjustment is projected to eliminate the System's reliance on developer deficit funding for operating expenses. There would be continued developer deficit funding for capital needs. As shown in the preceding Exhibit ES-3, there are significant differences in the increase percentages between the two scenarios. GovRates recommends that rate adjustments beyond the initial adjustment be adopted after the District receives a commitment from the developer regarding future deficit funding.

ES-6: Proposed Monthly Irrigation Water Rates

Table ES-1 at the end of this Executive Summary shows the proposed monthly irrigation rates. The following Exhibit ES-4 shows a WVVD irrigation water bill comparison under the well availability charges and North Port bulk reclaimed water rates effective in March 2024.

Exhibit ES-4: WVID Irrigation Water Bill Comparison

Description	Monthly Bill for One ERU Using 10,000 Gallons	Increase in Customer Monthly Bill	Total Cost Per 1,000 Gallons of Irrigation Water Service	Total Cost Per Gallon of Irrigation Water Service
Existing Rates	\$12.86		\$1.29	\$0.0013
Proposed Rates - Customers With Private Irrigation Pumps [*]	15.82	\$2.96	1.58	\$0.0016
Proposed Rates - All Other Customers	17.82	4.96	1.78	\$0.0018

[*] These customers pay additional operating and maintenance expenses for irrigation water.

Compare with City of North Port Potable Water Rates:

Description	Monthly Bill for One ERU Using 10,000 Gallons	Total Cost Per 1,000 Gallons of Potable Water Service	Total Cost Per Gallon of Potable Water Service
North Port Bulk Potable Water Rates	\$68.30	\$6.83	\$0.0068
North Port Retail Potable Water Rates	101.26	10.13	\$0.0101

Comparing the above cost per gallon of irrigation water service with the cost per gallon of other commodities communicates the value of the service.

Figures ES-1 and ES-2 at the end of this Executive Summary show graphical reclaimed water and potable water bill comparisons at a usage level of 10,000 gallons, the historical usage level used by the District for comparison purposes. Since only a portion of the District's irrigation demand can be met by reclaimed water, both reclaimed water and potable water bill comparisons are appropriate.

The proposed rates produce bills that are competitive with those of other utilities. Bill comparisons should not be considered a "report card" on how well a utility is performing because there are many reasons why rates differ among utilities, such as reclaimed water pricing strategies. For example, JEA (Jacksonville), Florida's largest water and wastewater utility, prices its reclaimed water the same as potable irrigation water. The justification for JEA's pricing strategy is that i) reclaimed water provides the same benefit / use as potable irrigation water; and ii) not everyone has access to reclaimed water, and it is unfair to pay a higher potable water rate just because reuse is unavailable.

ES-7: Recommendations

The recommendations for this study are:

- Adopt the first year / initial irrigation water rate adjustments, which are anticipated to eliminate the operating deficit funding and to start the System on a path toward self-sustainability.
- In one year, validate the need for rate adjustments for Fiscal Year 2026 and beyond. By that time, there may be possible resolution of some current issues / unknowns. The customer growth, usage, and expense projections should be updated.
- Update the financial and rate plan regularly to reflect changing conditions and preserve the ability to gradually phase-in irrigation water rate adjustments. The District has the potential for tremendous growth, and it is important to continually monitor actual vs. projected results. The multi-year plan is anticipated to remain affordable and competitive by utility industry standards.
- To promote the equitability of the irrigation water rates, continue to collect data regarding additional operating and maintenance costs paid by certain customers to receive irrigation water.

TABLE ES-1
Schedule of Proposed Irrigation Water Rates

Proposed Irrigation Quality Water Rates

<u>Rates per 1 Equivalent Residential Unit (ERU)</u>	<u>Tier 1</u>	<u>Tier 2⁴</u>
<i>Monthly Base Charge Rate¹</i>	\$2.35	n/a
<i>Well Availability Rate²</i>	\$4.17	n/a
<u>Volumetric Rate per 1,000 gallons</u>		
<i>Purchased Reclaimed Water Rate³</i>	\$0.25	n/a
<i>Volumetric Usage Rate¹</i>		
- <i>Customers with Private Irrigation Pumps</i>	\$0.68	\$2.04
- <i>All Other Customers</i>	\$0.88	\$2.64

Common area irrigation water use shall be billed at the effective Purchased Reclaimed Water Rate per 1,000 gallons plus the effective Tier 1 Volumetric Rate per 1,000 gallons for All Other Customers as referenced in the above table (i.e., customers without private irrigation pumps). For the purposes of irrigation water billing, common areas shall include District-owned roadway medians, between sidewalk and curb, entrance ways, any buffer areas, any common amenity such as a dog park, and any other areas determined by the Board.

¹ In the absence of a formal study recommendation or action by the Board, the Monthly Base Charge Rate and the Volumetric Usage Rate shall be automatically increased effective October 1st of each fiscal year. The percentage increase shall be the percentage increase, if any, in the Consumer Price Index (CPI) for the Tampa-St. Petersburg-Clearwater, Florida area, all items, all urban consumers, not seasonally adjusted (Series ID: CUURS35DSA0 accessed via <https://data.bls.gov/cgi-bin/srgate>) from January of the preceding calendar year to January of the current calendar year as published by the Bureau of Labor Statistics of the United States Department of Labor. The calculated rates shall be rounded up to the nearest cent. The first increases under these provisions, if any, shall become effective on October 1, 2025.

² Pursuant to the *Irrigation Water Supply Agreement*, dated December 4, 2018, as amended, the Well Availability Rate is \$4.17 as of March 2024 and may be increased at the beginning of each fiscal year by an amount not to exceed the greater of i) 5.5% (i.e., the 10-year average of the United States CPI-Water and Sewerage Maintenance Series at the time of adoption of these rates); or ii) the July-to-July change in the United States CPI-Water and Sewerage Maintenance Series without the need for a further public hearing.

³ The Purchased Reclaimed Water Rate shall be automatically increased based on the percentage increase, if any, in the City of North Port reclaimed water rate charged to the District (which is \$0.31/1,000 gallons as of March 2024) without the need for a further public hearing. The calculated rates shall be rounded up to the nearest cent.

⁴ To promote water conservation, Tier 2 volumetric rates are priced at three (3) times Tier 1 volumetric rates. Tier 2 volumetric rates will apply for those customers exceeding 1.5 times their monthly irrigation allocation (hereinafter the “Monthly Allocation”) based on AGMOD Demand Calculations, as determined by the District Manager or their designee. The Monthly Allocation shall be calculated by multiplying the AGMOD Reserved Annual Average Daily Quantity (expressed in gallons per day) by the number of days in a given month. Monthly Allocations will accommodate applicable grow-in practices for new construction, as determined to be appropriate by the District Manager or their designee. Tier 2 rates will only be applied to usage that exceeds the Monthly Allocation.

ERUs Per Customer Class

<u>Product Type</u>	<u>Metric</u>	<u>ERU</u>
Single-Family ¹ Residential Unit	1 unit	1
Multi-Family ² Residential Unit	1 unit	.33
Commercial Irrigable Acres ³	.075 irrigable acres	1
Recreational Irrigable Acres ⁴	.075 irrigable acres	1

¹ A single-family unit is defined as a building containing not more than two (2) dwellings.

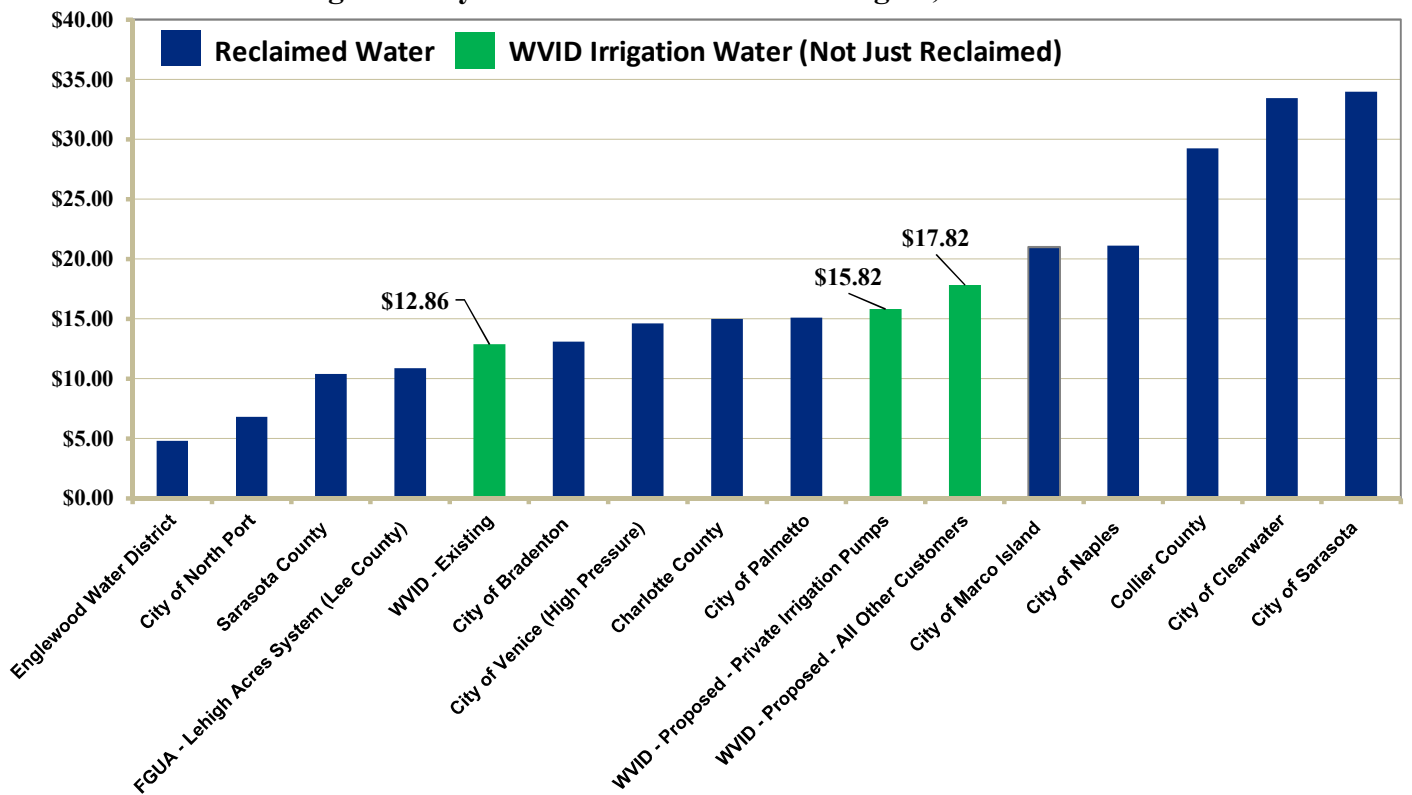
² A multi-family unit is defined as a building containing more than two (2) dwellings.

³ Irrigable acreage for commercial property is calculated based on 16% of the net developable area (i.e. gross land area less major roadway right-of-way and wetland areas) for each parcel.

⁴ Irrigable acreage for recreational property (i.e. golf courses, parks, athletic facilities, etc.) is calculated based on an estimate of the irrigable area for the property as conducted by a Professional Engineer.

Rates Effective March 2024

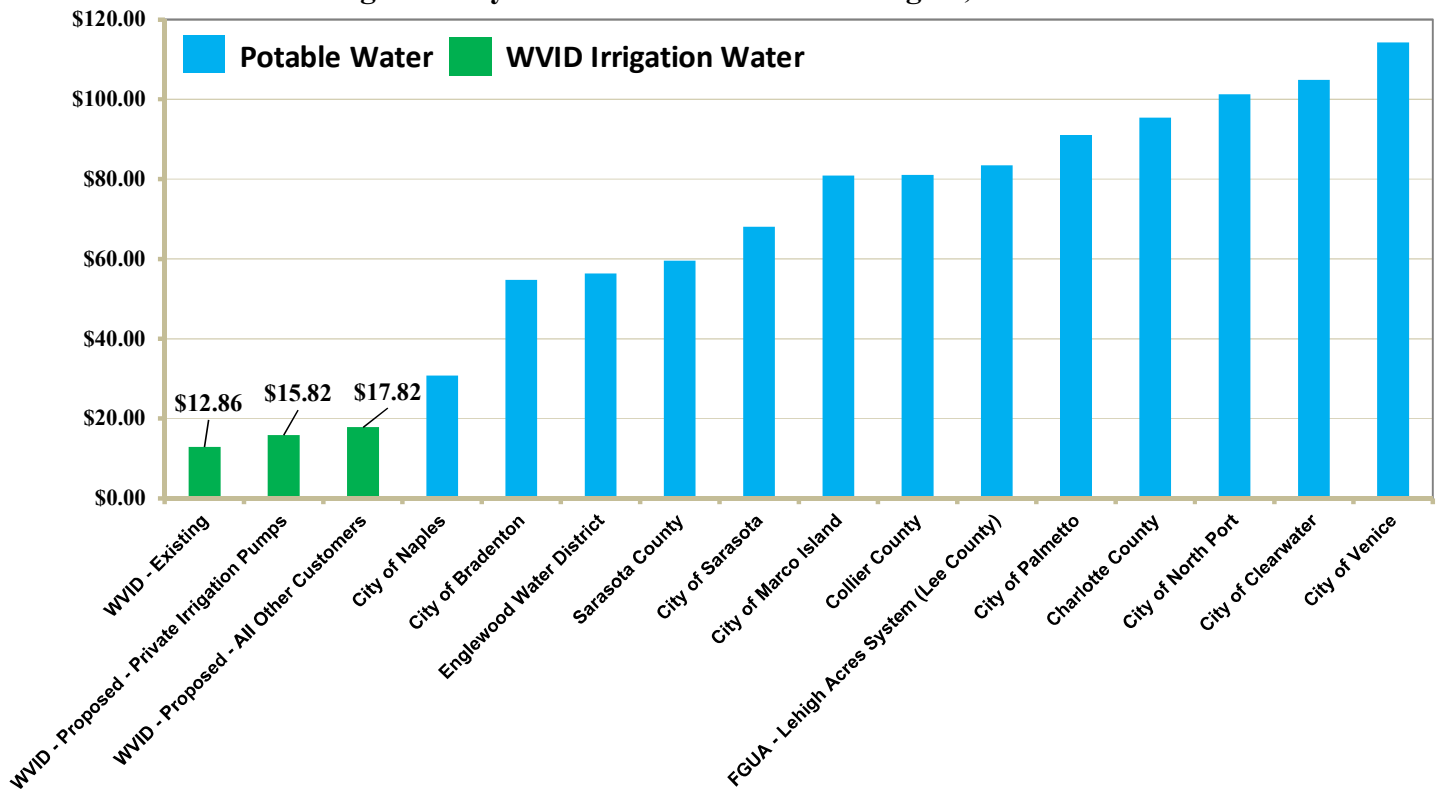
Figure ES-1
West Villages Improvement District
Comparison of
Monthly Charges for Reclaimed Water Service for
Single Family Residential Customers Using 10,000 Gallons



ES-10

Rates Effective March 2024

Figure ES-2
West Villages Improvement District
Comparison of
Monthly Charges for Potable Water Service for
Single Family Residential Customers Using 10,000 Gallons



ES-11

SECTION 1

Financial Forecast

SECTION 1:

FINANCIAL FORECAST

1-1: General

This section of the report reflects Scenario 1: Developer Continues Deficit Funding Through Fiscal Year 2033 as referenced in the Executive Summary of this report.

1-2: Existing Monthly Irrigation Water Rates

The District's existing monthly irrigation water rates are summarized in the following Exhibit 1-1.

**Exhibit 1-1: Existing Irrigation Water Rates
Per Equivalent Residential Unit (ERU)**

Description	Amount
Well Availability Charge Per ERU	\$4.17
Capital Recovery Fee Per ERU	\$1.39
<u>Volumetric Rate Per 1,000 Gallons</u>	
Tier 1	\$0.73
Tier 2	\$1.39

1-3: Irrigation Water System Customer Statistics

The District has the potential for tremendous growth. The number of billable equivalent residential units (ERU's) has doubled over the past years – 2,958 ERU's in Fiscal Year 2021 to 5,926 ERU's in Fiscal Year 2023. A similar growth rate is projected to continue over the next few years.

A summary of the historical and projected customer statistics is shown in Table 1-1 at the end of this section. The growth projections were based on estimated absorption schedules and discussions with the District staff.

1-4: Revenues Under Existing Monthly Irrigation Water Rates

The forecast of revenues from existing irrigation water rates was based on i) the projection of System accounts and corresponding irrigation water usage as shown in Table 1-1; and ii) the existing rates for irrigation water service. A summary of the projected irrigation water rate revenues derived under existing rates is included in Table 1-2 at the end of this section.

1-5: Revenue Requirements – Principal Assumptions and Considerations

The costs associated with operating and maintaining a utility system, as well as the costs of financing the renewals and replacements of existing facilities and the capital improvements for upgrades and expansions, are generally considered as the revenue requirements of a public utility such as the District's System. The sum of these costs, after adjusting for other operating and non-operating (e.g., interest income) revenues available to the utility, represents the net revenue requirements of a utility system that must be funded from the monthly user charges or rates. The following is a summary of the net revenue requirements derivation:

- + Cost of Operation and Maintenance
- + Debt Service Payments (Senior and Subordinate)
- + Transfers and Administration Payments
- + Capital Project Financing
- + Working Capital Reserves / Financial Compliance
- Other Operating Revenue and Other Funding Sources
- Interest Income
- = Net Revenue Requirements (Funded from User Rates)

Net revenue requirements signify the expenditure levels required to be recovered from monthly user fees or rates. The development of the net revenue requirements of the System is a critical component of the analysis since utility rates should be designed to fully recover the cost of providing service.

The financial evaluation contained in this utility rate study covered projections through the Fiscal Year ending September 30, 2033 (previously defined as the "Forecast Period"). A forecast of System operations was prepared to i) assess the adequacy of utility rates in the near future; ii) recognize potential cost recovery strategies based on the phase-in of any required rate adjustments to meet the projected revenue requirements and finance identified capital expenditure requirements; and iii) examine the financial implications of alternatives to funding the System's multi-year capital improvement program.

The projected revenue requirements are shown in Table 1-3 at the end of this section. In the preparation of the financial projections contained in this report and the conclusions that follow, GovRates has made certain assumptions with respect to conditions that may occur in the future. While we believe the assumptions are reasonable and based on the best available information for the purpose of this report, they are dependent upon future events, and actual conditions may differ from those assumed. We recommend that the District continue to compare actual results with the projections contained in this report to ensure that the System's rates continue to be sufficient.

For the purposes of the financial projections, the principal considerations and assumptions were either made by us or provided to us by others. These considerations and assumptions include the following:

1. Projected revenues from current rates and charges for the District's System have been based on the schedule of rates and charges currently in effect. Such rates were applied to the customer and sales usage forecast discussed previously.

2. Projected operating expenditures were based on discussions with the District staff and are summarized in Table 1-4 at the end of this section.
3. The System currently has no debt outstanding. It was assumed that the Utility would issue two 20-year senior lien bond issues in Fiscal Year 2033 to repay the developer for assumed deficit funding during Forecast Period. The assumptions for these bond issues are:

Tax-Free Bond Issue for Capital Deficit Funding

Fiscal Year of issuance:	2033
Principal amount of bonds:	\$5,930,000
Bond term:	20 years
Interest rate:	7.0%
Issuance costs as percent of principal:	2.5%
Annual payment:	\$559,750

Taxable Bond Issue for Operating Deficit Funding

Fiscal Year of issuance:	2033
Principal amount of bonds:	\$1,720,000
Bond term:	20 years
Interest rate:	9.33%
Issuance costs as percent of principal:	2.5%
Annual payment:	\$192,916

4. The projected capital expenditures through the Fiscal Year 2033 for the irrigation water system were based on discussions with the District staff. Table 1-5 at the end of this section provides a detailed listing of the capital projects for the System as well as projected funding sources for such projects within the analysis period.
5. The District has levied assessments to pay for the extraordinary expenses resulting from the current litigation (e.g., engineering, legal, rate consultants, etc.) during the initial years of the Forecast Period. These assessments have been treated as other revenues in this analysis.

Table 1-1
West Villages Improvement District
Irrigation Rate Study

Customer and Equivalent Residential Unit (ERU) Growth

Line No.	Description	Historical 2019	Historical 2020	Historical 2021	Historical 2022	Historical 2023	2024	2025	2026	2027	Fiscal Year Ending September 30,					
											2028	2029	2030	2031	2032	2033
<u>Gran Paradiso (Village A)</u>																
Growth																
1	Single Family / Villas or Equivalents					-	105	105	22	-	-	-	-	-	-	-
2	Multi-Family					-	-	-	-	-	-	-	-	-	-	-
3	Total Growth					-	105	105	22	-	-	-	-	-	-	-
Total Accounts or ERUs - Average Monthly																
4	Single Family / Villas or Equivalents	1,025	1,301	1,423	1,423	1,423	1,528	1,633	1,655	1,655	1,655	1,655	1,655	1,655	1,655	1,655
5	Multi-Family	225	396	512	512	512	512	512	512	512	512	512	512	512	512	512
6	Total Accounts or ERUs - Average Monthly	1,250	1,697	1,935	1,935	1,935	2,040	2,145	2,167	2,167	2,167	2,167	2,167	2,167	2,167	2,167
ERUs Per Customer																
7	Estimated Annual ERUs	1,099	1,432	1,592	1,592	1,592	1,697	1,802	1,824	1,824	1,824	1,824	1,824	1,824	1,824	1,824
8	Average Monthly Use Per ERU	16,569	15,998	10,159	12,311	14,072	13,435	13,435	13,435	13,435	13,435	13,435	13,435	13,435	13,435	13,435
Sales																
9	Tier 1 Water Sales	218,509	274,902	194,080	235,195	256,670	273,599	290,528	294,075	294,075	294,075	294,075	294,075	294,075	294,075	294,075
10	Tier 2 Water Sales	-	-	-	-	12,165	-	-	-	-	-	-	-	-	-	-
11	Total Annual Water Sales (kgal)	218,509	274,902	194,080	235,195	268,835	273,599	290,528	294,075	294,075	294,075	294,075	294,075	294,075	294,075	294,075
12	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
13	Adjusted Water Sales (kgal)	218,509	274,902	194,080	235,195	268,835	273,599	290,528	294,075	294,075	294,075	294,075	294,075	294,075	294,075	294,075
<u>Grand Living (Village D)</u>																
Growth																
14	Single Family / Villas or Equivalents					12	150	150	150	150	17	-	-	-	-	-
15	Multi-Family					173	-	-	-	-	-	-	-	-	-	-
16	Total Growth					185	150	150	150	150	17	-	-	-	-	-
Total Accounts or ERUs - Average Monthly																
17	Single Family / Villas or Equivalents	-	-	-	-	12	162	312	462	612	629	629	629	629	629	629
18	Multi-Family	-	-	-	-	173	173	173	173	173	173	173	173	173	173	173
19	Total Accounts or ERUs - Average Monthly	-	-	-	-	185	335	485	635	785	802	802	802	802	802	802
ERUs Per Customer																
20	Estimated Annual ERUs	-	-	-	-	69	219	369	519	669	686	686	686	686	686	686
21	Average Monthly Use Per ERU	-	-	-	-	3,047	2,508	2,508	2,508	2,508	2,508	2,508	2,508	2,508	2,508	2,508
Sales																
22	Tier 1 Water Sales	-	-	-	-	2,076	6,590	11,104	15,618	20,132	20,644	20,644	20,644	20,644	20,644	20,644
23	Tier 2 Water Sales	-	-	-	-	447	-	-	-	-	-	-	-	-	-	-
24	Total Annual Water Sales (kgal)	-	-	-	-	2,523	6,590	11,104	15,618	20,132	20,644	20,644	20,644	20,644	20,644	20,644
25	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
26	Adjusted Water Sales (kgal)	-	-	-	-	2,523	6,590	11,104	15,618	20,132	20,644	20,644	20,644	20,644	20,644	20,644

Table 1-1
West Villages Improvement District
Irrigation Rate Study

Customer and Equivalent Residential Unit (ERU) Growth

Line No.	Description	Historical 2019	Historical 2020	Historical 2021	Historical 2022	Historical 2023	2024	2025	2026	2027	Fiscal Year Ending September 30,					
											2028	2029	2030	2031	2032	2033
<u>Publix (Village D)</u>																
	Growth															
27	Single Family / Villas or Equivalents					-	-	-	-	-	-	-	-	-	-	-
28	Multi-Family					-	-	-	-	-	-	-	-	-	-	-
29	Total Growth					-	-	-	-	-	-	-	-	-	-	-
	Total Accounts or ERUs - Average Monthly															
30	Single Family / Villas or Equivalents	-	53	53	53	53	53	53	53	53	53	53	53	53	53	53
31	Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
32	Total Accounts or ERUs - Average Monthly	-	53	53	53	53	53	53	53	53	53	53	53	53	53	53
	ERUs Per Customer															
33	Estimated Annual ERUs	-	53	53	53	53	53	53	53	53	53	53	53	53	53	53
34	Average Monthly Use Per ERU	-	11,219	11,151	10,371	16,128	15,099	15,099	15,099	15,099	15,099	15,099	15,099	15,099	15,099	15,099
	Sales															
35	Tier 1 Water Sales	-	7,135	7,092	6,596	9,603	9,603	9,603	9,603	9,603	9,603	9,603	9,603	9,603	9,603	9,603
36	Tier 2 Water Sales	-	-	-	-	654	-	-	-	-	-	-	-	-	-	-
37	Total Annual Water Sales (kgal)	-	7,135	7,092	6,596	10,257	9,603	9,603	9,603	9,603	9,603	9,603	9,603	9,603	9,603	9,603
38	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
39	Adjusted Water Sales (kgal)	-	7,135	7,092	6,596	10,257	9,603	9,603	9,603	9,603	9,603	9,603	9,603	9,603	9,603	9,603
<u>Tropia (Village D)</u>																
	Growth															
40	Single Family / Villas or Equivalents					-	-	-	-	-	-	-	-	-	-	-
41	Multi-Family					223	64	-	-	-	-	-	-	-	-	-
42	Total Growth					223	64	-	-	-	-	-	-	-	-	-
	Total Accounts or ERUs - Average Monthly															
43	Single Family / Villas or Equivalents	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
44	Multi-Family	-	-	-	-	223	287	287	287	287	287	287	287	287	287	287
45	Total Accounts or ERUs - Average Monthly	-	-	-	-	223	287	287	287	287	287	287	287	287	287	287
	ERUs Per Customer															
46	Estimated Annual ERUs	-	-	-	-	74	95	95	95	95	95	95	95	95	95	95
47	Average Monthly Use Per ERU	-	-	-	-	4,545	4,092	4,092	4,092	4,092	4,092	4,092	4,092	4,092	4,092	4,092
	Sales															
48	Tier 1 Water Sales	-	-	-	-	3,634	4,665	4,665	4,665	4,665	4,665	4,665	4,665	4,665	4,665	4,665
49	Tier 2 Water Sales	-	-	-	-	402	-	-	-	-	-	-	-	-	-	-
50	Total Annual Water Sales (kgal)	-	-	-	-	4,036	4,665	4,665	4,665	4,665	4,665	4,665	4,665	4,665	4,665	4,665
51	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
52	Adjusted Water Sales (kgal)	-	-	-	-	4,036	4,665	4,665	4,665	4,665	4,665	4,665	4,665	4,665	4,665	4,665

Table 1-1
West Villages Improvement District
Irrigation Rate Study

Customer and Equivalent Residential Unit (ERU) Growth

Line No.	Description	Historical 2019	Historical 2020	Historical 2021	Historical 2022	Historical 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Fiscal Year Ending September 30.																
<u>Davis 2 (Apartments and Townhomes - Village D)</u>																
	Growth															
53	Single Family / Villas or Equivalents					-	-	-	-	-	-	-	-	-	-	-
54	Multi-Family					-	100	100	159	-	-	-	-	-	-	-
55	Total Growth					-	100	100	159	-	-	-	-	-	-	-
	Total Accounts or ERUs - Average Monthly															
56	Single Family / Villas or Equivalents	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
57	Multi-Family	-	-	-	-	-	100	200	359	359	359	359	359	359	359	359
58	Total Accounts or ERUs - Average Monthly	-	-	-	-	-	100	200	359	359	359	359	359	359	359	359
	ERUs Per Customer															
59	Estimated Annual ERUs	-	-	-	-	-	33	66	118	118	118	118	118	118	118	118
60	Average Monthly Use Per ERU	-	-	-	-	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125
	Sales															
61	Tier 1 Water Sales	-	-	-	-	-	3,614	7,227	12,921	12,921	12,921	12,921	12,921	12,921	12,921	12,921
62	Tier 2 Water Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
63	Total Annual Water Sales (kgal)	-	-	-	-	-	3,614	7,227	12,921	12,921	12,921	12,921	12,921	12,921	12,921	12,921
64	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
65	Adjusted Water Sales (kgal)	-	-	-	-	-	3,614	7,227	12,921	12,921	12,921	12,921	12,921	12,921	12,921	12,921
<u>Hospital Property Phase 1 (Village D)</u>																
	Growth															
66	Single Family / Villas or Equivalents					-	-	-	-	-	-	-	-	-	-	-
67	Multi-Family					-	-	-	-	-	-	-	-	-	-	-
68	Total Growth					-	-	-	-	-	-	-	-	-	-	-
	Total Accounts or ERUs - Average Monthly															
69	Single Family / Villas or Equivalents	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70	Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71	Total Accounts or ERUs - Average Monthly	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	ERUs Per Customer															
72	Estimated Annual ERUs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
73	Average Monthly Use Per ERU	-	-	-	-	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125
	Sales															
74	Tier 1 Water Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
75	Tier 2 Water Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
76	Total Annual Water Sales (kgal)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
77	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
78	Adjusted Water Sales (kgal)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Table 1-1
West Villages Improvement District
Irrigation Rate Study

Customer and Equivalent Residential Unit (ERU) Growth

Line No.	Description	Historical 2019	Historical 2020	Historical 2021	Historical 2022	Historical 2023	2024	2025	2026	2027	Fiscal Year Ending September 30,					
							2028	2029	2030	2031	2032	2033				
Public Safety Building (Village D)																
	Growth															
79	Single Family / Villas or Equivalents					16	-	-	-	-	-	-	-	-	-	-
80	Multi-Family					-	-	-	-	-	-	-	-	-	-	-
81	Total Growth					16	-	-	-	-	-	-	-	-	-	-
Total Accounts or ERUs - Average Monthly																
82	Single Family / Villas or Equivalents	-	-	-	23	39	39	39	39	39	39	39	39	39	39	39
83	Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
84	Total Accounts or ERUs - Average Monthly	-	-	-	23	39	39	39	39	39	39	39	39	39	39	39
ERUs Per Customer																
85	Estimated Annual ERUs	-	-	-	23	39	39	39	39	39	39	39	39	39	39	39
86	Average Monthly Use Per ERU	-	-	-	13,815	8,058	7,055	7,055	7,055	7,055	7,055	7,055	7,055	7,055	7,055	7,055
Sales																
87	Tier 1 Water Sales	-	-	-	3,813	3,302	3,302	3,302	3,302	3,302	3,302	3,302	3,302	3,302	3,302	3,302
88	Tier 2 Water Sales	-	-	-	-	469	-	-	-	-	-	-	-	-	-	-
89	Total Annual Water Sales (kgal)	-	-	-	3,813	3,771	3,302	3,302	3,302	3,302	3,302	3,302	3,302	3,302	3,302	3,302
90	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
91	Adjusted Water Sales (kgal)	-	-	-	3,813	3,771	3,302	3,302	3,302	3,302	3,302	3,302	3,302	3,302	3,302	3,302
Solea Age-Restricted Apartments (Village D)																
	Growth															
92	Single Family / Villas or Equivalents					-	-	-	-	-	-	-	-	-	-	-
93	Multi-Family					-	204	-	-	-	-	-	-	-	-	-
94	Total Growth					-	204	-	-	-	-	-	-	-	-	-
Total Accounts or ERUs - Average Monthly																
95	Single Family / Villas or Equivalents	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96	Multi-Family	-	-	-	-	-	204	204	204	204	204	204	204	204	204	204
97	Total Accounts or ERUs - Average Monthly	-	-	-	-	-	204	204	204	204	204	204	204	204	204	204
ERUs Per Customer																
98	Estimated Annual ERUs	-	-	-	-	-	67	67	67	67	67	67	67	67	67	67
99	Average Monthly Use Per ERU	-	-	-	-	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125
Sales																
100	Tier 1 Water Sales	-	-	-	-	-	7,337	7,337	7,337	7,337	7,337	7,337	7,337	7,337	7,337	7,337
101	Tier 2 Water Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
102	Total Annual Water Sales (kgal)	-	-	-	-	-	7,337	7,337	7,337	7,337	7,337	7,337	7,337	7,337	7,337	7,337
103	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
104	Adjusted Water Sales (kgal)	-	-	-	-	-	7,337	7,337	7,337	7,337	7,337	7,337	7,337	7,337	7,337	7,337

Table 1-1

**West Villages Improvement District
Irrigation Rate Study**

Customer and Equivalent Residential Unit (ERU) Growth

Line No.	Description	Historical 2019	Historical 2020	Historical 2021	Historical 2022	Historical 2023	2024	2025	2026	2027	Fiscal Year Ending September 30,					
							2028	2029	2030	2031	2032	2033				
<u>Antigua (Village E)</u>																
Growth																
105	Single Family / Villas or Equivalents					53	72	50	-	-	-	-	-	-	-	-
106	Multi-Family					-	-	-	-	-	-	-	-	-	-	-
107	Total Growth					53	72	50	-	-	-	-	-	-	-	-
Total Accounts or ERUs - Average Monthly																
108	Single Family / Villas or Equivalents	-	-	-	-	53	125	175	175	175	175	175	175	175	175	175
109	Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
110	Total Accounts or ERUs - Average Monthly	-	-	-	-	53	125	175	175	175	175	175	175	175	175	175
ERUs Per Customer																
111	Estimated Annual ERUs	-	-	-	-	53	125	175	175	175	175	175	175	175	175	175
112	Average Monthly Use Per ERU	-	-	-	-	16,684	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125
Sales																
113	Tier 1 Water Sales	-	-	-	-	10,611	13,688	19,163	19,163	19,163	19,163	19,163	19,163	19,163	19,163	19,163
114	Tier 2 Water Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
115	Total Annual Water Sales (kgal)	-	-	-	-	10,611	13,688	19,163	19,163	19,163	19,163	19,163	19,163	19,163	19,163	19,163
116	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
117	Adjusted Water Sales (kgal)	-	-	-	-	10,611	13,688	19,163	19,163	19,163	19,163	19,163	19,163	19,163	19,163	19,163
<u>Stillwell (Village E)</u>																
Growth																
118	Single Family / Villas or Equivalents					-	50	224	-	-	-	-	-	-	-	-
119	Multi-Family					-	-	-	-	-	-	-	-	-	-	-
120	Total Growth					-	50	224	-	-	-	-	-	-	-	-
Total Accounts or ERUs - Average Monthly																
121	Single Family / Villas or Equivalents	-	-	-	-	-	50	274	274	274	274	274	274	274	274	274
122	Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
123	Total Accounts or ERUs - Average Monthly	-	-	-	-	-	50	274	274	274	274	274	274	274	274	274
ERUs Per Customer																
124	Estimated Annual ERUs	-	-	-	-	-	50	274	274	274	274	274	274	274	274	274
125	Average Monthly Use Per ERU	-	-	-	-	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125
Sales																
126	Tier 1 Water Sales	-	-	-	-	-	5,475	30,003	30,003	30,003	30,003	30,003	30,003	30,003	30,003	30,003
127	Tier 2 Water Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
128	Total Annual Water Sales (kgal)	-	-	-	-	-	5,475	30,003	30,003	30,003	30,003	30,003	30,003	30,003	30,003	30,003
129	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
130	Adjusted Water Sales (kgal)	-	-	-	-	-	5,475	30,003	30,003	30,003	30,003	30,003	30,003	30,003	30,003	30,003

Table 1-1
West Villages Improvement District
Irrigation Rate Study

Customer and Equivalent Residential Unit (ERU) Growth

Line No.	Description	Historical 2019	Historical 2020	Historical 2021	Historical 2022	Historical 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Fiscal Year Ending September 30.																
<u>Academy at Wellen Park</u>																
	Growth															
131	Single Family / Villas or Equivalents					-	-	-	-	-	-	-	-	-	-	1
132	Multi-Family					-	-	-	-	-	-	-	-	-	-	-
133	Total Growth					-	-	-	-	-	-	-	-	-	-	1
	Total Accounts or ERUs - Average Monthly															
134	Single Family / Villas or Equivalents	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1
135	Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
136	Total Accounts or ERUs - Average Monthly	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1
	ERUs Per Customer															
137	Estimated Annual ERUs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1
138	Average Monthly Use Per ERU	-	-	-	-	10,900	10,900	10,900	10,900	10,900	10,900	10,900	10,900	10,900	10,900	10,900
	Sales															
139	Tier 1 Water Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	131
140	Tier 2 Water Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
141	Total Annual Water Sales (kgal)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	131
142	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
143	Adjusted Water Sales (kgal)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	131
<u>60-Acre Parcel - Coach Homes (Village E)</u>																
	Growth															
144	Single Family / Villas or Equivalents					-	-	-	100	100	100	100	-	-	-	-
145	Multi-Family					-	-	-	-	-	-	-	-	-	-	-
146	Total Growth					-	-	-	100	100	100	100	-	-	-	-
	Total Accounts or ERUs - Average Monthly															
147	Single Family / Villas or Equivalents	-	-	-	-	-	-	-	100	200	300	400	400	400	400	400
148	Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
149	Total Accounts or ERUs - Average Monthly	-	-	-	-	-	-	-	100	200	300	400	400	400	400	400
	ERUs Per Customer															
150	Estimated Annual ERUs	-	-	-	-	-	-	-	100	200	300	400	400	400	400	400
151	Average Monthly Use Per ERU	-	-	-	-	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125
	Sales															
152	Tier 1 Water Sales	-	-	-	-	-	-	-	10,950	21,900	32,850	43,800	43,800	43,800	43,800	43,800
153	Tier 2 Water Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
154	Total Annual Water Sales (kgal)	-	-	-	-	-	-	-	10,950	21,900	32,850	43,800	43,800	43,800	43,800	43,800
155	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
156	Adjusted Water Sales (kgal)	-	-	-	-	-	-	-	10,950	21,900	32,850	43,800	43,800	43,800	43,800	43,800

Table 1-1
West Villages Improvement District
Irrigation Rate Study

Customer and Equivalent Residential Unit (ERU) Growth

Line No.	Description	Historical 2019	Historical 2020	Historical 2021	Historical 2022	Historical 2023	2024	2025	2026	2027	Fiscal Year Ending September 30,					
							2028	2029	2030	2031	2032	2033				
<u>Avelina (Village F)</u>																
Growth																
157	Single Family / Villas or Equivalents					-	-	-	-	-	-	-	-	-	-	-
158	Multi-Family					-	-	-	-	-	-	-	-	-	-	-
159	Total Growth					-	-	-	-	-	-	-	-	-	-	-
Total Accounts or ERUs - Average Monthly																
160	Single Family / Villas or Equivalents	-	-	56	96	96	96	96	96	96	96	96	96	96	96	96
161	Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
162	Total Accounts or ERUs - Average Monthly	-	-	56	96	96	96	96	96	96	96	96	96	96	96	96
ERUs Per Customer																
163	Estimated Annual ERUs	-	-	56	96	96	96	96	96	96	96	96	96	96	96	96
164	Average Monthly Use Per ERU	-	-	6,057	9,444	16,985	16,985	16,985	16,985	16,985	16,985	16,985	16,985	16,985	16,985	16,985
Sales																
165	Tier 1 Water Sales	-	-	4,070	10,880	19,567	19,567	19,567	19,567	19,567	19,567	19,567	19,567	19,567	19,567	19,567
166	Tier 2 Water Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
167	Total Annual Water Sales (kgal)	-	-	4,070	10,880	19,567	19,567	19,567	19,567	19,567	19,567	19,567	19,567	19,567	19,567	19,567
168	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
169	Adjusted Water Sales (kgal)	-	-	4,070	10,880	19,567	19,567	19,567	19,567	19,567	19,567	19,567	19,567	19,567	19,567	19,567
<u>Wysteria (Village F)</u>																
Growth																
170	Single Family / Villas or Equivalents					-	-	-	-	-	-	-	-	-	-	-
171	Multi-Family					-	-	-	-	-	-	-	-	-	-	-
172	Total Growth					-	-	-	-	-	-	-	-	-	-	-
Total Accounts or ERUs - Average Monthly																
173	Single Family / Villas or Equivalents	-	-	51	153	153	153	153	153	153	153	153	153	153	153	153
174	Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
175	Total Accounts or ERUs - Average Monthly	-	-	51	153	153	153	153	153	153	153	153	153	153	153	153
ERUs Per Customer																
176	Estimated Annual ERUs	-	-	51	153	153	153	153	153	153	153	153	153	153	153	153
177	Average Monthly Use Per ERU	-	-	2,734	7,205	15,424	11,904	11,904	11,904	11,904	11,904	11,904	11,904	11,904	11,904	11,904
Sales																
178	Tier 1 Water Sales	-	-	1,673	13,229	21,857	21,857	21,857	21,857	21,857	21,857	21,857	21,857	21,857	21,857	21,857
179	Tier 2 Water Sales	-	-	-	-	6,461	-	-	-	-	-	-	-	-	-	-
180	Total Annual Water Sales (kgal)	-	-	1,673	13,229	28,318	21,857	21,857	21,857	21,857	21,857	21,857	21,857	21,857	21,857	21,857
181	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
182	Adjusted Water Sales (kgal)	-	-	1,673	13,229	28,318	21,857	21,857	21,857	21,857	21,857	21,857	21,857	21,857	21,857	21,857

Table 1-1

**West Villages Improvement District
Irrigation Rate Study**

Customer and Equivalent Residential Unit (ERU) Growth

Line No.	Description	Historical 2019	Historical 2020	Historical 2021	Historical 2022	Historical 2023	2024	2025	2026	2027	Fiscal Year Ending September 30,					
											2028	2029	2030	2031	2032	2033
Solstice (Village F)																
Growth																
183	Single Family / Villas or Equivalents					16	-	-	-	-	-	-	-	-	-	-
184	Multi-Family					-	-	-	-	-	-	-	-	-	-	-
185	Total Growth					16	-	-	-	-	-	-	-	-	-	-
Total Accounts or ERUs - Average Monthly																
186	Single Family / Villas or Equivalents	-	-	-	171	187	187	187	187	187	187	187	187	187	187	187
187	Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
188	Total Accounts or ERUs - Average Monthly	-	-	-	171	187	187	187	187	187	187	187	187	187	187	187
ERUs Per Customer																
189	Estimated Annual ERUs	-	-	-	171	187	187	187	187	187	187	187	187	187	187	187
190	Average Monthly Use Per ERU	-	-	-	104	5,664	6,179	6,179	6,179	6,179	6,179	6,179	6,179	6,179	6,179	6,179
Sales																
191	Tier 1 Water Sales	-	-	-	214	12,711	13,866	13,866	13,866	13,866	13,866	13,866	13,866	13,866	13,866	13,866
192	Tier 2 Water Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
193	Total Annual Water Sales (kgal)	-	-	-	214	12,711	13,866	13,866	13,866	13,866	13,866	13,866	13,866	13,866	13,866	13,866
194	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
195	Adjusted Water Sales (kgal)	-	-	-	214	12,711	13,866	13,866	13,866	13,866	13,866	13,866	13,866	13,866	13,866	13,866
Sunstone (Village F)																
Growth																
196	Single Family / Villas or Equivalents					52	100	100	100	100	100	30	-	-	-	-
197	Multi-Family					-	-	-	-	-	-	-	-	-	-	-
198	Total Growth					52	100	100	100	100	100	30	-	-	-	-
Total Accounts or ERUs - Average Monthly																
199	Single Family / Villas or Equivalents	-	-	-	103	155	255	355	455	555	655	685	685	685	685	685
200	Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
201	Total Accounts or ERUs - Average Monthly	-	-	-	103	155	255	355	455	555	655	685	685	685	685	685
ERUs Per Customer																
202	Estimated Annual ERUs	-	-	-	103	155	255	355	455	555	655	685	685	685	685	685
203	Average Monthly Use Per ERU	-	-	-	5,333	18,920	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125
Sales																
204	Tier 1 Water Sales	-	-	-	6,591	35,191	27,923	38,873	49,823	60,773	71,723	75,008	75,008	75,008	75,008	75,008
205	Tier 2 Water Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
206	Total Annual Water Sales (kgal)	-	-	-	6,591	35,191	27,923	38,873	49,823	60,773	71,723	75,008	75,008	75,008	75,008	75,008
207	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
208	Adjusted Water Sales (kgal)	-	-	-	6,591	35,191	27,923	38,873	49,823	60,773	71,723	75,008	75,008	75,008	75,008	75,008

Table 1-1
West Villages Improvement District
Irrigation Rate Study

Customer and Equivalent Residential Unit (ERU) Growth

Line No.	Description	Historical 2019	Historical 2020	Historical 2021	Historical 2022	Historical 2023	2024	2025	2026	2027	Fiscal Year Ending September 30,					
							2028	2029	2030	2031	2032	2033				
Gran Place (Village F)																
Growth																
209	Single Family / Villas or Equivalents					31	-	-	-	-	-	-	-	-	-	-
210	Multi-Family					-	-	-	-	-	-	-	-	-	-	-
211	Total Growth					31	-	-	-	-	-	-	-	-	-	-
Total Accounts or ERUs - Average Monthly																
212	Single Family / Villas or Equivalents	-	-	-	11	42	42	42	42	42	42	42	42	42	42	42
213	Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
214	Total Accounts or ERUs - Average Monthly	-	-	-	11	42	42	42	42	42	42	42	42	42	42	42
ERUs Per Customer																
215	Estimated Annual ERUs	-	-	-	11	42	42	42	42	42	42	42	42	42	42	42
216	Average Monthly Use Per ERU	-	-	-	1,644	12,305	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125
Sales																
217	Tier 1 Water Sales	-	-	-	217	6,202	4,599	4,599	4,599	4,599	4,599	4,599	4,599	4,599	4,599	4,599
218	Tier 2 Water Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
219	Total Annual Water Sales (kgal)	-	-	-	217	6,202	4,599	4,599	4,599	4,599	4,599	4,599	4,599	4,599	4,599	4,599
220	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
221	Adjusted Water Sales (kgal)	-	-	-	217	6,202	4,599	4,599	4,599	4,599	4,599	4,599	4,599	4,599	4,599	4,599
BB Living (Village G)																
Growth																
222	Single Family / Villas or Equivalents					-	100	100	-	-	-	-	-	-	-	-
223	Multi-Family					-	-	-	-	-	-	-	-	-	-	-
224	Total Growth					-	100	100	-	-	-	-	-	-	-	-
Total Accounts or ERUs - Average Monthly																
225	Single Family / Villas or Equivalents	-	-	-	-	-	100	200	200	200	200	200	200	200	200	200
226	Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
227	Total Accounts or ERUs - Average Monthly	-	-	-	-	-	100	200	200	200	200	200	200	200	200	200
ERUs Per Customer																
228	Estimated Annual ERUs	-	-	-	-	-	100	200	200	200	200	200	200	200	200	200
229	Average Monthly Use Per ERU	-	-	-	-	-	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000
Sales																
230	Tier 1 Water Sales	-	-	-	-	-	8,400	16,800	16,800	16,800	16,800	16,800	16,800	16,800	16,800	16,800
231	Tier 2 Water Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
232	Total Annual Water Sales (kgal)	-	-	-	-	-	8,400	16,800	16,800	16,800	16,800	16,800	16,800	16,800	16,800	16,800
233	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
234	Adjusted Water Sales (kgal)	-	-	-	-	-	8,400	16,800	16,800	16,800	16,800	16,800	16,800	16,800	16,800	16,800

Table 1-1
West Villages Improvement District
Irrigation Rate Study

Customer and Equivalent Residential Unit (ERU) Growth

Line No.	Description	Historical 2019	Historical 2020	Historical 2021	Historical 2022	Historical 2023	2024	2025	2026	2027	Fiscal Year Ending September 30,					2028	2029	2030	2031	2032	2033
<u>Brightmore (Village G)</u>																					
Growth																					
235	Single Family / Villas or Equivalents					13	120	120	120	120	120	-	-	-	-	-	-	-	-	-	-
236	Multi-Family					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
237	Total Growth					13	120	120	120	120	120	-	-	-	-	-	-	-	-	-	-
Total Accounts or ERUs - Average Monthly																					
238	Single Family / Villas or Equivalents	-	-	-	-	13	133	253	373	493	613	613	613	613	613	613	613	613	613	613	613
239	Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
240	Total Accounts or ERUs - Average Monthly	-	-	-	-	13	133	253	373	493	613	613	613	613	613	613	613	613	613	613	613
ERUs Per Customer																					
241	Estimated Annual ERUs	-	-	-	-	13	133	253	373	493	613	613	613	613	613	613	613	613	613	613	613
242	Average Monthly Use Per ERU	-	-	-	-	9,399	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000
Sales																					
243	Tier 1 Water Sales	-	-	-	-	1,466	11,172	21,252	31,332	41,412	51,492	51,492	51,492	51,492	51,492	51,492	51,492	51,492	51,492	51,492	51,492
244	Tier 2 Water Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
245	Total Annual Water Sales (kgal)	-	-	-	-	1,466	11,172	21,252	31,332	41,412	51,492	51,492	51,492	51,492	51,492	51,492	51,492	51,492	51,492	51,492	51,492
246	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
247	Adjusted Water Sales (kgal)	-	-	-	-	1,466	11,172	21,252	31,332	41,412	51,492	51,492	51,492	51,492	51,492	51,492	51,492	51,492	51,492	51,492	51,492
<u>Braves (Village G)</u>																					
Growth																					
248	Single Family / Villas or Equivalents					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
249	Multi-Family					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
250	Total Growth					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Accounts or ERUs - Average Monthly																					
251	Single Family / Villas or Equivalents	711	458	458	458	458	458	458	458	458	458	458	458	458	458	458	458	458	458	458	458
252	Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
253	Total Accounts or ERUs - Average Monthly	711	458	458	458	458	458	458	458	458	458	458	458	458	458	458	458	458	458	458	458
ERUs Per Customer																					
254	Estimated Annual ERUs	711	458	458	458	458	458	458	458	458	458	458	458	458	458	458	458	458	458	458	458
255	Average Monthly Use Per ERU	7,612	7,484	6,199	5,652	5,808	5,808	5,808	5,808	5,808	5,808	5,808	5,808	5,808	5,808	5,808	5,808	5,808	5,808	5,808	5,808
Sales																					
256	Tier 1 Water Sales	64,942	41,131	34,068	31,061	31,920	31,920	31,920	31,920	31,920	31,920	31,920	31,920	31,920	31,920	31,920	31,920	31,920	31,920	31,920	31,920
257	Tier 2 Water Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
258	Total Annual Water Sales (kgal)	64,942	41,131	34,068	31,061	31,920	31,920	31,920	31,920	31,920	31,920	31,920	31,920	31,920	31,920	31,920	31,920	31,920	31,920	31,920	31,920
259	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
260	Adjusted Water Sales (kgal)	64,942	41,131	34,068	31,061	31,920	31,920	31,920	31,920	31,920	31,920	31,920	31,920	31,920	31,920	31,920	31,920	31,920	31,920	31,920	31,920

Table 1-1
West Villages Improvement District
Irrigation Rate Study

Customer and Equivalent Residential Unit (ERU) Growth

Line No.	Description	Historical 2019	Historical 2020	Historical 2021	Historical 2022	Historical 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Fiscal Year Ending September 30,																
Palmera Single Family Homes (Village I)																
	Growth															
261	Single Family / Villas or Equivalents					-	20	155	150	150	150	150	150	-	-	-
262	Multi-Family					-	-	-	-	-	-	-	-	-	-	-
263	Total Growth					-	20	155	150	150	150	150	150	-	-	-
	Total Accounts or ERUs - Average Monthly															
264	Single Family / Villas or Equivalents	-	-	-	-	-	20	175	325	475	625	775	925	925	925	925
265	Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
266	Total Accounts or ERUs - Average Monthly	-	-	-	-	-	20	175	325	475	625	775	925	925	925	925
	ERUs Per Customer															
267	Estimated Annual ERUs	-	-	-	-	-	20	175	325	475	625	775	925	925	925	925
268	Average Monthly Use Per ERU	-	-	-	-	-	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000
	Sales															
269	Tier 1 Water Sales	-	-	-	-	-	1,680	14,700	27,300	39,900	52,500	65,100	77,700	77,700	77,700	77,700
270	Tier 2 Water Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
271	Total Annual Water Sales (kgal)	-	-	-	-	-	1,680	14,700	27,300	39,900	52,500	65,100	77,700	77,700	77,700	77,700
272	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
273	Adjusted Water Sales (kgal)	-	-	-	-	-	1,680	14,700	27,300	39,900	52,500	65,100	77,700	77,700	77,700	77,700
Palmera Coach Homes (Village I)																
	Growth															
274	Single Family / Villas or Equivalents					-	20	50	50	50	50	50	-	-	-	-
275	Multi-Family					-	-	-	-	-	-	-	-	-	-	-
276	Total Growth					-	20	50	50	50	50	50	-	-	-	-
	Total Accounts or ERUs - Average Monthly															
277	Single Family / Villas or Equivalents	-	-	-	-	-	20	70	120	170	220	270	270	270	270	270
278	Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
279	Total Accounts or ERUs - Average Monthly	-	-	-	-	-	20	70	120	170	220	270	270	270	270	270
	ERUs Per Customer															
280	Estimated Annual ERUs	-	-	-	-	-	20	70	120	170	220	270	270	270	270	270
281	Average Monthly Use Per ERU	-	-	-	-	-	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000
	Sales															
282	Tier 1 Water Sales	-	-	-	-	-	1,680	5,880	10,080	14,280	18,480	22,680	22,680	22,680	22,680	22,680
283	Tier 2 Water Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
284	Total Annual Water Sales (kgal)	-	-	-	-	-	1,680	5,880	10,080	14,280	18,480	22,680	22,680	22,680	22,680	22,680
285	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
286	Adjusted Water Sales (kgal)	-	-	-	-	-	1,680	5,880	10,080	14,280	18,480	22,680	22,680	22,680	22,680	22,680

Table 1-1

**West Villages Improvement District
Irrigation Rate Study**

Customer and Equivalent Residential Unit (ERU) Growth

Line No.	Description	Historical 2019	Historical 2020	Historical 2021	Historical 2022	Historical 2023	2024	2025	2026	2027	Fiscal Year Ending September 30,					
											2028	2029	2030	2031	2032	2033
<u>WP Golf & CC (Village J)</u>																
	Growth															
287	Single Family / Villas or Equivalents					637	-	-	-	-	-	-	-	-	-	-
288	Multi-Family					-	-	-	-	-	-	-	-	-	-	-
289	Total Growth					637	-	-	-	-	-	-	-	-	-	-
	Total Accounts or ERUs - Average Monthly															
290	Single Family / Villas or Equivalents	-	-	-	891	1,528	1,528	1,528	1,528	1,528	1,528	1,528	1,528	1,528	1,528	1,528
291	Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
292	Total Accounts or ERUs - Average Monthly	-	-	-	891	1,528	1,528	1,528	1,528	1,528	1,528	1,528	1,528	1,528	1,528	1,528
	ERUs Per Customer															
293	Estimated Annual ERUs	-	-	-	891	1,528	1,528	1,528	1,528	1,528	1,528	1,528	1,528	1,528	1,528	1,528
294	Average Monthly Use Per ERU	-	-	-	7,311	6,107	5,493	5,493	5,493	5,493	5,493	5,493	5,493	5,493	5,493	5,493
	Sales															
295	Tier 1 Water Sales	-	-	-	69,598	100,727	100,727	100,727	100,727	100,727	100,727	100,727	100,727	100,727	100,727	100,727
296	Tier 2 Water Sales	-	-	-	8,568	11,252	-	-	-	-	-	-	-	-	-	-
297	Total Annual Water Sales (kgal)	-	-	-	78,166	111,979	100,727	100,727	100,727	100,727	100,727	100,727	100,727	100,727	100,727	100,727
298	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
299	Adjusted Water Sales (kgal)	-	-	-	78,166	111,979	100,727	100,727	100,727	100,727	100,727	100,727	100,727	100,727	100,727	100,727
<u>WP Golf & CC HOA (Village J)</u>																
	Growth															
300	Single Family / Villas or Equivalents					190	262	262	262	-	-	-	-	-	-	-
301	Multi-Family					134	-	-	-	-	-	-	-	-	-	-
302	Total Growth					324	262	262	262	-	-	-	-	-	-	-
	Total Accounts or ERUs - Average Monthly															
303	Single Family / Villas or Equivalents	-	-	-	-	190	452	714	977	977	977	977	977	977	977	977
304	Multi-Family	-	-	-	-	134	134	134	134	134	134	134	134	134	134	134
305	Total Accounts or ERUs - Average Monthly	-	-	-	-	324	586	849	1,111	1,111	1,111	1,111	1,111	1,111	1,111	1,111
	ERUs Per Customer															
306	Estimated Annual ERUs	-	-	-	-	234	496	759	1,021	1,021	1,021	1,021	1,021	1,021	1,021	1,021
307	Average Monthly Use Per ERU	-	-	-	-	12,062	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000
	Sales															
308	Tier 1 Water Sales	-	-	-	-	33,869	41,664	63,756	85,764	85,764	85,764	85,764	85,764	85,764	85,764	85,764
309	Tier 2 Water Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
310	Total Annual Water Sales (kgal)	-	-	-	-	33,869	41,664	63,756	85,764	85,764	85,764	85,764	85,764	85,764	85,764	85,764
311	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
312	Adjusted Water Sales (kgal)	-	-	-	-	33,869	41,664	63,756	85,764	85,764	85,764	85,764	85,764	85,764	85,764	85,764

Table 1-1
West Villages Improvement District
Irrigation Rate Study

Customer and Equivalent Residential Unit (ERU) Growth

Line No.	Description	Historical 2019	Historical 2020	Historical 2021	Historical 2022	Historical 2023	2024	2025	2026	2027	Fiscal Year Ending September 30,					2028	2029	2030	2031	2032	2033
<u>Landspur - Single Family (Village K)</u>																					
Growth																					
313	Single Family / Villas or Equivalents					-	20	120	88	-	-	-	-	-	-	-	-	-	-	-	-
314	Multi-Family					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
315	Total Growth					-	20	120	88	-	-	-	-	-	-	-	-	-	-	-	-
Total Accounts or ERUs - Average Monthly																					
316	Single Family / Villas or Equivalents	-	-	-	-	-	20	140	228	228	228	228	228	228	228	228	228	228	228	228	228
317	Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
318	Total Accounts or ERUs - Average Monthly	-	-	-	-	-	20	140	228	228	228	228	228	228	228	228	228	228	228	228	228
ERUs Per Customer																					
319	Estimated Annual ERUs	-	-	-	-	-	20	140	228	228	228	228	228	228	228	228	228	228	228	228	228
320	Average Monthly Use Per ERU	-	-	-	-	-	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000
Sales																					
321	Tier 1 Water Sales	-	-	-	-	-	1,680	11,760	19,152	19,152	19,152	19,152	19,152	19,152	19,152	19,152	19,152	19,152	19,152	19,152	19,152
322	Tier 2 Water Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
323	Total Annual Water Sales (kgal)	-	-	-	-	-	1,680	11,760	19,152	19,152	19,152	19,152	19,152	19,152	19,152	19,152	19,152	19,152	19,152	19,152	19,152
324	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
325	Adjusted Water Sales (kgal)	-	-	-	-	-	1,680	11,760	19,152	19,152	19,152	19,152	19,152	19,152	19,152	19,152	19,152	19,152	19,152	19,152	19,152
<u>Landspur - Coach Homes (Village K)</u>																					
Growth																					
326	Single Family / Villas or Equivalents					-	50	50	50	100	75	-	-	-	-	-	-	-	-	-	-
327	Multi-Family					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
328	Total Growth					-	50	50	50	100	75	-	-	-	-	-	-	-	-	-	-
Total Accounts or ERUs - Average Monthly																					
329	Single Family / Villas or Equivalents	-	-	-	-	-	50	100	150	250	325	325	325	325	325	325	325	325	325	325	325
330	Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
331	Total Accounts or ERUs - Average Monthly	-	-	-	-	-	50	100	150	250	325	325	325	325	325	325	325	325	325	325	325
ERUs Per Customer																					
332	Estimated Annual ERUs	-	-	-	-	-	50	100	150	250	325	325	325	325	325	325	325	325	325	325	325
333	Average Monthly Use Per ERU	-	-	-	-	-	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000
Sales																					
334	Tier 1 Water Sales	-	-	-	-	-	4,200	8,400	12,600	21,000	27,300	27,300	27,300	27,300	27,300	27,300	27,300	27,300	27,300	27,300	27,300
335	Tier 2 Water Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
336	Total Annual Water Sales (kgal)	-	-	-	-	-	4,200	8,400	12,600	21,000	27,300	27,300	27,300	27,300	27,300	27,300	27,300	27,300	27,300	27,300	27,300
337	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
338	Adjusted Water Sales (kgal)	-	-	-	-	-	4,200	8,400	12,600	21,000	27,300	27,300	27,300	27,300	27,300	27,300	27,300	27,300	27,300	27,300	27,300

Table 1-1
West Villages Improvement District
Irrigation Rate Study

Customer and Equivalent Residential Unit (ERU) Growth

Line No.	Description	Historical 2019	Historical 2020	Historical 2021	Historical 2022	Historical 2023	2024	2025	2026	2027	Fiscal Year Ending September 30,					2028	2029	2030	2031	2032	2033
<u>Everly - Single Family (Village K)</u>																					
	Growth																				
339	Single Family / Villas					-	15	50	50	50	50	50	26	-	-	-	-	-	-	-	-
340	Multi-Family					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
341	Total Growth					-	15	50	50	50	50	50	26	-	-	-	-	-	-	-	-
	Total Accounts or ERUs - Average Monthly																				
342	Single Family / Villas or Equivalents	-	-	-	-	-	15	65	115	165	215	241	241	241	241	241	241	241	241	241	241
343	Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
344	Total Accounts or ERUs - Average Monthly	-	-	-	-	-	15	65	115	165	215	241	241	241	241	241	241	241	241	241	241
	ERUs Per Customer																				
345	Estimated Annual ERUs	-	-	-	-	-	15	65	115	165	215	241	241	241	241	241	241	241	241	241	241
346	Average Monthly Use Per ERU	-	-	-	-	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000
	Sales																				
347	Tier 1 Water Sales	-	-	-	-	-	1,260	5,460	9,660	13,860	18,060	20,244	20,244	20,244	20,244	20,244	20,244	20,244	20,244	20,244	20,244
348	Tier 2 Water Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
349	Total Annual Water Sales (kgal)	-	-	-	-	-	1,260	5,460	9,660	13,860	18,060	20,244	20,244	20,244	20,244	20,244	20,244	20,244	20,244	20,244	20,244
350	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
351	Adjusted Water Sales (kgal)	-	-	-	-	-	1,260	5,460	9,660	13,860	18,060	20,244	20,244	20,244	20,244	20,244	20,244	20,244	20,244	20,244	20,244
<u>Renaissance (Phase 1 & 2)</u>																					
	Growth																				
352	Single Family / Villas or Equivalents					242	11	-	-	-	-	-	-	-	-	-	-	-	-	-	-
353	Multi-Family					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
354	Total Growth					242	11	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total Accounts or ERUs - Average Monthly																				
355	Single Family / Villas or Equivalents	304	429	429	429	671	682	682	682	682	682	682	682	682	682	682	682	682	682	682	682
356	Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
357	Total Accounts or ERUs - Average Monthly	304	429	429	429	671	682	682	682	682	682	682	682	682	682	682	682	682	682	682	682
	ERUs Per Customer																				
358	Estimated Annual ERUs	304	429	429	429	671	682	682	682	682	682	682	682	682	682	682	682	682	682	682	682
359	Average Monthly Use Per ERU	6,780	8,360	9,551	10,470	8,677	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125
	Sales																				
360	Tier 1 Water Sales	24,734	43,035	49,166	52,877	62,920	74,679	74,679	74,679	74,679	74,679	74,679	74,679	74,679	74,679	74,679	74,679	74,679	74,679	74,679	74,679
361	Tier 2 Water Sales	-	-	-	1,020	6,949	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
362	Total Annual Water Sales (kgal)	24,734	43,035	49,166	53,897	69,869	74,679	74,679	74,679	74,679	74,679	74,679	74,679	74,679	74,679	74,679	74,679	74,679	74,679	74,679	74,679
363	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
364	Adjusted Water Sales (kgal)	24,734	43,035	49,166	53,897	69,869	74,679	74,679	74,679	74,679	74,679	74,679	74,679	74,679	74,679	74,679	74,679	74,679	74,679	74,679	74,679

Table 1-1

**West Villages Improvement District
Irrigation Rate Study**

Customer and Equivalent Residential Unit (ERU) Growth

Line No.	Description	Historical 2019	Historical 2020	Historical 2021	Historical 2022	Historical 2023	2024	2025	2026	2027	Fiscal Year Ending September 30,					
											2028	2029	2030	2031	2032	2033
<u>Preserve (Not Part of WUP Permit)</u>																
	Growth															
365	Single Family / Villas or Equivalents					-	-	-	-	-	-	-	-	-	-	-
366	Multi-Family					-	-	-	-	-	-	-	-	-	-	-
367	Total Growth					-	-	-	-	-	-	-	-	-	-	-
	Total Accounts or ERUs - Average Monthly															
368	Single Family / Villas or Equivalents	158	223	223	223	223	223	223	223	223	223	223	223	223	223	223
369	Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
370	Total Accounts or ERUs - Average Monthly	158	223	223	223	223	223	223	223	223	223	223	223	223	223	223
	ERUs Per Customer															
371	Estimated Annual ERUs	158	223	223	223	223	223	223	223	223	223	223	223	223	223	223
372	Average Monthly Use Per ERU	5,078	6,392	6,883	6,321	6,044	6,044	6,044	6,044	6,044	6,044	6,044	6,044	6,044	6,044	6,044
	Sales															
373	Tier 1 Water Sales	9,627	17,104	18,420	16,916	16,174	16,174	16,174	16,174	16,174	16,174	16,174	16,174	16,174	16,174	16,174
374	Tier 2 Water Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
375	Total Annual Water Sales (kgal)	9,627	17,104	18,420	16,916	16,174	16,174	16,174	16,174	16,174	16,174	16,174	16,174	16,174	16,174	16,174
376	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
377	Adjusted Water Sales (kgal)	9,627	17,104	18,420	16,916	16,174	16,174	16,174	16,174	16,174	16,174	16,174	16,174	16,174	16,174	16,174
<u>Oasis (Not Part of WUP Permit)</u>																
	Growth															
378	Single Family / Villas or Equivalents					68	18	-	-	-	-	-	-	-	-	-
379	Multi-Family					-	-	-	-	-	-	-	-	-	-	-
380	Total Growth					68	18	-	-	-	-	-	-	-	-	-
	Total Accounts or ERUs - Average Monthly															
381	Single Family / Villas or Equivalents	68	68	68	68	136	154	154	154	154	154	154	154	154	154	154
382	Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
383	Total Accounts or ERUs - Average Monthly	68	68	68	68	136	154	154	154	154	154	154	154	154	154	154
	ERUs Per Customer															
384	Estimated Annual ERUs	68	68	68	68	136	154	154	154	154	154	154	154	154	154	154
385	Average Monthly Use Per ERU	10,366	12,320	12,341	18,343	10,134	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125
	Sales															
386	Tier 1 Water Sales	8,459	10,053	10,070	14,968	16,539	16,863	16,863	16,863	16,863	16,863	16,863	16,863	16,863	16,863	16,863
387	Tier 2 Water Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
388	Total Annual Water Sales (kgal)	8,459	10,053	10,070	14,968	16,539	16,863	16,863	16,863	16,863	16,863	16,863	16,863	16,863	16,863	16,863
389	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
390	Adjusted Water Sales (kgal)	8,459	10,053	10,070	14,968	16,539	16,863	16,863	16,863	16,863	16,863	16,863	16,863	16,863	16,863	16,863

Table 1-1

**West Villages Improvement District
Irrigation Rate Study**

Customer and Equivalent Residential Unit (ERU) Growth

Line No.	Description	Historical 2019	Historical 2020	Historical 2021	Historical 2022	Historical 2023	2024	2025	2026	2027	Fiscal Year Ending September 30,					
											2028	2029	2030	2031	2032	2033
<u>Tortuga (Not Part of WUP Permit)</u>																
	Growth															
391	Single Family / Villas or Equivalents					-	-	-	-	-	-	-	-	-	-	-
392	Multi-Family					-	-	-	-	-	-	-	-	-	-	-
393	Total Growth					-	-	-	-	-	-	-	-	-	-	-
Total Accounts or ERUs - Average Monthly																
394	Single Family / Villas or Equivalents	-	-	28	111	111	111	111	111	111	111	111	111	111	111	111
395	Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
396	Total Accounts or ERUs - Average Monthly	-	-	28	111	111	111	111	111	111	111	111	111	111	111	111
ERUs Per Customer																
397	Estimated Annual ERUs	-	-	28	111	111	111	111	111	111	111	111	111	111	111	111
398	Average Monthly Use Per ERU	-	-	3,423	6,809	11,771	11,771	11,771	11,771	11,771	11,771	11,771	11,771	11,771	11,771	11,771
Sales																
399	Tier 1 Water Sales	-	-	1,150	9,070	15,679	15,679	15,679	15,679	15,679	15,679	15,679	15,679	15,679	15,679	15,679
400	Tier 2 Water Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
401	Total Annual Water Sales (kgal)	-	-	1,150	9,070	15,679	15,679	15,679	15,679	15,679	15,679	15,679	15,679	15,679	15,679	15,679
402	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
403	Adjusted Water Sales (kgal)	-	-	1,150	9,070	15,679	15,679	15,679	15,679	15,679	15,679	15,679	15,679	15,679	15,679	15,679
<u>Grand Lake</u>																
	Growth															
404	Single Family / Villas or Equivalents					-	-	-	-	-	-	-	-	-	-	-
405	Multi-Family					-	-	-	-	-	-	-	-	-	-	-
406	Total Growth					-	-	-	-	-	-	-	-	-	-	-
Total Accounts or ERUs - Average Monthly																
407	Single Family / Villas or Equivalents	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
408	Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
409	Total Accounts or ERUs - Average Monthly	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ERUs Per Customer																
410	Estimated Annual ERUs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
411	Average Monthly Use Per ERU	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sales																
412	Tier 1 Water Sales	-	-	-	-	6,401	6,401	6,401	6,401	6,401	6,401	6,401	6,401	6,401	6,401	6,401
413	Tier 2 Water Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
414	Total Annual Water Sales (kgal)	-	-	-	-	6,401	6,401	6,401	6,401	6,401	6,401	6,401	6,401	6,401	6,401	6,401
415	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
416	Adjusted Water Sales (kgal)	-	-	-	-	6,401	6,401	6,401	6,401	6,401	6,401	6,401	6,401	6,401	6,401	6,401

Table 1-1
West Villages Improvement District
Irrigation Rate Study

Customer and Equivalent Residential Unit (ERU) Growth

Line No.	Description	Historical 2019	Historical 2020	Historical 2021	Historical 2022	Historical 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Fiscal Year Ending September 30.																
<u>Downtown WP</u>																
	Growth															
417	Single Family / Villas or Equivalents					39	8	-	-	-	-	-	-	-	-	-
418	Multi-Family					-	-	-	-	-	-	-	-	-	-	-
419	Total Growth					39	8	-	-	-	-	-	-	-	-	-
	Total Accounts or ERUs - Average Monthly															
420	Single Family / Villas or Equivalents	-	-	-	-	39	47	47	47	47	47	47	47	47	47	47
421	Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
422	Total Accounts or ERUs - Average Monthly	-	-	-	-	39	47	47	47	47	47	47	47	47	47	47
	ERUs Per Customer															
423	Estimated Annual ERUs	-	-	-	-	39	47	47	47	47	47	47	47	47	47	47
424	Average Monthly Use Per ERU	-	-	-	-	5,220	4,226	4,226	4,226	4,226	4,226	4,226	4,226	4,226	4,226	4,226
	Sales															
425	Tier 1 Water Sales	-	-	-	-	1,978	2,384	2,384	2,384	2,384	2,384	2,384	2,384	2,384	2,384	2,384
426	Tier 2 Water Sales	-	-	-	-	465	-	-	-	-	-	-	-	-	-	-
427	Total Annual Water Sales (kgal)	-	-	-	-	2,443	2,384	2,384	2,384	2,384	2,384	2,384	2,384	2,384	2,384	2,384
428	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
429	Adjusted Water Sales (kgal)	-	-	-	-	2,443	2,384	2,384	2,384	2,384	2,384	2,384	2,384	2,384	2,384	2,384
<u>Other Customers (Master Plan Year 2023)</u>																
	Growth															
430	Single Family / Villas or Equivalents					-	208	208	209	-	-	-	-	-	-	-
431	Multi-Family					-	-	-	-	-	-	-	-	-	-	-
432	Total Growth					-	208	208	209	-	-	-	-	-	-	-
	Total Accounts or ERUs - Average Monthly															
433	Single Family / Villas or Equivalents	-	-	-	-	-	208	416	625	625	625	625	625	625	625	625
434	Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
435	Total Accounts or ERUs - Average Monthly	-	-	-	-	-	208	416	625	625	625	625	625	625	625	625
	ERUs Per Customer															
436	Estimated Annual ERUs	-	-	-	-	-	208	416	625	625	625	625	625	625	625	625
437	Average Monthly Use Per ERU	-	-	-	-	-	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500
	Sales															
438	Tier 1 Water Sales	-	-	-	-	-	18,720	37,440	56,250	56,250	56,250	56,250	56,250	56,250	56,250	56,250
439	Tier 2 Water Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
440	Total Annual Water Sales (kgal)	-	-	-	-	-	18,720	37,440	56,250	56,250	56,250	56,250	56,250	56,250	56,250	56,250
441	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
442	Adjusted Water Sales (kgal)	-	-	-	-	-	18,720	37,440	56,250	56,250	56,250	56,250	56,250	56,250	56,250	56,250

Table 1-1
West Villages Improvement District
Irrigation Rate Study

Customer and Equivalent Residential Unit (ERU) Growth

Line No.	Description	Historical 2019	Historical 2020	Historical 2021	Historical 2022	Historical 2023	2024	2025	2026	2027	Fiscal Year Ending September 30,					
											2028	2029	2030	2031	2032	2033
	Total Irrigation Water - Subtotal															
443	Total ERUs for Base Charges	2,340	2,663	2,958	4,382	5,926	7,376	9,154	10,557	11,377	12,039	12,395	12,545	12,545	12,545	12,546
444	Total Annual Water Sales (kgal)	326,271	393,360	319,789	480,813	708,361	770,965	931,966	1,051,111	1,117,005	1,176,797	1,210,016	1,222,616	1,222,616	1,222,616	1,222,746
445																1
446	Base ERU Growth for Fiscal Year					1,544	1,450	1,778	1,403	820	662	356	150	-	-	1
	<u>Mattamy Unit Closings</u>															
447	October to December															
448	January to March															
449	April to June															
450	July to September															
451																
452	Effective ERU Growth for Fiscal Year					729	653	800	631	369	298	160	68	-	-	0
453	Additional Effective ERU's from Prior Year					-	815	798	978	772	451	364	196	83	-	-
454	Total ERU Growth					729	1,468	1,598	1,609	1,141	749	524	263	83	-	0
455																
456	<u>ERU Adjustments to Be Conservative</u>															
457	Estimated Annual ERUs	-	-	-	-	-	-	(400)	(400)	-	-	-	-	-	-	-
458																
459	Average Monthly Use Per ERU	-	-	-	-	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125	9,125
460																
461	Sales															
462	Tier 1 Water Sales	-	-	-	-	-	-	(43,800)	(43,800)	-	-	-	-	-	-	-
463	Tier 2 Water Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
464	Total Annual Water Sales (kgal)	-	-	-	-	-	-	(43,800)	(43,800)	-	-	-	-	-	-	-
465	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
466	Adjusted Water Sales (kgal)	-	-	-	-	-	-	(43,800)	(43,800)	-	-	-	-	-	-	-
	<u>Common Area Usage</u>															
	Sales															
467	Tier 1 Water Sales	-	-	-	-	-	-	114,920	114,920	114,920	114,920	114,920	114,920	114,920	114,920	114,920
468	Tier 2 Water Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
469	Total Annual Water Sales (kgal)	-	-	-	-	-	-	114,920	114,920	114,920	114,920	114,920	114,920	114,920	114,920	114,920
470	Conservation/Usage Adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
471	Adjusted Water Sales (kgal)	-	-	-	-	-	-	114,920	114,920	114,920	114,920	114,920	114,920	114,920	114,920	114,920
	Total Irrigation Water															
472	Total ERUs for Base Charges	2,340	2,663	2,958	4,382	5,926	7,376	8,754	10,157	11,377	12,039	12,395	12,545	12,545	12,545	12,546
473	Change in ERUs		323	295	1,424	1,544	1,450	1,378	1,403	1,220	662	356	150	-	-	1
474	Total Annual Water Sales without Common							888,166	1,007,311	1,117,005	1,176,797	1,210,016	1,222,616	1,222,616	1,222,616	1,222,746
475	Area Usage (kgal)	326,271	393,360	319,789	480,813	708,361	770,965	1,003,086	1,122,231	1,231,925	1,291,717	1,324,936	1,337,536	1,337,536	1,337,536	1,337,666
476	Total Annual Water Sales (gpd)	893,893	1,077,699	876,134	1,317,296	1,940,715	2,112,233	2,748,182	3,074,606	3,375,137	3,538,950	3,629,961	3,664,481	3,664,481	3,664,481	3,664,840
477	Total Annual Water Sales - Peak (gpd)	2,800,865	3,376,789	2,745,221	4,127,527	6,080,908	6,618,332	8,610,969	9,633,765	10,575,430	11,088,709	11,373,877	11,482,041	11,482,041	11,482,041	11,483,164

Table 1-2

**West Villages Improvement District
Irrigation Rate Study**

Projected Irrigation Water Revenues Under Existing Rates

		Fiscal Year Ending September 30,									
Line No.	Description	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
IRRIGATION RATE REVENUE											
Gran Paradiso (Village A)											
1	Well Availability Charges	\$ 85,001	\$ 90,255	\$ 91,356	\$ 91,356	\$ 91,356	\$ 91,356	\$ 91,356	\$ 91,356	\$ 91,356	\$ 91,356
2	Capital Recovery Charges	28,313	30,065	30,432	30,432	30,432	30,432	30,432	30,432	30,432	30,432
3	Usage / Volume Charges	199,727	212,085	214,674	214,674	214,674	214,674	214,674	214,674	214,674	214,674
4	Total	\$ 313,042	\$ 332,405	\$ 336,462	\$ 336,462	\$ 336,462	\$ 336,462	\$ 336,462	\$ 336,462	\$ 336,462	\$ 336,462
Grand Living (Village D)											
5	Well Availability Charges	\$ 10,992	\$ 18,498	\$ 26,004	\$ 33,510	\$ 34,361	\$ 34,361	\$ 34,361	\$ 34,361	\$ 34,361	\$ 34,361
6	Capital Recovery Charges	3,657	6,159	8,661	11,163	11,447	11,447	11,447	11,447	11,447	11,447
7	Usage / Volume Charges	4,811	8,106	11,401	14,696	15,070	15,070	15,070	15,070	15,070	15,070
8	Total	\$ 19,460	\$ 32,763	\$ 46,066	\$ 59,370	\$ 60,877	\$ 60,877	\$ 60,877	\$ 60,877	\$ 60,877	\$ 60,877
Publix (Village D)											
9	Well Availability Charges	\$ 2,652	\$ 2,652	\$ 2,652	\$ 2,652	\$ 2,652	\$ 2,652	\$ 2,652	\$ 2,652	\$ 2,652	\$ 2,652
10	Capital Recovery Charges	884	884	884	884	884	884	884	884	884	884
11	Usage / Volume Charges	7,010	7,010	7,010	7,010	7,010	7,010	7,010	7,010	7,010	7,010
12	Total	\$ 10,546	\$ 10,546	\$ 10,546	\$ 10,546	\$ 10,546	\$ 10,546	\$ 10,546	\$ 10,546	\$ 10,546	\$ 10,546
Tropia (Village D)											
13	Well Availability Charges	\$ 4,787	\$ 4,787	\$ 4,787	\$ 4,787	\$ 4,787	\$ 4,787	\$ 4,787	\$ 4,787	\$ 4,787	\$ 4,787
14	Capital Recovery Charges	1,584	1,584	1,584	1,584	1,584	1,584	1,584	1,584	1,584	1,584
15	Usage / Volume Charges	3,405	3,405	3,405	3,405	3,405	3,405	3,405	3,405	3,405	3,405
16	Total	\$ 9,777	\$ 9,777	\$ 9,777	\$ 9,777	\$ 9,777	\$ 9,777	\$ 9,777	\$ 9,777	\$ 9,777	\$ 9,777
Davis 2 (Apartments and Townhomes - Village D)											
17	Well Availability Charges	\$ 1,668	\$ 3,336	\$ 5,988	\$ 5,988	\$ 5,988	\$ 5,988	\$ 5,988	\$ 5,988	\$ 5,988	\$ 5,988
18	Capital Recovery Charges	552	1,104	1,982	1,982	1,982	1,982	1,982	1,982	1,982	1,982
19	Usage / Volume Charges	2,638	5,276	9,432	9,432	9,432	9,432	9,432	9,432	9,432	9,432
20	Total	\$ 4,858	\$ 9,716	\$ 17,402	\$ 17,402	\$ 17,402	\$ 17,402	\$ 17,402	\$ 17,402	\$ 17,402	\$ 17,402
Hospital Property Phase 1 (Village D)											
21	Well Availability Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
22	Capital Recovery Charges	-	-	-	-	-	-	-	-	-	-
23	Usage / Volume Charges	-	-	-	-	-	-	-	-	-	-
24	Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Table 1-2

**West Villages Improvement District
Irrigation Rate Study**

Projected Irrigation Water Revenues Under Existing Rates

Line No.	Description	Fiscal Year Ending September 30,										
		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Public Safety Building (Village D)												
25	Well Availability Charges	\$ 1,952	\$ 1,952	\$ 1,952	\$ 1,952	\$ 1,952	\$ 1,952	\$ 1,952	\$ 1,952	\$ 1,952	\$ 1,952	
26	Capital Recovery Charges	651	651	651	651	651	651	651	651	651	651	
27	Usage / Volume Charges	2,410	2,410	2,410	2,410	2,410	2,410	2,410	2,410	2,410	2,410	
28	Total	\$ 5,012	\$ 5,012	\$ 5,012	\$ 5,012	\$ 5,012	\$ 5,012	\$ 5,012	\$ 5,012	\$ 5,012	\$ 5,012	
Solea Age-Restricted Apartments (Village D)												
29	Well Availability Charges	\$ 3,403	\$ 3,403	\$ 3,403	\$ 3,403	\$ 3,403	\$ 3,403	\$ 3,403	\$ 3,403	\$ 3,403	\$ 3,403	
30	Capital Recovery Charges	1,126	1,126	1,126	1,126	1,126	1,126	1,126	1,126	1,126	1,126	
31	Usage / Volume Charges	5,356	5,356	5,356	5,356	5,356	5,356	5,356	5,356	5,356	5,356	
32	Total	\$ 9,884	\$ 9,884	\$ 9,884	\$ 9,884	\$ 9,884	\$ 9,884	\$ 9,884	\$ 9,884	\$ 9,884	\$ 9,884	
Antigua (Village E)												
33	Well Availability Charges	\$ 6,255	\$ 8,757	\$ 8,757	\$ 8,757	\$ 8,757	\$ 8,757	\$ 8,757	\$ 8,757	\$ 8,757	\$ 8,757	
34	Capital Recovery Charges	2,085	2,919	2,919	2,919	2,919	2,919	2,919	2,919	2,919	2,919	
35	Usage / Volume Charges	9,992	13,989	13,989	13,989	13,989	13,989	13,989	13,989	13,989	13,989	
36	Total	\$ 18,332	\$ 25,665	\$ 25,665	\$ 25,665	\$ 25,665	\$ 25,665	\$ 25,665	\$ 25,665	\$ 25,665	\$ 25,665	
Stillwell (Village E)												
37	Well Availability Charges	\$ 2,502	\$ 13,711	\$ 13,711	\$ 13,711	\$ 13,711	\$ 13,711	\$ 13,711	\$ 13,711	\$ 13,711	\$ 13,711	
38	Capital Recovery Charges	834	4,570	4,570	4,570	4,570	4,570	4,570	4,570	4,570	4,570	
39	Usage / Volume Charges	3,997	21,902	21,902	21,902	21,902	21,902	21,902	21,902	21,902	21,902	
40	Total	\$ 7,333	\$ 40,183	\$ 40,183	\$ 40,183	\$ 40,183	\$ 40,183	\$ 40,183	\$ 40,183	\$ 40,183	\$ 40,183	
Academy at Wellen Park												
41	Well Availability Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50	
42	Capital Recovery Charges	-	-	-	-	-	-	-	-	-	17	
43	Usage / Volume Charges	-	-	-	-	-	-	-	-	-	95	
44	Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 162	
60-Acre Parcel - Coach Homes (Village E)												
45	Well Availability Charges	\$ -	\$ -	\$ 5,004	\$ 10,008	\$ 15,012	\$ 20,016	\$ 20,016	\$ 20,016	\$ 20,016	\$ 20,016	
46	Capital Recovery Charges	-	-	1,668	3,336	5,004	6,672	6,672	6,672	6,672	6,672	
47	Usage / Volume Charges	-	-	7,994	15,987	23,981	31,974	31,974	31,974	31,974	31,974	
48	Total	\$ -	\$ -	\$ 14,666	\$ 29,331	\$ 43,997	\$ 58,662	\$ 58,662	\$ 58,662	\$ 58,662	\$ 58,662	

Table 1-2

**West Villages Improvement District
Irrigation Rate Study**

Projected Irrigation Water Revenues Under Existing Rates

Line No.	Description	Fiscal Year Ending September 30,									
		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
	Avelina (Village F)										
49	Well Availability Charges	\$ 4,804	\$ 4,804	\$ 4,804	\$ 4,804	\$ 4,804	\$ 4,804	\$ 4,804	\$ 4,804	\$ 4,804	\$ 4,804
50	Capital Recovery Charges	1,601	1,601	1,601	1,601	1,601	1,601	1,601	1,601	1,601	1,601
51	Usage / Volume Charges	14,284	14,284	14,284	14,284	14,284	14,284	14,284	14,284	14,284	14,284
52	Total	\$ 20,689	\$ 20,689	\$ 20,689	\$ 20,689	\$ 20,689	\$ 20,689	\$ 20,689	\$ 20,689	\$ 20,689	\$ 20,689
	Wysteria (Village F)										
53	Well Availability Charges	\$ 7,656	\$ 7,656	\$ 7,656	\$ 7,656	\$ 7,656	\$ 7,656	\$ 7,656	\$ 7,656	\$ 7,656	\$ 7,656
54	Capital Recovery Charges	2,552	2,552	2,552	2,552	2,552	2,552	2,552	2,552	2,552	2,552
55	Usage / Volume Charges	15,955	15,955	15,955	15,955	15,955	15,955	15,955	15,955	15,955	15,955
56	Total	\$ 26,164	\$ 26,164	\$ 26,164	\$ 26,164	\$ 26,164	\$ 26,164	\$ 26,164	\$ 26,164	\$ 26,164	\$ 26,164
	Solstice (Village F)										
57	Well Availability Charges	\$ 9,357	\$ 9,357	\$ 9,357	\$ 9,357	\$ 9,357	\$ 9,357	\$ 9,357	\$ 9,357	\$ 9,357	\$ 9,357
58	Capital Recovery Charges	3,119	3,119	3,119	3,119	3,119	3,119	3,119	3,119	3,119	3,119
59	Usage / Volume Charges	10,123	10,123	10,123	10,123	10,123	10,123	10,123	10,123	10,123	10,123
60	Total	\$ 22,599	\$ 22,599	\$ 22,599	\$ 22,599	\$ 22,599	\$ 22,599	\$ 22,599	\$ 22,599	\$ 22,599	\$ 22,599
	Sunstone (Village F)										
61	Well Availability Charges	\$ 12,760	\$ 17,764	\$ 22,768	\$ 27,772	\$ 32,776	\$ 34,277	\$ 34,277	\$ 34,277	\$ 34,277	\$ 34,277
62	Capital Recovery Charges	4,253	5,921	7,589	9,257	10,925	11,426	11,426	11,426	11,426	11,426
63	Usage / Volume Charges	20,383	28,377	36,370	44,364	52,357	54,755	54,755	54,755	54,755	54,755
64	Total	\$ 37,397	\$ 52,063	\$ 66,728	\$ 81,394	\$ 96,059	\$ 100,459	\$ 100,459	\$ 100,459	\$ 100,459	\$ 100,459
	Gran Place (Village F)										
65	Well Availability Charges	\$ 2,102	\$ 2,102	\$ 2,102	\$ 2,102	\$ 2,102	\$ 2,102	\$ 2,102	\$ 2,102	\$ 2,102	\$ 2,102
66	Capital Recovery Charges	701	701	701	701	701	701	701	701	701	701
67	Usage / Volume Charges	3,357	3,357	3,357	3,357	3,357	3,357	3,357	3,357	3,357	3,357
68	Total	\$ 6,160	\$ 6,160	\$ 6,160	\$ 6,160	\$ 6,160	\$ 6,160	\$ 6,160	\$ 6,160	\$ 6,160	\$ 6,160
	BB Living (Village G)										
69	Well Availability Charges	\$ 5,004	\$ 10,008	\$ 10,008	\$ 10,008	\$ 10,008	\$ 10,008	\$ 10,008	\$ 10,008	\$ 10,008	\$ 10,008
70	Capital Recovery Charges	1,668	3,336	3,336	3,336	3,336	3,336	3,336	3,336	3,336	3,336
71	Usage / Volume Charges	6,132	12,264	12,264	12,264	12,264	12,264	12,264	12,264	12,264	12,264
72	Total	\$ 12,804	\$ 25,608	\$ 25,608	\$ 25,608	\$ 25,608	\$ 25,608	\$ 25,608	\$ 25,608	\$ 25,608	\$ 25,608

Table 1-2

**West Villages Improvement District
Irrigation Rate Study**

Projected Irrigation Water Revenues Under Existing Rates

Line No.	Description	Fiscal Year Ending September 30,									
		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
	Brightmore (Village G)										
73	Well Availability Charges	\$ 6,655	\$ 12,660	\$ 18,665	\$ 24,670	\$ 30,675	\$ 30,675	\$ 30,675	\$ 30,675	\$ 30,675	\$ 30,675
74	Capital Recovery Charges	2,218	4,220	6,222	8,223	10,225	10,225	10,225	10,225	10,225	10,225
75	Usage / Volume Charges	8,156	15,514	22,872	30,231	37,589	37,589	37,589	37,589	37,589	37,589
76	Total	\$ 17,029	\$ 32,394	\$ 47,759	\$ 63,124	\$ 78,489	\$ 78,489	\$ 78,489	\$ 78,489	\$ 78,489	\$ 78,489
	Braves (Village G)										
77	Well Availability Charges	\$ 22,918	\$ 22,918	\$ 22,918	\$ 22,918	\$ 22,918	\$ 22,918	\$ 22,918	\$ 22,918	\$ 22,918	\$ 22,918
78	Capital Recovery Charges	7,639	7,639	7,639	7,639	7,639	7,639	7,639	7,639	7,639	7,639
79	Usage / Volume Charges	23,301	23,301	23,301	23,301	23,301	23,301	23,301	23,301	23,301	23,301
80	Total	\$ 53,859	\$ 53,859	\$ 53,859	\$ 53,859	\$ 53,859	\$ 53,859	\$ 53,859	\$ 53,859	\$ 53,859	\$ 53,859
	Palmera Single Family Homes (Village I)										
81	Well Availability Charges	\$ 1,001	\$ 8,757	\$ 16,263	\$ 23,769	\$ 31,275	\$ 38,781	\$ 46,287	\$ 46,287	\$ 46,287	\$ 46,287
82	Capital Recovery Charges	334	2,919	5,421	7,923	10,425	12,927	15,429	15,429	15,429	15,429
83	Usage / Volume Charges	1,226	10,731	19,929	29,127	38,325	47,523	56,721	56,721	56,721	56,721
84	Total	\$ 2,561	\$ 22,407	\$ 41,613	\$ 60,819	\$ 80,025	\$ 99,231	\$ 118,437	\$ 118,437	\$ 118,437	\$ 118,437
	Palmera Coach Homes (Village I)										
85	Well Availability Charges	\$ 1,001	\$ 3,503	\$ 6,005	\$ 8,507	\$ 11,009	\$ 13,511	\$ 13,511	\$ 13,511	\$ 13,511	\$ 13,511
86	Capital Recovery Charges	334	1,168	2,002	2,836	3,670	4,504	4,504	4,504	4,504	4,504
87	Usage / Volume Charges	1,226	4,292	7,358	10,424	13,490	16,556	16,556	16,556	16,556	16,556
88	Total	\$ 2,561	\$ 8,963	\$ 15,365	\$ 21,767	\$ 28,169	\$ 34,571	\$ 34,571	\$ 34,571	\$ 34,571	\$ 34,571
	WP Golf & CC (Village J)										
89	Well Availability Charges	\$ 76,461	\$ 76,461	\$ 76,461	\$ 76,461	\$ 76,461	\$ 76,461	\$ 76,461	\$ 76,461	\$ 76,461	\$ 76,461
90	Capital Recovery Charges	25,487	25,487	25,487	25,487	25,487	25,487	25,487	25,487	25,487	25,487
91	Usage / Volume Charges	73,531	73,531	73,531	73,531	73,531	73,531	73,531	73,531	73,531	73,531
92	Total	\$ 175,479	\$ 175,479	\$ 175,479	\$ 175,479	\$ 175,479	\$ 175,479	\$ 175,479	\$ 175,479	\$ 175,479	\$ 175,479
	WP Golf & CC HOA (Village J)										
93	Well Availability Charges	\$ 24,860	\$ 37,987	\$ 51,114	\$ 51,114	\$ 51,114	\$ 51,114	\$ 51,114	\$ 51,114	\$ 51,114	\$ 51,114
94	Capital Recovery Charges	8,281	12,657	17,033	17,033	17,033	17,033	17,033	17,033	17,033	17,033
95	Usage / Volume Charges	30,415	46,542	62,608	62,608	62,608	62,608	62,608	62,608	62,608	62,608
96	Total	\$ 63,556	\$ 97,186	\$ 130,755	\$ 130,755	\$ 130,755	\$ 130,755	\$ 130,755	\$ 130,755	\$ 130,755	\$ 130,755

Table 1-2

**West Villages Improvement District
Irrigation Rate Study**

Projected Irrigation Water Revenues Under Existing Rates

Line No.	Description	Fiscal Year Ending September 30,									
		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
	Landspur - Single Family (Village K)										
97	Well Availability Charges	\$ 1,001	\$ 7,006	\$ 11,409	\$ 11,409	\$ 11,409	\$ 11,409	\$ 11,409	\$ 11,409	\$ 11,409	\$ 11,409
98	Capital Recovery Charges	334	2,335	3,803	3,803	3,803	3,803	3,803	3,803	3,803	3,803
99	Usage / Volume Charges	1,226	8,585	13,981	13,981	13,981	13,981	13,981	13,981	13,981	13,981
100	Total	\$ 2,561	\$ 17,926	\$ 29,193	\$ 29,193	\$ 29,193	\$ 29,193	\$ 29,193	\$ 29,193	\$ 29,193	\$ 29,193
	Landspur - Coach Homes (Village K)										
101	Well Availability Charges	\$ 2,502	\$ 5,004	\$ 7,506	\$ 12,510	\$ 16,263	\$ 16,263	\$ 16,263	\$ 16,263	\$ 16,263	\$ 16,263
102	Capital Recovery Charges	834	1,668	2,502	4,170	5,421	5,421	5,421	5,421	5,421	5,421
103	Usage / Volume Charges	3,066	6,132	9,198	15,330	19,929	19,929	19,929	19,929	19,929	19,929
104	Total	\$ 6,402	\$ 12,804	\$ 19,206	\$ 32,010	\$ 41,613	\$ 41,613	\$ 41,613	\$ 41,613	\$ 41,613	\$ 41,613
	Everly - Single Family (Village K)										
105	Well Availability Charges	\$ 751	\$ 3,253	\$ 5,755	\$ 8,257	\$ 10,759	\$ 12,060	\$ 12,060	\$ 12,060	\$ 12,060	\$ 12,060
106	Capital Recovery Charges	250	1,084	1,918	2,752	3,586	4,020	4,020	4,020	4,020	4,020
107	Usage / Volume Charges	920	3,986	7,052	10,118	13,184	14,778	14,778	14,778	14,778	14,778
108	Total	\$ 1,921	\$ 8,323	\$ 14,725	\$ 21,127	\$ 27,529	\$ 30,858	\$ 30,858	\$ 30,858	\$ 30,858	\$ 30,858
	Renaissance (Phase 1 & 2)										
109	Well Availability Charges	\$ 34,127	\$ 34,127	\$ 34,127	\$ 34,127	\$ 34,127	\$ 34,127	\$ 34,127	\$ 34,127	\$ 34,127	\$ 34,127
110	Capital Recovery Charges	11,376	11,376	11,376	11,376	11,376	11,376	11,376	11,376	11,376	11,376
111	Usage / Volume Charges	54,516	54,516	54,516	54,516	54,516	54,516	54,516	54,516	54,516	54,516
112	Total	\$ 100,019	\$ 100,019	\$ 100,019	\$ 100,019	\$ 100,019	\$ 100,019	\$ 100,019	\$ 100,019	\$ 100,019	\$ 100,019
	Preserve (Not Part of WUP Permit)										
113	Well Availability Charges	\$ 11,159	\$ 11,159	\$ 11,159	\$ 11,159	\$ 11,159	\$ 11,159	\$ 11,159	\$ 11,159	\$ 11,159	\$ 11,159
114	Capital Recovery Charges	3,720	3,720	3,720	3,720	3,720	3,720	3,720	3,720	3,720	3,720
115	Usage / Volume Charges	11,807	11,807	11,807	11,807	11,807	11,807	11,807	11,807	11,807	11,807
116	Total	\$ 26,685	\$ 26,685	\$ 26,685	\$ 26,685	\$ 26,685	\$ 26,685	\$ 26,685	\$ 26,685	\$ 26,685	\$ 26,685
	Oasis (Not Part of WUP Permit)										
117	Well Availability Charges	\$ 7,706	\$ 7,706	\$ 7,706	\$ 7,706	\$ 7,706	\$ 7,706	\$ 7,706	\$ 7,706	\$ 7,706	\$ 7,706
118	Capital Recovery Charges	2,569	2,569	2,569	2,569	2,569	2,569	2,569	2,569	2,569	2,569
119	Usage / Volume Charges	12,310	12,310	12,310	12,310	12,310	12,310	12,310	12,310	12,310	12,310
120	Total	\$ 22,585	\$ 22,585	\$ 22,585	\$ 22,585	\$ 22,585	\$ 22,585	\$ 22,585	\$ 22,585	\$ 22,585	\$ 22,585

Table 1-2

**West Villages Improvement District
Irrigation Rate Study**

Projected Irrigation Water Revenues Under Existing Rates

Line		Fiscal Year Ending September 30,									
No.	Description	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Tortuga (Not Part of WUP Permit)											
121	Well Availability Charges	\$ 5,554	\$ 5,554	\$ 5,554	\$ 5,554	\$ 5,554	\$ 5,554	\$ 5,554	\$ 5,554	\$ 5,554	\$ 5,554
122	Capital Recovery Charges	1,851	1,851	1,851	1,851	1,851	1,851	1,851	1,851	1,851	1,851
123	Usage / Volume Charges	11,446	11,446	11,446	11,446	11,446	11,446	11,446	11,446	11,446	11,446
124	Total	\$ 18,852	\$ 18,852	\$ 18,852	\$ 18,852	\$ 18,852	\$ 18,852	\$ 18,852	\$ 18,852	\$ 18,852	\$ 18,852
Grand Lake											
125	Well Availability Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
126	Capital Recovery Charges	-	-	-	-	-	-	-	-	-	-
127	Usage / Volume Charges	4,673	4,673	4,673	4,673	4,673	4,673	4,673	4,673	4,673	4,673
128	Total	\$ 4,673	\$ 4,673	\$ 4,673	\$ 4,673	\$ 4,673	\$ 4,673	\$ 4,673	\$ 4,673	\$ 4,673	\$ 4,673
Downtown WP											
129	Well Availability Charges	\$ 2,352	\$ 2,352	\$ 2,352	\$ 2,352	\$ 2,352	\$ 2,352	\$ 2,352	\$ 2,352	\$ 2,352	\$ 2,352
130	Capital Recovery Charges	784	784	784	784	784	784	784	784	784	784
131	Usage / Volume Charges	1,740	1,740	1,740	1,740	1,740	1,740	1,740	1,740	1,740	1,740
132	Total	\$ 4,876	\$ 4,876	\$ 4,876	\$ 4,876	\$ 4,876	\$ 4,876	\$ 4,876	\$ 4,876	\$ 4,876	\$ 4,876
Other Customers (Master Plan Year 2023)											
133	Well Availability Charges	\$ 10,408	\$ 20,817	\$ 31,275	\$ 31,275	\$ 31,275	\$ 31,275	\$ 31,275	\$ 31,275	\$ 31,275	\$ 31,275
134	Capital Recovery Charges	3,469	6,939	10,425	10,425	10,425	10,425	10,425	10,425	10,425	10,425
135	Usage / Volume Charges	13,666	27,331	41,063	41,063	41,063	41,063	41,063	41,063	41,063	41,063
136	Total	\$ 27,543	\$ 55,087	\$ 82,763	\$ 82,763	\$ 82,763	\$ 82,763	\$ 82,763	\$ 82,763	\$ 82,763	\$ 82,763
ERU Adjustments to Be Conservative											
137	Well Availability Charges	\$ -	\$ (20,016)	\$ (20,016)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
138	Capital Recovery Charges	-	(6,672)	(6,672)	-	-	-	-	-	-	-
139	Usage / Volume Charges	-	(31,974)	(31,974)	-	-	-	-	-	-	-
140	Total	\$ -	\$ (58,662)	\$ (58,662)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Common Area Usage											
141	Usage / Volume Charges	\$ -	\$ 83,892	\$ 83,892	\$ 83,892	\$ 83,892	\$ 83,892	\$ 83,892	\$ 83,892	\$ 83,892	\$ 83,892
142	Total	\$ -	\$ 83,892	\$ 83,892	\$ 83,892	\$ 83,892	\$ 83,892	\$ 83,892	\$ 83,892	\$ 83,892	\$ 83,892

Table 1-2

**West Villages Improvement District
Irrigation Rate Study**

Projected Irrigation Water Revenues Under Existing Rates

Line No.	Description	Fiscal Year Ending September 30,									
		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
	Total Irrigation Water Rate Revenue										
143	Well Availability Charges	\$ 369,352	\$ 438,291	\$ 508,563	\$ 569,612	\$ 602,739	\$ 620,553	\$ 628,059	\$ 628,059	\$ 628,059	\$ 628,109
144	Capital Recovery Charges	123,061	146,036	169,454	189,804	200,846	206,784	209,286	209,286	209,286	209,303
145	Usage / Volume Charges	562,805	732,253	819,229	899,305	942,953	967,203	976,401	976,401	976,401	976,496
146	Total	<u>\$ 1,055,218</u>	<u>\$ 1,316,580</u>	<u>\$ 1,497,247</u>	<u>\$ 1,658,722</u>	<u>\$ 1,746,538</u>	<u>\$ 1,794,540</u>	<u>\$ 1,813,746</u>	<u>\$ 1,813,746</u>	<u>\$ 1,813,746</u>	<u>\$ 1,813,908</u>
147	Base Charge Recovery Percentage	46.7%	44.4%	45.3%	45.8%	46.0%	46.1%	46.2%	46.2%	46.2%	46.2%

Table 1-3

**West Villages Improvement District
Irrigation Rate Study**

Development of Net Revenue Requirements from User Rates and Projected Revenue Adjustments - Irrigation System

Line No.	Description	Fiscal Year Ending September 30,									
		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
	Operating Expenses										
1	Unit 6 Master Irrigation Utility Expenditures	\$ 2,124,494	\$ 1,621,874	\$ 1,638,161	\$ 1,776,471	\$ 1,906,776	\$ 1,944,213	\$ 2,000,205	\$ 2,045,210	\$ 2,127,016	\$ 2,140,810
2	Contingency and Bad Debt Expense	31,867	24,328	24,572	26,647	28,602	29,163	30,003	30,678	31,905	32,112
3	Total Operating Expenses	\$ 2,156,362	\$ 1,646,202	\$ 1,662,733	\$ 1,803,118	\$ 1,935,377	\$ 1,973,376	\$ 2,030,208	\$ 2,075,888	\$ 2,158,922	\$ 2,172,922
	Debt Service										
4	Additional Senior Lien Debt 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 559,750
5	Additional Senior Lien Debt 2	-	-	-	-	-	-	-	-	-	192,916
6	Total Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 752,666
	Other Revenue Requirements										
7	Capital Funded from Rates	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 464,000	\$ 2,116,960	\$ 472,486	\$ 116,986	\$ 751,665
8	Transfer to Rate Stabilization Fund	-	-	-	-	-	-	-	-	-	-
9	Total Other Revenue Requirements	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 464,000	\$ 2,116,960	\$ 472,486	\$ 116,986	\$ 751,665
10	Gross Revenue Requirements	\$ 2,156,362	\$ 1,646,202	\$ 1,662,733	\$ 1,803,118	\$ 2,035,377	\$ 2,437,376	\$ 4,147,168	\$ 2,548,374	\$ 2,275,907	\$ 3,677,254
	Less Income and Funds from Other Sources										
11	Other Operating Revenue	\$ 815,000	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12	Net Revenue Requirements	\$ 1,341,362	\$ 1,446,202	\$ 1,662,733	\$ 1,803,118	\$ 2,035,377	\$ 2,437,376	\$ 4,147,168	\$ 2,548,374	\$ 2,275,907	\$ 3,677,254
	Revenue from Existing Rates										
13	Irrigation System Rate Revenue	\$ 1,055,218	\$ 1,316,580	\$ 1,497,247	\$ 1,658,722	\$ 1,746,538	\$ 1,794,540	\$ 1,813,746	\$ 1,813,746	\$ 1,813,746	\$ 1,813,908
14	Prior Year Rate Adjustment	-	-	449,200	627,000	804,600	984,000	1,163,000	1,341,600	1,530,900	1,731,800
15	Total Applicable Rate Revenue	\$ 1,055,218	\$ 1,316,580	\$ 1,946,447	\$ 2,285,722	\$ 2,551,138	\$ 2,778,540	\$ 2,976,746	\$ 3,155,346	\$ 3,344,646	\$ 3,545,708
16	Rate Adjustments	0.00%	30.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
17	Effective Months	12	12	12	12	12	12	12	12	12	12
18	Percent of Current Year Effective	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
19	Revenue from Current Rate Adjustment	\$ -	\$ 395,000	\$ 116,800	\$ 137,100	\$ 153,100	\$ 166,700	\$ 178,600	\$ 189,300	\$ 200,700	\$ 212,700
20	Total Rate Revenue	\$ 1,055,218	\$ 1,711,580	\$ 2,063,247	\$ 2,422,822	\$ 2,704,238	\$ 2,945,240	\$ 3,155,346	\$ 3,344,646	\$ 3,545,346	\$ 3,758,408
21	Revenue Surplus/(Deficiency) Under Proposed Rates	\$ (286,144)	\$ 265,378	\$ 400,514	\$ 619,703	\$ 668,861	\$ 507,864	\$ (991,822)	\$ 796,272	\$ 1,269,439	\$ 81,154

Table 1-4

**West Villages Improvement District
Irrigation Rate Study**

Projected Operating Expenses - Irrigation System

Line No.	Description	Fiscal Year Ending September 30,									
		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Unit 6 Master Irrigation Utility Expenditures											
1	Engineering	\$ 100,000	\$ 100,000	\$ 104,000	\$ 108,160	\$ 112,486	\$ 116,986	\$ 121,665	\$ 126,532	\$ 131,593	\$ 136,857
2	Engineering - Extraordinary	49,000	-	-	-	35,000	-	-	-	35,000	-
3	Management	40,000	41,600	43,264	44,995	46,794	48,666	50,613	52,637	54,743	56,932
4	Operations Administration	125,000	130,000	135,200	140,608	146,232	152,082	158,165	164,491	171,071	177,914
5	Additional Personnel	-	-	-	-	-	-	-	-	-	-
6	Legal	10,000	10,400	10,816	11,249	11,699	12,167	12,653	13,159	13,686	14,233
7	Legal - Extraordinary FY22/23	400,000	53,333	-	-	-	-	-	-	-	-
8	Legal - Extraordinary FY 23/24	350,000	46,667	-	-	-	-	-	-	-	-
9	Audit	3,000	3,120	3,245	3,375	3,510	3,650	3,796	3,948	4,106	4,270
10	Miscellaneous	5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524
11	Misc - Extraordinary Cost FY 22/23	35,000	16,154	-	-	-	-	-	-	-	-
12	Misc - Extraordinary Cost FY 23/24	30,000	13,846	-	-	-	-	-	-	-	-
13	Utility System - Repairs and Maintenance	150,000	156,000	162,240	168,730	175,479	182,498	189,798	197,390	205,285	213,497
14	Electricity	262,200	354,788	412,807	471,283	513,924	548,226	575,577	598,600	622,544	647,509
15	Water	191,199	247,516	247,516	247,516	247,516	247,516	247,516	247,516	247,516	247,516
16	Fuel and Oil	5,000	5,250	5,513	5,788	6,078	6,381	6,700	7,036	7,387	7,757
17	Well Availablitiy Payment	369,095	438,050	508,256	569,305	602,432	620,246	627,752	627,752	627,752	627,802
18	Total Unit 6 Master Irrigation Utility Expenditures	\$ 2,124,494	\$ 1,621,874	\$ 1,638,161	\$ 1,776,471	\$ 1,906,776	\$ 1,944,213	\$ 2,000,205	\$ 2,045,210	\$ 2,127,016	\$ 2,140,810
Contingency and Bad Debt Expense											
19	Bad Debt Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
20	Contingency Allowance	31,867	24,328	24,572	26,647	28,602	29,163	30,003	30,678	31,905	32,112
21	Total Contingency and Bad Debt Expense	\$ 31,867	\$ 24,328	\$ 24,572	\$ 26,647	\$ 28,602	\$ 29,163	\$ 30,003	\$ 30,678	\$ 31,905	\$ 32,112
22	TOTAL IRRIGATION SYSTEM OPERATING EXPE	\$ 2,156,362	\$ 1,646,202	\$ 1,662,733	\$ 1,803,118	\$ 1,935,377	\$ 1,973,376	\$ 2,030,208	\$ 2,075,888	\$ 2,158,922	\$ 2,172,922

Table 1-5

**West Villages Improvement District
Irrigation Rate Study**

Estimated Multi-Year Capital Improvement Program and Funding Sources

Line No.	Description	Funding Source	Fiscal Year Ending September 30,											Total
			Adjusted 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
CAPITAL IMPROVEMENT PROGRAM														
Capital Projects														
1	Future Wells Supply Lines	DEV	\$ -	\$ 270,000	\$ -	\$ -	\$ 270,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 540,000
2	Future Wells Supply Lines	REV	-	-	-	-	-	-	-	270,000	-	-	270,000	540,000
3	16" PVC, C-905 Reclaimed Water Line (Engl. WWTP)	REV	-	-	-	-	-	-	-	928,800	-	-	-	928,800
4	West Villages Parkway Pond Irrigation Delivery	DEV	90,054	-	-	-	-	-	-	-	-	-	-	90,054
5	6" PVC, C-905 Irrigation Water Main with Fittings	UnitBonds	-	-	-	-	-	-	-	-	643,500	643,500	-	1,287,000
6	12" PVC, C-905 Irrigation Water Main with Fittings	UnitBonds	-	1,700,200	-	-	-	817,767	-	-	-	-	-	2,517,967
7	12" PVC, C-905 Irrigation Water Main with Fittings	UnitBonds	-	-	-	-	-	-	-	817,767	-	817,767	-	1,635,533
8	16" PVC, C-905 Irrigation Water Main with Fittings	UnitBonds	-	-	-	378,000	-	-	-	-	-	-	-	378,000
9	PIL2A Pump Station	DEV	-	690,000	-	-	-	-	-	-	-	-	-	690,000
10	PIL4 Pump Station	DEV	168,000	-	-	-	-	-	-	-	-	-	-	168,000
11	PIL5 Pump Station	REV	-	-	-	-	-	-	-	450,000	-	-	-	450,000
12	97	DEV	-	-	-	360,000	-	-	-	-	-	-	-	360,000
13	98	DEV	-	-	-	360,000	-	-	-	-	-	-	-	360,000
14	100	DEV	-	-	-	-	-	360,000	-	-	-	-	-	360,000
15	101	DEV	-	-	-	-	-	360,000	-	-	-	-	-	360,000
16	128	REV	-	-	-	-	-	-	-	360,000	-	-	-	360,000
17	129	REV	-	-	-	-	-	-	-	-	360,000	-	-	360,000
18	130	REV	-	-	-	-	-	-	-	-	-	-	360,000	360,000
19	187	DEV	-	-	-	-	360,000	-	-	-	-	-	-	360,000
20	188	DEV	-	-	-	-	-	360,000	-	-	-	-	-	360,000
21	189	REV	-	-	-	-	-	-	360,000	-	-	-	-	360,000
22	Infrastructure Improvements and Maintenance	REV	-	-	-	-	-	100,000	104,000	108,160	112,486	116,986	121,665	663,298
23	Subtotal - Capital Projects		\$ 258,054	\$ 2,660,200	\$ -	\$ 1,098,000	\$ 630,000	\$ 1,997,767	\$ 464,000	\$ 2,934,727	\$ 1,115,986	\$ 1,578,253	\$ 751,665	\$ 13,488,652
24	TOTAL IRRIGATION WATER SYSTEM CAPITAL IMPROVEMENT PROGRAM		\$ 258,054	\$ 2,660,200	\$ -	\$ 1,098,000	\$ 630,000	\$ 1,997,767	\$ 464,000	\$ 2,934,727	\$ 1,115,986	\$ 1,578,253	\$ 751,665	\$ 13,488,652
FUNDING SOURCES														
IRRIGATION WATER SYSTEM														
25	Developer Deficit Funding	DEV	\$ 258,054	\$ 960,000	\$ -	\$ 720,000	\$ 630,000	\$ 1,080,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,648,054
26	Funded By Future Unit Bonds	UnitBonds	-	1,700,200	-	378,000	-	817,767	-	817,767	643,500	1,461,267	-	5,818,500
27	User Rate Revenue	REV	-	-	-	-	-	100,000	464,000	2,116,960	472,486	116,986	751,665	4,022,098
28	TOTAL IRRIGATION WATER SYSTEM FUNDING SOURCES		\$ 258,054	\$ 2,660,200	\$ -	\$ 1,098,000	\$ 630,000	\$ 1,997,767	\$ 464,000	\$ 2,934,727	\$ 1,115,986	\$ 1,578,253	\$ 751,665	\$ 13,488,652

SECTION 2

User Rate Design

SECTION 2:

USER RATE DESIGN

2-1: User Rate Design - General

User rate design involves the calculation of monthly rates and charges for each customer classification. As noted in the transmittal letter of this report, developing a financial and rate plan for the System involves multiple considerations:

- The financial and rate plan should consider utility best management practices and should promote financial sustainability and creditworthiness. Conforming with utility best management practices enables the utility to accomplish its mission while keeping rates affordable over the long term. The two most important financial metrics for determining financial sustainability and creditworthiness are cash reserves and debt service coverage.
- The proposed monthly user rates should be considered equitable, affordable, and competitive.
- The proposed rate plan should not cause "rate shock" to customers. From a best financial management practices standpoint, smaller incremental increases over time can help avoid future rate shock and large "catch up" rate increases.
- The proposed rates should enable the utility to perform the necessary capital improvements and operational enhancements. The rates should also provide sufficient margins for capital reinvestment in the System.
- The proposed user rates should provide the System with an adequate level of revenue stability given the seasonality and cyclicity of irrigation water sales.
- The irrigation water user rate structure should encourage conservation of water resources.

2-2: Proposed Monthly Irrigation Water Rate Design

The proposed irrigation water rates are shown in Table ES-1 of the Executive Summary of this report. The detailed rate design is shown in Table 2-1 at the end of this section. Key aspects of the rate design include:

- Fixed charge recovery of 40%. Most System costs are fixed (e.g., management fees, operations administration, etc.) and must be paid regardless of whether water is used. Higher fixed charge recovery is favored by credit rating agencies since it provides more revenue stability. However, the utility industry generally considers that greater than 40% fixed charge recovery does not promote water conservation.

- Well availability charges / payments based on the effective agreement at the time. The well availability charges are being litigated, but the effective agreement remains the Irrigation Water Supply Agreement dated December 4, 2018, as amended. GovRates had no involvement in the establishment and amount of these charges. We are not water rights valuation experts. The existing agreement may be amended in the future. 100% of the well availability charge collections = 100% of the well payments operating expense. The well availability charge could be adjusted and all other rate components would remain the same.
- Purchased reclaimed water component of the volumetric rate that would be adjusted automatically based on the percentage increases in the North Port reclaimed water rate charged to the District (rounded up to nearest cent). Future reclaimed water rate increases from North Port are unknown, and there are no limitations on the amount of the increases. The purchased reclaimed water component helps the System maintain its financial position when reclaimed water rate increases occur. Per the rate design, revenues collected under the purchased reclaimed water component = 100% of the projected reclaimed water expense.
- Lower volumetric rate for customers with private irrigation pumps. Based on decision on how the System was structured, customers with private irrigation pumps pay additional operating and maintenance costs for irrigation water. These extra costs were not a choice made by the customers.
- In the absence of a formal rate study recommendation, automatic rate indexing for rate structure components – other than purchased reclaimed water volumetric rates and well availability charges – based on increases the local Tampa-St. Petersburg-Clearwater Consumer Price Index. Automatic indexing is common among utilities in Florida and is a best financial management practice. Smaller rate increases over time help prevent large future rate increases and "rate shock." This practice is favored by credit rating agencies since the indexing provides more assurance that rates will keep up with inflation.
- Consistent with the practices of most utilities, there are no limitations on what the collected revenues can be used for as long as the spending is authorized by the Board (e.g., adopted budget).

2-3: Bill Comparisons – Neighboring Utilities

Tables 2-2 and 2-3 at the end of this section contain reclaimed water and potable water bill comparisons respectively. Since only a portion of the District's irrigation demand can be met by reclaimed water, both reclaimed water and potable water bill comparisons are appropriate. These comparisons show how bills under the existing and proposed WVID irrigation water rates at different usage levels compare with bills under the rates of other utilities. Graphical comparisons at a usage level of 10,000 gallons, the historical usage level used by the District for comparison purposes, are shown in Figures 2-1 and 2-2 in the Executive Summary section.

It should be noted that a bill comparison is not a "report card" on how well a utility is performing, as there are several factors that have an effect on the level of rates charged. For potable water service, these factors may include, but are not limited to, the following:

1. Source of water supply and level of treatment required before the distribution of water to the ultimate customer, including how much of water supply is purchased from other utilities.
2. Plant capacity utilization, age and assistance in the funding of such plant capacity by federal grants, impact fees, etc.
3. Overall size of the customer base (economies of scale) served as well as the type of customer served (certain customers may have higher usage requirements which may dampen per unit rates which is common for high commercial or industrialized customer bases for utilities).
4. Geographic density of the customer base (utilities with many high-density multifamily customers may have lower unit costs).
5. General fund and administrative fee transfers made by municipal and county systems which may account for differences in the level of rates charged.
6. Bond covenants and funding requirements of the rates.
7. Level of capital improvements required to meet regulatory requirements and service area needs, including the construction of growth-related assets in relation to service area expansion.

Different utilities have different reclaimed water pricing strategies. If reclaimed water were set at the cost of service, they might be higher than potable water rates and would discourage reuse consumption. There are two typical reclaimed water pricing strategies:

- Reclaimed water priced lower than potable water to encourage customers to hook up to the system. Utilities have a need to dispose of treated wastewater. Without the reclaimed water system, a utility needs to invest in an expensive deep injection well or other disposal alternative. The reclaimed water system provides an alternative water supply – the utility does not need to invest in expensive new water treatment capacity.
- Reclaimed water priced the same as potable irrigation water. The justification for this pricing strategy is that i) reclaimed water provides the same benefit / use as potable irrigation water; and ii) not everyone has access to reclaimed water, and it is unfair to pay a higher potable water rate just because reuse is unavailable. JEA (Jacksonville), Florida's largest water and wastewater utility, has this pricing strategy.

For the utilities included in the rate comparisons on Tables 2-2 and 2-3 at the end of this section, no analysis has been made of the above-mentioned factors. However, the proposed irrigation water rates produce bills that are comparable with bills under the reclaimed water rates of neighboring utilities and lower than bills under the potable water rates of the other utilities.

Table 2-1

**West Villages Improvement District
Irrigation Rate Study**

Irrigation Water User Rate Design - Fiscal Year 2025

Line No.	Description	FY 2025 Billing Determinants			Equivalent Factor	Location Factor	Combined Factor	Adjustment For Partial Year Implementation	ERUs for Well Availability Charge	ERUs for Base Charge	Well Availability Charge	Proposed Base Charge (Rounded)	Proposed Purchased Reclaimed Water Rate (kgal)	Proposed Volumetric Rate (kgal)	Revenue Check	
		Unadjusted	Adjustment	2025 Adjusted												
FIXED CHARGES																
ALL ERUs																
1		All ERUs	8,754	0	8,754	1.00	1.00	1.00	100.0%	8,754	8,754	\$	4.17	\$	2.35	\$ 684,913
2		Total ERUs	8,754	0	8,754					8,754	8,754					\$ 684,913
3		Total Billing Units	8,754	0	8,754					8,754	8,754					
		Check (should be zero):	0													
4										Well Availability Charge						
5										Base Charge						
6										\$ 438,050	\$ 246,582					
7										0	0					
8										\$ 438,050	\$ 246,582					
9										0.00%	0.00%					
10										\$ 438,050	\$ 246,582					
										\$ 4,1700	\$ 2,3473					
										\$ 4.17	\$ 2.35					
																Total: \$ 684,913

Table 2-1

**West Villages Improvement District
Irrigation Rate Study**

Irrigation Water User Rate Design - Fiscal Year 2025

Line No.	Description	FY 2025 Billing Determinants			2025 Adjusted	Equivalent Factor	Location Factor	Combined Factor	Adjustment For Partial Year Implementation	ERUs for Well Availability Charge	ERUs for Base Charge	Well Availability Charge	Proposed Base Charge (Rounded)	Proposed Purchased Reclaimed Water Rate (kgal)	Proposed Volumetric Rate (kgal)	Revenue Check
		Unadjusted	Adjustment													
USAGE CHARGE PER 1,000 GALLONS																
	Customers	Service Type	Assumed Additional Cost Per 1,000 Gallons That Customer Must Pay Due to Service Type													
11	Gran Paradiso (Village A)	Other	\$ -	290,528	0	290,528	1.00	1.00	1.00	100.0%	290,528	290,528	\$ -	0.25	\$ -	0.88 \$ 328,296
12	Grand Living (Village D)	Other	-	11,104	0	11,104	1.00	1.00	1.00	100.0%	11,104	11,104		0.25		0.88 12,548
13	Publix (Village D)	Other	-	9,603	0	9,603	1.00	1.00	1.00	100.0%	9,603	9,603		0.25		0.88 10,851
14	Tropia (Village D)	Other	-	4,665	0	4,665	1.00	1.00	1.00	100.0%	4,665	4,665		0.25		0.88 5,271
15	Davis 2 (Apartments and Townhomes - Village D)	Other	-	7,227	0	7,227	1.00	1.00	1.00	100.0%	7,227	7,227		0.25		0.88 8,167
16	Hospital Property Phase 1 (Village D)	Other	-	0	0	0	1.00	1.00	1.00	100.0%	0	0		0.25		0.88 -
17	Public Safety Building (Village D)	Other	-	3,302	0	3,302	1.00	1.00	1.00	100.0%	3,302	3,302		0.25		0.88 3,731
18	Solca Age-Restricted Apartments (Village D)	Other	-	7,337	0	7,337	1.00	1.00	1.00	100.0%	7,337	7,337		0.25		0.88 8,290
19	Antigua (Village E)	Private Pump Station	0.20	19,163	0	19,163	0.77	1.00	0.77	100.0%	14,807	14,807		0.25		0.68 17,821
20	Stillwell (Village E)	Private Pump Station	0.20	30,003	0	30,003	0.77	1.00	0.77	100.0%	23,184	23,184		0.25		0.68 27,903
21	Academy at Wellen Park	Other	-	0	0	0	1.00	1.00	1.00	100.0%	0	0		0.25		0.88 -
22	60-Acre Parcel - Coach Homes (Village E)	Private Pump Station	0.20	0	0	0	0.77	1.00	0.77	100.0%	0	0		0.25		0.68 -
23	Avdina (Village F)	Private Pump Station	0.20	19,567	0	19,567	0.77	1.00	0.77	100.0%	15,120	15,120		0.25		0.68 18,197
24	Wysteria (Village F)	Private Pump Station	0.20	21,857	0	21,857	0.77	1.00	0.77	100.0%	16,889	16,889		0.25		0.68 20,327
25	Solstice (Village F)	Private Pump Station	0.20	13,866	0	13,866	0.77	1.00	0.77	100.0%	10,715	10,715		0.25		0.68 12,896
26	Sunstone (Village F)	Private Pump Station	0.20	38,873	0	38,873	0.77	1.00	0.77	100.0%	30,038	30,038		0.25		0.68 36,151
27	Gran Place (Village F)	Private Pump Station	0.20	4,599	0	4,599	0.77	1.00	0.77	100.0%	3,554	3,554		0.25		0.68 4,277
28	BB Living (Village G)	Private Pump Station	0.20	16,800	0	16,800	0.77	1.00	0.77	100.0%	12,982	12,982		0.25		0.68 15,624
29	Brightmore (Village G)	Private Pump Station	0.20	21,252	0	21,252	0.77	1.00	0.77	100.0%	16,422	16,422		0.25		0.68 19,764
30	Braves (Village G)	Private Pump Station	0.20	31,920	0	31,920	0.77	1.00	0.77	100.0%	24,665	24,665		0.25		0.68 29,685
31	Palmera Single Family Homes (Village I)	Private Pump Station	0.20	14,700	0	14,700	0.77	1.00	0.77	100.0%	11,359	11,359		0.25		0.68 13,671
32	Palmera Coach Homes (Village I)	Private Pump Station	0.20	5,880	0	5,880	0.77	1.00	0.77	100.0%	4,544	4,544		0.25		0.68 5,468
33	WP Golf & CC (Village J)	Private Pump Station	0.20	100,727	0	100,727	0.77	1.00	0.77	100.0%	77,835	77,835		0.25		0.68 93,676
34	WP Golf & CC HOA (Village J)	Private Pump Station	0.20	63,756	0	63,756	0.77	1.00	0.77	100.0%	49,266	49,266		0.25		0.68 59,293
35	Landspar - Single Family (Village K)	Private Pump Station	0.20	11,760	0	11,760	0.77	1.00	0.77	100.0%	9,087	9,087		0.25		0.68 10,937
36	Landspar - Coach Homes (Village K)	Private Pump Station	0.20	8,400	0	8,400	0.77	1.00	0.77	100.0%	6,491	6,491		0.25		0.68 7,812
37	Everly - Single Family (Village K)	Private Pump Station	0.20	5,460	0	5,460	0.77	1.00	0.77	100.0%	4,219	4,219		0.25		0.68 5,078
38	Renaissance (Phase 1 & 2)	Private Pump Station	0.20	74,679	0	74,679	0.77	1.00	0.77	100.0%	57,707	57,707		0.25		0.68 69,451
39	Preserve (Not Part of WUP Permit)	Other	-	16,174	0	16,174	1.00	1.00	1.00	100.0%	16,174	16,174		0.25		0.88 18,276
40	Oasis (Not Part of WUP Permit)	Other	-	16,863	0	16,863	1.00	1.00	1.00	100.0%	16,863	16,863		0.25		0.88 19,055
41	Tortuga (Not Part of WUP Permit)	Other	-	15,679	0	15,679	1.00	1.00	1.00	100.0%	15,679	15,679		0.25		0.88 17,717
42	Grand Lake	Other	-	6,401	0	6,401	1.00	1.00	1.00	100.0%	6,401	6,401		0.25		0.88 7,233
43	Downtown WP	Other	-	2,384	0	2,384	1.00	1.00	1.00	100.0%	2,384	2,384		0.25		0.88 2,694
44	Other Customers (Master Plan Year 2023)	Other	-	37,440	0	37,440	1.00	1.00	1.00	100.0%	37,440	37,440		0.25		0.88 42,307
45	ERU Adjustments to Be Conservative	Other	-	(43,800)	0	(43,800)	1.00	1.00	1.00	100.0%	(43,800)	(43,800)		0.25		0.88 (49,494)
46	Common Area Usage		-	114,920	0	114,920	1.00	1.00	1.00	100.0%	114,920	114,920		0.25		0.88 129,860
47	Total			1,003,086	0	1,003,086					888,709	888,709				\$ 1,032,835
48	Total Water System Usage			1,003,086	0	1,003,086					888,709	888,709				
Check (should be zero): 0																
49																
50																
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Table 2-2

**West Villages Improvement District
Irrigation Rate Study**

Comparison of Typical Monthly Bills for Reclaimed Water Service

Line No.	Description	One Equivalent Residential Unit or 5/8" or 3/4" Meter [1]							
		0 Gallons	5,000 Gallons	10,000 Gallons	15,000 Gallons	20,000 Gallons	25,000 Gallons	50,000 Gallons	100,000 Gallons
NOTE: Reclaimed water rates of other utilities may reflect different levels of service or may not fully recover costs of providing service.									
West Villages Improvement District (Not Just Reclaimed)									
1	Existing Irrigation Water Rates	\$5.56	\$9.21	\$12.86	\$16.51	\$20.16	\$23.81	\$42.06	\$78.56
2	Proposed Irrigation Water Rates - Effective As Soon As Practical	6.52	12.17	17.82	23.47	29.12	34.77	63.02	119.52
3	Difference - Amount	0.96	2.96	4.96	6.96	8.96	10.96	20.96	40.96
4	Difference - Percent	17.3%	32.1%	38.6%	42.2%	44.4%	46.0%	49.8%	52.1%
5	Proposed Irrigation Water Rates - Customers With Private Irrigation Pumps	6.52	11.17	15.82	20.47	25.12	29.77	53.02	99.52
6	Difference - Amount	0.96	1.96	2.96	3.96	4.96	5.96	10.96	20.96
7	Difference - Percent	17.3%	21.3%	23.0%	24.0%	24.6%	25.0%	26.1%	26.7%
Other Florida Utilities:									
8	City of Bradenton	\$6.08	\$9.58	\$13.08	\$16.58	\$20.08	\$23.23	\$38.98	\$70.48
9	Charlotte County	3.07	9.02	14.97	20.92	26.87	32.82	62.57	122.07
10	City of Clearwater	18.24	25.84	33.44	41.04	48.64	56.24	94.24	170.24
11	Collier County	11.73	20.48	29.23	37.98	46.73	55.48	99.23	186.73
12	Englewood Water District	0.00	2.40	4.80	7.20	9.60	12.00	24.00	48.00
13	FGUA - Lehigh Acres System (Lee County)	3.86	7.36	10.86	14.36	17.86	21.36	38.86	73.86
14	City of Marco Island	3.00	12.00	21.00	30.00	39.00	48.00	93.00	183.00
15	City of Naples	12.72	16.92	21.12	25.32	29.52	33.72	54.72	96.72

Table 2-2

**West Villages Improvement District
Irrigation Rate Study**

Comparison of Typical Monthly Bills for Reclaimed Water Service

Line No.	Description	One Equivalent Residential Unit or 5/8" or 3/4" Meter [1]							
		0 Gallons	5,000 Gallons	10,000 Gallons	15,000 Gallons	20,000 Gallons	25,000 Gallons	50,000 Gallons	100,000 Gallons
16	City of North Port [2]	0.00	3.40	6.80	10.20	13.60	17.00	34.00	68.00
17	City of Palmetto	15.10	15.10	15.10	15.10	15.10	15.10	15.10	15.10
18	City of Sarasota	19.86	26.91	33.96	41.01	45.51	50.01	72.51	117.51
19	Sarasota County	5.49	7.94	10.39	12.84	15.29	17.74	29.99	54.49
20	City of Venice (High Pressure)	0.00	7.30	14.60	23.73	34.08	44.43	96.18	199.68
21	Surveyed Other Florida Utilities' Average	\$7.63	\$12.63	\$17.64	\$22.79	\$27.84	\$32.86	\$57.95	\$108.14
22	Maximum	19.86	26.91	33.96	41.04	48.64	56.24	99.23	199.68
23	Minimum	0.00	2.40	4.80	7.20	9.60	12.00	15.10	15.10

NOTE: Reclaimed water rates of other utilities may reflect different levels of service or may not fully recover costs of providing service.

Footnotes:

[1] Rates effective as of March 2024.

Table 2-3

**West Villages Improvement District
Irrigation Rate Study**

Comparison of Typical Monthly Residential Bills for Potable Water Service

Residential Service for a 5/8" or 3/4" Meter [1]									
Line No.	Description	WATER USAGE							
		0 Gallons	5,000 Gallons	10,000 Gallons	15,000 Gallons	20,000 Gallons	25,000 Gallons	50,000 Gallons	100,000 Gallons
West Villages Improvement District									
1	Existing Irrigation Water Rates	\$ 5.56	\$ 9.21	\$ 12.86	\$ 16.51	\$ 20.16	\$ 23.81	\$ 42.06	\$ 78.56
	Proposed Irrigation Water Rates - Effective As								
2	Soon As Practical	6.52	12.17	17.82	23.47	29.12	34.77	63.02	119.52
3	Difference - Amount	0.96	2.96	4.96	6.96	8.96	10.96	20.96	40.96
4	Difference - Percent	17.3%	32.1%	38.6%	42.2%	44.4%	46.0%	49.8%	52.1%
	Proposed Irrigation Water Rates - Customers With								
5	Private Irrigation Pumps	6.52	11.17	15.82	20.47	25.12	29.77	53.02	99.52
6	Difference - Amount	0.96	1.96	2.96	3.96	4.96	5.96	10.96	20.96
7	Difference - Percent	17.3%	21.3%	23.0%	24.0%	24.6%	25.0%	26.1%	26.7%
Other Florida Utilities:									
8	City of Bradenton [2]	\$ 16.93	\$ 33.45	\$ 54.80	\$ 76.15	\$ 97.50	\$ 118.85	\$ 225.60	\$ 439.10
9	Charlotte County [2]	29.10	60.40	95.46	138.94	189.29	240.89	536.82	1,131.82
10	City of Clearwater [2]	26.58	48.14	104.84	172.74	240.64	308.54	648.04	1,327.04
11	Collier County [2]	30.08	50.43	81.08	121.78	162.48	213.33	508.38	1,320.88
12	FGUA - Lehigh Acres System (Lee County) [2]	17.29	48.94	83.47	121.78	165.40	212.80	449.80	923.80
13	Englewood Water District [2]	21.15	33.70	56.31	103.17	171.51	258.66	694.41	1,565.91
14	City of Marco Island [2]	35.96	58.41	80.86	103.31	125.76	157.21	366.21	815.71
15	City of Naples [2]	10.06	18.76	30.71	45.91	67.56	91.39	221.39	481.39
16	City of North Port [2]	25.12	54.59	101.26	168.99	261.28	395.48	1,066.48	2,408.48
17	City of Palmetto [2]	10.38	48.68	90.92	146.96	216.96	286.96	636.96	1,336.96
18	City of Sarasota [2]	19.86	40.63	68.06	111.03	160.58	215.59	599.84	1,368.34
19	Sarasota County [2]	20.18	35.64	59.58	104.28	165.78	239.88	610.38	1,351.38
20	City of Venice [2]	28.33	63.34	114.24	177.74	241.24	304.74	622.24	1,257.24
21	Other Florida Utilities Average	\$ 22.39	\$ 45.78	\$ 78.58	\$ 122.52	\$ 174.31	\$ 234.18	\$ 552.81	\$ 1,209.85
22	Minimum	10.06	18.76	30.71	45.91	67.56	91.39	221.39	439.10
23	Maximum	35.96	63.34	114.24	177.74	261.28	395.48	1,066.48	2,408.48

Table 2-3

***West Villages Improvement District
Irrigation Rate Study***

Comparison of Typical Monthly Residential Bills for Potable Water Service

Footnotes:

- [1] Amounts reflect bills under single family residential user rates in effect March 2024 and do not include any taxes, franchise fees, or water restriction surcharges, if any. These bills also reflect rates charged to customers within the municipal borders (e.g., no outside-municipality surcharges, if applied, are included in the bill comparison).
- [2] Utility is currently involved in a rate study, is planning to conduct a rate study, or plans to implement a rate revision or price index / pass-through adjustment within the next twelve months following the comparison preparation date.

APPENDIX
Details on Historical Developer
Deficit Funding as of September 30, 2023

APPENDIX: Details on Historical Developer Deficit Funding as of September 30, 2023

Name	Description	Inv. Amount (Bond)
West Villages LLLP	Electrical Service power to reclaimed PLC PIL 1/wastewater reclaimed line project	\$ 4,598.45
West Villages LLLP	Electrical Service power to reclaimed PLC PIL 1/wastewater reclaimed line project	5,400.00
West Villages LLLP	Hoover flowguard POC- Renaissance Ph. 1	23,937.86
West Villages LLLP	Hoover flowguard POC- Renaissance Ph. 2/3	37,636.60
West Villages LLLP	Hoover Inv- Tortuga pump station	12,995.47
West Villages LLLP	Tortuga pump station	63,579.54
West Villages LLLP	Upcoming Extraordinary expense for new recharge well	5,000.00
West Villages LLLP	Applied Drilling and Engineering - 16 inch well construction and testing	161,270.00
West Villages LLLP	Tortuga Pump Station	63,500.00
West Villages LLLP	Control Hookup for Tortuga pump station	13,000.00
West Villages LLLP	Tortuga well	12,500.00
West Villages LLLP	Applied Drilling Engineering Inc inv# 833 pump for new well 80	26,667.84
West Villages LLLP	Well 80 Electrical Hook-Up	13,000.00
West Villages LLLP	Well 80 Meter Assembly	26,000.00
West Villages LLLP	Well 80 Transformer (FPL)	8,000.00
West Villages LLLP	Meter assemblies (Wysteria, Gran Place, Solstice, Sunstone, & Wellen Park Golf and Country	130,000.00
West Villages LLLP	New Quad pump PIL 2	312,000.00
West Villages LLLP	Public Safety Building Pump Station, final payment, electrical work, bore	155,000.00
West Villages LLLP	Four POC meters- PIL2, Sunstone, Village J, Grand Place	109,000.00
West Villages LLLP	Hoover transfer quad #2	389,787.72
West Villages LLLP	Shipps- New Connection to Existing Reclaim Main	310,933.01
West Villages LLLP	Village G pump station	87,311.14
West Villages LLLP	Big Sky Electric inv# 1886 - Pump Station Quad Transfer #2	5,055.75
West Villages LLLP	Nostalgic Lampposts inv# 10481 - electrical for West Villages Parkway Pump Station	28,964.84
West Villages LLLP	Shipps Excavating inv# 22-1820- utility location and power for 6" irrigation line	5,100.00
West Villages LLLP	Hoover inv# 170225 Village K Pump station and POC	29,769.77
West Villages LLLP	Big Sky Electric inv# 1912 Village G electrical hook up	28,471.07
West Villages LLLP	Nostalgic invoice # 10617- Directional bore for well 91	3,295.00
West Villages LLLP	Hoover inv# 173728- Village K POC 1	10,628.83
West Villages LLLP	Hoover inv# 173743-Village K additional HDPE pipe installed	7,014.45
West Villages LLLP	All American Fencing LLC inv# 1146 -Village J station fencing	8,450.00

APPENDIX: Details on Historical Developer Deficit Funding as of September 30, 2023

Name	Description	Inv. Amount (Bond)
West Villages LLLP	Hoover inv# 170552 - new meter assembly Gran Paradiso Well 77	27,548.21
West Villages LLLP	Ferguson Inv. 2047028 - 3" meter assembly Village K	3,763.97
Capital Developer Deficit Funding (Tax-Exempt)		\$ 2,129,179.52
West Villages LLLP	Developer Contribution to Irrigation Fund	\$ 35,000.00
West Villages LLLP	Developer Contribution to Irrigation Fund	24,107.92
West Villages LLLP	Developer Contribution to Irrigation Fund	109,846.25
West Villages LLLP	Shortfall 2nd quarter 2020	20,000.00
West Villages LLLP	ECT Invoice # 203753	82,225.92
West Villages LLLP	Kimley Horn and Associates WVID Reuse FDEP Permit	6,513.97
West Villages LLLP	Kimley Horn and Associates WVID Reuse FDEP Permit inv# 148844019-1120	3,938.19
West Villages LLLP	Developer Contribution to Irrigation Fund	75,000.00
West Villages LLLP	ECT inv# 205327 for irrigation general services	19,481.23
West Villages LLLP	Kimley Horn and Associates WVID Reuse FDEP Permit inv# 148844019-1220	2,675.15
West Villages LLLP	Kimley Horn and Associates WVID Reuse FDEP Permit inv# 148844019-0121	9,563.06
West Villages LLLP	Hoover Annual Maintenance	25,000.00
West Villages LLLP	Additional operating funds	75,000.00
West Villages LLLP	Cardno 10 year water supply plan	35,000.00
West Villages LLLP	Kimley Horn and Associates WVID Reuse FDEP Permit inv# 148844019-0221	6,166.17
West Villages LLLP	Additional Operating Funds	125,000.00
West Villages LLLP	Kimley Horn and Associates WVID Reuse FDEP Permit inv# 148844019-0421	1,480.09
West Villages LLLP	Cardno WVID 10-year water supply plan inv# 312207	7,787.50
West Villages LLLP	Kimley Horn and Associates WVID Reuse FDEP Permit inv# 148844019-0521	1,093.07
West Villages LLLP	Kimley Horn and Associates WVID Reuse FDEP Permit inv# 148844019-0321	3,540.71
West Villages LLLP	Kimley Horn and Associates WVID Reuse FDEP Permit inv# 148844019-0621	3,556.40
West Villages LLLP	Kimley Horn and Associates WVID Reuse FDEP Permit inv# 148844019-0721	3,919.89
West Villages LLLP	Additional Operating Funds	200,000.00
West Villages LLLP	Kimley Horn inv# 148844019-0921	2,562.70
West Villages LLLP	Kimley Horn inv# 148844019-1021	3,671.46

APPENDIX: Details on Historical Developer Deficit Funding as of September 30, 2023

Name	Description	Inv. Amount (Bond)
West Villages LLLP	Kimley Horn inv# 148844019-1121	3,870.20
West Villages LLLP	Hoover Annual Maintenance	35,550.00
West Villages LLLP	Kimley Horn inv# 148844019-1221	7,573.25
West Villages LLLP	Additional operating funds	150,000.00
West Villages LLLP	Kimley Horn inv# 148844019-1221	7,573.25
West Villages LLLP	Kimley Horn inv# 148844019-0122	3,488.53
West Villages LLLP	Kimley Horn inv# 148844019-0222	4,204.92
West Villages LLLP	Kimley Horn inv# 148844019-0322	2,343.04
West Villages LLLP	Kimley Horn inv# 148844019-0422	4,288.60
West Villages LLLP	Operating shortfall	126,268.86
West Villages LLLP	Developer Contribution to Irrigation Fund Operating funds	40,000.00
West Villages LLLP	Kimley Horn inv# 148844019-0123	24,745.75
West Villages LLLP	Hoover Pumping Systems Annual maintenance contract	56,748.25
West Villages LLLP	Additional Operating funds	75,000.00
West Villages LLLP	Additional operating funds	75,000.00
West Villages LLLP	Developer Contribution - additional operating funds	175,000.00
Operating Developer Deficit Funding (Taxable)		\$ 1,673,784.33
Total Developer Deficit Funding		<u>\$ 3,802,963.85</u>

2024

**WEST VILLAGES IMPROVEMENT DISTRICT
Irrigation Water Rate Study**



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03/29/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

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Legal Clerk

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State of Wisconsin



**NOTICE OF PUBLIC HEARING ON PROPOSED REVISED IRRIGATION RATES BY
WEST VILLAGES IMPROVEMENT DISTRICT**

A public hearing will be conducted by the Board of Supervisors (the "Board") of the West Villages Improvement District (the "District") on April 11, 2024, at 10:00 a.m. at 4970 City Hall Boulevard, North Port, Florida 34286.

In accordance with Chapter 2004-456, *Laws of Florida*, as amended, the District hereby gives the public notice of its intent to adopt revised rates relative to the provision of irrigation quality water to users within the District (hereinafter, the "Rates"). The public hearing will provide an opportunity for the public to address the proposed Rates for the provision of such services. The preliminary proposed Rates presented to members of the public at the Irrigation Rate Study Public Outreach Meeting held on March 21, 2024, which have not yet been presented to or adopted by the Board, are attached hereto as **Appendix A**. The proposed Rates in **Appendix A** are preliminary and subject to revision and finalization prior to the public hearing, and the Board is further entitled to adjust the proposed Rates after holding such public hearing.

The purpose and effect of the rule setting such Rates is to provide sufficient revenue for funding the expenses of the District relative to the provision of irrigation quality water to users within the District. Specific legal authority for the establishment and collection of the Rates includes Chapter 2004-456(3)(2)(q), *Laws of Florida*, as amended.

The public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, one or more Supervisors may participate in the public hearing by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District Office at least forty-eight (48) hours before the hearing by contacting the District Manager at (941) 244-2805. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

APPENDIX A

Schedule of Proposed Revised Rates

NOTE: RATES ARE PRELIMINARY AND SUBJECT TO REVISION

Proposed Irrigation Quality Water Rates

Rates per 1 Equivalent Residential Unit (ERU)	Tier 1	Tier 2⁴
<i>Monthly Base Charge Rate¹</i>	\$2.35	n/a
<i>Well Availability Rate²</i>	\$4.17	n/a
Volumetric Rate per 1,000 gallons		
<i>Purchased Reclaimed Water Rate³</i>	\$0.25	n/a
<i>Volumetric Usage Rate¹</i>		
- <i>Customers with Private Irrigation Pumps</i>	\$0.68	\$2.04
- <i>All Other Customers</i>	\$0.88	\$2.64

¹ In the absence of a formal study recommendation or action by the Board, the Monthly Base Charge Rate and the Volumetric Usage Rate shall be automatically increased effective October 1st of each fiscal year. The percentage increase shall be the percentage increase, if any, in the Consumer Price Index (CPI) for the Tampa-St. Petersburg-Clearwater, Florida area, all items, all urban consumers, not seasonally adjusted (Series ID: CUURS35DSA0 accessed via <https://data.bls.gov/cgi-bin/srgate>) from January of the preceding calendar year to January of the current calendar year as published by the Bureau of Labor Statistics of the United States Department of Labor. The calculated rates shall be rounded up to the nearest cent. The first increases under these provisions, if any, shall become effective on October 1, 2025.

² Pursuant to the *Irrigation Water Supply Agreement*, dated December 4, 2018, as amended, the Well Availability Rate is \$4.17 as of March 2024 and may be increased at the beginning of each fiscal year by an amount not to exceed the greater of i) 5.5% (i.e., the 10-year average of the United States CPI-Water and Sewerage Maintenance Series at the time of adoption of these rates); or ii) the July-to-July change in the United States CPI-Water and Sewerage Maintenance Series without the need for a further public hearing.

³ The Purchased Reclaimed Water Rate shall be automatically increased based on the percentage increase, if any, in the City of North Port reclaimed water rate charged to the District (which is \$0.31/1,000 gallons as of March 2024) without the need for a further public hearing. The calculated rates shall be rounded up to the nearest cent.

⁴ To promote water conservation, Tier 2 volumetric rates are priced at three (3) times Tier 1 volumetric rates. Tier 2 volumetric rates will apply for those customers exceeding 1.5 times their monthly irrigation allocation (hereinafter the "Monthly Allocation") based on AGMOD Demand Calculations, as determined by the District Manager or their designee. The Monthly Allocation shall be calculated by multiplying the AGMOD Reserved Annual Average Daily Quantity (expressed in gallons per day) by the number of days in a given month. Monthly Allocations will accommodate applicable grow-in practices for new construction, as determined to be appropriate by the District Manager or their designee. Tier 2 rates will only be applied to usage that exceeds the Monthly Allocation.

ERUs Per Customer Class

Product Type	Metric	ERU
Single-Family ¹ Residential Unit	1 unit	1
Multi-Family ² Residential Unit	1 unit	.33
Commercial Irrigable Acres ³	.075 irrigable acres	1
Recreational Irrigable Acres ⁴	.075 irrigable acres	1

¹ A single-family unit is defined as a building containing not more than two (2) dwellings (i.e., a single-family residence or paired villa).

² A multi-family unit is defined as a building containing more than two (2) dwellings.

³ Irrigable acreage for commercial property is calculated based on 16% of the net developable area (i.e., gross land area less major roadway right-of-way and wetland areas) for each parcel.

⁴ Irrigable acreage for recreational property (i.e., golf courses, parks, athletic facilities, etc.) is calculated based on an estimate of the irrigable area for the property as conducted by a Professional Engineer.

WEST VILLAGES IMPROVEMENT DISTRICT

www.westvillagesid.org

PUBLISH: SARASOTA HERALD TRIBUNE 03/29/24

FO-39085649

RESOLUTION 2024-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT MAKING CERTAIN FINDINGS; APPROVING, RATIFYING, AND CONFIRMING EXISTING IRRIGATION RATES ADOPTED IN PRIOR IRRIGATION RATE ADOPTION RESOLUTIONS AND THE PRIOR IMPOSITION AND COLLECTION THEREOF; ADOPTING AN IRRIGATION QUALITY WATER RATEMAKING STUDY; APPROVING NEW IRRIGATION QUALITY WATER RATES, FEES, AND CHARGES PURSUANT TO SUCH STUDY; AUTHORIZING AND DIRECTING DISTRICT STAFF TO CONTINUE ESCROWING A PORTION OF THE NEW IRRIGATION QUALITY WATER RATES, FEES, AND CHARGES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District provides irrigation quality water to customers within its Unit of Development No. 6 (“**Unit No. 6**”); and

WHEREAS, Section (3)(2)(q) of the Act authorizes the District to prescribe, fix, establish, and collect rates, fees, rentals, fares, or other charges for the property, facilities and services made available, furnished, or to be furnished by the District, and to recover the cost of making or authorizing the connection to any District facility or system or installing works or improvements on or within District property interests after public hearing thereon; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District previously adopted Resolution Nos. 2018-18, 2020-08, 2021-15, and 2023-08 (the “**Prior Rate Resolutions**”) adopting and imposing rates for the District’s provision of irrigation quality water to Unit No. 6 (hereinafter, the “**Existing Rates**”); and

WHEREAS, the Board, at its duly noticed March 9, 2023 regular meeting, authorized District staff to advertise a request for proposals for an independent contractor to provide certain public utility irrigation rate study services for i) the review of the District’s existing irrigation rate structure and currently charged rates; ii) the development of any recommended adjustments or alternatives to the District’s existing irrigation rate structure; and iii) the development and determination of recommended applicable rates for applicable recommended irrigation rate structures; and

WHEREAS, the Board, at its duly noticed May 11, 2023 regular meeting, selected GovRates, Inc. (“**GovRates**”) to provide such services to the District, and the District and GovRates thereafter entered into that certain *Agreement for Public Utility Irrigation Rate Study Services*, dated May 11, 2023 relative to the provision of same; and

WHEREAS, during the duly noticed October 12, 2023 regular meeting of the Board, GovRates presented its preliminary proposed ratemaking methodology with members of the public and the Board (the “**2024 Rate Study Update Presentation**”), during which time GovRates received direction from the Board relative to certain matters affecting the finalization of the methodology upon which the proposed revised irrigation quality water rates (the “**2024 Rates**”) would be based; and

WHEREAS, during the duly noticed February 16, 2024 special meeting of the Board, District staff announced that public presentations would be conducted by District staff 1) on March 5, 2024 at 1:00 p.m. in the Training Room of the Public Safety Building located at 19955 Preto Boulevard, Venice, Florida 34293 regarding an overview of the District’s master irrigation system program (the “**Master Irrigation System Presentation**”), and 2) on March 21, 2024 at 1:00 p.m. in the Training Room of the Public Safety Building located at 19955 Preto Boulevard, Venice, Florida 34293 regarding the proposed 2024 Rates and the methodology therefor (the “**2024 Rates Public Outreach Meeting Presentation**”); and

WHEREAS, the Master Irrigation System Presentation was thereafter held by District staff on March 5, 2024 at the referenced date, time, and location where members of the public were able to attend and participate; and

WHEREAS, during the duly noticed March 14, 2024 regular meeting of the Board, District staff announced that the proposed methodology for the 2024 Rates and the 2024 Rates therein would be presented for consideration and approval at the District’s April 11, 2024 regular meeting during which time a public hearing would be held; and

WHEREAS, the 2024 Rates Public Outreach Meeting Presentation was thereafter held by District staff on March 21, 2024 at the referenced date, time, and location where members of the public were able to attend and participate; and

WHEREAS, upon the conclusion of the 2024 Rate Study Update Presentation, the Master Irrigation System Presentation, and the 2024 Rates Public Outreach Meeting Presentation, copies of the PowerPoint presentations from each were all promptly posted prominently on the District’s website for viewing by members of the public who were not able to physically attend such presentations; and

WHEREAS, following the 2024 Rates Public Outreach Meeting Presentation, District staff additionally held a series of virtual meetings with homeowners’ and property owners’ associations (i.e., the customers that the District provides irrigation quality water service to) in order to educate them on the proposed 2024 Rates and the financial impacts to such entities’ budgets should the 2024 Rates be approved by the District Board in the manner proposed by GovRates at the District’s April 11, 2024 Board meeting and public hearing; and

WHEREAS, the District published a notice of ratemaking public hearing on March 29, 2024 in the Sarasota Herald-Tribune thirteen (13) days in advance of the Board's April 11, 2024 regular meeting during which such public hearing would be held, which notice included information regarding the public hearing and proposed 2024 Rates; and

WHEREAS, the District published a notice of regular Board meeting on April 2, 2024 in the Sarasota Herald-Tribune nine (9) days in advance of the Board's April 11, 2024 regular meeting; and

WHEREAS, GovRates has prepared that certain *Irrigation Water Rate Study* dated April 4, 2024 for the District (the "**2024 Rate Study**"), attached hereto as **Exhibit A**, which provides a methodology for the calculation of, and recommendation for, adoption of the 2024 Rates as set forth therein, which was included in the District's agenda package for its April 11, 2024 Board meeting, along with a proposed resolution adopting the 2024 Rate Study and the 2024 Rates among other related matters, which agenda package was distributed to members of the public, District staff, and the Board and posted on the District website on April 4, 2024, seven (7) days in advance of such meeting; and

WHEREAS, at the District's April 11, 2024 regular meeting of the Board, the 2024 Rate Study, along with the proposed methodology and the 2024 Rates therein, were presented by GovRates, after which a public hearing was held where the Board solicited comments from and answered questions of members of the public; and

WHEREAS, the Board accordingly desires to: i) approve, ratify, and confirm the findings made and the Existing Rates adopted in the Prior Rate Resolutions as well as the prior imposition and collection of the Existing Rates by the District; ii) adopt the 2024 Rate Study; iii) approve the 2024 Rates as set forth in **Exhibit B** in conformance with the 2024 Rate Study and the imposition thereof commencing July 1, 2024; iv) authorize and direct District staff to continue to escrow the portion of the 2024 Rates relating to the well availability fee until there is further direction from the Board to continue the remittance of such payments; ¹ and v) make such changes to the forgoing and provide such other related appropriate direction as to the 2024 Rates and the 2024 Rate Study as approved by the District's Board following its public hearing; and

WHEREAS, after public hearing on the matter which has been publicly noticed in accordance with the Act, and in reliance on the recommendations of its independent public utility irrigation rate consultant, the Board finds that the 2024 Rates are just and equitable having been based upon i) the amount of service furnished, and ii) other factors affecting the use of the facilities furnished.

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

¹ The Board, at its duly noticed April 13, 2023 regular meeting, directed District staff to collect- but escrow and not remit- the portion of the Existing Rates relating to the well availability fee that is required to be remitted to The Ranch Land Operations, LLP and Thomas Ranch Intangibles, LLP pursuant to that certain *Irrigation Water Supply Agreement* dated December 4, 2018, as amended (the "**Groundwater Supply Agreement**"), until there is further direction from the Board to continue the remittance of such payments.

SECTION 1. The Board incorporates the recitals hereinabove stated.

SECTION 2. The Board hereby finds and determines as follows:

(a) The District is a local unit of special-purpose government organized and existing under and pursuant to the Act for the purpose of planning, financing, constructing, operating, and/or maintaining certain infrastructure and providing certain public services.

(b) The District provides irrigation quality water to customers within the District's Unit No. 6 through its central irrigation distribution system.

(c) Section (3)(2)(q) of the Act authorizes the District to prescribe, fix, establish, and collect rates, fees, rentals, fares, or other charges for the property, facilities and services made available, furnished, or to be furnished by the District, and to recover the cost of making or authorizing the connection to any District facility or system or installing works or improvements on or within District property interests after public hearing thereon.

(d) The Board previously adopted the Prior Rate Resolutions, after public hearing thereon, in conformance with the Act.

(e) After public hearing, the Board finds that: i) the approval, ratification, and confirmation of the findings made and the Existing Rates adopted in the Prior Rate Resolutions as well as the prior imposition and collection of the Existing Rates by the District; ii) the adoption of the 2024 Rate Study attached hereto as **Exhibit A**; iii) the approval of the 2024 Rates as set forth in **Exhibit B** in conformance with the 2024 Rate Study and the imposition thereof commencing July 1, 2024; and iv) the authorization of and direction to District staff to continue to escrow of the portion of the 2024 Rates relating to the well availability fee until there is further direction from the Board to continue the remittance of such payments, all of which are related to the provision of irrigation quality water to customers within the District, is necessary in order to provide the revenues necessary for funding the expenses of the District with respect to its provision of irrigation quality water to such customers, and is in the best interests of the District, its landowners, and residents.

SECTION 3.

(a) The Board hereby approves, ratifies, and confirms the findings made and the Existing Rates adopted in the Prior Rate Resolutions and the prior imposition and collection of such rates by the District in good faith in accordance therewith.

(b) The Board hereby approves and confirms the 2024 Rate Study attached hereto as **Exhibit A**.

(c) The Board hereby approves and confirms the 2024 Rates set forth in **Exhibit B** and authorizes the imposition of the 2024 Rates by District staff commencing July 1, 2024.

(d) The Board hereby authorizes and directs District staff to continue to escrow the portion of the 2024 Rates relating to the well availability fee until there is further action from the Board directing District staff to continue the remittance of such payments in accordance with the requirements of the Groundwater Supply Agreement.

SECTION 4. The 2024 Rates shall replace the Existing Rates effective July 1, 2024.

SECTION 5. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 11th day of April, 2024.

ATTEST:

**WEST VILLAGES
IMPROVEMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: 2024 Rate Study

Exhibit B: Schedule of the 2024 Rates

Exhibit A

2024 Rate Study

Exhibit B

Schedule of the 2024 Rates

<u>Rates per 1 Equivalent Residential Unit (ERU)¹</u>	<u>Tier 1</u>	<u>Tier 2⁵</u>
<i>Monthly Base Charge Rate²</i>	\$2.35	n/a
<i>Well Availability Rate³</i>	\$4.17	n/a
<u>Volumetric Rate per 1,000 gallons</u>		
<i>Purchased Reclaimed Water Rate⁴</i>	\$0.25	n/a
<i>Volumetric Usage Rate²</i>		
- <i>Customers with Private Irrigation Pumps</i>	\$0.68	\$2.04
- <i>All Other Customers</i>	\$0.88	\$2.64

¹ Common area irrigation water use shall be billed at the effective Purchased Reclaimed Water Rate per 1,000 gallons plus the effective Tier 1 Volumetric Rate per 1,000 gallons for All Other Customers as referenced in the above table (i.e., customers without private irrigation pumps). For the purposes of irrigation water billing, common areas shall include District-owned roadway medians, between sidewalk and curb, entrance ways, any buffer areas, any common amenity such as a dog park, and any other areas determined by the Board.

² In the absence of a formal study recommendation or action by the Board, the Monthly Base Charge Rate and the Volumetric Usage Rate shall be automatically increased effective October 1st of each fiscal year. The percentage increase shall be the percentage increase, if any, in the Consumer Price Index (CPI) for the Tampa-St. Petersburg-Clearwater, Florida area, all items, all urban consumers, not seasonally adjusted (Series ID: CUURS35DSA0 accessed via <https://data.bls.gov/cgi-bin/srgate>) from January of the preceding calendar year to January of the current calendar year as published by the Bureau of Labor Statistics of the United States Department of Labor. The calculated rates shall be rounded up to the nearest cent. The first increases under these provisions, if any, shall become effective on October 1, 2025.

³ Pursuant to the *Irrigation Water Supply Agreement*, dated December 4, 2018, as amended, the Well Availability Rate is \$4.17 as of March 2024 and may be increased at the beginning of each fiscal year by an amount not to exceed the greater of i) 5.5% (i.e., the 10-year average of the United States CPI-Water and Sewerage Maintenance Series at the time of adoption of these rates); or ii) the July-to-July change in the United States CPI-Water and Sewerage Maintenance Series.

⁴ The Purchased Reclaimed Water Rate shall be automatically increased based on the percentage increase, if any, in the City of North Port reclaimed water rate charged to the District (which is \$0.31/1,000 gallons as of March 2024). The calculated rates shall be rounded up to the nearest cent.

⁵ To promote water conservation, Tier 2 volumetric rates are priced at three (3) times Tier 1 volumetric rates. Tier 2 volumetric rates will apply for those customers exceeding 1.5 times their monthly irrigation allocation (hereinafter the "Monthly Allocation") based on AGMOD Demand Calculations, as determined by the District Manager or their designee. The Monthly Allocation shall be calculated by multiplying the AGMOD Reserved Annual Average Daily Quantity (expressed in gallons per day) by the number of days in a given month. Monthly Allocations will accommodate applicable grow-in practices for new construction, as determined to be appropriate by the District Manager or their designee. Tier 2 rates will only be applied to usage that exceeds the Monthly Allocation.

[Continued on Next Page]

ERUs Per Customer Class		
Product Type	Metric	ERU
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¹ A single-family unit is defined as a building containing not more than two (2) dwellings.

² A multi-family unit is defined as a building containing more than two (2) dwellings.

³ Irrigable acreage for commercial property is calculated based on 16% of the net developable area (i.e. gross land area less major roadway right-of-way and wetland areas) for each parcel.

⁴ Irrigable acreage for recreational property (i.e. golf courses, parks, athletic facilities, etc.) is calculated based on an estimate of the irrigable area for the property as conducted by a Professional Engineer.

**AGREEMENT BY AND BETWEEN THE WEST VILLAGES IMPROVEMENT
DISTRICT AND A.M.C. CONTRACTING, INC. FOR IRRIGATION CONNECTION
INFRASTRUCTURE CONSTRUCTION SERVICES**

THIS AGREEMENT (the “Agreement”) is made entered into this ____ day of _____ 2024, by and between:

WEST VILLAGES IMPROVEMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 2004-456, *Laws of Florida*, as amended, and located in the City of North Port, Florida and unincorporated Sarasota County, Florida, with a mailing address of 2501 Burns Road, Suite A, Palm Beach Gardens, Florida 33410 (the “District”); and

A.M.C. CONTRACTING, INC., a Florida corporation, with a mailing address of 5656 Sawyer Circle, Sarasota, Florida 34233 (“Contractor” and, together with the District, the “Parties”).

RECITALS

WHEREAS, the District was established pursuant to Chapter 2004-456, *Laws of Florida*, as amended, for the purpose of planning, financing, constructing, operating and/or maintaining certain public infrastructure improvements; and

WHEREAS, the District has a need to retain an independent contractor to provide the materials, labor, items, and tools necessary to render the irrigation connection infrastructure construction services, all as more particularly described and identified in **Exhibit A** (the “Services”), which is incorporated herein by this reference; and

WHEREAS, Contractor represents that it is qualified, willing and able to serve as an irrigation connection infrastructure construction services contractor and has agreed to perform the Services for the District;

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement; and

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

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

SECTION 2. SCOPE OF SERVICES; TERM.

A. Contractor agrees to provide all materials, labor, items and tools necessary to perform the Services, as described in **Exhibit A**.

B. Services shall be completed within forty (40) days, unless an extension is granted in writing by the District, in its sole discretion. Time is of the essence with respect to the Services. District may terminate this Agreement or any part thereof if such performance is not in material accordance with the specifications of this Agreement, including the schedule. Contractor shall indemnify the District for all loss and damage of whatever nature caused by such delay or failure, excepting only delays for causes beyond Contractor's reasonable control.

C. Contractor agrees to perform the Services to the satisfaction of the District, in a first-class and workmanlike manner, and using the highest level of professional skill, care and diligence. Contractor shall perform the Services in conformity with accepted standards of safety and the District's specifications as may be promulgated by the District from time to time.

D. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Services, Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.

E. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to commence repairs for any damage resulting from Contractor's activities and work within twenty-four (24) hours, and Contractor agrees to complete such repairs within a reasonable amount of time.

F. Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Agreement. At completion of the Services, Contractor shall remove from the site waste materials, rubbish, tools, construction equipment, machinery and surplus materials. If Contractor fails to clean up as provided herein, the District may do so, and the cost thereof shall be charged to Contractor.

SECTION 3. COMPENSATION, PAYMENT, AND RETAINAGE.

A. For completion of the Services as identified in **Exhibit A**, the District shall pay Contractor One Hundred Fifty Eight Thousand One Hundred Fifty Three Dollars and Zero Cents (**\$158,153.00**). This compensation includes all materials, labor, items and tools as set forth in **Exhibit A**.

B. If the District should desire additional work or services, Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order(s) to this Agreement. Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.

C. The District may require, as a condition precedent to making any payment to Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from Contractor, in a form satisfactory to the District, that any indebtedness of Contractor, as to services to the District, has been paid and that Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

SECTION 4. WARRANTY; DAMAGE TO PROPERTY. In addition to all manufacturer warranties for materials purchased for purposes of this Agreement, and any other warranties as set forth in **Exhibit A**, all Services provided by Contractor pursuant to this Agreement shall be warranted for one (1) year from the date of acceptance of the Services by the District or such other term as described in **Exhibit A**, whichever is greater. Contractor shall remedy defective Services to the District's satisfaction and at the District's discretion. Neither final acceptance of the Services, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient Services. If any of the Services are found to be defective, deficient, or not in accordance with the Agreement, Contractor shall correct it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District.

SECTION 5. INSURANCE.

A. Contractor, and any of its subcontractors, shall, at its own expense, maintain insurance during the performance of the Services under this Agreement, with limits of liability not less than the following:

Workers' Compensation	statutory
General Liability	
<i>Bodily Injury (including contractual)</i>	\$1,000,000
<i>Property Damage (including contractual)</i>	\$1,000,000
Automobile Liability (if applicable)	
<i>Bodily Injury and Property Damage</i>	\$1,000,000

B. The District, its agents, staff, consultants and supervisors shall be named as an additional insured. Contractor shall furnish the District with the Certificate of Insurance

evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

C. If Contractor, or its subcontractors, as applicable, fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 6. INDEMNIFICATION.

A. Contractor agrees to defend, indemnify, and hold harmless the District and its supervisors, officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, all as actually incurred.

SECTION 7. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 8. COMPLIANCE WITH GOVERNMENTAL REGULATION. Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of

notice of termination.

SECTION 9. LIENS AND CLAIMS. Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of Contractor's performance under this Agreement, and Contractor shall immediately discharge any such claim or lien. In the event that Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 10. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 11. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

SECTION 12. TERMINATION. The District agrees that Contractor may terminate this Agreement with cause by providing ten (10) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to Contractor. The District shall provide ten (10) days' written notice of termination without cause. Upon any termination of this Agreement, Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against Contractor.

SECTION 13. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for Contractor to perform under this Agreement shall be obtained and paid for by Contractor.

SECTION 14. ASSIGNMENT. Neither the District nor Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 15. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this

Agreement, Contractor shall be acting as an independent contractor. Neither Contractor nor employees of Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of Contractor, if there are any, in the performance of this Agreement. Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 16. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 17. ENFORCEMENT OF AGREEMENT. In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 18. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement.

SECTION 19. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties.

SECTION 20. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 21. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A. If to District: West Villages Improvement District
2501 Burns Road, Suite A
Palm Beach Gardens, Florida 33410
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to Contractor: A.M.C. Contracting, Inc.
5656 Sawyer Circle

Sarasota, Florida 34233

Attn: _____

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

SECTION 22. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 23. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each Party consents that the exclusive venue for any litigation arising out of or related to this Agreement shall be in a court of appropriate jurisdiction, in and for Sarasota County, Florida.

SECTION 24. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **William Crosley** (“**Public Records Custodian**”). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are

transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (561) 630-4922, WCROSLEY@SDSINC.ORG, 2501A BURNS ROAD, PALM BEACH GARDENS, FLORIDA 33410.

SECTION 25. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 26. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 27. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

SECTION 28. E-VERIFY REQUIREMENTS. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 29. COMPLIANCE WITH SECTION 20.055, *FLORIDA STATUTES*. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes* .

SECTION 30. SCRUTINIZED COMPANIES STATEMENT. Contractor certifies it: (i) is not in violation of Section 287.135, *Florida Statutes*, (ii) is not on the Scrutinized Companies with Activities in Sudan List; (iii) is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; (iv) does not have business operations in Cuba or Syria; (v) is not on the on the Scrutinized Companies that Boycott Israel List; and (vi) is not participating in a boycott of Israel. If the Contractor is found to have submitted a false statement with regards to the prior sentence, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List, has engaged in business operations in Cuba or Syria, and/or has engaged in a boycott of Israel, the District may immediately terminate this Agreement.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the day and year first written above.

ATTEST:

**WEST VILLAGES IMPROVEMENT
DISTRICT**

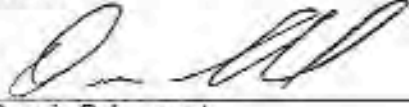
Secretary / Assistant Secretary

Chairperson, Board of Supervisors

WITNESS:

A.M.C. CONTRACTING, INC., a Florida
corporation

Print Name: _____



By: Dennis Schermock
Its: President

Exhibit A: Scope of Services

Exhibit A

Scope of Services

SCHEDULE "A" GENERAL CONDITIONS					
ITEM No.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
1	Mobilization	LS	1	12,500.00	\$12,500.00
2	Clear & Grub 65' x 40' Well #3 Work Zone Area Outlined with 210 LF Staked Silt Fence	SF	2,600	2.50	6,500.00
3	Construction Stakeout: - As-Built Drawings Prepared in accordance with the plan specifications	LS	1	4,830.00	N/A
SUB-TOTAL SCHEDULE 'A' GENERAL CONDITIONS					\$19,000.00

SCHEDULE "B" SITE WORK					
ITEM No.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
4	Construct 20' x 20' x 12" Thick Gravel Pad (#57 Stone) Spread, Graded and compacted around existing Well #83	SF	400	8.25	3,300.00
5	Construct 16' x 25' x 12" Thick Gravel/Stone Well #83 Approach Driveway (#57 Stone) Spread, Graded and compacted in-place w/ Sideslopes tied to exist, grade	SF	400	8.25	3,300.00
SUB-TOTAL SCHEDULE 'B' SITE WORK					\$6,600.00



First Supplemental Special Assessment Methodology Report Series 2024 Bonds

WEST VILLAGES IMPROVEMENT DISTRICT
Unit of Development No. 10

March 27, 2024

SPECIAL DISTRICT SERVICES, INC

2501A Burns Road
Palm Beach Gardens, Florida 33410
561-630-4922

1.0 **INTRODUCTION**

The West Villages Improvement District (the “District”) is a local unit of special-purpose government with portions located in the City of North Port, Florida (the “City”) within Sarasota County, Florida (the “County”). The District was created in June 2004 by Chapter 2004-456, Laws of Florida, a special act of the Florida Legislature, as amended (the “Act”). The Act provides legal authority for the District to finance the acquisition, construction, operation, and maintenance of the public infrastructure improvements authorized by the Act. In order to address its authorized purpose, the District has and continues to create separate Units of Development. This First Supplemental Special Assessment Methodology Report (the “First Supplemental Report”) applies exclusively to Unit of Development No. 10 (“Unit No. 10”) of the District and the plan of development which currently contemplates a total of 1,149 residential dwelling units of varying product types.

Unit No. 10 includes approximately 878.3+/- acres and was created by the District to acquire and construct public infrastructure improvements designed to provide special benefit to the lands within Unit No. 10 (the “Unit No. 10 Improvements”). The West Villages Improvement District Unit of Development No. 10 Master Engineer’s Report dated January 11, 2024 (the “Engineer’s Report”) was prepared by Dewberry Engineers Inc., 2201 Cantu Court, Suite 107, Sarasota, Florida (the “District Engineer”), and sets forth the Unit No. 10 Improvements including public roadways, including thoroughfares, arterial, collector, or local streets; drainage and stormwater improvements; water and sewer facilities; irrigation facilities; public roadway, landscape, lighting, signage, and furnishings; entry features; and consulting and contingencies (collectively the “Project”). The total estimated costs of the construction of the Project are \$98,600,000.

The District presently plans to issue \$19,280,000 of its Capital Improvement Revenue Bonds (Unit of Development No. 10), Series 2024 (Assessment Area One) (the “Series 2024 Bonds”) to finance a portion of the master and Phase 1 neighborhood infrastructure improvements comprising the Project, as described in the Engineer’s Report. It is expected that in the future the District may finance additional portions of the Project with the issuance of additional bonds in one or more series.

This First Supplemental Report supplements the Master Special Assessment Methodology Report, (Unit of Development No. 10) dated January 11, 2024 (the “Master Report”), and will equitably allocate the costs being incurred by the District to issue the Series 2024 Bonds in order finance a portion of the Unit No. 10 Improvements benefiting certain assessable lands within Unit No. 10 in the District. Capitalized terms used herein and not otherwise defined shall have the same meaning as set forth in the Master Report.

2.0 **PROJECTS TO BE FUNDED BY THE DISTRICT**

The Project as designed is an integrated system of facilities that provides specific benefits to all of the assessable lands within Unit No. 10. The total cost of the Project is currently estimated to be \$98,600,000. The total costs for master infrastructure and neighborhood infrastructure for Phase 1 within Unit No. 10 (“Assessment Area One”) is estimated to be \$69,700,000 (collectively, the “Assessment Area One Project”). A detail of the estimated costs of the Assessment Area One Project is included herein on **Table A**.

The Project area consists of approximately 878.3 gross acres of land and Assessment Area One is anticipated to include approximately 589 of the planned 1,149 residential units of various unit types as outlined on **Table C**.

The Series 2024 Bonds will be repaid through the levy of non-ad valorem special assessments on all assessable property in Assessment Area One within Unit No. 10 (the “Series 2024 Assessments”). Any

portion of the Assessment Area One Project not financed through the issuance of the Series 2024 Bonds or future bonds will be paid for by Manasota Beach Ranchlands, LLLP or its successors or assigns (collectively the “Developer”).

The construction costs for the Project identified in this First Supplemental Report were provided by the District Engineer. Special District Services, Inc., as District Manager, makes no representation regarding the accuracy or validity of those costs and did not undertake any analysis or verification regarding such costs.

3.0 FUNDING OF IMPROVEMENTS

To defray the Series 2024 Bonds, the District will impose the Series 2024 Assessments on benefited real property within Assessment Area One within Unit No. 10. These Series 2024 Assessments are based on the direct, special and peculiar benefits accruing to such property from the improvements comprising the Assessment Area One Project. The use of non-ad valorem special assessments has an advantage in that the properties that receive the special benefits from the Assessment Area One Project are the only properties that are obligated to pay for those facilities and services. Without these improvements, development of the property would not be possible.

In summary, special assessments may be levied: (1) for facilities which provide special benefits to property as distinct from general benefits, (2) only against property which receives that special benefit, (3) in proportion to the benefits received by the properties, and (4) according to fair and reasonable methods that the governing body of the jurisdiction determines. The Series 2024 Assessments placed upon various benefited properties in Unit No. 10 must be sufficient to cover the debt service of the Series 2024 Bonds that will be issued for financing all or a portion of the Assessment Area One Project. The Series 2024 Assessments must be fairly and reasonably allocated to the properties being assessed.

4.0 ALLOCATION OF BENEFIT AND ASSESSMENTS

In developing the methodology used for special assessments in the District, two interrelated factors were used:

- A.** Allocation of Benefit: Each parcel of land, lot and/or unit within Assessment Area One within Unit No. 10 in the District benefits from the construction and financing of the proposed improvements.
- B.** Allocation of Cost/Debt: The special assessments imposed on each parcel of land, lot and/or unit within Assessment Area One within Unit No. 10 cannot exceed the value of the benefits provided to such parcel of land, lot and/or unit.

Upon the sale of the Series 2024 Bonds, the District’s debt will be distributed on 589 residential dwelling units consisting of eighty-eight (88) 50’ lots, two hundred eighty-seven (287) 65’ lots, forty-five (45) 75’ lots, thirty-seven (37) townhome lots and one hundred thirty-two (132) coach lots as outlined herein on **Table F** and **Exhibit “A”** attached hereto. For the purpose of this First Supplemental Report each 50’ single family residential dwelling unit will be the base unit upon which other product types will be compared to and has been assigned one (1) *ERU*. (Refer to **Table C** attached hereto for proposed *ERU* Factors).

Given the District’s approved land use plan and the type of infrastructure to be funded by the proposed Series 2024 Assessments, this method results in a fair allocation of benefits and an equitable allocation of costs for the Assessment Area One Project. The special benefit received and applied to each parcel and/or residential dwelling unit/lot as a result of the construction of the Assessment Area One Project will exceed the cost of such units allocated to each parcel and/or unit/lot. However, if the

results in changes in land use or proportion of benefit per acre and/or unit type, this allocation methodology may not be applicable and it may be necessary for the District to revise the allocation methodology.

To the extent land is sold in bulk to a third party, prior to platting, then the District will assign debt based upon the development rights conveyed based upon the *ERU* factors as shown herein on **Table C**.

5.0 COLLECTION OF SPECIAL ASSESSMENTS

The Series 2024 Assessments are planned to be collected through the Uniform Method of Collection (the "Uniform Method") described in Section 197.3632, *Florida Statutes* ("F.S.") for platted lots, or any other legal means available to the District.

Since there are costs associated with the collection of the Series 2024 Assessments (whether by Uniform Method or other methods allowed by Florida law), these costs must also be included in the special assessment levy. These costs generally include the 1% collection fee of the County Tax Collector, a 1% service fee of the County Property Appraiser and a 4% discount for early payment of taxes. These additional costs may be reflected by dividing the annual debt service and maintenance assessment amounts by a factor of 0.94. In the event the special assessments are direct billed, then the collection costs and discounts may not apply.

6.0 FINANCING STRUCTURE

The estimated cost of construction for the Assessment Area One Project is \$69,700,000. The construction program and the costs associated with Unit No. 10 are identified herein on **Table A**.

All or a portion of the capital improvements comprising the Assessment Area One Project is assumed to be financed by the Series 2024 Bonds which, when issued, will be payable from and secured by the Series 2024 Assessments levied annually against all assessable properties within Assessment Area One within Unit No. 10 in the District. Based on the current market conditions the total aggregate principal amount of the Series 2024 Bonds (\$19,280,000) for Unit No. 10 is shown herein on **Table B**. The proceeds of the Series 2024 Bonds will provide a maximum of \$18,002,211 for construction related costs. The sizing of the Series 2024 Bonds includes a debt service reserve fund equal to 50% of the maximum annual net debt service and issuance costs as shown herein on **Table B**.

7.0 MODIFICATIONS, REVISIONS AND TRUE-UP MECHANISM

Allocation of costs and debt, shown herein on **Table C and Table D**, for the infrastructure improvements financed by the District for the Assessment Area One Project (estimated at \$69,700,000) is initially based on the estimated number of product types and residential dwelling units (589) projected to be constructed within Assessment Area One within Unit No. 10 in the District and benefited by the infrastructure improvements comprising the Assessment Area One Project. Based on a Series 2024 Bond size of \$19,280,000 at an interest rate of 5.53% the annual debt service on the Unit No. 10 Bonds will be approximately \$1,315,569 which has not been grossed up to include the 1% County Tax Collector fee, 1% County Property Appraiser fee, and 4% discount for early payment of taxes.

To ensure that each platted parcel or unit is assessed no more than their pro-rata amount of the annual debt service shown in **Table E and Table F**, the District will be required to perform a "true-up" analysis, which requires a computation at the time of submission of each plat or re-plat to determine the potential remaining assessable units. The District shall, at the time a plat or re-plat is submitted to the District, submit a true-up analysis to the District. The District shall, at the time a plat or re-plat is submitted to the District, submit a true-up analysis to the District.

the City and/or County:

A. Assume that the total number of *ERUs* relative to the Assessment Area One Project is at least 616.80.

B. Ascertain the number of assessable residential parcels/lots in the plat (unrecorded at this time) or re-plat and any prior plats (“Planned Assessable Units/Lots”) and total amount of *ERUs* associated with such Planned Assessable Units/Lots.

C. Ascertain the current amount of potential remaining assessable parcels/lots (“Remaining Assessable Units/Lots,” and together with the Planned Assessable Units/Lots, the “Total Assessable Units/Lots”) and total number of *ERUs* associated with the Remaining Assessable Units/Lots.

If the *ERUs* associated with the Total Assessable Units/Lots are equal to 616.80, then no action would be required at that time. However, if the sum of the *ERUs* associated with the Total Assessable Units/Lots are less than 616.80, then the Developer will be obligated to remit to the District an amount of money sufficient to enable the District to retire an amount of proposed Series 2024 Bonds such that the amount of debt service allocated to each *ERU* associated with the Total Assessable Units/Lots does not exceed the amounts set forth in **Table D**. Conversely, if the sum of the *ERUs* associated with the Total Assessable Units/Lots are more than 616.80 after the filing of the final plat for Assessment Area One, then the District shall equitably reallocate the assessments resulting in a reduction in the par debt allocations per unit type set forth in **Table D**.

All assessments levied run with the land. A determination of a true-up payment shall be at the sole discretion of the District. It is the responsibility of the landowner of record to make any required true-up payments that are due including any accrued interest. The District will not release any liens on the property for which true-up payments are due until provision for such payment has been satisfied. It is recommended that the true-up mechanism be formalized in an agreement between the District and the Developer.

In the event that additional land is annexed into Unit No. 10 which is currently not subject to the Series 2024 Assessments and is developed in such a manner as to receive special benefit from the Assessment Area One Project described herein, it will be necessary for this assessment methodology to be re-applied to include such parcels. The additional land will, as a result of re-applying this allocation methodology, then be allocated an appropriate share of the Series 2024 Assessments while all currently assessed parcels will receive a relative reduction in their Series 2024 Assessments.

8.0 PRELIMINARY ASSESSMENT ROLL

The debt associated with the District’s improvement plan will be initially distributed on 589 residential dwelling units consisting of eighty-eight (88) 50’ lots, two hundred eighty-seven (287) 65’ lots, forty-five (45) 75’ lots, thirty-seven (37) townhome lots and one hundred thirty-two (132) coach lots as outlined herein on **Table F** and **Exhibit “A”** attached hereto. As plats are approved parcels and/or lot/units within Assessment Area One within Unit No. 10 will be assessed in the manner described herein.

The lands within Assessment Area One are as described in **Exhibit “A”** attached hereto.

As of the date of this First Supplemental Report, Assessment Area One within Unit No. 10 is platted. The par amount of Series 2024 Bonds to be issued by the District to pay for a portion of the Assessment Area One Project is \$19,280,000. Upon the issuance of the Series 2024 Bonds, the Series 2024 Assessments levied against the lands within Assessment Area One within Unit No. 10 in the District will be apportioned on the platted 589 residential dwelling units. When fully developed, Unit No. 10 is expected to contain approximately 1,149 residential dwelling units of varying product types.

9.0 ADDITIONAL STIPULATIONS

Certain financing, development, and engineering data was provided by members of District staff and/or the Developer. The allocation methodology described herein was based on information provided by those professionals. Special District Services, Inc. makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this First Supplemental Report.

Special District Services, Inc. does not represent the District as a Municipal Advisor or Securities Broker nor is Special District Services, Inc. registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Special District Services, Inc. does not provide the District with financial advisory services or offer investment advice in any form.

TABLE A

PROJECT COST ESTIMATES

**WEST VILLAGES IMPROVEMENT DISTRICT
UNIT 10
(Master Infrastructure and Phase 1 Neighborhood)**

	Total
COLLECTOR AND ARTERIAL ROADS	\$ 21,100,000
WASTEWATER TREATMENT PLANT	\$ 6,700,000
WATER TREATMENT PLANT	\$ 4,800,000
MASTER WATER MANAGEMENT	\$ 200,000
PARKS/GOVERNMENT	\$ 200,000
EARTHWORK	\$ 10,700,000
DRAINAGE AND WATER MANAGEMENT	\$ 8,000,000
POTABLE WATER	\$ 2,800,000
WASTEWATER	\$ 4,500,000
MASTER IRRIGATION	\$ 1,600,000
PROFESSIONAL SERVICES	\$ 9,100,000
Total	\$ 69,700,000

TABLE B

BOND SIZING

**WEST VILLAGES IMPROVEMENT DISTRICT
UNIT 10**

	BOND SIZING
Par Amount*	\$ 19,280,000 *
Original Issue Discount	\$ (107,830)
Debt Service Reserve Fund (DSRF)	\$ (657,784)
Capitalized Interest	\$ -
Issuance Costs	\$ (512,175)
Construction Funds	\$ 18,002,211
Bond Interest Rate (Average Coupon)	5.53%
Principal Amortization Period (Years)	30

*Subject to change at final bond pricing

TABLE C

ALLOCATION OF PROJECT COSTS

**WEST VILLAGES IMPROVEMENT DISTRICT
UNIT 10**

Product	Number of Units by Type	ERU Factor*	Total ERUs	Project Cost Allocation Per Type	Project Cost Allocation Per Unit*
Coach	132	0.50	66.00	\$ 7,458,171	\$ 56,501
Townhouse	37	0.60	22.20	\$ 2,508,658	\$ 67,802
50'	88	1.00	88.00	\$ 9,944,228	\$ 113,003
65'	287	1.30	373.10	\$ 42,161,268	\$ 146,903
75'	45	1.50	67.50	\$ 7,627,675	\$ 169,504
Total	589	N/A	616.80	\$ 69,700,000	N/A

*Rounded

TABLE D**ALLOCATION OF BOND DEBT****WEST VILLAGES IMPROVEMENT DISTRICT
UNIT 10**

Product	Number of Units by Type	ERU Factor*	Total ERUs	Bond Debt Allocation Per Unit Type*	Bond Debt Allocation Per Unit*
Coach	132	0.50	66.00	\$ 2,063,035	\$ 15,629
Townhouse	37	0.60	22.20	\$ 693,930	\$ 18,755
50'	88	1.00	88.00	\$ 2,750,713	\$ 31,258
65'	287	1.30	373.10	\$ 11,662,399	\$ 40,636
75'	45	1.50	67.50	\$ 2,109,922	\$ 46,887
Total	589	N/A	616.80	\$ 19,280,000	N/A

*Rounded

TABLE E

CALCULATION OF ANNUAL DEBT SERVICE

**WEST VILLAGES IMPROVEMENT DISTRICT
UNIT 10**

	2024 Series Bond Debt
1 Maximum Annual Debt Service	\$ 1,315,568.76
2 Maximum Annual Debt Service Assessment to be Collected	\$ 1,399,541.23 *
3 Total Number of Residential Units Planned (Phase 1)	589
4 Maximum Annual Debt Service per Unit Type	See Table F

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

TABLE F
ALLOCATION OF DEBT SERVICE ASSESSMENTS
WEST VILLAGES IMPROVEMENT DISTRICT
UNIT 10

Product	Number of Units by Type	ERU Factor*	Total ERUs	**Maximum Annual Debt Assessment Per Unit Type*	**Maximum Annual Debt Assessment Per Unit*
Coach	132	0.50	66.00	\$ 149,756	\$ 1,135
Townhouse	37	0.60	22.20	\$ 50,373	\$ 1,361
50'	88	1.00	88.00	\$ 199,675	\$ 2,269
65'	287	1.30	373.10	\$ 846,577	\$ 2,950
75'	45	1.50	67.50	\$ 153,160	\$ 3,404
TOTAL	589	N/A	616.80	\$ 1,399,541	N/A

*Rounded

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

Exhibit A

Assessment Area One

The assessable, developable residential property included within the following legal description:

BEGIN at the Southwest corner of said Section 6, run thence along the West boundary of said Section 6, N.00°08'44"E., a distance of 2164.18 feet to Southwest corner of lands described in Official Records Instrument Number 2004012753, of the Public Records of Sarasota County, Florida; thence along the Southerly boundary of said lands described in Official Records Instrument Number 2004012753, the following twenty-one (21) courses: 1) Easterly, 250.26 feet along the arc of a non-tangent curve to the right having a radius of 633.03 feet and a central angle of 22°39'03" (chord bearing N.80°07'10"E., 248.63 feet) to a point of compound curvature; 2) Easterly, 108.46 feet along the arc of a compound curve to the right having a radius of 174.77 feet and a central angle of 35°33'31" (chord bearing S.70°46'33"E., 106.73 feet) to a point of compound curvature; 3) Southeasterly, 152.31 feet along the arc of a compound curve to the right having a radius of 280.04 feet and a central angle of 31°09'43" (chord bearing S.37°24'56"E., 150.44 feet) to a point of reverse curvature; 4) Easterly, 284.27 feet along the arc of a reverse curve to the left having a radius of 103.32 feet and a central angle of 157°38'36" (chord bearing N.79°20'38"E., 202.72 feet) to a point of reverse curvature; 5) Northeasterly, 286.87 feet along the arc of a reverse curve to the right having a radius of 206.41 feet and a central angle of 79°37'44" (chord bearing N.40°20'12"E., 264.33 feet) to a point of compound curvature; 6) Easterly, 224.87 feet along the arc of a compound curve to the right having a radius of 255.42 feet and a central angle of 50°26'37" (chord bearing S.74°37'38"E., 217.68 feet); 7) S.79°48'26"E., a distance of 101.21 feet; 8) N.69°47'28"E., a distance of 238.17 feet to a point of non-tangent curvature; 9) Easterly, 327.48 feet along the arc of a non-tangent curve to the left having a radius of 565.61 feet and a central angle of 33°10'24" (chord bearing N.76°20'49"E., 322.92 feet) to a point of reverse curvature; 10) Easterly, 232.70 feet along the arc of a reverse curve to the right having a radius of 224.35 feet and a central angle of 59°25'43" (chord bearing N.89°28'28"E., 222.41 feet); 11) S.59°49'31"E., a distance of 155.45 feet to a point of non-tangent curvature; 12) Easterly, 154.51 feet along the arc of a non-tangent curve to the left having a radius of 238.12 feet and a central angle of 37°10'44" (chord bearing S.79°24'02"E., 151.82 feet) to a point of non-tangent curvature; 13) Southeasterly, 454.31 feet along the arc of a non-tangent curve to the right having a radius of 912.50 feet and a central angle of 28°31'33" (chord bearing S.29°07'59"E., 449.63 feet); 14) S.71°12'24"E., a distance of 151.95 feet to a point of curvature; 15) Easterly, 224.43 feet along the arc of a tangent curve to the left having a radius of 407.21 feet and a central angle of 31°34'41" (chord bearing S.86°59'44"E., 221.60 feet) to a point of compound curvature; 16) Northeasterly, 103.45 feet along the arc of a compound curve to the left having a radius of 100.00 feet and a central angle of 59°16'15" (chord bearing N.47°34'48"E., 98.90 feet) to a point of reverse curvature; 17) Easterly, 394.90 feet along the arc of a reverse curve to the right having a radius of 202.10 feet and a central angle of 111°57'19" (chord bearing N.73°55'20"E., 335.01 feet); 18) N.86°22'25"E., a distance of 63.92 feet; 19) S.09°41'57"E., a distance of 205.89 feet; 20) S.69°24'57"E., a distance of 583.03 feet; 21) S.89°13'11"E., a distance of 1512.38 feet to the Southeast corner of aforesaid lands described in Official Records Instrument Number 2004012753, also being a point on the West boundary of SOLSTICE PHASE ONE, according to the plat thereof, recorded in Plat Book 55, Page 380, of the Public Records of Sarasota County, Florida; thence along said West boundary of SOLSTICE PHASE ONE, S.01°26'06"E., a distance of 257.85 feet to the Northernmost corner of MANASOTA BEACH ROAD EXTENSION, PLAT No.1, according to the plat thereof, recorded in Plat Book __, Page __ of the Public Records of Sarasota County, Florida; thence along the Westerly boundary of thereof, S.38°34'47"W., a distance of 130.00 feet to the Southwest corner of aforesaid MANASOTA BEACH ROAD EXTENSION, PLAT No.1; thence along the Southerly boundary of said MANASOTA BEACH ROAD EXTENSION, PLAT No.1 and the Southerly boundary of TRACT 101, MANASOTA BEACH RANCHLANDS PLAT No.1, according to the plat thereof, recorded in Plat Book 55, Page 367, of the Public Records of Sarasota County, Florida, respectively, S.51°25'13"E., a distance of 2684.71 feet to a point on the Westerly right-of-way of Preto Boulevard of aforesaid MANASOTA BEACH RANCHLANDS PLAT No.1; thence along said Westerly right-of-way the following three (3) courses: 1) Southerly, 82.26 feet along the arc of a non-tangent curve to the right having a radius of 345.00 feet and a central angle of 13°39'40" (chord bearing S.19°23'12"W., 82.06 feet); 2) S.38°34'47"W., a distance of 158.55 feet to a point of curvature; 3) Southwesterly, 218.73 feet along the arc of a tangent curve to the right having a radius of 2135.00 feet and a central angle of 05°52'12" (chord bearing S.41°30'53"W., 218.63 feet) to the Northernmost corner of PRETO BOULEVARD SOUTH EXTENSION, PLAT No.1, according to the plat thereof, recorded in Plat Book 57, Page 282, of the Public Records of Sarasota County, Florida; thence along the Northerly and Westerly boundary thereof the following five (5) courses: 1) Southwesterly, 834.11 feet along the same arc of a curve to the right having a radius of 2135.00 feet and a central angle of 22°23'04" (chord bearing S.55°38'31"W., 828.82 feet) to a point of tangency; 2) S.66°50'03"W., a distance of 467.65 feet to a point of curvature; 3) Westerly, 510.02 feet along the arc of a tangent curve to the right having a radius of 2085.00 feet and a central angle of 14°00'55" (chord bearing S.73°50'31"W., 508.75 feet) to a point of reverse curvature; 4) Southwesterly, 1648.37 feet along the arc of a reverse curve to the left having a radius of 1215.00 feet and a central angle of 77°43'55" (chord bearing S.41°59'01"W., 1524.83 feet) to a point of tangency; 5) S.03°07'03"W., a distance of 55.79 feet; thence N.75°44'11"W., a distance of 420.45 feet to a point of non-tangent curvature; thence Westerly, 73.14 feet along the arc of a non-tangent curve to the right having a radius of 30.00 feet and a central angle of 139°41'02" (chord bearing N.66°46'08"W., 56.32 feet) to a point of reverse curvature; thence Westerly, 558.16 feet along the arc of a reverse curve to the left having a radius of 220.00 feet and a central angle of 145°21'55" (chord bearing N.69°36'34"W., 420.05 feet) to a point of tangency; thence S.37°42'28"W., a distance of 108.15 feet to a point of curvature; thence Westerly, 63.99 feet along the arc of a tangent curve to the right having a radius of 30.00 feet and a central angle of 122°13'07" (chord bearing N.81°10'58"W., 52.53 feet); thence N.87°56'32"W., a distance of 745.31 feet to a point of non-tangent curvature; thence Southwesterly, 36.95 feet along the arc of a non-tangent curve to the right having a radius of 35.00 feet and a central angle of 60°29'15" (chord bearing S.34°20'49"W., 35.26 feet) to a point of tangency; thence S.64°35'26"W., a distance of 44.11 feet to a point of curvature; thence Westerly, 51.25 feet along the arc of a tangent curve to the right having a radius of 35.00 feet and a central angle of 83°53'35" (chord bearing N.73°27'46"W., 46.79 feet) to a point of reverse curvature; thence Northwesterly, 140.42 feet along the arc of a reverse curve to the left having a radius of 670.00 feet and a central angle of 12°00'29" (chord bearing N.37°31'13"W., 140.16 feet) to a point of reverse curvature; thence Northerly, 29.87 feet along the arc of a reverse curve to the right having a radius of 25.00 feet and a central angle of 68°26'51" (chord bearing N.09°18'02"W., 28.12 feet) to a point of tangency; thence N.24°55'23"E., a distance of 766.65 feet to a point of non-tangent curvature; thence Westerly, 144.06 feet along the arc of a non-tangent curve to the right having a radius of 635.00 feet and a central angle of 12°59'55" (chord bearing N.75°59'17"W., 143.75 feet) to a point of reverse curvature; thence Southwesterly, 22.41 feet along the arc of a reverse curve to the left having a radius of 15.00 feet and a central angle of 85°35'18" (chord bearing S.67°43'02"W., 20.38 feet); thence N.65°04'37"W., a distance of 60.00 feet; thence S.24°55'23"W., a distance of 73.86 feet; thence N.65°04'37"W., a distance of 123.19 feet; thence S.36°31'21"W., a distance of 28.89 feet to a point of non-tangent curvature; thence Northwesterly, 26.74 feet along the arc of a non-tangent curve to the right having a radius of 965.00 feet and a central angle of 01°35'15" (chord bearing N.51°26'06"W., 26.74 feet); thence S.62°56'17"W., a distance of 169.56 feet; thence S.75°11'25"W., a distance of 1354.47 feet to a point of non-tangent curvature; thence Southwesterly, 84.36 feet along the arc of a non-tangent curve to the right having a radius of 35.00 feet and a central angle of 138°05'38" (chord bearing S.34°02'13"W., 65.37 feet) to a point of reverse curvature; thence Southwesterly, 760.35 feet along the arc of a reverse curve to the left having a radius of 620.00 feet and a central angle of 70°15'59" (chord bearing S.67°57'03"W., 713.59 feet) to a point of reverse curvature; thence Westerly, 89.97 feet along the arc of a reverse curve to the right having a radius of 35.00 feet and a central angle of 147°16'33" (chord bearing N.73°32'40"W., 67.17 feet) to a point of tangency; thence N.00°05'36"E., a distance of 402.33 feet; thence N.89°54'23"W., a distance of 228.77 feet to the West boundary of the Northwest 1/4 of aforesaid Section 7; thence along the West boundary of said Northwest 1/4 of Section 7, N.00°05'37"E., a distance of 2101.46 feet to the **POINT OF BEGINNING**.

Containing 583.348 acres, more or less.

RESOLUTION 2024-14

UNIT OF DEVELOPMENT NO. 10, SERIES 2024 BONDS

(ASSESSMENT AREA ONE PROJECT)

A RESOLUTION OF THE WEST VILLAGES IMPROVEMENT DISTRICT SETTING FORTH THE SPECIFIC TERMS OF THE DISTRICT'S CAPITAL IMPROVEMENT REVENUE BONDS (UNIT OF DEVELOPMENT NO. 10), SERIES 2024 (ASSESSMENT AREA ONE); CONFIRMING THE DISTRICT'S PROVISION OF INFRASTRUCTURE IMPROVEMENTS AND CONFIRMING A MASTER ENGINEER'S REPORT; CONFIRMING AND ADOPTING A SUPPLEMENTAL ASSESSMENT REPORT; CONFIRMING, ALLOCATING AND AUTHORIZING THE COLLECTION OF SPECIAL ASSESSMENTS SECURING SERIES 2024 BONDS; PROVIDING FOR THE SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR THE RECORDING OF A NOTICE OF SERIES 2024 SPECIAL ASSESSMENTS; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, the West Villages Improvement District ("District") has previously indicated its intention to undertake, install, establish, construct or acquire certain public infrastructure improvements within Unit of Development No. 10 within the District ("Unit No. 10") and to finance such improvements through the imposition of special assessments on benefitted property within Unit No. 10 and the issuance of bonds; and

WHEREAS, the District's Board of Supervisors ("Board") has previously adopted, after notice and public hearing, Resolution 2024-06, relating to the imposition, levy, collection and enforcement of such special assessments; and

WHEREAS, pursuant to and consistent with the terms of Resolution 2024-06, this Resolution shall set forth the terms of bonds actually issued by the District, and apply the adopted special assessment methodology to the actual scope of the project to be completed with a series of bonds and the terms of the bond issue; and

WHEREAS, on March 27, 2024, the District entered into a Bond Purchase Contract whereby it agreed to sell its \$19,280,000 Capital Improvement Revenue Bonds (Unit of Development No. 10), Series 2024 (Assessment Area One) (the "Series 2024 Bonds"); and

WHEREAS, pursuant to and consistent with Resolution 2024-06, the District desires to set forth the particular terms of the sale of the Series 2024 Bonds and confirm the lien of the special assessments securing the Series 2024 Bonds (the "Series 2024 Assessments").

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

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170 and 197, Florida Statutes, Chapter 2004-456, Laws of Florida, as amended, and Resolution 2024-06.

SECTION 2. FINDINGS. The Board of Supervisors of the West Villages Improvement District hereby finds and determines as follows:

(a) On February 16, 2024, the District, after due notice and public hearing, adopted Resolution 2024-06, which, among other things, equalized, approved, confirmed and levied special assessments on property within Unit No. 10 benefitting from the infrastructure improvements authorized by the District. That Resolution provided that as each series of bonds was issued to fund all or any portion of the District's infrastructure improvements within Unit No. 10, a supplemental resolution would be adopted to set forth the specific terms of the bonds and certifying the amount of the lien of the special assessments securing any portion of the bonds, including interest, costs of issuance, and the number of payments due, the True-Up amounts and the application of receipt of True-Up proceeds.

(b) The final *Unit of Development No. 10 Master Engineer's Report*, dated January 11, 2024, attached to this Resolution as **Exhibit A** (the "Engineer's Report"), identifies and describes the presently expected components of the master and Phase 1 neighborhood improvements to be financed with the Series 2024 Bonds (the "Series 2024 Improvements"). The District hereby confirms that the Series 2024 Improvements serve a proper, essential and valid public purpose. The Engineer's Report is hereby confirmed. The District ratifies its use in connection with the sale of the Series 2024 Bonds.

(c) The final *First Supplemental Special Assessment Methodology Report, Unit of Development No. 10 (Series 2024 Bonds)*, dated March 27, 2024, attached to this Resolution as **Exhibit B** (the "Supplemental Assessment Report"), applies the adopted *Master Special Assessment Methodology Report, Unit of Development No. 10*, dated January 11, 2024, (the "Master Assessment Report") to the actual terms of the Series 2024 Bonds. The Supplemental Assessment Report is hereby approved, adopted and confirmed. The District ratifies its use in connection with the sale of the Series 2024 Bonds.

(d) The Series 2024 Improvements will specially benefit all of the developable, assessable acreage within "Assessment Area One" within Unit No. 10, as set forth in the Supplemental Assessment Report. It is reasonable, proper, just and right to assess the portion of the costs of the Series 2024 Improvements financed with the Series 2024 Bonds to such specially benefited properties within the District as set forth in Resolution 2024-06 and this Resolution.

SECTION 3. CONFIRMATION OF MAXIMUM ASSESSMENT LIEN FOR SERIES 2024 BONDS. As provided in Resolution 2024-06, this Resolution is intended to set forth the terms of the Series 2024 Bonds and the final amount of the lien of the special assessments securing those bonds.

The Series 2024 Bonds, in a par amount of \$19,280,000 shall bear such rates of interest and maturity as shown on **Exhibit C** attached hereto. The final payment on the Series 2024 Bonds shall be due on May 1, 2053. The sources and uses of funds of the Series 2024 Bonds shall be as set forth in **Exhibit D**. The debt service due on the Series 2024 Bonds is set forth on **Exhibit E** attached hereto. The lien of the special assessments securing the Series 2024 Bonds on all assessable, developable land within Assessment Area One within Unit No. 10 shall be the principal amount due on the Series 2024 Bonds, together with accrued but unpaid interest thereon, and together with the amount by which annual assessments are grossed up to include early payment discounts required by law and costs of collection.

SECTION 4. ALLOCATION OF ASSESSMENTS SECURING SERIES 2024 BONDS.

(a) The special assessments for the Series 2024 Bonds shall be allocated in accordance with **Exhibit B** which allocation shall initially be distributed to 589 residential dwelling units consisting one hundred thirty-two (132) coach homes, thirty-seven (37) townhomes, eighty-eight (88) 50' lots, two hundred eighty-seven (287) 65' lots, and forty-five (45) 75' lots. The Supplemental Assessment Report is consistent with the District's Master Assessment Methodology. The Supplemental Assessment Report, considered herein, reflects the actual terms of the issuance of the District's Series 2024 Bonds. The estimated costs of collection of the special assessments for the Series 2024 Bonds are as set forth in the Supplemental Assessment Report.

(b) The lien of the special assessments securing the Series 2024 Bonds includes all developable, assessable land within Assessment Area One within Unit No. 10 and as such land is ultimately defined and set forth in plats or other designations of developable acreage. To the extent land is added to Assessment Area One, the District may, by supplemental resolution, determine such land to be benefited by the Series 2024 Improvements and reallocate the special assessments securing the Series 2024 Bonds and impose special assessments on the newly added and benefited property.

(c) Taking into account capitalized interest and earnings on certain funds and accounts as set forth in the *Master Trust Indenture* and *First Supplemental Trust Indenture*, each dated as of April 1, 2024, the District shall begin annual collection of special assessments for the Series 2024 Bonds debt service payments using the methods available to it by law. Debt service payments and semi-annual installments of interest are reflected on **Exhibit E**.

(d) The District hereby certifies the special assessments for collection and directs staff to take all actions necessary to meet the time and other deadlines imposed by Sarasota County for collection and other Florida law. The District intends, to the extent possible and subject to entering

into the appropriate agreements with the Sarasota County Tax Collector and Sarasota County Property Appraiser, to collect the Series 2024 Assessments using the Uniform Method in Chapter 197, Florida Statutes. The District Manager shall prepare or cause to be prepared each year a tax roll for purposes of effecting the collection of the special assessments and present same to the District Board as required by law. The District Manager is further directed and authorized to take all actions necessary to collect any prepayments of debt as and when due.

SECTION 5. APPLICATION OF TRUE-UP PAYMENTS. Pursuant to Resolution 2024-06, there may be required from time to time certain True-Up payments. As lands are replatted or site plans are approved within Assessment Area One, the special assessments securing the Series 2024 Bonds shall be allocated to the replatted lands as set forth in Resolution 2024-06, this Resolution, and the Supplemental Assessment Report, including, without limitation, the application of the True-Up process set forth in Section 8 of Resolution 2024-06. Based on the final par amount of \$19,280,000 in Series 2024 Bonds, the True-Up calculations will be made in accordance with the process set forth in the Supplemental Assessment Report. The District shall apply all True-Up payments related to the Series 2024 Bonds only to the credit of the Series 2024 Bonds. All True-Up payments, as well as all other prepayments of assessments, shall be deposited into the accounts specified in the *First Supplemental Trust Indenture* governing the Series 2024 Bonds.

SECTION 6. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution these special assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's Improvement Lien Book. The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 7. OTHER PROVISIONS REMAIN IN EFFECT. This Resolution is intended to supplement Resolution 2024-06, which remains in full force and effect. This Resolution and Resolution 2024-06 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 8. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a Notice of Unit of Development No. 10 Series 2024 Special Assessments securing the Series 2024 Bonds in the Official Records of Sarasota County, Florida, or such other instrument evidencing the actions taken by the District.

SECTION 9. SEVERABILITY. If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 10. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

APPROVED and **ADOPTED** this 11th day of April 2024.

ATTEST:

**WEST VILLAGES
IMPROVEMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

- Exhibit A:** *Unit of Development No. 10 Master Engineer's Report, dated January 11, 2024*
Exhibit B: *First Supplemental Special Assessment Methodology Report, Unit of Development No. 10, dated March 27, 2024*
Exhibit C: Maturities and Coupon of Series 2024 Bonds
Exhibit D: Sources and Uses of Funds for Series 2024 Bonds
Exhibit E: Annual Debt Service Payment Due on Series 2024 Bonds

Exhibit A
Master Engineers Report

WEST VILLAGES IMPROVEMENT DISTRICT

Unit of Development No. 10
Master Engineer's Report

JANUARY 11, 2024



SUBMITTED BY

Dewberry Engineers Inc.
2201 Cantu Court
Suite 107
Sarasota, Florida
Phone: 813.327.7044
Contact: Giacomo Licari

SUBMITTED TO

West Villages Improvement District
19503 S. West Villages Parkway Suite #A3
Venice, Florida 34293
Phone: 941.244.2703

Master Engineer’s Report

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1. GENERAL

The West Villages Improvement District (“WVID”) was created by and operates under Chapter 2004-456, Laws of Florida, as amended (the “Act”) and operates pursuant to the Act and applicable provisions of Chapter 298, Florida Statutes and other Florida law. WVID was created to construct, operate, and maintain public works and utilities including water, sewer, drainage, irrigation, water management, parks, recreational facilities, roadway, or related activities, as more particularly described in Chapter 2004-456, Laws of Florida.

2. PURPOSE AND SCOPE

The purpose of this Master Engineer’s Report (“Report”) is to present the nature and extent of the improvements that may be constructed or acquired by WVID for and on behalf of the Unit of Development No. 10 (“Unit No. 10” or “Project”). These improvements will thereafter be owned, operated, and/or maintained by either WVID or another legally empowered governmental entity.

The text of this Report generally describes the existing land within Unit No. 10 and the proposed improvements and recommendations. This Report is not intended to be used for exact representation or for construction purposes since detailed construction documents for all of the proposed improvements have not yet been finalized.

3. LANDS IN UNIT OF DEVELOPMENT NO. 10

An Aerial Location Map showing the location of Unit No. 10 is included as Exhibit B. The legal description(s) and sketch(es) are included as Exhibit A and reflect the lands included in Unit No. 10. These lands total approximately 878.3 acres.

4. EXISTING CONDITIONS

4.1 Topography

The area within Unit No. 10 is relatively flat with site elevations ranging from approximately nine (9) feet to fifteen (15) feet. The land within Unit No. 10 is primarily undeveloped pasture and rangelands, upland pine flatwood, and wetlands.

4.2 Soil and Vegetation

Based on the 1991 Soil Survey of Sarasota County, Florida, prepared by the United States Department of Agriculture (USDA) Soil Conservation Service (SCS), the predominant surficial soil types within Unit No. 10 are identified as SCS Soil No. 10, EauGallie and Myakka Fine Sands, SCD Soils No. 22, Holopaw fine sand, SCS Soils No. 31, Pineda Fine Sand, and Pople Fine Sands. SCS Soil No. 10 is a nearly level, poorly drained soil that can be made up entirely of EauGallie and similar soils, entirely Myakka and similar soils, or a combination of EauGallie, Myakka and other soils. Typically, the EauGallie soil has a surface layer of black fine sand with a subsurface layer of gray fine sand to a depth of about 22 inches. The surface layer of the Myakka soil is typically dark grayish brown fine sand about 6 inches thick while the subsurface layer is light gray fine sand about 18 inches thick. Pineda Fine Sand is a nearly level, poorly drained soil. Typically, the surface and subsurface layers are grey fine sands totaling approximately 22 inches thick. The subsoil consists of an upper layer of 14 inches of brown fine sand and a lower layer of 12 inches of mottled, light brownish gray fine sandy loam. Pople Fine Sand is nearly level, poorly drained soil on low hammocks and in poorly defined drainageways and broad sloughs. Typically, the surface layer is very dark grayish brown fine sand approximately four (4) inches thick. The subsurface layer is light brownish gray fine sand approximately three (3) inches thick. The subsoil is brown and brownish yellow fine sand in the upper 21-inches and gray fine sandy loam in the lower 28-inches.

The property within Unit No. 10 currently consists of various vegetative communities comprised of both upland and wetland habitats. Several of the vegetation communities have been modified as a result of onsite agricultural activities including ditching and fire suppression. Areas that were historically extensive open forests or wiregrass prairies have since become heavily forested or have been cleared for cattle

grazing and commercial nursery. Extensive ditching has also altered the hydrology of several of the wetland systems onsite, particularly where the ditches bisect wetlands or are adjacent to wetlands.

4.3 Land Use and Zoning

Unit No. 10 is located within the City of North Port, Florida ("City"). The land within the boundary of Unit No. 10 is currently being designed and prepared for development review and approval with the City. It is expected that the City will approve uses compatible with the adopted Comprehensive Land Use Plan ("CLUP").

5. INFRASTRUCTURE PLANS

5.1 Public Infrastructure Improvements

WVID has formed Unit No. 10 to finance infrastructure design and construction to provide public infrastructure for Unit No. 10 and its ultimate property owners.

The improvements for Unit No. 10 will be consistent with the CLUP and implementing ordinances, studies, plans, and may include:

- Public roadways, including thoroughfares, arterial, collector, or local streets;
- Drainage and stormwater improvements;
- Water and sewer facilities;
- Irrigation facilities;
- Public roadway landscape, lighting, signage, and furnishings;
- Entry features; and
- Consulting and contingencies.

Access to the Project will be provided via River Road, US 41, West Villages Parkway, Preto Boulevard, Manasota Beach Road, and Playmore Drive. Potable water and sanitary sewer services will be provided by the City.

5.2 Permitting

Required permits, approved and proposed, are summarized in Table 5.1. It is our opinion that there are no technical reasons existing at this time that would prohibit the permitting and construction of the planned infrastructure, subject to continued compliance with agency criteria and conditions of the already approved plans and permits.

Permits necessary to complete the Project have either been obtained as described below, or in our opinion, are obtainable from the permitting agencies, subject to reasonable, normal, and customary permit conditions.

The remainder of this page has been left intentionally blank.

Table 5.1 Permitting Status

Permitting Status		
PERMIT	PERMIT NUMBERS	DATE APPROVED
Manasota Beach Rd – From Preto Boulevard to River Road, including sections of Preto Boulevard and West Villages Parkway	INF 20-036	06/16/2020
Wastewater Treatment Plant	FDEP FLA B07114-001-DWIR MAS 17-168	3/17/2020
Water Treatment Plant	FDEP FLA 984841-001-DWIP	09/20/2017
Parks/Government	TBD	TBD
Various Water Management Improvements	INF-15-153/ SCP-15-122	10/04/2016
Manasota Beach Rd. Extension		
SWFWMD ERP	864613 / 43032522.114	06/26/2023
CONP INF - Construction Permit	INF-23-034	06/16/2023
CONP SCP - Construction Permit	SCP-23-035	06/16/2023
FDEP Water Permit	0208589-255-DSGP	05/23/2023
FDEP Wastewater Permit	CS58-435524	06/01/2023
Preto Boulevard South Extension		
SWFWMD ERP	857117 / 43032522.102	01/10/2023
CONP INF - Construction Permit	INF-22-222	01/28/2023
CONP SCP - Construction Permit	SCP-22-224	01/28/2023
FDEP Water Permit	0208589-252-DSGP	03/31/2023
FDEP Wastewater Permit	CS58-432586	
Village I Neighborhood Improvements Phase 1		
SWFWMD ERP - Mass Grading	867347 / 43032522.112	10/04/2023
CONP INF - Construction Permit	INF-23-067	08/17/2023
CONP SCP - Construction Permit	SCP-23-068	08/17/2023
SWFWMD ERP - Construction Plans	867347 / 43032522.112	10/04/2023
FDEP Water Permit	0208589-265-DGSP	10/04/2023
FDEP Wastewater Permit	CS58-440364	10/16/2023
Village I Neighborhood Improvements Phase 2		
SWFWMD ERP - Mass Grading	867347 / 43032522.112	10/04/2023
CONP Mass Grading INF Permit	TBD	TBD
CONP INF - Construction Permit	TBD	TBD
SWFWMD ERP - Construction Plans	TBD	TBD
FDEP Water Permit	TBD	TBD
FDEP Wastewater Permit	TBD	TBD

5.3 Estimated Costs of Improvements

Table 5.2 lists the components of the planned improvements for Unit No. 10, together with their estimated costs of design and construction. The table also includes an estimate of administrative, consulting, engineering, legal and other fees, and contingencies associated with the improvements.

Table 5.2 Estimated Costs of Improvements

Estimated Costs of Improvements (2023 Dollars)	
IMPROVEMENTS	ESTIMATED COSTS
Collector and Arterial Roads (See Note 1)	\$21,100,000.00
Wastewater Treatment Plant (Pro Rata Share – See Notes 2 and 3)	\$6,700,000.00
Water Treatment Plant (Pro Rata Share – See Notes 2 and 3)	\$4,800,000.00
Master Water Management	\$200,000.00
Parks/Government	\$200,000.00
Consultants and Administration (15%)	\$5,000,000.00
Subtotal	\$38,000,000.00
Village I Phase 1 Neighborhood Improvements	
Earthwork	\$10,700,000.00
Drainage and Stormwater	\$8,000,000.00
Potable Water	\$2,800,000.00
Wastewater	\$4,500,000.00
Master Irrigation	\$1,600,000.00
Consultants and Administration (15%)	\$4,100,000.00
Subtotal	\$31,700,000.00
Village I Phase 2 Neighborhood Improvements	
Earthwork	\$9,800,000.00
Drainage and Stormwater	\$7,200,000.00
Potable Water	\$2,600,000.00
Wastewater	\$4,100,000.00
Master Irrigation	\$1,400,000.00
Consultants and Administration (15%)	\$3,800,000.00
Subtotal	\$28,900,000.00
Total	\$98,600,000.00

Note 1 – Roadway costs include roads, potable water, sanitary sewer, irrigation, drainage, landscaping, and street lighting.

Note 2 – Costs of the wastewater treatment plant and water treatment plant are Unit No. 10's estimated pro rata share of the plant's usage.

Note 3 – Costs are rounded to the nearest \$1 million.

6. MAINTENANCE RESPONSIBILITIES

6.1 Public Infrastructure Improvements

Maintenance and operational responsibilities of the Project will include the following:

1. Maintenance and operation of the potable water and sanitary sewer systems will be the responsibility of the City;
2. Maintenance and operation of the stormwater management system will be the responsibility of the WVID;
3. Maintenance and operation of the collector and arterial roadway, sidewalk, and landscaping improvements will be the responsibility of WVID, City, or FDOT depending on the ownership of the road; and
4. Maintenance of parks or government projects will be the responsibility of the WVID or City.

7. SUMMARY AND CONCLUSION

The improvements, as outlined, are necessary for the functional development of the Project, which is being designed in accordance with current governmental regulatory requirements. The Project will serve its intended function provided the construction is in substantial compliance with the design. Items of construction for the Project are based upon current development plans.

8. ENGINEER'S CERTIFICATION

It is our professional opinion that the infrastructure costs provided herein for the WVID improvements for the Project are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will benefit and add value to the WVID. These estimated costs are based upon prices currently being experienced for similar items of work in southwest Florida and expected inflation in the future. Actual costs may vary based on final engineering, planning, and approvals from regulatory agencies.

I hereby certify that the foregoing is a true and correct copy of the Master Engineer's Report for the WVID.



Giacomo Licari, P.E.
Florida Registration No. 72415

EXHIBIT A

(Not A Survey)

DESCRIPTION:

A parcel of land lying in Sections 5, 6, 7, and 8, Township 40 South, Range 20 East, Sarasota County, Florida, and being more particularly described as follows:

BEGIN at the Southwest corner of said Section 7; run thence along the West boundary thereof the following two (2) courses: 1) N.00°54'18"E., a distance of 2622.54 feet; 2) N.00°05'37"E., a distance of 2689.29 feet to the Southwest corner of said Section 6; thence along the West boundary thereof, N.00°08'44"E., a distance of 2164.18 feet to the Southwest corner of lands described in Official Records Instrument Number 2004012753, of the Public Records of Sarasota County, Florida; thence along the Southerly boundary of said lands described in Official Records Instrument Number 2004012753, the following twenty-one (21) courses: 1) Easterly, 250.26 feet along the arc of a non-tangent curve to the right having a radius of 633.03 feet and a central angle of 22°39'03" (chord bearing N.80°07'10"E., 248.63 feet) to a point of compound curvature; 2) Easterly, 108.46 feet along the arc of a compound curve to the right having a radius of 174.77 feet and a central angle of 35°33'31" (chord bearing S.70°46'33"E., 106.73 feet) to a point of compound curvature; 3) Southeasterly, 152.31 feet along the arc of a compound curve to the right having a radius of 280.04 feet and a central angle of 31°09'43" (chord bearing S.37°24'56"E., 150.44 feet) to a point of reverse curvature; 4) Easterly, 284.27 feet along the arc of a reverse curve to the left having a radius of 103.32 feet and a central angle of 157°38'36" (chord bearing N.79°20'38"E., 202.72 feet) to a point of reverse curvature; 5) Northeasterly, 286.87 feet along the arc of a reverse curve to the right having a radius of 206.41 feet and a central angle of 79°37'44" (chord bearing N.40°20'12"E., 264.33 feet) to a point of compound curvature; 6) Easterly, 224.87 feet along the arc of a compound curve to the right having a radius of 255.42 feet and a central angle of 50°26'37" (chord bearing S.74°37'38"E., 217.68 feet); 7) S.79°48'26"E., a distance of 101.21 feet; 8) N.69°47'28"E., a distance of 238.17 feet to a point of non-tangent curvature; 9) Easterly, 327.48 feet along the arc of a non-tangent curve to the left having a radius of 565.61 feet and a central angle of 33°10'24" (chord bearing N.76°20'49"E., 322.92 feet) to a point of reverse curvature; 10) Easterly, 232.70 feet along the arc of a reverse curve to the right having a radius of 224.35 feet and a central angle of 59°25'43" (chord bearing N.89°28'28"E., 222.41 feet); 11) S.59°49'31"E., a distance of 155.45 feet to a point of non-tangent curvature; 12) Easterly, 154.51 feet along the arc of a non-tangent curve to the left having a radius of 238.12 feet and a central angle of 37°10'44" (chord bearing S.79°24'02"E., 151.82 feet) to a point of non-tangent curvature; 13) Southeasterly, 454.31 feet along the arc of a non-tangent curve to the right having a radius of 912.50 feet and a central angle of 28°31'33" (chord bearing S.29°07'59"E., 449.63 feet); 14) S.71°12'24"E., a distance of 151.95 feet to a point of curvature; 15) Easterly, 224.43 feet along the arc of a tangent curve to the left having a radius of 407.21 feet and a central angle of 31°34'41" (chord bearing S.86°59'44"E., 221.60 feet) to a point of compound curvature; 16) Northeasterly, 103.45 feet along the arc of a compound curve to the left having a radius of 100.00 feet and a central angle of 59°16'15" (chord bearing N.47°34'48"E., 98.90 feet) to a point of reverse curvature; 17) Easterly, 394.90 feet along the arc of a reverse curve to the right having a radius of 202.10 feet and a central angle of 111°57'19" (chord bearing N.73°55'20"E., 335.01 feet); 18) N.86°22'25"E., a distance of 63.92 feet; 19) S.09°41'57"E., a distance of 205.89 feet; 20) S.69°24'57"E., a distance of 583.03 feet; 21) S.89°13'11"E., a distance of 1512.38 feet to the Southeast corner of aforesaid lands described in Official Records Instrument Number 2004012753, also being a point on the West boundary of SOLSTICE PHASE ONE, according to the plat thereof, recorded in Plat Book 55, Page 380, of the Public Records of Sarasota County, Florida; thence along said West boundary of SOLSTICE PHASE ONE, S.01°26'06"E., a distance of 257.85 feet to the Southwest corner thereof; thence S.38°34'47"W., a distance of 130.00 feet; thence S.51°25'13"E., a distance of 1592.03 feet; thence S.38°34'47"W., a distance of 370.81 feet; thence southerly, 356.49 feet along the arc of a tangent curve to the left having a radius of 300.00 feet and a central angle of 68°05'06" (chord bearing S.04°32'15"W., 335.88 feet); thence southeasterly, 866.02 feet along the arc of a reverse curve to the right having a radius of 8635.45 feet and a central angle of 05°44'46" (chord bearing S.26°20'26"E., 865.66 feet) to a point on the Northerly boundary of PRETO BOULEVARD SOUTH EXTENSION, PLAT No.1, according to the plat thereof, recorded in Plat Book 57, Page 282, of the Public Records of Sarasota County, Florida;

NOTES:

- 1) See sheet 2 for continued description and surveyors' notes.
- 2) See sheet 3 for overall.
- 3) See sheets 4-11 for sketch detail.

David A. Williams LS6423	JOB : Wellen Park Village I			West Florida 213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Fax: (813) 248-2266 www.geopointsurvey.com Licensed Business No.: LB 7768
	DRAWN: NMV DATE: 09/07/23 CHECKED: MC			
	Prepared For: Mattamy Homes			
	Revisions			
	DATE	DESCRIPTION	DRAWN	
GeoPoint Surveying, Inc.				
FILE PATH: P:\WELLEN PARKVILLAGE I (PALMERA AT WELLEN PARK)\DESCRIPTION\WELLEN PARK VIL I-D&S.DWG LAST SAV Page 142 01 of 11				

EXHIBIT A (Not A Survey)

DESCRIPTION CONTINUED:

thence along said Northerly boundary and the Westerly boundary thereof the following ten (10) courses: 1) southwesterly, 254.34 feet along the arc of a non-tangent curve to the right having a radius of 2135.00 feet and a central angle of 06°49'32" (chord bearing S.63°25'17"W., 254.19 feet); 2) S.66°50'03"W., a distance of 467.65 feet; 3) westerly, 510.02 feet along the arc of a tangent curve to the right having a radius of 2085.00 feet and a central angle of 14°00'55" (chord bearing S.73°50'31"W., 508.75 feet); 4) southwesterly, 1648.37 feet along the arc of a reverse curve to the left having a radius of 1215.00 feet and a central angle of 77°43'55" (chord bearing S.41°59'01"W., 1524.83 feet); 5) S.03°07'03"W., a distance of 574.98 feet; 6) southerly, 1135.41 feet along the arc of a tangent curve to the left having a radius of 2315.00 feet and a central angle of 28°06'04" (chord bearing S.10°55'59"E., 1124.06 feet); 7) southerly, 429.50 feet along the arc of a reverse curve to the right having a radius of 960.00 feet and a central angle of 25°38'03" (chord bearing S.12°09'59"E., 425.93 feet); 8) S.00°39'02"W., a distance of 21.74 feet; 9) southerly, 359.76 feet along the arc of a tangent curve to the left having a radius of 1090.00 feet and a central angle of 18°54'39" (chord bearing S.08°48'17"E., 358.13 feet); 10) S.18°15'37"E., a distance of 103.58 feet to a point on the South boundary of said Section 7; thence along said South boundary the following two (2) courses: 1) N.89°38'43"W., a distance of 2161.34 feet; 2) N.89°38'12"W., a distance of 2674.87 feet to the **POINT OF BEGINNING**.

Containing 878.304 acres, more or less.

SURVEYORS NOTES:

1) Bearings shown hereon are based on the West boundary of Section 6, Township 40 South, Range 20 East, Sarasota County, Florida, having a Grid bearing of N.00°08'44"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.

2) This document has been electronically signed and sealed pursuant to Rule 5J-17.062, Section 472.027 of the Florida Statutes. The seal appearing on this document was authorized by the signing surveyor. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

3) See sheet 3 for overall.

4) See sheets 4-11 for sketch details.

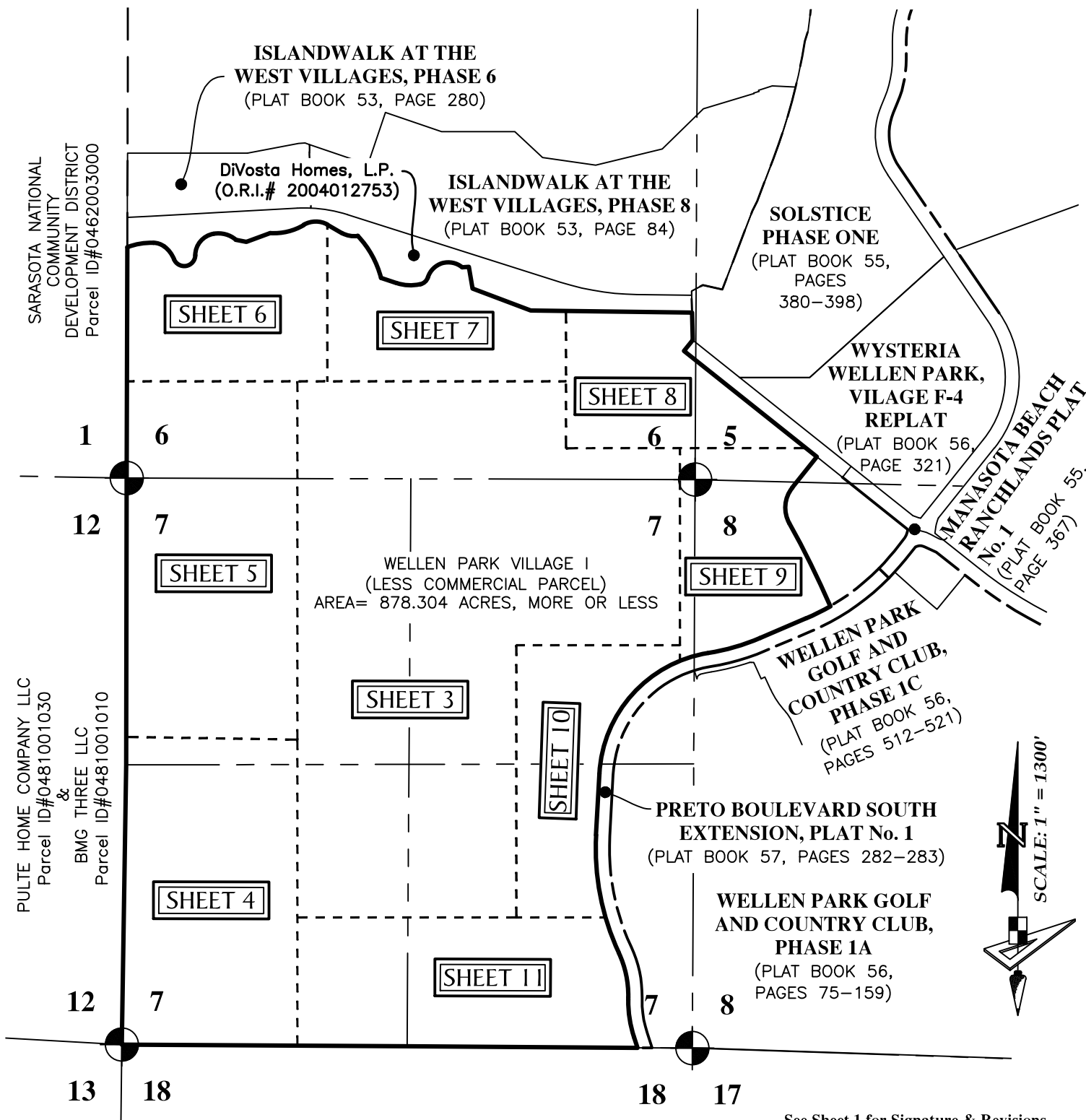
See Sheet 1 for Signature & Revisions

West Florida
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Licensed Business No.: LB 7768



GeoPoint
Surveying, Inc.

EXHIBIT A (Not A Survey)



NOTES:

- 1) See sheet 1 for description.
- 2) See sheet 2 for continued description and surveyors' notes.
- 3) See sheets 4-11 for sketch detail.

LEGEND:

ID - - - - - Identification
O.R.I. - - - - - Official Records Instrument

See Sheet 1 for Signature & Revisions

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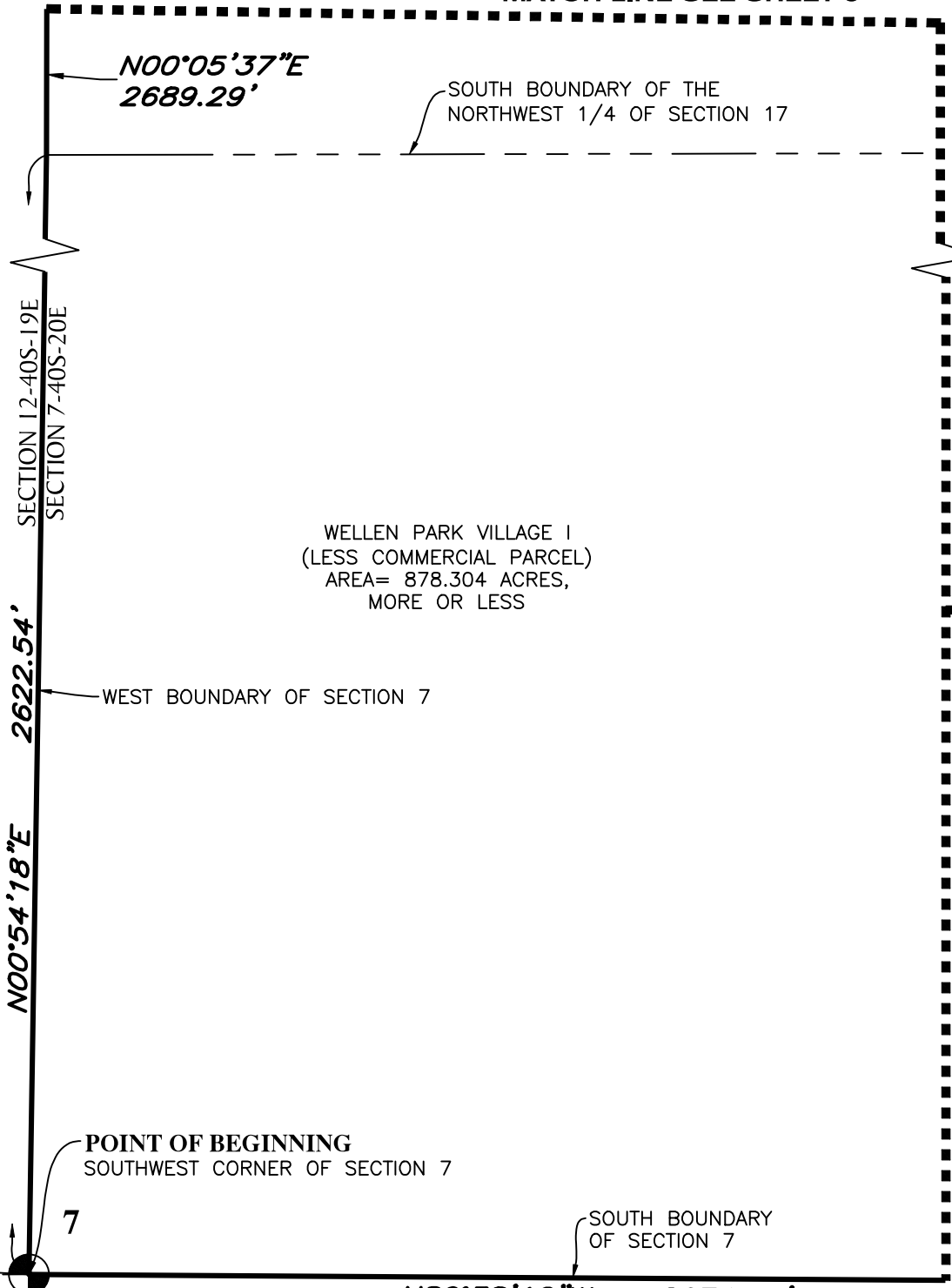
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EXHIBIT A (Not A Survey)

MATCH LINE SEE SHEET 5



PULTE HOME COMPANY LLC
Parcel ID#0481001030
&
BMG THREE LLC
Parcel ID#0481001010



WELLEN PARK VILLAGE I
(LESS COMMERCIAL PARCEL)
AREA= 878.304 ACRES,
MORE OR LESS

POINT OF BEGINNING
SOUTHWEST CORNER OF SECTION 7

WINCHESTER FLORIDA RANCH LLLP
Parcel ID#0827001000
&
BOCA ROYALE PROPERTIES LLC
Parcel ID#0827002000

NOTES:

- 1) See sheet 1 for description.
- 2) See sheet 2 for continued description and surveyors' notes.
- 3) See sheet 3 for overall.
- 4) See sheets 4-11 for sketch detail.

LEGEND:

ID ----- Identification
O.R.I. ----- Official Records
Instrument

See Sheet 1 for Signature & Revisions

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EXHIBIT A (Not A Survey)

MATCH LINE SEE SHEET 6



SARASOTA NATIONAL COMMUNITY
DEVELOPMENT DISTRICT
Parcel ID#0462003000

2164.18'
N00°08'44"E

WEST BOUNDARY OF SECTION 6

SOUTHWEST CORNER OF SECTION 6

1 6
12 7

NORTH BOUNDARY OF THE
NORTHWEST 1/4 OF SECTION 17

WELLEN PARK VILLAGE I
(LESS COMMERCIAL PARCEL)
AREA= 878.289 ACRES, MORE OR LESS

PULTE HOME COMPANY LLC
Parcel ID#0481001030
&
BMG THREE LLC
Parcel ID#0481001010

2689.29'
N00°05'37"E

WEST BOUNDARY OF SECTION 7

MATCH LINE SEE SHEET 3

MATCH LINE SEE SHEET 3

MATCH LINE SEE SHEET 4

See Sheet 1 for Signature & Revisions

NOTES:

- 1) See sheet 1 for description.
- 2) See sheet 2 for continued description and surveyors' notes.
- 3) See sheet 3 for overall.
- 4) See sheets 4-11 for sketch detail.

LEGEND:

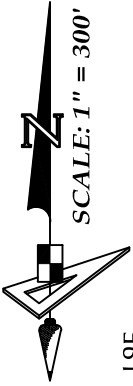
ID ----- Identification
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EXHIBIT A (Not A Survey)



SECTION 1-40S-19E
SECTION 6-40S-20E

ISLANDWALK AT THE WEST VILLAGES, PHASE 6 (PLAT BOOK 53, PAGE 280)

ISLANDWALK
AT THE WEST
VILLAGES,
PHASE 8
(PLAT BOOK 53,
PAGE 84)

DiVosta Homes, L.P.
(O.R.I.# 2004012753)

SOUTHWEST CORNER OF OFFICIAL
RECORDS INSTRUMENT NUMBER
2004012753

WELLEN PARK VILLAGE I
(LESS COMMERCIAL PARCEL)
AREA= 878.304 ACRES,
MORE OR LESS

WEST BOUNDARY
OF SECTION 6

SARASOTA NATIONAL COMMUNITY
DEVELOPMENT DISTRICT
Parcel ID#0462003000

N00°08'44"E 2164.18'

C1 C2 C3 C4 C5 C6 L1 C7 C8
N69°47'28"E
238.17'

SOUTHERLY BOUNDARY OF
OFFICIAL RECORDS INSTRUMENT
NUMBER 2004012753

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	633.03'	22°39'03"	250.26'	248.63'	N80°07'10"E
C2	174.77'	35°33'31"	108.46'	106.73'	S70°46'33"E
C3	280.04'	31°09'43"	152.31'	150.44'	S37°24'56"E
C4	103.32'	157°38'36"	284.27'	202.72'	N79°20'38"E
C5	206.41'	79°37'44"	286.87'	264.33'	N40°20'12"E
C6	255.42'	50°26'37"	224.87'	217.68'	S74°37'38"E
C7	565.61'	33°10'24"	327.48'	322.92'	N76°20'49"E
C8	224.35'	59°25'43"	232.70'	222.41'	N89°28'28"E

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	S79°48'26"E	101.21'

MATCH LINE SEE SHEET 7

MATCH LINE SEE SHEET 5

NOTES:

- 1) See sheet 1 for description.
- 2) See sheet 2 for continued description and surveyors' notes.
- 3) See sheet 3 for overall.
- 4) See sheets 4-11 for sketch detail.

LEGEND:

ID - - - - - Identification
O.R.I. - - - - - Official Records
Instrument

See Sheet 1 for Signature & Revisions

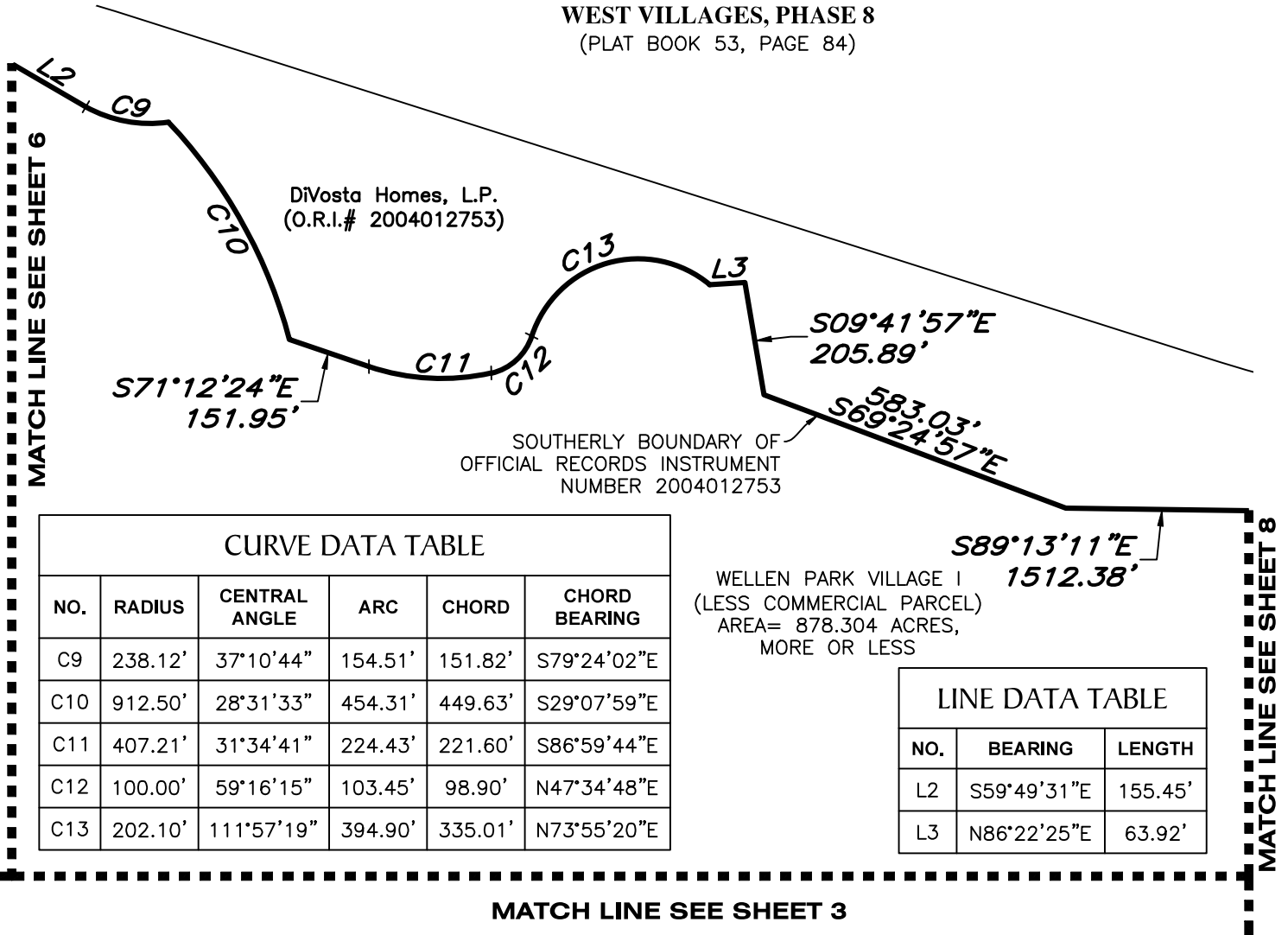
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EXHIBIT A (Not A Survey)



ISLANDWALK AT THE WEST VILLAGES, PHASE 8 (PLAT BOOK 53, PAGE 84)



CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C9	238.12'	37°10'44"	154.51'	151.82'	S79°24'02"E
C10	912.50'	28°31'33"	454.31'	449.63'	S29°07'59"E
C11	407.21'	31°34'41"	224.43'	221.60'	S86°59'44"E
C12	100.00'	59°16'15"	103.45'	98.90'	N47°34'48"E
C13	202.10'	111°57'19"	394.90'	335.01'	N73°55'20"E

LINE DATA TABLE

NO.	BEARING	LENGTH
L2	S59°49'31"E	155.45'
L3	N86°22'25"E	63.92'

NOTES:

- 1) See sheet 1 for description.
- 2) See sheet 2 for continued description and surveyors' notes.
- 3) See sheet 3 for overall.
- 4) See sheets 4-11 for sketch detail.

LEGEND:

ID - - - - - Identification
O.R.I. - - - - - Official Records
Instrument

See Sheet 1 for Signature & Revisions

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EXHIBIT A (Not A Survey)



**ISLANDWALK AT THE
WEST VILLAGES, PHASE 8**
(PLAT BOOK 53, PAGE 84)

SOUTHERLY BOUNDARY OF
OFFICIAL RECORDS INSTRUMENT
NUMBER 2004012753

DiVosta Homes, L.P.
(O.R.I.# 2004012753)

S89°13'11"E 1512.38'

*S01°26'06"E
257.85'*

SOUTHEAST CORNER OF
OFFICIAL RECORDS
INSTRUMENT NUMBER

WEST BOUNDARY OF
SOLSTICE PHASE ONE

SOUTHWEST CORNER OF
SOLSTICE PHASE ONE

SOLSTICE PHASE ONE
(PLAT BOOK 55, PAGES
380-398)

WELLEN PARK VILLAGE I
(LESS COMMERCIAL PARCEL)
AREA= 878.304 ACRES,
MORE OR LESS

MANASOTA BEACH RANCHLANDS LLLP
Parcel ID#0801001100
S51°25'13"E 1592.03'

**WYSTERIA
WELLEN PARK,
VILAGE F-4
REPLAT**
(PLAT BOOK 56,
PAGE 321)

MATCH LINE SEE SHEET 7

LINE DATA TABLE

NO.	BEARING	LENGTH
L4	S38°34'47"W	130.00'

SECTION 6-40S-20E
SECTION 5-40S-20E

MATCH LINE SEE SHEET 3

MATCH LINE SEE SHEET 9

NOTES:

- 1) See sheet 1 for description.
- 2) See sheet 2 for continued description and surveyors' notes.
- 3) See sheet 3 for overall.
- 4) See sheets 4-11 for sketch detail.

LEGEND:

ID - - - - - Identification
O.R.I. - - - - - Official Records
Instrument

See Sheet 1 for Signature & Revisions

West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
www.geopointsurveying.com
Licensed Business No.: LB7768

GeoPoint
Surveying, Inc.

EXHIBIT A

(Not A Survey)

MATCH LINE SEE SHEET 8

MANASOTA BEACH
RANCHLANDS LLLP
Parcel ID#0801001100

WYSTERIA WELLEN PARK,
VILAGE F-4 REPLAT
(PLAT BOOK 56, PAGE 321)

S51°25'13"E
1592.03'

SECTION 5-40S-20E
SECTION 8-40S-20E

MANASOTA BEACH RANCHLANDS
PLAT No. 1 (PLAT BOOK 55, PAGE 367)

MANASOTA BEACH
RANCHLANDS LLLP
Parcel ID#0807001000

WELLEN PARK VILLAGE I
(LESS COMMERCIAL PARCEL)
AREA= 878.304 ACRES,
MORE OR LESS

PRETO BOULEVARD SOUTH
EXTENSION, PLAT No. 1
(PLAT BOOK 57, PAGES 282-283)

NORTHERLY BOUNDARY OF
PRETO BOULEVARD SOUTH
EXTENSION, PLAT No.1

S66°50'03"W
467.65'

WELLEN PARK
GOLF AND
COUNTRY CLUB,
PHASE 1C
(PLAT BOOK 56,
PAGES 512-521)

WELLEN PARK GOLF AND
COUNTRY CLUB, PHASE 1A
(PLAT BOOK 56,
PAGES 75-159)



LINE DATA TABLE

NO.	BEARING	LENGTH
L5	S38°34'47"W	370.81'

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C14	300.00'	68°05'06"	356.49'	335.88'	S04°32'15"W
C15	8635.45'	5°44'46"	866.02'	865.66'	S26°20'26"E
C16	2135.00'	6°49'32"	254.34'	254.19'	S63°25'17"W
C17	2085.00'	14°00'55"	510.02'	508.75'	S73°50'31"W
C18	1215.00'	77°43'55"	1648.37'	1524.83'	S41°59'01"W

See Sheet 1 for Signature & Revisions

NOTES:

- 1) See sheet 1 for description.
- 2) See sheet 2 for continued description and surveyors' notes.
- 3) See sheet 3 for overall.
- 4) See sheets 4-11 for sketch detail.

LEGEND:

ID - - - - - Identification
O.R.I. - - - - - Official Records
Instrument

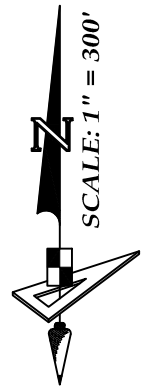
West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
www.geopointsurvey.com
Licensed Business No.: LB 7768

GeoPoint
Surveying, Inc.

EXHIBIT A (Not A Survey)

MATCH LINE SEE SHEET 3

MATCH LINE
SEE SHEET 9



WELLEN PARK VILLAGE I
(LESS COMMERCIAL PARCEL)
AREA= 878.304 ACRES,
MORE OR LESS

WESTERLY BOUNDARY OF
PRETO BOULEVARD SOUTH
EXTENSION, PLAT No.1

MATCH LINE SEE SHEET 3

PRETO BOULEVARD
SOUTH EXTENSION,
PLAT No. 1
(PLAT BOOK 57,
PAGES 282-283)

WELLEN PARK GOLF AND
COUNTRY CLUB, PHASE 1A
(PLAT BOOK 56,
PAGES 75-159)

SECTION 7-40S-20E
SECTION 8-40S-20E

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C18	1215.00'	77°43'55"	1648.37'	1524.83'	S41°59'01"W
C19	2315.00'	28°06'04"	1135.41'	1124.06'	S10°55'59"E

See Sheet 1 for Signature & Revisions

MATCH LINE SEE SHEET 11

LEGEND:

ID ----- Identification
O.R.I. ----- Official Records
Instrument

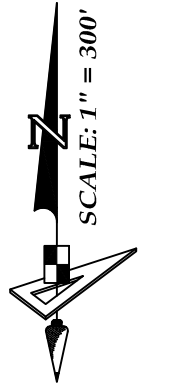
NOTES:

- 1) See sheet 1 for description.
- 2) See sheet 2 for continued description and surveyors' notes.
- 3) See sheet 3 for overall.
- 4) See sheets 4-11 for sketch detail.

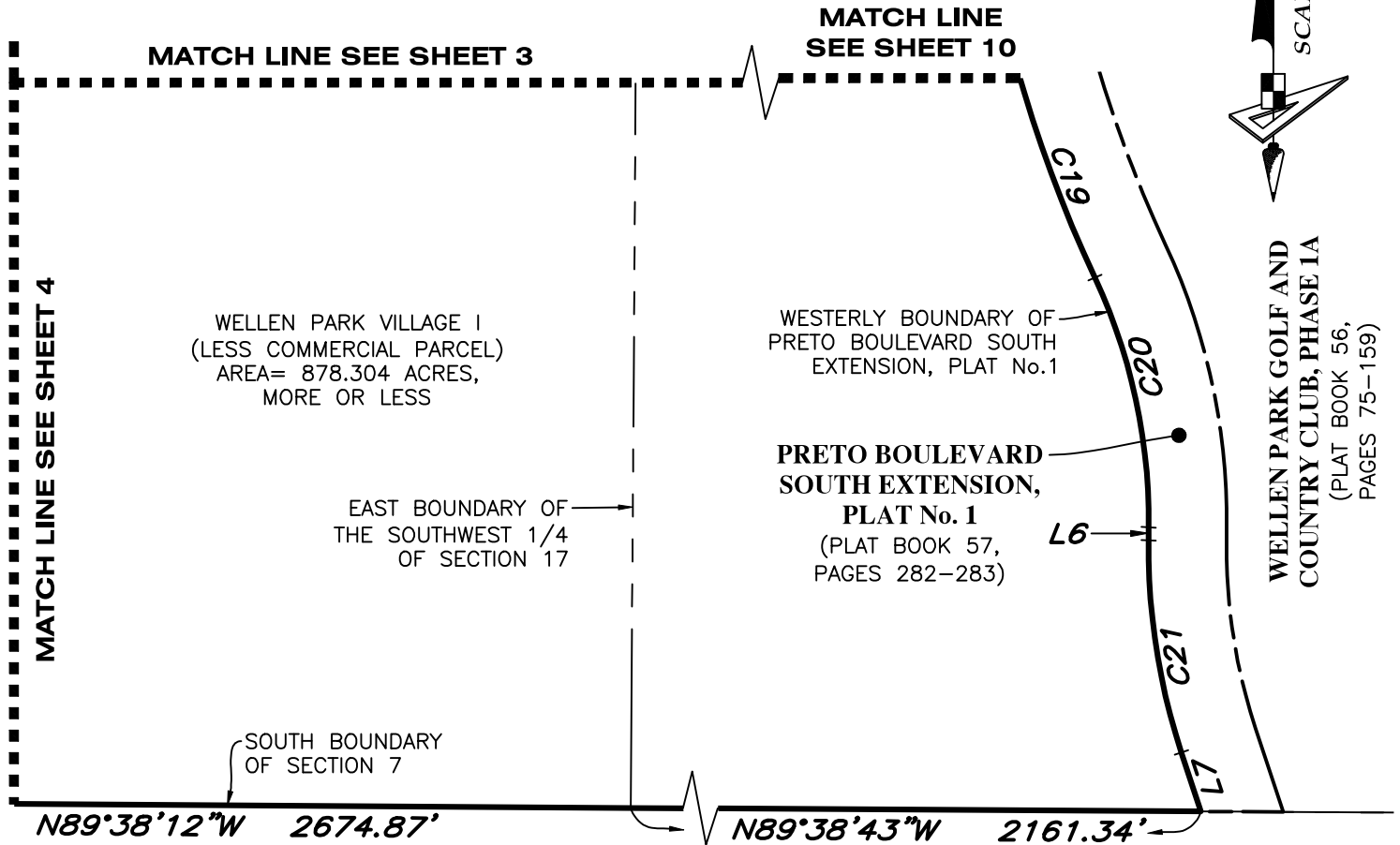
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EXHIBIT A (Not A Survey)



WELLEN PARK GOLF AND
COUNTRY CLUB, PHASE 1A
(PLAT BOOK 56,
PAGES 75-159)



WINCHESTER FLORIDA RANCH LLLP
Parcel ID#0827001000
&
BOCA ROYALE PROPERTIES LLC
Parcel ID#0827002000

WINCHESTER FLORIDA RANCH LLLP
Parcel ID#0827001000

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C19	2315.00'	28°06'04"	1135.41'	1124.06'	S10°55'59"E
C20	960.00'	25°38'03"	429.50'	425.93'	S12°09'59"E
C21	1090.00'	18°54'39"	359.76'	358.13'	S08°48'17"E

LINE DATA TABLE

NO.	BEARING	LENGTH
L6	S00°39'02"W	21.74'
L7	S18°15'37"E	103.58'

NOTES:

- 1) See sheet 1 for description.
- 2) See sheet 2 for continued description and surveyors' notes.
- 3) See sheet 3 for overall.
- 4) See sheets 4-11 for sketch detail.

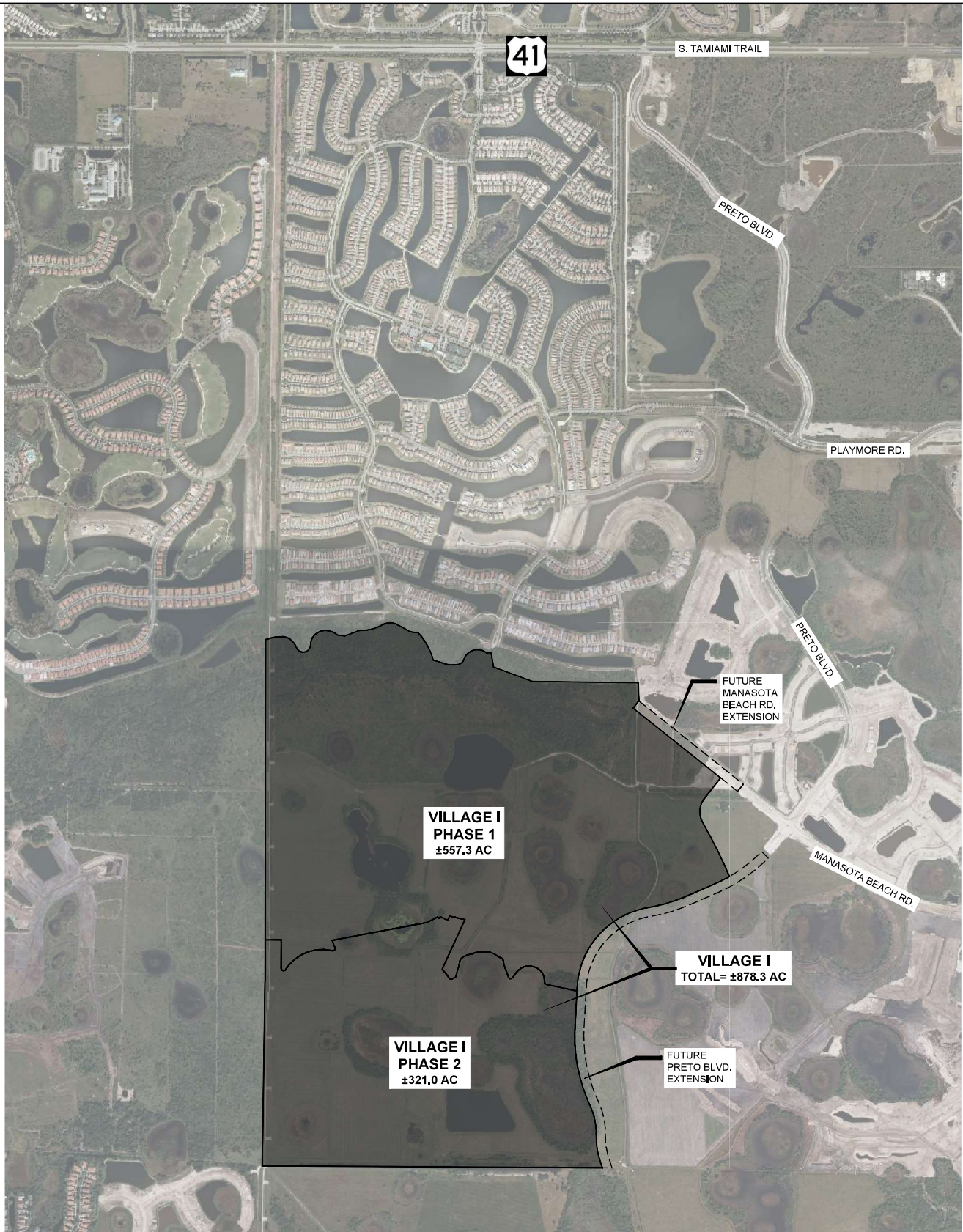
LEGEND:

ID - - - - - Identification
O.R.I. - - - - - Official Records Instrument

See Sheet 1 for Signature & Revisions

West Florida
213 Hobbs Street
Tampa, Florida 33619
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Licensed Business No.: LB7768

GeoPoint
Surveying, Inc.



WEST VILLAGES - UNIT 10
VILLAGE I

Exhibit B
First Supplemental Special Assessment Methodology Report, Series 2024 Bonds, dated
March 27, 2024

Exhibit C
Maturities and Coupon of Series 2024 Bonds

West Villages Improvement District
Capital Improvement Revenue Bonds (Unit of Development No. 10), Series 2024 (Assessment Area One)

Bond Component	Maturity Date	Amount	Rate	Yield	Price
Term 1:	05/01/2031	2,235,000	4.500%	4.500%	100.000
Term 2:	05/01/2044	7,005,000	5.375%	5.375%	100.000
Term 3:	05/01/2054	10,040,000	5.625%	5.700%	98.926
		19,280,000			

Dated Date	04/25/2024	
Delivery Date	04/25/2024	
First Coupon	11/01/2024	
Par Amount	19,280,000.00	
Original Issue Discount	-107,829.60	
Production	19,172,170.40	99.440718%
Underwriter's Discount	-289,200.00	-1.500000%
Purchase Price	18,882,970.40	97.940718%
Accrued Interest		
Net Proceeds	18,882,970.40	

Exhibit D
Sources and Uses of Funds for Series 2024 Bonds

West Villages Improvement District
Capital Improvement Revenue Bonds (Unit of Development No. 10), Series 2024 (Assessment Area One)

Sources:

Bond Proceeds:

Par Amount	19,280,000.00
Original Issue Discount	-107,829.60

	19,172,170.40
--	---------------

Uses:

Other Fund Deposits:

Debt Service Reserve Fund (50% MADS)	657,784.38
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Delivery Date Expenses:

Cost of Issuance	222,975.00
Underwriter's Discount	289,200.00
	<hr/> 512,175.00

Other Uses of Funds:

Construction Fund	18,002,211.02
-------------------	---------------

	19,172,170.40
--	---------------

Exhibit E
Annual Debt Service Payment Due on Series 2024 Bonds

West Villages Improvement District
Capital Improvement Revenue Bonds (Unit of Development No. 10), Series 2024 (Assessment Area One)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2024			538,285.94	538,285.94	538,285.94
05/01/2025	275,000	4.500%	520,921.88	795,921.88	
11/01/2025			514,734.38	514,734.38	1,310,656.26
05/01/2026	290,000	4.500%	514,734.38	804,734.38	
11/01/2026			508,209.38	508,209.38	1,312,943.76
05/01/2027	305,000	4.500%	508,209.38	813,209.38	
11/01/2027			501,346.88	501,346.88	1,314,556.26
05/01/2028	320,000	4.500%	501,346.88	821,346.88	
11/01/2028			494,146.88	494,146.88	1,315,493.76
05/01/2029	330,000	4.500%	494,146.88	824,146.88	
11/01/2029			486,721.88	486,721.88	1,310,868.76
05/01/2030	350,000	4.500%	486,721.88	836,721.88	
11/01/2030			478,846.88	478,846.88	1,315,568.76
05/01/2031	365,000	4.500%	478,846.88	843,846.88	
11/01/2031			470,634.38	470,634.38	1,314,481.26
05/01/2032	380,000	5.375%	470,634.38	850,634.38	
11/01/2032			460,421.88	460,421.88	1,311,056.26
05/01/2033	405,000	5.375%	460,421.88	865,421.88	
11/01/2033			449,537.50	449,537.50	1,314,959.38
05/01/2034	425,000	5.375%	449,537.50	874,537.50	
11/01/2034			438,115.63	438,115.63	1,312,653.13
05/01/2035	450,000	5.375%	438,115.63	888,115.63	
11/01/2035			426,021.88	426,021.88	1,314,137.51
05/01/2036	475,000	5.375%	426,021.88	901,021.88	
11/01/2036			413,256.25	413,256.25	1,314,278.13
05/01/2037	500,000	5.375%	413,256.25	913,256.25	
11/01/2037			399,818.75	399,818.75	1,313,075.00
05/01/2038	530,000	5.375%	399,818.75	929,818.75	
11/01/2038			385,575.00	385,575.00	1,315,393.75
05/01/2039	555,000	5.375%	385,575.00	940,575.00	
11/01/2039			370,659.38	370,659.38	1,311,234.38
05/01/2040	590,000	5.375%	370,659.38	960,659.38	
11/01/2040			354,803.13	354,803.13	1,315,462.51
05/01/2041	620,000	5.375%	354,803.13	974,803.13	
11/01/2041			338,140.63	338,140.63	1,312,943.76
05/01/2042	655,000	5.375%	338,140.63	993,140.63	
11/01/2042			320,537.50	320,537.50	1,313,678.13
05/01/2043	690,000	5.375%	320,537.50	1,010,537.50	
11/01/2043			301,993.75	301,993.75	1,312,531.25
05/01/2044	730,000	5.375%	301,993.75	1,031,993.75	
11/01/2044			282,375.00	282,375.00	1,314,368.75
05/01/2045	770,000	5.625%	282,375.00	1,052,375.00	
11/01/2045			260,718.75	260,718.75	1,313,093.75
05/01/2046	815,000	5.625%	260,718.75	1,075,718.75	
11/01/2046			237,796.88	237,796.88	1,313,515.63
05/01/2047	860,000	5.625%	237,796.88	1,097,796.88	
11/01/2047			213,609.38	213,609.38	1,311,406.26
05/01/2048	910,000	5.625%	213,609.38	1,123,609.38	
11/01/2048			188,015.63	188,015.63	1,311,625.01
05/01/2049	965,000	5.625%	188,015.63	1,153,015.63	
11/01/2049			160,875.00	160,875.00	1,313,890.63
05/01/2050	1,020,000	5.625%	160,875.00	1,180,875.00	
11/01/2050			132,187.50	132,187.50	1,313,062.50
05/01/2051	1,080,000	5.625%	132,187.50	1,212,187.50	
11/01/2051			101,812.50	101,812.50	1,314,000.00

West Villages Improvement District
Capital Improvement Revenue Bonds (Unit of Development No. 10), Series 2024 (Assessment Area One)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/2052	1,140,000	5.625%	101,812.50	1,241,812.50	
11/01/2052			69,750.00	69,750.00	1,311,562.50
05/01/2053	1,205,000	5.625%	69,750.00	1,274,750.00	
11/01/2053			35,859.38	35,859.38	1,310,609.38
05/01/2054	1,275,000	5.625%	35,859.38	1,310,859.38	
11/01/2054					1,310,859.38
	19,280,000		20,652,251.74	39,932,251.74	39,932,251.74