



WEST VILLAGES IMPROVEMENT DISTRICT

CITY OF NORTH PORT SARASOTA COUNTY REGULAR BOARD MEETING & PUBLIC HEARING SEPTEMBER 12, 2024 10:00 A.M.

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

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AGENDA
WEST VILLAGES IMPROVEMENT DISTRICT
Chambers Room – City of North Port
4970 City Hall Boulevard
North Port, Florida 34286
REGULAR BOARD MEETING, PUBLIC HEARING
& ATTORNEY-CLIENT SESSION
September 12, 2024
10:00 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Discussion Regarding Public Decorum at Board Meetings.....Page 2
- E. Comments from the Public on All Agenda Items
- F. Approval of Minutes
 - 1. June 28, 2024 Special Board Meeting Minutes.....Page 3
- G. Attorney-Client Session Relative to Litigation.....Page 17
- H. General District Matters
 - 1. Consider Resolution No. 2024-18 – Ratifying Resetting of Budget Public Hearing FY 2024/2025.....Page 18
 - 2. **Public Hearing – Fiscal Year 2024/2025 Final Budget**
 - a. Proof of Publication.....Page 20
 - b. Receive Public Comments on Fiscal Year 2024/2025 Final Budget and Assessments
 - c. Consider Resolution No. 2024-19 – Adopting a Fiscal Year 2024/2025 Final Budget.....Page 21
 - d. Consider Resolution No. 2024-20 – Adopting a Fiscal Year 2024/2025 Assessment Roll.....Page 82
 - 3. Consider Approval of Form of Direct Collection Agreement.....Page 89
 - 4. Consider Resolution No. 2024-21 – Adopting Performance Measures Standards and Annual Reporting.....Page 95
 - 5. Consider Resolution No. 2024-22 – Adopting a Fiscal Year 2024/2025 Meeting Schedule.....Page 98
- I. Administrative Matters
 - 1. District Engineer
 - 2. District Attorney
 - 3. District Operations Manager
 - 4. District Manager
- J. Board Member Comments
- K. Adjourn

WEST VILLAGES IMPROVEMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF
THE FY 2025 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER
THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL
ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY,
COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF
REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (“**Board**”) for the West Villages Improvement District (“**District**”) will hold the following public hearings and regular meeting:

DATE: September 12, 2024
TIME: 10:00 A.M.
LOCATION: Commission Chambers
4970 City Hall Boulevard
North Port, Florida 34286

The first public hearing is being held pursuant to Chapter 2004-456, *Laws of Florida, as amended* (“**Act**”) to receive public comment and objections on the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**FY 2025**”). The second public hearing is being held pursuant to the Act and Chapters 170 and 197, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments (“**O&M Assessments**”) upon the lands located within the following units of development of the District (collectively, the “**O&M Increase Units**”), to fund the Proposed Budget for FY 2025; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments:

- o District Proper (increase for all land types)
- o Unit of Development No. 1 (increase for all land types)
- o Unit of Development No. 6 (increase for all new connected users)
- o Unit of Development No. 9 (increase for all land types)
- o Unit of Development No. 10 (first time levy for all land types)

At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District’s general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Unit of Development	Total # of Planned Units/ Assessable Units or Acres	Product Type	Assessment Factor	Proposed Annual O&M Assessment
District Proper	21,333	n/a	Half-acre or less portions	\$20.27
Unit No. 1	14,650	n/a	Half-acre or less portions	\$270.77
Unit No. 2				
Islandwalk	1,750	Single Family	23.78%	\$7.24
	118	3BDR Multi-Family	1.60%	\$7.20
Gran Paradiso	1,090	Single Family	16.54%	\$8.08
	260	3BDR Multi-Family	3.10%	\$6.89
	585	2BDR Multi-Family	6.74%	\$6.14
Preserve	110	Single Family	1.49%	\$7.24
	113	Multi-Family	1.53%	\$7.20
Town Center	76	3BDR Multi-Family	1.00%	\$7.03
	140	2 BDR Multi-Family	1.65%	\$6.28
	92.49 (acres)	Commercial/ Office	42.56%	\$22,668.88
				TOTAL
Unit No. 3				
	5	35’ Pre-Lennar	Per unit	\$244.35
	6	70’ Pre-Lennar	Per unit	\$244.35
	5	80’ Pre-Lennar	Per unit	\$244.35
	4	45’ Pre-Lennar	Per unit	\$244.35
	10	65’ Pre Lennar	Per unit	\$244.35
	333	35’	Per unit	\$244.35
	252	Townhome	Per unit	\$244.35
	260	Coach	Per unit	\$244.35
	59	45’	Per unit	\$244.35
	337	52’	Per unit	\$244.35
	289	62’	Per unit	\$244.35
	53	65’	Per unit	\$244.35
	56	70’	Per unit	\$244.35
	201	75’	Per unit	\$244.35
	65	80’	Per unit	\$244.35
Unit No. 4				
Renaissance	224	35’ Villa/Multi-Family	Per unit	\$97.16
	273	50’ Single Family	Per unit	\$97.16
	193	60’ Single Family	Per unit	\$97.16
		Undeveloped land	Per acre	\$331.62
Oasis	92	60’ Single Family	Per unit	\$97.16
	44	70’ Single Family	Per unit	\$97.16
		Undeveloped land	Per acre	\$331.62
Preserve	90	33’ Villa/Multi-Family	Per unit	\$97.16
	110	50’ Single Family	Per unit	\$97.16
		Undeveloped land	Per acre	\$331.62
Unit No. 5	n/a	n/a	n/a	n/a
Unit No. 6	4,968	Per connected user	Per connected user	\$81.37
Unit No. 7				
	1,897	50’ Single Family	Per unit	\$110.79
	77	74’ Single Family	Per unit	\$110.79
	216	Coach	Per unit	\$110.79
	296	2-Story	Per unit	\$110.79
	390	4-Story	Per unit	\$110.79
		Undeveloped land	Per acre	\$247.21
Unit No. 8				
	250	50’ Single Family	Per unit	\$107.92
	140	75’ Single Family	Per unit	\$107.92
	268	Coach	Per unit	\$107.92
	268	2-Story	Per unit	\$107.92
	390	4-Story	Per unit	\$107.92
	128 (acres)	Golf Course	Per unit	\$107.92
		Undeveloped land	Per acre	\$259.65
Unit No. 9				
	228	50’ Single Family	Per unit	\$306.24
	97	62’ Single Family	Per unit	\$306.24
	81	75’ Single Family	Per unit	\$306.24
	63	85’ Single Family	Per unit	\$306.24
	264	Coach	Per unit	\$306.24
		Undeveloped land	Per acre	\$527.16
Unit No. 10				
	132	Coach	Per unit	\$639.48
	37	Townhouse	Per unit	\$639.48
	88	50’ Single Family	Per unit	\$639.48
	287	65’ Single Family	Per unit	\$639.48
	45	75’ Single Family	Per unit	\$639.48
		Undeveloped land	Per acre	\$474.25

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT RESIDENTIAL UNIT (“ERU”)

FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Sarasota County (“**County**”) Tax Collector on the tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for O&M Assessments levied and imposed on the lands within O&M Increase Units, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2025, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out an invoice(s) to such property owners. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District’s decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Special District Services, Inc., at 2501A Burns Road, Palm Beach Gardens, Florida 33410 or 12260 Everglow Drive, #A3, North Port, Florida 34293, Phone (561) 630-4922 (“**District Manager’s Office**”), during normal business hours, or by visiting the District’s website at <https://westvillagesid.org/>. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the public hearings and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager’s Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
RESOLUTION 2024-17

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

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

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

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

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

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

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

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

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

DATE: September 12, 2024
TIME: 10:00 A.M.
LOCATION: Commission Chambers
4970 City Hall Boulevard
North Port, Florida 34286

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

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

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

ATTEST: **WEST VILLAGES IMPROVEMENT DISTRICT**

/X/ Secretary / Assistant Secretary /X/ Chair / Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget



WEST VILLAGES IMPROVEMENT DISTRICT

www.westvillagesid.org

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

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

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

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

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

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

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

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

**WEST VILLAGES IMPROVEMENT DISTRICT
SPECIAL BOARD MEETING & ATTORNEY-CLIENT SESSION
JUNE 28, 2024**

A. CALL TO ORDER

The June 28, 2024, Special Board Meeting of the West Villages Improvement District (“WVID” or the “District”) was called to order at 10:22 a.m. in the Chambers Room of the City of North Port located at 4970 City Hall Boulevard, North Port, Florida 34286.

B. PROOF OF PUBLICATION

Proof of publication was presented which showed the notice of the Special Board Meeting had been published in the *Sarasota Herald-Tribune* on June 14, 2024, and June 21, 2024, as legally required.

C. SEAT NEW BOARD MEMBER

Steve Lewis was seated as a new Board Member.

D. ADMINISTER OATH OF OFFICE AND REVIEW BOARD MEMBER RESPONSIBILITIES & DUTIES

Mr. Lewis was sworn in and acknowledged the oath of office. Supervisor Lewis’s Seat 3 has a term that expires in June 2028.

E. ESTABLISH A QUORUM

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

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

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

Also present was Michael McElligott of Special District Services, Inc. (via phone).

F. ELECTION OF OFFICERS

- Chairman

A **motion** was made by Mr. Lewis, seconded by Mr. Meisel and passed unanimously electing John Luczynski as Chairman of the Board of Supervisors.

- Vice Chairman

A **motion** was made by Mr. Lewis, seconded by Mr. Meisel and passed unanimously electing Steve Lewis as Vice Chairman of the Board of Supervisors.

- Secretary/Treasurer

A **motion** was made by Mr. Lewis, seconded by Mr. Meisel and passed unanimously electing Todd Wodraska as Secretary/Treasurer.

- Assistant Secretaries

A **motion** was made by Mr. Lewis, seconded by Mr. Meisel and passed unanimously electing William Crosley, Christine Masney, Tom Buckley and John Meisel as Assistant Secretaries.

G. DISCUSSION REGARDING PUBLIC DECORUM AT BOARD MEETINGS

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

H. COMMENTS FROM THE PUBLIC FOR ALL AGENDA ITEMS

Rich Bando commented on the Gran Paradiso Property Owners Association (GPPOA) irrigation lawsuit which has now gone on for 19 months and Gran Paradiso residents have paid over \$100,000 or more in legal fees just for the GPPOA's pursuance of the lawsuit. Mr. Bando referenced the irrigation agreement signed on 12/16/2020 between the District and GPPOA for the provision of irrigation quality water. In that agreement under Section 17, it provides that if either party pursues a court proceeding to enforce the agreement, the prevailing party shall be entitled to recover all fees and costs incurred.

Mr. Bando went on to state that the seller of Gran Paradiso properties must disclose to prospective buyers any ongoing lawsuits in which the GPPOA is involved. The land sale from Lennar to the GPPOA is on hold due to Lennar being named in the lawsuit. The proposed Ch. 558 construction defects settlement between Lennar and GPPOA may be at risk because of this litigation. Gran Paradiso residents are paying both sides of the legal costs associated with the irrigation litigation, which is a lose/lose to residents. Mr. Bando summarized that it was time for a negotiated settlement of both parties to stop Gran Paradiso residents from paying more money out of their pockets for both the District and GPPOA legal costs.

Paul Maloney read aloud his public comments and provided a written statement (attached hereto and made a part hereof these meeting minutes).

Phil Stokes thanked the District Board for all that they do for the WVID and commented that he felt that the GPPOA legal fees charged to all irrigation users in Unit 6 was not the right thing to do because no other communities are taking part in the litigation other than the GPPOA. He stated that most level-headed people in Gran Paradiso realize that they are paying reasonable irrigation rates and have an appreciation of the complexities of the irrigation issues faced, and realize the amount of money the District and the master developer have invested in the irrigation utility system. In his opinion, the lawsuit is frivolous and will only benefit attorneys and asked that the WVID legal fees needed to defend the lawsuit be appropriately charged where they belong, which is Gran Paradiso in Unit No 3. Mr. Stokes further stated that the homeowners in

Gran Paradiso are little by little coming to the realization that this lawsuit was a precipitous action initially taken illegally, then justified with a later community vote based on a belief that the lawsuit was somehow going to inure to the Gran Paradiso residents' benefit and it is not. Mr. Stokes urged the Board not to penalize the other WVID residents for the actions of the GPPOA and to resolve this lawsuit in very short order when rational minds prevail.

Larry Cobb stated that he was concerned with the District budget and how he felt there was a lack of accountability because the GPPOA filed the irrigation lawsuit and requested that the GPPOA be held accountable for any court costs incurred, which should not be shared with the balance of those residents who are not involved with the lawsuit. Mr. Cobb noted that he had read a request for funds for the GPPOA to further the litigation and wondered why those who wish to divide the community don't learn to be accountable on their own and not on the shoulders of others.

Jim Cranston read aloud his public comments and provided a written statement (attached hereto and made a part hereof these meeting minutes).

Neil Brady provided a written statement (attached hereto and made a part hereof these meeting minutes).

I. APPROVAL OF MINUTES

1. May 9, 2024, Regular Board Meeting

The May 9, 2024, Regular Board Meeting minutes were presented for consideration.

A **motion** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously approving the minutes of May 9, 2024, Regular Board Meeting, as presented.

2. May 9, 2024, Audit Committee Meeting

The May 9, 2024, Audit Committee Meeting minutes were presented for consideration.

A **motion** was made by Mr. Lewis, seconded by Mr. Meisel and passed unanimously approving the minutes of May 9, 2024, Audit Committee Meeting, as presented.

J. ATTORNEY-CLIENT SESSION RELATIVE TO LITIGATION

Ms. Whelan advised that there was nothing to address in the closed session.

K. GENERAL DISTRICT MATTERS

1. Consider Resolution No. 2024-17 – Adopting Proposed Budgets for Fiscal Year 2024/2025; Declaring Special Assessments to Fund the Proposed Budgets

Resolution No. 2024-17 was presented, entitled:

RESOLUTION 2024-17

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2025; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED

BUDGETS PURSUANT TO CHAPTERS 170 AND 197, FLORIDA STATUTES, AND CHAPTER 2004-456, LAWS OF FLORIDA; SETTING PUBLIC HEARINGS THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

Ms. Whelan explained that the District's annual budget is approved through a two-step process with the purpose of today's meeting being to adopt a proposed Fiscal Year 2024/2025 budget for the purpose of noticing anticipated assessment increases and setting a public hearing on the adoption of the Fiscal Year 2024/2025 budget to be held at a future meeting.

Mr. Crosley presented the Fiscal Year 2024/2025 Proposed Budget and went over each individual Unit of Development budgets.

Chairman Luczynski asked what the remaining debt for Unit of Development No. 1 was. Mr. McElligott reported that the remaining balance for Unit 1, after the most recent principal payment made on May 1, 2024, was \$24,550,000. He went on to state that all proposed unit assessment increases discussed, except for residents in the IslandWalk community which does not receive irrigation water from the District, include the special assessment for Unit of Development No. 6 in the proposed amount estimated at \$81 for the legal representation of the irrigation lawsuit that was filed against the District by the GPPOA. He explained that based on the nature of the purpose of the assessment, the Unit 6 assessment is not based on irrigation water consumption but is instead an equal assessment to any one person or entity that benefits from the usage of irrigation water provided by the District.

Mr. Meisel asked why there were different assessments for seventy-foot lots located in Unit of Development No. 3. Mr. McElligott explained that the difference is because when Lennar purchased the remainder of the developable land from the original developer, Sam Rodgers, they chose to perform an updated methodology that included some bond prepayments that changed assessments from the original methodologies adopted by the original developers, Sam Rodgers and Lee Wetherington. That updated methodology by Lennar is also the same reason for the slight difference in Operations & Maintenance assessments for the same size product type as the 70-foot lot in Gran Paradiso.

Mr. Luczynski commented that the District Proper budget had a new budget line item entitled "Contingency/Office Space." He explained that currently, the District rents office space and that building will be demolished towards the end of next year so the District will have to look for alternative office space. It is possible that maybe for a couple years, temporary trailers could be used with the thought that at some point, as the District grows and staff grows, as well as the need to store utility vehicles or irrigation parts, etc. continues, that it may be most cost effective for the District to construct a building and the \$25,000 is included in the proposed budget to hire an architect in the future for some space planning to identify what could be needed and maybe even include a meeting space so that WVID Board meetings could be held within the District. This idea will evolve over the next year and there will be some type of budget line item in District Proper in the 2025/2026 fiscal year budget for the District to procure some type of construction field office for a few years until a permanent site can be identified and a building constructed. Once the area needed for the office space has been determined, discussions can begin of where the location could be, such as one of the two commercial pieces located inside the entrance of Gran Paradiso that could be purchased from Lennar Homes, or another piece of property that is located in the southern or central portion of the District.

Mr. Crosley stated that mailed notices will be sent to any landowner with an assessment increase, letting them know the date, time, and location of the public hearing and to contact the District Manager for any

questions related to the proposed budget. A budget workshop may be held prior to the final budget public hearing, depending on the amount of communication received from residents regarding the mailed notices. Last year, a similar notice was mailed and a budget workshop was advertised and posted on the District's website, however there were less than 5 residents in attendance, along with two District Supervisors.

There was Board discussion of the Unit of Development No. 6 budget with field staff, which is designated as the irrigation utility, specifically that a new line item has been added for extra erosion of the larger primary irrigation lakes in the amount of \$35,000 and that there is a plan to bring Well No. 96 online in the future and a budget has been established for most of the construction costs expected in FY 2024/2025, which will likely not be completed until FY 2025/2026.

Mr. Lewis asked Ms. Whelan to articulate on the residents' comments regarding wanting irrigation litigation legal fees to be assessed in Unit of Development No. 3 instead of Unit of Development No. 6. Ms. Whelan responded that she was hesitant to speak in too much detail on this topic in an open forum, given the active litigation on both the GPPOA irrigation lawsuit and last year's Unit 6 special assessment for legal costs associated with that litigation. Mr. Lewis rephrased his question by asking if the legal fees were being expensed from the Unit 6 funds because Kutak Rock feels that it is prudent from a legal perspective. Ms. Whelan responded that was correct and that, as was stated last year in connection with the levy and imposition of the Unit No. 6 special assessment, at the conclusion of the GPPOA litigation District staff will reassess and reevaluate to determine what unit of development is the most appropriate unit to pay the litigation costs since as with many budgeted items there may be more than one appropriate unit to budget expenses in. She stated that while these legal expenses are currently included in Unit No. 6's budget they may be reallocated and ultimately funded from a different unit if recommended by staff and approved by the Board.

Mr. Meisel commented that he previously made a request for copies of all invoices for Unit 6 and asked why he still had not received them. Mr. Crosley responded that staff acknowledged the request and promptly sent a response letter to Mr. Meisel indicating that there would be cost incurred by the District to facilitate the request because of the need to review all invoices to determine those needing statutorily-required redaction, particularly during the multiple active lawsuits against the District relative to irrigation related matters, and that a special service charge was warranted. Mr. Meisel offered to sign a confidentiality agreement and stated that as a fiduciary steward of the WVID, the District should provide the invoices upon his request and asked if any of the other Supervisors disagreed with that. Mr. Lewis stated that he would defer to legal counsel on that question.

Ms. Whelan responded that the District was in a strange environment now with multiple active lawsuits filed relative to the District's provision of irrigation water and that there is a need to review, by law, all documents distributed external of staff for any confidential or exempt information that may be included in those documents. She stated that all requests for documents with potentially confidential or exempt information are being treated the same and noted that no other Supervisors have requested documents of the type and nature as Mr. Meisel. She also stated that the scope of his request was extremely voluminous with potentially thousands of pages of documents needing to be reviewed because staff cannot possibly know what confidential or exempt information is potentially included in each one of the invoices, and what invoices may need redaction, until they are reviewed. She stated that staff has not received any direction from the Board to waive or modify their standard process that is followed for all records requests.

Mr. Luczynski stated that he would only be comfortable waiving that review for a Board member in a case where the District was not involved in litigation. Ms. Whelan responded that it is the litigation itself that is requiring the public records exemption document review by staff.

Mr. Meisel stated that he was only requesting Unit 6 capital expenditures that were paid. Ms. Whelan responded that the scope of his request was for all Unit 6 invoices, not just capital expenditure invoices, which resulted in a substantially high volume of documents but if he'd like to modify his request that will likely shorten staff review time and cost. Mr. Luczynski stated that if Mr. Meisel only wants to see Unit 6 capital expenditure invoices then he should update and modify his request and resubmit it to the District.

Mr. Crosley suggested that the District could easily provide an accounting spreadsheet showing Unit 6 capital expenditures, which had already been provided to other record requestors without incident, if desired, in lieu of invoices.

A **motion** was made by Mr. Lewis, seconded by Ms. Masney and passed unanimously adopting Resolution No. 2024-17, as presented, setting the public hearing for the Fiscal Year 2024/2025 budget and assessments for August 8, 2024.

2. Consider Interlocal Agreement with Sarasota County on River Road Project

Ms. Whelan explained that, as previously discussed with the Board at its February meeting, Sarasota County desires to start widening a portion of south River Road from a two-lane road to a four-lane road and that there are District roadway and other improvements that would need to tie into that River Road expansion at Playmore Road and Manasota Beach Road. For time and cost efficiencies it really makes sense to do both the County project and the District project at the same time and at the February meeting, Mr. Luczynski discussed some of the early discussions with Sarasota County on how to team up with them relative to the coordinated development of both projects. Included in the agenda package is the proposed interlocal agreement with Sarasota County for the development of these projects.

She stated that the agreement provides that the District will oversee the design and permitting of the entirety of the project and once that has been completed, the County will take over on the construction of the entirety of the project, which will save a significant amount of time and get the project commenced faster. In exchange for the District overseeing the design and permitting of the project, the County will give the District a credit in the amount of approximately \$7,100,000 towards the construction cost for the District improvements. She stated that the \$7,100,000 amount represents the cost of the design and permitting work to be conducted by one of the District's Engineers, Kimley-Horn and Associates, based on proposals received from that vendor. As a result, instead of Sarasota County requesting funds for the cost of construction of the District improvements at the conclusion of the construction phase, the County will instead credit the District for the cost of the design and permitting work incurred towards those construction costs. If project construction ends up costing less than the design and permitting costs, the District will receive a reimbursement from the County for the difference.

Ms. Whelan went on to explain that it is anticipated that the District will have Unit 1 construction funds and other roadway impact fee reimbursement revenues on hand sufficient to pay for the design and permitting costs, but should those funds not be available due to cash flow and timing considerations, Wellen Park LLLP has agreed to essentially backstop the District if it has a shortfall of any amount due to Kimley-Horn. A funding agreement with Wellen Park LLLP is included in the agenda package under agenda item K3, which can be considered at the same time and under the same motion as the approval of the project and the interlocal agreement with Sarasota County since they are related agreements.

Mr. Luczynski stated that this project would fall in Unit of Development No. 1, but has not been included in the current or future Operations and Maintenance budget and he does not desire for the cost to be funded by special assessments, roadway reserves, or any other funds except for any remaining Unit No. 1 bond

construction funds or roadway impact fee reimbursements from the City of North Port. As a result, no landowners will be assessed in the future for this project.

Mr. Lewis commented that the District is trying to take roadway impact fee reimbursements and use them to pay future roadway design and construction costs, even though those reimbursements are not restricted to use for roadway capital costs. He noted that there's a certain symmetry to using those reimbursement funds for future master roadway costs, and this is the same way that the District has funded its U.S. 41 roadway project.

Mr. Luczynski commented that in addition to this interlocal agreement there will be continued discussions with the County and other stakeholders on turn lanes, signalization, and right-of-way acquisition that will occur as the design work progresses. For example, in the case of the Manasota Beach Road intersection, if there is a need for turn lanes or a signal light, then the turn lanes would normally be a District cost, but the County has conceptually agreed to pay for 50% of that cost because of the location of the new high school that is currently under construction at that intersection. Additionally, there may be a need for turn lanes into the GCI parcel that is west of River Road, which is commonly referred to as the "Banker's Trust Parcel," as well as into the Village G2 parcel with the District. Once the design evolves and once that data is available the stakeholders can all discuss what is appropriate for each of the affected parties to pay for. Finally, the agreement also contemplates future needs for land where the County will need to negotiate with landowners to acquire approximately 7 to 10 acres of land where the hairpin curve is located on River Road.

He noted that the District taking the lead on the design and permitting of this roadway project benefits the residents and landowners within the District by providing District projects faster and more cost efficient than if they were pursued separate from the County's River Road expansion project, in addition to the benefits of the expansion of River Road itself which is a hurricane evacuation route and has experienced flooding along sections of the roadway. He stated that by the District overseeing the design and permitting of the project it will cut three years off the County's normal design and permitting process so it is anticipated that this project will be designed and permitted by the District before the County, under their normal process, could even start the design work.

Mr. Luczynski explained that approximately \$40,000,000 of federal funds has been earmarked for this River Road expansion and that there is a high belief that if the entire roadway project is permitted together, that Sarasota County will be able to get other funds- whether federal and/or State- to expand River Road all the way south to the County line. He stated that the goal is to cooperatively work with the County to get a vital improvement needed for District landowners and residents faster, cheaper and at no additional expense to those District landowners and residents.

Mr. Meisel stated that he was not opposed to the widening of River Road and inquired as to what an estimate of the costs of the intersection improvements were going to be. Mr. Luczynski responded that the design work will ultimately bear out what is needing to be constructed, but for Manasota Beach Road as an example it is safe to assume that a left turn lane, a right turn lane, and a signal will cost approximately \$2,000,000 to \$2,500,000 while a roundabout would cost approximately \$1,000,000 since a signal and right turn lane would not be needed. Once the design is prepared, Kimley-Horn will prepare a detailed cost estimate. He further noted that, depending on the ultimate design of River Road, any access improvements that need to be constructed that benefit private landowners will need to be funded by those landowners if they wish for their parcels to have access to River Road. Agreements with those landowners would be negotiated in the future once the design is finalized. For example, the owners of the GCI property discussed previously may desire as many as three access points to River Road and so they are aware that if access points are desired that they'll need to contract with the appropriate government entities to provide funding for that work.

Mr. Luczynski stated that, at present and in current dollars, the cost of construction of the District's improvements is estimated be approximately \$7,000,000, which is why the interlocal agreement is drafted so that if the District is spending \$7,100,000 on design and permitting costs and the cost of construction of the District improvements ends up being less than that amount, then Sarasota County will pay back the difference to the District.

Mr. Meisel asked what happens if it is higher? Mr. Luczynski responded that if construction of the District improvements exceeds current preliminary estimates than the District would be responsible for that cost. Essentially, the District at the end of the day is only paying for the cost of constructing its own public improvements whatever that amount may be.

Mr. Lewis stated that the way he understood this plan was that the District would spend up to \$7,150,000 on engineering and permitting but he did not understand the concept of what the District was getting credit for. Mr. Luczynski responded that the District would get a credit for every dollar spent by the District on the permitting and design towards the construction of WVID improvements. He provided as an example that if the cost of construction of the District improvements ends up being \$10,000,000, the District would get a credit towards that construction cost for the \$7,150,000 that it already spent on design and engineering for the project, and so the District would only be responsible for paying the difference of \$2,850,000 to the County for the cost of construction of the District improvements.

Mr. Meisel stated that he is opposed to this project even though no residents in the District are going to be financially impacted, because roadway impact fee reimbursements are going to pay for the project.

Mr. Lewis responded that the developer was going to front the money, and they hope to be repaid by impact fee reimbursements, but there is no guarantee on the certainty of those reimbursements. Mr. Luczynski reminded the Board that there is an existing roadway impact fee reimbursement agreement with Wellen Park LLLP, the District and the City of North Port, where the City was to first reimburse the District, then Wellen Park, up to \$90,000,000 for prior master roadway construction through reimbursement of road impact fees collected by the City that were paid within Wellen Park. He stated that this project is being funded by those reimbursements and not by new impact fee reimbursements coming from other sources.

Mr. Luczynski went on to explain that if the District were to undertake the construction of its intersection improvements independently instead of coordinating with Sarasota County in the manner proposed, that the District's costs would total more than \$7,000,000. As an example, the construction of the intersection at Wellen Park Boulevard will cost approximately \$11,000,000 plus about \$4,000,000 to \$5,000,000 of engineering and construction management costs so it is safe to assume that the proposed intersection improvements at both Manasota Beach Road and Playmore Road would cost about the same- approximately \$10,000,000 to \$15,000,000 each. So by partnering with Sarasota County in this manner the District is able to mitigate its capital infrastructure costs for these projects from \$20,000,000 to \$30,000,000 down to approximately \$7,000,000 which is a pretty darn good deal.

Mr. Meisel stated that he understood the need for the Manasota Beach Road intersection, but in his opinion the Playmore Road intersection does not even exist yet. Mr. Luczynski responded that the development of Playmore Road and its connection at River Road are a part of the District's capital improvement plan to provide interconnectivity throughout the District and so it ultimately is an improvement that the District will be responsible to provide and fund in the future.

Mr. Meisel stated that from his perspective, the District is paying \$7,100,000 for construction activities at Manasota Beach Road for Winchester Road, which will ultimately be funded by the master developer, but Winchester Road is not even in the District. Ms. Whelan clarified that the District will use impact fee

reimbursement funds on hand first before tapping into this developer funding agreement, so it's more of a backstop versus some of our other historical funding agreements where the developer has just agreed to essentially carte blanche fund the construction of a District project. It is anticipated that the District will ultimately fund the entirety of this project from those impact fee reimbursements.

Mr. Lewis stated that it is difficult to determine if and when future impact fee monies come in and all the master developer is really doing is trying to take the risk out of the project for cash shortfalls by agreeing with the District that if it does not have any money in the bank from the impact fee reimbursements, it will front those costs until those monies are received so that the project can proceed. Ms. Whelan concurred and stated that the purpose of the developer funding agreement was to ensure that the District has some backup source of funding that does not include a new special assessment or the use of operations and maintenance funds.

Mr. Meisel stated his concern was that the District was paying \$7,100,000 to Kimley-Horn for engineering and permitting services in order for the County to construct roadways on parcels of land that in his opinion provide no benefit to the District or little benefit to the District and more to the general population. He stated that he desired for the Grand Palm community to cost share in the project. Mr. Luczynski responded that this project does not affect the section of roadway where Grand Palm is located.

Mr. Meisel stated he did not think that Sarasota County was using taxes to fund this construction project and that it was instead being funded by federal or State money, but even though no residents are really being financially impacted by this project, he feels that the funds that are being used for this project should be used for other projects. Mr. Luczynski responded that this project allows for the mitigation of District infrastructure costs from \$20,000,000 and \$30,000,000 down to the area of \$7,000,000 and stated he believes that coordinating with the County on this project is a super wise investment in the WVID's future and for managing our capital installation expenses. Further, there is a benefit to the District in overseeing the project design to make sure we have input in the design of the intersection improvements which we're ultimately financially responsible for so that we're getting the best solution for the cost. He stated that he believes that this is a wise investment of District resources.

Mr. Lewis commented that the District is spending \$7,100,000 on this intersection project either way and to coordinate with the County to get the money that WVID advances for design and engineering essentially credited back against the ultimate construction costs seals the deal for him that this is a good transaction. He stated that WVID is spending that money one way or another and proceeding in this manner helps to mitigate time and cost for all, and that he did not see how that could be portrayed as a bad transaction.

Mr. Meisel stated that he could not support this project today, and asked if this vote could be put off so he could do some more research until the next meeting. He also stated that the completion of this project appreciates the value of the properties in the southern portion of the District which gives him concern. Mr. Lewis responded that the project would appreciate all properties within the District.

Mr. Luczynski stated he would still like to move forward with consideration of the project today, as time is of the essence, because it is a two-year process for design and permitting and Sarasota County has already put this matter on their consent agenda for their upcoming Board of County Commissioners meeting. He stated that he would like Kimley-Horn to proceed with the design and permitting work in early July if the project is approved by the WVID Board today. Mr. Luczynski went on to state that if Supervisor Meisel had additional questions that were not answered by staff in advance of or during this Board meeting, that he could meet with staff after the meeting to understand the project in more detail. He asked the District Engineer, Mr. Licari, to provide the Board cost estimates and updates for this project, as information becomes available, under his monthly report.

Mr. Luczynski asked the Board if there was a motion to approve this project, including the agreements in the agenda package.

Mr. Meisel asked why the interlocal agreement was not between the developer and the County. Mr. Luczynski stated that Sarasota County preferred to contract with another government entity versus a private developer due to impacts on the use of federal funds. Ms. Whelan added that this structure also allows the District to use impact fee reimbursement funds for this roadway project.

A **motion** was then made by Mr. Lewis, seconded by Mr. Buckley, approving the project including the interlocal agreement and the funding agreement, as presented. Upon being put to a vote, the **motion** carried 4 to 1 with Mr. Meisel dissenting.

3. Consider Funding Agreement with Wellen Park LLLP on River Road Project

This item was discussed and voted upon previously during the meeting.

4. Discussion Regarding District Performance Goals and Objectives

Ms. Whelan reported that during the last state legislative session, HB 7013 passed, which provides that all special districts are now obligated to adopt goals and objectives, as well as performance addressing whether they've met those goals and objectives, on an annual basis. The first step is that the District Board is required to approve the goals, objectives, and performance measures by October 1st of each year. District staff will put together a draft to come before the Board prior to your October Board meeting. Then, by each December 1st of the following year, the District is required to create and post a report on its website which outlines how successful the District was in meeting those goals and objectives. The first round of the goals and objectives would need to be posted on the District website as of December 1, 2025 for the goals and objectives that the Board adopts as of October 1, 2024.

Chairman Luczynski asked that staff include as a goal of the District, 10-year projections for operations and maintenance, road resurfacing, and road widening.

Ms. Whelan also pointed out that pursuant to HB 7013, Board members elected by the general election process such as Mr. Meisel now have a 12-year term limit.

L. UNIT OF DEVELOPMENT NO. 1

1. Consider First Amendment to Downtown Infrastructure Maintenance Agreement

Ms. Whelan explained that the District has an existing maintenance agreement with Wellen Park LLLP, providing that, for cost and other efficiencies, the master developer is to oversee the maintenance of the public improvements associated with the Downtown project due to their proximity with substantial private improvements. Now that Phase 1 of the Downtown development is complete and the project has access to U.S. 41, allowing full use of the roadways by the general public, the master developer recently came to the District asking if the Board would consider modifying the agreement to place the responsibility of maintenance of the roadway segments for Wellen Park Boulevard, Market Way, Radiant Way and Springtide Way between Sunglow Boulevard and US 41 back on the District.

The draft amendment included in your agenda package for consideration removes those roadways and associated infrastructure from the scope of the Downtown maintenance agreement and so the revised

maintenance agreement would now only include the segment of Market Way south of Sunglow within its scope to be maintained by Wellen Park LLLP. She noted that the District is still waiting on a map of the improvements as well as the AGMOD associated with the roadways which would be inserted once received.

A **motion** was made by Mr. Meisel, seconded by Mr. Lewis and passed unanimously approving the First Amendment to the Downtown Infrastructure Maintenance Agreement in substantial form, as presented.

2. Consider Change Order No. 10 between the District and DeMoya, Inc. for Wellen Park Boulevard Roundabout and US 41/State Road 45 Improvement Project

Mr. Licari presented Change Order No. 10 in the additional amount of \$37,800 for concrete pavement costs associated with the roundabout apron. He noted that these quantities were not included in the original engineering plans but were necessary.

A **motion** was made by Mr. Lewis, seconded by Mr. Luczynski and passed unanimously approving Change Order No. 10 between the District and DeMoya, Inc. for the Wellen Park Boulevard Roundabout and US 41/State Road 45 Improvement Project in the amount of \$37,800, as presented.

M. UNIT OF DEVELOPMENT NO. 3

1. Review Response to Supplemental Letter from Englewood Water District (EWD) on Interlocal Agreement

Ms. Whelan stated that, per Board direction at the May meeting, her office sent another letter to EWD requesting clearer confirmation that the sender of the notice of termination of the WVID/EWD water supply agreement in 2019 was authorized to send that notice on behalf of EWD. The District has received a response letter from EWD's legal counsel confirming that in 2019, Mr. Burroughs, in his role as District Administrator of EWD, was authorized by EWD to send the notice in question to the District. A copy of this correspondence is included in your agenda package for reference.

N. ADMINISTRATIVE MATTERS

1. District Engineer

Mr. Licari reported that reflective pavement markers were being installed on West Villages Parkway and Preto Boulevard. The small devices will reflect headlights after sundown, and it is hoped that the vibration experienced when driving over the markers will deter vehicles from driving onto the grass medians. Installation is to begin after the July 4th holiday.

2. District Attorney

Ms. Whelan reported that she has several updates in regard to the GPPOA irrigation lawsuit. She recalled with the Board that the Court had ruled in favor of the District regarding the District's motion to compel the GPPOA to comply with the District's discovery requests by May 11th. That date has come and gone and the District has still not received responses to its requested discovery. As a result, a second motion to compel was filed by the District and the hearing on that motion has been set for July 2nd at 9:30 A.M.

In addition, as discussed last month, the Court recently allowed the GPPOA to amend its complaint to bring in Lennar and some of the developer-related entities, but declined to allow certain Board Members and staff to be included as defendants. As part of that order, the Court required the District to review the revised amended complaint that was being proposed by the GPPOA prior to it being filed to confirm that it complied

with the Court order. However, the version of the amended complaint ultimately filed by the GPPOA was filed despite the fact that the District had raised substantive objections to certain of the allegations in the complaint that were not addressed by the GPPOA. As a result the District believes that the GPPOA is in violation of the Court order on this topic and has accordingly filed a motion for contempt and to dismiss or strike GPPOA's second amended complaint. A hearing on this matter has been set on August 13th at 9:30 A.M.

Due to the filing of the second amended complaint, it is expected that the inclusion of Lennar and those master developer entities will likely cause a delay in that August 2024 trial date. It is anticipated that the new plaintiffs are going to object to that August date as they are coming into the lawsuit with only 8 or so weeks until trial which they will be expected to participate in. The District's litigation team believes it is in the District's best interest to not try to fight or prevent the delay of the trial because it seems inevitable to happen anyway, unless otherwise directed by the Board to do so.

Ms. Whelan also reported that a motion for summary judgment was just filed by WVID relative to the District's cure of the alleged Sunshine Law violation, making the argument that the Sunshine Law issue has been cured by not only several subsequent public hearings that the District has held regarding its irrigation rates but also by the District's adoption of new standalone rates based on the 2024 rate study several months ago. She stated that she would provide a copy of the motion to the Board and would let them know when a hearing was set.

Ms. Whelan then reported on the status of the irrigation assessment litigation. As discussed at last month's meeting, the plaintiffs in that case have failed to comply with the District's discovery requests and the District filed a motion to compel. A hearing was set on that motion but ultimately cancelled because the District and the plaintiffs agreed that the delinquent discovery was to be provided to WVID by June 28th, which is today. As of the start of this meeting, nothing had been received by WVID. To the extent that the District does not receive that discovery timely, it will file another motion to compel.

Finally, Ms. Whelan reminded the Board that she announced a few months ago that she would be taking family leave at some point in late August, and Michael Eckert of Kutak Rock, who was also present at the meeting today, would be supporting her role as District Counsel during her absence.

3. District Operations' Manager

Mr. Johanneman reported that because it was now hurricane season, the District had been reviewing the protocols that will be followed before, during and after a hurricane.

4. District Manager

Mr. Crosley reported that, per prior Board direction, District staff would be publishing a legal advertisement requesting that contractors submit their qualifications to the District to be considered as a prequalified contractor for services such as road construction, landscape services, irrigation maintenance, pond maintenance, paving services, etc. Once the submissions have been received, staff will review and make recommendations to the Board as to which contractors should be considered for prequalification. Once a contractor has been pre-qualified, pricing proposals can be considered for a specific scope of work without the need for a formal request for proposals process. The prequalified contractor list allows the District to retain services much quicker from its pre-qualified contractors rather than going through the much slower formal process of receiving requests for proposals. Recommendations for prequalified contractors will be brought back to the Board for consideration at a future meeting.

Mr. Crosley also reported that the District had just received roadway impact fee reimbursements collected by the City of North Port in the amount of \$4,085,225 which brings the total reimbursements from the City of North Port to date to \$11,833,480.51. Mr. Luczynski stated that \$961,000 in road impact fees was collected in late May of this year from Costco, a single commercial entity, which will eventually come to the District as a reimbursement.

Finally, Mr. Crosley updated the Board that WVID staff have a meeting scheduled with community HOA management and leadership regarding the hurricane protocols on July 11th at the Public Safety Building. Erica Klevers, WVID FEMA Consultant, stated that she was looking to make a presentation that is useful and more aligned with HOA responsibility, and not individual resident responsibilities on how to better interact with the District prior to and after a storm. The hope is to educate everyone in regard to handling District assets located within each community, and the relationship between both parties.

Mr. Crosley wished Lindsay Whelan well with her maternity leave.

O. BOARD MEMBER COMMENTS

Mr. Luczynski asked staff if the HOAs provide certificates of insurance indemnifying the District during work being performed by an HOA contractor on District-owned property, such as a fountain repair on a District pond where the repair, per the pond agreements, require the HOA and not the District, to repair the fountain. Mr. Crosley responded that because of the challenges of verifying contractors for each community, the District puts that responsibility on the HOA to ensure the District is properly indemnified but in any event the HOA has indemnified the District for its actions and actions of its contractors and vendors per the terms of the pond agreements. He indicated that staff will work on educating the HOAs and their management on those responsibilities.

Ms. Masney commented that there had been vehicles parking on the District rights-of-way along Preto Boulevard in order to go fishing and asked if that type of parking could be restricted. Ms. Whelan responded that enforcement depended on the details of how the vehicle was parked. Because the District does not have police powers, traffic enforcement is delegated to the State who then delegates it to the cities and counties who enact ordinances relative to parking. Generally speaking, parking with the flow of traffic, assuming you are not blocking fire hydrants and things of that nature, is permitted by local ordinance. However, if these people are parking off of the right-of-way, such as along the bank of a District pond, that would be different and the District has enforcement ability in those areas.

Ms. Whelan also commented that sometime around 2019, the WVID board passed a resolution deferring to each HOA whether or not it would allow fishing in District ponds located in their communities and, if allowed, requiring that the HOA enter into to a license agreement with the District providing for indemnification and other matters. To her knowledge no communities have come forward to say that they wanted to allow fishing and enter into the license agreement with the District. As a result, no HOAs should be allowing fishing in District ponds at present.

Mr. Lewis commented that the requirement for Supervisors to submit their Form 1 financial disclosure statement online was July 1, 2024.

P. ADJOURNMENT

There being no further business to come before the Board, the Special Board Meeting was adjourned at 12:10 p.m. on a **MOTION** made by Mr. Luczynski, seconded by Mr. Lewis and passed unanimously.

Secretary/Assistant Secretary

Chair/Vice Chair

NOTICE OF THE WEST VILLAGES IMPROVEMENT DISTRICT
ATTORNEY-CLIENT SESSION

NOTICE IS HEREBY GIVEN that the West Villages Improvement District (the District) will hold an attorney-client session of its Board of Supervisors (the Board) at the Board meeting on September 12, 2024, at 10:00 a.m. at the Chambers of the City of North Port located at 4970 City Hall Boulevard, North Port, Florida 34286. The attorney-client session may be continued to a date, time and place approved by the Board on the record without additional publication of notice.

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

District Manager

WEST VILLAGES IMPROVEMENT DISTRICT

www.westvillagesid.org

PUBLISH: SARASOTA HERALD TRIBUNE 09/03/24; #10522400

RESOLUTION 2024-18

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT AMENDING RESOLUTION 2024-17 TO RESET THE DATE AND TIME OF THE PUBLIC HEARING TO CONSIDER THE FISCAL YEAR 2024/2025 FINAL BUDGET AND ASSESSMENTS; RATIFYING THE STAFF ACTIONS IN RESETTING THE PUBLIC HEARING; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, on June 28, 2024, at a duly noticed public meeting, the District’s Board of Supervisors (“Board”) adopted Resolution 2024-17, approving the proposed budget for Fiscal Year 2024/2025 (the “Proposed Budget”) and setting a public hearing on the Proposed Budget for August 8, 2024 at 10:00 a.m., at Commission Chambers, 4970 City Hall Boulevard, North Port, Florida 34286; and

WHEREAS, due to scheduling issues the District Manager rescheduled the public hearing to September 12, 2024 at 10:00 a.m., at Commission Chambers, 4970 City Hall Boulevard, North Port, Florida 34286, and caused the notice of the revised public hearing, with the date and time along with the location, to be published in a newspaper of general circulation in Sarasota County, Florida.

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

SECTION 1. RATIFICATION OF PUBLIC HEARING RESET. The actions of the District Manager in resetting the public hearing and providing the notice of the public hearing is hereby ratified. Resolution 2024-17 is hereby amended to reflect that the public hearing as declared in Resolution 2024-17 is reset to September 12, 2024 at 10:00 a.m., at Commission Chambers, 4970 City Hall Boulevard, North Port, Florida 34286.

SECTION 2. RESOLUTION 2024-17 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2024-17 continue in full force and effect.

SECTION 3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board.

PASSED AND ADOPTED this 12th day of September, 2024.

ATTEST:

**WEST VILLAGES IMPROVEMENT
DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

WEST VILLAGES IMPROVEMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF
THE FY 2025 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER
THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL
ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY,
COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF
REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (“**Board**”) for the West Villages Improvement District (“**District**”) will hold the following public hearings and regular meeting:

DATE: September 12, 2024
TIME: 10:00 A.M.
LOCATION: Commission Chambers
4970 City Hall Boulevard
North Port, Florida 34286

The first public hearing is being held pursuant to Chapter 2004-456, *Laws of Florida, as amended* (“**Act**”) to receive public comment and objections on the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**FY 2025**”). The second public hearing is being held pursuant to the Act and Chapters 170 and 197, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments (“**O&M Assessments**”) upon the lands located within the following units of development of the District (collectively, the “**O&M Increase Units**”), to fund the Proposed Budget for FY 2025; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments:

- o District Proper (increase for all land types)
- o Unit of Development No. 1 (increase for all land types)
- o Unit of Development No. 6 (increase for all new connected users)
- o Unit of Development No. 9 (increase for all land types)
- o Unit of Development No. 10 (first time levy for all land types)

At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District’s general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Unit of Development	Total # of Planned Units/ Assessable Units or Acres	Product Type	Assessment Factor	Proposed Annual O&M Assessment
District Proper	21,333	n/a	Half-acre or less portions	\$20.27
Unit No. 1	14,650	n/a	Half-acre or less portions	\$270.77
Unit No. 2				
Islandwalk	1,750	Single Family	23.78%	\$7.24
	118	3BDR Multi-Family	1.60%	\$7.20
Gran Paradiso				
	1,090	Single Family	16.54%	\$8.08
	260	3BDR Multi-Family	3.10%	\$6.89
	585	2BDR Multi-Family	6.74%	\$6.14
Preserve				
	110	Single Family	1.49%	\$7.24
	113	Multi-Family	1.53%	\$7.20
Town Center				
	76	3BDR Multi-Family	1.00%	\$7.03
	140	2 BDR Multi-Family	1.65%	\$6.28
	92.49 (acres)	Commercial/ Office	42.56%	\$22,668.88
				TOTAL
Unit No. 3				
	5	35’ Pre-Lennar	Per unit	\$244.35
	6	70’ Pre-Lennar	Per unit	\$244.35
	5	80’ Pre-Lennar	Per unit	\$244.35
	4	45’ Pre-Lennar	Per unit	\$244.35
	10	65’ Pre Lennar	Per unit	\$244.35
	333	35’	Per unit	\$244.35
	252	Townhome	Per unit	\$244.35
	260	Coach	Per unit	\$244.35
	59	45’	Per unit	\$244.35
	337	52’	Per unit	\$244.35
	289	62’	Per unit	\$244.35
	53	65’	Per unit	\$244.35
	56	70’	Per unit	\$244.35
	201	75’	Per unit	\$244.35
	65	80’	Per unit	\$244.35
Unit No. 4				
Renaissance	224	35’ Villa/Multi-Family	Per unit	\$97.16
	273	50’ Single Family	Per unit	\$97.16
	193	60’ Single Family	Per unit	\$97.16
		Undeveloped land	Per acre	\$331.62
Oasis				
	92	60’ Single Family	Per unit	\$97.16
	44	70’ Single Family	Per unit	\$97.16
		Undeveloped land	Per acre	\$331.62
Preserve				
	90	33’ Villa/Multi-Family	Per unit	\$97.16
	110	50’ Single Family	Per unit	\$97.16
		Undeveloped land	Per acre	\$331.62
Unit No. 5				
	n/a	n/a	n/a	n/a
Unit No. 6				
	4,968	Per connected user	Per connected user	\$81.37
Unit No. 7				
	1,897	50’ Single Family	Per unit	\$110.79
	77	74’ Single Family	Per unit	\$110.79
	216	Coach	Per unit	\$110.79
	296	2-Story	Per unit	\$110.79
	390	4-Story	Per unit	\$110.79
		Undeveloped land	Per acre	\$247.21
Unit No. 8				
	250	50’ Single Family	Per unit	\$107.92
	140	75’ Single Family	Per unit	\$107.92
	268	Coach	Per unit	\$107.92
	268	2-Story	Per unit	\$107.92
	390	4-Story	Per unit	\$107.92
	128 (acres)	Golf Course	Per unit	\$107.92
		Undeveloped land	Per acre	\$259.65
Unit No. 9				
	228	50’ Single Family	Per unit	\$306.24
	97	62’ Single Family	Per unit	\$306.24
	81	75’ Single Family	Per unit	\$306.24
	63	85’ Single Family	Per unit	\$306.24
	264	Coach	Per unit	\$306.24
		Undeveloped land	Per acre	\$527.16
Unit No. 10				
	132	Coach	Per unit	\$639.48
	37	Townhouse	Per unit	\$639.48
	88	50’ Single Family	Per unit	\$639.48
	287	65’ Single Family	Per unit	\$639.48
	45	75’ Single Family	Per unit	\$639.48
		Undeveloped land	Per acre	\$474.25

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT RESIDENTIAL UNIT (“ERU”)

FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Sarasota County (“**County**”) Tax Collector on the tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for O&M Assessments levied and imposed on the lands within O&M Increase Units, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2025, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out an invoice(s) to such property owners. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District’s decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Special District Services, Inc., at 2501A Burns Road, Palm Beach Gardens, Florida 33410 or 12260 Everglow Drive, #A3, North Port, Florida 34293, Phone (561) 630-4922 (“**District Manager’s Office**”), during normal business hours, or by visiting the District’s website at <https://westvillagesid.org/>. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the public hearings and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager’s Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
RESOLUTION 2024-17

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

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

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

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

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

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

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

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

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

DATE: September 12, 2024
TIME: 10:00 A.M.
LOCATION: Commission Chambers
4970 City Hall Boulevard
North Port, Florida 34286

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

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

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

ATTEST: **WEST VILLAGES IMPROVEMENT DISTRICT**

/X/ Secretary / Assistant Secretary */X/* Chair / Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget



WEST VILLAGES IMPROVEMENT DISTRICT

www.westvillagesid.org

RESOLUTION 2024-19

THE ANNUAL APPROPRIATION RESOLUTION OF THE WEST VILLAGES IMPROVEMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**FY 2025**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the West Villages Improvement District (“**District**”) proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Chapter 2004-456(16), *Laws of Florida*, and Section 189.016, *Florida Statutes* (collectively, the “**Act**”); and

WHEREAS, although not legally required, prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District; and

WHEREAS, although not legally required, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, the Act requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of the Act (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the West Villages Improvement District for the Fiscal Year Ending September 30, 2025.”

- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes*, within thirty (30) days after adoption and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2025, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2025 or within sixty (60) days following the end of the FY 2025 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

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PASSED AND ADOPTED THIS 12th DAY OF SEPTEMBER, 2024.

ATTEST:

**WEST VILLAGES IMPROVEMENT
DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2025 Budget

Exhibit A
FY 2025 Budget

West Villages Improvement District

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

Prepared by



Table of Contents

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

Appendix

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

FY 24/25 Overall Budget By Unit

	District Proper	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 7	Unit 8	Unit 9	Unit 10	Total
REVENUES											
O & M Assessments	426,777	3,891,034	53,410	472,819	101,338	0	197,904	57,415	115,758	0	5,316,454
O & M Direct Bill	24,330	0	0	0	-1,553	0	113,476	79,535	102,192	354,055	672,035
Debt Assessments	0	2,525,526	2,703,324	1,350,786	866,319	0	2,136,991	950,989	852,511	0	11,386,446
Debt Direct Bill	0	0	0	0	23,326	3,625,720	851,942	983,643	366,108	1,315,571	7,166,310
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	\$ 3,300,313	\$ 2,071,581	\$ 1,436,570	\$ 1,669,626	\$ 24,633,917
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	\$ 3,000,808	\$ 1,938,076	\$ 1,225,565	\$ 1,315,571	\$ 18,871,743
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	\$ -	\$ 140,094	\$ 60,504	\$ 58,096	\$ -	\$ 1,002,174
County Appr & Tax Coll Fee	(8,536)	(128,331)	(55,135)	(36,472)	(19,353)	-	(46,698)	(20,168)	(19,365)	-	(334,058)
Discounts For Early Payments	(17,071)	(256,662)	(110,269)	(72,944)	(38,706)	-	(93,396)	(40,336)	(38,731)	-	(668,116)
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:
- 1 Unit 1 Lake maintenance increase from additional ponds - Manasota Beach Rd, Playmore Rd Mezzo Dr. and Merlot Ave
 - 2 Unit 1 Landscape includes current contract price and additon of portions of Manasota Beach Rd east, Playmore east extension, Preto south extension and anticipated nature trails
 - 3 Street Lighting includes additon of of portions of Manasota Beach Rd east, Playmore east extension, Preto south extension
 - 4 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 the Unit 5 Budget, and 72% of the costs are allocated to the Unit 7 Budget
 - 5 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)	\$ -	\$ -
<u>As of 5/31/24</u>		
General Fund Balance =	\$869,217	
Road Resurfacing Fund Balance =	\$1,539,968	

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

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

Note 3: 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	197,904
O & M Direct Bill	190,533	113,476
Debt Assessments	1,616,475	2,136,991
Debt Direct Bill	987,499	851,942
Developer Contribution	0	0
Other Revenues	0	0
Carry Over Funds from Prior Year	0	0
Total Revenues	\$ 3,049,158	\$ 3,300,313
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	\$ 3,000,808
Payment to Trustee	(2,506,985)	(2,860,714)
BALANCE	\$ 112,267	\$ 140,094
County Appraiser & Tax Collector Fee	(37,423)	(46,698)
Discounts for Early Payments	(74,845)	(93,396)
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	57,415
O & M Direct Bill	126,926	79,535
Debt Assessments	384,906	950,989
Debt Direct Bill	1,515,761	983,643
Developer Contribution	0	0
Other Revenues	0	0
Carry Over Funds from Prior Year	0	0
Total Revenues	\$ 2,051,506	\$ 2,071,581
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	\$ 1,938,076
Payment to Trustee	(1,877,572)	(1,877,572)
BALANCE	\$ 24,529	\$ 60,504
County Appraiser & Tax Collector Fee	(8,176)	(20,168)
Discounts for Early Payments	(16,353)	(40,336)
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	115,758
O & M Direct Bill	182,155	102,192
Debt Assessments	0	852,511
Debt Direct Bill	1,167,469	366,108
Developer Contribution	0	0
Other Revenues	0	0
Carry Over Funds from Prior Year	0	0
Total Revenues	\$ 1,349,624	\$ 1,436,570
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	\$ 1,225,565
Payment to Trustee	(1,167,469)	(1,167,469)
BALANCE	\$ -	\$ 58,096
County Appraiser & Tax Collector Fee	-	(19,365)
Discounts for Early Payments	-	(38,731)
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	5,316,454
O & M Direct Bill	388,432	522,298	672,035
Debt Assessments	6,989,817	9,448,398	11,386,446
Debt Direct Bill	1,555,794	7,319,776	7,166,310
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	\$ 24,633,917
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	\$ 18,871,743
Debt Payment to Trustee (All Units)	(8,282,692)	(16,201,270)	(17,869,569)
BALANCE	\$ (1,004,336)	\$ 842,410	\$ 1,002,174
County Appraiser & Tax Collector Fee	(96,141)	(280,804)	(334,058)
Discounts for Early Payments	(380,983)	(561,607)	(668,116)
NET EXCESS / (SHORTFALL)	\$ (1,481,460)	\$ -	\$ -

Unit 1 - Debt Service

Fiscal Year

2024/2025

Annual Budget

REVENUES

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

EXPENDITURES

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

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

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

Unit 2 - Debt Service

Series 2019A-1 (Performing)

Fiscal Year

2024/2025

Annual Budget

REVENUES

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

EXPENDITURES

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

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

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

Series 2019A-2 (Non Performing)

Fiscal Year

2024/2025

Annual Budget

REVENUES

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

EXPENDITURES

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

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

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

Unit 3 - Debt Service

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

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

Unit 4 - Debt Service

Fiscal Year
2024/2025
Annual Budget

REVENUES

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

EXPENDITURES

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

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

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

Unit 5 - Debt Service

**Fiscal Year
2024/2025
Annual Budget**

REVENUES

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

EXPENDITURES

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

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

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

Series 2017B Bond Information

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

Unit 7 - Debt Service

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

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

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

Series 2021 Village F1 & F5 Bond Information		
Original Par Amount =	\$7,975,000	Annual Principal Payments Due = May 1st
Average Interest Rate =	3.79%	Annual Interest Payments Due = May 1st & November 1st
Issue Date =	April 2021	
Maturity Date =	May 2051	

Series 2023 Village F3 & G-1B Bond Information		
Original Par Amount =	\$4,805,000	Annual Principal Payments Due = May 1st
Average Interest Rate =	6.17%	Annual Interest Payments Due = May 1st & November 1st
Issue Date =	Oct 2023	
Maturity Date =	May 2054	

Unit 8 - Debt Service

Fiscal Year

2024/2025

Annual Budget

REVENUES

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

Total Revenues	\$ 1,877,572
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EXPENDITURES

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

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

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

Series 2022 Neighborhood Bond Information

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

Unit 9 - Debt Service

Fiscal Year

2024/2025

Annual Budget

REVENUES

Interest	0
Net Master Debt Collections	1,167,469

Total Revenues	\$ 1,167,469
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EXPENDITURES

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

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

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

Unit 10 - Debt Service

Fiscal Year

2024/2025

Annual Budget

REVENUES

Interest	0
Net Master Debt Collections	1,315,571

Total Revenues	\$ 1,315,571
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EXPENDITURES

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

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

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

Assessment Recap - District Proper

A	B	C	F	G	F	G
Lot Type		Units	Total Fiscal Year 2023/2024 Assessment	Total Fiscal Year 2023/2024 Assessment Per Unit	Total Fiscal Year 2024/2025 Projected Assessment	Total Fiscal Year 2024/2025 Projected Assessment Per Unit
Developed Lots In Unit 1 Only	Administrative <u>Debt</u>	523	\$ 6,511.10 \$ -	\$ 12.45 \$ -	\$ 10,600.00 \$ -	\$ 20.27 \$ -
	Sub-Total		\$ 6,511.10	\$ 12.45	\$ 10,600.00	\$ 20.27
Developed Lots In Unit 2	Administrative <u>Debt</u>	1,868	\$ 23,255.72 \$ -	\$ 12.45 \$ -	\$ 37,860.03 \$ -	\$ 20.27 \$ -
	Sub-Total		\$ 23,255.72	\$ 12.45	\$ 37,860.03	\$ 20.27
Developed Lots In Unit 3	Administrative <u>Debt</u>	1,935	\$ 24,089.84 \$ -	\$ 12.45 \$ -	\$ 39,217.97 \$ -	\$ 20.27 \$ -
	Sub-Total		\$ 24,089.84	\$ 12.45	\$ 39,217.97	\$ 20.27
Developed Lots In Unit 4	Administrative <u>Debt</u>	1,043	\$ 12,984.86 \$ -	\$ 12.45 \$ -	\$ 21,139.19 \$ -	\$ 20.27 \$ -
	Sub-Total		\$ 12,984.86	\$ 12.45	\$ 21,139.19	\$ 20.27
Developed Lots In Unit 7	Administrative <u>Debt</u>	1,504	\$ 15,599.26 \$ -	\$ 12.45 \$ -	\$ 30,482.59 \$ -	\$ 20.27 \$ -
	Sub-Total		\$ 15,599.26	\$ 12.45	\$ 30,482.59	\$ 20.27
Developed Lots In Unit 8	Administrative <u>Debt</u>	532	\$ 2,465.01 \$ -	\$ 12.45 \$ -	\$ 10,782.41 \$ -	\$ 20.27 \$ -
	Sub-Total		\$ 2,465.01	\$ 12.45	\$ 10,782.41	\$ 20.27
Developed Lots In Unit 9	Administrative <u>Debt</u>	378	\$ - \$ -	\$ 12.45 \$ -	\$ 7,661.18 \$ -	\$ 20.27 \$ -
	Sub-Total		\$ -	\$ 12.45	\$ 7,661.18	\$ 20.27
Developed Lots In Unit 10	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>	13,274	\$ 180,680.02 \$ -	\$ 12.45 \$ -	\$ 269,033.22 \$ -	\$ 20.27 \$ -
	Sub-Total		\$ 180,680.02	\$ 12.45	\$ 269,033.22	\$ 20.27
Total		21,057	\$ 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 **21,057.00** 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
	<u>Debt</u>		\$ 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
	<u>Debt</u>		\$ 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
	<u>Debt</u>		\$ 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
	<u>Debt</u>		\$ 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	1,504	\$ 291,008.82	\$ 232.25	\$ 407,245.26	\$ 270.77
	<u>Debt</u>		\$ 216,096.67	\$ 172.46	\$ 264,327.79	\$ 175.75
	Sub-Total		\$ 507,105.48	\$ 404.71	\$ 671,573.06	\$ 446.52
Developed Lots In Unit 8	Administrative	532	\$ 45,985.43	\$ 232.25	\$ 144,052.18	\$ 270.77
	<u>Debt</u>		\$ 34,147.76	\$ 172.46	\$ 93,498.93	\$ 175.75
	Sub-Total		\$ 80,133.19	\$ 404.71	\$ 237,551.11	\$ 446.52
Developed Lots In Unit 9	Administrative	378	\$ -	\$ 232.25	\$ 102,352.87	\$ 270.77
	<u>Debt</u>		\$ -	\$ 172.46	\$ 66,433.45	\$ 175.75
	Sub-Total		\$ -	\$ 404.71	\$ 168,786.31	\$ 446.52
Developed Lots In Unit 10	Administrative	0	\$ -	\$ 232.25	\$ -	\$ 270.77
	<u>Debt</u>		\$ -	\$ 172.46	\$ -	\$ 175.75
	Sub-Total		\$ -	\$ 404.71	\$ -	\$ 446.52
All Other Unit 1 Acreage	Administrative	6,587	\$ 1,818,514.80	\$ 232.25	1783593.449	\$ 270.77
	<u>Debt</u>		\$ 1,350,388.58	\$ 172.46	\$ 1,157,664.35	\$ 175.75
	Sub-Total		\$ 3,168,903.38	\$ 404.71	\$ 2,941,257.80	\$ 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	Percentage	Admin / Maint Assessment Allocation	Units	Total Fiscal Year 2023/2024 Per Unit	Total Fiscal Year 2024/2025 Projected Assessment	Total Fiscal Year 2024/2025 Projected Per Unit	
2019 A-1 (Performing)							
Island Walk Single	Admin / Maint Debt	23.73%	12,673.74	1,750 1,747	\$ 7.77 \$ 379.89	\$ 12,673.74 \$ 663,667.83	\$ 7.24 \$ 379.89
Family	Sub-Total				\$ 387.66	\$ 676,341.57	\$ 387.13
Island Walk Multi	Admin / Maint Debt	1.59%	850.17	118	\$ 7.73 \$ 378.22	\$ 850.17 \$ 44,629.96	\$ 7.20 \$ 378.22
Family	Sub-Total				\$ 385.95	\$ 45,480.13	\$ 385.42
Gran Paradiso Single	Admin / Maint Debt	16.49%	8,808.28	1,090 1,064	\$ 8.67 \$ 424.10	\$ 8,808.28 \$ 451,242.40	\$ 8.08 \$ 424.10
Family	Sub-Total				\$ 432.77	\$ 460,050.68	\$ 432.18
Gran Paradiso Multi	Admin / Maint Debt	3.35%	1,790.87	260	\$ 7.39 \$ 361.34	\$ 1,790.87 \$ 93,948.40	\$ 6.89 \$ 361.34
Family (3 BDR)	Sub-Total				\$ 368.73	\$ 95,739.27	\$ 368.23
Gran Paradiso Multi	Admin / Maint Debt	6.73%	3,593.25	585 577	\$ 6.59 \$ 322.17	\$ 3,593.25 \$ 185,892.09	\$ 6.14 \$ 322.17
Family (2 BDR)	Sub-Total				\$ 328.76	\$ 189,485.34	\$ 328.31
Preserve Single	Admin / Maint Debt	1.49%	796.63	110	\$ 7.77 \$ -	\$ 796.63 \$ -	\$ 7.24 \$ -
Family	Sub-Total				\$ 7.77	\$ 796.63	\$ 7.24
Preserve Multi	Admin / Maint Debt	1.52%	814.15	113	\$ 7.73 \$ -	\$ 814.15 \$ -	\$ 7.20 \$ -
Family	Sub-Total				\$ 7.73	\$ 814.15	\$ 7.20
2019 A-2 (Non Performing)							
Thomas 167 * Multi	Admin / Maint Debt	1.00%	534.11	76	\$ 7.54 \$ 368.91	\$ 534.11 \$ 28,037.16	\$ 7.03 \$ 368.91
Family (3 BDR)	Sub-Total				\$ 376.45	\$ 28,571.27	\$ 375.94
Thomas 167 * Multi	Admin / Maint Debt	1.65%	879.50	140	\$ 6.74 \$ 329.74	\$ 879.50 \$ 46,163.60	\$ 6.28 \$ 329.74
Family (2 BDR)	Sub-Total				\$ 336.48	\$ 47,043.10	\$ 336.02
Thomas 167 * Commercial	Admin / Maint Debt	42.44%	22,668.88	92.49	\$ 262.91 \$ 12,863.47	\$ 22,668.88 \$ 1,189,742.34	\$ 245.10 \$ 12,863.47
	Sub-Total				\$ 13,126.38	\$ 1,212,411.22	\$ 13,108.57
						\$ 53,409.57 \$ 2,703,323.78	
Total	100.00%	\$	53,409.57	4,334		\$ 2,755,122.57	

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

Notes:

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

Methodology Report Attached.

There are 37 units with pre-paid bonds.

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

Assessment Recap - Unit 2 (Collection Method)

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

Notes:

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

Methodology Report Attached.

There are 37 units with pre-paid bonds.

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

Assessment Recap - Unit 3 (Total Gross)

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

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

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

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

Revised Methodology Report Tables 2 & 3 Attached

There are 34 units with pre-paid bonds.

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

Assessment Recap - Unit 4 (Total Gross)

A	B	C	D	G	F	G
				Total Fiscal Year 2023/2024	Total Fiscal Year 2024/2025 Projected Assessment	Total Fiscal Year 2024/2025 Projected Assessment Per Unit
Subdivision	Product Type	Total Units		Assessment Per Unit		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	Gross	
				\$ 658,673.09		
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	Gross	
				\$ 119,470.21		
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	Gross	
				\$ 112,991.17		
TOTAL GROSS			1,026	Total Gross	\$ 99,686.17	Total Gross
					\$ 891,134.47	
TOTAL NET			1,026	Total Net	\$ 93,705.00	Total Net
					\$ 837,666.40	

Assessment is calculated by the 2016 Unit 4 Special Methodology Report

Methodology Report Table F Data Attached

There is 1 unit with pre-paid bonds.

1 unit is a Renaissance 50'

Assessment Recap - Unit 4 (Collection Method)

A	B	C	D	E	F	G	H	I	J
TOTAL GROSS					PLATTED ON ROLL GROSS			DIRECT BILL GROSS	
Subdivision	Product Type	Total Units	Total Fiscal Year 2024/2025 Projected Assessment	Total Fiscal Year 2024/2025 Projected Assessment Per Unit	Platted Units	Fiscal Year 2024/2025 Platted Total Assessments	Fiscal Year 2024/2025 Platted Per Unit Assessments		
Renaissance	35' Villas	Admin / Maint		\$ 21,763.84	\$ 97.16		\$ 26,816.16	\$ 97.16	\$ (5,052.32)
		Debt	224	\$ 151,879.15	\$ 678.03	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)

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

Unit 7 Village B

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

Unit 7 Village F1 & F5

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

Unit 7 Village F3 & G1-B

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

Assessment Recap - Unit 7 (Collection Method)

A	B	C	E	F	G	H	I	J
TOTAL GROSS				PLATTED ON ROLL GROSS			DIRECT BILL GROSS	
Product Type	Total Units	Total Fiscal Year 2024/2025 Projected Assessment	Total Fiscal Year 2024/2025 Projected Assess Per Unit	Platted Units	Total Fiscal Year 2024/2025 Platted Assessment	Total Fiscal Year 2024/2025 Platted Assess Per Unit		
Unit 7 Master								
50' Single Family or 50' SF Equivalents	Admin / Maint Debt 1,897	\$ 210,162.23 \$ 1,574,510.00	\$ 110.79 \$ 830.00	1,786.35 1,669.15	\$ 197,903.69 \$ 1,385,394.50	\$ 110.79 \$ 830.00	\$ 12,258.54 \$ 189,115.50	
Sub-Total		\$ 1,784,672.23	\$ 940.79		\$ 1,583,298.19	\$ 940.79	\$ 201,374.04	
74' Single Family	Admin / Maint Debt 77	\$ 8,530.57 \$ 94,586.80	\$ 110.79 \$ 1,228.40	0.00	\$ - \$ -	\$ 110.79 \$ 1,228.40	\$ 8,530.57 \$ 94,586.80	
Sub-Total		\$ 103,117.37	\$ 1,339.19		\$ -	\$ 1,339.19	\$ 103,117.37	
Coach	Admin / Maint Debt 216	\$ 23,929.91 \$ 134,460.00	\$ 110.79 \$ 622.50	0.00	\$ - \$ -	\$ 110.79 \$ 622.50	\$ 23,929.91 \$ 134,460.00	
Sub-Total		\$ 158,389.91	\$ 733.29		\$ -	\$ 733.29	\$ 158,389.91	
2-Story Units	Admin / Maint Debt 296	\$ 32,792.84 \$ 135,124.00	\$ 110.79 \$ 456.50	0.00	\$ - \$ -	\$ 110.79 \$ 456.50	\$ 32,792.84 \$ 135,124.00	
Sub-Total		\$ 167,916.84	\$ 567.29		\$ -	\$ 567.29	\$ 167,916.84	
4-Story Units	Admin / Maint Debt 390	\$ 43,206.78 \$ 161,850.00	\$ 110.79 \$ 415.00	0.00	\$ - \$ -	\$ 110.79 \$ 415.00	\$ 43,206.78 \$ 161,850.00	
Sub-Total		\$ 205,056.78	\$ 525.79		\$ -	\$ 525.79	\$ 205,056.78	
TOTAL GROSS	2,876	\$ 318,622.34 \$ 2,100,530.80	Total Gross	1,786.35 1,669.15	\$ 197,903.69 \$ 1,385,394.50	Total Platted On Roll Gross	\$ 120,718.65 \$ 715,136.30	Total Direct Bill Gross
TOTAL NET	2,876	\$ 299,505.00 \$ 1,974,498.95	Total Net	1,786.35 1,669.15	\$ 186,029.47 \$ 1,302,270.83	Total Platted On Roll Net	\$ 113,475.53 \$ 672,228.12	Total Direct Bill Net
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	\$ - \$ 86,602.20	Total Net	111	\$ - \$ 86,602.20	Total Platted On Roll Net	\$ - \$ -	Total Direct Bill Net
Unit 7 Village F1 & F5								
F1 - 37' Single Family	Debt 102	\$ 63,495.00	\$ 622.50	102	\$ 63,495.00	\$ 622.50	\$ -	
0.75 ERU	Sub-Total	\$ 63,495.00	\$ 622.50		\$ 63,495.00	\$ 622.50	\$ -	
F1 - 50' Single Family	Debt 92	\$ 76,360.00	\$ 830.00	99	\$ 82,170.00	\$ 830.00	\$ (5,810.00)	
Sub-Total		\$ 76,360.00	\$ 830.00		\$ 82,170.00	\$ 830.00	\$ (5,810.00)	
F1 - 60' Single Family	Debt 76	\$ 75,696.00	\$ 996.00	69	\$ 68,724.00	\$ 996.00	\$ 6,972.00	
Sub-Total		\$ 75,696.00	\$ 996.00		\$ 68,724.00	\$ 996.00	\$ 6,972.00	
F5 - Dup/Paired Villa	Debt 158	\$ 78,684.00	\$ 498.00	104	\$ 51,792.00	\$ 498.00	\$ 26,892.00	
Sub-Total		\$ 78,684.00	\$ 498.00		\$ 51,792.00	\$ 498.00	\$ 26,892.00	
F5 - 40' Single Family	Debt 115	\$ 76,360.00	\$ 664.00	74	\$ 49,136.00	\$ 664.00	\$ 27,224.00	
Sub-Total		\$ 76,360.00	\$ 664.00		\$ 49,136.00	\$ 664.00	\$ 27,224.00	
F5 - 50' Single Family	Debt 125	\$ 103,750.00	\$ 830.00	79	\$ 65,570.00	\$ 830.00	\$ 38,180.00	
Sub-Total		\$ 103,750.00	\$ 830.00		\$ 65,570.00	\$ 830.00	\$ 38,180.00	
TOTAL GROSS	668	\$ 474,345.00	Total Gross	527	\$ 380,887.00	Total Platted On Roll Gross	\$ 93,458.00	Total Direct Bill Gross
TOTAL NET	668	\$ 445,884.30	Total Net	527	\$ 358,033.78	Total Platted On Roll Net	\$ 87,850.52	Total Direct Bill Net
Unit 7 Village F3 & G-1B								
F3 - 50' SF	Debt 97	\$ 80,471.20	\$ 829.60	0	\$ -	\$ 829.60	\$ 80,471.20	
Sub-Total		\$ 80,471.20	\$ 829.60		\$ -	\$ 829.60	\$ 80,471.20	
F3 - 60' SF	Debt 109	\$ 108,511.68	\$ 995.52	0	\$ -	\$ 995.52	\$ 108,511.68	
Sub-Total		\$ 108,511.68	\$ 995.52		\$ -	\$ 995.52	\$ 108,511.68	
G-1B - Paired Villa	Debt 30	\$ 14,932.80	\$ 497.76	96	\$ 47,784.96	\$ 497.76	\$ (32,852.16)	
Sub-Total		\$ 14,932.80	\$ 497.76		\$ 47,784.96	\$ 497.76	\$ (32,852.16)	
G-1B - 40' SF	Debt 41	\$ 27,210.88	\$ 663.68	119	\$ 78,977.92	\$ 663.68	\$ (51,767.04)	
Sub-Total		\$ 27,210.88	\$ 663.68		\$ 78,977.92	\$ 663.68	\$ (51,767.04)	
G-1B - 50' SF	Debt 175	\$ 145,180.00	\$ 829.60	183	\$ 151,816.80	\$ 829.60	\$ (6,636.80)	
Sub-Total		\$ 145,180.00	\$ 829.60		\$ 151,816.80	\$ 829.60	\$ (6,636.80)	
TOTAL GROSS	452	\$ 376,306.56	Total Gross	398	\$ 278,579.68	Total Platted On Roll Gross	\$ 97,726.88	Total Direct Bill Gross
TOTAL NET	452	\$ 353,728.17	Total Net	398	\$ 261,864.90	Total Platted On Roll Net	\$ 91,863.27	Total Direct Bill Net

Assessment Recap - Unit 8 (Total Gross)

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

Unit 8 Master

50' Single Family	Admin / Maint		\$	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	Gross	
					\$	771,603.84		

Unit 8 Neighborhood Debt

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

Assessment Recap - Unit 8 (Collection Method)

A	B	C	E	F	G	H	I	J
TOTAL GROSS				PLATTED ON ROLL GROSS				DIRECT BILL GROSS
Product Type	Total Units	Total Fiscal Year 2024/2025		Total Fiscal Year 2024/2025		Total Fiscal Year 2024/2025		
		Projected Assessment	Projected	Platted Assessment	Platted	Platted Assessment Per Unit	Platted	
Unit 8 Master								
50' Single Family	Admin / Maint		\$ 26,980.74	\$ 107.92		\$ 27,844.12	\$ 107.92	\$ (863.38)
	Debt	250	\$ 174,345.00	\$ 697.38	258	\$ 179,924.04	\$ 697.38	\$ (5,579.04)
	Sub-Total		\$ 201,325.74	\$ 805.30		\$ 207,768.16	\$ 805.30	\$ (6,442.42)
75' Single Family	Admin / Maint		\$ 15,109.21	\$ 107.92		\$ 18,346.90	\$ 107.92	\$ (3,237.69)
	Debt	140	\$ 122,592.40	\$ 875.66	170	\$ 148,882.20	\$ 875.66	\$ (26,269.80)
	Sub-Total		\$ 137,701.61	\$ 983.58		\$ 167,209.10	\$ 983.58	\$ (29,507.49)
Coach	Admin / Maint		\$ 28,923.35	\$ 107.92		\$ 1,295.08	\$ 107.92	\$ 27,628.27
	Debt	268	\$ 164,415.32	\$ 613.49	12	\$ 7,361.88	\$ 613.49	\$ 157,053.44
	Sub-Total		\$ 193,338.67	\$ 721.41		\$ 8,656.96	\$ 721.41	\$ 184,681.71
2-Story Units	Admin / Maint		\$ 28,923.35	\$ 107.92		\$ 3,453.53	\$ 107.92	\$ 25,469.82
	Debt	268	\$ 140,523.12	\$ 524.34	32	\$ 16,778.88	\$ 524.34	\$ 123,744.24
	Sub-Total		\$ 169,446.47	\$ 632.26		\$ 20,232.41	\$ 632.26	\$ 149,214.06
4-Story Units	Admin / Maint		\$ 42,089.95	\$ 107.92		\$ 6,475.38	\$ 107.92	\$ 35,614.57
	Debt	390	\$ 169,728.00	\$ 435.20	60	\$ 26,112.00	\$ 435.20	\$ 143,616.00
	Sub-Total		\$ 211,817.95	\$ 543.12		\$ 32,587.38	\$ 543.12	\$ 179,230.57
TOTAL GROSS		1,316	\$ 142,026.60	Total Gross	532	\$ 57,415.01	Total Platted On Roll Gross	\$ 84,611.59
TOTAL NET		1,316	\$ 133,505.00	Total Net	532	\$ 53,970.11	Total Platted On Roll Net	\$ 79,534.89
			\$ 725,307.61			\$ 356,296.66		\$ 369,010.95
Unit 8 Neighborhood								
52' Single Family	Debt	259	\$ 272,548.29	\$ 1,052.31	258	\$ 271,495.98	\$ 1,052.31	\$ 1,052.31
	Sub-Total		\$ 272,548.29	\$ 1,052.31		\$ 271,495.98	\$ 1,052.31	\$ 1,052.31
75' Single Family	Debt	166	\$ 219,339.12	\$ 1,321.32	170	\$ 224,624.40	\$ 1,321.32	\$ (5,285.28)
	Sub-Total		\$ 219,339.12	\$ 1,321.32		\$ 224,624.40	\$ 1,321.32	\$ (5,285.28)
Coach	Debt	300	\$ 277,716.00	\$ 925.72	12	\$ 11,108.64	\$ 925.72	\$ 266,607.36
	Sub-Total		\$ 277,716.00	\$ 925.72		\$ 11,108.64	\$ 925.72	\$ 266,607.36
2-Story Units	Debt	228	\$ 180,395.88	\$ 791.21	32	\$ 25,318.72	\$ 791.21	\$ 155,077.16
	Sub-Total		\$ 180,395.88	\$ 791.21		\$ 25,318.72	\$ 791.21	\$ 155,077.16
4-Story Units	Debt	420	\$ 275,814.00	\$ 656.70	60	\$ 39,402.00	\$ 656.70	\$ 236,412.00
	Sub-Total		\$ 275,814.00	\$ 656.70		\$ 39,402.00	\$ 656.70	\$ 236,412.00
TOTAL GROSS		1,373	\$ 1,225,813.29	Total Gross	532	\$ 571,949.74	Total Platted On Roll Gross	\$ 653,863.55
TOTAL NET		1,373	\$ 1,152,264.49	Total Net	532	\$ 537,632.76	Total Platted On Roll Net	\$ 614,631.74

Assessment Recap - Unit 9 (Total Gross)

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

Assessment Recap - Unit 9 (Collection Method)

A	B	C	E	F	G	H	I	J
TOTAL GROSS				PLATTED ON ROLL GROSS			DIRECT BILL GROSS	
Product Type	Total Units	Total Fiscal Year 2024/2025 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 9 Master								
50' Single Family	Admin / Maint Debt	228	\$ 69,822.56	\$ 306.24	137	\$ 41,954.78	\$ 306.24	\$ 27,867.78
			\$ 400,041.96	\$ 1,754.57		\$ 240,376.09	\$ 1,754.57	\$ 159,665.87
	Sub-Total		\$ 469,864.52	\$ 2,060.81		\$ 282,330.87	\$ 2,060.81	\$ 187,533.65
62' Single Family	Admin / Maint Debt	57	\$ 17,455.64	\$ 306.24	97	\$ 29,705.21	\$ 306.24	\$ (12,249.57)
			\$ 124,013.19	\$ 2,175.67		\$ 211,039.99	\$ 2,175.67	\$ (87,026.80)
	Sub-Total		\$ 141,468.83	\$ 2,481.91		\$ 240,745.20	\$ 2,481.91	\$ (99,276.37)
62' Single Family Buy Down	Admin / Maint Debt	40	\$ 12,249.57	\$ 306.24	0	\$ -	\$ 306.24	\$ 12,249.57
			\$ 85,233.20	\$ 2,130.83		\$ -	\$ 2,130.83	\$ 85,233.20
	Sub-Total		\$ 97,482.77	\$ 2,437.07		\$ -	\$ 2,437.07	\$ 97,482.77
75' Single Family	Admin / Maint Debt	81	\$ 24,805.38	\$ 306.24	81	\$ 24,805.38	\$ 306.24	\$ -
			\$ 213,180.66	\$ 2,631.86		\$ 213,180.66	\$ 2,631.86	\$ -
	Sub-Total		\$ 237,986.04	\$ 2,938.10		\$ 237,986.04	\$ 2,938.10	\$ -
85' Single Family	Admin / Maint Debt	63	\$ 19,293.08	\$ 306.24	63	\$ 19,293.08	\$ 306.24	\$ -
			\$ 187,914.51	\$ 2,982.77		\$ 187,914.51	\$ 2,982.77	\$ -
	Sub-Total		\$ 207,207.59	\$ 3,289.01		\$ 207,207.59	\$ 3,289.01	\$ -
Coach	Admin / Maint Debt	264	\$ 80,847.17	\$ 306.24	0	\$ -	\$ 306.24	\$ 80,847.17
			\$ 231,604.56	\$ 877.29		\$ -	\$ 877.29	\$ 231,604.56
	Sub-Total		\$ 312,451.73	\$ 1,183.53		\$ -	\$ 1,183.53	\$ 312,451.73
TOTAL GROSS	733	\$ 224,473.40	Total Gross	378	\$ 115,758.45	Total Platted On Roll Gross	\$ 108,714.95	Total Direct Bill Gross
		\$ 1,241,988.08			\$ 852,511.25		\$ 389,476.83	
TOTAL NET	733	\$ 211,005.00	Total Net	378	\$ 108,812.95	Total Platted On Roll Net	\$ 102,192.05	Total Direct Bill Net
		\$ 1,167,468.80			\$ 801,360.58		\$ 366,108.22	

Assessment Recap - Unit 10 (Total Gross)

A	B	C	D	E	F
Product		Total	Total Fiscal Year 2023/2024	Total Fiscal Year 2024/2025	Total Fiscal Year 2024/2025
Type		Units	Assessment Per Unit	Projected Assessment	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 2024/2025 Projected Assessment	Total Fiscal Year 2024/2025 Projected Assessment Per Unit	Platted Units	Total Fiscal Year 2024/2025 Platted Assessment	Total Fiscal Year 2024/2025 Platted Assessment Per Unit		
Unit 10 Master								
Coach	Admin / Maint Debt	132	\$ 84,411.48 \$ 149,756.64	\$ 639.48 \$ 1,134.52	0	\$ - \$ - \$ 1,134.52	\$ 639.48 \$ 1,134.52	\$ 84,411.48 \$ 149,756.64
	Sub-Total		\$ 234,168.12	\$ 1,774.00		\$ - \$ 1,774.00	\$ 1,774.00	\$ 234,168.12
Townhomes	Admin / Maint Debt	37	\$ 23,660.79 \$ 50,372.54	\$ 639.48 \$ 1,361.42	0	\$ - \$ - \$ 1,361.42	\$ 639.48 \$ 1,361.42	\$ 23,660.79 \$ 50,372.54
	Sub-Total		\$ 74,033.33	\$ 2,000.90		\$ - \$ 2,000.90	\$ 2,000.90	\$ 74,033.33
50' Single Family	Admin / Maint Debt	88	\$ 56,274.32 \$ 199,675.52	\$ 639.48 \$ 2,269.04	0	\$ - \$ - \$ 2,269.04	\$ 639.48 \$ 2,269.04	\$ 56,274.32 \$ 199,675.52
	Sub-Total		\$ 255,949.84	\$ 2,908.52		\$ - \$ 2,908.52	\$ 2,908.52	\$ 255,949.84
65' Single Family	Admin / Maint Debt	287	\$ 183,531.02 \$ 846,578.25	\$ 639.48 \$ 2,949.75	0	\$ - \$ - \$ 2,949.75	\$ 639.48 \$ 2,949.75	\$ 183,531.02 \$ 846,578.25
	Sub-Total		\$ 1,030,109.27	\$ 3,589.23		\$ - \$ 3,589.23	\$ 3,589.23	\$ 1,030,109.27
75' Single Family	Admin / Maint Debt	45	\$ 28,776.64 \$ 153,160.20	\$ 639.48 \$ 3,403.56	0	\$ - \$ - \$ 3,403.56	\$ 639.48 \$ 3,403.56	\$ 28,776.64 \$ 153,160.20
	Sub-Total		\$ 181,936.84	\$ 4,043.04		\$ - \$ 4,043.04	\$ 4,043.04	\$ 181,936.84
TOTAL GROSS	589	\$ 376,654.26 \$ 1,399,543.15	Total Gross	0	\$ - \$ -	Total Platted On Roll Gross	\$ 376,654.26 \$ 1,399,543.15	Total Direct Bill Gross
TOTAL NET	589	\$ 354,055.00 \$ 1,315,570.56	Total Net	0	\$ - \$ -	Total Platted On Roll Net	\$ 354,055.00 \$ 1,315,570.56	Total Direct Bill Net

Assesments - Island Walk

Island Walk Assessment Breakdown						
Product Type		District Proper	Unit 1	Unit 2	Unit 3 through 10	All Units
		Fiscal Year 2024/2025 Assessment Per Unit	Fiscal Year 2024/2025 Assessment Per Unit	Fiscal Year 2024/2025 Assessment Per Unit	Fiscal Year 2024/2025 Assessment Per Unit	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

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

Island Walk Assessment Changes		
Total Fiscal Year 2023/2024 Assessment Per Unit	Total Fiscal Year 2024/2025 Assessment Per Unit	Total Change +/- From Previous Year Per Unit
\$ 804.82	\$ 853.92	\$ 49.10
\$ 803.11	\$ 852.21	\$ 49.11
\$ 417.16	\$ 466.79	\$ 49.63

Assessments - Gran Paradiso

Gran Paradiso Assessment Breakdown							
Product Type		District Proper Total Fiscal Year 2024/2025 Assessment Per Unit	Unit 1 Total Fiscal Year 2024/2025 Assessment Per Unit	Unit 2 Total Fiscal Year 2024/2025 Assessment Per Unit	Unit 3 Total Fiscal Year 2024/2025 Assessment Per Unit	Unit 4 Through 10 Total Fiscal Year 2024/2025 Assessment Per Unit	All Units Total Fiscal Year 2024/2025 Assessment Per Unit
2 Bdr Sam 35	Admin / Maint	\$ 20.27	\$ 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 Total Fiscal Year 2024/2025		Unit 1 Total Fiscal Year 2024/2025		Unit 2 Total Fiscal Year 2024/2025		Unit 3 Total Fiscal Year 2024/2025		Unit 4 Total Fiscal Year 2024/2025		Unit 7 Through 10 Total Fiscal Year 2024/2025		All Units Total Fiscal Year 2024/2025	
		Assessment Per Unit		Assessment Per Unit		Assessment Per Unit		Assessment Per Unit		Assessment Per Unit		Assessment Per Unit		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' catagorey in Phase II of contruction. The methodology will be updated in the future to reflect this. For now, based on the fact that all other 50' lots in Unit 4 are 1 ERU, and based on the calculated amount of 1 ERU for the 60' and 70', Unit 4 Debt for an Oasis 50' will be \$650.08 NET and \$691.58 GROSS

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

Assessments - Unit 7 Villages

Unit 7 Villages Assessment Breakdown										
Product Type		District Proper Total Fiscal Year 2024/2025 Assessment Per Unit	Unit 1 Total Fiscal Year 2024/2025 Assessment Per Unit	Unit 2 Total Fiscal Year 2024/2025 Assessment Per Unit	Unit 3 Total Fiscal Year 2024/2025 Assessment Per Unit	Unit 4 Total Fiscal Year 2024/2025 Assessment Per Unit	Unit 7 Total Fiscal Year 2024/2025 Assessment Per Unit	All Units Total Fiscal Year 2024/2025 Assessment Per Unit		
50'	Admin / Maint	\$ 20.27	\$ 270.77	\$ -	\$ -	\$ -	\$ 110.79	\$ 401.83		
	Debt	\$ -	\$ 175.75	\$ -	\$ -	\$ -	\$ 830.00	\$ 1,005.75		
	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	\$ -	\$ -	\$ -	\$ 996.00	\$ 1,171.75		
	Sub-Total	\$ 20.27	\$ 446.52	\$ -	\$ -	\$ -	\$ 1,106.79	\$ 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
\$ -	\$ 2,569.10	\$ 2,569.10
\$ -	\$ 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
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

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

Unit 8 Villages Assessment Changes		
Total Fiscal Year 2023/2024 Assessment Per Unit	Total Fiscal Year 2024/2025 Assessment Per Unit	Total Change +/- From Previous Year Per Unit
\$ 2,287.63	\$ 2,324.40	\$ 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

Assessments - Unit 9 Villages

Unit 9 Villages Assessment Breakdown											
Product Type		District Proper Total Fiscal Year 2024/2025 Assessment Per Unit	Unit 1 Total Fiscal Year 2024/2025 Assessment Per Unit	Unit 2 Total Fiscal Year 2024/2025 Assessment Per Unit	Unit 3 Total Fiscal Year 2024/2025 Assessment Per Unit	Unit 4 Total Fiscal Year 2024/2025 Assessment Per Unit	Unit 7 Total Fiscal Year 2024/2025 Assessment Per Unit	Unit 8 Total Fiscal Year 2024/2025 Assessment Per Unit	Unit 9 Total Fiscal Year 2024/2025 Assessment Per Unit	All Units Total Fiscal Year 2024/2025 Assessment Per Unit	
50'	Admin / Maint	\$ 20.27	\$ 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

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

Unit 9 Villages Assessment Changes		
Total Fiscal Year 2023/2024 Assessment Per Unit	Total Fiscal Year 2024/2025 Assessment Per Unit	Total Change +/-(-) From Previous Year Per Unit
\$ 2,436.10	\$ 2,527.60	\$ 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

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	Total Fiscal Year	Total Change +/-
2023/2024	2024/2025	From Previous
Assessment	Assessment	Year
Per Unit	Per Unit	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		Unit 1	Unit 2	Unit 3	Unit 4	Unit 7	All Units
		Total Fiscal Year 2024/2025 Assessment Per Unit	Total Fiscal Year 2024/2025 Assessment Per Unit	Total Fiscal Year 2024/2025 Assessment Per Unit	Total Fiscal Year 2024/2025 Assessment Per Unit	Total Fiscal Year 2024/2025 Assessment Per Unit	Total Fiscal Year 2024/2025 Assessment Per Unit	Total Fiscal Year 2024/2025 Assessment Per Unit	Total Fiscal Year 2024/2025 Assessment Per Unit
Thomas 167 * Multi Family (3 BDR)	Admin / Maint	\$ 20.27	\$ 270.77	\$ 7.03	\$ -	\$ -	\$ -	\$ -	\$ 298.07
	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		Unit 1	Unit 2	Unit 3	Unit 4	Unit 7	All Units
		Total Fiscal Year 2024/2025 Assessment Per Unit	Total Fiscal Year 2024/2025 Assessment Per Unit	Total Fiscal Year 2024/2025 Assessment Per Unit	Total Fiscal Year 2024/2025 Assessment Per Unit	Total Fiscal Year 2024/2025 Assessment Per Unit	Total Fiscal Year 2024/2025 Assessment Per Unit	Total Fiscal Year 2024/2025 Assessment Per Unit	Total Fiscal Year 2024/2025 Assessment Per Unit
Land Inside U1 Boundary Per 1/2 Acre or Less	Admin / Maint	\$ 20.27	\$ 270.77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 291.04
	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
Fourth Quarter Properties, XXXII, LLC	Exhibit D-1 of WVID Unit 1 Engineers Report	12,101	\$ 36,816,162.00	\$0	0
DiVosta and Company, Inc	Exhibit D-2 of WVID Unit 1 Engineers Report	1,200	\$ 3,650,887.89	\$0	0
Divosta Homes, LP	Exhibit D-3 of WVID Unit 1 Engineers Report	962	\$ 2,926,795.13	\$0	0
Gran Paradiso I, LLC	Exhibit D-4 of WVID Unit 1 Engineers Report	1,432	\$ 4,356,726.22	\$0	0
Gran Paradiso II, LLC	Exhibit D-5 of WVID Unit 1 Engineers Report	621	\$ 1,889,334.48	\$0	0
Lee Weatherington Development, Inc.	Exhibit D-6 of WVID Unit 1 Engineers Report	84	\$ 255,562.15	\$0	0

*

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

*

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

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

Debt Assessment Methodology - Unit 2

Combined Annual Assessments After Issuance of Bonds

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

Notes:

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

Debt Assessment Methodology - Unit 3

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

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

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

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

Debt Assessment Methodology - Unit 4

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

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

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

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

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

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

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

Debt Assessment Methodology - Unit 7

Unit 7 Master Bond

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

Unit 7 Village B

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

Unit 7 Village F1 & F5

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

Unit 7 Village F3 & G-1B

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

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

Debt Assessment Methodology - Unit 8

Unit 8 Master Bond

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

Unit 8 Neighborhood Bond

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

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

Debt Assessment Methodology - Unit 9

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

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

Debt Assessment Methodology - Unit 10

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

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

West Villages
Improvement District
Unit 6 - Master Irrigation Utility

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

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

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

(1) Estimated 2024/2025 Assessable Entities = 5,864

Per Unit Gross Special Assessment Rate = \$68.94

RESOLUTION 2024-20

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2025 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the West Villages Improvement District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 2004-456, *Laws of Florida*, as amended, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in the City of North Port and Sarasota County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 2004-456, *Laws of Florida*; and

WHEREAS, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**FY 2025**”), the Board of Supervisors (“**Board**”) of the District has determined to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”), attached hereto as **Exhibit A**; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, the District has previously levied assessments for the repayment of the District’s debt service obligations, which the District desires to collect for FY 2025; and

WHEREAS, pursuant to Chapter 2004-456, *Laws of Florida*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District’s Adopted Budget, the District’s Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget and collect its previously-levied debt service assessments.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B** ("**Assessment Roll**").

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

b. **O&M Assessment Imposition.** Pursuant to Chapter 2004-456, *Laws of Florida*, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2025 installment of the District's previously levied debt service special assessments ("**Debt Assessments**," and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to effect the collection of the same.

4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 2004-456, *Laws of Florida*, the District is authorized to collect and enforce the Assessments as set forth below.

a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments and/or Debt Assessments imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* ("**Uniform Method**"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such

collection method is an efficient method of collection for the Tax Roll Property.

- b. Direct Bill Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments and/or Debt Assessments imposed on “**Direct Collect Property**” identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibit A** and **Exhibit B**. The District’s Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.

 - i. Due Date (O&M Assessments).** O&M Assessments directly collected by the District shall be due and payable in several partial, deferred payments throughout FY 2025 on the dates set forth in the invoices prepared by the District Manager, but no earlier than October 1st and no later than September 30th of FY 2025.
 - ii. Due Date (Debt Assessments).** Debt Assessments directly collected by the District shall be due and payable in several partial, deferred payments throughout FY 2025 on the dates set forth in the invoices prepared by the District Manager, but no earlier than October 1st and no later than September 30th of FY 2025.
 - iii.** In the event that an Assessment payment is not made in accordance with the schedule(s) stated above, the whole of such Assessment, including any remaining partial, deferred payments for the Fiscal Year: shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent Assessments shall accrue at the rate of any bonds secured by the Assessments, or at the statutory prejudgment interest rate, as applicable. In the event an Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole Assessment, as set forth herein.
- c. Future Collection Methods.** The District’s decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments

in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED THIS 12th DAY OF SEPTEMBER, 2024.

ATTEST:

**WEST VILLAGES IMPROVEMENT
DISTRICT**

Secretary / Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Budget
Exhibit B: Assessment Roll

Exhibit A

Budget

Exhibit B

Assessment Roll

**DIRECT COLLECTION AGREEMENT
FY 2025**

This **Agreement** (“**Agreement**”) is made and entered into effective as of October 1, 2024, by and between:

WEST VILLAGES IMPROVEMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 200-456, *Laws of Florida* (hereinafter “**District**”), is located in the City of North Port and Sarasota County, Florida (“**County**”), and whose mailing address is District’s Manager, c/o Special District Services, Inc., 12260 Everglow Drive, #A3, Venice, Florida 34293; and

[DEVELOPER OR LANDOWNER ENTITY], a **[REDACTED]** and the owner of certain property located within the boundaries of the District (hereinafter, the “**Property Owner**,” and together with the District, “**Parties**”), and whose mailing address is **[ADDRESS]**. For purposes of this Agreement, Property Owner’s property is more particularly described in **Exhibit A** attached hereto (“**Property**”).

RECITALS

WHEREAS, pursuant to Chapter 2004-456, *Laws of Florida*, the District was established for the purpose of planning, financing, constructing, operating, and/or maintaining certain infrastructure, and is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District’s activities and services; and

WHEREAS, the Property will benefit from the timely construction and acquisition of the District’s facilities, activities and services and from the continued operations of the District; and

WHEREAS, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**FY 2025**”), the Board of Supervisors (“**Board**”) of the District determined to undertake various operations and maintenance and other activities described in the District’s adopted budget (“**Adopted Budget**”); and

WHEREAS, pursuant to Chapter 2004-456, *Laws of Florida*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District, and, regardless of imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, pursuant to Resolution 2024-20 (“**Annual Assessment Resolution**”), the District’s Board levied special assessments to fund the operations and maintenance of the Adopted Budget (“**O&M Assessments**”) in the amounts set forth in Adopted Budget and the assessment roll attached to the Annual Assessment Resolution (“**Assessment Roll**”), and set forth the method by which the O&M Assessments and the FY 2025 installment of the District’s previously levied debt service assessments (“**Debt Assessment**,” and together with the O&M Assessments, “**Assessments**”) shall be collected and enforced; and

WHEREAS, Property Owner agrees that the O&M Assessments, which were imposed on the lands within the District, including the Property, have been validly imposed and constitute valid, legal, and binding liens upon the lands within the District; and

WHEREAS, pursuant to Florida law, the District certified the (i) portion of the Assessment Roll related to certain “**Tax Roll Property**” to the County Tax Collector for collection in accordance with Chapter 197, *Florida Statutes* (“**Uniform Method**”) and (ii) portion of the Assessment Roll relating to the “**Direct Collect Property**” for direct collection by the District in accordance with Florida law; and

WHEREAS, as the Property is identified on the Assessment Roll as Direct Collect Property, the District and Property Owner desire to arrange for the direct collection and direct payment of the District’s Assessments levied against the Property.

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

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

2. **VALIDITY OF SPECIAL ASSESSMENTS.** Property Owner agrees that the Assessments have been validly imposed and constitute valid, legal, and binding liens upon the lands within the District, including the Property. Property Owner hereby waives and relinquishes any rights it may have to challenge, object to, or otherwise fail to pay such Assessments.

3. **COVENANT TO PAY.** Property Owner agrees to pay the Assessments attributable to the Property, regardless of whether Property Owner owns the Property at the time such payment is due or paid. Nothing herein shall prohibit Property Owner from prorating or otherwise collecting these Assessments from subsequent purchasers of the Property. The District shall invoice the Property Owner for the Assessments being certified for collection in FY 2025 in several partial, deferred payments throughout such fiscal year. The District’s decision of whether to invoice the FY 2025 Assessments in one or more installments, and the timing of such invoicing, shall be in the District’s sole discretion and based, in part, on the District’s cash flow and debt service requirements. The Property Owner agrees to remit amounts due and owing to the District within fifteen (15) days of receipt of such an invoice(s). The District’s decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

4. **ENFORCEMENT.** This Agreement shall serve as an alternative, additional method for collection of the Assessments. This Agreement shall not affect the

District's ability to collect and enforce its Assessments by any other method authorized by Florida law. Property Owner acknowledges that the failure to pay the Assessments may result in the initiation of a foreclosure action, or, at the District's sole discretion, delinquent Assessments may be certified for collection on a future County tax bill. In the event that an Assessment payment is not made in accordance with the schedule stated above, the whole of such Assessment – including any remaining partial, deferred payments for FY 2025, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent Assessments shall accrue at the applicable rate of any bonds or other debt instruments secured by the Assessments, or at the statutory prejudgment interest rate, as applicable. In the event an Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate legal proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole Assessment, as set forth herein.

5. **NOTICE.** All notices, requests, consents and other communications under this Agreement, but excluding invoices ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the Parties, at the addresses set forth above. Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth in this Agreement. Notices delivered after 5:00p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the Parties may deliver Notice on behalf of the Parties. Any Party or other person to whom Notices are to be sent or copied may notify the other Parties and addresses of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addresses set forth in this Agreement.

6. **AMENDMENT.** This instrument shall constitute the final and complete expression of the Agreement between the Parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the Parties hereto.

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

8. **ASSIGNMENT.** This Agreement may not be assigned, in whole or in part, by either Party except upon the written consent of the other. Any purported assignment without such consent shall be void.

9. **DEFAULT.** A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement through the imposition and enforcement of a contractual or other lien on property owned by the Property Owner.

10. **ATTORNEYS' FEES.** In the event that either Party is required to enforce this Agreement by court proceedings or otherwise, then the Parties agree that the substantially prevailing Party shall be entitled to recover from the other all costs incurred, including reasonable attorneys, paralegal fees and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings.

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

12. **APPLICABLE LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

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

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the Parties execute this Agreement the day and year first written above.

Attest:

**WEST VILLAGES IMPROVEMENT
DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

[DEVELOPER OR LANDOWNER NAME],
a _____

Witness

By: _____
Name: _____
Title: _____

EXHIBIT A: Description of the Property

EXHIBIT A

Description of the Property

RESOLUTION 2024-21

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, *Laws of Florida* (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, by October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

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

SECTION 2. The Board hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board.

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

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

PASSED AND ADOPTED this 12th day of September 2024.

ATTEST:

**WEST VILLAGES IMPROVEMENT
DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

Program/Activity: District Administration

Goal: Remain compliant with Florida Law for all district meetings

Objectives:

- Notice all District regular, special, and public hearing meetings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

Performance Measures:

- All Meetings publicly noticed as required (yes/no)
- Meeting minutes and post-meeting action completed (yes/no)
- District records retained as required by law (yes/no)

Program/Activity: District Finance

Goal: Remain Compliant with Florida Law for all district financing activities

Objectives:

- District adopted fiscal year budget
- District amended budget at end of fiscal year
- Process all District finance accounts receivable and payable
- Process all District bond related financing activities
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year budget (yes/no)
- District amended budget at end of fiscal year (yes/no)
- District accounts receivable/payable processed for the year (yes/no)
- Bond requisitions/reporting/continuing disclosures processed (yes/no)
- Provide 3, 5, 10 year budget projections concurrent with preliminary budgets
- “No findings” for annual financial audit (yes/no)
 - If “yes” explain

Program/Activity: District Operations

Goal: Insure, Operate and Maintain District owned Infrastructure & assets

Objectives:

- Annual renewal of District insurance policy(s)
- Contracted Services for District operations in effect
- Capital Replacement Plan in effect
- Compliance with all required permits

Performance Measures:

- District insurance renewed and in force (yes/no)
- Contracted Services in force for all District operations (yes/no)
- Capital Replacement Plan in place (yes/no)
- Permits in compliance (yes/no)

RESOLUTION NO. 2024-22

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2024/2025 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the West Villages Improvement District ("District") to establish a regular meeting schedule for fiscal year 2024/2025; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2024/2025 which is attached hereto and made a part hereof as Exhibit "A".

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

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2024/2025 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 12th day of September, 2024.

ATTEST:

**WEST VILLAGES
IMPROVEMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

**WEST VILLAGES IMPROVEMENT DISTRICT
FISCAL YEAR 2024/2025 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the West Villages Improvement District (the “District”) will hold Regular Meetings at 10:00 a.m. at the Commission Chambers located at 4970 City Hall Blvd, North Port, Florida 34286 on the following dates:

**October 10, 2024
November 14, 2024
December 12, 2024
January 9, 2025
February 13, 2025
March 13, 2025
April 10, 2025
May 8, 2025
June 12, 2025
July 10, 2025
August 14, 2025
September 11, 2025**

The purpose of the meetings is to conduct any business coming before the Board. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any meeting may be obtained from the District’s website or by contacting the District Manager at 941-244-2805 and/or toll-free at 1-877-737-4922 prior to the date of the particular meeting.

From time to time one or more Supervisors may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Meetings may be continued as found necessary to a time and date specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 941-244-2805 and/or toll free 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

WEST VILLAGES IMPROVEMENT DISTRICT

www.westvillagesid.org

PUBLISH: SARASOTA HERALD TRIBUNE XX/XX/XX