
West Villages Improvement District

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

Prepared by



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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, & 4	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
Common Area Irrigation Water expense - 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)	\$ -	\$ -
<i>As of 5/31/24</i>		
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: New line item for 24/25

Note 4: Per roadway spreadsheet, currently being updated.

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

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)	\$ -

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)	\$ -

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)	\$ -
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Series 2017 Bond Information

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

Unit 4 - Debt Service

Fiscal Year
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 \$ -	\$ 10,599.49 \$ -	\$ 20.27 \$ -
	Sub-Total		\$ 6,511.10	\$ 12.45	\$ 10,599.49	\$ 20.27
Developed Lots In Unit 2	Administrative <u>Debt</u>	1,868	\$ 23,255.72 \$ -	\$ 12.45 \$ -	\$ 37,858.23 \$ -	\$ 20.27 \$ -
	Sub-Total		\$ 23,255.72	\$ 12.45	\$ 37,858.23	\$ 20.27
Developed Lots In Unit 3	Administrative <u>Debt</u>	1,935	\$ 24,089.84 \$ -	\$ 12.45 \$ -	\$ 39,216.10 \$ -	\$ 20.27 \$ -
	Sub-Total		\$ 24,089.84	\$ 12.45	\$ 39,216.10	\$ 20.27
Developed Lots In Unit 4	Administrative <u>Debt</u>	1,043	\$ 12,984.86 \$ -	\$ 12.45 \$ -	\$ 21,138.19 \$ -	\$ 20.27 \$ -
	Sub-Total		\$ 12,984.86	\$ 12.45	\$ 21,138.19	\$ 20.27
Developed Lots In Unit 7	Administrative <u>Debt</u>	1,253	\$ 15,599.26 \$ -	\$ 12.45 \$ -	\$ 25,394.20 \$ -	\$ 20.27 \$ -
	Sub-Total		\$ 15,599.26	\$ 12.45	\$ 25,394.20	\$ 20.27
Developed Lots In Unit 8	Administrative <u>Debt</u>	198	\$ 2,465.01 \$ -	\$ 12.45 \$ -	\$ 4,012.81 \$ -	\$ 20.27 \$ -
	Sub-Total		\$ 2,465.01	\$ 12.45	\$ 4,012.81	\$ 20.27
Developed Lots In Unit 9	Administrative <u>Debt</u>	0	\$ - \$ -	\$ 12.45 \$ -	\$ - \$ -	\$ 20.27 \$ -
	Sub-Total		\$ -	\$ 12.45	\$ -	\$ 20.27
Developed Lots In Sarasota County (Not in Unit 1)	Administrative <u>Debt</u>	0	\$ - \$ -	\$ 12.45 \$ -	\$ - \$ -	\$ 20.27 \$ -
	Sub-Total		\$ -	\$ 12.45	\$ -	\$ 20.27
All Other Acreage	Administrative <u>Debt</u>	14,238	\$ 180,680.02 \$ -	\$ 12.45 \$ -	\$ 288,557.56 \$ -	\$ 20.27 \$ -
	Sub-Total		\$ 180,680.02	\$ 12.45	\$ 288,557.56	\$ 20.27
Total		21,058	\$ 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 **21,058.00** 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	523	\$ 121,466.57	\$ 232.25	\$ 141,615.21	\$ 270.77
	Debt		\$ 90,198.37	\$ 172.46	\$ 91,917.18	\$ 175.75
	Sub-Total		\$ 211,664.94	\$ 404.71	\$ 233,532.39	\$ 446.52
Developed Lots In Unit 2	Administrative	1,868	\$ 433,842.36	\$ 232.25	\$ 505,807.28	\$ 270.77
	Debt		\$ 322,161.67	\$ 172.46	\$ 328,300.74	\$ 175.75
	Sub-Total		\$ 756,004.02	\$ 404.71	\$ 834,108.03	\$ 446.52
Developed Lots In Unit 3	Administrative	1,935	\$ 449,403.08	\$ 232.25	\$ 523,949.19	\$ 270.77
	Debt		\$ 333,716.72	\$ 172.46	\$ 340,075.98	\$ 175.75
	Sub-Total		\$ 783,119.80	\$ 404.71	\$ 864,025.18	\$ 446.52
Developed Lots In Unit 4	Administrative	1,043	\$ 242,236.39	\$ 232.25	\$ 282,418.09	\$ 270.77
	Debt		\$ 179,879.35	\$ 172.46	\$ 183,307.11	\$ 175.75
	Sub-Total		\$ 422,115.74	\$ 404.71	\$ 465,725.20	\$ 446.52
Developed Lots In Unit 7	Admin / Maint	1,253	\$ 291,008.82	\$ 232.25	\$ 339,280.79	\$ 270.77
	Debt		\$ 216,096.67	\$ 172.46	\$ 220,214.58	\$ 175.75
	Sub-Total		\$ 507,105.48	\$ 404.71	\$ 559,495.37	\$ 446.52
Developed Lots In Unit 8	Administrative	198	\$ 45,985.43	\$ 232.25	\$ 53,613.41	\$ 270.77
	Debt		\$ 34,147.76	\$ 172.46	\$ 34,798.47	\$ 175.75
	Sub-Total		\$ 80,133.19	\$ 404.71	\$ 88,411.88	\$ 446.52
Developed Lots In Unit 9	Administrative	0	\$ -	\$ 232.25	\$ -	\$ 270.77
	Debt		\$ -	\$ 172.46	\$ -	\$ 175.75
	Sub-Total		\$ -	\$ 404.71	\$ -	\$ 446.52
All Other Unit 1 Acreage	Administrative	7,550	\$ 1,818,514.80	\$ 232.25	\$ 2,044,349.559	\$ 270.77
	Debt		\$ 1,350,388.58	\$ 172.46	\$ 1,326,911.47	\$ 175.75
	Sub-Total		\$ 3,168,903.38	\$ 404.71	\$ 3,371,261.02	\$ 446.52
Total Admin / Maint			\$ 3,402,457.45		\$ 3,891,033.53	
Total Debt			\$ 2,526,589.11		\$ 2,525,525.53	
Total		14,370	\$ 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 **14,370.00** assessable units in Unit 1.

Assessment Recap - Unit 2 (Total Gross)

A	B	C	E	F	I	H	I
Lot Type	Admin / Maint Allocation	Percentage	Admin / Maint Assessment	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 Family	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 Family	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 Family	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 Family (3 BDR)	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 Family (2 BDR)	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 Family	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 Family	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 Family (3 BDR)	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 Family (2 BDR)	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)

A	B	C	D	E	F	G	H	I
TOTAL GROSS								

2019 A-1 (Performing)

Lot Type	Units	Total Fiscal Year 2024/2025 Projected Assessment	Total Fiscal Year 2024/2025 Projected Per Unit
Island Walk Admin / Maint	1,750	\$ 12,673.74	\$ 7.24
Single Debt	1,747	\$ 663,667.83	\$ 379.89
Family Sub-Total		\$ 676,341.57	\$ 387.13
Island Walk Admin / Maint		\$ 850.17	\$ 7.20
Multi Debt	118	\$ 44,629.96	\$ 378.22
Family Sub-Total		\$ 45,480.13	\$ 385.42

ISLAND WALK ON ROLL GROSS			ISLAND WALK DIRECT BILL GROSS		
1,750	\$ 12,673.74	\$ 7.24	\$ -	\$ -	\$ -
1,747	\$ 663,667.83	\$ 379.89	\$ -	\$ -	\$ -
	\$ 676,341.57	\$ 387.13	\$ -	\$ -	\$ -
118	\$ 850.17	\$ 7.20	\$ -	\$ -	\$ -
	\$ 44,629.96	\$ 378.22	\$ -	\$ -	\$ -
	\$ 45,480.13	\$ 385.42	\$ -	\$ -	\$ -
	\$ 13,523.91		\$ -	\$ -	\$ -
	\$ 708,297.79		\$ -	\$ -	\$ -

Gran Paradiso Admin / Maint	1,090	\$ 8,808.28	\$ 8.08
Single Debt	1,064	\$ 451,242.40	\$ 424.10
Family Sub-Total		\$ 460,050.68	\$ 432.18
Gran Paradiso Admin / Maint		\$ 1,790.87	\$ 6.89
Multi Debt	260	\$ 93,948.40	\$ 361.34
Family (3 BDR) Sub-Total		\$ 95,739.27	\$ 368.23
Gran Paradiso Admin / Maint	280	\$ 3,593.25	\$ 6.14
Multi Debt	577	\$ 185,892.09	\$ 322.17
Family (2 BDR) Sub-Total		\$ 189,485.34	\$ 328.31

GRAN PARADISO ON ROLL GROSS			GRAN PARADISO DIRECT BILL GROSS		
1,090	\$ 8,808.28	\$ 8.08	\$ -	\$ -	\$ -
1,064	\$ 451,242.40	\$ 424.10	\$ -	\$ -	\$ -
	\$ 460,050.68	\$ 432.18	\$ -	\$ -	\$ -
260	\$ 1,790.87	\$ 6.89	\$ -	\$ -	\$ -
	\$ 93,948.40	\$ 361.34	\$ -	\$ -	\$ -
	\$ 95,739.27	\$ 368.23	\$ -	\$ -	\$ -
585	\$ 3,593.25	\$ 6.14	\$ -	\$ -	\$ -
577	\$ 185,892.09	\$ 322.17	\$ -	\$ -	\$ -
	\$ 189,485.34	\$ 328.31	\$ -	\$ -	\$ -
	\$ 14,192.40		\$ -	\$ -	\$ -
	\$ 731,082.89		\$ -	\$ -	\$ -

Preserve Admin / Maint	110	\$ 796.63	\$ 7.24
Single Debt		\$ -	\$ -
Family Sub-Total		\$ 796.63	\$ 7.24
Preserve Admin / Maint		\$ 814.15	\$ 7.20
Multi Debt	113	\$ -	\$ -
Family Sub-Total		\$ 814.15	\$ 7.20

PRESERVE ON ROLL GROSS			PRESERVE DIRECT BILL GROSS		
110	\$ 796.63	\$ 7.24	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ 796.63	\$ 7.24	\$ -	\$ -	\$ -
113	\$ 814.15	\$ 7.20	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ 814.15	\$ 7.20	\$ -	\$ -	\$ -
	\$ 1,610.78		\$ -	\$ -	\$ -
	\$ -		\$ -	\$ -	\$ -

2019 A-2 (Non Performing)

Thomas 167 * Admin / Maint	76	\$ 534.11	\$ 7.03
Multi Debt		\$ 28,037.16	\$ 368.91
Family (3 BDR) Sub-Total		\$ 28,571.27	\$ 375.94
Thomas 167 * Admin / Maint		\$ 879.50	\$ 6.28
Multi Debt	140	\$ 46,163.60	\$ 329.74
Family (2 BDR) Sub-Total		\$ 47,043.10	\$ 336.02
Thomas 167 * Admin / Maint	92	\$ 22,668.88	\$ 245.10
Commercial Debt		\$ 1,189,742.34	\$ 12,863.47
Sub-Total		\$ 1,212,411.22	\$ 13,108.57
		\$ 53,409.57	
		\$ 2,703,323.78	
Total	4,049	\$ 2,755,122.57	

TOWN CENTER ON ROLL GROSS			TOWN CENTER DIRECT BILL GROSS		
76	\$ 534.11	\$ 7.03	\$ -	\$ -	\$ -
	\$ 28,037.16	\$ 368.91	\$ -	\$ -	\$ -
	\$ 28,571.27	\$ 375.94	\$ -	\$ -	\$ -
140	\$ 879.50	\$ 6.28	\$ -	\$ -	\$ -
	\$ 46,163.60	\$ 329.74	\$ -	\$ -	\$ -
	\$ 47,043.10	\$ 336.02	\$ -	\$ -	\$ -
92	\$ 22,668.88	\$ 245.10	\$ -	\$ -	\$ -
	\$ 1,189,742.34	\$ 12,863.47	\$ -	\$ -	\$ -
	\$ 1,212,411.22	\$ 13,108.57	\$ -	\$ -	\$ -
	\$ 24,082.49		\$ -	\$ -	\$ -
	\$ 1,263,943.10		\$ -	\$ -	\$ -

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

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

Methodology Report Attached.
 There are 37 units with pre-paid bonds.
 3 unit in Island Walk Single Family
 26 unit in the Gran Paradiso Single Family
 8 unit in the Gran Paradiso Multi Family

Assessment Recap - Unit 3 (Total Gross)

A	B	C	D	G		F		G	
Category	Product Type		Total Units	Total Fiscal Year 2023/2024		Total Fiscal Year 2024/2025 Projected Assessment		Total Fiscal Year 2024/2025 Projected Assessment Per Unit	
				Assessment Per Unit		Assessment		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		Gross
						\$	33,722.60		
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		Gross
						\$	1,317,063.34		
TOTAL GROSS			1,935		Total Gross	\$	472,819.15		Total Gross
						\$	1,350,785.94		
TOTAL NET			1,935		Total Net	\$	444,450.00		Total Net
						\$	1,269,738.78		

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

Revised Methodology Report Tables 2 & 3 Attached

There are 34 units with pre-paid bonds.

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

Assessment Recap - Unit 4 (Total Gross)

A	B	C	D	G	F	G
Subdivision	Product Type		Total Units	Total Fiscal Year 2023/2024 Assessment Per Unit	Total Fiscal Year 2024/2025 Projected Assessment	Total Fiscal Year 2024/2025 Projected 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			\$ 97.16	\$ (5,052.32)
		Debt	224	\$ 151,879.15	\$ 678.03	276	\$ 187,136.81	\$ 678.03	\$ (35,257.66)
		Sub-Total		\$ 173,642.99	\$ 775.19		\$ 213,952.97	\$ 775.19	\$ (40,309.98)
	50' SF	Admin / Maint	273	\$ 26,524.68	\$ 97.16	251	\$ 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)

Product Type	B	C	D		E		F	
			Total Fiscal Year 2023/2024	Assessment Per Unit	Total Fiscal Year 2024/2025	Projected Assessment	Total Fiscal Year 2024/2025	Projected Assessment Per Unit
Unit 7 Master								
50' Single Family	Admin / Maint	1,897	\$	159.02	\$	210,162.23	\$	110.79
	Debt		\$	830.00	\$	1,574,510.00	\$	830.00
	Sub-Total		\$	989.02	\$	1,784,672.23	\$	940.79
74' Single Family	Admin / Maint	77	\$	159.02	\$	8,530.57	\$	110.79
	Debt		\$	1,228.40	\$	94,586.80	\$	1,228.40
	Sub-Total		\$	1,387.42	\$	103,117.37	\$	1,339.19
Coach	Admin / Maint	216	\$	159.02	\$	23,929.91	\$	110.79
	Debt		\$	622.50	\$	134,460.00	\$	622.50
	Sub-Total		\$	781.52	\$	158,389.91	\$	733.29
2-Story Units	Admin / Maint	296	\$	159.02	\$	32,792.84	\$	110.79
	Debt		\$	456.50	\$	135,124.00	\$	456.50
	Sub-Total		\$	615.52	\$	167,916.84	\$	567.29
4-Story Units	Admin / Maint	390	\$	159.02	\$	43,206.78	\$	110.79
	Debt		\$	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	111	\$	830.00	\$	92,130.00	\$	830.00
	Debt		\$	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	102	\$	622.50	\$	63,495.00	\$	622.50
	Debt		\$	622.50	\$	63,495.00	\$	622.50
	Sub-Total		\$	622.50	\$	63,495.00	\$	622.50
F1 - 50' Single Family	Admin / Maint	92	\$	830.00	\$	76,360.00	\$	830.00
	Debt		\$	830.00	\$	76,360.00	\$	830.00
	Sub-Total		\$	830.00	\$	76,360.00	\$	830.00
F1 - 60' Single Family	Admin / Maint	76	\$	996.00	\$	75,696.00	\$	996.00
	Debt		\$	996.00	\$	75,696.00	\$	996.00
	Sub-Total		\$	996.00	\$	75,696.00	\$	996.00
F5 - Dup/ Paired Villa	Admin / Maint	158	\$	498.00	\$	78,684.00	\$	498.00
	Debt		\$	498.00	\$	78,684.00	\$	498.00
	Sub-Total		\$	498.00	\$	78,684.00	\$	498.00
F5 - 40' Single Family	Admin / Maint	115	\$	664.00	\$	76,360.00	\$	664.00
	Debt		\$	664.00	\$	76,360.00	\$	664.00
	Sub-Total		\$	664.00	\$	76,360.00	\$	664.00
F5 - 50' Single Family	Admin / Maint	125	\$	830.00	\$	103,750.00	\$	830.00
	Debt		\$	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	97	\$	-	\$	80,471.20	\$	829.60
	Debt		\$	-	\$	80,471.20	\$	829.60
	Sub-Total		\$	-	\$	80,471.20	\$	829.60
F3 - 60' SF	Admin / Maint	109	\$	-	\$	108,511.68	\$	995.52
	Debt		\$	-	\$	108,511.68	\$	995.52
	Sub-Total		\$	-	\$	108,511.68	\$	995.52
G-1B - Paired Villa	Admin / Maint	30	\$	-	\$	14,932.80	\$	497.76
	Debt		\$	-	\$	14,932.80	\$	497.76
	Sub-Total		\$	-	\$	14,932.80	\$	497.76
G-1B - 40' SF	Admin / Maint	41	\$	-	\$	27,210.88	\$	663.68
	Debt		\$	-	\$	27,210.88	\$	663.68
	Sub-Total		\$	-	\$	27,210.88	\$	663.68
G-1B - 50' SF	Admin / Maint	175	\$	-	\$	145,180.00	\$	829.60
	Debt		\$	-	\$	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		Total Fiscal Year 2024/2025		Platted Units	Total Fiscal Year 2024/2025		Total Fiscal Year 2024/2025		Platted Units	Total Fiscal Year 2024/2025		Total Fiscal Year 2024/2025		Platted Units	Total Fiscal Year 2024/2025	
		Projected Assessment	Assess Per Unit	Projected Assessment	Assess Per Unit		Platted Assessment	Assess Per Unit	Platted Assessment	Assess Per Unit		Platted Assessment	Assess Per Unit	Platted Assessment	Assess Per Unit			
Unit 7 Master																		
50' Single Family or 50' SF Equivalents	Admin / Maint Debt	1,897	\$ 210,162.23	\$ 110.79	\$ 1,574,510.00	\$ 830.00	1,601.36	\$ 177,409.27	\$ 110.79	1,527.36	\$ 1,267,708.80	\$ 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	\$ 110.79	\$ 94,586.80	\$ 1,228.40	0.00	\$ -	\$ 110.79		\$ 1,228.40	\$ 1,339.19	\$ 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	\$ 110.79	\$ 134,460.00	\$ 622.50	0.00	\$ -	\$ 110.79		\$ 622.50	\$ 733.29	\$ 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	\$ 110.79	\$ 135,124.00	\$ 456.50	0.00	\$ -	\$ 110.79		\$ 456.50	\$ 567.29	\$ 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	\$ 110.79	\$ 161,850.00	\$ 415.00	0.00	\$ -	\$ 110.79		\$ 415.00	\$ 525.79	\$ 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		Total Gross	1,601.36	\$ 177,409.27	Total Platted On Roll Gross	\$ 141,213.07	Total Direct Bill Gross	\$ 832,822.00							
			\$ 2,100,530.80			1,527.36	\$ 1,267,708.80											
TOTAL NET		2,876	\$ 299,505.00	Total Net	1,601.36	\$ 166,764.72	Total Platted On Roll Net	\$ 132,740.28	Total Direct Bill Net	\$ 782,852.68								
			\$ 1,974,498.95			1,527.36	\$ 1,191,646.27											
Unit 7 Village B																		
50' Single Family	Debt	111	\$ 92,130.00	\$ 830.00	111	\$ 92,130.00	\$ 830.00	\$ -					\$ -					
	Sub-Total		\$ 92,130.00	\$ 830.00		\$ 92,130.00	\$ 830.00	\$ -					\$ -					
TOTAL GROSS		111	\$ 92,130.00	Total Gross	111	\$ 92,130.00	Total Platted On Roll Gross	\$ -	Total Direct Bill Gross	\$ -								
TOTAL NET		111	\$ -	Total Net	111	\$ -	Total Platted On Roll Net	\$ -	Total Direct Bill Net	\$ -								
			\$ 86,602.20			\$ 86,602.20												
Unit 7 Village F1 & F5																		
F1 - 37' Single Family	Debt	102	\$ 63,495.00	\$ 622.50	48	\$ 29,880.00	\$ 622.50	\$ 33,615.00					\$ 33,615.00					
0.75 ERU	Sub-Total		\$ 63,495.00	\$ 622.50		\$ 29,880.00	\$ 622.50	\$ 33,615.00					\$ 33,615.00					
F1 - 50' Single Family	Debt	92	\$ 76,360.00	\$ 830.00	72	\$ 59,760.00	\$ 830.00	\$ 16,600.00					\$ 16,600.00					
	Sub-Total		\$ 76,360.00	\$ 830.00		\$ 59,760.00	\$ 830.00	\$ 16,600.00					\$ 16,600.00					
F1 - 60' Single Family	Debt	76	\$ 75,696.00	\$ 996.00	67	\$ 66,732.00	\$ 996.00	\$ 8,964.00					\$ 8,964.00					
	Sub-Total		\$ 75,696.00	\$ 996.00		\$ 66,732.00	\$ 996.00	\$ 8,964.00					\$ 8,964.00					
F5 - Dup/Paired Villa	Debt	158	\$ 78,684.00	\$ 498.00	64	\$ 31,872.00	\$ 498.00	\$ 46,812.00					\$ 46,812.00					
	Sub-Total		\$ 78,684.00	\$ 498.00		\$ 31,872.00	\$ 498.00	\$ 46,812.00					\$ 46,812.00					
F5 - 40' Single Family	Debt	115	\$ 76,360.00	\$ 664.00	43	\$ 28,552.00	\$ 664.00	\$ 47,808.00					\$ 47,808.00					
	Sub-Total		\$ 76,360.00	\$ 664.00		\$ 28,552.00	\$ 664.00	\$ 47,808.00					\$ 47,808.00					
F5 - 50' Single Family	Debt	125	\$ 103,750.00	\$ 830.00	48	\$ 39,840.00	\$ 830.00	\$ 63,910.00					\$ 63,910.00					
	Sub-Total		\$ 103,750.00	\$ 830.00		\$ 39,840.00	\$ 830.00	\$ 63,910.00					\$ 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	\$ 217,709.00								
TOTAL NET		668	\$ 445,884.30	Total Net	342	\$ 241,237.84	Total Platted On Roll Net	\$ 204,646.46	Total Direct Bill Net	\$ 204,646.46								
Unit 7 Village F3 & G-1B																		
F3 - 50' SF	Debt	97	\$ 80,471.20	\$ 829.60	0	\$ -	\$ 829.60	\$ 80,471.20					\$ 80,471.20					
	Sub-Total		\$ 80,471.20	\$ 829.60		\$ -	\$ 829.60	\$ 80,471.20					\$ 80,471.20					
F3 - 60' SF	Debt	109	\$ 108,511.68	\$ 995.52	0	\$ -	\$ 995.52	\$ 108,511.68					\$ 108,511.68					
	Sub-Total		\$ 108,511.68	\$ 995.52		\$ -	\$ 995.52	\$ 108,511.68					\$ 108,511.68					
G-1B - Paired Villa	Debt	30	\$ 14,932.80	\$ 497.76	0	\$ -	\$ 497.76	\$ 14,932.80					\$ 14,932.80					
	Sub-Total		\$ 14,932.80	\$ 497.76		\$ -	\$ 497.76	\$ 14,932.80					\$ 14,932.80					
G-1B - 40' SF	Debt	41	\$ 27,210.88	\$ 663.68	0	\$ -	\$ 663.68	\$ 27,210.88					\$ 27,210.88					
	Sub-Total		\$ 27,210.88	\$ 663.68		\$ -	\$ 663.68	\$ 27,210.88					\$ 27,210.88					
G-1B - 50' SF	Debt	175	\$ 145,180.00	\$ 829.60	0	\$ -	\$ 829.60	\$ 145,180.00					\$ 145,180.00					
	Sub-Total		\$ 145,180.00	\$ 829.60		\$ -	\$ 829.60	\$ 145,180.00					\$ 145,180.00					
TOTAL GROSS		452	\$ 376,306.56	Total Gross	0	\$ -	Total Platted On Roll Gross	\$ 376,306.56	Total Direct Bill Gross	\$ 376,306.56								
TOTAL NET		452	\$ 353,728.17	Total Net	0	\$ -	Total Platted On Roll Net	\$ 353,728.17	Total Direct Bill Net	\$ 353,728.17								

Assessment Recap - Unit 8 (Total Gross)

A	B	C	D	E	F
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

Unit 8 Master

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

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		\$ - \$ 1,225,813.29	Gross

Assessment Recap - Unit 8 (Collection Method)

A		B		C		E		F		G		H		I		J	
TOTAL GROSS				PLATTED ON ROLL GROSS				DIRECT BILL GROSS									
Product Type	Total Units	Total Fiscal Year 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		\$ 26,980.74	\$ 107.92		\$ 12,087.37	\$ 107.92		\$ 14,893.37								
	Debt	250	\$ 174,345.00	\$ 697.38	112	\$ 78,106.56	\$ 697.38		\$ 96,238.44								
	Sub-Total		\$ 201,325.74	\$ 805.30		\$ 90,193.93	\$ 805.30		\$ 111,131.81								
75' Single Family	Admin / Maint		\$ 15,109.21	\$ 107.92		\$ 9,281.37	\$ 107.92		\$ 5,827.84								
	Debt	140	\$ 122,592.40	\$ 875.66	86	\$ 75,306.76	\$ 875.66		\$ 47,285.64								
	Sub-Total		\$ 137,701.61	\$ 983.58		\$ 84,588.13	\$ 983.58		\$ 53,113.48								
Coach	Admin / Maint		\$ 28,923.35	\$ 107.92		\$ -	\$ 107.92		\$ 28,923.35								
	Debt	268	\$ 164,415.32	\$ 613.49	0	\$ -	\$ 613.49		\$ 164,415.32								
	Sub-Total		\$ 193,338.67	\$ 721.41		\$ -	\$ 721.41		\$ 193,338.67								
2-Story Units	Admin / Maint		\$ 28,923.35	\$ 107.92		\$ -	\$ 107.92		\$ 28,923.35								
	Debt	268	\$ 140,523.12	\$ 524.34	0	\$ -	\$ 524.34		\$ 140,523.12								
	Sub-Total		\$ 169,446.47	\$ 632.26		\$ -	\$ 632.26		\$ 169,446.47								
4-Story Units	Admin / Maint		\$ 42,089.95	\$ 107.92		\$ -	\$ 107.92		\$ 42,089.95								
	Debt	390	\$ 169,728.00	\$ 435.20	0	\$ -	\$ 435.20		\$ 169,728.00								
	Sub-Total		\$ 211,817.95	\$ 543.12		\$ -	\$ 543.12		\$ 211,817.95								
TOTAL GROSS		1,316	\$ 142,026.60	Total Gross	198	\$ 21,368.74	Total Platted On Roll Gross	\$ 120,657.85	Total Direct Bill Gross								
			\$ 771,603.84			\$ 153,413.32		\$ 618,190.52									
TOTAL NET		1,316	\$ 133,505.00	Total Net	198	\$ 20,086.62	Total Platted On Roll Net	\$ 113,418.38	Total Direct Bill Net								
			\$ 725,307.61			\$ 144,208.52		\$ 581,099.09									
Unit 8 Neighborhood																	
52' Single Family	Debt	259	\$ 272,548.29	\$ 1,052.31	112	\$ 117,858.72	\$ 1,052.31		\$ 154,689.57								
	Sub-Total		\$ 272,548.29	\$ 1,052.31		\$ 117,858.72	\$ 1,052.31		\$ 154,689.57								
75' Single Family	Debt	166	\$ 219,339.12	\$ 1,321.32	86	\$ 113,633.52	\$ 1,321.32		\$ 105,705.60								
	Sub-Total		\$ 219,339.12	\$ 1,321.32		\$ 113,633.52	\$ 1,321.32		\$ 105,705.60								
Coach	Debt	300	\$ 277,716.00	\$ 925.72	0	\$ -	\$ 925.72		\$ 277,716.00								
	Sub-Total		\$ 277,716.00	\$ 925.72		\$ -	\$ 925.72		\$ 277,716.00								
2-Story Units	Debt	228	\$ 180,395.88	\$ 791.21	0	\$ -	\$ 791.21		\$ 180,395.88								
	Sub-Total		\$ 180,395.88	\$ 791.21		\$ -	\$ 791.21		\$ 180,395.88								
4-Story Units	Debt	420	\$ 275,814.00	\$ 656.70	0	\$ -	\$ 656.70		\$ 275,814.00								
	Sub-Total		\$ 275,814.00	\$ 656.70		\$ -	\$ 656.70		\$ 275,814.00								
TOTAL GROSS		1,373	\$ 1,225,813.29	Total Gross	198	\$ 231,492.24	Total Platted On Roll Gross	\$ 994,321.05	Total Direct Bill Gross								
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 Assessment Per Unit	Total Fiscal Year 2024/2025 Projected Assessment	Total Fiscal Year 2024/2025 Projected Assessment Per Unit
Unit 9 Master					
50' Single Family	Admin / Maint		\$ 264.37	\$ 69,822.56	\$ 306.24
	<u>Debt</u>	228	\$ 1,754.57	\$ 400,041.96	\$ 1,754.57
	Sub-Total		\$ 2,018.94	\$ 469,864.52	\$ 2,060.81
62' Single Family	Admin / Maint		\$ 264.37	\$ 29,705.21	\$ 306.24
	<u>Debt</u>	97	\$ 2,175.67	\$ 211,039.99	\$ 2,175.67
	Sub-Total		\$ 2,440.04	\$ 240,745.20	\$ 2,481.91
75' Single Family	Admin / Maint		\$ 264.37	\$ 24,805.38	\$ 306.24
	<u>Debt</u>	81	\$ 2,631.86	\$ 213,180.66	\$ 2,631.86
	Sub-Total		\$ 2,896.23	\$ 237,986.04	\$ 2,938.10
85' Single Family	Admin / Maint		\$ 264.37	\$ 19,293.08	\$ 306.24
	<u>Debt</u>	63	\$ 2,982.77	\$ 187,914.51	\$ 2,982.77
	Sub-Total		\$ 3,247.14	\$ 207,207.59	\$ 3,289.01
Coach	Admin / Maint		\$ 264.37	\$ 80,847.17	\$ 306.24
	<u>Debt</u>	264	\$ 877.29	\$ 231,604.56	\$ 877.29
	Sub-Total		\$ 1,141.66	\$ 312,451.73	\$ 1,183.53
Total		733		\$ 224,473.40 \$ 1,243,781.68	Gross

Assessment Recap - Unit 9 (Collection Method)

A	B	C	E	F	G	H	I	J
TOTAL GROSS				PLATTED ON ROLL GROSS			DIRECT BILL GROSS	

Product Type	Total Units	Total Fiscal Year	Total Fiscal Year	Platted Units	Total Fiscal Year	Total Fiscal Year
		2024/2025 Projected Assessment	2024/2025 Projected Assessment Per Unit		2024/2025 Platted Assessment	2024/2025 Platted Assessment Per Unit

Unit 9 Master

50' Single Family	Admin / Maint	228	\$ 69,822.56	\$ 306.24
	Debt		\$ 400,041.96	\$ 1,754.57
	Sub-Total		\$ 469,864.52	\$ 2,060.81
62' Single Family	Admin / Maint	57	\$ 17,455.64	\$ 306.24
	Debt		\$ 124,013.19	\$ 2,175.67
	Sub-Total		\$ 141,468.83	\$ 2,481.91
62' Single Family Buy Down	Admin / Maint	40	\$ 12,249.57	\$ 306.24
	Debt		\$ 85,233.20	\$ 2,130.83
	Sub-Total		\$ 97,482.77	\$ 2,437.07
75' Single Family	Admin / Maint	81	\$ 24,805.38	\$ 306.24
	Debt		\$ 213,180.66	\$ 2,631.86
	Sub-Total		\$ 237,986.04	\$ 2,938.10
85' Single Family	Admin / Maint	63	\$ 19,293.08	\$ 306.24
	Debt		\$ 187,914.51	\$ 2,982.77
	Sub-Total		\$ 207,207.59	\$ 3,289.01
Coach	Admin / Maint	264	\$ 80,847.17	\$ 306.24
	Debt		\$ 231,604.56	\$ 877.29
	Sub-Total		\$ 312,451.73	\$ 1,183.53

0	\$ -	\$ 306.24
	\$ -	\$ 1,754.57
	\$ -	\$ 2,060.81
0	\$ -	\$ 306.24
	\$ -	\$ 2,175.67
	\$ -	\$ 2,481.91
0	\$ -	\$ 306.24
	\$ -	\$ 2,130.83
	\$ -	\$ 2,437.07
0	\$ -	\$ 306.24
	\$ -	\$ 2,631.86
	\$ -	\$ 2,938.10
0	\$ -	\$ 306.24
	\$ -	\$ 2,982.77
	\$ -	\$ 3,289.01
0	\$ -	\$ 306.24
	\$ -	\$ 877.29
	\$ -	\$ 1,183.53

\$ 69,822.56
\$ 400,041.96
\$ 469,864.52
\$ 17,455.64
\$ 124,013.19
\$ 141,468.83
\$ 12,249.57
\$ 85,233.20
\$ 97,482.77
\$ 24,805.38
\$ 213,180.66
\$ 237,986.04
\$ 19,293.08
\$ 187,914.51
\$ 207,207.59
\$ 80,847.17
\$ 231,604.56
\$ 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 Assessment Per Unit	Total Fiscal Year 2024/2025 Projected Assessment	Total Fiscal Year 2024/2025 Projected Assessment Per Unit
Unit 10 Master					
Coach	Admin / Maint		\$ -	\$ 84,411.48	\$ 639.48
	<u>Debt</u>	132	\$ -	\$ 149,756.64	\$ 1,134.52
	Sub-Total		\$ -	\$ 234,168.12	\$ 1,774.00
Townhomes	Admin / Maint		\$ -	\$ 23,660.79	\$ 639.48
	<u>Debt</u>	37	\$ -	\$ 50,372.54	\$ 1,361.42
	Sub-Total		\$ -	\$ 74,033.33	\$ 2,000.90
50' Single Family	Admin / Maint		\$ -	\$ 56,274.32	\$ 639.48
	<u>Debt</u>	88	\$ -	\$ 199,675.52	\$ 2,269.04
	Sub-Total		\$ -	\$ 255,949.84	\$ 2,908.52
65' Single Family	Admin / Maint		\$ -	\$ 183,531.02	\$ 639.48
	<u>Debt</u>	287	\$ -	\$ 846,578.25	\$ 2,949.75
	Sub-Total		\$ -	\$ 1,030,109.27	\$ 3,589.23
75' Single Family	Admin / Maint		\$ -	\$ 28,776.64	\$ 639.48
	<u>Debt</u>	45	\$ -	\$ 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	Total Fiscal Year	Platted Units	Total Fiscal Year	Total Fiscal Year
		2024/2025 Projected Assessment	2024/2025 Projected Assessment Per Unit		2024/2025 Platted Assessment	2024/2025 Platted Assessment Per Unit

Unit 10 Master

Coach	Admin / Maint		\$ 84,411.48	\$ 639.48
	Debt	132	\$ 149,756.64	\$ 1,134.52
	Sub-Total		\$ 234,168.12	\$ 1,774.00
Townhomes	Admin / Maint		\$ 23,660.79	\$ 639.48
	Debt	37	\$ 50,372.54	\$ 1,361.42
	Sub-Total		\$ 74,033.33	\$ 2,000.90
50' Single Family	Admin / Maint		\$ 56,274.32	\$ 639.48
	Debt	88	\$ 199,675.52	\$ 2,269.04
	Sub-Total		\$ 255,949.84	\$ 2,908.52
65' Single Family	Admin / Maint		\$ 183,531.02	\$ 639.48
	Debt	287	\$ 846,578.25	\$ 2,949.75
	Sub-Total		\$ 1,030,109.27	\$ 3,589.23
75' Single Family	Admin / Maint		\$ 28,776.64	\$ 639.48
	Debt	45	\$ 153,160.20	\$ 3,403.56
	Sub-Total		\$ 181,936.84	\$ 4,043.04

0	\$ -	\$ 639.48
	\$ -	\$ 1,134.52
	\$ -	\$ 1,774.00
0	\$ -	\$ 639.48
	\$ -	\$ 1,361.42
	\$ -	\$ 2,000.90
0	\$ -	\$ 639.48
	\$ -	\$ 2,269.04
	\$ -	\$ 2,908.52
0	\$ -	\$ 639.48
	\$ -	\$ 2,949.75
	\$ -	\$ 3,589.23
0	\$ -	\$ 639.48
	\$ -	\$ 3,403.56
	\$ -	\$ 4,043.04

\$ 84,411.48
\$ 149,756.64
\$ 234,168.12
\$ 23,660.79
\$ 50,372.54
\$ 74,033.33
\$ 56,274.32
\$ 199,675.52
\$ 255,949.84
\$ 183,531.02
\$ 846,578.25
\$ 1,030,109.27
\$ 28,776.64
\$ 153,160.20
\$ 181,936.84

TOTAL GROSS	589	\$ 376,654.26	Total Gross	0	\$ -	Total Platted On Roll Gross	\$ 376,654.26	Total Direct Bill Gross
		\$ 1,399,543.15			\$ -		\$ 1,399,543.15	

TOTAL NET	589	\$ 354,055.00	Total Net	0	\$ -	Total Platted On Roll Net	\$ 354,055.00	Total Direct Bill Net
		\$ 1,315,570.56			\$ -		\$ 1,315,570.56	

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	\$ 20.27	\$ 270.77	\$ 7.24	\$ -	\$ 298.28
	Debt	\$ -	\$ 175.75	\$ 379.89	\$ -	\$ 555.64
	Sub-Total	\$ 20.27	\$ 446.52	\$ 387.13	\$ -	\$ 853.92
Multi Family	Admin / Maint	\$ 20.27	\$ 270.77	\$ 7.20	\$ -	\$ 298.24
	Debt	\$ -	\$ 175.75	\$ 378.22	\$ -	\$ 553.97
	Sub-Total	\$ 20.27	\$ 446.52	\$ 385.42	\$ -	\$ 852.21
Any Lot Outside Unit 2 Boundary	Admin / Maint	\$ 20.27	\$ 270.77	\$ -	\$ -	\$ 291.04
	Debt	\$ -	\$ 175.75	\$ -	\$ -	\$ 175.75
	Sub-Total	\$ 20.27	\$ 446.52	\$ -	\$ -	\$ 466.79

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	\$ 853.92	\$ 49.10
\$ 803.11	\$ 852.21	\$ 49.11
\$ 417.16	\$ 466.79	\$ 49.63

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

Assessments - Gran Paradiso

Gran Paradiso Assessment Breakdown											
Product Type	District Proper	Unit 1		Unit 2		Unit 3		Unit 4 Through 9		All Units	
		Total Fiscal Year 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		
2 Bdr Sam 35	Admin / Maint	\$ 20.27	\$ 270.77	\$ 8.08	\$ 244.35	\$ -	\$ 543.47				
	Debt	\$ -	\$ 175.75	\$ 424.10	\$ 1,093.10	\$ -	\$ 1,692.95				
	Sub-Total	\$ 20.27	\$ 446.52	\$ 432.18	\$ 1,337.45	\$ -	\$ 2,236.42				
3 Bdr Sam 70	Admin / Maint	\$ 20.27	\$ 270.77	\$ 8.08	\$ 244.35	\$ -	\$ 543.47				
	Debt	\$ -	\$ 175.75	\$ 424.10	\$ 1,432.12	\$ -	\$ 2,031.97				
	Sub-Total	\$ 20.27	\$ 446.52	\$ 432.18	\$ 1,676.47	\$ -	\$ 2,575.44				
3 Bdr Sam 80	Admin / Maint	\$ 20.27	\$ 270.77	\$ 8.08	\$ 244.35	\$ -	\$ 543.47				
	Debt	\$ -	\$ 175.75	\$ 424.10	\$ 1,559.05	\$ -	\$ 2,158.90				
	Sub-Total	\$ 20.27	\$ 446.52	\$ 432.18	\$ 1,803.40	\$ -	\$ 2,702.37				
3 Bdr Lee 45	Admin / Maint	\$ 20.27	\$ 270.77	\$ 8.08	\$ 244.35	\$ -	\$ 543.47				
	Debt	\$ -	\$ 175.75	\$ 424.10	\$ 1,227.41	\$ -	\$ 1,827.26				
	Sub-Total	\$ 20.27	\$ 446.52	\$ 432.18	\$ 1,471.76	\$ -	\$ 2,370.73				
3 Bdr Lee 65	Admin / Maint	\$ 20.27	\$ 270.77	\$ 8.08	\$ 244.35	\$ -	\$ 543.47				
	Debt	\$ -	\$ 175.75	\$ 424.10	\$ 1,380.47	\$ -	\$ 1,980.32				
	Sub-Total	\$ 20.27	\$ 446.52	\$ 432.18	\$ 1,624.82	\$ -	\$ 2,523.79				
35'	Admin / Maint	\$ 20.27	\$ 270.77	\$ 6.14	\$ 244.35	\$ -	\$ 541.53				
	Debt	\$ -	\$ 175.75	\$ 322.17	\$ 521.28	\$ -	\$ 1,019.20				
	Sub-Total	\$ 20.27	\$ 446.52	\$ 328.31	\$ 765.63	\$ -	\$ 1,560.73				
Townhome	Admin / Maint	\$ 20.27	\$ 270.77	\$ 6.14	\$ 244.35	\$ -	\$ 541.53				
	Debt	\$ -	\$ 175.75	\$ 322.17	\$ 521.28	\$ -	\$ 1,019.20				
	Sub-Total	\$ 20.27	\$ 446.52	\$ 328.31	\$ 765.63	\$ -	\$ 1,560.73				
Coach	Admin / Maint	\$ 20.27	\$ 270.77	\$ 6.89	\$ 244.35	\$ -	\$ 542.28				
	Debt	\$ -	\$ 175.75	\$ 361.34	\$ 627.66	\$ -	\$ 1,164.75				
	Sub-Total	\$ 20.27	\$ 446.52	\$ 368.23	\$ 872.01	\$ -	\$ 1,707.03				
45'	Admin / Maint	\$ 20.27	\$ 270.77	\$ 8.08	\$ 244.35	\$ -	\$ 543.47				
	Debt	\$ -	\$ 175.75	\$ 424.10	\$ 627.66	\$ -	\$ 1,227.51				
	Sub-Total	\$ 20.27	\$ 446.52	\$ 432.18	\$ 872.01	\$ -	\$ 1,770.98				
52'	Admin / Maint	\$ 20.27	\$ 270.77	\$ 8.08	\$ 244.35	\$ -	\$ 543.47				
	Debt	\$ -	\$ 175.75	\$ 424.10	\$ 734.04	\$ -	\$ 1,333.89				
	Sub-Total	\$ 20.27	\$ 446.52	\$ 432.18	\$ 978.39	\$ -	\$ 1,877.36				
62'	Admin / Maint	\$ 20.27	\$ 270.77	\$ 8.08	\$ 244.35	\$ -	\$ 543.47				
	Debt	\$ -	\$ 175.75	\$ 424.10	\$ 840.42	\$ -	\$ 1,440.27				
	Sub-Total	\$ 20.27	\$ 446.52	\$ 432.18	\$ 1,084.77	\$ -	\$ 1,983.74				
65'	Admin / Maint	\$ 20.27	\$ 270.77	\$ 8.08	\$ 244.35	\$ -	\$ 543.47				
	Debt	\$ -	\$ 175.75	\$ 424.10	\$ 840.42	\$ -	\$ 1,440.27				
	Sub-Total	\$ 20.27	\$ 446.52	\$ 432.18	\$ 1,084.77	\$ -	\$ 1,983.74				
70'	Admin / Maint	\$ 20.27	\$ 270.77	\$ 8.08	\$ 244.35	\$ -	\$ 543.47				
	Debt	\$ -	\$ 175.75	\$ 424.10	\$ 840.42	\$ -	\$ 1,440.27				
	Sub-Total	\$ 20.27	\$ 446.52	\$ 432.18	\$ 1,084.77	\$ -	\$ 1,983.74				
75'	Admin / Maint	\$ 20.27	\$ 270.77	\$ 8.08	\$ 244.35	\$ -	\$ 543.47				
	Debt	\$ -	\$ 175.75	\$ 424.10	\$ 946.81	\$ -	\$ 1,546.66				
	Sub-Total	\$ 20.27	\$ 446.52	\$ 432.18	\$ 1,191.16	\$ -	\$ 2,090.13				
80'	Admin / Maint	\$ 20.27	\$ 270.77	\$ 8.08	\$ 244.35	\$ -	\$ 543.47				
	Debt	\$ -	\$ 175.75	\$ 424.10	\$ 946.81	\$ -	\$ 1,546.66				
	Sub-Total	\$ 20.27	\$ 446.52	\$ 432.18	\$ 1,191.16	\$ -	\$ 2,090.13				

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	\$ 2,236.42	\$	\$ 45.11
\$ 2,530.33	\$ 2,575.44	\$	\$ 45.11
\$ 2,657.26	\$ 2,702.37	\$	\$ 45.11
\$ 2,325.62	\$ 2,370.73	\$	\$ 45.11
\$ 2,478.68	\$ 2,523.79	\$	\$ 45.11
\$ 1,515.48	\$ 1,560.73	\$	\$ 45.25
\$ 1,515.48	\$ 1,560.73	\$	\$ 45.25
\$ 1,661.83	\$ 1,707.03	\$	\$ 45.20
\$ 1,725.87	\$ 1,770.98	\$	\$ 45.11
\$ 1,832.25	\$ 1,877.36	\$	\$ 45.11
\$ 1,938.63	\$ 1,983.74	\$	\$ 45.11
\$ 1,938.63	\$ 1,983.74	\$	\$ 45.11
\$ 1,938.63	\$ 1,983.74	\$	\$ 45.11
\$ 2,045.02	\$ 2,090.13	\$	\$ 45.11
\$ 2,045.02	\$ 2,090.13	\$	\$ 45.11

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

Assessments - Renaissance, Oasis, and Preserve

Renaissance, Oasis, & Preserve Assessment Breakdown															
Product Type		District Proper		Unit 1		Unit 2		Unit 3		Unit 4		Unit 7		All Units	
		Total Fiscal Year 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
Renaissance 35' Villa	Admin / Maint	\$ 20.27	\$ 270.77	\$ -	\$ -	\$ -	\$ -	\$ 97.16	\$ -	\$ -	\$ -	\$ -	\$ 388.20		
	Debt	\$ -	\$ 175.75	\$ -	\$ -	\$ -	\$ -	\$ 678.03	\$ -	\$ -	\$ -	\$ -	\$ 853.78		
	Sub-Total	\$ 20.27	\$ 446.52	\$ -	\$ -	\$ -	\$ -	\$ 775.19	\$ -	\$ -	\$ -	\$ -	\$ 1,241.98		
Renaissance 50'	Admin / Maint	\$ 20.27	\$ 270.77	\$ -	\$ -	\$ -	\$ -	\$ 97.16	\$ -	\$ -	\$ -	\$ -	\$ 388.20		
	Debt	\$ -	\$ 175.75	\$ -	\$ -	\$ -	\$ -	\$ 998.94	\$ -	\$ -	\$ -	\$ -	\$ 1,174.69		
	Sub-Total	\$ 20.27	\$ 446.52	\$ -	\$ -	\$ -	\$ -	\$ 1,096.10	\$ -	\$ -	\$ -	\$ -	\$ 1,562.89		
Renaissance 60'	Admin / Maint	\$ 20.27	\$ 270.77	\$ -	\$ -	\$ -	\$ -	\$ 97.16	\$ -	\$ -	\$ -	\$ -	\$ 388.20		
	Debt	\$ -	\$ 175.75	\$ -	\$ -	\$ -	\$ -	\$ 1,212.87	\$ -	\$ -	\$ -	\$ -	\$ 1,388.62		
	Sub-Total	\$ 20.27	\$ 446.52	\$ -	\$ -	\$ -	\$ -	\$ 1,310.03	\$ -	\$ -	\$ -	\$ -	\$ 1,776.82		
Oasis 60'	Admin / Maint	\$ 20.27	\$ 270.77	\$ -	\$ -	\$ -	\$ -	\$ 97.16	\$ -	\$ -	\$ -	\$ -	\$ 388.20		
	Debt	\$ -	\$ 175.75	\$ -	\$ -	\$ -	\$ -	\$ 829.89	\$ -	\$ -	\$ -	\$ -	\$ 1,005.64		
	Sub-Total	\$ 20.27	\$ 446.52	\$ -	\$ -	\$ -	\$ -	\$ 927.05	\$ -	\$ -	\$ -	\$ -	\$ 1,393.84		
Oasis 70'	Admin / Maint	\$ 20.27	\$ 270.77	\$ -	\$ -	\$ -	\$ -	\$ 97.16	\$ -	\$ -	\$ -	\$ -	\$ 388.20		
	Debt	\$ -	\$ 175.75	\$ -	\$ -	\$ -	\$ -	\$ 980.00	\$ -	\$ -	\$ -	\$ -	\$ 1,155.75		
	Sub-Total	\$ 20.27	\$ 446.52	\$ -	\$ -	\$ -	\$ -	\$ 1,077.16	\$ -	\$ -	\$ -	\$ -	\$ 1,543.95		
Preserve 33' Villa	Admin / Maint	\$ 20.27	\$ 270.77	\$ 7.20	\$ -	\$ -	\$ -	\$ 97.16	\$ -	\$ -	\$ -	\$ -	\$ 395.40		
	Debt	\$ -	\$ 175.75	\$ -	\$ -	\$ -	\$ -	\$ 424.61	\$ -	\$ -	\$ -	\$ -	\$ 600.36		
	Sub-Total	\$ 20.27	\$ 446.52	\$ 7.20	\$ -	\$ -	\$ -	\$ 521.77	\$ -	\$ -	\$ -	\$ -	\$ 995.76		
Preserve 50'	Admin / Maint	\$ 20.27	\$ 270.77	\$ 7.24	\$ -	\$ -	\$ -	\$ 97.16	\$ -	\$ -	\$ -	\$ -	\$ 395.44		
	Debt	\$ -	\$ 175.75	\$ -	\$ -	\$ -	\$ -	\$ 679.79	\$ -	\$ -	\$ -	\$ -	\$ 855.54		
	Sub-Total	\$ 20.27	\$ 446.52	\$ 7.24	\$ -	\$ -	\$ -	\$ 776.95	\$ -	\$ -	\$ -	\$ -	\$ 1,250.98		

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	\$ 1,241.98	\$	43.77
\$ 1,519.11	\$ 1,562.89	\$	43.77
\$ 1,733.05	\$ 1,776.82	\$	43.77
\$ 1,350.07	\$ 1,393.84	\$	43.77
\$ 1,500.18	\$ 1,543.95	\$	43.77
\$ 952.51	\$ 995.76	\$	43.25
\$ 1,207.73	\$ 1,250.98	\$	43.25

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

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

Assessments - Unit 7 Villages

Unit 7 Villages Assessment Breakdown								
Product Type	District Proper 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	\$ 20.27	\$ 270.77	\$ -	\$ -	\$ -	\$ 110.79	\$ 401.83
	Debt	\$ -	\$ 175.75	\$ -	\$ -	\$ -	\$ 830.00	\$ 1,905.75
	Sub-Total	\$ 20.27	\$ 446.52	\$ -	\$ -	\$ -	\$ 940.79	\$ 1,407.58
74'	Admin / Maint	\$ 20.27	\$ 270.77	\$ -	\$ -	\$ -	\$ 110.79	\$ 401.83
	Debt	\$ -	\$ 175.75	\$ -	\$ -	\$ -	\$ 1,228.40	\$ 1,404.15
	Sub-Total	\$ 20.27	\$ 446.52	\$ -	\$ -	\$ -	\$ 1,339.19	\$ 1,805.98
Coach	Admin / Maint	\$ 20.27	\$ 270.77	\$ -	\$ -	\$ -	\$ 110.79	\$ 401.83
	Debt	\$ -	\$ 175.75	\$ -	\$ -	\$ -	\$ 622.50	\$ 798.25
	Sub-Total	\$ 20.27	\$ 446.52	\$ -	\$ -	\$ -	\$ 733.29	\$ 1,200.08
2-Story	Admin / Maint	\$ 20.27	\$ 270.77	\$ -	\$ -	\$ -	\$ 110.79	\$ 401.83
	Debt	\$ -	\$ 175.75	\$ -	\$ -	\$ -	\$ 456.50	\$ 632.25
	Sub-Total	\$ 20.27	\$ 446.52	\$ -	\$ -	\$ -	\$ 567.29	\$ 1,034.08
4-Story	Admin / Maint	\$ 20.27	\$ 270.77	\$ -	\$ -	\$ -	\$ 110.79	\$ 401.83
	Debt	\$ -	\$ 175.75	\$ -	\$ -	\$ -	\$ 415.00	\$ 590.75
	Sub-Total	\$ 20.27	\$ 446.52	\$ -	\$ -	\$ -	\$ 525.79	\$ 992.58
Village B 50'	Admin / Maint	\$ 20.27	\$ 270.77	\$ -	\$ -	\$ -	\$ 110.79	\$ 401.83
	Debt	\$ -	\$ 175.75	\$ -	\$ -	\$ -	\$ 1,660.00	\$ 1,835.75
	Sub-Total	\$ 20.27	\$ 446.52	\$ -	\$ -	\$ -	\$ 1,770.79	\$ 2,237.58
Village F1 37'	Admin / Maint	\$ 20.27	\$ 270.77	\$ -	\$ -	\$ -	\$ 110.79	\$ 401.83
	Debt	\$ -	\$ 175.75	\$ -	\$ -	\$ -	\$ 1,245.00	\$ 1,420.75
	Sub-Total	\$ 20.27	\$ 446.52	\$ -	\$ -	\$ -	\$ 1,355.79	\$ 1,822.58
Village F1 50'	Admin / Maint	\$ 20.27	\$ 270.77	\$ -	\$ -	\$ -	\$ 110.79	\$ 401.83
	Debt	\$ -	\$ 175.75	\$ -	\$ -	\$ -	\$ 1,660.00	\$ 1,835.75
	Sub-Total	\$ 20.27	\$ 446.52	\$ -	\$ -	\$ -	\$ 1,770.79	\$ 2,237.58
Village F1 60'	Admin / Maint	\$ 20.27	\$ 270.77	\$ -	\$ -	\$ -	\$ 110.79	\$ 401.83
	Debt	\$ -	\$ 175.75	\$ -	\$ -	\$ -	\$ 1,992.00	\$ 2,167.75
	Sub-Total	\$ 20.27	\$ 446.52	\$ -	\$ -	\$ -	\$ 2,102.79	\$ 2,569.58
Village F5 Dup/Paired Villas	Admin / Maint	\$ 20.27	\$ 270.77	\$ -	\$ -	\$ -	\$ 110.79	\$ 401.83
	Debt	\$ -	\$ 175.75	\$ -	\$ -	\$ -	\$ 998.00	\$ 1,171.75
	Sub-Total	\$ 20.27	\$ 446.52	\$ -	\$ -	\$ -	\$ 1,108.79	\$ 1,573.58
Village F5 40'	Admin / Maint	\$ 20.27	\$ 270.77	\$ -	\$ -	\$ -	\$ 110.79	\$ 401.83
	Debt	\$ -	\$ 175.75	\$ -	\$ -	\$ -	\$ 1,328.00	\$ 1,503.75
	Sub-Total	\$ 20.27	\$ 446.52	\$ -	\$ -	\$ -	\$ 1,438.79	\$ 1,905.58
Village F5 50'	Admin / Maint	\$ 20.27	\$ 270.77	\$ -	\$ -	\$ -	\$ 110.79	\$ 401.83
	Debt	\$ -	\$ 175.75	\$ -	\$ -	\$ -	\$ 1,660.00	\$ 1,835.75
	Sub-Total	\$ 20.27	\$ 446.52	\$ -	\$ -	\$ -	\$ 1,770.79	\$ 2,237.58
Village F3 50'	Admin / Maint	\$ 20.27	\$ 270.77	\$ -	\$ -	\$ -	\$ 110.79	\$ 401.83
	Debt	\$ -	\$ 175.75	\$ -	\$ -	\$ -	\$ 1,659.60	\$ 1,835.35
	Sub-Total	\$ 20.27	\$ 446.52	\$ -	\$ -	\$ -	\$ 1,770.39	\$ 2,237.18
Village F3 60'	Admin / Maint	\$ 20.27	\$ 270.77	\$ -	\$ -	\$ -	\$ 110.79	\$ 401.83
	Debt	\$ -	\$ 175.75	\$ -	\$ -	\$ -	\$ 1,991.52	\$ 2,167.27
	Sub-Total	\$ 20.27	\$ 446.52	\$ -	\$ -	\$ -	\$ 2,102.31	\$ 2,569.10
Village G-1B Dup/Paired Villas	Admin / Maint	\$ 20.27	\$ 270.77	\$ -	\$ -	\$ -	\$ 110.79	\$ 401.83
	Debt	\$ -	\$ 175.75	\$ -	\$ -	\$ -	\$ 1,078.76	\$ 1,254.51
	Sub-Total	\$ 20.27	\$ 446.52	\$ -	\$ -	\$ -	\$ 1,189.55	\$ 1,656.34
Village G-1B 40'	Admin / Maint	\$ 20.27	\$ 270.77	\$ -	\$ -	\$ -	\$ 110.79	\$ 401.83
	Debt	\$ -	\$ 175.75	\$ -	\$ -	\$ -	\$ 1,327.68	\$ 1,503.43
	Sub-Total	\$ 20.27	\$ 446.52	\$ -	\$ -	\$ -	\$ 1,438.47	\$ 1,905.26
Village G-1B 50'	Admin / Maint	\$ 20.27	\$ 270.77	\$ -	\$ -	\$ -	\$ 110.79	\$ 401.83
	Debt	\$ -	\$ 175.75	\$ -	\$ -	\$ -	\$ 1,659.60	\$ 1,835.35
	Sub-Total	\$ 20.27	\$ 446.52	\$ -	\$ -	\$ -	\$ 1,770.39	\$ 2,237.18

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	\$ 1,407.58	\$ 1.40
\$ 1,804.58	\$ 1,805.98	\$ 1.40
\$ 1,198.68	\$ 1,200.08	\$ 1.40
\$ 1,032.68	\$ 1,034.08	\$ 1.40
\$ 991.18	\$ 992.58	\$ 1.40
\$ 2,236.18	\$ 2,237.58	\$ 1.40
\$ 1,821.18	\$ 1,822.58	\$ 1.40
\$ 2,236.18	\$ 2,237.58	\$ 1.40
\$ 2,568.18	\$ 2,569.58	\$ 1.40
\$ 1,572.18	\$ 1,573.58	\$ 1.40
\$ 1,904.18	\$ 1,905.58	\$ 1.40
\$ 2,236.18	\$ 2,237.58	\$ 1.40
\$ -	\$ 2,237.18	\$ 2,237.18
\$ -	\$ 1,656.34	\$ 1,656.34
\$ -	\$ 1,905.26	\$ 1,905.26
\$ -	\$ 2,237.18	\$ 2,237.18

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	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	\$ 20.27	\$ 270.77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 107.92	\$ 398.96		
	Debt	\$ -	\$ 175.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,749.69	\$ 1,925.44		
	Sub-Total	\$ 20.27	\$ 446.52	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,857.61	\$ 2,324.40		
75'	Admin / Maint	\$ 20.27	\$ 270.77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 107.92	\$ 398.96		
	Debt	\$ -	\$ 175.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,196.98	\$ 2,372.73		
	Sub-Total	\$ 20.27	\$ 446.52	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,304.90	\$ 2,771.69		
Coach	Admin / Maint	\$ 20.27	\$ 270.77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 107.92	\$ 398.96		
	Debt	\$ -	\$ 175.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,539.21	\$ 1,714.96		
	Sub-Total	\$ 20.27	\$ 446.52	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,647.13	\$ 2,113.92		
2-Story	Admin / Maint	\$ 20.27	\$ 270.77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 107.92	\$ 398.96		
	Debt	\$ -	\$ 175.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,315.55	\$ 1,491.30		
	Sub-Total	\$ 20.27	\$ 446.52	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,423.47	\$ 1,890.26		
4-Story	Admin / Maint	\$ 20.27	\$ 270.77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 107.92	\$ 398.96		
	Debt	\$ -	\$ 175.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,091.90	\$ 1,267.65		
	Sub-Total	\$ 20.27	\$ 446.52	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,199.82	\$ 1,666.61		

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	\$ 2,324.40	\$ 36.78
\$ 2,734.92	\$ 2,771.69	\$ 36.78
\$ 2,077.15	\$ 2,113.92	\$ 36.78
\$ 1,853.49	\$ 1,890.26	\$ 36.78
\$ 1,629.84	\$ 1,666.61	\$ 36.78

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

Assessments - Unit 9 Villages

Unit 9 Villages Assessment Breakdown										
Product Type	District Proper	District Proper	Unit 1	Unit 2	Unit 3	Unit 4	Unit 7	Unit 8	Unit 9	All Units
		Total Fiscal Year 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
50'	Admin / Maint	\$ 20.27	\$ 270.77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 306.24	\$ 597.28
	Debt	\$ -	\$ 175.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,754.57	\$ 1,930.32
	Sub-Total	\$ 20.27	\$ 446.52	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,060.81	\$ 2,527.60
62'	Admin / Maint	\$ 20.27	\$ 270.77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 306.24	\$ 597.28
	Debt	\$ -	\$ 175.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,175.67	\$ 2,351.42
	Sub-Total	\$ 20.27	\$ 446.52	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,481.91	\$ 2,948.70
75'	Admin / Maint	\$ 20.27	\$ 270.77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 306.24	\$ 597.28
	Debt	\$ -	\$ 175.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,631.86	\$ 2,807.61
	Sub-Total	\$ 20.27	\$ 446.52	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,938.10	\$ 3,404.89
85'	Admin / Maint	\$ 20.27	\$ 270.77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 306.24	\$ 597.28
	Debt	\$ -	\$ 175.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,982.77	\$ 3,158.52
	Sub-Total	\$ 20.27	\$ 446.52	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,289.01	\$ 3,755.80
Coach	Admin / Maint	\$ 20.27	\$ 270.77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 306.24	\$ 597.28
	Debt	\$ -	\$ 175.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 877.29	\$ 1,053.04
	Sub-Total	\$ 20.27	\$ 446.52	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,183.53	\$ 1,650.32

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	\$ 2,527.60	\$ 91.50
\$ 2,857.20	\$ 2,948.70	\$ 91.50
\$ 3,313.39	\$ 3,404.89	\$ 91.50
\$ 3,664.30	\$ 3,755.80	\$ 91.50
\$ 1,558.82	\$ 1,650.32	\$ 91.50

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 10 Villages

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	\$ 20.27	\$ 270.77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 639.48	\$ 930.52
	Debt	\$ -	\$ 175.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,134.52	\$ 1,310.27
	Sub-Total	\$ 20.27	\$ 446.52	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,774.00	\$ 2,240.79
Townhomes	Admin / Maint	\$ 20.27	\$ 270.77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 639.48	\$ 930.52
	Debt	\$ -	\$ 175.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,361.42	\$ 1,537.17
	Sub-Total	\$ 20.27	\$ 446.52	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000.90	\$ 2,467.69
50' SF	Admin / Maint	\$ 20.27	\$ 270.77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 639.48	\$ 930.52
	Debt	\$ -	\$ 175.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,269.04	\$ 2,444.79
	Sub-Total	\$ 20.27	\$ 446.52	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,908.52	\$ 3,375.31
65' SF	Admin / Maint	\$ 20.27	\$ 270.77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 639.48	\$ 930.52
	Debt	\$ -	\$ 175.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,949.75	\$ 3,125.50
	Sub-Total	\$ 20.27	\$ 446.52	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,589.23	\$ 4,056.02
75' SF	Admin / Maint	\$ 20.27	\$ 270.77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 639.48	\$ 930.52
	Debt	\$ -	\$ 175.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,403.56	\$ 3,579.31
	Sub-Total	\$ 20.27	\$ 446.52	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,043.04	\$ 4,509.83

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

Unit 10 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
\$ -	\$ 2,240.79	\$ 2,240.79
\$ -	\$ 2,467.69	\$ 2,467.69
\$ -	\$ 3,375.31	\$ 3,375.31
\$ -	\$ 4,056.02	\$ 4,056.02
\$ -	\$ 4,509.83	\$ 4,509.83

Assessments - Thomas 167 & Other

Thomas 167 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		
	Debt	\$ -	\$ 175.75	\$ 368.91	\$ -	\$ -	\$ -	\$ -	\$ 544.66	
	Sub-Total	\$ 20.27	\$ 446.52	\$ 375.94	\$ -	\$ -	\$ -	\$ -	\$ 842.73	
Thomas 167 * Multi Family (2 BDR)	Admin / Maint	\$ 20.27	\$ 270.77	\$ 6.28	\$ -	\$ -	\$ -	\$ -	\$ 297.32	
	Debt	\$ -	\$ 175.75	\$ 329.74	\$ -	\$ -	\$ -	\$ -	\$ 505.49	
	Sub-Total	\$ 20.27	\$ 446.52	\$ 336.02	\$ -	\$ -	\$ -	\$ -	\$ 802.81	
Thomas 167 * Commercial	Admin / Maint	\$ 20.27	\$ 270.77	\$ 245.10	\$ -	\$ -	\$ -	\$ -	\$ 536.14	
	Debt	\$ -	\$ 175.75	\$ 12,863.47	\$ -	\$ -	\$ -	\$ -	\$ 13,039.22	
	Sub-Total	\$ 20.27	\$ 446.52	\$ 13,108.57	\$ -	\$ -	\$ -	\$ -	\$ 13,575.36	

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	\$ 842.73	\$ 49.12
\$ 753.64	\$ 802.81	\$ 49.17
\$ 13,543.54	\$ 13,575.36	\$ 31.81

Undeveloped and/or Unassigned Land 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		
	Debt	\$ -	\$ 175.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175.75	
	Sub-Total	\$ 20.27	\$ 446.52	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 466.79	
Land Outside U1 Boundary Per 1/2 Acre or Less	Admin / Maint	\$ 20.27	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20.27	
	Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Sub-Total	\$ 20.27	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20.27	

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	\$ 466.79	\$ 49.63
\$ 12.45	\$ 20.27	\$ 7.82

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

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

Debt Assessment Methodology - Unit 1

Exhibit D of WVID Unit 1 Engineers Report

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

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

Debt Assessment Methodology - Unit 2

Combined Annual Assessments After Issuance of Bonds

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

Notes:

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

Debt Assessment Methodology - Unit 3

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

* Does not include county fees and discounts.

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

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

Debt Assessment Methodology - Unit 4

RENAISSANCE SUBDIVISION

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

OASIS SUBDIVISION

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

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

PRESERVE SUBDIVISION

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

TOTAL PROJECT

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

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

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

Debt Assessment Methodology - Unit 7

Unit 7 Master Bond						
Product Type	Number of Units	ERU Factor	Total ERU	Gross Assessment Per ERU *	Gross Assessment Per Unit	Gross Assessment Per Product Type *
50' SF	1,897	1.00	1,897	\$ 830	\$ 830.00	\$ 1,574,510
74' SF	77	1.48	114	\$ 830	\$ 1,228.40	\$ 94,587
Coach	216	0.75	162	\$ 830	\$ 622.50	\$ 134,460
2-Story	296	0.55	163	\$ 830	\$ 456.50	\$ 135,124
4-Story	390	0.50	195	\$ 830	\$ 415.00	\$ 161,850
Totals	2,876		2,531			\$ 2,100,531

Unit 7 Village B						
Product Type	Number of Units	ERU Factor	Total ERU	Gross Assessment Per ERU *	Gross Assessment Per Unit	Gross Assessment Per Product Type *
50' SF	111	1.00	111	\$ 830	\$ 830	\$ 92,130
Totals	111		111			\$ 92,130

Unit 7 Village F1 & F5						
Product Type	Number of Units	ERU Factor	Total ERU	Gross Assessment Per ERU *	Gross Assessment Per Unit	Gross Assessment Per Product Type *
F1 - 37' SF	102	0.75	76.50	\$ 830	\$ 622.50	\$ 63,495.00
F1 - 50' SF	92	1.00	92.00	\$ 830	\$ 830.00	\$ 76,360.00
F1 - 60' SF	76	1.20	91.20	\$ 830	\$ 996.00	\$ 75,696.00
F5 - Duplex/Paired Villa	158	0.60	94.80	\$ 830	\$ 498.00	\$ 78,684.00
F5 - 40' SF	115	0.80	92.00	\$ 830	\$ 664.00	\$ 76,360.00
F5 - 50' SF	125	1.00	125.00	\$ 830	\$ 830.00	\$ 103,750.00
Totals	668		571.50			474,345.00

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.