



**WEST VILLAGES
IMPROVEMENT DISTRICT**

**CITY OF NORTH PORT
SARASOTA COUNTY
LANDOWNERS' MEETING & ELECTION &
SPECIAL BOARD MEETING
JUNE 28, 2024
10:00 A.M.**

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

www.westvillagesid.org

561.630.4922 Telephone

877.SDS.4922 Toll Free

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AGENDA
WEST VILLAGES IMPROVEMENT DISTRICT
Chambers Room – City of North Port
4970 City Hall Boulevard
North Port, Florida 34286
LANDOWNERS’ MEETING & ELECTION
June 28, 2024
10:00 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Election of Chair for Landowners Meeting
- E. Election of Secretary for Landowners’ Meeting
- F. Approval of Minutes
 - 1. June 27, 2023 Landowners’ Meeting Minutes.....Page 2
- G. Election of Supervisors.....Page 6
 - 1. Determine Number of Voting Units Represented or Assigned by Proxy
 - 2. Casting of Ballots
 - 3. Ballot Tabulation and Result
 - 4. Certification of the Results
- H. Landowners’ Comments
- I. Adjourn

NOTICE OF LANDOWNERS MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF
THE WEST VILLAGES IMPROVEMENT DISTRICT

Notice is hereby given to the public and all landowners within West Villages Improvement District (District) the location of which is located in the City of North Port and Sarasota County, Florida, advising that a meeting of landowners will be held for the purpose of electing one (1) person to the Districts Board of Supervisors (Board, and individually, Supervisor). Immediately following the landowners meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: June 28, 2024

TIME: 10:00 a.m.

PLACE: Chambers of the City of North Port

4970 City Hall Boulevard

North Port, Florida 34286

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 12260 Everglow Drive, #A3, Venice, Florida 34293, Ph: (941) 244-2805 (District Managers Office). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. At the landowners meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Managers Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Managers Office, at least 48 hours before the hearing. 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 Managers Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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 the appeal is to be based.

William Crosley

District Manager

WEST VILLAGES IMPROVEMENT DISTRICT

www.westvillagesid.org

Pub: 6/14 & 6/21/24; #10267360

**WEST VILLAGES IMPROVEMENT DISTRICT
LANDOWNERS' MEETING
JUNE 27, 2023**

A. CALL TO ORDER

The June 27, 2023, Landowners' Meeting of the West Villages Improvement District ("WVID" or the "District") was called to order at 11:00 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 that showed that notice of the Landowners' Meeting had been published in the *Sarasota Herald-Tribune* on June 13, 2023, and June 20, 2023, as legally required.

C. ESTABLISH A QUORUM

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

Supervisor	John Luczynski	Present
Supervisor	Steve Lewis	Present
Supervisor	Tom Buckley	Present
Supervisor	Christine Masney	Present
Supervisor	John Meisel	Present

Staff members in attendance were:

District Manager	Todd Wodraska	Special District Services, Inc.
District Manager	William Crosley	Special District Services, Inc.
District Manager	Michelle Krizen	Special District Services, Inc.
District Counsel	Lindsay Whelan	Kutak Rock
District Engineer	Giacomo Licari	Dewberry
Operations' Manager	Ryan Johanneman	Special District Services, Inc

Also present from the City of North Port were Commissioner Debbie McDowell and Phil Stokes.

D. ELECTION OF CHAIR FOR LANDOWNERS' MEETING

A **MOTION** was made by Mr. Lewis, seconded by Mr. Meisel and passed unanimously electing John Luczynski as Chairman for the Landowners' Meeting.

E. ELECTION OF SECRETARY FOR LANDOWNERS' MEETING

A **MOTION** was made by Mr. Lewis, seconded by Mr. Meisel and passed unanimously electing William Crosley as Secretary for the Landowners' Meeting.

F. APPROVAL OF MINUTES

1. June 9, 2022, Landowners' Meeting

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously approving the minutes of the June 9, 2022, Landowners' Meeting, as presented.

2. July 14, 2022, Continued Landowners' Meeting

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously approving the minutes of the July 14, 2022, Landowners' Meeting, as presented.

G. RECEIVE ENGINEER'S REPORT

1. Presentation of 2023 Urban Area Map

Mr. Licari presented the population development threshold calculation that will begin once a second resident Board seat is determined by the general election. The purpose of the Urban Area Map is to establish the percentage of areas within the District that have residential development as compared with the total area within the District. Urban area is defined as a contiguous and developed and inhabited area.

Mr. Meisel asked where in the statutes is a Certificate of Occupancy referenced for determining resident population density? Staff explained that if a property was able to be inhabited, that land area would be acknowledged by the existence of a Certificate of Occupancy and so it was reasonable to utilize Certificates of Occupancy to determine the amount of inhabited residential property. This year's Memorandum offers two calculations. Urban Area Map No.1 provides a calculation of 8.17% density and Urban Area Map No. 2 provides 20.41% density. The difference between the two was Urban Maps is Urban Area Map No.1 only calculated the density of habitable lands by the existence of a Certificate of Occupancy, which tracks a strict reading of the statute, and Urban Map No. 2 calculated the density, including developed but uninhabited areas within a subdivision plat, such as ponds, roadways, and other developed, but uninhabited open space and lands. Wetlands and areas under a conservation easement were still excluded from the calculation, as they are neither developed or inhabited, and are never to be developed in the future. While this approach overlooks the plain meaning of the requirement that a property be inhabited in order to be included within the calculation, the calculation was determined using this interpretation for comparison. Staff noted that the statute that requires the urbanization calculation does not require a full turnover of the District to residents and there are many special districts throughout the state that are or may not have a full transition. There was a lengthy discussion regarding the interpretation of this calculation and the fact that the enabling legislation was not clearly written. Also discussed was the more defined transition process used by community development districts and other more modern special districts. Mr. Meisel stated that he felt this calculation would be contested. Ms. Whelan noted that challenging this calculation is required to be received by the District, in writing, and if that occurs, the District will look to Sarasota County for an opinion pursuant to the District's enabling legislation. Mr. Luczynski stated that it was important to note that in both scenarios the percentage of the urban area is below the 26% threshold for turnover of a second resident Seat on the Board. Dewberry recommended that the Board seek to modify its transition process with the State of Florida to avoid ambiguity in the transition process. State legislature approval is required for a legislative amendment to modify the current transition process provided by Chapter 2004-456.

H. ELECTION OF SUPERVISORS

1. Determine Number of Voting Units Represented or Assigned by Proxy

There were 9,848 voting units represented or assigned by proxy.

2. Casting of Ballots

Numbered ballots were cast to all owners present, qualified to vote or persons holding proxies.

3. Ballot Tabulation

Ballot tabulation provided 9,819 votes for Christine Masney and 29 votes for Thomas Mulligan.

4. Certification of Results

The ballots were certified and the results provided that Christine Masney will serve on the Board until 2027.

I. LANDOWNER COMMENTS

Mr. Dobrin commented that he had an issue on how the calculation for urban area was performed and asked if District Counsel was aware of anything in the law that contemplates this not to be a unit of local government, to be this hybrid transitional, if she has anything, and if she does not, it is the Board's duty to ask the Attorney General for an interpretation of the law.

Ms. Whelan stated that there was no case law interpreting the urbanization statute. She also noted that an Attorney General Opinion was not binding and so obtaining this type of an opinion would not exculpate the District from potential litigation.

Mr. Dobrin also commented that he felt that Mr. Licari did not get all of the information correct for the urban density calculation and questioned the results provided by the Dewberry Memo.

Pam Kantola commented that Mr. Luczynski had 9,802 proxies, and that of the residents voting, Ms. Masney received 17 votes and Tom Mulligan received 29 votes. Ms. Kantola questioned the resources used to determine the calculation.

J. ADJOURNMENT

There being no further business to conduct, a MOTION was made by Mr. Lewis, seconded by Mr. Buckley adjourning the Landowners' Meeting at 11:42 a.m. That MOTION carried unanimously.

Secretary/Assistant Secretary

Chair/Vice-Chair

LANDOWNER PROXY

**WEST VILLAGES IMPROVEMENT DISTRICT
LANDOWNERS' MEETING – JUNE 28, 2024**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (**"Proxy Holder"**) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the West Villages Improvement District to be held at the Chambers of the City of North Port, 4970 City Hall Boulevard, North Port, Florida 34286, on June 28, 2024, at 10:00 a.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

Parcel Description

Acreage

Authorized Votes

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes:

NOTES: Pursuant to Chapter 2004-456(4), *Laws of Florida*, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
WEST VILLAGES IMPROVEMENT DISTRICT
LANDOWNERS' MEETING - JUNE 28, 2024

For Election (1 Supervisor): The candidate receiving the highest number of votes will receive a four (4) year term, with the term of office for the successful candidate commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the West Villages Improvement District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____
(Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
3		

Date: _____

Signed: _____

Printed Name: _____

AGENDA
WEST VILLAGES IMPROVEMENT DISTRICT
Chambers Room – City of North Port
4970 City Hall Boulevard
North Port, Florida 34286
SPECIAL BOARD MEETING
& ATTORNEY-CLIENT SESSION
June 28, 2024
10:00 a.m.

A. Call to Order	
B. Proof of Publication.....	Page 9
C. Seat New Board Member	
D. Administer Oath of Office & Review Board Member Responsibilities and Duties	
E. Establish Quorum	
F. Election of Officers	
• Chairman	
• Vice Chairman	
• Secretary/Treasurer	
• Assistant Secretaries	
G. Discussion Regarding Public Decorum at Board Meetings.....	Page 10
H. Comments from the Public on All Agenda Items	
I. Approval of Minutes	
1. May 9, 2024 Regular Board Meeting Minutes.....	Page 11
2. May 9, 2024 Audit Committee Minutes.....	Page 20
J. Attorney-Client Session Relative to Litigation.....	Page 22
K. General District Matters	
1. Consider Resolution No. 2024-17 – Approving Proposed Budgets for Fiscal Year 2024/2025; Declaring Special Assessments to Fund the Proposed Budgets.....	Page 23
2. Consider Approval of Interlocal Agreement with Sarasota County on River Road Project.....	Page 83
3. Consider Approval of Funding Agreement with Wellen Park LLLP on River Road Project.....	Page 96
4. Discussion Regarding District Performance Goals and Objectives.....	Page 101
L. Unit of Development 1	
1. Consider Approval of First Amendment to Downtown Infrastructure Maintenance Agreement.....	Page 103
2. Consider Approval of Change Order No. 10 between the District and the Demoya Inc. for Wellen Park Blvd. Roundabout and US 41/State Road 45 Improvement Project.....	Page 107
M. Unit of Development 3	
1. Review of Response to Supplemental Letter from EWD on Interlocal Agreement Termination.....	Page 109
N. Administrative Matters	
1. District Engineer	
2. District Attorney	
3. District Operations Manager	
4. District Manager	
O. Board Member Comments	
P. Adjourn	

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North Port, Florida 34286

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William Crosley

District Manager

WEST VILLAGES IMPROVEMENT DISTRICT

www.westvillagesid.org

Pub: 6/14 & 6/21/24; #10267360

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
REGULAR BOARD MEETING & ATTORNEY-CLIENT SESSION
MAY 9, 2024**

A. CALL TO ORDER

The May 9, 2024, Regular Board Meeting of the West Villages Improvement District (“WVID” or the “District”) was called to order at 10:03 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 April 26, 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	Present in person
Supervisor	Christine Masney	Present in person
Supervisor	John Meisel	Present in person

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 City of North Port Commissioner Phil Stokes; WVID FEMA Consultant Erica Klevers; Michelle Krizen of Special District Services, Inc.; and those indicated on the attached sign-in sheet.

D. DISCUSSION REGARDING PUBLIC DECORUM AT BOARD MEETINGS

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

E. COMMENTS FROM THE PUBLIC FOR ALL AGENDA ITEMS

Cathy Hamby commented on the process that the District elects its Supervisors.

Rich Bando asked for an update on the status of the irrigation in Gran Paradiso, and inquired as to the daily allocation being delivered to the community and if the water was being turned off after the daily allocation. Mr. Bando also commented that the irrigation system that is operated by the Gran Paradiso POA was a mess, that timers on individual homes were not programmed properly and residents were taking their own responsibility to conserve irrigation water.

Victor Dobrin stated that he was commenting as a resident of Gran Paradiso and not in his capacity as President of the Gran Paradiso POA, and that in his opinion good things were happening by the cooperation with the WVID and GP POA. He stated that litigation will cost a lot of money for the whole District, and urged the Board to conserve fiscal resources relative to the litigation. Mr. Dobrin also commented that he understood there would be road resurfacing in Gran Paradiso on District owned roads and wanted to ensure that no repairs were duplicated on the roads that were improved in the recent past.

F. APPROVAL OF MINUTES

1. March 5, 2024, Master Irrigation Presentation Workshop

A **MOTION** was made by Mr. Lewis, seconded by Ms. Masney approving the minutes of the March 5, 2024, Master Irrigation Presentation Workshop, as presented.

2. March 21, 2024, Irrigation Rate Study Workshop

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously approving the minutes of the March 21, 2024, Irrigation Rate Study Workshop, as presented.

3. April 11, 2024, Public Hearing & Regular Board Meeting

Mr. Meisel stated the minutes of April 11, 2024, Public Hearing & Regular Board Meeting should be amended to reflect that he asked the question if it was possible to meter all withdraw points and the response was that no, all withdraw points are not metered at this time but a cost estimate could be completed to determine the actual cost.

A **motion** was made by Mr. Lewis, seconded by Mr. Meisel and passed unanimously approving the minutes of April 11, 2024, Public Hearing & Regular Board Meeting, subject to Mr. Meisel's request for amendment.

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

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. Consider Invoice for Talon Towing Regarding Sidewalk Damage

Mr. Crosley explained that Talon Towing had damaged a District sidewalk while attempting to tow a large vehicle. The District sent two letters to Talon Towing to recover the repair expenses of \$4,524. A letter to Talon Towing was sent on March 15, 2024, and then after receiving no response, a second letter was sent on April 5, 2024, requesting Talon Towing to remit payment to the District within 10 days. There have been no responses to the letters and there have been no payments made on the invoice sent to Talon Towing. Mr. Meisel asked what the legal probability of success was to recover the money. Ms. Whelan explained that as with any matter, it was difficult to identify the probability of success because that requires a willing

party to settle. So assuming the District is able to achieve a quick settlement after a small claims' lawsuit is filed we may be able to recover for relatively little legal effort, but if they dig their heels in and force the whole small claims court process, those legal fees could be well in excess of \$4,500 and those legal fees are not recoverable from Talon Towing.

There was consensus of the Board to not attempt to recover the damage expenses. Mr. Luczynski recommended that the District send correspondence to the communities within the District regarding the situation that occurred between Talon Towing and the District, and copy Talon Towing, so that other customers within the community are aware. There was consensus of the Board to send the suggested correspondence.

2. Consider Change Order No. 9 between the District and DeMoya, Inc. for Wellen Park Boulevard Roundabout and US 41/State Road 45 Improvement Project

Mr. Licari explained that this change order was due to quantities missing from the original bid document. Quantities such as mitered storm sewer end sections and truncated domes for sidewalks. This change order is an increase in the amount of \$16,500 which brings the total contract price to date of \$10,846,534.82.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Meisel and passed unanimously approving Change Order No. 9 between the District and DeMoya, Inc. for the Wellen Park Boulevard Roundabout and US 41/State Road 45 Improvement Project in the amount of \$16,500, as presented.

3. Discussion Regarding FEMA

Ms. Klevers gave an update on the FEMA claim submission for costs incurred from Hurricane Ian. There have been multiple FEMA Program Managers assigned to the District's claim, which has greatly lengthened the timeline for submission. The District is prepared to submit the final application to FEMA during the week of May 12, 2024. There are two classifications for submission to FEMA. One classification is for damages on District owned assets inside of Gran Paradiso ("GP"), and the other is for assets owned by the District outside of GP.

GP provided invoices and insurance information in the amount of \$100,282.85 related to street lighting. Based on documents the District has received, five out of a total of six invoices that equaled \$62,434.65 were submitted by GP to its insurance company where GP received a payout of \$42,350.95. The remaining deductible of \$14,829 will be submitted to FEMA as part of the claim and could be approved as a reimbursement to GP. The remaining invoice in the amount of \$37,847.90, not included in GP's letter from their insurance company, Tower Hill, is not included in the District's claim because it is believed that those expenses are eligible for insurance by GP. There is no record that the District has received to determine if those expenses were submitted by GP to its insurance company.

Regarding street signs, GP provided five invoices that totaled \$57,760; however those invoices comingled expenses for each of the responsible parties and did not differentiate between District asset expenses and GP asset expenses. Three of the invoices did not include District assets at all. One invoice clearly states locations where work was completed and six of the locations on that invoice were determined to be the responsibility of the District. On the final invoice there was not enough information to be able to determine the responsible parties. The District intends to submit a claim for \$4,620 of the \$57,000 for street signs unless GP can provide detailed information identifying expenses that are only related to District assets. Ms.

Klevers expressed that the District has made multiple attempts to get additional information and backup documentation from GP in order to substantiate the GP portion of the FEMA claim to no avail, but that the District needs to file its submission by May 15th.

Mr. Luczynski stated that GP must get all required documentation needed to Ms. Klevers by May 13th in order to be included in the District's submission. Victor Dobrin, GP POA President, stated that he would work towards getting that deadline met. Jim Cranston offered assistance for hurricane preparedness.

The Board also discussed the benefit of prequalifying disaster-related contractors to expedite the FEMA process in the future. Staff agreed to coordinate to prepare the necessary project manuals.

J. UNIT OF DEVELOPMENT NO. 3

1. Consider Resolution No. 2024-15 – Indemnifying District Counsel Whelan Regarding Irrigation Lawsuit

Resolution No. 2024-15 was presented, entitled:

RESOLUTION 2024-15

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

Mr. Crosley explained that Ms. Whelan advised the District that she had received notice on April 10, 2024, of a Motion for Leave to File Second Amended Complaint filed in the Twelfth Judicial Circuit Court relative to the ongoing GPPOA litigation which requests to add her as a named defendant in her individual, personal capacity, alleging violations of law with respect to actions taken in her role as District Counsel. In compliance with Resolution 2016-08, within fourteen (14) calendar days after actual receipt of notice of the Motion, Ms. Whelan provided the District with a copy of the Motion and a written request for defense and indemnification by the District.

Mr. Meisel made a **MOTION** to table the item since the Court had recently ruled that Ms. Whelan was not permitted to be added as a named defendant in the GPPOA litigation. After further discussion with the Board regarding that the scope of this indemnification should relate to both defense of the filed motion as well as any future litigation filed alleging violations of law with respect to the same actions taken in her role as District Counsel, Mr. Meisel withdrew his **MOTION**.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Luczynski adopting Resolution No. 2024-15, as presented. Upon being put to a vote, the **MOTION** carried 4 to 1 with Mr. Meisel dissenting.

2. Discussion Regarding Correspondence to/from Englewood Water District Regarding Termination of Reclaimed Water Agreement

Ms. Whelan explained that based on discussions at the April Board meeting, and at the request of the Board, her office sent a letter to Englewood Water District ("EWD") requesting confirmation regarding the 2019 letter where EWD terminated the water supply agreement between the District and EWD, specifically whether the person who sent that letter was properly authorized to send the notice of termination. He stated that EWD's response is included in the agenda package.

Mr. Meisel responded that Ms. Whelan asked the right question in her letter, but he felt that the EWD response letter danced around answering that specific question and instead stated that the EWD supervisors were aware of Mr. Burrow's actions. He recommended that Ms. Whelan go back to EWD and ask them again to directly answer whether Mr. Burrows was authorized to send the letter.

Mr. Whelan explained that the letter from EWD's legal counsel essentially confirms that the EWD Board was aware that Mr. Burrows was sending a letter terminating the agreement, which was apparently discussed during EWD Board meetings, but if the District Board would like her to, she would be happy to go back to EWD's legal counsel to seek further clarification.

Mr. Luczynski asked Ms. Whelan to reach back out to EWD and specifically ask if Mr. Burrows was authorized to terminate the water supply agreement. He inquired whether we have received any water from EWD in April and Mr. Johanneman confirmed that the District has not received irrigation water from EWD after the effective date of the agreement termination.

K. UNIT OF DEVELOPMENT NO. 6

1. Discussion Regarding District Wide Irrigation Water Allocations

Mr. Licari reminded the Board that back in December 2023 the District sent a letter to the HOAs that purchase water from the District stating that due to significant impacts that the District is experiencing from lack of stormwater and lack of reclaimed water from EWD and Sarasota County, and due to a recent Southwest Florida Water Management District-imposed Phase I water restrictions order affecting the region, that WVID was taking proactive measures to conserve irrigation water and was holding all communities to their AGMOD allocation set forth in their irrigation agreements. In the letter, it was recognized that during the dry months, if a community needed additional water, that they should reach out to the WVID to discuss a plan to increase the amount of irrigation water they were receiving. The District has recently been in contact with Gran Paradiso, Preserve, Oasis, Renaissance and Tortuga to work out a plan for temporary increases of irrigation water for the short period of time until the rainy season begins, hopefully in late May or early June.

Mr. Licari explained that in order to stay in compliance with the District's Water Use Permit, communities need to manage their allocations each month, but they have to also manage a 12-month rolling average of irrigation water use. When a community exceeds their 12-month rolling average, the District needs to work with the community on their required water conservation plan to keep the District in compliance of its Water Use Permit. It is critical that communities conserve irrigation water during the rainy season so there is more available during the dry months. There was further discussion regarding drought allocations, peak month allocations, daily allocations, and Tier II charges.

District staff confirmed that all communities were being treated the same and being held to their AGMOD irrigation allocations. Mr. Crosley stated that many communities were in fact actually continuously operating under their budgeted AGMOD allocations.

Mr. Meisel stated that he felt that that District roadways were being overwatered based on residents reaching out to him on the topic. Ms. Whelan reiterated that the proper procedure when residents reach out to Board Supervisors on field-related matters is for the Supervisor to disseminate that information to the District's Operations Manager for him to investigate versus letting the Board know one month later when staff isn't able to either verify or contradict the observation. Following this process will allow the District to react to field-related matters in real time for the benefit of residents and landowners.

L. UNIT OF DEVELOPMENT NO. 10

1. Consider Resolution No. 2024-16 – Ratifying Series 2024 Bonds

Resolution No. 2024-16 was presented, entitled:

RESOLUTION 2024-16

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE ISSUANCE OF THE WEST VILLAGES IMPROVEMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS (UNIT OF DEVELOPMENT NO. 10), SERIES 2024 (ASSESSMENT AREA ONE); RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRMAN, VICE CHAIRMAN, TREASURER, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE ISSUANCE AND CLOSING OF THE WEST VILLAGES IMPROVEMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS (UNIT OF DEVELOPMENT NO. 10), SERIES 2024 (ASSESSMENT AREA ONE); DETERMINING SUCH ACTIONS AS BEING IN ACCORDANCE WITH THE AUTHORIZATION GRANTED BY THE BOARD; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Ms. Whelan presented the resolution, noting that it was post-closing ratification of staff's actions for the Unit 10 bonds that were issued on April 25, 2024.

A **MOTION** was made by Mr. Buckley, seconded by Mr. Meisel and passed unanimously adopting Resolution No. 2024-16, as presented.

Supervisor Lewis left the meeting at 11:23 a.m. and returned at 11:28 a.m. and was absent for this vote.

M. ADMINISTRATIVE MATTERS

1. District Engineer

- **Consider Ratification of Change Order No. 1 between the District and Ajax Paving for Playmore Road Resurfacing Project**

Mr. Licari presented Change Order No. 1 for the Playmore resurfacing project which increases the contract by the amount of \$33,040. The new total for the contract is \$319,844.

Mr. Licari also noted that an analysis of the costs for road resurfacing in Gran Paradiso would be prepared in order to compare the quotes received last year so a budget can be produced.

A **motion** was made by Mr. Buckley, seconded by Mr. Meisel and passed unanimously ratifying Change Order No. 1 between the District and Ajax Paving for the Playmore Road Resurfacing Project in the amount of \$33,040, as presented.

2. District Attorney

Ms. Whelan reported that the result of the hearing on the GPPOA's motion to amend its complaint to include additional defendants was already discussed earlier in the meeting. The only other GPPOA litigation update was that a hearing was held recently on the District's motion to compel the GPPOA to comply with the District's discovery requests. At that hearing, the judge ruled in favor of the District and the GPPOA is required to comply with the District's discovery requests by May 11, 2024.

She noted that there will be a similar hearing coming up on the Unit 6 assessment litigation regarding the Plaintiff's failure to comply with the District's discovery requests in that case as well.

With respect to the urbanization litigation, a two-day has been set which will occur between July 14-25, 2025.

Mr. Meisel asked if staff should prepare a preliminary urbanization calculation instead of presenting it at the Landowners Meeting in June. Ms. Whelan stated that staff's recommendation was not to perform the exercise of an urbanization calculation this year since the urbanization calculation done last year is under current litigation and did not seem to be a good use of District resources to prepare another urbanization report that is likely to be challenged. That would require the District to defend two lawsuits instead of just one. Ms. Whelan also commented that the statute requires an urbanization calculation to be done every five years, so the District is fully compliant with the statute in not preparing a report for 2024. Ms. Whelan also commented that last year the Board directed staff to pursue a legislative amendment to its enabling legislation and that amendment would revise the manner of calculation of the District's turnover of Board seats from the more subjective urbanization calculations to an objective concrete defined method so any additional urbanization reports are essentially moot while that legislative process plays out. Mr. Luczynski asked if any expenses associated with the urbanization calculation for the last three years could be tallied and reported to the Board at the next meeting.

3. District Operations' Manager

- **Discussion Regarding Phase 1 South West Florida Water Management District Restrictions**

This item was previously discussed under agenda item K-1.

- **Discussion Regarding Metering of District Property**

Mr. Johanneman noted that, per Mr. Meisel's requests, staff was currently working on the exercise to determine the cost to install meters on all District-owned common areas. As previously discussed, currently the water consumed by the District is estimated by subtracting the amount of water going to individual communities from the total volume of irrigation water being utilized within the District.

Mr. Luczynski then asked if the irrigation water that irrigated the District lands could provide amounts used on specific common areas throughout the District. Mr. Licari responded no, the amount of water used by the District was in totality, not by individual roads or common areas. He explained that the exercise currently underway was to determine where new meters would need to be placed, how many were needed, and the cost for installation so that the District would be able to identify by each specific common area how much water was being utilized by the District.

Mr. Meisel stated that he did not feel that the exercise to meter the District's common areas was necessary if the total amount used by the District can be determined in the manner that Mr. Johanneman referenced. Mr. Luczynski stated that he agrees that the exercise was not necessary but staff was trying to accommodate Mr. Meisel's prior requests for the metering of District common areas.

Mr. Meisel asked for the total AGMOD allocation for the District lands, so there is accountability for the District since each community was being held to its AGMOD allocation. Staff stated that this information would be provided to Mr. Meisel, but that recently completed and acquired roadway right-of-way is in the process of being included so the calculation would be provided once updated by the District's hydrologist.

There was also discussion of different soil types in Florida, and the fact that some may offer a higher AGMOD allocation of irrigation water. Mr. Meisel requested that the District modify its SWFWMD Water Use Permit to state that a different soil type is present within the District in order to obtain a higher AGMOD for the development. Staff indicated that soil testing would have occurred at the time of SWFWMD permit issuance but that they will reach out to the District hydrologist to see if there are changed circumstances that may warrant a revision to the Water Use Permit. However, they cautioned that any change in the listed soil type should be supported by scientific testing.

4. District Manager

- **Records Management Memo and Form for Approval**

Mr. Crosley presented the records management memo which designates Todd Wodraska as the custodian of records and William Crosley as the District records management liaison officer.

- **Announce Landowners' Meeting – June 14, 2024**

Mr. Crosley announced the date of the upcoming annual landowners' meeting. After Board discussion on conflicting schedules, the June 14, 2024, Landowners Meeting date will be changed to a later date and will be communicated with the Board. In addition, the date change will be posted on the District's website.

- **Discussion Regarding Legal Fee Charges for Multiple Commission of Ethics Complaints**

Mr. Crosley stated that, at the direction of the Chair at the last meeting, staff researched the total cost for legal representation of the multiple complaints filed against WVID Supervisors and found that the expense to date is \$10,050. He stated that amount has been received as reimbursement by the District's insurance company.

N. BOARD MEMBER COMMENTS

Mr. Luczynski advised of a conversation he had with Todd Wodraska, President of SDS, regarding the district and operations management contract fees, staff levels, etc. and stated that since he has been on the Board, he was not aware of any update to the management contract. Mr. Wodraska is preparing an updated contract that will be considered by the Board in order to allow for any FY 24/25 budget considerations.

Mr. Luczynski then congratulated Commissioner Stokes and the City of North Port on its recent win in Court relative to the deannexation effort. Mr. Luczynski reminded everyone that the City of North Port was required pursuant to an agreement between the entities to reimburse the WVID and developer up to \$90,000,000 for the expenses collected by the City for roadway impact fees paid by builders for the construction of new homes. The total investment for the construction of these roads to date is \$119,302,510 and the District is to receive reimbursement in full before the developer receives any remaining impact fees. The developer has invested approximately \$70,000,000 and the District has invested \$52,486,000 in the construction of roadways. The District has received \$7,748,000 in impact fee reimbursements from the City to date pursuant to that agreement, which will be used for the construction of additional new public

infrastructure. WVID will at some point receive the remaining \$44,738,000, benefitting taxpayers within the District, and he noted that every penny of that remaining money would have been lost if the City had not prevailed in the deannexation Court case.

O. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 12:00 p.m. on a MOTION made by Mr. Luczynski, seconded by Mr. Buckley and passed unanimously.

Secretary/Assistant Secretary

Chair/Vice Chair

**WEST VILLAGES IMPROVEMENT DISTRICT
AUDIT COMMITTEE MEETING
MAY 9, 2024**

A. CALL TO ORDER

The May 9, 2024, Audit Committee Meeting of the West Villages Improvement District (“WVID” or the “District”) was called to order at 10:03 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 Audit Committee Meeting had been published in the *Sarasota Herald-Tribune* on April 26, 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	Present in person
Supervisor	Christine Masney	Present in person
Supervisor	John Meisel	Present in person

District Manager	William Crosley	Special District Services, Inc.
District Manager	Michelle Krizen	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

D. CONSIDER RFP DOCUMENTS

Mr. Crosley presented the Request For Proposal instructions to auditors who wish to submit a proposal, the Auditor Evaluation Criteria that will be used by the Committee to select an auditor, and the legal advertisement that will run on May 10, 2024, soliciting bids for auditing services for the fiscal year ending 2024 and four (4) additional optional annual renewals.

A **MOTION** was made by Mr. Buckley, seconded by Ms. Masney and passed unanimously approving the Request For Proposal instructions to auditors who wish to submit a proposal, the Auditor Evaluation Criteria that will be used by the Committee to select an auditor (with price included as a factor), and the legal advertisement that will run on May 10, 2024, as presented.

E. COMMENTS

Mr. Meisel asked how the District identifies those who we want to respond to the RFP. It was explained that a legal advertisement is published in the newspaper requesting bids from auditors. Audits are completed each year, as required by statute, however the audit request for proposals is done every 5 years and auditors are selected competitively, as required by law.

Mr. Meisel asked if there were other services that the District receives, such as legal counsel and staff services, that require the same RFP process as the one currently being done for auditor services.

Ms. Whelan responded that there was no RFP process required by law for legal, management or operations management services.

F. ADJOURNMENT

There being no further business to come before the Audit Committee, the Meeting was adjourned at 10:15 p.m. on a MOTION made by Mr. Buckley, seconded by Mr. Lewis and passed unanimously.

Secretary/Assistant Secretary

Chair/Vice Chair

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 June 28, 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 Districts 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

IMPROVEMENT DISTRICT

www.westvillagesid.org

PUBLISH: SARASOTA HERALD TRIBUNE 06/21/24;#10290601

RESOLUTION 2024-17

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2025; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170 AND 197, FLORIDA STATUTES, AND CHAPTER 2004-456, LAWS OF FLORIDA; SETTING PUBLIC HEARINGS THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**FY 2025**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the West Villages Improvement District (“**District**”), the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170 and 197, *Florida Statutes*, and Chapter 2004-456, *Laws of Florida*, as amended, (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and now desires to set the required public hearing on the Proposed Budget.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **DECLARING ASSESSMENTS.** Pursuant to Chapters 170 and 197, *Florida Statutes*, and Chapter 2004-456, *Laws of Florida*, as amended, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office**,” 2501-A Burns Road, Palm Beach Gardens, Florida 33410 and 12260 Everglow Drive, #A3, Venice, Florida 34293. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as

described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District's Office. The Assessments shall be paid pursuant to Chapter 170, *Florida Statutes*, or, alternatively, pursuant to the Uniform Method as set forth in Chapter 197, *Florida Statutes*.

3. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** Public hearings on said approved Proposed Budget and Assessments are hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: _____, 2024
TIME: 10:00 A.M.
LOCATION: Commission Chambers
4970 City Hall Boulevard
North Port, Florida 34286

4. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s), and (ii) in accordance with Section 189.016, *Florida Statutes*, post the Proposed Budget approved by this Resolution on the District's website at least two (2) days before the public hearing on the adoption of the Proposed Budget as set forth in Section 3, which Proposed Budget shall remain on the District's website for forty-five (45) days.

5. **SEVERABILITY; EFFECTIVE DATE.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 28th DAY OF JUNE, 2024.

ATTEST:

**WEST VILLAGES IMPROVEMENT
DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A

Proposed Budget

West Villages Improvement District

**Proposed Budget For
Fiscal Year 2024/2025
October 1, 2024 - September 30, 2025**

Prepared by



Table of Contents

1	Proposed Budget - Overall Budget By Unit
2	Proposed Infrastructure Maintenance Breakdown
3	Proposed Budget - District Proper
4	Proposed Budget - Unit 1
5	Proposed Budget - Unit 2
6	Proposed Budget - Unit 3
7	Proposed Budget - Unit 4
8	Proposed Budget - Unit 5
9	Proposed Budget - Unit 7
10	Proposed Budget - Unit 8
11	Proposed Budget - Unit 9
12	Proposed Budget - Unit 10
13	Budget Comparison
14	Proposed Debt Service Fund Budget - Unit 1
15	Proposed Debt Service Fund Budget - Unit 2
16	Proposed Debt Service Fund Budget - Unit 3
17	Proposed Debt Service Fund Budget - Unit 4
18	Proposed Debt Service Fund Budget - Unit 5
19	Proposed Debt Service Fund Budget - Unit 7
20	Proposed Debt Service Fund Budget - Unit 8
21	Proposed Debt Service Fund Budget - Unit 9
22	Proposed Debt Service Fund Budget - Unit 10
23	Assessment Recap - District Proper
24	Assessment Recap - Unit 1
25	Assessment Recap - Unit 2 Total Gross
26	Assessment Recap - Unit 2 Collection Method
27	Assessment Recap - Unit 3 Total Gross
28	Assessment Recap - Unit 4 Total Gross
29	Assessment Recap - Unit 4 Collection Method
30	Assessment Recap - Unit 7 Total Gross
31	Assessment Recap - Unit 7 Collection Method
32	Assessment Recap - Unit 8 Total Gross
33	Assessment Recap - Unit 8 Collection Method
34	Assessment Recap - Unit 9 Total Gross
35	Assessment Recap - Unit 9 Collection Method
36	Assessment Recap - Unit 10 Total Gross
37	Assessment Recap - Unit 10 Collection Method
38	Assessments - Islandwalk
39	Assessments - Gran Paradiso
40	Assessments - Renaissance, Oasis, Preserve
41	Assessments - Unit 7 Villages
42	Assessments - Unit 8 Villages
43	Assessments - Unit 9 Villages
44	Assessments - Unit 10 Villages
45	Assessments - Thomas 167 & Other

Appendix

A-1	Debt Assessment Methodology - Unit 1
A-2	Debt Assessment Methodology - Unit 2
A-3	Debt Assessment Methodology - Unit 3
A-4	Debt Assessment Methodology - Unit 4
A-5	Debt Assessment Methodology - Unit 7
A-6	Debt Assessment Methodology - Unit 8
A-7	Debt Assessment Methodology - Unit 9
A-8	Debt Assessment Methodology - Unit 10

FY 24/25 Overall Budget By Unit

	District Proper	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 7	Unit 8	Unit 9	Unit 10	Total
REVENUES											
O & M Assessments	426,777	3,891,034	53,410	472,819	101,338	0	177,409	21,369	0	0	5,144,155
O & M Direct Bill	24,330	0	0	0	-1,553	0	132,740	113,418	211,005	354,055	833,996
Debt Assessments	0	2,525,526	2,703,324	1,350,786	866,319	0	1,616,475	384,906	0	0	9,447,335
Debt Direct Bill	0	0	0	0	23,326	3,625,720	1,341,227	1,515,761	1,167,469	1,315,571	8,989,074
Interest / Other Incomes	1,000	35,000	0	0	0	0	0	0	0	0	36,000
Developer Funding	0	0	0	0	0	56,672	0	0	0	0	56,672
Carry Over From Prior Year	0	0	0	0	0	0	0	0	0	0	0
Total Revenues	\$ 452,107	\$ 6,451,559	\$ 2,756,733	\$ 1,823,605	\$ 989,431	\$ 3,682,392	\$ 3,267,851	\$ 2,035,454	\$ 1,378,474	\$ 1,669,626	\$ 24,507,232
EXPENDITURES											
Infrastructure Maintenance	0	3,322,367	0	325,000	42,250	2,072	205,500	47,500	156,000	299,050	4,399,739
GIS Project	20,000	0	0	0	0	0	0	0	0	0	20,000
Engineering	25,000	60,000	2,000	25,000	2,500	2,500	20,000	20,000	5,000	5,000	167,000
Management	76,000	12,005	12,005	22,500	12,005	12,000	12,005	12,005	12,005	12,005	194,535
Operations Administration	40,000	50,000	12,000	25,000	12,000	0	12,000	12,000	12,000	12,000	187,000
Legal	60,000	50,000	10,000	35,000	13,000	0	20,000	15,000	10,000	10,000	223,000
Assessment Roll	10,000	1,500	1,500	1,500	1,500	0	1,500	1,500	1,500	1,500	22,000
Audit Fees	6,500	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	33,500
Arbitrage Rebate Fee	0	1,500	1,500	1,500	1,500	0	1,500	1,500	1,000	1,000	11,000
Rents & Leases	15,000	0	0	0	0	0	0	0	0	0	15,000
Insurance	125,000	0	0	0	0	0	0	0	0	0	125,000
Legal Advertising	5,000	0	0	0	0	0	0	0	0	0	5,000
Miscellaneous	5,000	1,700	1,700	1,700	1,700	30,000	5,000	10,000	5,000	5,000	66,800
Postage	3,000	0	0	0	0	0	0	0	0	0	3,000
Office Supplies / Marketing	5,000	10,000	0	0	0	0	0	0	0	0	15,000
Trustee Fees	0	5,000	5,000	3,750	3,750	5,600	17,000	10,000	5,000	5,000	60,100
Website	6,000	0	0	0	0	0	0	0	0	0	6,000
Continuing Disc Fee	0	500	1,500	500	500	1,500	2,000	1,000	500	500	8,500
Contin / Cap Proj / Reimb	25,000	175,000	0	0	0	0	0	0	0	0	200,000
Total Expenditures	\$ 426,500	\$ 3,692,572	\$ 50,205	\$ 444,450	\$ 93,705	\$ 56,672	\$ 299,505	\$ 133,505	\$ 211,005	\$ 354,055	\$ 5,762,174
Excess / (Shortfall)	\$ 25,607	\$ 2,758,988	\$ 2,706,528	\$ 1,379,155	\$ 895,726	\$ 3,625,720	\$ 2,968,346	\$ 1,901,949	\$ 1,167,469	\$ 1,315,571	\$ 18,745,058
Payment to Trustee (Unit 1)	0	(2,373,994)	0	0	0	0	0	0	0	0	(2,373,994)
Payment to Trustee (Unit 2)	0	0	(2,541,124)	0	0	0	0	0	0	0	(2,541,124)
Payment to Trustee (Unit 3)	0	0	0	(1,269,739)	0	0	0	0	0	0	(1,269,739)
Payment to Trustee (Unit 4)	0	0	0	0	(837,666)	0	0	0	0	0	(837,666)
Payment to Trustee (Unit 5)	0	0	0	0	0	(3,625,720)	0	0	0	0	(3,625,720)
Payment to Trustee (Unit 7)	0	0	0	0	0	0	(2,860,714)	0	0	0	(2,860,714)
Payment to Trustee (Unit 8)	0	0	0	0	0	0	0	(1,877,572)	0	0	(1,877,572)
Payment to Trustee (Unit 9)	0	0	0	0	0	0	0	0	(1,167,469)	0	(1,167,469)
Payment to Trustee (Unit 10)	0	0	0	0	0	0	0	0	0	(1,315,571)	(1,315,571)
BALANCE	\$ 25,607	\$ 384,994	\$ 165,404	\$ 109,416	\$ 58,059	\$ -	\$ 107,633	\$ 24,376	\$ 0	\$ -	\$ 875,489
County Appr & Tax Coll Fee	(8,536)	(128,331)	(55,135)	(36,472)	(19,353)	-	(35,878)	(8,125)	-	-	(291,830)
Discounts For Early Payments	(17,071)	(256,662)	(110,269)	(72,944)	(38,706)	-	(71,755)	(16,251)	-	-	(583,660)
Net Excess / (Shortfall)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Infrastructure Maintenance Breakdown

FY 2024 - 2025	Dist Proper	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 7	Unit 8	Unit 9	Unit 10	Total
MAINTENANCE EXPENDITURE											
Lake / Littoral Maintenance 1, 4, 5	0	131,000	0	0	40,000	2,072	60,000	7,500	25,000	10,000	275,572
Mitigation Maintenance	0	0	0	0	2,250	0	5,000	5,000	0	2,250	14,500
Road Maintenance / Resurface 6	0	156,730	0	325,000	0	0	0	0	0	0	481,730
Road Reconstruction / Widening	0	391,825	0	0	0	0	0	0	0	0	391,825
Landscaping 2	0	1,965,812	0	0	0	0	135,000	35,000	120,000	207,800	2,463,612
Security Services	0	26,000	0	0	0	0	0	0	0	0	26,000
Street Lighting 3	0	503,000	0	0	0	0	5,500	0	11,000	79,000	598,500
Canal Maintenance / Repayment	0	48,000	0	0	0	0	0	0	0	0	48,000
Misc Maintenance/Repairs	0	100,000	0	0	0	0	0	0	0	0	100,000
Total Maintenance Expenditure	\$ -	\$ 3,322,367	\$ -	\$ 325,000	\$ 42,250	\$ 2,072	\$ 205,500	\$ 47,500	\$ 156,000	\$ 299,050	\$ 4,399,739

FY 2023 - 2024	Dist Proper	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 7	Unit 8	Unit 9	Unit 10	Total
MAINTENANCE EXPENDITURE											
Lake / Littoral Maintenance	0	126,000	0	0	40,000	2,072	20,000	3,000	48,500	0	239,572
Mitigation Maintenance	0	2,250	0	0	2,250	0	2,250	2,250	0	0	9,000
Road Maintenance / Resurface	0	156,730	0	350,000	0	0	0	0	0	0	506,730
Road Reconstruction / Widening	0	391,825	0	0	0	0	0	0	0	0	391,825
Landscaping	0	1,446,000	0	0	0	0	314,000	31,000	75,000	0	1,866,000
Security Services	0	26,000	0	0	0	0	0	0	0	0	26,000
Street Lighting	0	598,000	0	0	0	0	0	24,000	0	0	622,000
Canal Maintenance / Repayment	0	48,000	0	0	0	0	0	0	0	0	48,000
Misc Maintenance/Repairs	0	100,000	0	0	0	0	0	0	0	0	100,000
Total Maintenance Expenditure	\$ -	\$ 2,894,805	\$ -	\$ 350,000	\$ 42,250	\$ 2,072	\$ 336,250	\$ 60,250	\$ 123,500	\$ 123,500	\$ 3,809,127

NOTES:

- Unit 1 Lake maintenance increase from additional ponds - Manasota Beach Rd, Playmore Rd Mezzo Dr. and Merlot Ave
- Unit 1 Landscape includes current contract price and addition of portions of Manasota Beach Rd east, Playmore east extension, Preto south extension and anticipated nature trails
- Street Lighting includes addition of portions of Manasota Beach Rd east, Playmore east extension, Preto south extension
- The total cost of lake maintenance for the Braves pond is \$7,400; however pursuant to the Drainage License Agreement, 28% of the total stormwater management costs are being allocated to this budget, and 72% of the costs are allocated to Unit 7 Budget
- Pursuant to the Drainage License Agreement, 72% of the total stormwater management costs for the lake maintenance costs for the Braves pond are being allocated to this budget, and 28% allocated to the Unit 5 Budget
- Per roadway spreadsheet, currently being updated.

District Proper

	Fiscal Year 2023/2024 Annual Budget	Fiscal Year 2024/2025 Annual Budget
REVENUES		
O & M Assessments	265,586	426,777
O & M Direct Bill	24,330	24,330
Debt Assessments	0	0
Debt Direct Bill	0	0
Developer Contribution	0	0
Interest Income	1,000	1,000
Other	0	0
Carry Over Revenues	18,205	0
Total Revenues	\$ 309,121	\$ 452,107
EXPENDITURES		
GIS Project	20,000	20,000
Engineering	20,000	25,000
Management	60,586	76,000
Operations Administration	36,600	40,000
Legal	35,000	60,000
Assessment Roll	7,500	10,000
Annual Audit	6,000	6,500
Arbitrage Rebate Fee	0	0
Rents & Leases	15,000	15,000
Insurance	73,000	125,000
Legal Advertising	5,000	5,000
Miscellaneous	5,000	5,000
Postage	3,000	3,000
Office Supplies	5,000	5,000
Trustee Fees	0	0
Continuing Disclosure Fee	0	0
Website	1,500	6,000
Contingency / Staff Office Space	0	25,000
Total Expenditures	\$ 293,186	\$ 426,500
EXCESS / (SHORTFALL)	\$ 15,935	\$ 25,607
Payment to Trustee	-	-
BALANCE	\$ 15,935	\$ 25,607
County Appraiser & Tax Collector Fee	(5,312)	(8,536)
Discounts for Early Payments	(10,623)	(17,071)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

* Fund Balance as of 5-31-24 = \$587,255

Unit 1

	Fiscal Year 2023/2024 Annual Budget	Fiscal Year 2024/2025 Annual Budget
REVENUES		
O & M Assessments	3,402,457	3,891,034
O & M Direct Bill	0	0
Debt Assessments	2,526,589	2,525,526
Debt Direct Bill	0	0
Developer Contribution	0	0
Other Revenues	0	35,000
Myakka Pines Cost Share - note 5	0	0
Carry Over Revenues	0	0
Total Revenues	\$ 5,929,047	\$ 6,451,559
EXPENDITURES		
Infrastructure Maintenance - notes 1, 2, & 6	2,894,805	3,322,367
Engineering	25,000	60,000
Management	12,005	12,005
Operations Administration	33,300	50,000
Legal	35,000	50,000
Assessment Roll	1,500	1,500
Audit Fees	3,000	3,000
Arbitrage Rebate Fee	1,500	1,500
Rents & Leases	0	0
Insurance	0	0
Legal Advertising	0	0
Miscellaneous	1,700	1,700
Postage	0	0
Office Supplies / Marketing	10,000	10,000
Trustee Fees	5,000	5,000
Continuing Disclosure Fee	500	500
Website	0	0
Contin / Cap Proj / ERC - see note 3	175,000	175,000
Total Expenditures	\$ 3,198,310	\$ 3,692,572
EXCESS / (SHORTFALL)	\$ 2,730,737	\$ 2,758,988
Payment to Trustee	(2,374,994)	(2,373,994)
BALANCE	\$ 355,743	\$ 384,994
County Appraiser & Tax Collector Fee	(118,581)	(128,331)
Discounts for Early Payments	(237,162)	(256,662)
NET EXCESS / (SHORTFALL)	\$ -	\$ -
<u>As of 5/31/24</u>		
General Fund Balance =	\$869,217	
Road Resurfacing Fund Balance =	\$1,539,968	

Note 1: Infrastructure Maintenance Unit 1 Lake maintenance increase from additional ponds - Manasota Beach Rd, Playmore Rd Mezzo Dr. and Merlot Ave. Note, the increase does not include the Grand Lake in Downtown which is paid for in full by Wellen Park, LLLP per a 20-year maintenance agreement entered into in fiscal year 2022/2023.

Note 2: Infrastructure Maintenance Unit 1 Landscape includes current contract price and addition of portions of Manasota Beach Rd east, Playmore east extension, Preto south extension and anticipated nature trails

Note 3: Stormwater outfall project from Island Walk to PIL 1 completed.

Note 4: Fund balance shortfall is anticipated to be eliminated within the next +/- six months from Insurance

Note 5: Per WVID agreement with Taylor Morrison of Florida, Inc regarding access and maintenance of District roadways and improvements

Note 6: Per roadway spreadsheet, currently being updated.

Unit 2

	Fiscal Year 2023/2024 Annual Budget	Fiscal Year 2024/2025 Annual Budget
REVENUES		
O & M Assessments	57,293	53,410
O & M Direct Bill	0	0
Debt Assessments	2,703,324	2,703,324
Debt Direct Bill	0	0
Developer Contribution	0	0
Other Revenues	0	0
Carry Over Funds from Prior Year	0	0
Bond Prepayments		
Prepayments Sent to Trustee		
Total Revenues	\$ 2,760,616	\$ 2,756,733
EXPENDITURES		
Infrastructure Maintenance	0	0
Engineering	2,000	2,000
Management	12,005	12,005
Operations Administration	15,650	12,000
Legal	10,000	10,000
Assessment Roll	1,500	1,500
Audit Fees	3,000	3,000
Arbitrage Rebate Fee	1,500	1,500
Rents & Leases	0	0
Insurance	0	0
Legal Advertising	0	0
Miscellaneous	1,700	1,700
Postage	0	0
Office Supplies	0	0
Trustee Fees	5,000	5,000
Continuing Disclosure Fee	1,500	1,500
Website	0	0
Contingency / Capital Projects	0	0
Total Expenditures	\$ 53,855	\$ 50,205
EXCESS / (SHORTFALL)	\$ 2,706,761	\$ 2,706,528
Payment to Trustee	(2,541,124)	(2,541,124)
BALANCE	\$ 165,637	\$ 165,404
County Appraiser & Tax Collector Fee	(55,212)	(55,135)
Discounts for Early Payments	(110,425)	(110,269)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

* Fund Balance as of 5-31-24 = \$128,174

Unit 3

	Fiscal Year 2023/2024 Annual Budget	Fiscal Year 2024/2025 Annual Budget
REVENUES		
O & M Assessments	480,431	472,819
O & M Direct Bill	0	0
Debt Assessments	1,350,786	1,350,786
Debt Direct Bill	0	0
Developer Contribution	0	0
Other Revenues / to fund irrigation litigation	435,000	0
Carry Over Funds from Prior Year	0	0
Total Revenues	\$ 2,266,217	\$ 1,823,605
EXPENDITURES		
Infrastructure Maintenance 1	350,000	325,000
Engineering	25,000	25,000
Management	12,005	22,500
Operations Administration	17,650	25,000
Legal	35,000	35,000
Assessment Roll	1,500	1,500
Audit Fees	3,000	3,000
Arbitrage Rebate Fee	1,500	1,500
Rents & Leases	0	0
Insurance	0	0
Legal Advertising	0	0
Miscellaneous	1,700	1,700
Postage	0	0
Office Supplies	0	0
Trustee Fees	3,750	3,750
Continuing Disclosure Fee	500	500
Website	0	0
Reimb to Unit 3 fund balance	435,000	0
Total Expenditures	\$ 886,605	\$ 444,450
EXCESS / (SHORTFALL)	\$ 1,379,612	\$ 1,379,155
Payment to Trustee	(1,269,739)	(1,269,739)
BALANCE	\$ 109,873	\$ 109,416
County Appraiser & Tax Collector Fee	(36,624)	(36,472)
Discounts for Early Payments	(73,249)	(72,944)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

As of 5/31/24

General Fund Balance = \$291,784

Road Resurfacing Fund Balance = \$972,585

Note 1: Per roadway spreadsheet, currently being updated.

Unit 4

	Fiscal Year 2023/2024 Annual Budget	Fiscal Year 2024/2025 Annual Budget
REVENUES		
O & M Assessments	107,448	101,338
O & M Direct Bill	-1,646	-1,553
Debt Assessments	866,319	866,319
Debt Direct Bill	23,326	23,326
Developer Contribution	0	0
Other Revenues	0	0
Carry Over Funds from Prior Year	0	0
Total Revenues	\$ 995,447	\$ 989,431
EXPENDITURES		
Infrastructure Maintenance	42,250	42,250
Engineering	2,500	2,500
Management	12,005	12,005
Operations Administration	17,650	12,000
Legal	13,000	13,000
Assessment Roll	1,500	1,500
Audit Fees	3,000	3,000
Arbitrage Rebate Fee	1,500	1,500
Rents & Leases	0	0
Insurance	0	0
Legal Advertising	0	0
Miscellaneous	1,700	1,700
Postage	0	0
Office Supplies	0	0
Trustee Fees	3,750	3,750
Continuing Disclosure Fee	500	500
Website	0	0
Contingency / Prev Shortfall	0	0
Total Expenditures	\$ 99,355	\$ 93,705
EXCESS / (SHORTFALL)	\$ 896,092	\$ 895,726
Payment to Trustee	(837,666)	(837,666)
BALANCE	\$ 58,426	\$ 58,059
County Appraiser & Tax Collector Fee	(19,475)	(19,353)
Discounts for Early Payments	(38,951)	(38,706)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

* Fund Balance as of 5-31-24 = \$258,941

Unit 5

	Fiscal Year 2023/2024 Annual Budget	Fiscal Year 2024/2025 Annual Budget
REVENUES		
O & M Assessments	0	0
O & M Direct Bill	0	0
Debt Assessments	0	0
Debt Direct Bill	3,625,720	3,625,720
Developer Contribution	51,672	56,672
Other Revenues	0	0
Carry Over Funds from Prior Year	0	0
Total Revenues	\$ 3,677,392	\$ 3,682,392
EXPENDITURES		
Infrastructure Maintenance - note 1	2,072	2,072
Engineering	2,500	2,500
Management	12,000	12,000
Operations Administration	0	0
Legal	0	0
Assessment Roll	0	0
Audit Fees	3,000	3,000
Arbitrage Rebate Fee	0	0
Rents & Leases	0	0
Insurance	0	0
Legal Advertising	0	0
Miscellaneous - note 2	25,000	30,000
Postage	0	0
Office Supplies	0	0
Trustee Fees - Note	800	800
Trustee Fees - Bonds	4,800	4,800
Continuing Disclosure Fee	1,500	1,500
Website	0	0
Contingency / Prev Shortfall	0	0
Total Expenditures	\$ 51,672	\$ 56,672
EXCESS / (SHORTFALL)	\$ 3,625,720	\$ 3,625,720
Payment to Trustee	(3,625,720)	(3,625,720)
BALANCE	\$ -	\$ -
County Appraiser & Tax Collector Fee	-	-
Discounts for Early Payments	-	-
NET EXCESS / (SHORTFALL)	\$ -	\$ -

* Fund Balance as of 5-31-24 = \$320

Note 1 -The total cost of lake maintenance for the Braves pond is \$7,400; however pursuant to the Drainage License Agreement, 28% of the total stormwater management costs are being allocated to this budget, and 72% of the costs are allocated to Unit 7 Budget

Note 2 - Fitch Ratings fee of \$30,000 per year

Unit 7

	Fiscal Year 2024/2023 Annual Budget	Fiscal Year 2024/2025 Annual Budget
REVENUES		
O & M Assessments	254,651	177,409
O & M Direct Bill	190,533	132,740
Debt Assessments	1,616,475	1,616,475
Debt Direct Bill	987,499	1,341,227
Developer Contribution	0	0
Other Revenues	0	0
Carry Over Funds from Prior Year	0	0
Total Revenues	\$ 3,049,158	\$ 3,267,851
EXPENDITURES		
Infrastructure Maintenance - note 1	336,250	205,500
Engineering	20,000	20,000
Management	12,005	12,005
Operations Administration	17,650	12,000
Legal	20,000	20,000
Assessment Roll	1,500	1,500
Audit Fees	3,000	3,000
Arbitrage Rebate Fee	1,500	1,500
Rents & Leases	0	0
Insurance	0	0
Legal Advertising	0	0
Miscellaneous	5,000	5,000
Postage	0	0
Office Supplies	0	0
Trustee Fees	12,000	17,000
Continuing Disclosure Fee	1,000	2,000
Website	0	0
Contingency / Prev Shortfall	0	0
Total Expenditures	\$ 429,905	\$ 299,505
EXCESS / (SHORTFALL)	\$ 2,619,253	\$ 2,968,346
Payment to Trustee	(2,506,985)	(2,860,714)
BALANCE	\$ 112,267	\$ 107,633
County Appraiser & Tax Collector Fee	(37,423)	(35,878)
Discounts for Early Payments	(74,845)	(71,755)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

* Fund Balance as of 5-31-24 = \$242,827

Notr 1 - Pursuant to the Drainage License Agreement, 72% of the total stormwater management costs for the lake maintenance costs for the Braves pond of \$7,400 are being allocated to this budget (\$5,328) , and 28% allocated Unit 5 Budget, \$2,072

Unit 8

	Fiscal Year 2023/2024 Annual Budget	Fiscal Year 2024/2025 Annual Budget
REVENUES		
O & M Assessments	23,914	21,369
O & M Direct Bill	126,926	113,418
Debt Assessments	384,906	384,906
Debt Direct Bill	1,515,761	1,515,761
Developer Contribution	0	0
Other Revenues	0	0
Carry Over Funds from Prior Year	0	0
Total Revenues	\$ 2,051,506	\$ 2,035,454
EXPENDITURES		
Infrastructure Maintenance	60,250	47,500
Engineering	20,000	20,000
Management	12,005	12,005
Operations Administration	15,650	12,000
Legal	15,000	15,000
Assessment Roll	1,500	1,500
Audit Fees	3,000	3,000
Arbitrage Rebate Fee	1,500	1,500
Rents & Leases	0	0
Insurance	0	0
Legal Advertising	0	0
Miscellaneous	10,000	10,000
Postage	0	0
Office Supplies	0	0
Trustee Fees	10,000	10,000
Continuing Disclosure Fee	500	1,000
Website	0	0
Contingency / Prev Shortfall	0	0
Total Expenditures	\$ 149,405	\$ 133,505
EXCESS / (SHORTFALL)	\$ 1,902,101	\$ 1,901,949
Payment to Trustee	(1,877,572)	(1,877,572)
BALANCE	\$ 24,529	\$ 24,376
County Appraiser & Tax Collector Fee	(8,176)	(8,125)
Discounts for Early Payments	(16,353)	(16,251)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

* Fund Balance as of 5-31-24 = \$117,333

Unit 9

	Fiscal Year 2023/2024 Annual Budget	Fiscal Year 2024/2025 Annual Budget
REVENUES		
O & M Assessments	0	0
O & M Direct Bill	182,155	211,005
Debt Assessments	0	0
Debt Direct Bill	1,167,469	1,167,469
Developer Contribution	0	0
Other Revenues	0	0
Carry Over Funds from Prior Year	0	0
Total Revenues	\$ 1,349,624	\$ 1,378,474
EXPENDITURES		
Infrastructure Maintenance	123,500	156,000
Engineering	5,000	5,000
Management	12,005	12,005
Operations Administration	15,650	12,000
Legal	10,000	10,000
Assessment Roll	1,500	1,500
Audit Fees	3,000	3,000
Arbitrage Rebate Fee	1,000	1,000
Rents & Leases	0	0
Insurance	0	0
Legal Advertising	0	0
Miscellaneous	5,000	5,000
Postage	0	0
Office Supplies	0	0
Trustee Fees	5,000	5,000
Continuing Disclosure Fee	500	500
Website	0	0
Contingency / Prev Shortfall	0	0
Total Expenditures	\$ 182,155	\$ 211,005
EXCESS / (SHORTFALL)	\$ 1,167,469	\$ 1,167,469
Payment to Trustee	(1,167,469)	(1,167,469)
BALANCE	\$ -	\$ -
County Appraiser & Tax Collector Fee	-	-
Discounts for Early Payments	-	-
NET EXCESS / (SHORTFALL)	\$ -	\$ -

* Fund Balance as of 5-31-24 = (\$76,356)

Unit 10

	Fiscal Year 2023/2024 Annual Budget	Fiscal Year 2024/2025 Annual Budget
REVENUES		
O & M Assessments	0	0
O & M Direct Bill	0	354,055
Debt Assessments	0	0
Debt Direct Bill	0	1,315,571
Developer Contribution	0	0
Other Revenues	0	0
Carry Over Funds from Prior Year	0	0
Total Revenues	\$ -	\$ 1,669,626
EXPENDITURES		
Infrastructure Maintenance	0	299,050
Engineering	0	5,000
Management	0	12,005
Operations Administration	0	12,000
Legal	0	10,000
Assessment Roll	0	1,500
Audit Fees	0	3,000
Arbitrage Rebate Fee	0	1,000
Rents & Leases	0	0
Insurance	0	0
Legal Advertising	0	0
Miscellaneous	0	5,000
Postage	0	0
Office Supplies	0	0
Trustee Fees	0	5,000
Continuing Disclosure Fee	0	500
Website	0	0
Contingency / Prev Shortfall	0	0
Total Expenditures	\$ -	\$ 354,055
EXCESS / (SHORTFALL)	\$ -	\$ 1,315,571
Payment to Trustee	-	(1,315,571)
BALANCE	\$ -	\$ -
County Appraiser & Tax Collector Fee	-	-
Discounts for Early Payments	-	-
NET EXCESS / (SHORTFALL)	\$ -	\$ -

* Fund Balance as of 5-31-24 = (\$8,584)

Budget Comparison

	Fiscal Year 2022/2023 Actual	Fiscal Year 2023/2024 Annual Budget	Fiscal Year 2024/2025 Annual Budget
REVENUES			
O & M Assessments	3,013,787	4,591,779	5,144,155
O & M Direct Bill	388,432	522,298	833,996
Debt Assessments	6,989,817	9,448,398	9,447,335
Debt Direct Bill	1,555,794	7,319,776	8,989,074
Interest / Other Income	2,757,631	436,000	36,000
Bond Prepayments	598,422	0	0
Bond Prepayments Sent to Trustee	(598,422)	0	0
Developer Funding	248,016	51,672	56,672
Carry Over Funds from Prior Year	0	18,205	0
Total Revenues	\$ 14,953,476	\$ 22,388,128	\$ 24,507,232
EXPENDITURES			
Infrastructure Maintenance	3,674,693	3,809,127	4,399,739
GIS Project	0	20,000	20,000
Engineering	280,670	122,000	167,000
Management	156,625	156,621	194,535
Operations Administration	182,150	169,800	187,000
Legal	692,661	173,000	223,000
Assessment Roll	18,000	18,000	22,000
Audit Fees	28,210	30,000	33,500
Arbitrage Rebate Fee	5,850	10,000	11,000
Rents & Leases	11,182	15,000	15,000
Insurance	70,611	73,000	125,000
Legal Advertising	4,666	5,000	5,000
Miscellaneous	74,915	56,800	66,800
Postage	1,041	3,000	3,000
Office Supplies	3,058	15,000	15,000
Trustee Fees	43,198	50,100	60,100
Continuing Disclosure Fee	7,000	6,500	8,500
Website	1,500	1,500	6,000
Contingency / Capital Projects / ERC / Reimb to FB	2,419,091	610,000	200,000
Total Expenditures	7,675,120	5,344,448	5,762,174
EXCESS / (SHORTFALL)	\$ 7,278,356	\$ 17,043,680	\$ 18,745,058
Debt Payment to Trustee (All Units)	(8,282,692)	(16,201,270)	(17,869,569)
BALANCE	\$ (1,004,336)	\$ 842,410	\$ 875,489
County Appraiser & Tax Collector Fee	(96,141)	(280,804)	(291,830)
Discounts for Early Payments	(380,983)	(561,607)	(583,660)
NET EXCESS / (SHORTFALL)	\$ (1,481,460)	\$ -	\$ -

Unit 1 - Debt Service

Fiscal Year

2024/2025

Annual Budget

REVENUES

Interest Income	0
Debt Collections	2,373,994
Total Revenues	\$ 2,373,994

EXPENDITURES

Principal Payments	1,300,000
Interest Payments	1,073,994
Miscellaneous / Extra Redemption	0
Total Expenditures	\$ 2,373,994

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

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

Unit 2 - Debt Service

Series 2019A-1 (Performing)

Fiscal Year

2024/2025

Annual Budget

REVENUES

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

EXPENDITURES

Principal Payments	680,000
Interest Payments	644,000
Miscellaneous / Extra Redemption	29,018
Total Expenditures	\$ 1,353,018

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

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

Series 2019A-2 (Non Performing)

Fiscal Year

2024/2025

Annual Budget

REVENUES

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

EXPENDITURES

Principal Payments	610,000
Interest Payments	573,275
Miscellaneous / Extra Redemption	4,832
Total Expenditures	\$ 1,188,107

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

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

Unit 3 - Debt Service

Fiscal Year	
2024/2025	
Annual Budget	
REVENUES	
Interest Income	0
Net Debt Collections	1,269,739
Total Revenues	\$ 1,269,739
EXPENDITURES	
Principal Payments	700,000
Interest Payments	549,610
Miscellaneous / Extra Redemption	20,129
Total Expenditures	\$ 1,269,739
Excess / (Shortfall)	
	\$ -

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

Unit 4 - Debt Service

Fiscal Year
2024/2025
Annual Budget

REVENUES

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

EXPENDITURES

Principal Payments	295,000
Interest Payments	537,875
Miscellaneous / Extra Redemption	4,791
Total Expenditures	\$ 837,666

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

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

Unit 5 - Debt Service

**Fiscal Year
2024/2025
Annual Budget**

REVENUES

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

EXPENDITURES

2017A Principal Payments	610,000
2017A Interest Payments	387,093
2017B Principal Payments	1,581,429
2017B Interest Payments	1,007,167
Other / Extra Redemption	40,032
Total Expenditures	\$ 3,625,720

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

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

Series 2017B Bond Information

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

Unit 7 - Debt Service

		Fiscal Year
		2024/2025
		Annual Budget
REVENUES		
Interest		0
Net Master Debt Collections		1,974,499
Net Village B Debt Collections		86,602
Net Village F1 & F5 Debt Collections		445,884
Net Village F3 & G-1B Debt Collections		353,728
Total Revenues	\$	2,860,714
EXPENDITURES		
2019 Master Principal Payments		585,000
2019 Master Interest Payments		1,387,044
2019 Village B Principal Payments		25,000
2019 Village B Interest Payments		58,994
2021 Village F1 & F5 Principal Payments		175,000
2021 Village F1 & F5 Interest Payments		270,725
2023 Village F3 & G-aB Principal Payments		60,000
2023 Village F3 & G-1B Interest Payments		290,550
Other / Extra Redemption		8,401
Total Expenditures	\$	2,860,714
Excess / (Shortfall)	\$	-

Series 2019 Master Bond Information

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

Series 2019 Village B Bond Information

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

Series 2021 Village F1 & F5 Bond Information

Original Par Amount =	\$7,975,000	Annual Principal Payments Due =	May 1st
Average Interest Rate =	3.79%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	April 2021		
Maturity Date =	May 2051		

Series 2023 Village F3 & G-1B Bond Information

Original Par Amount =	\$4,805,000	Annual Principal Payments Due =	May 1st
Average Interest Rate =	6.17%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	Oct 2023		
Maturity Date =	May 2054		

Unit 8 - Debt Service

Fiscal Year

2024/2025

Annual Budget

REVENUES

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

Total Revenues	\$	1,877,572
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EXPENDITURES

2021 Master Principal Payments	280,000
2021 Master Interest Payments	441,519
2022 Neighborhood Principal Payments	255,000
2022 Neighborhood Interest Payments	896,353

Other / Extra Redemption	4,700
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Total Expenditures	\$	1,877,572
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Excess / (Shortfall)	\$	-
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Series 2021 Master Bond Information

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

Series 2022 Neighborhood Bond Information

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

Unit 9 - Debt Service

Fiscal Year

2024/2025

Annual Budget

REVENUES

Interest	0
Net Master Debt Collections	1,167,469

Total Revenues	\$	1,167,469
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EXPENDITURES

2023 Master Principal Payments	255,000
2023 Master Interest Payments	910,984

Other / Extra Redemption	1,484
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Total Expenditures	\$	1,167,469
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Excess / (Shortfall)	\$	-
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Series 2023 Master Bond Information

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

Unit 10 - Debt Service

Fiscal Year

2024/2025

Annual Budget

REVENUES

Interest	0
Net Master Debt Collections	1,315,571

Total Revenues	\$	1,315,571
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EXPENDITURES

2024 Master Principal Payments	275,000
2024 Master Interest Payments	1,035,656

Other / Extra Redemption	4,914
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Total Expenditures	\$	1,315,571
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Excess / (Shortfall)	\$	-
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Series 2024 Master Bond Information

Original Par Amount =	\$19,280,000	Annual Principal Payments Due = May 1st
Average Interest Rate =	5.53%	Annual Interest Payments Due = May 1st & November 1st
Issue Date =	March 2024	
Maturity Date =	May 2054	

Assessment Recap - District Proper

A	B	C	F	G	F	G
Lot Type		Units	Total Fiscal Year 2023/2024 Assessment	Total Fiscal Year 2023/2024 Assessment Per Unit	Total Fiscal Year 2024/2025 Projected Assessment	Total Fiscal Year 2024/2025 Projected Assessment Per Unit
Developed Lots In Unit 1 Only	Administrative <u>Debt</u>	523	\$ 6,511.10 \$ -	\$ 12.45 \$ -	\$ 10,462.86 \$ -	\$ 20.01 \$ -
	Sub-Total		\$ 6,511.10	\$ 12.45	\$ 10,462.86	\$ 20.01
Developed Lots In Unit 2	Administrative <u>Debt</u>	1,868	\$ 23,255.72 \$ -	\$ 12.45 \$ -	\$ 37,370.21 \$ -	\$ 20.01 \$ -
	Sub-Total		\$ 23,255.72	\$ 12.45	\$ 37,370.21	\$ 20.01
Developed Lots In Unit 3	Administrative <u>Debt</u>	1,935	\$ 24,089.84 \$ -	\$ 12.45 \$ -	\$ 38,710.58 \$ -	\$ 20.01 \$ -
	Sub-Total		\$ 24,089.84	\$ 12.45	\$ 38,710.58	\$ 20.01
Developed Lots In Unit 4	Administrative <u>Debt</u>	1,043	\$ 12,984.86 \$ -	\$ 12.45 \$ -	\$ 20,865.70 \$ -	\$ 20.01 \$ -
	Sub-Total		\$ 12,984.86	\$ 12.45	\$ 20,865.70	\$ 20.01
Developed Lots In Unit 7	Administrative <u>Debt</u>	1,253	\$ 15,599.26 \$ -	\$ 12.45 \$ -	\$ 25,066.85 \$ -	\$ 20.01 \$ -
	Sub-Total		\$ 15,599.26	\$ 12.45	\$ 25,066.85	\$ 20.01
Developed Lots In Unit 8	Administrative <u>Debt</u>	198	\$ 2,465.01 \$ -	\$ 12.45 \$ -	\$ 3,961.08 \$ -	\$ 20.01 \$ -
	Sub-Total		\$ 2,465.01	\$ 12.45	\$ 3,961.08	\$ 20.01
Developed Lots In Unit 9	Administrative <u>Debt</u>	0	\$ - \$ -	\$ 12.45 \$ -	\$ - \$ -	\$ 20.01 \$ -
	Sub-Total		\$ -	\$ 12.45	\$ -	\$ 20.01
Developed Lots In Sarasota County (Not in Unit 1)	Administrative <u>Debt</u>	0	\$ - \$ -	\$ 12.45 \$ -	\$ - \$ -	\$ 20.01 \$ -
	Sub-Total		\$ -	\$ 12.45	\$ -	\$ 20.01
All Other Acreage	Administrative <u>Debt</u>	14,513	\$ 180,680.02 \$ -	\$ 12.45 \$ -	\$ 290,339.32 \$ -	\$ 20.01 \$ -
	Sub-Total		\$ 180,680.02	\$ 12.45	\$ 290,339.32	\$ 20.01
Total		21,333	\$ 265,585.81		\$ 426,776.60	

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

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

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

Assessment Recap - Unit 1

A	B	C	F	G	F	G
Lot Type		Units	Total Fiscal Year 2023/2024 Assessment	Total Fiscal Year 2023/2024 Assessment Per Unit	Total Fiscal Year 2024/2025 Projected Assessment	Total Fiscal Year 2024/2025 Projected Assessment Per Unit
Developed Lots In Unit 1 Only	Administrative <u>Debt</u>	523	\$ 121,466.57 \$ 90,198.37	\$ 232.25 \$ 172.46	\$ 138,908.57 \$ 90,160.40	\$ 265.60 \$ 172.39
	Sub-Total		\$ 211,664.94	\$ 404.71	\$ 229,068.97	\$ 437.99
Developed Lots In Unit 2	Administrative <u>Debt</u>	1,868	\$ 433,842.36 \$ 322,161.67	\$ 232.25 \$ 172.46	\$ 496,139.98 \$ 322,026.05	\$ 265.60 \$ 172.39
	Sub-Total		\$ 756,004.02	\$ 404.71	\$ 818,166.03	\$ 437.99
Developed Lots In Unit 3	Administrative <u>Debt</u>	1,935	\$ 449,403.08 \$ 333,716.72	\$ 232.25 \$ 172.46	\$ 513,935.15 \$ 333,576.24	\$ 265.60 \$ 172.39
	Sub-Total		\$ 783,119.80	\$ 404.71	\$ 847,511.38	\$ 437.99
Developed Lots In Unit 4	Administrative <u>Debt</u>	1,043	\$ 242,236.39 \$ 179,879.35	\$ 232.25 \$ 172.46	\$ 277,020.34 \$ 179,803.63	\$ 265.60 \$ 172.39
	Sub-Total		\$ 422,115.74	\$ 404.71	\$ 456,823.97	\$ 437.99
Developed Lots In Unit 7	Admin / Maint <u>Debt</u>	1,253	\$ 291,008.82 \$ 216,096.67	\$ 232.25 \$ 172.46	\$ 332,796.25 \$ 216,005.70	\$ 265.60 \$ 172.39
	Sub-Total		\$ 507,105.48	\$ 404.71	\$ 548,801.95	\$ 437.99
Developed Lots In Unit 8	Administrative <u>Debt</u>	198	\$ 45,985.43 \$ 34,147.76	\$ 232.25 \$ 172.46	\$ 52,588.71 \$ 34,133.38	\$ 265.60 \$ 172.39
	Sub-Total		\$ 80,133.19	\$ 404.71	\$ 86,722.10	\$ 437.99
Developed Lots In Unit 9	Administrative <u>Debt</u>	0	\$ - \$ -	\$ 232.25 \$ 172.46	\$ - \$ -	\$ 265.60 \$ 172.39
	Sub-Total		\$ -	\$ 404.71	\$ -	\$ 437.99
All Other Unit 1 Acreage	Administrative <u>Debt</u>	7,830	\$ 1,818,514.80 \$ 1,350,388.58	\$ 232.25 \$ 172.46	\$ 2,079,644.543 \$ 1,349,820.13	\$ 265.60 \$ 172.39
	Sub-Total		\$ 3,168,903.38	\$ 404.71	\$ 3,429,464.67	\$ 437.99
Total Admin / Maint			\$ 3,402,457.45		\$ 3,891,033.53	
Total Debt			\$ 2,526,589.11		\$ 2,525,525.53	
Total		14,650	\$ 5,929,046.55		\$ 6,416,559.06	

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

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

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

Assessment Recap - Unit 2 (Total Gross)

A	B	C	E	F	I	H	I
Lot Type	Percentage	Admin / Maint Assessment Allocation	Units	Total Fiscal Year 2023/2024 Per Unit	Total Fiscal Year 2024/2025 Projected Assessment	Total Fiscal Year 2024/2025 Projected Per Unit	
2019 A-1 (Performing)							
Island Walk Single	Admin / Maint Debt	23.73%	12,673.74	1,750 1,747	\$ 7.77 \$ 379.89	\$ 12,673.74 \$ 663,667.83	\$ 7.24 \$ 379.89
Family	Sub-Total				\$ 387.66	\$ 676,341.57	\$ 387.13
Island Walk Multi	Admin / Maint Debt	1.59%	850.17	118	\$ 7.73 \$ 378.22	\$ 850.17 \$ 44,629.96	\$ 7.20 \$ 378.22
Family	Sub-Total				\$ 385.95	\$ 45,480.13	\$ 385.42
Gran Paradiso Single	Admin / Maint Debt	16.49%	8,808.28	1,090 1,064	\$ 8.67 \$ 424.10	\$ 8,808.28 \$ 451,242.40	\$ 8.08 \$ 424.10
Family	Sub-Total				\$ 432.77	\$ 460,050.68	\$ 432.18
Gran Paradiso Multi	Admin / Maint Debt	3.35%	1,790.87	260	\$ 7.39 \$ 361.34	\$ 1,790.87 \$ 93,948.40	\$ 6.89 \$ 361.34
Family (3 BDR)	Sub-Total				\$ 368.73	\$ 95,739.27	\$ 368.23
Gran Paradiso Multi	Admin / Maint Debt	6.73%	3,593.25	585 577	\$ 6.59 \$ 322.17	\$ 3,593.25 \$ 185,892.09	\$ 6.14 \$ 322.17
Family (2 BDR)	Sub-Total				\$ 328.76	\$ 189,485.34	\$ 328.31
Preserve Single	Admin / Maint Debt	1.49%	796.63	110	\$ 7.77 \$ -	\$ 796.63 \$ -	\$ 7.24 \$ -
Family	Sub-Total				\$ 7.77	\$ 796.63	\$ 7.24
Preserve Multi	Admin / Maint Debt	1.52%	814.15	113	\$ 7.73 \$ -	\$ 814.15 \$ -	\$ 7.20 \$ -
Family	Sub-Total				\$ 7.73	\$ 814.15	\$ 7.20
2019 A-2 (Non Performing)							
Thomas 167 * Multi	Admin / Maint Debt	1.00%	534.11	76	\$ 7.54 \$ 368.91	\$ 534.11 \$ 28,037.16	\$ 7.03 \$ 368.91
Family (3 BDR)	Sub-Total				\$ 376.45	\$ 28,571.27	\$ 375.94
Thomas 167 * Multi	Admin / Maint Debt	1.65%	879.50	140	\$ 6.74 \$ 329.74	\$ 879.50 \$ 46,163.60	\$ 6.28 \$ 329.74
Family (2 BDR)	Sub-Total				\$ 336.48	\$ 47,043.10	\$ 336.02
Thomas 167 * Commercial	Admin / Maint Debt	42.44%	22,668.88	92.49	\$ 262.91 \$ 12,863.47	\$ 22,668.88 \$ 1,189,742.34	\$ 245.10 \$ 12,863.47
	Sub-Total				\$ 13,126.38	\$ 1,212,411.22	\$ 13,108.57
						\$ 53,409.57 \$ 2,703,323.78	
Total	100.00%	\$	53,409.57	4,334		\$ 2,755,122.57	

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

Notes:

* Thomas 167 was originally referred to as the "Town Center" in the Unit 2 Methodology and included Town Center Residential and Town Center Commercial
The Debt Assessment is calculated by the WVID Unit 2 Amended & Restated Final MR Rev 09-25-19
The Admin / Maint Assessment is calculated by the WVID Unit 2 Amended & Restated Final MR Rev 09-25-19 percentages

Methodology Report Attached.

There are 37 units with pre-paid bonds.

- 3 unit in Island Walk Single Family
- 26 unit in the Gran Paradiso Single Family
- 8 unit in the Gran Paradiso Multi Family

Assessment Recap - Unit 2 (Collection Method)

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

Notes:

* Thomas 167 was originally referred to as the "Town Center" in the Unit 2 Methodology and included Town Center Residential and Town Center Commercial
The Debt Assessment is calculated by the WVID Unit 2 Amended & Restated Final MR Rev 09-25-19
The Admin / Maint Assessment is calculated by the WVID Unit 2 Amended & Restated Final MR Rev 09-25-19 percentages

Methodology Report Attached.

There are 37 units with pre-paid bonds.

3 unit in Island Walk Single Family
26 unit in the Gran Paradiso Single Family
8 unit in the Gran Paradiso Multi Family

Assessment Recap - Unit 3 (Total Gross)

A	B	C	D	G	F	G
Category	Product Type		Total Units	Total Fiscal Year 2023/2024 Assessment Per Unit	Total Fiscal Year 2024/2025 Projected Assessment	Total Fiscal Year 2024/2025 Projected Assessment Per Unit
Pre Lennar	2 Bdr Sam 35	Admin / Maint	5	\$ 248.28	\$ 1,221.75	\$ 244.35
		Debt	4	\$ 1,093.10	\$ 4,372.40	\$ 1,093.10
		Sub-Total		\$ 1,341.38	\$ 5,594.15	\$ 1,337.45
	3 Bdr Sam 70	Admin / Maint	6	\$ 248.28	\$ 1,466.11	\$ 244.35
		Debt	5	\$ 1,432.12	\$ 7,160.60	\$ 1,432.12
		Sub-Total		\$ 1,680.40	\$ 8,626.71	\$ 1,676.47
	3 Bdr Sam 80	Admin / Maint	5	\$ 248.28	\$ 1,221.75	\$ 244.35
		Debt	4	\$ 1,559.05	\$ 6,236.20	\$ 1,559.05
		Sub-Total		\$ 1,807.33	\$ 7,457.95	\$ 1,803.40
	3 Bdr Lee 45	Admin / Maint		\$ 248.28	\$ 977.40	\$ 244.35
		Debt	4	\$ 1,227.41	\$ 4,909.64	\$ 1,227.41
		Sub-Total		\$ 1,475.69	\$ 5,887.04	\$ 1,471.76
	3 Bdr Lee 65	Admin / Maint	10	\$ 248.28	\$ 2,443.51	\$ 244.35
		Debt	8	\$ 1,380.47	\$ 11,043.76	\$ 1,380.47
		Sub-Total		\$ 1,628.75	\$ 13,487.27	\$ 1,624.82
Total	Pre Lennar		30	Gross	\$ 7,330.53 \$ 33,722.60	Gross

Lennar	35'	Admin / Maint	333	\$ 248.28	\$ 81,368.88	\$ 244.35
		Debt	326	\$ 521.28	\$ 169,937.28	\$ 521.28
		Sub-Total		\$ 769.56	\$ 251,306.16	\$ 765.63
	Townhome	Admin / Maint	252	\$ 248.28	\$ 61,576.45	\$ 244.35
		Debt	251	\$ 521.28	\$ 130,841.28	\$ 521.28
		Sub-Total		\$ 769.56	\$ 192,417.73	\$ 765.63
	Coach	Admin / Maint		\$ 248.28	\$ 63,531.26	\$ 244.35
		Debt	260	\$ 627.66	\$ 163,191.60	\$ 627.66
		Sub-Total		\$ 875.94	\$ 226,722.86	\$ 872.01
	45'	Admin / Maint		\$ 248.28	\$ 14,416.71	\$ 244.35
		Debt	59	\$ 627.66	\$ 37,031.94	\$ 627.66
		Sub-Total		\$ 875.94	\$ 51,448.65	\$ 872.01
	52'	Admin / Maint	337	\$ 248.28	\$ 82,346.28	\$ 244.35
		Debt	333	\$ 734.04	\$ 244,435.32	\$ 734.04
		Sub-Total		\$ 982.32	\$ 326,781.60	\$ 978.39
	62'	Admin / Maint	289	\$ 248.28	\$ 70,617.43	\$ 244.35
		Debt	278	\$ 840.42	\$ 233,636.76	\$ 840.42
		Sub-Total		\$ 1,088.70	\$ 304,254.19	\$ 1,084.77
	65'	Admin / Maint	53	\$ 248.28	\$ 12,950.60	\$ 244.35
		Debt	52	\$ 840.42	\$ 43,701.84	\$ 840.42
		Sub-Total		\$ 1,088.70	\$ 56,652.44	\$ 1,084.77
	70'	Admin / Maint	56	\$ 248.28	\$ 13,683.65	\$ 244.35
		Debt	55	\$ 840.42	\$ 46,223.10	\$ 840.42
		Sub-Total		\$ 1,088.70	\$ 59,906.75	\$ 1,084.77
	75'	Admin / Maint	201	\$ 248.28	\$ 48,381.49	\$ 244.35
		Debt	198	\$ 946.81	\$ 187,468.38	\$ 946.81
		Sub-Total		\$ 1,195.09	\$ 235,849.87	\$ 1,191.16
	80'	Admin / Maint	65	\$ 248.28	\$ 15,882.81	\$ 244.35
		Debt	64	\$ 946.81	\$ 60,595.84	\$ 946.81
		Sub-Total		\$ 1,195.09	\$ 76,478.65	\$ 1,191.16
Total	Lennar		1,905	Gross	\$ 464,755.57 \$ 1,317,063.34	Gross

TOTAL GROSS		1,935	Total Gross	\$ 472,819.15 \$ 1,350,785.94	Total Gross
TOTAL NET		1,935	Total Net	\$ 444,450.00 \$ 1,269,738.78	Total Net

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

Revised Methodology Report Tables 2 & 3 Attached

There are 34 units with pre-paid bonds.

1 unit is a Gran Paradiso 2 BDR Sam 35, 1 unit is a Gran Paradiso 3 BDR Sam 70, 1 unit is a Gran Paradiso 3 BDR Sam 80, 2 units are Wetherington 3 BDR Lee 65, 4 units are SF 52', 11 units are SF 62', 1 unit is a SF 65', 3 units are SF 75', 7 units are SF 35', 1 unit is a Townhome, 1 Unit is a 70', and 1 unit is a SF 80'.

Assessment Recap - Unit 4 (Total Gross)

A	B	C	D	G	F	G
				Total Fiscal Year 2023/2024	Total Fiscal Year 2024/2025 Projected	Total Fiscal Year 2024/2025 Projected
Subdivision	Product Type		Total Units	Assessment Per Unit	Assessment	Assessment Per Unit
Renaissance	35' Villas	Admin / Maint		\$ 103.02	\$ 21,763.84	\$ 97.16
		Debt	224	\$ 678.03	\$ 151,879.15	\$ 678.03
		Sub-Total		\$ 781.05	\$ 173,642.99	\$ 775.19
	50' SF	Admin / Maint	273	\$ 103.02	\$ 26,524.68	\$ 97.16
		Debt	272	\$ 998.94	\$ 272,709.57	\$ 998.94
		Sub-Total		\$ 1,101.95	\$ 299,234.26	\$ 1,096.10
	60' SF	Admin / Maint		\$ 103.02	\$ 18,751.88	\$ 97.16
		Debt	193	\$ 1,212.87	\$ 234,084.36	\$ 1,212.87
		Sub-Total		\$ 1,315.89	\$ 252,836.24	\$ 1,310.03
Total	Renaissance		690	Gross	\$ 67,040.41 \$ 658,673.09	Gross
Oasis	60' SF	Admin / Maint		\$ 103.02	\$ 8,938.72	\$ 97.16
		Debt	92	\$ 829.89	\$ 76,350.21	\$ 829.89
		Sub-Total		\$ 932.91	\$ 85,288.93	\$ 927.05
	70' SF	Admin / Maint		\$ 103.02	\$ 4,275.04	\$ 97.16
		Debt	44	\$ 980.00	\$ 43,120.00	\$ 980.00
		Sub-Total		\$ 1,083.02	\$ 47,395.04	\$ 1,077.16
Total	Oasis		136	Gross	\$ 13,213.76 \$ 119,470.21	Gross
Preserve	33' Villas	Admin / Maint		\$ 103.02	\$ 8,744.40	\$ 97.16
		Debt	90	\$ 424.61	\$ 38,214.57	\$ 424.61
		Sub-Total		\$ 527.62	\$ 46,958.98	\$ 521.77
	50' SF	Admin / Maint		\$ 103.02	\$ 10,687.60	\$ 97.16
		Debt	110	\$ 679.79	\$ 74,776.60	\$ 679.79
		Sub-Total		\$ 782.81	\$ 85,464.20	\$ 776.95
Total	Preserve		200	Gross	\$ 19,432.00 \$ 112,991.17	Gross
TOTAL GROSS			1,026	Total Gross	\$ 99,686.17 \$ 891,134.47	Total Gross
TOTAL NET			1,026	Total Net	\$ 93,705.00 \$ 837,666.40	Total Net

Assessment is calculated by the 2016 Unit 4 Special Methodology Report

Methodology Report Table F Data Attached

There is 1 unit with pre-paid bonds.

1 unit is a Renaissance 50'

Assessment Recap - Unit 4 (Collection Method)

A	B	C	D	E	F	G	H	I	J
TOTAL GROSS					PLATTED ON ROLL GROSS			DIRECT BILL GROSS	
Subdivision	Product Type	Total Units	Total Fiscal Year 2024/2025 Projected Assessment	Total Fiscal Year 2024/2025 Projected Assessment Per Unit	Platted Units	Fiscal Year 2024/2025 Platted Total Assessments	Fiscal Year 2024/2025 Platted Per Unit Assessments		
Renaissance	35' Villas	Admin / Maint		\$ 21,763.84	\$ 97.16		\$ 26,816.16	\$ 97.16	\$ (5,052.32)
		Debt	224	\$ 151,879.15	\$ 678.03		\$ 187,136.81	\$ 678.03	\$ (35,257.66)
		Sub-Total		\$ 173,642.99	\$ 775.19	276	\$ 213,952.97	\$ 775.19	\$ (40,309.98)
	50' SF	Admin / Maint	273	\$ 26,524.68	\$ 97.16		\$ 24,387.16	\$ 97.16	\$ 2,137.52
		Debt	272	\$ 272,709.57	\$ 998.94	250	\$ 249,734.04	\$ 998.94	\$ 22,975.53
		Sub-Total		\$ 299,234.26	\$ 1,096.10		\$ 274,121.21	\$ 1,096.10	\$ 25,113.05
	60' SF	Admin / Maint		\$ 18,751.88	\$ 97.16		\$ 14,962.64	\$ 97.16	\$ 3,789.24
		Debt	193	\$ 234,084.36	\$ 1,212.87	154	\$ 186,782.34	\$ 1,212.87	\$ 47,302.02
		Sub-Total		\$ 252,836.24	\$ 1,310.03		\$ 201,744.98	\$ 1,310.03	\$ 51,091.26
Total	Renaissance	690	\$ 67,040.41	Gross	681	\$ 66,165.97	Platted On Roll Gross	\$ 874.44	Direct Bill Gross
			\$ 658,673.09			\$ 623,653.19		\$ 35,019.89	
Oasis	60' SF	Admin / Maint		\$ 8,938.72	\$ 97.16		\$ 7,384.16	\$ 97.16	\$ 1,554.56
		Debt	92	\$ 76,350.21	\$ 829.89	76	\$ 63,071.91	\$ 829.89	\$ 13,278.30
		Sub-Total		\$ 85,288.93	\$ 927.05		\$ 70,456.08	\$ 927.05	\$ 14,832.86
	50' SF	Admin / Maint		\$ -	\$ 97.16		\$ 1,651.72	\$ 97.16	\$ (1,651.72)
		Debt	0	\$ -	\$ 691.58	17	\$ 11,756.86	\$ 691.58	\$ (11,756.86)
		Sub-Total		\$ -	\$ 788.74		\$ 13,408.58	\$ 788.74	\$ (13,408.58)
	70' SF	Admin / Maint		\$ 4,275.04	\$ 97.16		\$ 4,469.36	\$ 97.16	\$ (194.32)
		Debt	44	\$ 43,120.00	\$ 980.00	46	\$ 45,080.00	\$ 980.00	\$ (1,960.00)
		Sub-Total		\$ 47,395.04	\$ 1,077.16		\$ 49,549.36	\$ 1,077.16	\$ (2,154.32)
Total	Oasis	136	\$ 13,213.76	Gross	139	\$ 13,505.24	Platted On Roll Gross	\$ (291.48)	Direct Bill Gross
			\$ 119,470.21			\$ 119,908.77		\$ (438.56)	
Preserve	33' Villas	Admin / Maint		\$ 8,744.40	\$ 97.16		\$ 10,979.08	\$ 97.16	\$ (2,234.68)
		Debt	90	\$ 38,214.57	\$ 424.61	113	\$ 47,980.52	\$ 424.61	\$ (9,765.95)
		Sub-Total		\$ 46,958.98	\$ 521.77		\$ 58,959.60	\$ 521.77	\$ (12,000.63)
	50' SF	Admin / Maint		\$ 10,687.60	\$ 97.16		\$ 10,687.60	\$ 97.16	\$ -
		Debt	110	\$ 74,776.60	\$ 679.79	110	\$ 74,776.60	\$ 679.79	\$ -
		Sub-Total		\$ 85,464.20	\$ 776.95		\$ 85,464.20	\$ 776.95	\$ -
Total	Preserve	200	\$ 19,432.00	Gross	223	\$ 21,666.68	Platted On Roll Gross	\$ (2,234.68)	Direct Bill Gross
			\$ 112,991.17			\$ 122,757.12		\$ (9,765.95)	
TOTAL GROSS		1,026	\$ 99,686.17	Total Gross	1,043	\$ 101,337.89	Total Platted On Roll Gross	\$ (1,651.72)	Total Direct Bill Gross
			\$ 891,134.47			\$ 866,319.08		\$ 24,815.38	
TOTAL NET		1,026	\$ 93,705.00	Total Net	1,043	\$ 95,257.62	Total Platted On Roll Net	\$ (1,552.62)	Total Direct Bill Net
			\$ 837,666.40			\$ 814,339.94		\$ 23,326.46	

Assessment is calculated by the 2016 Unit 4 Special Methodology Report

Methodology Report Table F Data Attached

There is 1 unit with pre-paid bonds.

1 unit is a Renaissance 50'

Assessment Recap - Unit 7 (Total Gross)

A	B	C	D	E	F
			Total Fiscal Year 2023/2024	Total Fiscal Year 2024/2025	Total Fiscal Year 2024/2025
Product Type		Total Units	Assessment Per Unit	Projected Assessment	Projected Assessment Per Unit
Unit 7 Master					
50' Single Family	Admin / Maint		\$ 159.02	\$ 210,162.23	\$ 110.79
	<u>Debt</u>	1,897	\$ 830.00	\$ 1,574,510.00	\$ 830.00
	Sub-Total		\$ 989.02	\$ 1,784,672.23	\$ 940.79
74' Single Family	Admin / Maint		\$ 159.02	\$ 8,530.57	\$ 110.79
	<u>Debt</u>	77	\$ 1,228.40	\$ 94,586.80	\$ 1,228.40
	Sub-Total		\$ 1,387.42	\$ 103,117.37	\$ 1,339.19
Coach	Admin / Maint		\$ 159.02	\$ 23,929.91	\$ 110.79
	<u>Debt</u>	216	\$ 622.50	\$ 134,460.00	\$ 622.50
	Sub-Total		\$ 781.52	\$ 158,389.91	\$ 733.29
2-Story Units	Admin / Maint		\$ 159.02	\$ 32,792.84	\$ 110.79
	<u>Debt</u>	296	\$ 456.50	\$ 135,124.00	\$ 456.50
	Sub-Total		\$ 615.52	\$ 167,916.84	\$ 567.29
4-Story Units	Admin / Maint		\$ 159.02	\$ 43,206.78	\$ 110.79
	<u>Debt</u>	390	\$ 415.00	\$ 161,850.00	\$ 415.00
	Sub-Total		\$ 574.02	\$ 205,056.78	\$ 525.79
Total		2,876		\$ 318,622.34	Gross
				\$ 2,100,530.80	

Unit 7 Village B

50' Single Family	Admin / Maint		\$ 830.00	\$ 92,130.00	\$ 830.00
	<u>Debt</u>	111	\$ 830.00	\$ 92,130.00	\$ 830.00
	Sub-Total		\$ 830.00	\$ 92,130.00	\$ 830.00
Total		111		\$ 92,130.00	Gross

Unit 7 Village F1 & F5

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

Unit 7 Village F1 & F5

F3 - 50' SF	Admin / Maint		\$ -	\$ 80,471.20	\$ 829.60
	<u>Debt</u>	97	\$ -	\$ 80,471.20	\$ 829.60
	Sub-Total		\$ -	\$ 80,471.20	\$ 829.60
F3 - 60' SF	Admin / Maint		\$ -	\$ 108,511.68	\$ 995.52
	<u>Debt</u>	109	\$ -	\$ 108,511.68	\$ 995.52
	Sub-Total		\$ -	\$ 108,511.68	\$ 995.52
G-1B - Paired Villa	Admin / Maint		\$ -	\$ 14,932.80	\$ 497.76
	<u>Debt</u>	30	\$ -	\$ 14,932.80	\$ 497.76
	Sub-Total		\$ -	\$ 14,932.80	\$ 497.76
G-1B - 40' SF	Admin / Maint		\$ -	\$ 27,210.88	\$ 663.68
	<u>Debt</u>	41	\$ -	\$ 27,210.88	\$ 663.68
	Sub-Total		\$ -	\$ 27,210.88	\$ 663.68
G-1B - 50' SF	Admin / Maint		\$ -	\$ 145,180.00	\$ 829.60
	<u>Debt</u>	175	\$ -	\$ 145,180.00	\$ 829.60
	Sub-Total		\$ -	\$ 145,180.00	\$ 829.60
Total		452		\$ 376,306.56	Gross

Assessment Recap - Unit 7 (Collection Method)

A	B	C	E	F	G	H	I	J
TOTAL GROSS				PLATTED ON ROLL GROSS			DIRECT BILL GROSS	
Product Type	Total Units	Total Fiscal Year 2024/2025 Projected Assessment	Total Fiscal Year 2024/2025 Projected Assess Per Unit	Platted Units	Total Fiscal Year 2024/2025 Platted Assessment	Total Fiscal Year 2024/2025 Platted Assess Per Unit		
Unit 7 Master								
50' Single Family or 50' SF Equivalents	Admin / Maint Debt 1,897	\$ 210,162.23 \$ 1,574,510.00	\$ 110.79 \$ 830.00	1,601.36 1,527.36	\$ 177,409.27 \$ 1,267,708.80	\$ 110.79 \$ 830.00	\$ 32,752.96 \$ 306,801.20	
Sub-Total		\$ 1,784,672.23	\$ 940.79		\$ 1,445,118.07	\$ 940.79	\$ 339,554.16	
74' Single Family	Admin / Maint Debt 77	\$ 8,530.57 \$ 94,586.80	\$ 110.79 \$ 1,228.40	0.00	\$ - \$ -	\$ 110.79 \$ 1,228.40	\$ 8,530.57 \$ 94,586.80	
Sub-Total		\$ 103,117.37	\$ 1,339.19		\$ -	\$ 1,339.19	\$ 103,117.37	
Coach	Admin / Maint Debt 216	\$ 23,929.91 \$ 134,460.00	\$ 110.79 \$ 622.50	0.00	\$ - \$ -	\$ 110.79 \$ 622.50	\$ 23,929.91 \$ 134,460.00	
Sub-Total		\$ 158,389.91	\$ 733.29		\$ -	\$ 733.29	\$ 158,389.91	
2-Story Units	Admin / Maint Debt 296	\$ 32,792.84 \$ 135,124.00	\$ 110.79 \$ 456.50	0.00	\$ - \$ -	\$ 110.79 \$ 456.50	\$ 32,792.84 \$ 135,124.00	
Sub-Total		\$ 167,916.84	\$ 567.29		\$ -	\$ 567.29	\$ 167,916.84	
4-Story Units	Admin / Maint Debt 390	\$ 43,206.78 \$ 161,850.00	\$ 110.79 \$ 415.00	0.00	\$ - \$ -	\$ 110.79 \$ 415.00	\$ 43,206.78 \$ 161,850.00	
Sub-Total		\$ 205,056.78	\$ 525.79		\$ -	\$ 525.79	\$ 205,056.78	
TOTAL GROSS	2,876	\$ 318,622.34 \$ 2,100,530.80	Total Gross	1,601.36 1,527.36	\$ 177,409.27 \$ 1,267,708.80	Total Platted On Roll Gross	\$ 141,213.07 \$ 832,822.00	Total Direct Bill Gross
TOTAL NET	2,876	\$ 299,505.00 \$ 1,974,498.95	Total Net	1,601.36 1,527.36	\$ 166,764.72 \$ 1,191,646.27	Total Platted On Roll Net	\$ 132,740.28 \$ 782,852.68	Total Direct Bill Net
Unit 7 Village B								
50' Single Family	Debt 111	\$ 92,130.00 \$ 92,130.00	\$ 830.00 \$ 830.00	111	\$ 92,130.00 \$ 92,130.00	\$ 830.00 \$ 830.00	\$ - \$ -	
Sub-Total		\$ 92,130.00	\$ 830.00		\$ 92,130.00	\$ 830.00	\$ -	
TOTAL GROSS	111	\$ 92,130.00	Total Gross	111	\$ 92,130.00	Total Platted On Roll Gross	\$ - \$ -	Total Direct Bill Gross
TOTAL NET	111	\$ - \$ 86,602.20	Total Net	111	\$ - \$ 86,602.20	Total Platted On Roll Net	\$ - \$ -	Total Direct Bill Net
Unit 7 Village F1 & F5								
F1 - 37' Single Family	Debt 102	\$ 63,495.00 \$ 63,495.00	\$ 622.50 \$ 622.50	48	\$ 29,880.00 \$ 29,880.00	\$ 622.50 \$ 622.50	\$ 33,615.00 \$ 33,615.00	
0.75 ERU	Sub-Total	\$ 63,495.00	\$ 622.50		\$ 29,880.00	\$ 622.50	\$ 33,615.00	
F1 - 50' Single Family	Debt 92	\$ 76,360.00 \$ 76,360.00	\$ 830.00 \$ 830.00	72	\$ 59,760.00 \$ 59,760.00	\$ 830.00 \$ 830.00	\$ 16,600.00 \$ 16,600.00	
Sub-Total		\$ 76,360.00	\$ 830.00		\$ 59,760.00	\$ 830.00	\$ 16,600.00	
F1 - 60' Single Family	Debt 76	\$ 75,696.00 \$ 75,696.00	\$ 996.00 \$ 996.00	67	\$ 66,732.00 \$ 66,732.00	\$ 996.00 \$ 996.00	\$ 8,964.00 \$ 8,964.00	
Sub-Total		\$ 75,696.00	\$ 996.00		\$ 66,732.00	\$ 996.00	\$ 8,964.00	
F5 - Dup/Paired Villa	Debt 158	\$ 78,684.00 \$ 78,684.00	\$ 498.00 \$ 498.00	64	\$ 31,872.00 \$ 31,872.00	\$ 498.00 \$ 498.00	\$ 46,812.00 \$ 46,812.00	
Sub-Total		\$ 78,684.00	\$ 498.00		\$ 31,872.00	\$ 498.00	\$ 46,812.00	
F5 - 40' Single Family	Debt 115	\$ 76,360.00 \$ 76,360.00	\$ 664.00 \$ 664.00	43	\$ 28,552.00 \$ 28,552.00	\$ 664.00 \$ 664.00	\$ 47,808.00 \$ 47,808.00	
Sub-Total		\$ 76,360.00	\$ 664.00		\$ 28,552.00	\$ 664.00	\$ 47,808.00	
F5 - 50' Single Family	Debt 125	\$ 103,750.00 \$ 103,750.00	\$ 830.00 \$ 830.00	48	\$ 39,840.00 \$ 39,840.00	\$ 830.00 \$ 830.00	\$ 63,910.00 \$ 63,910.00	
Sub-Total		\$ 103,750.00	\$ 830.00		\$ 39,840.00	\$ 830.00	\$ 63,910.00	
TOTAL GROSS	668	\$ 474,345.00	Total Gross	342	\$ 256,636.00	Total Platted On Roll Gross	\$ 217,709.00	Total Direct Bill Gross
TOTAL NET	668	\$ 445,884.30	Total Net	342	\$ 241,237.84	Total Platted On Roll Net	\$ 204,646.46	Total Direct Bill Net
Unit 7 Village F3 & G-1B								
F3 - 50' SF	Debt 97	\$ 80,471.20 \$ 80,471.20	\$ 829.60 \$ 829.60	0	\$ - \$ -	\$ 829.60 \$ 829.60	\$ 80,471.20 \$ 80,471.20	
Sub-Total		\$ 80,471.20	\$ 829.60		\$ -	\$ 829.60	\$ 80,471.20	
F3 - 60' SF	Debt 109	\$ 108,511.68 \$ 108,511.68	\$ 995.52 \$ 995.52	0	\$ - \$ -	\$ 995.52 \$ 995.52	\$ 108,511.68 \$ 108,511.68	
Sub-Total		\$ 108,511.68	\$ 995.52		\$ -	\$ 995.52	\$ 108,511.68	
G-1B - Paired Villa	Debt 30	\$ 14,932.80 \$ 14,932.80	\$ 497.76 \$ 497.76	0	\$ - \$ -	\$ 497.76 \$ 497.76	\$ 14,932.80 \$ 14,932.80	
Sub-Total		\$ 14,932.80	\$ 497.76		\$ -	\$ 497.76	\$ 14,932.80	
G-1B - 40' SF	Debt 41	\$ 27,210.88 \$ 27,210.88	\$ 663.68 \$ 663.68	0	\$ - \$ -	\$ 663.68 \$ 663.68	\$ 27,210.88 \$ 27,210.88	
Sub-Total		\$ 27,210.88	\$ 663.68		\$ -	\$ 663.68	\$ 27,210.88	
G-1B - 50' SF	Debt 175	\$ 145,180.00 \$ 145,180.00	\$ 829.60 \$ 829.60	0	\$ - \$ -	\$ 829.60 \$ 829.60	\$ 145,180.00 \$ 145,180.00	
Sub-Total		\$ 145,180.00	\$ 829.60		\$ -	\$ 829.60	\$ 145,180.00	
TOTAL GROSS	452	\$ 376,306.56	Total Gross	0	\$ -	Total Platted On Roll Gross	\$ 376,306.56	Total Direct Bill Gross
TOTAL NET	452	\$ 353,728.17	Total Net	0	\$ -	Total Platted On Roll Net	\$ 353,728.17	Total Direct Bill Net

Assessment Recap - Unit 8 (Total Gross)

A	B	C	D	E	F
Product		Total	Total Fiscal Year 2023/2024	Total Fiscal Year 2024/2025 Projected	Total Fiscal Year 2024/2025 Projected
Type		Units	Assessment Per Unit	Assessment	Assessment Per Unit

Unit 8 Master

50' Single Family	Admin / Maint	250	\$	120.78	\$	26,980.74	\$	107.92
	<u>Debt</u>		\$	697.38	\$	174,345.00	\$	697.38
	Sub-Total		\$	818.16	\$	201,325.74	\$	805.30
75' Single Family	Admin / Maint	140	\$	120.78	\$	15,109.21	\$	107.92
	<u>Debt</u>		\$	875.66	\$	122,592.40	\$	875.66
	Sub-Total		\$	996.44	\$	137,701.61	\$	983.58
Coach	Admin / Maint	268	\$	120.78	\$	28,923.35	\$	107.92
	<u>Debt</u>		\$	613.49	\$	164,415.32	\$	613.49
	Sub-Total		\$	734.27	\$	193,338.67	\$	721.41
2-Story Units	Admin / Maint	268	\$	120.78	\$	28,923.35	\$	107.92
	<u>Debt</u>		\$	524.34	\$	140,523.12	\$	524.34
	Sub-Total		\$	645.12	\$	169,446.47	\$	632.26
4-Story Units	Admin / Maint	390	\$	120.78	\$	42,089.95	\$	107.92
	<u>Debt</u>		\$	435.20	\$	169,728.00	\$	435.20
	Sub-Total		\$	555.98	\$	211,817.95	\$	543.12
Total		1,316			\$	142,026.60	Gross	
					\$	771,603.84		

Unit 8 Neighborhood Debt

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

Assessment Recap - Unit 8 (Collection Method)

A	B	C	E	F	G	H	I	J
TOTAL GROSS				PLATTED ON ROLL GROSS			DIRECT BILL GROSS	
Product Type	Total Units	Total Fiscal Year 2024/2025 Projected Assessment	Total Fiscal Year 2024/2025 Projected Assessment Per Unit	Platted Units	Total Fiscal Year 2024/2025 Platted Assessment	Total Fiscal Year 2024/2025 Platted Assessment Per Unit		
Unit 8 Master								
50' Single Family Admin / Maint Debt	250	\$ 26,980.74 \$ 174,345.00	\$ 107.92 \$ 697.38	112	\$ 12,087.37 \$ 78,106.56	\$ 107.92 \$ 697.38	\$ 14,893.37 \$ 96,238.44	
Sub-Total		\$ 201,325.74	\$ 805.30		\$ 90,193.93	\$ 805.30	\$ 111,131.81	
75' Single Family Admin / Maint Debt	140	\$ 15,109.21 \$ 122,692.40	\$ 107.92 \$ 875.66	86	\$ 9,281.37 \$ 75,306.76	\$ 107.92 \$ 875.66	\$ 5,827.84 \$ 47,285.64	
Sub-Total		\$ 137,701.61	\$ 983.58		\$ 84,588.13	\$ 983.58	\$ 53,113.48	
Coach Admin / Maint Debt	268	\$ 28,923.35 \$ 164,415.32	\$ 107.92 \$ 613.49	0	\$ - \$ -	\$ 107.92 \$ 613.49	\$ 28,923.35 \$ 164,415.32	
Sub-Total		\$ 193,338.67	\$ 721.41		\$ -	\$ 721.41	\$ 193,338.67	
2-Story Units Admin / Maint Debt	268	\$ 28,923.35 \$ 140,523.12	\$ 107.92 \$ 524.34	0	\$ - \$ -	\$ 107.92 \$ 524.34	\$ 28,923.35 \$ 140,523.12	
Sub-Total		\$ 169,446.47	\$ 632.26		\$ -	\$ 632.26	\$ 169,446.47	
4-Story Units Admin / Maint Debt	390	\$ 42,089.95 \$ 169,728.00	\$ 107.92 \$ 435.20	0	\$ - \$ -	\$ 107.92 \$ 435.20	\$ 42,089.95 \$ 169,728.00	
Sub-Total		\$ 211,817.95	\$ 543.12		\$ -	\$ 543.12	\$ 211,817.95	
TOTAL GROSS	1,316	\$ 142,026.60 \$ 771,603.84	Total Gross	198	\$ 21,368.74 \$ 153,413.32	Total Platted On Roll Gross	\$ 120,657.85 \$ 618,190.52	Total Direct Bill Gross
TOTAL NET	1,316	\$ 133,505.00 \$ 725,307.61	Total Net	198	\$ 20,086.62 \$ 144,208.52	Total Platted On Roll Net	\$ 113,418.38 \$ 581,099.09	Total Direct Bill Net
Unit 8 Neighborhood								
52' Single Family Debt	259	\$ 272,548.29	\$ 1,052.31	112	\$ 117,858.72	\$ 1,052.31	\$ 154,689.57	
Sub-Total		\$ 272,548.29	\$ 1,052.31		\$ 117,858.72	\$ 1,052.31	\$ 154,689.57	
75' Single Family Debt	166	\$ 219,339.12	\$ 1,321.32	86	\$ 113,633.52	\$ 1,321.32	\$ 105,705.60	
Sub-Total		\$ 219,339.12	\$ 1,321.32		\$ 113,633.52	\$ 1,321.32	\$ 105,705.60	
Coach Debt	300	\$ 277,716.00	\$ 925.72	0	\$ -	\$ 925.72	\$ 277,716.00	
Sub-Total		\$ 277,716.00	\$ 925.72		\$ -	\$ 925.72	\$ 277,716.00	
2-Story Units Debt	228	\$ 180,395.88	\$ 791.21	0	\$ -	\$ 791.21	\$ 180,395.88	
Sub-Total		\$ 180,395.88	\$ 791.21		\$ -	\$ 791.21	\$ 180,395.88	
4-Story Units Debt	420	\$ 275,814.00	\$ 656.70	0	\$ -	\$ 656.70	\$ 275,814.00	
Sub-Total		\$ 275,814.00	\$ 656.70		\$ -	\$ 656.70	\$ 275,814.00	
TOTAL GROSS	1,373	\$ 1,225,813.29	Total Gross	198	\$ 231,492.24	Total Platted On Roll Gross	\$ 994,321.05	Total Direct Bill Gross
TOTAL NET	1,373	\$ 1,152,264.49	Total Net	198	\$ 217,602.71	Total Platted On Roll Net	\$ 934,661.79	Total Direct Bill Net

Assessment Recap - Unit 9 (Total Gross)

A	B	C	D	E	F
Product Type		Total Units	Total Fiscal Year 2023/2024	Total Fiscal Year 2024/2025	Total Fiscal Year 2024/2025
			Assessment Per Unit	Projected	Projected
				Assessment	Assessment Per Unit
Unit 9 Master					
50' Single Family	Admin / Maint	228	\$ 264.37	\$ 69,822.56	\$ 306.24
	<u>Debt</u>		<u>\$ 1,754.57</u>	<u>\$ 400,041.96</u>	<u>\$ 1,754.57</u>
	Sub-Total		\$ 2,018.94	\$ 469,864.52	\$ 2,060.81
62' Single Family	Admin / Maint	97	\$ 264.37	\$ 29,705.21	\$ 306.24
	<u>Debt</u>		<u>\$ 2,175.67</u>	<u>\$ 211,039.99</u>	<u>\$ 2,175.67</u>
	Sub-Total		\$ 2,440.04	\$ 240,745.20	\$ 2,481.91
75' Single Family	Admin / Maint	81	\$ 264.37	\$ 24,805.38	\$ 306.24
	<u>Debt</u>		<u>\$ 2,631.86</u>	<u>\$ 213,180.66</u>	<u>\$ 2,631.86</u>
	Sub-Total		\$ 2,896.23	\$ 237,986.04	\$ 2,938.10
85' Single Family	Admin / Maint	63	\$ 264.37	\$ 19,293.08	\$ 306.24
	<u>Debt</u>		<u>\$ 2,982.77</u>	<u>\$ 187,914.51</u>	<u>\$ 2,982.77</u>
	Sub-Total		\$ 3,247.14	\$ 207,207.59	\$ 3,289.01
Coach	Admin / Maint	264	\$ 264.37	\$ 80,847.17	\$ 306.24
	<u>Debt</u>		<u>\$ 877.29</u>	<u>\$ 231,604.56</u>	<u>\$ 877.29</u>
	Sub-Total		\$ 1,141.66	\$ 312,451.73	\$ 1,183.53
Total		733		\$ 224,473.40 <u>\$ 1,243,781.68</u>	Gross

Assessment Recap - Unit 9 (Collection Method)

A	B	C	E	F	G	H	I	J	
TOTAL GROSS					PLATTED ON ROLL GROSS			DIRECT BILL GROSS	
Product Type	Total Units	Total Fiscal Year 2024/2025	Total Fiscal Year 2024/2025	Platted Units	Total Fiscal Year 2024/2025	Total Fiscal Year 2024/2025			
		Projected Assessment	Projected Assessment Per Unit		Platted Assessment	Platted Assessment Per Unit			
Unit 9 Master									
50' Single Family	Admin / Maint Debt	228	\$ 69,822.56	\$ 306.24	0	\$ -	\$ 306.24	\$ 69,822.56	
			\$ 400,041.96	\$ 1,754.57		\$ -	\$ 1,754.57	\$ 400,041.96	
			\$ 469,864.52	\$ 2,060.81		\$ -	\$ 2,060.81	\$ 469,864.52	
62' Single Family	Admin / Maint Debt	57	\$ 17,455.64	\$ 306.24	0	\$ -	\$ 306.24	\$ 17,455.64	
			\$ 124,013.19	\$ 2,175.67		\$ -	\$ 2,175.67	\$ 124,013.19	
			\$ 141,468.83	\$ 2,481.91		\$ -	\$ 2,481.91	\$ 141,468.83	
62' Single Family Buy Down	Admin / Maint Debt	40	\$ 12,249.57	\$ 306.24	0	\$ -	\$ 306.24	\$ 12,249.57	
			\$ 85,233.20	\$ 2,130.83		\$ -	\$ 2,130.83	\$ 85,233.20	
			\$ 97,482.77	\$ 2,437.07		\$ -	\$ 2,437.07	\$ 97,482.77	
75' Single Family	Admin / Maint Debt	81	\$ 24,805.38	\$ 306.24	0	\$ -	\$ 306.24	\$ 24,805.38	
			\$ 213,180.66	\$ 2,631.86		\$ -	\$ 2,631.86	\$ 213,180.66	
			\$ 237,986.04	\$ 2,938.10		\$ -	\$ 2,938.10	\$ 237,986.04	
85' Single Family	Admin / Maint Debt	63	\$ 19,293.08	\$ 306.24	0	\$ -	\$ 306.24	\$ 19,293.08	
			\$ 187,914.51	\$ 2,982.77		\$ -	\$ 2,982.77	\$ 187,914.51	
			\$ 207,207.59	\$ 3,289.01		\$ -	\$ 3,289.01	\$ 207,207.59	
Coach	Admin / Maint Debt	264	\$ 80,847.17	\$ 306.24	0	\$ -	\$ 306.24	\$ 80,847.17	
			\$ 231,604.56	\$ 877.29		\$ -	\$ 877.29	\$ 231,604.56	
			\$ 312,451.73	\$ 1,183.53		\$ -	\$ 1,183.53	\$ 312,451.73	
TOTAL GROSS		733	\$ 224,473.40	Total Gross	0	\$ -	Total Platted On Roll Gross	\$ 224,473.40	Total Direct Bill Gross
			\$ 1,241,988.08			\$ -		\$ 1,241,988.08	
TOTAL NET		733	\$ 211,005.00	Total Net	0	\$ -	Total Platted On Roll Net	\$ 211,005.00	Total Direct Bill Net
			\$ 1,167,468.80			\$ -		\$ 1,167,468.80	

Assessment Recap - Unit 10 (Total Gross)

A	B	C	D	E	F
Product Type		Total Units	Total Fiscal Year 2023/2024	Total Fiscal Year 2024/2025	Total Fiscal Year 2024/2025
			Assessment Per Unit	Projected Assessment	Projected Assessment Per Unit
Unit 10 Master					
Coach	Admin / Maint	132	\$ -	\$ 84,411.48	\$ 639.48
	Debt		\$ -	\$ 149,756.64	\$ 1,134.52
	Sub-Total		\$ -	\$ 234,168.12	\$ 1,774.00
Townhomes	Admin / Maint	37	\$ -	\$ 23,660.79	\$ 639.48
	Debt		\$ -	\$ 50,372.54	\$ 1,361.42
	Sub-Total		\$ -	\$ 74,033.33	\$ 2,000.90
50' Single Family	Admin / Maint	88	\$ -	\$ 56,274.32	\$ 639.48
	Debt		\$ -	\$ 199,675.52	\$ 2,269.04
	Sub-Total		\$ -	\$ 255,949.84	\$ 2,908.52
65' Single Family	Admin / Maint	287	\$ -	\$ 183,531.02	\$ 639.48
	Debt		\$ -	\$ 846,578.25	\$ 2,949.75
	Sub-Total		\$ -	\$ 1,030,109.27	\$ 3,589.23
75' Single Family	Admin / Maint	45	\$ -	\$ 28,776.64	\$ 639.48
	Debt		\$ -	\$ 153,160.20	\$ 3,403.56
	Sub-Total		\$ -	\$ 181,936.84	\$ 4,043.04
Total		589		\$ 376,654.26 \$ 1,399,543.15	Gross

Assessment Recap - Unit 10 (Collection Method)

A	B	C	E	F	G	H	I	J
TOTAL GROSS				PLATTED ON ROLL GROSS			DIRECT BILL GROSS	
Product Type	Total Units	Total Fiscal Year 2024/2025 Projected Assessment	Total Fiscal Year 2024/2025 Projected Assessment Per Unit	Platted Units	Total Fiscal Year 2024/2025 Platted Assessment	Total Fiscal Year 2024/2025 Platted Assessment Per Unit		
Unit 10 Master								
Coach	Admin / Maint Debt	132	\$ 84,411.48 \$ 149,756.64	\$ 639.48 \$ 1,134.52	0	\$ - \$ -	\$ 639.48 \$ 1,134.52	\$ 84,411.48 \$ 149,756.64
	Sub-Total		\$ 234,168.12	\$ 1,774.00		\$ -	\$ 1,774.00	\$ 234,168.12
Townhomes	Admin / Maint Debt	37	\$ 23,660.79 \$ 50,372.54	\$ 639.48 \$ 1,361.42	0	\$ - \$ -	\$ 639.48 \$ 1,361.42	\$ 23,660.79 \$ 50,372.54
	Sub-Total		\$ 74,033.33	\$ 2,000.90		\$ -	\$ 2,000.90	\$ 74,033.33
50' Single Family	Admin / Maint Debt	88	\$ 56,274.32 \$ 199,675.52	\$ 639.48 \$ 2,269.04	0	\$ - \$ -	\$ 639.48 \$ 2,269.04	\$ 56,274.32 \$ 199,675.52
	Sub-Total		\$ 255,949.84	\$ 2,908.52		\$ -	\$ 2,908.52	\$ 255,949.84
65' Single Family	Admin / Maint Debt	287	\$ 183,531.02 \$ 846,578.25	\$ 639.48 \$ 2,949.75	0	\$ - \$ -	\$ 639.48 \$ 2,949.75	\$ 183,531.02 \$ 846,578.25
	Sub-Total		\$ 1,030,109.27	\$ 3,589.23		\$ -	\$ 3,589.23	\$ 1,030,109.27
75' Single Family	Admin / Maint Debt	45	\$ 28,776.64 \$ 153,160.20	\$ 639.48 \$ 3,403.56	0	\$ - \$ -	\$ 639.48 \$ 3,403.56	\$ 28,776.64 \$ 153,160.20
	Sub-Total		\$ 181,936.84	\$ 4,043.04		\$ -	\$ 4,043.04	\$ 181,936.84
TOTAL GROSS	589	\$ 376,654.26 \$ 1,399,543.15	Total Gross	0	\$ - \$ -	Total Platted On Roll Gross	\$ 376,654.26 \$ 1,399,543.15	Total Direct Bill Gross
TOTAL NET	589	\$ 354,055.00 \$ 1,315,570.56	Total Net	0	\$ - \$ -	Total Platted On Roll Net	\$ 354,055.00 \$ 1,315,570.56	Total Direct Bill Net

Assesments - Island Walk

Island Walk Assessment Breakdown						
Product Type		District Proper Fiscal Year 2024/2025 Assessment Per Unit	Unit 1 Fiscal Year 2024/2025 Assessment Per Unit	Unit 2 Fiscal Year 2024/2025 Assessment Per Unit	Unit 3 through 9 Fiscal Year 2024/2025 Assessment Per Unit	All Units Total Fiscal Year 2024/2025 Assessment Per Unit
Single Family	Admin / Maint	\$ 20.01	\$ 265.60	\$ 7.24	\$ -	\$ 292.85
	Debt	\$ -	\$ 172.39	\$ 379.89	\$ -	\$ 552.28
	Sub-Total	\$ 20.01	\$ 437.99	\$ 387.13	\$ -	\$ 845.13
Multi Family	Admin / Maint	\$ 20.01	\$ 265.60	\$ 7.20	\$ -	\$ 292.81
	Debt	\$ -	\$ 172.39	\$ 378.22	\$ -	\$ 550.61
	Sub-Total	\$ 20.01	\$ 437.99	\$ 385.42	\$ -	\$ 843.42
Any Lot Outside Unit 2 Boundary	Admin / Maint	\$ 20.01	\$ 265.60	\$ -	\$ -	\$ 285.61
	Debt	\$ -	\$ 172.39	\$ -	\$ -	\$ 172.39
	Sub-Total	\$ 20.01	\$ 437.99	\$ -	\$ -	\$ 458.00

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

Island Walk Assessment Changes		
Total Fiscal Year 2023/2024 Assessment Per Unit	Total Fiscal Year 2024/2025 Assessment Per Unit	Total Change +/- From Previous Year Per Unit
\$ 804.82	\$ 845.13	\$ 40.31
\$ 803.11	\$ 843.42	\$ 40.32
\$ 417.16	\$ 458.00	\$ 40.84

Assessments - Gran Paradiso

Gran Paradiso Assessment Breakdown							
Product Type		District Proper Total Fiscal Year 2024/2025 Assessment Per Unit	Unit 1 Total Fiscal Year 2024/2025 Assessment Per Unit	Unit 2 Total Fiscal Year 2024/2025 Assessment Per Unit	Unit 3 Total Fiscal Year 2024/2025 Assessment Per Unit	Unit 4 Through 9 Total Fiscal Year 2024/2025 Assessment Per Unit	All Units Total Fiscal Year 2024/2025 Assessment Per Unit
2 Bdr Sam 35	Admin / Maint	\$ 20.01	\$ 265.60	\$ 8.08	\$ 244.35	\$ -	\$ 538.04
	Debt	\$ -	\$ 172.39	\$ 424.10	\$ 1,093.10	\$ -	\$ 1,689.59
	Sub-Total	\$ 20.01	\$ 437.99	\$ 432.18	\$ 1,337.45	\$ -	\$ 2,227.63
3 Bdr Sam 70	Admin / Maint	\$ 20.01	\$ 265.60	\$ 8.08	\$ 244.35	\$ -	\$ 538.04
	Debt	\$ -	\$ 172.39	\$ 424.10	\$ 1,432.12	\$ -	\$ 2,028.61
	Sub-Total	\$ 20.01	\$ 437.99	\$ 432.18	\$ 1,676.47	\$ -	\$ 2,566.65
3 Bdr Sam 80	Admin / Maint	\$ 20.01	\$ 265.60	\$ 8.08	\$ 244.35	\$ -	\$ 538.04
	Debt	\$ -	\$ 172.39	\$ 424.10	\$ 1,559.05	\$ -	\$ 2,155.54
	Sub-Total	\$ 20.01	\$ 437.99	\$ 432.18	\$ 1,803.40	\$ -	\$ 2,693.58
3 Bdr Lee 45	Admin / Maint	\$ 20.01	\$ 265.60	\$ 8.08	\$ 244.35	\$ -	\$ 538.04
	Debt	\$ -	\$ 172.39	\$ 424.10	\$ 1,227.41	\$ -	\$ 1,823.90
	Sub-Total	\$ 20.01	\$ 437.99	\$ 432.18	\$ 1,471.76	\$ -	\$ 2,361.94
3 Bdr Lee 65	Admin / Maint	\$ 20.01	\$ 265.60	\$ 8.08	\$ 244.35	\$ -	\$ 538.04
	Debt	\$ -	\$ 172.39	\$ 424.10	\$ 1,380.47	\$ -	\$ 1,976.96
	Sub-Total	\$ 20.01	\$ 437.99	\$ 432.18	\$ 1,624.82	\$ -	\$ 2,515.00
35'	Admin / Maint	\$ 20.01	\$ 265.60	\$ 6.14	\$ 244.35	\$ -	\$ 536.10
	Debt	\$ -	\$ 172.39	\$ 322.17	\$ 521.28	\$ -	\$ 1,015.84
	Sub-Total	\$ 20.01	\$ 437.99	\$ 328.31	\$ 765.63	\$ -	\$ 1,551.94
Townhome	Admin / Maint	\$ 20.01	\$ 265.60	\$ 6.14	\$ 244.35	\$ -	\$ 536.10
	Debt	\$ -	\$ 172.39	\$ 322.17	\$ 521.28	\$ -	\$ 1,015.84
	Sub-Total	\$ 20.01	\$ 437.99	\$ 328.31	\$ 765.63	\$ -	\$ 1,551.94
Coach	Admin / Maint	\$ 20.01	\$ 265.60	\$ 6.89	\$ 244.35	\$ -	\$ 536.85
	Debt	\$ -	\$ 172.39	\$ 361.34	\$ 627.66	\$ -	\$ 1,161.39
	Sub-Total	\$ 20.01	\$ 437.99	\$ 368.23	\$ 872.01	\$ -	\$ 1,698.24
45'	Admin / Maint	\$ 20.01	\$ 265.60	\$ 8.08	\$ 244.35	\$ -	\$ 538.04
	Debt	\$ -	\$ 172.39	\$ 424.10	\$ 627.66	\$ -	\$ 1,224.15
	Sub-Total	\$ 20.01	\$ 437.99	\$ 432.18	\$ 872.01	\$ -	\$ 1,762.19
52'	Admin / Maint	\$ 20.01	\$ 265.60	\$ 8.08	\$ 244.35	\$ -	\$ 538.04
	Debt	\$ -	\$ 172.39	\$ 424.10	\$ 734.04	\$ -	\$ 1,330.53
	Sub-Total	\$ 20.01	\$ 437.99	\$ 432.18	\$ 978.39	\$ -	\$ 1,868.57
62'	Admin / Maint	\$ 20.01	\$ 265.60	\$ 8.08	\$ 244.35	\$ -	\$ 538.04
	Debt	\$ -	\$ 172.39	\$ 424.10	\$ 840.42	\$ -	\$ 1,436.91
	Sub-Total	\$ 20.01	\$ 437.99	\$ 432.18	\$ 1,084.77	\$ -	\$ 1,974.95
65'	Admin / Maint	\$ 20.01	\$ 265.60	\$ 8.08	\$ 244.35	\$ -	\$ 538.04
	Debt	\$ -	\$ 172.39	\$ 424.10	\$ 840.42	\$ -	\$ 1,436.91
	Sub-Total	\$ 20.01	\$ 437.99	\$ 432.18	\$ 1,084.77	\$ -	\$ 1,974.95
70'	Admin / Maint	\$ 20.01	\$ 265.60	\$ 8.08	\$ 244.35	\$ -	\$ 538.04
	Debt	\$ -	\$ 172.39	\$ 424.10	\$ 840.42	\$ -	\$ 1,436.91
	Sub-Total	\$ 20.01	\$ 437.99	\$ 432.18	\$ 1,084.77	\$ -	\$ 1,974.95
75'	Admin / Maint	\$ 20.01	\$ 265.60	\$ 8.08	\$ 244.35	\$ -	\$ 538.04
	Debt	\$ -	\$ 172.39	\$ 424.10	\$ 946.81	\$ -	\$ 1,543.30
	Sub-Total	\$ 20.01	\$ 437.99	\$ 432.18	\$ 1,191.16	\$ -	\$ 2,081.34
80'	Admin / Maint	\$ 20.01	\$ 265.60	\$ 8.08	\$ 244.35	\$ -	\$ 538.04
	Debt	\$ -	\$ 172.39	\$ 424.10	\$ 946.81	\$ -	\$ 1,543.30
	Sub-Total	\$ 20.01	\$ 437.99	\$ 432.18	\$ 1,191.16	\$ -	\$ 2,081.34

Gran Paradiso Assessment Changes			
Total Fiscal Year 2023/2024 Assessment Per Unit	Total Fiscal Year 2024/2025 Assessment Per Unit	Total Change +/- From Previous Year Per Unit	
\$ 2,191.31	\$ 2,227.63	\$ 36.32	
\$ 2,530.33	\$ 2,566.65	\$ 36.32	
\$ 2,657.26	\$ 2,693.58	\$ 36.32	
\$ 2,325.62	\$ 2,361.94	\$ 36.32	
\$ 2,478.68	\$ 2,515.00	\$ 36.32	
\$ 1,515.48	\$ 1,551.94	\$ 36.46	
\$ 1,515.48	\$ 1,551.94	\$ 36.46	
\$ 1,661.83	\$ 1,698.24	\$ 36.41	
\$ 1,725.87	\$ 1,762.19	\$ 36.32	
\$ 1,832.25	\$ 1,868.57	\$ 36.32	
\$ 1,938.63	\$ 1,974.95	\$ 36.32	
\$ 1,938.63	\$ 1,974.95	\$ 36.32	
\$ 1,938.63	\$ 1,974.95	\$ 36.32	
\$ 2,045.02	\$ 2,081.34	\$ 36.32	
\$ 2,045.02	\$ 2,081.34	\$ 36.32	

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

Assessments - Renaissance, Oasis, and Preserve

Renaissance, Oasis, & Preserve Assessment Breakdown									
Product Type		District Proper Total Fiscal Year 2024/2025 Assessment Per Unit	Unit 1 Total Fiscal Year 2024/2025 Assessment Per Unit	Unit 2 Total Fiscal Year 2024/2025 Assessment Per Unit	Unit 3 Total Fiscal Year 2024/2025 Assessment Per Unit	Unit 4 Total Fiscal Year 2024/2025 Assessment Per Unit	Unit 7 Total Fiscal Year 2024/2025 Assessment Per Unit	All Units Total Fiscal Year 2024/2025 Assessment Per Unit	
Renaissance 35' Villa	Admin / Maint	\$ 20.01	\$ 265.60	\$ -	\$ -	\$ 97.16	\$ -	\$ 382.77	
	Debt	\$ -	\$ 172.39	\$ -	\$ -	\$ 678.03	\$ -	\$ 850.42	
	Sub-Total	\$ 20.01	\$ 437.99	\$ -	\$ -	\$ 775.19	\$ -	\$ 1,233.19	
Renaissance 50'	Admin / Maint	\$ 20.01	\$ 265.60	\$ -	\$ -	\$ 97.16	\$ -	\$ 382.77	
	Debt	\$ -	\$ 172.39	\$ -	\$ -	\$ 998.94	\$ -	\$ 1,171.33	
	Sub-Total	\$ 20.01	\$ 437.99	\$ -	\$ -	\$ 1,096.10	\$ -	\$ 1,554.10	
Renaissance 60'	Admin / Maint	\$ 20.01	\$ 265.60	\$ -	\$ -	\$ 97.16	\$ -	\$ 382.77	
	Debt	\$ -	\$ 172.39	\$ -	\$ -	\$ 1,212.87	\$ -	\$ 1,385.26	
	Sub-Total	\$ 20.01	\$ 437.99	\$ -	\$ -	\$ 1,310.03	\$ -	\$ 1,768.03	
Oasis 60'	Admin / Maint	\$ 20.01	\$ 265.60	\$ -	\$ -	\$ 97.16	\$ -	\$ 382.77	
	Debt	\$ -	\$ 172.39	\$ -	\$ -	\$ 829.89	\$ -	\$ 1,002.28	
	Sub-Total	\$ 20.01	\$ 437.99	\$ -	\$ -	\$ 927.05	\$ -	\$ 1,385.05	
Oasis 70'	Admin / Maint	\$ 20.01	\$ 265.60	\$ -	\$ -	\$ 97.16	\$ -	\$ 382.77	
	Debt	\$ -	\$ 172.39	\$ -	\$ -	\$ 980.00	\$ -	\$ 1,152.39	
	Sub-Total	\$ 20.01	\$ 437.99	\$ -	\$ -	\$ 1,077.16	\$ -	\$ 1,535.16	
Preserve 33' Villa	Admin / Maint	\$ 20.01	\$ 265.60	\$ 7.20	\$ -	\$ 97.16	\$ -	\$ 389.97	
	Debt	\$ -	\$ 172.39	\$ -	\$ -	\$ 424.61	\$ -	\$ 597.00	
	Sub-Total	\$ 20.01	\$ 437.99	\$ 7.20	\$ -	\$ 521.77	\$ -	\$ 986.97	
Preserve 50'	Admin / Maint	\$ 20.01	\$ 265.60	\$ 7.24	\$ -	\$ 97.16	\$ -	\$ 390.01	
	Debt	\$ -	\$ 172.39	\$ -	\$ -	\$ 679.79	\$ -	\$ 852.18	
	Sub-Total	\$ 20.01	\$ 437.99	\$ 7.24	\$ -	\$ 776.95	\$ -	\$ 1,242.19	

Renaissance, Oasis, & Preserve Assessment Changes			
Total Fiscal Year 2023/2024 Assessment Per Unit	Total Fiscal Year 2024/2025 Assessment Per Unit	Total Change +/- From Previous Year Per Unit	
\$ 1,198.21	\$ 1,233.19	\$	34.98
\$ 1,519.11	\$ 1,554.10	\$	34.98
\$ 1,733.05	\$ 1,768.03	\$	34.98
\$ 1,350.07	\$ 1,385.05	\$	34.98
\$ 1,500.18	\$ 1,535.16	\$	34.98
\$ 952.51	\$ 986.97	\$	34.46
\$ 1,207.73	\$ 1,242.19	\$	34.46

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

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

Assessments - Unit 7 Villages

Unit 7 Villages Assessment Breakdown									
Product Type		District Proper Total Fiscal Year 2024/2025 Assessment Per Unit	Unit 1 Total Fiscal Year 2024/2025 Assessment Per Unit	Unit 2 Total Fiscal Year 2024/2025 Assessment Per Unit	Unit 3 Total Fiscal Year 2024/2025 Assessment Per Unit	Unit 4 Total Fiscal Year 2024/2025 Assessment Per Unit	Unit 7 Total Fiscal Year 2024/2025 Assessment Per Unit	All Units Total Fiscal Year 2024/2025 Assessment Per Unit	
50'	Admin / Maint	\$ 20.01	\$ 265.60	\$ -	\$ -	\$ -	\$ 110.79	\$ 396.40	
	Debt	\$ -	\$ 172.39	\$ -	\$ -	\$ -	\$ 830.00	\$ 1,002.39	
	Sub-Total	\$ 20.01	\$ 437.99	\$ -	\$ -	\$ -	\$ 940.79	\$ 1,398.79	
74'	Admin / Maint	\$ 20.01	\$ 265.60	\$ -	\$ -	\$ -	\$ 110.79	\$ 396.40	
	Debt	\$ -	\$ 172.39	\$ -	\$ -	\$ -	\$ 1,228.40	\$ 1,400.79	
	Sub-Total	\$ 20.01	\$ 437.99	\$ -	\$ -	\$ -	\$ 1,339.19	\$ 1,797.19	
Coach	Admin / Maint	\$ 20.01	\$ 265.60	\$ -	\$ -	\$ -	\$ 110.79	\$ 396.40	
	Debt	\$ -	\$ 172.39	\$ -	\$ -	\$ -	\$ 622.50	\$ 794.89	
	Sub-Total	\$ 20.01	\$ 437.99	\$ -	\$ -	\$ -	\$ 733.29	\$ 1,191.29	
2-Story	Admin / Maint	\$ 20.01	\$ 265.60	\$ -	\$ -	\$ -	\$ 110.79	\$ 396.40	
	Debt	\$ -	\$ 172.39	\$ -	\$ -	\$ -	\$ 456.50	\$ 628.89	
	Sub-Total	\$ 20.01	\$ 437.99	\$ -	\$ -	\$ -	\$ 567.29	\$ 1,025.29	
4-Story	Admin / Maint	\$ 20.01	\$ 265.60	\$ -	\$ -	\$ -	\$ 110.79	\$ 396.40	
	Debt	\$ -	\$ 172.39	\$ -	\$ -	\$ -	\$ 415.00	\$ 587.39	
	Sub-Total	\$ 20.01	\$ 437.99	\$ -	\$ -	\$ -	\$ 525.79	\$ 983.79	
Village B 50'	Admin / Maint	\$ 20.01	\$ 265.60	\$ -	\$ -	\$ -	\$ 110.79	\$ 396.40	
	Debt	\$ -	\$ 172.39	\$ -	\$ -	\$ -	\$ 1,660.00	\$ 1,832.39	
	Sub-Total	\$ 20.01	\$ 437.99	\$ -	\$ -	\$ -	\$ 1,770.79	\$ 2,228.79	
Village F1 37'	Admin / Maint	\$ 20.01	\$ 265.60	\$ -	\$ -	\$ -	\$ 110.79	\$ 396.40	
	Debt	\$ -	\$ 172.39	\$ -	\$ -	\$ -	\$ 1,245.00	\$ 1,417.39	
	Sub-Total	\$ 20.01	\$ 437.99	\$ -	\$ -	\$ -	\$ 1,355.79	\$ 1,813.79	
Village F1 50'	Admin / Maint	\$ 20.01	\$ 265.60	\$ -	\$ -	\$ -	\$ 110.79	\$ 396.40	
	Debt	\$ -	\$ 172.39	\$ -	\$ -	\$ -	\$ 1,660.00	\$ 1,832.39	
	Sub-Total	\$ 20.01	\$ 437.99	\$ -	\$ -	\$ -	\$ 1,770.79	\$ 2,228.79	
Village F1 60'	Admin / Maint	\$ 20.01	\$ 265.60	\$ -	\$ -	\$ -	\$ 110.79	\$ 396.40	
	Debt	\$ -	\$ 172.39	\$ -	\$ -	\$ -	\$ 1,992.00	\$ 2,164.39	
	Sub-Total	\$ 20.01	\$ 437.99	\$ -	\$ -	\$ -	\$ 2,102.79	\$ 2,560.79	
Village F5 Dup/Paired Villas	Admin / Maint	\$ 20.01	\$ 265.60	\$ -	\$ -	\$ -	\$ 110.79	\$ 396.40	
	Debt	\$ -	\$ 172.39	\$ -	\$ -	\$ -	\$ 996.00	\$ 1,168.39	
	Sub-Total	\$ 20.01	\$ 437.99	\$ -	\$ -	\$ -	\$ 1,106.79	\$ 1,564.79	
Village F5 40'	Admin / Maint	\$ 20.01	\$ 265.60	\$ -	\$ -	\$ -	\$ 110.79	\$ 396.40	
	Debt	\$ -	\$ 172.39	\$ -	\$ -	\$ -	\$ 1,328.00	\$ 1,500.39	
	Sub-Total	\$ 20.01	\$ 437.99	\$ -	\$ -	\$ -	\$ 1,438.79	\$ 1,896.79	
Village F5 50'	Admin / Maint	\$ 20.01	\$ 265.60	\$ -	\$ -	\$ -	\$ 110.79	\$ 396.40	
	Debt	\$ -	\$ 172.39	\$ -	\$ -	\$ -	\$ 1,660.00	\$ 1,832.39	
	Sub-Total	\$ 20.01	\$ 437.99	\$ -	\$ -	\$ -	\$ 1,770.79	\$ 2,228.79	

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

Unit 7 Villages Assessment Changes		
Total Fiscal Year 2023/2024 Assessment Per Unit	Total Fiscal Year 2024/2025 Assessment Per Unit	Total Change +/- From Previous Year Per Unit
\$ 1,406.18	\$ 1,398.79	\$ (7.39)
\$ 1,804.58	\$ 1,797.19	\$ (7.39)
\$ 1,198.68	\$ 1,191.29	\$ (7.39)
\$ 1,032.68	\$ 1,025.29	\$ (7.39)
\$ 991.18	\$ 983.79	\$ (7.39)
\$ 2,236.18	\$ 2,228.79	\$ (7.39)
\$ 1,821.18	\$ 1,813.79	\$ (7.39)
\$ 2,236.18	\$ 2,228.79	\$ (7.39)
\$ 2,568.18	\$ 2,560.79	\$ (7.39)
\$ 1,572.18	\$ 1,564.79	\$ (7.39)
\$ 1,904.18	\$ 1,896.79	\$ (7.39)
\$ 2,236.18	\$ 2,228.79	\$ (7.39)

Assessments - Unit 8 Villages

Unit 8 Villages Assessment Breakdown									
Product Type		District Proper	Unit 1	Unit 2	Unit 3	Unit 4	Unit 7	Unit 8	All Units
		Total Fiscal Year 2024/2025 Assessment Per Unit	Total Fiscal Year 2024/2025 Assessment Per Unit	Total Fiscal Year 2024/2025 Assessment Per Unit	Total Fiscal Year 2024/2025 Assessment Per Unit	Total Fiscal Year 2024/2025 Assessment Per Unit	Total Fiscal Year 2024/2025 Assessment Per Unit	Total Fiscal Year 2024/2025 Assessment Per Unit	Total Fiscal Year 2024/2025 Assessment Per Unit
50'	Admin / Maint	\$ 20.01	\$ 265.60	\$ -	\$ -	\$ -	\$ -	\$ 107.92	\$ 393.53
	Debt	\$ -	\$ 172.39	\$ -	\$ -	\$ -	\$ -	\$ 1,749.69	\$ 1,922.08
	Sub-Total	\$ 20.01	\$ 437.99	\$ -	\$ -	\$ -	\$ -	\$ 1,857.61	\$ 2,315.61
75'	Admin / Maint	\$ 20.01	\$ 265.60	\$ -	\$ -	\$ -	\$ -	\$ 107.92	\$ 393.53
	Debt	\$ -	\$ 172.39	\$ -	\$ -	\$ -	\$ -	\$ 2,196.98	\$ 2,369.37
	Sub-Total	\$ 20.01	\$ 437.99	\$ -	\$ -	\$ -	\$ -	\$ 2,304.90	\$ 2,762.90
Coach	Admin / Maint	\$ 20.01	\$ 265.60	\$ -	\$ -	\$ -	\$ -	\$ 107.92	\$ 393.53
	Debt	\$ -	\$ 172.39	\$ -	\$ -	\$ -	\$ -	\$ 1,539.21	\$ 1,711.60
	Sub-Total	\$ 20.01	\$ 437.99	\$ -	\$ -	\$ -	\$ -	\$ 1,647.13	\$ 2,105.13
2-Story	Admin / Maint	\$ 20.01	\$ 265.60	\$ -	\$ -	\$ -	\$ -	\$ 107.92	\$ 393.53
	Debt	\$ -	\$ 172.39	\$ -	\$ -	\$ -	\$ -	\$ 1,315.55	\$ 1,487.94
	Sub-Total	\$ 20.01	\$ 437.99	\$ -	\$ -	\$ -	\$ -	\$ 1,423.47	\$ 1,881.47
4-Story	Admin / Maint	\$ 20.01	\$ 265.60	\$ -	\$ -	\$ -	\$ -	\$ 107.92	\$ 393.53
	Debt	\$ -	\$ 172.39	\$ -	\$ -	\$ -	\$ -	\$ 1,091.90	\$ 1,264.29
	Sub-Total	\$ 20.01	\$ 437.99	\$ -	\$ -	\$ -	\$ -	\$ 1,199.82	\$ 1,657.82

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

Unit 8 Villages Assessment Changes		
Total Fiscal Year 2023/2024 Assessment Per Unit	Total Fiscal Year 2024/2025 Assessment Per Unit	Total Change +/-(-) From Previous Year Per Unit
\$ 2,287.63	\$ 2,315.61	\$ 27.99
\$ 2,734.92	\$ 2,762.90	\$ 27.99
\$ 2,077.15	\$ 2,105.13	\$ 27.99
\$ 1,853.49	\$ 1,881.47	\$ 27.99
\$ 1,629.84	\$ 1,657.82	\$ 27.99

Assessments - Unit 9 Villages

Unit 9 Villages Assessment Breakdown											
Product Type		District Proper Total Fiscal Year 2024/2025 Assessment Per Unit	Unit 1 Total Fiscal Year 2024/2025 Assessment Per Unit	Unit 2 Total Fiscal Year 2024/2025 Assessment Per Unit	Unit 3 Total Fiscal Year 2024/2025 Assessment Per Unit	Unit 4 Total Fiscal Year 2024/2025 Assessment Per Unit	Unit 7 Total Fiscal Year 2024/2025 Assessment Per Unit	Unit 8 Total Fiscal Year 2024/2025 Assessment Per Unit	Unit 9 Total Fiscal Year 2024/2025 Assessment Per Unit	All Units Total Fiscal Year 2024/2025 Assessment Per Unit	
50'	Admin / Maint	\$ 20.01	\$ 265.60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 306.24	\$ 591.85	
	Debt	\$ -	\$ 172.39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,754.57	\$ 1,926.96	
	Sub-Total	\$ 20.01	\$ 437.99	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,060.81	\$ 2,518.81	
62'	Admin / Maint	\$ 20.01	\$ 265.60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 306.24	\$ 591.85	
	Debt	\$ -	\$ 172.39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,175.67	\$ 2,348.06	
	Sub-Total	\$ 20.01	\$ 437.99	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,481.91	\$ 2,939.91	
75'	Admin / Maint	\$ 20.01	\$ 265.60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 306.24	\$ 591.85	
	Debt	\$ -	\$ 172.39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,631.86	\$ 2,804.25	
	Sub-Total	\$ 20.01	\$ 437.99	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,938.10	\$ 3,396.10	
85'	Admin / Maint	\$ 20.01	\$ 265.60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 306.24	\$ 591.85	
	Debt	\$ -	\$ 172.39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,982.77	\$ 3,155.16	
	Sub-Total	\$ 20.01	\$ 437.99	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,289.01	\$ 3,747.01	
Coach	Admin / Maint	\$ 20.01	\$ 265.60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 306.24	\$ 591.85	
	Debt	\$ -	\$ 172.39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 877.29	\$ 1,049.68	
	Sub-Total	\$ 20.01	\$ 437.99	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,183.53	\$ 1,641.53	

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

Unit 9 Villages Assessment Changes		
Total Fiscal Year 2023/2024 Assessment Per Unit	Total Fiscal Year 2024/2025 Assessment Per Unit	Total Change +/-(-) From Previous Year Per Unit
\$ 2,436.10	\$ 2,518.81	\$ 82.71
\$ 2,857.20	\$ 2,939.91	\$ 82.71
\$ 3,313.39	\$ 3,396.10	\$ 82.71
\$ 3,664.30	\$ 3,747.01	\$ 82.71
\$ 1,558.82	\$ 1,641.53	\$ 82.71

Unit 10 Villages Assessment Breakdown																				
Product Type	District Proper		Unit 1		Unit 2		Unit 3		Unit 4		Unit 7		Unit 8		Unit 9		Unit 10		All Units	
	Total Fiscal Year	2024/2025 Assessment Per Unit	Total Fiscal Year	2024/2025 Assessment Per Unit	Total Fiscal Year	2024/2025 Assessment Per Unit	Total Fiscal Year	2024/2025 Assessment Per Unit	Total Fiscal Year	2024/2025 Assessment Per Unit	Total Fiscal Year	2024/2025 Assessment Per Unit	Total Fiscal Year	2024/2025 Assessment Per Unit	Total Fiscal Year	2024/2025 Assessment Per Unit	Total Fiscal Year	2024/2025 Assessment Per Unit	Total Fiscal Year	2024/2025 Assessment Per Unit
Coach	Admin / Maint	\$ 20.01	\$ 265.60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 639.48	\$	\$ 925.09	
	Debt	\$ -	\$ 172.39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,134.52	\$	\$ 1,306.91	
	Sub-Total	\$ 20.01	\$ 437.99	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,774.00	\$	\$ 2,232.00	
Townhomes	Admin / Maint	\$ 20.01	\$ 265.60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 639.48	\$	\$ 925.09	
	Debt	\$ -	\$ 172.39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,361.42	\$	\$ 1,533.81	
	Sub-Total	\$ 20.01	\$ 437.99	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000.90	\$	\$ 2,458.90	
50' SF	Admin / Maint	\$ 20.01	\$ 265.60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 639.48	\$	\$ 925.09	
	Debt	\$ -	\$ 172.39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,269.04	\$	\$ 2,441.43	
	Sub-Total	\$ 20.01	\$ 437.99	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,908.52	\$	\$ 3,366.52	
65' SF	Admin / Maint	\$ 20.01	\$ 265.60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 639.48	\$	\$ 925.09	
	Debt	\$ -	\$ 172.39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,949.75	\$	\$ 3,122.14	
	Sub-Total	\$ 20.01	\$ 437.99	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,589.23	\$	\$ 4,047.23	
75' SF	Admin / Maint	\$ 20.01	\$ 265.60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 639.48	\$	\$ 925.09	
	Debt	\$ -	\$ 172.39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,403.56	\$	\$ 3,575.95	
	Sub-Total	\$ 20.01	\$ 437.99	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,043.04	\$	\$ 4,501.04	

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

Unit 10 Villages Assessment Changes		
Total Fiscal Year	Total Fiscal Year	Total Change +/-
2023/2024	2024/2025	From Previous
Assessment	Assessment	Year
Per Unit	Per Unit	Per Unit
\$ -	\$ 2,232.00	\$ 2,232.00
\$ -	\$ 2,458.90	\$ 2,458.90
\$ -	\$ 3,366.52	\$ 3,366.52
\$ -	\$ 4,047.23	\$ 4,047.23
\$ -	\$ 4,501.04	\$ 4,501.04

Assessments - Thomas 167 & Other

Thomas 167 Assessment Breakdown									
Product Type		District Proper	Unit 1	Unit 2	Unit 3	Unit 4	Unit 7	All Units	
		Total Fiscal Year 2024/2025 Assessment Per Unit	Total Fiscal Year 2024/2025 Assessment Per Unit	Total Fiscal Year 2024/2025 Assessment Per Unit	Total Fiscal Year 2024/2025 Assessment Per Unit	Total Fiscal Year 2024/2025 Assessment Per Unit	Total Fiscal Year 2024/2025 Assessment Per Unit	Total Fiscal Year 2024/2025 Assessment Per Unit	Total Fiscal Year 2024/2025 Assessment Per Unit
Thomas 167 * Multi Family (3 BDR)	Admin / Maint	\$ 20.01	\$ 265.60	\$ 7.03	\$ -	\$ -	\$ -	\$ -	\$ 292.64
	Debt	\$ -	\$ 172.39	\$ 368.91	\$ -	\$ -	\$ -	\$ -	\$ 541.30
	Sub-Total	\$ 20.01	\$ 437.99	\$ 375.94	\$ -	\$ -	\$ -	\$ -	\$ 833.94
Thomas 167 * Multi Family (2 BDR)	Admin / Maint	\$ 20.01	\$ 265.60	\$ 6.28	\$ -	\$ -	\$ -	\$ -	\$ 291.89
	Debt	\$ -	\$ 172.39	\$ 329.74	\$ -	\$ -	\$ -	\$ -	\$ 502.13
	Sub-Total	\$ 20.01	\$ 437.99	\$ 336.02	\$ -	\$ -	\$ -	\$ -	\$ 794.02
Thomas 167 * Commercial	Admin / Maint	\$ 20.01	\$ 265.60	\$ 245.10	\$ -	\$ -	\$ -	\$ -	\$ 530.71
	Debt	\$ -	\$ 172.39	\$ 12,863.47	\$ -	\$ -	\$ -	\$ -	\$ 13,035.86
	Sub-Total	\$ 20.01	\$ 437.99	\$ 13,108.57	\$ -	\$ -	\$ -	\$ -	\$ 13,566.57

Thomas 167 Assessment Changes			
Total Fiscal Year 2023/2024 Assessment Per Unit	Total Fiscal Year 2024/2025 Assessment Per Unit	Total Change +/- From Previous Year Per Unit	
\$ 793.61	\$ 833.94	\$ 40.33	
\$ 753.64	\$ 794.02	\$ 40.38	
\$ 13,543.54	\$ 13,566.57	\$ 23.02	

Undeveloped and/or Unassigned Land Assessment Breakdown									
Product Type		District Proper	Unit 1	Unit 2	Unit 3	Unit 4	Unit 7	All Units	
		Total Fiscal Year 2024/2025 Assessment Per Unit	Total Fiscal Year 2024/2025 Assessment Per Unit	Total Fiscal Year 2024/2025 Assessment Per Unit	Total Fiscal Year 2024/2025 Assessment Per Unit	Total Fiscal Year 2024/2025 Assessment Per Unit	Total Fiscal Year 2024/2025 Assessment Per Unit	Total Fiscal Year 2024/2025 Assessment Per Unit	Total Fiscal Year 2024/2025 Assessment Per Unit
Land Inside U1 Boundary Per 1/2 Acre or Less	Admin / Maint	\$ 20.01	\$ 265.60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 285.61
	Debt	\$ -	\$ 172.39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 172.39
	Sub-Total	\$ 20.01	\$ 437.99	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 458.00
Land Outside U1 Boundary Per 1/2 Acre or Less	Admin / Maint	\$ 20.01	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20.01
	Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Sub-Total	\$ 20.01	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20.01

Undeveloped and/or Unassigned Land Assessment Changes			
Total Fiscal Year 2023/2024 Assessment Per Unit	Total Fiscal Year 2024/2025 Assessment Per Unit	Total Change +/- From Previous Year Per Unit	
\$ 417.16	\$ 458.00	\$ 40.84	
\$ 12.45	\$ 20.01	\$ 7.56	

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

Notes:

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

Debt Assessment Methodology - Unit 1

Exhibit D of WVID Unit 1 Engineers Report

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

*

Amount of Benefits per Assessable Half-Acre or Less
\$ 3,042.41
\$ 3,042.41
\$ 3,042.41
\$ 3,042.41
\$ 3,042.41
\$ 3,042.41

*

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

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

Debt Assessment Methodology - Unit 2

Combined Annual Assessments After Issuance of Bonds

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

Notes:

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

Debt Assessment Methodology - Unit 3

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

*** Does not include county fees and discounts.**

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

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

Debt Assessment Methodology - Unit 4

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

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

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

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

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

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

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

Debt Assessment Methodology - Unit 7

Unit 7 Master Bond

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

Unit 7 Village B

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

Unit 7 Village F1 & F5

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

Unit 7 Village F3 & G-1B

Product Type	Number of Units	ERU Factor	Total ERU	Gross Assessment Per ERU *	Gross Assessment Per Unit	Gross Assessment Per Product Type *
F3 - 50' SF	97	1.00	97.00	\$ 830	\$ 829.60	\$ 80,471.20
F3 - 60' SF	109	1.20	130.80	\$ 830	\$ 995.52	\$ 108,511.68
G-1B - Paired Villa	30	0.60	18.00	\$ 830	\$ 497.76	\$ 14,932.80
G-1B - 40' SF	41	0.80	32.80	\$ 830	\$ 663.68	\$ 27,210.88
G-1B - 50' SF	175	1.00	175.00	\$ 830	\$ 829.60	\$ 145,180.00
Totals	452	.	453.60			376,306.56

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

Debt Assessment Methodology - Unit 8

Unit 8 Master Bond

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

Unit 8 Neighborhood Bond

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

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

Debt Assessment Methodology - Unit 9

Unit 9 Master Bond						
Product Type	Number of Units	ERU Factor	Total ERU	Gross Assessment Per ERU *	Gross Assessment Per Unit	Gross Assessment Per Product Type *
50' SF	228	1.00	228.00	\$ 1,755	\$ 1,755	\$ 400,042
62' SF	97	1.24	120.28	\$ 1,755	\$ 2,176	\$ 211,040
75' SF	81	1.50	121.50	\$ 1,755	\$ 2,632	\$ 213,181
85' SF	63	1.70	107.10	\$ 1,755	\$ 2,983	\$ 187,915
Coach	264	0.50	132.00	\$ 1,755	\$ 877	\$ 231,605
Totals	733	.	708.88			1,243,782

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

Debt Assessment Methodology - Unit 10

Unit 10 Master Bond						
Product Type	Number of Units	ERU Factor	Total ERU	Gross Assessment Per ERU *	Gross Assessment Per Unit	Gross Assessment Per Product Type *
Coach	132	0.50	66.00	\$ 2,269	\$ 1,135	\$ 149,757
Townhomes	37	0.60	22.20	\$ 2,269	\$ 1,361	\$ 50,373
50' SF	88	1.00	88.00	\$ 2,269	\$ 2,269	\$ 199,676
65' SF	287	1.30	373.10	\$ 2,269	\$ 2,950	\$ 846,578
75' SF	45	1.50	67.50	\$ 2,269	\$ 3,404	\$ 153,160
Totals	589	.	616.80			1,399,543

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

West Villages
Improvement District
Unit 6 - Master Irrigation Utility

**Proposed Budget For
Fiscal Year 2024/2025
October 1, 2024 - September 30, 2025**

WEST VILLAGES IMPROVEMENT DISTRICT - UNIT 6
MASTER IRRIGATION UTILITY BUDGET
FISCAL YEAR 2024/2025

	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Well Availability Charge	\$ 295,888.62	\$ 260,212.86	\$ 349,127.00	Increases due to additional Units
Base Charge	\$ 98,629.62	\$ 86,916.44	\$ 196,750.00	Increases due to additional Units
Water Usage	\$ 528,255.23	\$ 605,324.00	\$ 935,704.00	Increases due to additional Units
Interest / Other Income	\$ 7,705.20	\$ -	\$ -	
Special Assessment (1)		\$ 904,255.00	\$ 404,255.00	Special Assessment for Gran Paradiso HOA Irrigation Lawsuit
Total Revenues	\$ 930,478.67	\$ 1,856,708.30	\$ 1,885,836.00	
Developer Subsidy for Capital / Operating	\$ 1,266,369.48	\$ 517,876.00	\$ 454,296.00	
Total Funds Available	\$ 2,196,848.15	\$ 2,374,584.30	\$ 2,340,132.00	
EXPENDITURES				
Engineering	\$ 169,050.87	\$ 100,000.00	\$ 100,000.00	
Professional Services	\$ -	\$ -	\$ 100,000.00	FDEP Reporting, WUP Management etc.
Engineering - Extraordinary	\$ 19,200.00	\$ 35,000.00	\$ 25,000.00	2024 Water Rate update from 2023 water rate study
Management	\$ 40,000.00	\$ 40,000.00	\$ 80,000.00	
Operations Administration	\$ 148,000.00	\$ 148,000.00	\$ 210,000.00	Anticipated additional staff member
Legal	\$ 2,657.50	\$ 10,000.00	\$ 10,000.00	
Legal - Extraordinary Cost (GP Lawsuit)	\$ -	\$ 750,000.00	\$ 350,000.00	Gran Paradiso Irrigation Lawsuit 2024/2025- Anticipated Expenses
Audit	\$ 2,790.00	\$ 3,000.00	\$ 5,000.00	
Miscellaneous	\$ 128.40	\$ 5,000.00	\$ 15,000.00	
Misc - Extraordinary Cost (GP Lawsuit)	\$ -	\$ 65,000.00	\$ 30,000.00	Gran Paradiso Irrigation Lawsuit 2024/2025 Anticipated Expenses
Utility System - Repairs & Maintenance	\$ 312,003.60	\$ 280,000.00	\$ 240,000.00	Annual Hoover Pump Maintenance \$59,132.75 (2023/2024)
Electricity	\$ 142,698.44	\$ 262,200.00	\$ 175,000.00	Additional pump stations for Palmyra, Brightmore, Everly, Lakespur, PIL 4, PIL 2
Water (Purchase Reclaimed Water)	\$ 95,107.72	\$ 145,000.00	\$ 125,000.00	
Fuel & Oil	\$ -	\$ 5,000.00	\$ 20,000.00	Generators, if needed at well 83
Well Availability Payment	\$ (3,114.99)	\$ 260,212.86	\$ 349,127.00	Collected, but being held in escrow per Board direction
Base Charge Payment	\$ -	\$ 86,916.44	\$ 196,750.00	Money tranfered to capital recovery account
Infrastructure Improvements	\$ 722,727.67	\$ 125,000.00	\$ 250,000.00	Well 96 implementation
PIL Extraordinary Erosion	\$ -	\$ -	\$ 35,000.00	New line item 24/25
Total Expenditures	\$ 1,651,249.21	\$ 2,320,329.30	\$ 2,315,877.00	
County Appraiser & Tax Collector Fee	\$ -	\$ (18,085.00)	\$ (8,085.00)	2% County Collection Fee
Discounts for Early Payments	\$ -	\$ (36,170.00)	\$ (16,170.00)	4% Early Payment to County Discount
Excess / (Shortfall)	\$ 545,598.94	\$ -	\$ -	

(1) Estimated 2024/2025 Assessable Entities = 4,968

Per Unit Gross Special Assessment Rate = \$81.37

**INTERLOCAL AGREEMENT BETWEEN
SARASOTA COUNTY, FLORIDA, AND THE WEST VILLAGES
IMPROVEMENT DISTRICT
FOR THE DESIGN, PERMITTING, AND CONSTRUCTION OF THE RIVER ROAD
REGIONAL INTERSTATE CONNECTOR WIDENING INCLUDING SOUTH RIVER
ROAD FROM US41 TO WINCHESTER BOULEVARD AND WINCHESTER
BOULEVARD FROM SOUTH RIVER ROAD TO THE CHARLOTTE COUNTY LINE**

This Interlocal Agreement (the “Agreement”) is made and entered into this _____ day of _____, 2024 by and between Sarasota County, Florida, a political subdivision of the State of Florida (herein referred to as the “County”) and the West Villages Improvement District, an independent special district of the State of Florida (herein referred to as the “District”)(collectively the County and the District may be referred to as the “Parties” or, singularly as a “Party”).

WITNESSETH:

WHEREAS, the County’s FY 2024 Strategic Plan includes the River Road Regional Interstate Connector focused on the advancement of design, permitting, and construction of the widening of South River Road from US41 to Winchester Boulevard and Winchester Boulevard from South River Road to the Charlotte County Line, from a two lane to a four-lane suburban arterial section (the “County Improvements”); and

WHEREAS, the County Improvements include the expansion of the number of travel lanes from two to four, the addition of a median, 12-foot wide trails/sidewalks, stormwater management and drainage, landscaping, roadway lighting, public and private utility adjustments, relocations and coordination, and multiple turn lanes and tie-ins to existing and proposed roadway approaches; and

WHEREAS, the District also has a need to develop certain roadway improvements along South River Road to provide access to the lands within its jurisdictional boundary as detailed in the attached **Exhibit A** (the “District Improvements,” which collectively with the County Improvements may be referred to as the “Improvements”); and

WHEREAS, the Parties agree that it is in the best interest of both the District and the County to coordinate the design, permitting and construction of the Improvements (the “Project”); and

WHEREAS, the Parties agree that the District can likely complete the design and permitting of the Improvements more quickly than the County and, therefore, it is in the best interest of the Parties that the District will be responsible for the design and permitting of the Improvements; and

WHEREAS, the Parties agree that the Improvements shall constitute part of the county road system and, upon completion of the design and permitting of the Improvements, the County will be responsible to carry out the construction of the Improvements; and

WHEREAS, the Parties are each authorized to enter into the Agreement pursuant to Section 163.01, Florida Statutes.

NOW, THEREFORE, in accordance with Chapter 163, Part I, Florida Statutes, as amended, the Parties for and in consideration of the mutual benefits and promises set forth herein do enter into this Agreement and represent, covenant, and agree with each other as follows:

SECTION 1. RECITALS. The Parties do hereby acknowledge and agree that the above recitals are true and correct to the best of their knowledge and belief and are incorporated herein by this reference.

SECTION 2. DISTRICT OBLIGATIONS.

A. Engagement of Qualified Design and Permitting Professionals. The District shall, solely at its own cost and expense, engage one or more design engineering professionals, licensed and registered with the State of Florida, to complete the engineering design and permitting of the Improvements in accordance with the regulatory requirements of the County and any other governmental agency having permitting authority over the Improvements.

B. Design Elements. The District shall cause the design and permitting of the Improvements to include the following elements:

- (1) Preliminary Design Report including:
 - i. Roadway Design Requirements
 - ii. Environmental Constraints
 - iii. Stormwater Design Requirements
 - iv. Intersection projected demand counts and recommended intersection control design (“ICE Light”, where only three scenarios will be studied for each intersection, that being 1) No build, 2) Signalization and 3) Roundabout.
- (2) Survey and Soils Testing including:
 - i. Topographic Survey
 - ii. Right of Way mapping
 - iii. Sketches and Descriptions for Easements and additional right of way
 - iv. Environmental flags
 - v. Geotechnical Survey
- (3) Subsurface Utility Engineering including
 - i. Investigation and Designation
 - ii. Specific Purpose Survey with update
 - iii. Vacuum Excavation
- (4) Preliminary Road Layout

- (5) Design and Preparation of Construction Plans
 - i. 30 (Traffic Projections, Ice Light, Utilities & Environmental), 60, 90 and 100% phases with construction cost estimates
 - ii. Separate 100% phase construction cost estimate for the District Improvements as described in **Exhibit A**
 - iii. Signed and Sealed Final Plans for Bidding
- (6) Regulatory Agency Permits including
 - i. Securing all necessary permits
 - ii. Providing Grand Tree Assessment
 - iii. Listed Species Survey
 - iv. Update to the 2000 PD&E study to meet requirements of Federal funding.
- (7) Signed and Sealed Utilities Plan and Permits
 - i. To accommodate/adjust all public and private existing utilities
 - ii. Coordination with Florida Power and Light (FPL) and accommodation of any necessary relocations of FPL facilities.
- (8) Signed and Sealed Bid Documents with Specifications
- (9) Public Involvement Support, including:
 - i. A minimum of 2 public meetings and/or workshops
 - ii. Assistance with responses to public information requests.
- (10) Right of Way Acquisition Support including:
 - i. Right of Way Survey
 - ii. Right of Way Map
 - iii. Right of Way Acquisition Plan
 - iv. Parcel Sketches and Descriptions
- (11) Engineer of Record Construction Phase Services (to be negotiated during subsequent phases)
- (12) Project Administration
 - i. Regular coordination and communication with the County, design professionals, regulatory agencies and other project stakeholders.
 - ii. Scheduling and management of monthly progress or other necessary project meetings including development and distribution of agendas and minutes.
 - iii. Review and processing of all invoices.

C. Costs of Design and Permitting. The District shall be responsible for all costs and expenses of whatsoever nature as may be required for, derived from, or arise out of the design and permitting of the Improvements including by way of example but not limitation: engineering,

environmental assessment, permitting, surveying and other professionals or consultants fees, costs and expenses; fees and assessments imposed by governmental review agencies; advertisement and publication costs payments to professionals, contractors, subcontractors, material, men and/or laborers for the design and permitting of the Improvements; change orders to contracts or delay claims; governmental entity or agency permit/license applications, permits and inspections. It is expressly recognized that the District shall not be responsible for paying for the costs to acquire property or right-of-way necessary for the construction of the Improvements from any third parties. However, the District shall be responsible for the costs incurred to have consultants engaged in the design and permitting of the Improvements to provide all design and engineering work necessary to support the property acquisition needed to construct the Improvements including possible site-specific design modifications to account for signage, access, utilities, and cures to mitigation any severance damages that arise from the acquisition.

D. Design and Permitting Process. In carrying out the design and permitting of the Improvements, the District shall comply with the following:

(1) The design engineering professionals engaged by the District shall provide the Improvement design plans at 30%, 60%, 90% and signed/sealed 100%, all specifications, bid documents, applicable, complete permit applications, right of way documentation, along with all supporting and associated documents, in both hard copy and electronic copy, to the County for review and approval by all relevant departments and agencies, at design phase completion, in accordance with the County's current submittal procedures and practices for a Capital Improvement Project. The District shall exercise its best efforts to have its design engineering professionals provide the design of the Improvements to the County by June 18, 2026. The design of the Improvements shall be in conformance to current County Unified Development Code standards. Design specifications shall include all aspects required for use of Federal funding.

(2) The District agrees to require its design engineering professionals to exercise the appropriate standard of care throughout said professional's provision of the design and permitting of the Improvements. Acceptance of the project deliverables by the County shall not constitute a waiver or relieve the District's design engineering professionals of said design engineering professionals' obligation to provide signed and sealed design plans that are complete and accurate in all material respects for the Improvements.

(3) Concurrent with each design phase submittal of the design plans, the District shall furnish the County with a copy of its design engineering professionals' opinion of probable construction cost ("EOPC") identifying associated unit cost sources. Each EOPC shall be provided for anticipated costs in the calendar year 2025 and escalated to projected costs in years 2026, 2027 and 2028.

(4) The District's design engineering professionals shall apply for and pursue the appropriate permits that are required to be obtained from the Southwest Florida Water Management District, the Florida Department of Environmental Protection, the Florida Department of Health and the US Army Corps of Engineers, and from any other agency or utility requiring construction permitting or authorization of the Improvements. The District's design engineering professionals shall make their best efforts to obtain said permits by April 30, 2026.

(5) The District agrees to require the design engineering professional firm(s) that it engages for the design and permitting of the Improvements to provide limited construction phase services and prepare supplemental reports and plans as may be needed during construction of the Improvements. If included in an agreement for construction of the Improvements, said provision of services shall be negotiated in good faith with the County. The following statement will be incorporated into any resulting contracts between the District and their design engineering professional firm(s):

[INSERT FIRM NAME] shall provide limited construction phase Engineer of Record services and prepare supplemental reports and plans as may be needed during construction of widening of South River Road from US41 to Winchester Boulevard and Winchester Boulevard from South River Road to the Charlotte County Line (Project). Provision of these services shall be negotiated in good faith with the District, Sarasota County or an alternative entity as defined by Sarasota County.

(6) The District agrees to require the design engineering professional firm(s) that it engages for preparation of the Project to maintain professional liability insurance with limits of not less than \$1,000,000.00 for professional services rendered in accordance with this Agreement. The District shall require the contract with each design professional to expressly name and recognize the County as an intended third-party beneficiary of the design and permitting work under the contract(s) and further to be named as an additional insured on required policies of insurance, except worker's compensation and professional liability insurance. Additionally, the District shall require the consultant(s) to hold harmless and indemnify the County from all claims and liabilities, including attorneys' fees, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct of the design professional and other persons employed or utilized by the design professional in the performance of the consultant's work related to the design and permitting of the Improvements.

(7) The District's consultant team will explore and offer opportunities to provide joint-use road, drainage, natural resources or utility infrastructure that may provide mutual benefit to the Improvements and adjacent property owners. If such opportunities are identified, the District will negotiate in good faith with the County to minimize County right of way acquisition and future construction related costs. Any resulting terms of agreement will be memorialized through a separate written agreement.

(8) The District shall instruct the chosen design and permitting professionals to look for opportunities to design the Improvements utilizing land already owned by the District and County before looking to incorporate land held by third parties. The District agrees to provide the County title to any District owned land required for the construction of the Improvements. If deemed necessary by the County, the District will assist and cooperate with the County to obtain title insurance, at County expense, for any right-of-way, stormwater ponds, utilities land, etc. owned by the District and dedicated to the County relative to the Improvements. Additionally, the Parties shall cooperate and use their respective best efforts to negotiate an exchange of land with adjacent private landowners relative to stormwater management and to explore other efficiencies

and benefits that may be realized by combining stormwater management facilities.

(9) The District shall maintain adequate records to justify all charges, expenses and costs incurred in the design and permitting of the Improvements. The County shall have access to such books, records, and documents at the District's local records office in Sarasota County for the purpose of inspection during normal business hours upon reasonable notice. The District shall also provide the County with cumulative and comprehensive monthly reports on the costs incurred in the design and permitting of the Improvements. Upon completion of the design and receipt of the permit, the District shall submit a final report to the County documenting the aggregate costs incurred. The County shall review the reports and shall have thirty (30) calendar days following receipt of the final report to seek additional information or to confirm, in writing, the aggregate amount of the reasonable and necessary expenses the District incurred in the design and permitting of the Improvements (the amount shall be confirmed in writing by the County Administrator and shall constitute the "District Contribution" to the Improvements which amount the County will then match in an amount not to exceed Seven Million One Hundred Thirty-Four Thousand Eight Hundred and Seventy-Six and 00/100 Dollars (\$7,134,876.00) to be credited towards the cost of construction of the District Improvements as described below).

E. Construction Funding. The District shall be responsible for funding the construction cost of the District Improvements, including the apportioned Common Expenses as set forth in Section 3.C below, in any amount above the District Contribution or Seven Million One Hundred Thirty-Four Thousand Eight Hundred and Seventy-Six and 00/100 Dollars (\$7,134,876.00), whichever is less. If the construction bid selected for recommended award by the County demonstrates construction costs exceeds the foregoing amounts, the County shall provide written notice to the District of the additional construction funding required for the District's approval, which shall not be unreasonably withheld, and if approved the District shall provide the additional funding to the County within thirty (30) business days.

SECTION 3. COUNTY OBLIGATIONS. The County hereby agrees to the following contributions, duties and obligations:

(A) Plans Review. The County shall provide the District with review comments within fourteen (14) calendar days of each design phase submittal.

(B) Determination of District Contribution. Within thirty (30) calendar days of receipt of the final report on District design and permitting costs, the County shall review the final report and either request additional information or confirm the "District Contribution" as provided in Section 2.D(9) above. The County agrees to fund construction of the District Improvements as part of the overall construction of the Improvements in an amount equal to the lesser of the District Contribution or Seven Million One Hundred Thirty-Four Thousand Eight Hundred and Seventy-Six and 00/100 Dollars (\$7,134,876.00).

(C) Construction. Following completion of the design and permitting of the Improvements by the District and provided that the County has secured all necessary construction funding, in the sole and absolute authority of the County, the County will solicit construction bids from qualified contractors for construction of the Improvements in accordance with the design

plans and the requirements of applicable Federal and Florida law. The ability of the County to secure the necessary funding for construction of the Improvements shall constitute an express condition precedent to the County's obligation to proceed with construction. Provided that condition is satisfied, the County will subsequently pursue award of a construction contract with the lowest responsive and responsible bidder. The County may phase construction of the Improvements to match available funding provided, however, that the County shall include the construction of the District Improvements in the first phase of construction activities.

The solicitation will require bidders to separately itemize the construction cost of the District Improvements and the County Improvements. In addition, the County shall apportion the costs received for mobilization, insurance, general conditions, contingency and other associated common expenses based upon the proportionate bid value of the County Improvements and the District Improvements (hereinafter referred to as the "Common Expenses"). If the resulting total lowest responsive and responsible bidder's construction cost for the District Improvements, including the apportioned Common Expenses, is less than the District Contribution, then the County shall pay the difference to the District within thirty (30) calendar days of final completion of the construction of the Improvements.

The County agrees to use its best efforts to advertise for construction bids of the initial phase of the Improvements, including the District Improvements, within one-hundred and eighty (180) calendar days of completion of the design plans and receipt of all required permits.

If the District satisfies its obligations in Section 2 but the County does not commence construction of the initial phase of the Improvements within ten (10) years from the executed date of this Agreement, the County will pay the District the lesser of either Five Million Three Hundred Fifty-One Thousand One Hundred Fifty Seven and 00/100 Dollars (\$5,351,157.00) or seventy-five percent (75%) of the District Contribution).

SECTION 4. FORCE MAJEURE. Neither Party shall be deemed in breach or default of this Agreement to the extent it is unable to perform (for all duties and obligations other than payment of money) due to an event of Force Majeure. The Party claiming the occurrence of a Force Majeure event shall promptly notify the other Parties of such occurrence, and the likely duration and termination thereof. Force Majeure shall mean any cause not reasonably within a Party's control, including acts of civil or military authority, including courts and regulatory agencies; government shut down; acts of God, such as natural fires, floods hurricanes, tornados, earthquakes, pandemics, or epidemics; war; riot or insurrection; blockades; embargoes; sabotage; fires; strikes; lockouts acts of public enemy; local, state, federal, national or international law, regulation, or government order; and other major catastrophic events. In the event of a delay resulting from Force Majeure, the time for performance hereunder shall be extended for a period of time reasonably necessary to overcome the effect of such forced delay.

If a Party's performance hereunder is prevented by any cause of Force Majeure, then in that event, the Agreement may be terminated without penalty as follows:

(A) The Party desiring to terminate the Agreement must provide written notice to the other Party setting forth with specificity the grounds for such termination.

(B) The other Party shall have thirty (30) business days from the date of their receipt of such notice of termination to deliver a written notice of dispute as to said termination in which event the dispute resolution provisions of this Agreement shall be thereupon promptly commenced by the Parties hereto. In the event of such dispute, the Agreement shall not terminate but all activities, to the extent reasonable, under the Agreement shall be suspended pending resolution of the dispute unless otherwise agreed to by the Parties.

SECTION 5. DISPUTE RESOLUTION PROCESS. In the event of a dispute between the District and the County under this Agreement, the District's Chairman of its Board of Supervisors and the County Administrator or their respective designee(s) shall review such dispute and negotiate a mutually acceptable resolution. The mutual decision of the District Chairman and the County Administrator shall be final. In the event the District Chairman and the County Administrator are unable to agree, the matter shall be referred to the respective Boards who may jointly elect to hold a joint meeting to resolve the matter. This process shall substitute for the dispute resolution process set forth in an applicable section of the Florida Statutes, or law.

SECTION 6. LIABILITY. The Parties to this Agreement shall not be deemed to assume any liability for the negligent, intentional or wrongful acts or omissions of any other Party or said other Party's officers, employees, consultants or contractors. Nothing contained herein shall be construed as a waiver by a Party of the liability limits established in Section 768.28, Florida Statutes, other statute or common law. Further, 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 the Doctrine of Sovereign Immunity or by operation of law.

SECTION 7. NOTICES. Any and all written notices required or permitted to be given hereunder shall be in writing and deemed received upon hand delivery, facsimile transmission or after three (3) days if deposited in U.S. Mail and sent via certified mail, return receipt requested.

All notices to the County shall be sent to:

County Administrator
1660 Ringling Boulevard
Second Floor
Sarasota, Florida 34236

Copy to: County Attorney
1660 Ringling Boulevard
Second Floor
Sarasota, Florida 34236

All notices to the District shall be sent to:

West Villages Improvement District
C/O Special District Services
Attn: Todd Wodraska
2501A Burns Road
Palm Beach Gardens, FL 33410

Copy to: District Attorney
Kutak Rock LLP
107 West College Avenue
Tallahassee, FL 32301

SECTION 8. LEGAL FEES AND COSTS. The Parties agree to bear the expense of their respective legal fees and costs associated with the negotiation and preparation of this Agreement, as well as any actions enforcing the terms of this Agreement.

SECTION 9. AMENDMENTS. No change, modification, amendment or alteration in the terms or conditions contained herein shall be effective unless contained in a written document executed by all of the Parties hereto with the same formality as this Agreement.

SECTION 10. VENUE AND ELECTION OF REMEDIES. This Agreement shall be construed and governed by the laws of the State of Florida. Any and all legal action arising out of or necessary to enforce this Agreement shall be held in the Twelfth Judicial Circuit in and for Sarasota County. No remedy herein conferred upon any party is intended to be exclusive of any other remedy and each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereinafter existing at law or in equity or by statute or otherwise. No single or partial exercise by any party of any right, power or remedy hereunder shall preclude any other or further exercise thereof.

SECTION 11. WAIVER OF JURY TRIAL. The Parties hereby waive any rights any of them may have to a jury trial in any litigation arising out of or related to this Agreement and agree that they shall not elect a trial by jury. The Parties hereto have separately, knowingly and voluntarily given this waiver of right to trial by jury with the benefit of competent legal counsel.

SECTION 12. DISCLAIMER OF BENEFICIARIES. This Agreement is solely for the benefit of the herein specifically and formally named Parties and no right or cause of action shall accrue upon or by reason hereof to or for the benefit of any third party not a formally named party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the formally named Parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the formally named Parties hereto and their respective representatives, successors and assigns.

SECTION 13. PARTIES DRAFTED EQUALLY. The Parties acknowledge that each has shared equally in the drafting and preparation of this Agreement with the advice of their respective counsel and, accordingly, no arbitrator, mediator, court or administrative hearing officer construing this Agreement shall construe it more strictly against one party than the others and every covenant, term and provision of this Agreement shall be construed simply according to its fair meaning. In the case of a dispute concerning the interpretation of any word, phrase or provision of this Agreement, the Parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

SECTION 14. SEVERABILITY. In the event any term, section, paragraph, sentence, covenant, clause or provision hereof is held invalid by a court of competent jurisdiction, such holding shall not affect the remaining portions of this Agreement and the same shall remain in full force and effect unless the invalidity is as to a material or substantive obligation of a party in which

event the Agreement may thereupon be terminated at the discretion of the adversely affected Party or Parties.

SECTION 15. ENTIRE UNDERSTANDING. This Agreement represents the entire understanding between the Parties and supersedes all other negotiations, representations or agreements, either written or oral, relating to the matters which are the subject of this Agreement.

SECTION 16. HEADINGS. The headings and captions contained in this Agreement are for convenience of reference only and shall not limit or otherwise affect in any manner the meaning or interpretation of this Agreement.

SECTION 17. COUNTERPARTS. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

SECTION 18. CLERK OF COURT. A fully executed original of this Agreement shall be filed with the Clerk of the Circuit Court, in and for Sarasota County, Florida.

SECTION 19. TERM. This Agreement shall continue in full force and effect until the final completion of the construction of the Improvements, unless earlier terminated under the terms of this Agreement or by law.

SECTION 20. EFFECTIVE DATE. The Effective Date of this Agreement shall be made the date of its filing pursuant to Section 163.01(11), Florida Statutes.

SARASOTA COUNTY

Sarasota County, Florida, a political subdivision of the State of Florida, acting by and through the Board of County Commissioners, with a quorum present and voting, did approve this Agreement on the ____ day of _____, 2024.

ATTEST:

KAREN E. RUSHING, Clerk of the Circuit
Court and Ex-Officio Clerk of the Board
of County Commissioners of Sarasota
County, Florida

SARASOTA COUNTY, FLORIDA,
a political subdivision of the State of Florida

By: _____
Deputy Clerk

By: _____

Name: _____

Title: _____

Approved as to form and correctness:

County Attorney

Date: _____

WEST VILLAGES IMPROVEMENT DISTRICT

The West Villages Improvement District, an independent special district of the State of Florida, acting by and through its Board of Supervisors, with a quorum present and voting, did approve this Agreement on the ____ day of _____, 2024.

ATTEST:

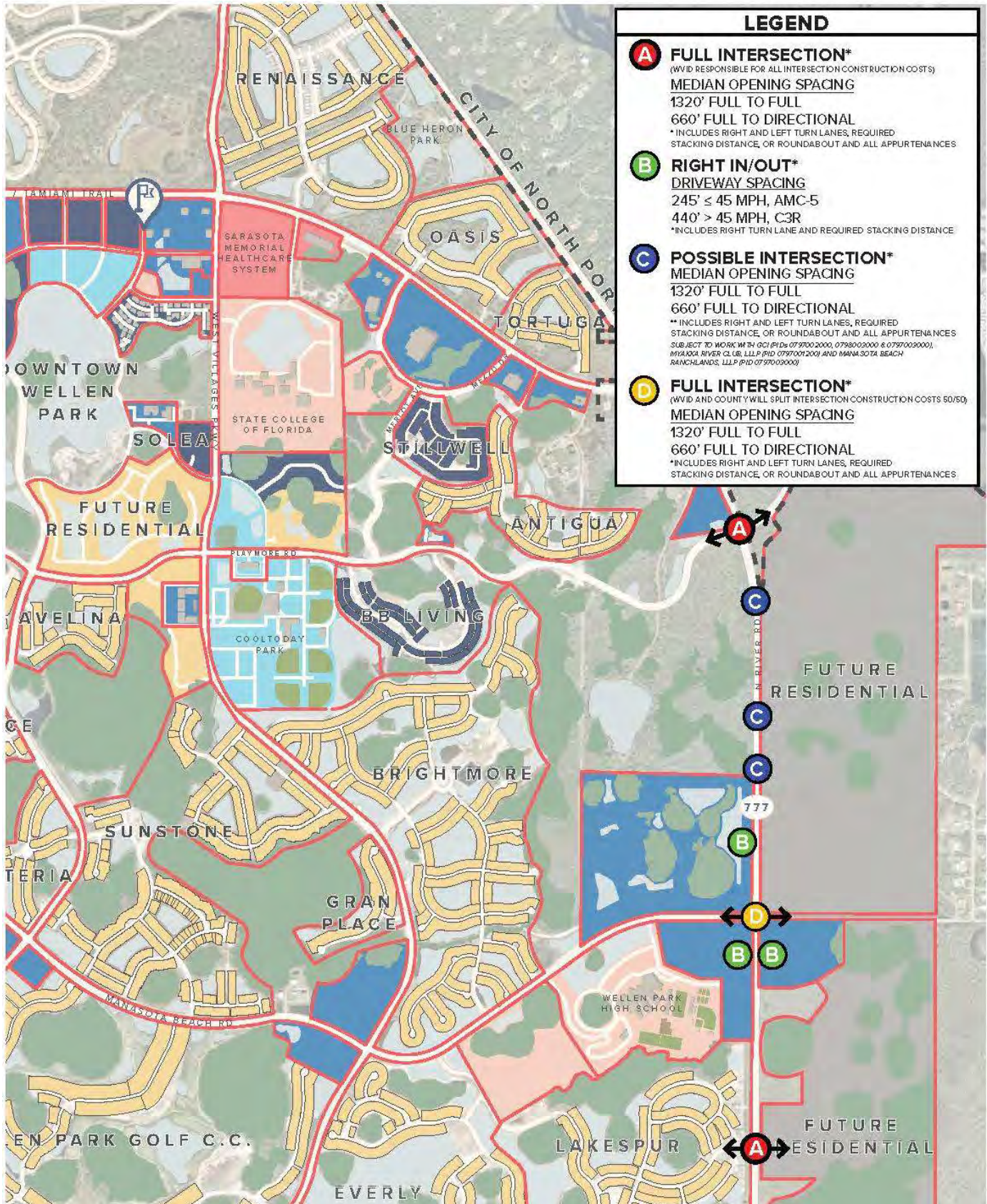
WEST VILLAGES
IMPROVEMENT DISTRICT

By: _____
Assistant Secretary

By: _____
Name: John Luczynski
Title: Chairman, Board of Supervisors

[DISTRICT SEAL]

Exhibit A **Description of the District Improvements**



**DEVELOPER FUNDING AGREEMENT FOR THE
DEVELOPMENT OF RIVER ROAD TRANSPORTATION IMPROVEMENTS**

This **Developer Funding Agreement** (the “Agreement”) is made and entered into this 28th day of June, 2024, by and between:

WEST VILLAGES IMPROVEMENT DISTRICT, a local unit of special-purpose government located in the City of North Port, Florida and unincorporated Sarasota County, Florida (the “District”); and

WELLEN PARK CONSTRUCTION, LLLP, a Florida limited liability limited partnership with a mailing address of 4901 Vineland Road, Suite 450 Orlando, Florida 32811 (the “Developer”).

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 for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District and Sarasota County plan to enter into that certain *Interlocal Agreement for the Design, Permitting, and Construction of the River Road Regional Interstate Connector Widening Including South River Road from US41 to Winchester Boulevard and Winchester Boulevard from South River Road to the Charlotte County Line* (the “Interlocal Agreement”)

WHEREAS, the Interlocal Agreement requires the District to provide for the design and permitting of the Improvements (as defined in the Interlocal Agreement), and to fund the cost of 1) the design and permitting of the Improvements (as defined in the Interlocal Agreement) and 2) the construction of the District Improvements, subject to credits from the County for the District Contribution (each as defined in the Interlocal Agreement); and

WHEREAS, the expenses related to the activities required of the District by the Interlocal Agreement shall ultimately be paid from the proceeds of bonds, impact fee reimbursements, or any other legally available funds of the District (hereinafter the “District Funding”), however the District may not currently have sufficient funds available to provide for the entirety of such costs; and

WHEREAS, the Developer accordingly desires to fund the District’s costs and expenses relative to the River Road Project in advance of the District’s ability to secure the District Funding for such purposes, and the parties accordingly desire to enter into this Agreement relative to same.

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 parties agree as follows:

1. PROVISION OF FUNDS. Developer agrees to make available to the District such monies as are reasonably necessary to proceed with the River Road Project in accordance with the requirements of the Interlocal Agreement prior to its receipt of District Funding for such purposes. The Developer and the District acknowledge and agree that expenses related to the River Road Project shall first be paid from District Funding, and to the extent that a deficiency exists, the funds necessary to proceed with the River Road Project shall be provided by Developer pursuant to this Agreement.

A. The Developer agrees to provide to the District any such monies within fifteen (15) days of receipt of an invoice from the District requesting such funds. Such funds, and all future funds provided pursuant to this Agreement, may be supplied by check, cash, wire transfer or other form of payment deemed satisfactory in the sole discretion of the District as determined by the District Manager. The District agrees to authorize District staff, including but not limited to the District Engineer, District Manager, and District Counsel to proceed with the completion of the River Road Project.

B. The Developer and the District agree that all fees, costs, or other expenses incurred by the District for the services of the District's Engineer, Counsel, Manager, or other professionals, for the work contemplated by this Agreement shall be paid solely from the funds provided by Developer pursuant to this Agreement. Such payments shall be made in accordance with the District's normal invoice and payment procedures. The District agrees that any funds provided by Developer pursuant to this Agreement shall be used solely for fees, costs, and expenses arising from or related to the work contemplated by this Agreement.

C. The District agrees to provide to Developer, on a monthly basis, copies of all invoices, requisitions, or other bills for which payment is to be made from the funds provided by Developer. The District agrees to provide to Developer, monthly, a statement from the District Manager showing funds on deposit prior to payment, payments made, and funds remaining on deposit with the District.

D. In the event that Developer fails to provide any such funds pursuant to this Agreement, the Developer and the District agree the portion of the River Road Project for which funds are presently needed may be halted until such time as sufficient funds are provided by Developer to ensure payment of the costs, fees or expenses which may be incurred in the performance of such work.

2. TERMINATION. Developer and District agree that Developer may terminate this Agreement without cause by providing ten (10) days written notice of termination to the District. Any such termination by Developer is contingent upon Developer's provision of sufficient funds to cover any and all fees, costs or expenses incurred by the District in connection with the work to be performed under this Agreement as of the date by when notice of termination

is received. Developer and the District agree that the District may terminate this Agreement due to a failure of Developer to provide funds in accordance with Section 1 of this Agreement, by providing ten (10) days written notice of termination to Developer; provided, however, that the Developer shall be provided a reasonable opportunity to cure any such failure.

3. CAPITALIZATION. The parties agree that all funds provided by Developer pursuant to this Agreement may be reimbursable from proceeds of District Funding relative to the River Road Project, and that within forty-five (45) days of receipt of the proceeds by the District obtained for such purposes, the District shall reimburse Developer in full, exclusive of interest, for these advances; provided, however, that in the event the District issues tax-exempt bonds for which it plans to repay the Developer, the District's Bond Counsel shall first determine that any such monies are properly reimbursable from the proceeds of such bonds.

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

5. ENFORCEMENT OF AGREEMENT. In the event that either party 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 attorney's fees, paralegal fees, expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings.

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

7. 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 of the parties hereto.

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

9. NOTICES. All notices, requests, consents, and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to District:	West Villages Improvement District 12260 Everglow Drive, #A3 Venice, Florida 34293 Attn: District Manager
---------------------------	--

With a copy to:

Kutak Rock, LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to Developer:

Wellen Park Construction, LLLP
4901 Vineland Road, Suite 450
Orlando, Florida 32811
Attn: Rick Severance
Attn: Nicole Swartz

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

10. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a party hereto. 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 provisions or conditions hereof; and all of the provisions, representations, covenants, and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors, and assigns.

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

12. CONTROLLING LAW; VENUE. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue shall be in Sarasota County, Florida.

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

14. PUBLIC RECORDS. The Developer understands and agrees that all documents of any kind provided to the District or to District Staff in connection with the work contemplated under this Agreement are public records and are treated as such in accordance with Florida law.

IN WITNESS WHEREOF, the parties execute this Agreement to be effective the day and year first written above.

ATTEST:

**WEST VILLAGES
IMPROVEMENT DISTRICT**

Secretary / Assistant Secretary

Chairman Board of Supervisors

WITNESS:

**WELLEN PARK CONSTRUCTION,
LLLP**, a Florida limited liability limited
partnership

Print Name: _____

By: _____
Its: _____

MEMORANDUM

TO: DISTRICT MANAGERS

FROM: KUTAK ROCK LLP - TALLAHASSEE

DATE: MAY 17, 2024

RE: RECENTLY ENACTED 2024 LEGISLATION

[HB 7013](#)—the 2024 special districts omnibus bill—has been signed by Governor DeSantis. As a result, special districts have new requirements and deadlines spelled out in statute.

Among other things the bill:

- Requires all special districts to adopt goals and objectives along with performance measures and standards to determine if a district has met its goals and objectives; **this must be done by October 1, 2024**. We encourage District Managers to prepare standardized draft goals and objectives to be adopted by district boards. Although some district boards may wish to establish more detailed goals and objectives specifically tailored to the activities of their particular district, the majority may wish to adopt standardized goals and objectives that are germane to special districts. Kutak Rock would like to review proposed goals and objectives prior to presentation to district boards.
 - Each subsequent year, an annual report must be prepared describing the goals and objectives achieved or failed to be achieved by the district, as well as the performance measures and standards used by the district to make this determination. The annual report must be posted on the district's website by December 1. **The first of these annual reports is due December 1, 2025.**
- Beginning with the 2024 elections, establishes a term limit of 12 years for members of a *popularly elected* body governing an independent special district, unless the district's charter provides for more restrictive terms of office. The term limits **do not apply** to community development districts created under Chapter 190, F.S., or an independent special district created pursuant to a special act that provides that "any amendment to chapter 190 to grant additional powers constitutes a power of that district."
- Allows the Department of Commerce to declare certain independent special districts (**excluding community development districts**) and community redevelopment districts

inactive if they report no revenue, expenditures, or debt for five consecutive years beginning no earlier than Oct. 1, 2018.

- States that independent special district boundaries shall only be changed by general law or special act. This language **does not apply** to a community development district established pursuant to Chapter 190, F.S.

**FIRST AMENDMENT TO AGREEMENT FOR INFRASTRUCTURE
MANAGEMENT, OPERATION, AND MAINTENANCE**

THIS AGREEMENT (the “Agreement”) is made and entered into this 28th day of June, 2024 (the “Effective Date”), by and between:

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

Wellen Park, LLLP, a Florida limited liability limited partnership, whose address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811 (the “Developer,” 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, the District and the Developer previously entered into that certain *Agreement for Infrastructure Management, Operation, and Maintenance Services*, dated December 15, 2022 (the “Agreement”) relative to the Developer’s obligation to manage, operate and maintain certain District Property; and

WHEREAS, Section 12 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 revise the scope of the District Property as set forth in more detail below.

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 the Developer 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 First Amendment.

SECTION 2. AMENDMENT OF AGREEMENT.

A. The definition of “Real Property” in the Agreement is hereby amended to include only Tracts 7 and 300 as shown on that certain *Wellen Park Downtown Phase 1* plat, recorded at Plat Book 54, Page 331 in the Official Records of Sarasota County, Florida.

B. The definition of “District Property” in the Agreement is hereby amended to reflect the

removal of i) Sunglow Boulevard, ii) Wellen Park Boulevard, Springtide Way and Market Way north of Sunglow Boulevard, and iii) the stormwater management pond adjacent to the Wellen Park Welcome Center from the scope of such definition. Exhibit A of the Agreement is accordingly hereby superseded and replaced by the attached **Exhibit A**.

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 First Amendment, nothing herein shall modify the rights and obligations of the Parties under the Agreement. All of the remaining provisions of the Agreement remain in full effect and fully enforceable.

SECTION 4. AUTHORIZATION. The execution of this First 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 First Amendment.

SECTION 5. EXECUTION IN COUNTERPARTS. This First 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.

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

Attest:

**WEST VILLAGES IMPROVEMENT
DISTRICT**

Secretary / Assistant Secretary

Chairman, Board of Supervisors

Witness:

WELLEN PARK, LLLP

By: _____
Its: _____

Exhibit A: Revised Description of the District Property

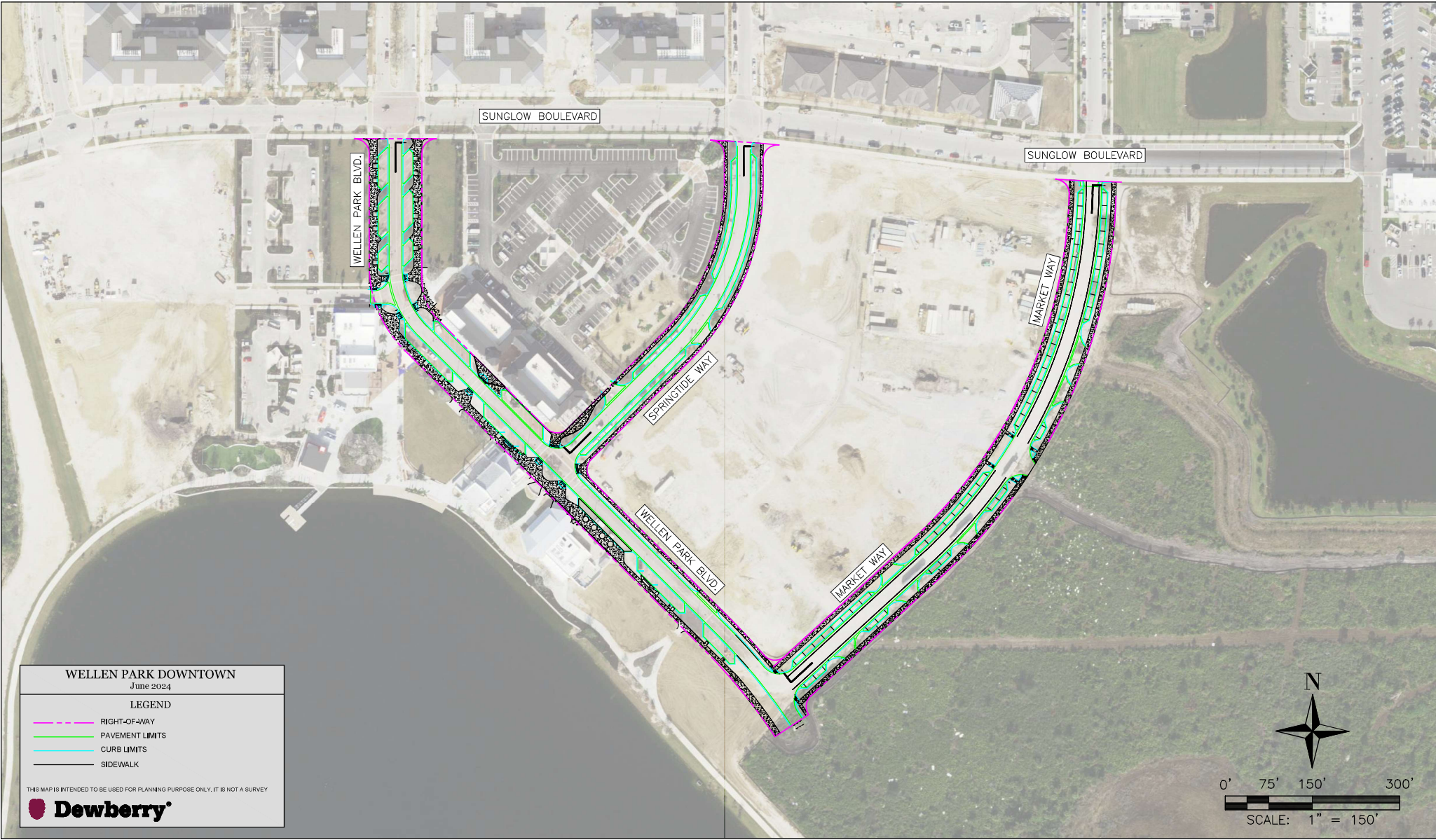
EXHIBIT A

DESCRIPTION OF THE DISTRICT PROPERTY

- The portion of Wellen Park Boulevard located south of Sunglow Boulevard, the portion of Market Way located south of Sunglow Boulevard, and the portion of Springtide Way located south of Sunglow Boulevard,¹ including but not limited to asphalt, curb and gutter, inlets, drainage pipes, and associated signage, sidewalks, and streetlights;
- Stormwater management ponds and associated stormwater management/drainage improvements;
- Landscaping improvements;
- Hardscaping improvements (including but not limited to seawall, monuments, pier and shade structure/pavilion improvements);
- All irrigation improvements located on the tracts listed above, with the exception of the irrigation pumps/pump station, the management, operation, and maintenance of which shall remain the responsibility of the District; and
- Multi-modal walking trail improvements located on the tracts listed above.

¹ Note: Excludes the portion of Sunglow Boulevard that is located outside of the Development (i.e. from Radiant Way west to Preto Boulevard).

Note: The AGMOD irrigation allocation relative to such roadways, for which the Developer shall be responsible for paying on the District's behalf in accordance with the Agreement, is _____ GPD.



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: Updated Quantity for MES, Detectable Warnings.

Attachments: de Moya Group Request for Change Order #10.

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
<u>[Increase]</u> [Decrease] from previously approved Change Orders No. <u>9</u> to No. <u>10</u> : \$16,500.00	[Increase] [Decrease] from previously approved Change Orders No. <u>9</u> to No. <u>10</u> : Substantial Completion: <u>0 days</u> Ready for Final Payment: <u>0 days</u> days
Contract Price prior to this Change Order: \$10,863,034.83	Contract Times prior to this Change Order: Substantial Completion: <u>714 days</u> Ready for Final Payment: <u>744 days</u> days or dates
<u>[Increase]</u> [Decrease] of this Change Order (circle one): \$37,800.00	[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: \$10,900,834.83	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:

By: _____
Engineer
Title: _____
Date: _____

RECOMMENDED:

By: Robert Hill
Construction Manager
Title: Hill
Date: 2024.06.20 15:57:47 -04'00'

ACCEPTED:

By: Alex Lawrence
Contractor
Title: _____
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: 6/20/2024

RCO #: 10

Project Name: WELLEN PARK VILLAGE D ROUNDABOUT

Reason/Description: 1) Owner Request to add color to the Roundabout Apron Pavement

Pay Item#	Description	Quantity	UOM	Unit Price	Total
	VILLAGE D MISCELLANEOUS ITEMS				\$ -
0350-30-13	CONCRETE PAVEMENT FOR ROUNDABOUT APRON, 12" DEPTH- ADDED COLOR IN ADDITION TO ORIGINAL PRICE	280	SY	\$ 135.00	\$ 37,800.00

NET CHANGE: **\$ 37,800.00**

These changes will Add (0) Days to the Construction Schedule

Qualifications/Exclusions:

- 1 Proposal valid for 30 days
- 2 Price in addition to original contract pay item price
- 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: _____

WIDEIKIS, BENEDICT & BERNTSSON, LLC

THE BIG W LAW FIRM

ATTORNEYS AT LAW

JOHN L. WIDEIKIS
ROBERT C. BENEDICT
ROBERT H. BERNTSSON*^

3195 S. ACCESS ROAD
ENGLEWOOD, FLORIDA 34224
PHONE:(941)627-1000
Reply to this office location
EMAIL: rberntsson@BigWLaw.com



PORT CHARLOTTE, FLORIDA
NORTH PORT, FLORIDA
BY APPOINTMENT ONLY

333 PARK AVENUE, UNIT 2A
P.O. BOX 483
BOCA GRANDE, FLORIDA 33921
PHONE:(941)964-1223

*Certified by the Florida Bar in City,
County and Local Government Law
2000-2021;

^Also admitted to New York Bar

May 14, 2024

Via electronic mail

Lindsay Whelan
Kutak Rock LLP
107 West College Avenue
Tallahassee, FL 32301

Re: Your letter of May 14, 2024

Dear Ms. Whelan:

The Englewood Water District (EWD) is in receipt of the letter referenced above. This letter will confirm that Mr. Burroughs was authorized by EWD to send the notice to WVID in his role as District Administrator of EWD.

EWD looks forward to entering into a new agreement with your clients to address their reuse needs.

Very truly yours,

Robert H. Berntsson

Robert H. Berntsson

CC: EWD