



WEST VILLAGES IMPROVEMENT DISTRICT

**CITY OF NORTH PORT
SARASOTA COUNTY
SPECIAL BOARD MEETING
NOVEMBER 24, 2025
1:00 P.M.**

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

**www.westvillagesid.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile**

AGENDA
WEST VILLAGES IMPROVEMENT DISTRICT
North Port Public Safety Building
19555 Preto Boulevard, Venice, Florida 34293
SPECIAL BOARD MEETING
November 24, 2025
1:00 p.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. **General District Matters**
 - 1. Consider Resolution 2025-36 – Adopting a Fiscal Year 2024/2025 Amended Budget.....Page 3
- G. **Unit of Development No. 1**
 - 1. Consider Resolution 2025-43 – Adopting Dog Park and Playground Policies.....Page 35
- H. **Unit of Development No. 3**
 - 1. Discussion Regarding GPPOA Settlement Matters
- I. **Unit of Development No. 13**
 - 1. Consider Approval of Matters Related to Series 2025 Bonds
 - a. Consider Approval of Final Supplemental Assessment Methodology Report.....Page 39
 - b. Consider Resolution 2025-44 – Supplemental Assessment Resolution.....Page 58
- J. **Attorney-Client Session Relative to Litigation**.....Page 59
- K. **Administrative Matters**
 - 1. District Engineer
 - 2. District Attorney
 - 3. District Operations Manager
 - 4. District Manager
- L. **Board Member Comments**
- M. **Adjourn**

Publication Date
2025-11-17

Subcategory
Miscellaneous Notices

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 November 24, 2025, at 1:00 P.M. at the North Port Public Safety Building located at 19555 Preto Boulevard, Venice, Florida 34293. The attorney-client session may be continued to a date, time and place approved by the Board on the record without additional publication of notice.

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

District Manager

WEST VILLAGES IMPROVEMENT DISTRICT
www.westvillagesid.org

Remarks by WVID Chairman John Luczynski
Public Decorum at WVID Board of Supervisors Meetings
Draft: February 19, 2025

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 guidelines governing decorum at public meetings and workshops, particularly when addressing the Board of Supervisors. However, outbursts during meetings 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.

RESOLUTION NO. 2025-36

A RESOLUTION OF THE WEST VILLAGES IMPROVEMENT DISTRICT ADOPTING AN AMENDED FISCAL YEAR 2024/2025 BUDGET.

WHEREAS, the Board of Supervisors of the West Villages Improvement District Community (hereinafter called District) is empowered to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared an amended fiscal year 2024/2025 budget.

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

Section 1. The Amended Budget for Fiscal Year 2024/2025 attached hereto as Exhibit “A” is hereby approved and adopted.

Section 2. The Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 24th day of November, 2025.

ATTEST:

**WEST VILLAGES
IMPROVEMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

West Villages Improvement District

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

WEST VILLAGES IMPROVEMT DISTRICT

FY 2024/2025 AMENDED FINAL BUDGET

TABLE OF CONTENTS

Budget Summary

All Units Comparison	1
Amended Final Operating Fund Budget - District Proper	2
Amended Final Operating Fund Budget - Unit 1	3
Amended Final Operating Fund Budget - Unit 2	4
Amended Final Operating Fund Budget - Unit 3	5
Amended Final Operating Fund Budget - Unit 4	6
Amended Final Operating Fund Budget - Unit 5	7
Amended Final Operating Fund Budget - Unit 7	8
Amended Final Operating Fund Budget - Unit 8	9
Amended Final Operating Fund Budget - Unit 9	10
Amended Final Operating Fund Budget - Unit 10	11
Amended Final Operating Fund Budget - Unit 11	12
Amended Final Operating Fund Budget - Unit 12	13
Amended Final Operating Fund Budget - Unit 13	14

Debt Service

Amended Final Debt Service Fund Budget - Unit 1	15
Amended Final Debt Service Fund Budget - Unit 2	16
Amended Final Debt Service Fund Budget - Unit 3	17
Amended Final Debt Service Fund Budget - Unit 4	18
Amended Final Debt Service Fund Budget - Baseball Stadium	19
Amended Final Debt Service Fund Budget - Unit 7 (Series 2019 Master & Village B)	20
Amended Final Debt Service Fund Budget - Unit 7 (Series 2021, 2023, 2025)	21
Amended Final Debt Service Fund Budget - Unit 8 (Master & Neighborhood)	22
Amended Final Debt Service Fund Budget - Unit 9 (Series 2023)	23
Amended Final Debt Service Fund Budget - Unit 10 (Series 2024)	24
Amended Final Debt Service Fund Budget - Unit 11 (2025)	25
Amended Final Debt Service Fund Budget - Unit 12 (Series 2025)	26
Amended Final Debt Service Fund Budget - Unit 13 (Series 2025)	27

AMENDED FINAL BUDGET COMPARISON - ALL UNITS
WEST VILLAGES IMPROVEMENT DISTRICT

	FISCAL YEAR 2024/2025 ANNUAL BUDGET 10/1/24 - 9/30/25	FISCAL YEAR 2024/2025 AMENDED FINAL BUDGET 10/1/24 - 9/30/25	FISCAL YEAR 2024/2025 ACTUAL 10/1/24 - 9/29/25
REVENUES			
O & M ASSESSMENTS	5,316,455	8,750,102	8,750,102
O & M ASSESSMENTS - DIRECT BILL	672,035	593,785	593,785
DEBT ASSESSMENTS	11,386,446	10,104,275	10,104,275
DEBT DIRECT BILL	7,166,311	5,548,380	5,548,380
INTEREST INCOME / OTHER REVENUE	36,000	1,015,985	1,015,985
DEVELOPER CONTRIBUTION	56,672	233,496	233,496
OTHER REVENUES - IMPACT / EQUIP / CAPITAL	0	4,514,696	4,514,696
BOND PREPAYMENTS	0	243,133	243,133
BOND PREPAYMENTS TO TRUSTEE	0	(243,133)	(243,133)
CARRY OVER FUNDS / FUND BALANCE	0	0	0
Total Revenues	\$ 24,633,918	\$ 30,760,719	\$ 30,760,719
EXPENDITURES			
BASEBALL FACILITY EXPENSES	0	0	0
INFRASTRUCTURE MAINTENANCE	4,399,739	4,945,000	4,547,908
IMPACT FEE PROJECTS	0	7,200,000	6,828,043
ROAD RESURFACE	0	500,000	0
ROAD WIDENING	0	1,500,000	785,123
GIS PROJECT	20,000	25,000	22,346
ENGINEERING	167,000	540,500	462,282
MANAGEMENT	194,535	206,410	203,878
OPERATIONS ADMINISTRATION	187,000	202,750	199,083
LEGAL	223,000	447,000	360,701
ASSESSMENT ROLL	22,000	22,000	22,000
AUDIT FEES	33,500	28,500	27,405
ARBITRAGE REBATE FEE	11,000	11,500	7,150
RENTS & LEASES	15,000	35,000	28,293
INSURANCE	125,000	185,000	181,871
LEGAL ADVERTISING	5,000	20,000	16,872
MISCELLANEOUS	66,800	110,500	95,477
POSTAGE	3,000	9,500	7,157
OFFICE SUPPLIES	15,000	111,000	105,816
TRUSTEE FEES	60,100	69,250	60,613
WEBSITE	6,000	6,500	6,500
CONTINUING DISCLOSURE FEE	8,500	9,000	8,000
COMMON AREA IRRIGATION WATER	175,000	120,000	97,204
CONTINGENCY / CAPITAL OUTLAY / EQUIPMENT	25,000	600,000	588,682
Total Expenditures	\$ 5,762,174	\$ 16,904,410	\$ 14,662,403
EXCESS OR (SHORTFALL)	\$ 18,871,744	\$ 13,856,309	\$ 16,098,316
DEBT PAYMENT TO TRUSTEE (ALL UNITS)	(17,869,570)	(15,161,217)	(15,161,217)
BALANCE	\$ 1,002,175	\$ (1,304,909)	\$ 937,098
COUNTY APPRAISER & TAX COLLECTOR FEE	(334,060)	(273,114)	(273,114)
DISCOUNTS FOR EARLY PAYMENTS	(668,115)	(525,004)	(525,004)
NET EXCESS/SHORTFALL	\$ -	\$ (2,103,026)	\$ 138,981

AMENDED FINAL BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
DISTRICT PROPER
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 ANNUAL BUDGET 10/1/24 - 9/30/25	FISCAL YEAR 2024/2025 AMENDED FINAL BUDGET 10/1/24 - 9/30/25	FISCAL YEAR 2024/2025 ACTUAL 10/1/24 - 9/29/25
REVENUES			
O & M ASSESSMENTS	426,777	502,439	502,439
O & M DIRECT BILL	24,330	4,459	4,459
DEBT ASSESSMENTS	0	0	0
DEBT DIRECT BILL	0	0	0
INTEREST INCOME	1,000	303,751	303,751
DEVELOPER CONTRIBUTION	0	0	0
OTHER REVENUES	0	34,474	34,474
OTHER REVENUES - TRANSPORT IMPACT	0	0	0
OTHER REVENUES - EQUIPMENT PURCHASE	0	0	0
CARRY OVER FUNDS / FUND BALANCE	0	0	0
Total Revenues	\$ 452,107	\$ 845,123	\$ 845,123
EXPENDITURES			
GIS PROJECT	20,000	25,000	22,346
ENGINEERING	25,000	55,000	46,796
MANAGEMENT	76,000	76,000	73,465
OPERATIONS ADMINISTRATION	40,000	40,000	36,333
LEGAL	60,000	325,000	298,948
ASSESSMENT ROLL	10,000	10,000	10,000
ANNUAL AUDIT	6,500	6,000	5,320
ARBITRAGE REBATE FEE	0	0	0
RENTS & LEASES	15,000	35,000	28,293
INSURANCE	125,000	185,000	181,871
LEGAL ADVERTISING	5,000	20,000	16,872
MISCELLANEOUS	5,000	50,000	44,143
POSTAGE	3,000	8,000	5,988
OFFICE SUPPLIES/ MARKETING	5,000	110,000	105,816
TRUSTEE FEES	0	0	0
WEBSITE	6,000	6,500	6,500
CONTINUING DISCLOSURE FEE	0	0	0
CAPITAL OUTLAY	25,000	0	0
Total Expenditures	\$ 426,500	\$ 951,500	\$ 882,691
EXCESS OR (SHORTFALL)	\$ 25,607	\$ (106,377)	\$ (37,567)
PAYMENT TO TRUSTEE	-	-	-
BALANCE	\$ 25,607	\$ (106,377)	\$ (37,567)
COUNTY APPRAISER & TAX COLLECTOR FEE	(8,536)	(7,297)	(7,297)
DISCOUNTS FOR EARLY PAYMENTS	(17,071)	(14,498)	(14,498)
NET EXCESS/SHORTFALL	\$ -	\$ (128,172)	\$ (59,362)

AMENDED FINAL BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
UNIT ONE
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 ANNUAL BUDGET 10/1/24 - 9/30/25	FISCAL YEAR 2024/2025 AMENDED FINAL BUDGET 10/1/24 - 9/30/25	FISCAL YEAR 2024/2025 ACTUAL 10/1/24 - 9/29/25
REVENUES			
O & M ASSESSMENTS	3,891,034	4,510,498	4,510,498
O & M DIRECT BILL	0	0	0
DEBT ASSESSMENTS	2,525,526	2,491,810	2,491,810
DEBT DIRECT BILL	0	0	0
INTEREST / OTHER INCOMES	35,000	337,447	337,447
DEVELOPER CONTRIBUTION	0	166,824	166,824
BOND PREPAYMENTS	0	170,338	170,338
BOND PREPAYMENTS TO TRUSTEE	0	(170,338)	(170,338)
OTHER REVENUES - TRANSPORT IMPACT	0	3,944,328	3,944,328
OTHER REVENUES - EQUIP PUR REIMB	0	570,368	570,368
CARRY OVER FUNDS / FUND BALANCE	0	0	0
Total Revenues	\$ 6,451,559	\$ 12,021,274	\$ 12,021,274
EXPENDITURES			
INFRASTRUCTURE MAINTENANCE	3,322,367	3,800,000	3,513,306
IMPACT FEE PROJECTS	0	7,200,000	6,828,043
ROAD RESURFACE	0	500,000	0
ROAD WIDENING	0	1,500,000	785,123
GIS PROJECT	0	0	0
ENGINEERING	60,000	150,000	129,700
MANAGEMENT	12,005	13,005	13,005
OPERATIONS ADMINISTRATION	50,000	56,667	56,667
LEGAL	50,000	50,000	37,813
ASSESSMENT ROLL	1,500	1,500	1,500
AUDIT FEES	3,000	2,500	2,454
ARBITRAGE REBATE FEE	1,500	1,500	650
RENTS & LEASES	0	0	0
INSURANCE	0	0	0
LEGAL ADVERTISING	0	0	0
MISCELLANEOUS	1,700	15,000	12,331
POSTAGE	0	0	0
OFFICE SUPPLIES	10,000	1,000	0
TRUSTEE FEES	5,000	5,000	4,246
WEBSITE	0	0	0
CONTINUING DISCLOSURE FEE	500	500	500
COMMONA AREA IRRIGATION WATER	175,000	120,000	97,204
CONSTRUCTION COST / EQUIP PUR	0	600,000	588,682
Total Expenditures	\$ 3,692,572	\$ 14,016,672	\$ 12,071,223
EXCESS OR (SHORTFALL)	\$ 2,758,988	\$ (1,995,398)	\$ (49,949)
PAYMENT TO TRUSTEE	(2,373,994)	(2,370,616)	(2,370,616)
BALANCE	\$ 384,994	\$ (4,366,014)	\$ (2,420,565)
COUNTY APPRAISER & TAX COLLECTOR FEE	(128,332)	(100,517)	(100,517)
DISCOUNTS FOR EARLY PAYMENTS	(256,662)	(216,618)	(216,618)
NET EXCESS/SHORTFALL	\$ -	\$ (4,683,149)	\$ (2,737,700)

AMENDED FINAL BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
UNIT TWO
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 ANNUAL BUDGET 10/1/24 - 9/30/25	FISCAL YEAR 2024/2025 AMENDED FINAL BUDGET 10/1/24 - 9/30/25	FISCAL YEAR 2024/2025 ACTUAL 10/1/24 - 9/29/25
REVENUES			
O & M ASSESSMENTS	53,410	2,788,198	2,788,198
O & M DIRECT BILL	0	0	0
DEBT ASSESSMENTS	2,703,324	1,441,218	1,441,218
DEBT DIRECT BILL	0	0	0
INTEREST	0	0	0
DEVELOPER CONTRIBUTION	0	0	0
OTHER REVENUES	0	0	0
BOND PREPAYMENTS	0	6,154	6,154
BOND PREPAYMENTS TO TRUSTEE	0	(6,154)	(6,154)
CARRY OVER FUNDS / FUND BALANCE	0	0	0
Total Revenues	\$ 2,756,734	\$ 4,229,416	\$ 4,229,416
EXPENDITURES			
INFRASTRUCTURE MAINTENANCE	0	0	0
ENGINEERING	2,000	175,000	154,267
MANAGEMENT	12,005	13,005	13,005
OPERATIONS ADMINISTRATION	12,000	13,000	13,000
LEGAL	10,000	12,000	9,099
ASSESSMENT ROLL	1,500	1,500	1,500
AUDIT FEES	3,000	2,500	2,454
ARBITRAGE REBATE FEE	1,500	1,500	1,300
RENTS & LEASES	0	0	0
INSURANCE	0	0	0
LEGAL ADVERTISING	0	0	0
MISCELLANEOUS	1,700	1,000	0
POSTAGE	0	0	0
OFFICE SUPPLIES	0	0	0
TRUSTEE FEES	5,000	5,000	4,849
CONTINUING DISCLOSURE FEE	1,500	2,000	2,000
WEBSITE	0	0	0
CAPITAL OUTLAY / CONTINGENCY	0	0	0
Total Expenditures	\$ 50,205	\$ 226,505	\$ 201,473
EXCESS OR (SHORTFALL)	\$ 2,706,529	\$ 4,002,911	\$ 4,027,942
PAYMENT TO TRUSTEE	(2,541,124)	(1,371,122)	(1,371,122)
BALANCE	\$ 165,405	\$ 2,631,789	\$ 2,656,821
COUNTY APPRAISER & TAX COLLECTOR FEE	(55,136)	(62,595)	(62,595)
DISCOUNTS FOR EARLY PAYMENTS	(110,269)	(50,329)	(50,329)
NET EXCESS/SHORTFALL	\$ -	\$ 2,518,866	\$ 2,543,897

AMENDED FINAL BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
UNIT THREE
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 ANNUAL BUDGET 10/1/24 - 9/30/25	FISCAL YEAR 2024/2025 AMENDED FINAL BUDGET 10/1/24 - 9/30/25	FISCAL YEAR 2024/2025 ACTUAL 10/1/24 - 9/29/25
REVENUES			
O & M ASSESSMENTS	472,819	474,329	474,329
O & M DIRECT BILL	0	0	0
DEBT ASSESSMENTS	1,350,786	1,351,437	1,351,437
DEBT DIRECT BILL	0	0	0
INTEREST	0	36,237	36,237
DEVELOPER CONTRIBUTION	0	0	0
OTHER REVENUES	0	297,077	297,077
BOND PREPAYMENTS	0	14,284	14,284
BOND PREPAYMENTS TO TRUSTEE	0	(14,284)	(14,284)
OTHER REVENUES - CAPITAL	0	0	0
CARRY OVER FUNDS / FUND BALANCE	0	0	0
Total Revenues	\$ 1,823,605	\$ 2,159,080	\$ 2,159,080
EXPENDITURES			
INFRASTRUCTURE MAINTENANCE	325,000	400,000	366,438
ENGINEERING	25,000	75,000	67,303
MANAGEMENT	22,500	24,375	24,375
OPERATIONS ADMINISTRATION	25,000	27,083	27,083
LEGAL	35,000	15,000	3,062
ASSESSMENT ROLL	1,500	1,500	1,500
AUDIT FEES	3,000	2,500	2,454
ARBITRAGE REBATE FEE	1,500	1,500	650
RENTS & LEASES	0	0	0
INSURANCE	0	0	0
LEGAL ADVERTISING	0	0	0
MISCELLANEOUS	1,700	1,500	1,006
POSTAGE	0	1,500	1,169
OFFICE SUPPLIES	0	0	0
TRUSTEE FEES	3,750	3,750	0
CONTINUING DISCLOSURE FEE	500	500	500
WEBSITE	0	0	0
UNIT 3 FUND REIMBURSEMENT	0	0	0
Total Expenditures	\$ 444,450	\$ 554,208	\$ 495,540
EXCESS OR (SHORTFALL)	\$ 1,379,155	\$ 1,604,872	\$ 1,663,540
PAYMENT TO TRUSTEE	(1,269,739)	(1,285,707)	(1,285,707)
BALANCE	\$ 109,416	\$ 319,165	\$ 377,833
COUNTY APPRAISER & TAX COLLECTOR FEE	(36,472)	(26,336)	(26,336)
DISCOUNTS FOR EARLY PAYMENTS	(72,944)	(62,453)	(62,453)
NET EXCESS/SHORTFALL	\$ -	\$ 230,376	\$ 289,044

AMENDED FINAL BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
UNIT FOUR
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 ANNUAL BUDGET 10/1/24 - 9/30/25	FISCAL YEAR 2024/2025 AMENDED FINAL BUDGET 10/1/24 - 9/30/25	FISCAL YEAR 2024/2025 ACTUAL 10/1/24 - 9/29/25
REVENUES			
O & M ASSESSMENTS	101,338	100,904	100,904
O & M DIRECT BILL	-1,553	0	0
DEBT ASSESSMENTS	866,319	867,881	867,881
DEBT DIRECT BILL	23,326	0	0
INTEREST	0	0	0
DEVELOPER CONTRIBUTION	0	0	0
OTHER REVENUES	0	0	0
OTHER REVENUES - CAPITAL	0	0	0
CARRY OVER FUNDS / FUND BALANCE	0	0	0
Total Revenues	\$ 989,431	\$ 968,785	\$ 968,785
EXPENDITURES			
INFRASTRUCTURE MAINTENANCE	42,250	45,000	38,272
ENGINEERING	2,500	6,000	5,449
MANAGEMENT	12,005	13,005	13,005
OPERATIONS ADMINISTRATION	12,000	13,000	13,000
LEGAL	13,000	5,000	1,330
ASSESSMENT ROLL	1,500	1,500	1,500
AUDIT FEES	3,000	2,500	2,454
ARBITRAGE REBATE FEE	1,500	1,500	650
RENTS & LEASES	0	0	0
INSURANCE	0	0	0
LEGAL ADVERTISING	0	0	0
MISCELLANEOUS	1,700	1,000	0
POSTAGE	0	0	0
OFFICE SUPPLIES	0	0	0
TRUSTEE FEES	3,750	4,500	4,246
CONTINUING DISCLOSURE FEE	500	500	500
WEBSITE	0	0	0
CONTINGENCY / PREV SHORTFALL	0	0	0
Total Expenditures	\$ 93,705	\$ 93,505	\$ 80,407
EXCESS OR (SHORTFALL)	\$ 895,726	\$ 875,280	\$ 888,378
PAYMENT TO TRUSTEE	(837,666)	(825,670)	(825,670)
BALANCE	\$ 58,059	\$ 49,610	\$ 62,708
COUNTY APPRAISER & TAX COLLECTOR FEE	(19,353)	(13,974)	(13,974)
DISCOUNTS FOR EARLY PAYMENTS	(38,706)	(33,139)	(33,139)
NET EXCESS/SHORTFALL	\$ -	\$ 2,496	\$ 15,595

AMENDED FINAL BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
UNIT FIVE
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 ANNUAL BUDGET 10/1/24 - 9/30/25	FISCAL YEAR 2024/2025 AMENDED FINAL BUDGET 10/1/24 - 9/30/25	FISCAL YEAR 2024/2025 ACTUAL 10/1/24 - 9/29/25
REVENUES			
O & M ASSESSMENTS	0	0	0
O & M DIRECT BILL	0	0	0
DEBT ASSESSMENTS	0	0	0
DEBT DIRECT BILL	3,625,720	3,588,592	3,588,592
INTEREST	0	0	0
DEVELOPER CONTRIBUTION	56,672	61,672	61,672
OTHER REVENUES	0	0	0
CARRY OVER FUNDS / FUND BALANCE	0	0	0
Total Revenues	\$ 3,682,392	\$ 3,650,264	\$ 3,650,264
EXPENDITURES			
BASEBALL FACILITY EXPENSES	0	0	0
INFRASTRUCTURE MAINTENANCE	2,072	5,000	3,028
ENGINEERING	2,500	2,500	1,630
MANAGEMENT	12,000	13,000	13,000
OPERATIONS ADMINISTRATION	0	0	0
LEGAL	0	0	0
ASSESSMENT ROLL	0	0	0
AUDIT FEES	3,000	2,500	2,454
ARBITRAGE REBATE FEE	0	0	0
RENTS & LEASES	0	0	0
INSURANCE	0	0	0
LEGAL ADVERTISING	0	0	0
MISCELLANEOUS	30,000	35,000	35,000
POSTAGE	0	0	0
OFFICE SUPPLIES	0	0	0
TRUSTEE FEES - NOTE	800	0	0
TRUSTEE FEES - BONDS	4,800	6,000	5,507
CONTINUING DISCLOSURE FEE	1,500	1,500	1,500
WEBSITE	0	0	0
CONTINGENCY / PREV SHORTFALL	0	0	0
Total Expenditures	\$ 56,672	\$ 65,500	\$ 62,119
EXCESS OR (SHORTFALL)	\$ 3,625,720	\$ 3,584,764	\$ 3,588,145
PAYMENT TO TRUSTEE	(3,625,720)	(3,588,592)	(3,588,592)
BALANCE	\$ -	\$ (3,828)	\$ (447)
COUNTY APPRAISER & TAX COLLECTOR FEE	0	0	0
DISCOUNTS FOR EARLY PAYMENTS	0	0	0
NET EXCESS/SHORTFALL	\$ -	\$ (3,828)	\$ (447)

AMENDED FINAL BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
UNIT SEVEN
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 ANNUAL BUDGET 10/1/24 - 9/30/25	FISCAL YEAR 2024/2025 AMENDED FINAL BUDGET 10/1/24 - 9/30/25	FISCAL YEAR 2024/2025 ACTUAL 10/1/24 - 9/29/25
REVENUES			
O & M ASSESSMENTS	197,904	198,698	198,698
O & M DIRECT BILL	113,476	91,872	91,872
DEBT ASSESSMENTS	2,136,991	2,146,864	2,146,864
DEBT DIRECT BILL	851,942	31,421	31,421
INTEREST	0	0	0
DEVELOPER FUNDING - WWTP	0	0	0
OTHER REVENUES	0	3,500	3,500
BOND PREPAYMENTS	0	22,392	22,392
BOND PREPAYMENTS TO TRUSTEE	0	(22,392)	(22,392)
CARRY OVER FUNDS / FUND BALANCE	0	0	0
Total Revenues	\$ 3,300,313	\$ 2,472,355	\$ 2,472,355
EXPENDITURES			
INFRASTRUCTURE MAINTENANCE	205,500	200,000	166,888
ENGINEERING	20,000	25,000	23,017
MANAGEMENT	12,005	13,005	13,005
OPERATIONS ADMINISTRATION	12,000	13,000	13,000
LEGAL	20,000	10,000	3,236
ASSESSMENT ROLL	1,500	1,500	1,500
AUDIT FEES	3,000	2,500	2,454
ARBITRAGE REBATE FEE	1,500	2,000	1,950
RENTS & LEASES	0	0	0
INSURANCE	0	0	0
LEGAL ADVERTISING	0	0	0
MISCELLANEOUS	5,000	1,000	97
POSTAGE	0	0	0
OFFICE SUPPLIES	0	0	0
TRUSTEE FEES	17,000	25,000	24,780
CONTINUING DISCLOSURE FEE	2,000	2,000	1,000
WEBSITE	0	0	0
CONTINGENCY / PREV SHORTFALL	0	0	0
Total Expenditures	\$ 299,505	\$ 295,005	\$ 250,926
EXCESS OR (SHORTFALL)	\$ 3,000,808	\$ 2,177,350	\$ 2,221,429
PAYMENT TO TRUSTEE	(2,860,714)	(2,073,869)	(2,073,869)
BALANCE	\$ 140,094	\$ 103,481	\$ 147,560
COUNTY APPRAISER & TAX COLLECTOR FEE	(46,698)	(33,833)	(33,833)
DISCOUNTS FOR EARLY PAYMENTS	(93,396)	(80,234)	(80,234)
NET EXCESS/SHORTFALL	\$ -	\$ (10,587)	\$ 33,492

AMENDED FINAL BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
UNIT EIGHT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 ANNUAL BUDGET 10/1/24 - 9/30/25	FISCAL YEAR 2024/2025 AMENDED FINAL BUDGET 10/1/24 - 9/30/25	FISCAL YEAR 2024/2025 ACTUAL 10/1/24 - 9/29/25
REVENUES			
O & M ASSESSMENTS	57,415	58,380	58,380
O & M DIRECT BILL	79,535	79,535	79,535
DEBT ASSESSMENTS	950,989	951,361	951,361
DEBT DIRECT BILL	983,643	918,050	918,050
INTEREST	0	0	0
DEVELOPER FUNDING	0	0	0
OTHER REVENUES	0	3,500	3,500
OTHER REVENUES - CAPITAL	0	0	0
CARRY OVER FUNDS / FUND BALANCE	0	0	0
Total Revenues	\$ 2,071,582	\$ 2,010,827	\$ 2,010,827
EXPENDITURES			
INFRASTRUCTURE MAINTENANCE	47,500	45,000	35,000
ENGINEERING	20,000	15,000	13,455
MANAGEMENT	12,005	13,005	13,005
OPERATIONS ADMINISTRATION	12,000	13,000	13,000
LEGAL	15,000	10,000	3,243
ASSESSMENT ROLL	1,500	1,500	1,500
AUDIT FEES	3,000	2,500	2,454
ARBITRAGE REBATE FEE	1,500	1,500	650
RENTS & LEASES	0	0	0
INSURANCE	0	0	0
LEGAL ADVERTISING	0	0	0
MISCELLANEOUS	10,000	1,000	0
POSTAGE	0	0	0
OFFICE SUPPLIES	0	0	0
TRUSTEE FEES	10,000	10,000	8,493
CONTINUING DISCLOSURE FEE	1,000	1,000	1,000
WEBSITE	0	0	0
CONTINGENCY / PREV SHORTFALL	0	0	0
Total Expenditures	\$ 133,505	\$ 113,505	\$ 91,799
EXCESS OR (SHORTFALL)	\$ 1,938,077	\$ 1,897,322	\$ 1,919,028
PAYMENT TO TRUSTEE	(1,877,572)	(1,823,141)	(1,823,141)
BALANCE	\$ 60,505	\$ 74,181	\$ 95,887
COUNTY APPRAISER & TAX COLLECTOR FEE	(20,169)	(14,565)	(14,565)
DISCOUNTS FOR EARLY PAYMENTS	(40,336)	(34,540)	(34,540)
NET EXCESS/SHORTFALL	\$ -	\$ 25,076	\$ 46,782

AMENDED FINAL BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
UNIT NINE
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 ANNUAL BUDGET 10/1/24 - 9/30/25	FISCAL YEAR 2024/2025 AMENDED FINAL BUDGET 10/1/24 - 9/30/25	FISCAL YEAR 2024/2025 ACTUAL 10/1/24 - 9/29/25
REVENUES			
O & M ASSESSMENTS	115,758	116,655	116,655
O & M DIRECT BILL	102,192	100,334	100,334
DEBT ASSESSMENTS	852,511	853,705	853,705
DEBT DIRECT BILL	366,108	141,702	141,702
INTEREST	0	0	0
DEVELOPER FUNDING	0	0	0
OTHER REVENUES	0	0	0
BOND PREPAYMENTS	0	29,964	29,964
BOND PREPAYMENTS TO TRUSTEE	0	(29,964)	(29,964)
OTHER REVENUES - CAPITAL	0	0	0
CARRY OVER FUNDS / FUND BALANCE	0	0	0
Total Revenues	\$ 1,436,569	\$ 1,212,396	\$ 1,212,396
EXPENDITURES			
INFRASTRUCTURE MAINTENANCE	156,000	150,000	138,177
ENGINEERING	5,000	10,000	5,230
MANAGEMENT	12,005	13,005	13,005
OPERATIONS MANAGER	12,000	13,000	13,000
LEGAL	10,000	5,000	0
ASSESSMENT ROLL	1,500	1,500	1,500
AUDIT FEES	3,000	2,500	2,454
ARBITRAGE REBATE FEE	1,000	1,000	650
RENTS & LEASES	0	0	0
INSURANCE	0	0	0
LEGAL ADVERTISING	0	0	0
MISCELLANEOUS	5,000	1,000	250
POSTAGE	0	0	0
OFFICE SUPPLIES	0	0	0
TRUSTEE FEES	5,000	5,000	4,246
CONTINUING DISCLOSURE FEE	500	500	500
WEBSITE	0	0	0
CONTINGENCY / PREV SHORTFALL	0	0	0
Total Expenditures	\$ 211,005	\$ 202,505	\$ 179,012
EXCESS OR (SHORTFALL)	\$ 1,225,564	\$ 1,009,891	\$ 1,033,384
PAYMENT TO TRUSTEE	(1,167,469)	(953,886)	(953,886)
BALANCE	\$ 58,095	\$ 56,005	\$ 79,498
COUNTY APPRAISER & TAX COLLECTOR FEE	(19,364)	(13,997)	(13,997)
DISCOUNTS FOR EARLY PAYMENTS	(38,731)	(33,193)	(33,193)
NET EXCESS/SHORTFALL	\$ -	\$ 8,815	\$ 32,308

AMENDED FINAL BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
UNIT TEN
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 ANNUAL BUDGET 10/1/24 - 9/30/25	FISCAL YEAR 2024/2025 AMENDED FINAL BUDGET 10/1/24 - 9/30/25	FISCAL YEAR 2024/2025 ACTUAL 10/1/24 - 9/29/25
REVENUES			
O & M ASSESSMENTS	0	0	0
O & M DIRECT BILL	354,055	317,584	317,584
DEBT ASSESSMENTS	0	0	0
DEBT DIRECT BILL	1,315,571	783,700	783,700
INTEREST	0	0	0
DEVELOPER FUNDING	0	0	0
OTHER REVENUES	0	0	0
OTHER REVENUES - CAPITAL	0	0	0
CARRY OVER FUNDS / FUND BALANCE	0	0	0
Total Revenues	\$ 1,669,626	\$ 1,101,284	\$ 1,101,284
EXPENDITURES			
INFRASTRUCTURE MAINTENANCE	299,050	300,000	286,800
ENGINEERING	5,000	10,000	6,387
MANAGEMENT	12,005	13,005	13,005
OPERATIONS MANAGER	12,000	12,000	12,000
LEGAL	10,000	5,000	805
ASSESSMENT ROLL	1,500	1,500	1,500
AUDIT FEES	3,000	2,500	2,454
ARBITRAGE REBATE FEE	1,000	1,000	650
RENTS & LEASES	0	0	0
INSURANCE	0	0	0
LEGAL ADVERTISING	0	0	0
MISCELLANEOUS	5,000	4,000	2,650
POSTAGE	0	0	0
OFFICE SUPPLIES	0	0	0
TRUSTEE FEES	5,000	5,000	4,246
CONTINUING DISCLOSURE FEE	500	500	500
WEBSITE	0	0	0
CONTINGENCY / PREV SHORTFALL	0	0	0
Total Expenditures	\$ 354,055	\$ 354,505	\$ 330,997
EXCESS OR (SHORTFALL)	\$ 1,315,571	\$ 746,779	\$ 770,287
PAYMENT TO TRUSTEE	(1,315,571)	(783,700)	(783,700)
BALANCE	\$ -	\$ (36,921)	\$ (13,413)
COUNTY APPRAISER & TAX COLLECTOR FEE	-	-	-
DISCOUNTS FOR EARLY PAYMENTS	-	-	-
NET EXCESS/SHORTFALL	\$ -	\$ (36,921)	\$ (13,413)

AMENDED FINAL BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
UNIT ELEVEN
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 ANNUAL BUDGET 10/1/24 - 9/30/25	FISCAL YEAR 2024/2025 AMENDED FINAL BUDGET 10/1/24 - 9/30/25	FISCAL YEAR 2024/2025 ACTUAL 10/1/24 - 9/29/25
REVENUES			
O & M ASSESSMENTS	0	0	0
O & M DIRECT BILL	0	0	0
DEBT ASSESSMENTS	0	0	0
DEBT DIRECT BILL	0	0	0
INTEREST	0	0	0
DEVELOPER FUNDING	0	2,500	2,500
OTHER REVENUES	0	0	0
OTHER REVENUES - CAPITAL	0	0	0
CARRY OVER FUNDS / FUND BALANCE	0	0	0
Total Revenues	\$ -	\$ 2,500	\$ 2,500
EXPENDITURES			
INFRASTRUCTURE MAINTENANCE	0	0	0
ENGINEERING	0	12,000	9,050
MANAGEMENT	0	1,000	1,000
OPERATIONS MANAGER	0	1,000	1,000
LEGAL	0	5,000	524
ASSESSMENT ROLL	0	0	0
AUDIT FEES	0	0	0
ARBITRAGE REBATE FEE	0	0	0
RENTS & LEASES	0	0	0
INSURANCE	0	0	0
LEGAL ADVERTISING	0	0	0
MISCELLANEOUS	0	0	0
POSTAGE	0	0	0
OFFICE SUPPLIES	0	0	0
TRUSTEE FEES	0	0	0
CONTINUING DISCLOSURE FEE	0	0	0
WEBSITE	0	0	0
CONTINGENCY / PREV SHORTFALL	0	0	0
Total Expenditures	\$ -	\$ 19,000	\$ 11,575
EXCESS OR (SHORTFALL)	\$ -	\$ (16,500)	\$ (9,075)
PAYMENT TO TRUSTEE	-	-	-
BALANCE	\$ -	\$ (16,500)	\$ (9,075)
COUNTY APPRAISER & TAX COLLECTOR FEE	-	-	-
DISCOUNTS FOR EARLY PAYMENTS	-	-	-
NET EXCESS/SHORTFALL	\$ -	\$ (16,500)	\$ (9,075)

AMENDED FINAL BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
UNIT TWELVE
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 ANNUAL BUDGET 10/1/24 - 9/30/25	FISCAL YEAR 2024/2025 AMENDED FINAL BUDGET 10/1/24 - 9/30/25	FISCAL YEAR 2024/2025 ACTUAL 10/1/24 - 9/29/25
REVENUES			
O & M ASSESSMENTS	0	0	0
O & M DIRECT BILL	0	0	0
DEBT ASSESSMENTS	0	0	0
DEBT DIRECT BILL	0	84,915	84,915
INTEREST	0	0	0
DEVELOPER FUNDING	0	2,500	2,500
OTHER REVENUES	0	0	0
OTHER REVENUES - CAPITAL	0	0	0
CARRY OVER FUNDS / FUND BALANCE	0	0	0
Total Revenues	\$ -	\$ 87,415	\$ 87,415
EXPENDITURES			
INFRASTRUCTURE MAINTENANCE	0	0	0
ENGINEERING	0	2,000	0
MANAGEMENT	0	1,000	1,000
OPERATIONS MANAGER	0	1,000	1,000
LEGAL	0	2,000	663
ASSESSMENT ROLL	0	0	0
AUDIT FEES	0	0	0
ARBITRAGE REBATE FEE	0	0	0
RENTS & LEASES	0	0	0
INSURANCE	0	0	0
LEGAL ADVERTISING	0	0	0
MISCELLANEOUS	0	0	0
POSTAGE	0	0	0
OFFICE SUPPLIES	0	0	0
TRUSTEE FEES	0	0	0
CONTINUING DISCLOSURE FEE	0	0	0
WEBSITE	0	0	0
CONTINGENCY / PREV SHORTFALL	0	0	0
Total Expenditures	\$ -	\$ 6,000	\$ 2,663
EXCESS OR (SHORTFALL)	\$ -	\$ 81,415	\$ 84,752
PAYMENT TO TRUSTEE	-	(84,915)	(84,915)
BALANCE	\$ -	\$ (3,500)	\$ (163)
COUNTY APPRAISER & TAX COLLECTOR FEE	-	-	-
DISCOUNTS FOR EARLY PAYMENTS	-	-	-
NET EXCESS/SHORTFALL	\$ -	\$ (3,500)	\$ (163)

AMENDED FINAL BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
UNIT THIRTEEN
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 ANNUAL BUDGET 10/1/24 - 9/30/25	FISCAL YEAR 2024/2025 AMENDED FINAL BUDGET 10/1/24 - 9/30/25	FISCAL YEAR 2024/2025 ACTUAL 10/1/24 - 9/29/25
REVENUES			
O & M ASSESSMENTS	0	0	0
O & M DIRECT BILL	0	0	0
DEBT ASSESSMENTS	0	0	0
DEBT DIRECT BILL	0	0	0
INTEREST	0	0	0
DEVELOPER FUNDING	0	0	0
OTHER REVENUES	0	0	0
OTHER REVENUES - CAPITAL	0	0	0
CARRY OVER FUNDS / FUND BALANCE	0	0	0
Total Revenues	\$ -	\$ -	\$ -
EXPENDITURES			
INFRASTRUCTURE MAINTENANCE	0	0	0
ENGINEERING	0	3,000	0
MANAGEMENT	0	0	0
OPERATIONS MANAGER	0	0	0
LEGAL	0	3,000	1,978
ASSESSMENT ROLL	0	0	0
AUDIT FEES	0	0	0
ARBITRAGE REBATE FEE	0	0	0
RENTS & LEASES	0	0	0
INSURANCE	0	0	0
LEGAL ADVERTISING	0	0	0
MISCELLANEOUS	0	0	0
POSTAGE	0	0	0
OFFICE SUPPLIES	0	0	0
TRUSTEE FEES	0	0	0
CONTINUING DISCLOSURE FEE	0	0	0
WEBSITE	0	0	0
CONTINGENCY / PREV SHORTFALL	0	0	0
Total Expenditures	\$ -	\$ 6,000	\$ 1,978
EXCESS OR (SHORTFALL)	\$ -	\$ (6,000)	\$ (1,978)
PAYMENT TO TRUSTEE	-	-	-
BALANCE	\$ -	\$ (6,000)	\$ (1,978)
COUNTY APPRAISER & TAX COLLECTOR FEE	-	-	-
DISCOUNTS FOR EARLY PAYMENTS	-	-	-
NET EXCESS/SHORTFALL	\$ -	\$ (6,000)	\$ (1,978)

AMENDED FINAL BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
UNIT 1 DEBT SERVICE FUND
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 ANNUAL BUDGET 10/1/24 - 9/30/25	FISCAL YEAR 2024/2025 AMENDED FINAL BUDGET 10/1/24 - 9/30/25	FISCAL YEAR 2024/2025 ACTUAL 10/1/24 - 9/29/25
REVENUES			
Interest Income	0	58,534	58,534
Debt Collections	2,373,994	2,538,399	2,538,399
Total Revenues	\$ 2,373,994	\$ 2,596,933	\$ 2,596,933
EXPENDITURES			
Principal Payments	1,300,000	1,465,000	1,465,000
Interest Payments	1,073,994	1,101,852	1,101,852
Miscellaneous	0	0	0
Total Expenditures	\$ 2,373,994	\$ 2,566,852	\$ 2,566,852
Excess/Shortfall	\$ -	\$ 30,081	\$ 30,081

FUND BALANCE AS OF 9/30/24	\$1,037,861
FY 2024/2025 ACTIVITY	\$30,081
FUND BALANCE AS OF 9/30/25	\$1,067,942

Notes

Reserve Fund Balances = \$400,000*. Revenue Fund Balance = \$667,942*.

Revenue Fund Balance To Be Used To Make 11/1/2025 Interest Payment

* Approximate Amounts

Revenue Fund Balance Is As Of 9/30/25.

Series 2017 Bond Refunding Information

Original Par Amount =	\$32,165,000	Annual Principal Payment Due =
Interest Rate =	3.5% - 4.625%	May 1st
Issue Date =	August 2017	Annual Interest Payments Due =
Maturity Date =	May 2038	May 1st & November 1st
Par Amount As Of 9/30/25 =	\$23,085,000	

AMENDED FINAL BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
UNIT 2 DEBT SERVICE FUND
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 ANNUAL BUDGET 10/1/24 - 9/30/25	FISCAL YEAR 2024/2025 AMENDED FINAL BUDGET 10/1/24 - 9/30/25	FISCAL YEAR 2024/2025 ACTUAL 10/1/24 - 9/29/25
REVENUES			
Interest Income	0	32,998	32,998
Debt Collections (2019A-1)	1,353,018	1,371,122	1,371,122
Debt Collections (2019A-2)	1,188,107	0	0
Prepaid Debt Collections (2019A-1)	0	6,154	6,154
Total Revenues	\$ 2,541,125	\$ 1,410,273	\$ 1,410,273
EXPENDITURES			
Principal Payments (2019A-1)	680,000	680,000	680,000
Principal Payments (2019A-2)	610,000	0	0
Interest Payments (2019A-1)	644,000	663,550	663,550
Interest Payments (2019A-2)	573,275	0	0
Miscellaneous - Bond Redemption (2019A-1)	29,018	0	0
Miscellaneous - Bond Redemption (2019A-2)	4,832	0	0
Total Expenditures	\$ 2,541,125	\$ 1,343,550	\$ 1,343,550
Excess/Shortfall	\$ (0)	\$ 66,723	\$ 66,723
FUND BALANCE AS OF 9/30/24	\$638,741		
FY 2024/2025 ACTIVITY	\$66,723		
FUND BALANCE AS OF 9/30/25	\$705,464		

Notes

West Villages Unit 2 Series 2005 Bonds Were Bifurcated Into
Performing (2019A-1) And Non Performing (2019A-2) Bonds.
Reserve Account Balances = \$201,000* Revenue Account Balances = \$504,464*
Revenue Account Balances To Be Used To Make 11/1/2025 2019A-1 Interest Payment

* Approximate Amounts

Series 2019A-1 (Performing) Bond Information

Original Par Amount =	\$15,190,000	Annual Principal Payment Due =
Interest Rate =	5.75%	May 1st
Issue Date =	October 2019	Annual Interest Payments Due =
Maturity Date =	May 2036	May 1st & November 1st
Par Amount As Of 9/30/25 =	\$10,860,000	

Series 2019A-2 (Non Performing) Bond Information

Original Par Amount =	\$12,830,000	Annual Principal Payment Due =
Interest Rate =	5.75%	May 1st
Issue Date =	October 2019	Annual Interest Payments Due =
Maturity Date =	May 2036	May 1st & November 1st
Par Amount As Of 9/30/25 =	\$12,830,000	

AMENDED FINAL BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
UNIT 3 DEBT SERVICE FUND
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 ANNUAL BUDGET 10/1/24 - 9/30/25	FISCAL YEAR 2024/2025 AMENDED FINAL BUDGET 10/1/24 - 9/30/25	FISCAL YEAR 2024/2025 ACTUAL 10/1/24 - 9/29/25
REVENUES			
Interest Income	0	26,715	26,715
Debt Collections	1,269,739	1,285,707	1,285,707
Payment By Developer	0	0	0
Prepaid Debt Collections	0	14,284	14,284
Total Revenues	\$ 1,269,739	\$ 1,326,706	\$ 1,326,706
EXPENDITURES			
Principal Payments	700,000	700,000	700,000
Interest Payments	549,610	563,610	563,610
Miscellaneous / Extra Redemption	20,129	0	0
Total Expenditures	\$ 1,269,739	\$ 1,263,610	\$ 1,263,610
Excess/Shortfall	\$ -	\$ 63,096	\$ 63,096

FUND BALANCE AS OF 9/30/24	\$495,288
FY 2024/2025 ACTIVITY	\$63,096
FUND BALANCE AS OF 9/30/25	\$558,384

Notes

Reserve Fund Balance = \$100,000*. Revenue Fund Balance = \$440,811*.

Prepayment Account Balance = \$17,573*.

Revenue Fund Balance To Be Used To Make 11/1/2025 Interest Payment

* Approximate Amounts

Series 2017 Bond Refunding Information

Original Par Amount =	\$16,550,000	Annual Principal Payment Due =
Interest Rate =	3.5% - 5%	May 1st
Issue Date =	August 2017	Annual Interest Payments Due =
Maturity Date =	May 2037	May 1st & November 1st
Par Amount As Of 9/30/25 =	\$11,345,000	

AMENDED FINAL BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
UNIT 4 DEBT SERVICE FUND
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 ANNUAL BUDGET 10/1/24 - 9/30/25	FISCAL YEAR 2024/2025 AMENDED FINAL BUDGET 10/1/24 - 9/30/25	FISCAL YEAR 2024/2025 ACTUAL 10/1/24 - 9/29/25
REVENUES			
Interest Income	0	48,819	48,819
Debt Collections	837,666	825,670	825,670
Payment By Developer	0	0	0
Prepaid Debt Collections	0	0	0
Total Revenues	\$ 837,666	\$ 874,489	\$ 874,489
EXPENDITURES			
Principal Payments	295,000	285,000	285,000
Interest Payments	537,875	543,931	543,931
Miscellaneous	4,791	0	0
Total Expenditures	\$ 837,666	\$ 828,931	\$ 828,931
Excess/Shortfall	\$ 0	\$ 45,557	\$ 45,557
FUND BALANCE AS OF 9/30/24	\$1,217,610		
FY 2024/2025 ACTIVITY	\$45,557		
FUND BALANCE AS OF 9/30/25	\$1,263,167		

Notes

Reserve Fund Balance = \$586,014*. Revenue Fund Balance = \$673,200*.

Prepayment Account Fund Balance = \$3,953*.

Revenue Fund Balance To Be Used To Make 11/1/2021 Principal & Interest Payment

* Approximate Amounts - Revenue Account Balance Is As of 9/30/25.

Series 2016 Bond Information

Original Par Amount =	\$13,090,000	Annual Principal Payment Due =
Interest Rate =	3.375% - 5%	November 1st
Issue Date =	November 2016	Annual Interest Payments Due =
Maturity Date =	November 2046	May 1st & November 1st
Par Amount As Of 9/30/25 =	\$11,050,000	

AMENDED FINAL BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
BASEBALL STADIUM DEBT SERVICE FUND
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 ANNUAL BUDGET 10/1/24 - 9/30/25	FISCAL YEAR 2024/2025 AMENDED FINAL BUDGET 10/1/24 - 9/30/25	FISCAL YEAR 2024/2025 ACTUAL 10/1/24 - 9/29/25
REVENUES			
Interest Income (Bonds)	0	18,582	18,582
Interest Income (Notes)	0	250,297	250,297
State Of Florida Pledged Revenues (Bonds)	1,000,000	999,996	999,996
Payment By Atlanta Braves (Notes)	2,625,720	2,588,596	2,588,596
Total Revenues	\$ 3,625,720	\$ 3,857,472	\$ 3,857,472
EXPENDITURES			
Principal Payments (Bonds)	610,000	610,000	610,000
Interest Payments (Bonds)	387,093	387,093	387,093
Principal Payments (Notes)	1,581,429	1,581,429	1,581,429
Interest Payments (Notes)	1,007,167	1,007,167	1,007,167
Other/Extra Redemption	40,032	0	0
Total Expenditures	\$ 3,625,721	\$ 3,585,689	\$ 3,585,689
Excess/Shortfall	\$ (1)	\$ 271,782	\$ 271,782

	Bonds	Notes
FUND BALANCE AS OF 9/30/24	\$322,991	\$5,908,729
FY 2024/2025 ACTIVITY	\$ 21,485	\$250,297
FUND BALANCE AS OF 9/30/25	\$344,476	\$6,159,026

Notes

Bond Service Fund Balance = \$85,031*. Bond Revenue Fund Balance = \$259,445*.
Bond Service Fund Balance And October 2024 Through January 2025 State Of Florida
Pledged Revenues To Be Used To Make 2/1/2025 Principal & Interest Payment

Note Reserve Fund Balance = \$4,755,621*. Note Revenue Fund Balance = \$1,403,405*.
Revenue Fund Balance To Be Used To Make 12/30/2025 Principal & Interest Payment

* Approximate Amounts

Series 2017A Bond Information

Original Par Amount =	\$13,955,000	Annual Principal Payment Due =
Interest Rate =	3.72%	February 1st & August 1st
Issue Date =	December 2017	Annual Interest Payments Due =
Maturity Date =	February 2038	February 1st & August 1st
Par Amount As Of 9/30/25 =	\$9,840,000	

Series 2017B Notes Information

Original Par Amount =	\$27,500,000	Annual Principal Payment Due =
Interest Rate =	5.39%	June 30th & December 30th
Issue Date =	December 2017	Annual Interest Payments Due =
Maturity Date =	December 2033	June 30th & December 30th
Par Amount As Of 9/30/25 =	\$17,459,909	

AMENDED FINAL BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
UNIT 7 DEBT SERVICE FUND (2019)
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 ANNUAL BUDGET 10/1/24 - 9/30/25	FISCAL YEAR 2024/2025 AMENDED FINAL BUDGET 10/1/24 - 9/30/25	FISCAL YEAR 2024/2025 ACTUAL 10/1/24 - 9/29/25
REVENUES			
Interest Income (Master)	0	101,373	101,373
Interest Income (Village B)	0	6,025	6,025
Debt Collections (Master)	1,974,499	1,904,974	1,904,974
Payment By Developer (Master)	0	0	0
Debt Collections (Village B)	86,602	88,412	88,412
Payment By Developer (Village B)	0	0	0
Prepaid Bonds (Master)	0	22,392	22,392
Total Revenues	\$ 2,061,101	\$ 2,123,177	\$ 2,123,177
EXPENDITURES			
Principal Payments (Master)	585,000	585,000	585,000
Principal Payments (Village B)	25,000	25,000	25,000
Interest Payments (Master)	1,387,044	1,399,475	1,399,475
Interest Payments (Village B)	58,994	59,525	59,525
Other/Extra Redemption	5,064	0	0
Total Expenditures	\$ 2,061,102	\$ 2,069,000	\$ 2,069,000
Excess/Shortfall	\$ (1)	\$ 54,177	\$ 54,177

	Master	Village B
FUND BALANCE AS OF 9/30/24	\$2,095,815	\$131,944
FY 2024/2025 ACTIVITY	\$ 44,264	\$9,912
FUND BALANCE AS OF 9/30/25	\$2,140,079	\$141,856

Notes

Master Reserve Fund Balances = \$1,974,131*. Master Revenue Fund Balances = \$142,555*. Master Prepayment Fund Balances = \$23,393*.

Village B Reserve Fund Balances = \$86,531*. Village B Revenue Fund Balances = \$55,325*.

Revenue Fund Balances To Be Used To Make 11/1/2025 Interest Payments

* Approximate Amounts - Revenue Account Balance Is As of 9/30/25.

Series 2019 Bond Information (Master)

Original Par Amount =	\$31,040,000	Annual Principal Payment Due =
Interest Rate =	4.00% - 5.00%	May 1st
Issue Date =	April 2019	Annual Interest Payments Due =
Maturity Date =	May 2050	May 1st & November 1st

Par Amount As Of 9/30/25 = \$28,335,000

Series 2019 Bond Information (Village B)

Original Par Amount =	\$1,320,000	Annual Principal Payment Due =
Interest Rate =	4.00% - 5.00%	May 1st
Issue Date =	April 2019	Annual Interest Payments Due =
Maturity Date =	May 2050	May 1st & November 1st

Par Amount As Of 9/30/25 = \$1,205,000

AMENDED FINAL BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
UNIT 7 DEBT SERVICE FUND (2021 & 2023)
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 ANNUAL BUDGET 10/1/24 - 9/30/25	FISCAL YEAR 2024/2025 AMENDED FINAL BUDGET 10/1/24 - 9/30/25	FISCAL YEAR 2024/2025 ACTUAL 10/1/24 - 9/29/25
REVENUES			
Interest Income (2021)	0	13,662	13,662
Interest Income (2023)	0	11,764	11,764
Interest Income (2025)	0	0	0
Debt Collections (2021)	445,884	482,169	482,169
Debt Collections (2023)	353,728	363,396	363,396
Debt Collections (2025)	0	0	0
Payment By Developer (2021)	0	0	0
Payment By Developer (2023)	0	0	0
Payment By Developer (2025)	0	0	0
Bond Proceeds / Cap I	0	0	0
Total Revenues	\$ 799,612	\$ 870,991	\$ 870,991
EXPENDITURES			
Principal Payments (2021)	175,000	175,000	175,000
Principal Payments (2023)	60,000	60,000	60,000
Principal Payments (2025)	0	0	0
Interest Payments (2021)	270,725	272,913	272,913
Interest Payments (2023)	290,550	292,125	292,125
Interest Payments (2025)	0	0	0
Other/Extra Redemption	3,337	33,159	33,159
Total Expenditures	\$ 799,612	\$ 833,196	\$ 833,196
Excess/Shortfall	\$ -	\$ 37,795	\$ 37,795

	2021	2023	2025
FUND BALANCE AS OF 9/30/24	\$238,818	\$223,434	\$0
FY 2024/2025 ACTIVITY	\$14,760	\$23,035	\$0
FUND BALANCE AS OF 9/30/25	\$253,578	\$246,469	\$0

Notes

2021 Reserve Fund Balance = \$222,881*. 2021 Revenue Fund Balance = \$30,697*.
2023 Reserve Fund Balance = \$176,863*. 2023 Revenue Fund Balance = \$69,606*.
2025 Reserve Fund Balance = \$0.00*. 2025 Revenue Fund Balance = \$0.00*.
Revenue Account Balance To Be Used To Make 11/1/2025 Interest Payment

* Approximate Amounts - Revenue Account Balance Is As of 9/30/25.

Series 2021 Bond Information

Original Par Amount =	\$7,975,000	Annual Principal Payment Due =
Interest Rate =	2.50% - 4.00%	May 1st
Issue Date =	April 2021	Annual Interest Payments Due =
Maturity Date =	May 2051	May 1st & November 1st
Par Amount As Of 9/30/25 =	\$7,305,000	

Series 2023 Bond Information

Original Par Amount =	\$4,805,000	Annual Principal Payment Due =
Interest Rate =	5.250% - 6.250%	May 1st
Issue Date =	Sep-24	Annual Interest Payments Due =
Maturity Date =	May 2054	May 1st & November 1st
Par Amount As Of 9/30/25 =	\$4,745,000	

Series 2025 Bond Information

Original Par Amount =	\$1,258,000	Annual Principal Payment Due =
Interest Rate =	4.000% - 5.500%	May 1st
Issue Date =	Oct-25	Annual Interest Payments Due =
Maturity Date =	May 2055	May 1st & November 1st
Par Amount As Of 9/30/25 =	\$1,258,000	

AMENDED FINAL BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
UNIT 8 DEBT SERVICE FUND
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 ANNUAL BUDGET 10/1/24 - 9/30/25	FISCAL YEAR 2024/2025 AMENDED FINAL BUDGET 10/1/24 - 9/30/25	FISCAL YEAR 2024/2025 ACTUAL 10/1/24 - 9/29/25
REVENUES			
Interest Income (Master)	0	19,554	19,554
Debt Collections (Master)	725,308	721,603	721,603
Payment By Developer (Master)	0	0	0
Interest Income (Ser 2022)	0	30,779	30,779
Debt Collections (Ser 2022)	1,152,264	1,150,602	1,150,602
Payment By Developer (Ser 2022)	0	0	0
Bond Proceeds (Ser 2022 DSR)	0	0	0
Total Revenues	\$ 1,877,572	\$ 1,922,539	\$ 1,922,539
EXPENDITURES			
Principal Payments (Master)	280,000	280,000	280,000
Interest Payments (Master)	441,519	445,019	445,019
Principal Payments (Ser 2022)	255,000	255,000	255,000
Interest Payments (Ser 2022)	896,353	902,250	902,250
Other/Extra Redemption	4,700	0	0
Total Expenditures	\$ 1,877,572	\$ 1,882,269	\$ 1,882,269
Excess/Shortfall	\$ -	\$ 40,270	\$ 40,270

FUND BALANCE AS OF 9/30/24
FY 2024/2025 ACTIVITY
FUND BALANCE AS OF 9/30/25

Master	Series 2022
\$377,418	\$599,160
\$16,139	\$24,131
\$393,557	\$623,291

Notes

Master Reserve Fund Balance = \$362,656*. Master Revenue Fund Balance = \$30,901.*

Series 2022 Reserve Fund Balance = \$576,134*. Series 2022 Revenue Fund Balance = \$47,157.*

Revenue Account Balances To Be Used To Make 11/1/2025 Interest Payments

* Approximate Amounts - Revenue Account Balances Is As of 9/30/25.

Series 2021 Bond Information

Original Par Amount =	\$13,000,000	Annual Principal Payment Due =
Interest Rate =	2.50% - 4.00%	May 1st
Issue Date =	April 2021	Annual Interest Payments Due =
Maturity Date =	May 2051	May 1st & November 1st
Par Amount As Of 9/30/25 =	\$11,915,000	

Series 2022 Bond Information

Original Par Amount =	\$17,000,000	Annual Principal Payment Due =
Interest Rate =	4.625% - 5.500%	May 1st
Issue Date =	December 2022	Annual Interest Payments Due =
Maturity Date =	May 2053	May 1st & November 1st
Par Amount As Of 9/30/25 =	\$16,505,000	

AMENDED FINAL BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
UNIT 9 DEBT SERVICE FUND
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 ANNUAL BUDGET 10/1/24 - 9/30/25	FISCAL YEAR 2024/2025 AMENDED FINAL BUDGET 10/1/24 - 9/30/25	FISCAL YEAR 2024/2025 ACTUAL 10/1/24 - 9/29/25
REVENUES			
Interest Income (Master)	0	38,306	38,306
Debt Collections (Master)	1,167,469	1,097,459	1,097,459
Payment By Developer (Master)	0	0	0
Other/Prepayment Revenue	0	29,964	29,964
Total Revenues	\$ 1,167,469	\$ 1,165,729	\$ 1,165,729
EXPENDITURES			
Principal Payments (Master)	255,000	280,000	280,000
Interest Payments (Master)	910,984	917,214	917,214
Other/Extra Redemption	1,485	0	0
Total Expenditures	\$ 1,167,469	\$ 1,197,214	\$ 1,197,214
Excess/Shortfall	\$ -	\$ (31,485)	\$ (31,485)

Master

FUND BALANCE AS OF 9/30/24	\$826,999
FY 2024/2025 ACTIVITY	(\$61,449)
FUND BALANCE AS OF 9/30/25	\$765,550

Notes

Master Reserve Fund Balance = \$584,577*. Master Revenue Fund Balance = \$210,937.*

Revenue Account Balances To Be Used To Make 11/1/2025 Interest Payments

* Approximate Amounts - Revenue Account Balances Is As of 9/30/25.

Series 2023 Bond Information

Original Par Amount =	\$17,130,000	Annual Principal Payment Due =
Interest Rate =	4.625% - 5.625%	May 1st
Issue Date =	May-24	Annual Interest Payments Due =
Maturity Date =	May 2053	May 1st & November 1st
Par Amount As Of 9/30/25 =	\$16,605,000	

AMENDED FINAL BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
UNIT 10 DEBT SERVICE FUND
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 ANNUAL BUDGET 10/1/24 - 9/30/25	FISCAL YEAR 2024/2025 AMENDED FINAL BUDGET 10/1/24 - 9/30/25	FISCAL YEAR 2024/2025 ACTUAL 10/1/24 - 9/29/25
REVENUES			
Interest Income (Master)	0	36,962	36,962
Debt Collections (Master)	1,315,571	1,236,337	1,236,337
Payment By Developer (Master)	0	0	0
Bond Proceeds	0	0	0
Total Revenues	\$ 1,315,571	\$ 1,273,299	\$ 1,273,299
EXPENDITURES			
Principal Payments (Master)	275,000	405,000	405,000
Interest Payments (Master)	1,035,656	1,055,727	1,055,727
Other/Extra Redemption	4,915	0	0
Total Expenditures	\$ 1,315,571	\$ 1,460,727	\$ 1,460,727
Excess/Shortfall	\$ -	\$ (187,427)	\$ (187,427)

	Master
FUND BALANCE AS OF 9/30/24	\$1,052,989
FY 2024/2025 ACTIVITY	(\$187,427)
FUND BALANCE AS OF 9/30/25	\$865,562

Notes

Master Reserve Fund Balance = \$657,784*. Master Revenue Fund Balance = \$167,987.*Master Prepayment Fund Balance = \$39,790.*

Revenue Account Balances To Be Used To Make 11/1/2025 Interest Payments

* Approximate Amounts - Revenue Account Balances Is As of 9/30/25.

Series 2024 Bond Information

Original Par Amount =	\$19,280,000	Annual Principal Payment Due =
Interest Rate =	4.500% - 5.625%	May 1st
Issue Date =	Mar-25	Annual Interest Payments Due =
Maturity Date =	May 2054	May 1st & November 1st
Par Amount As Of 9/30/25 =	\$18,875,000	

Series 2025 Bond Information

Original Par Amount =	\$8,360,000	Annual Principal Payment Due =
Interest Rate =	4.000% - 5.500%	May 1st
Issue Date =	Nov-25	Annual Interest Payments Due =
Maturity Date =	May 2055	May 1st & November 1st
Par Amount As Of 9/30/25 =	\$8,360,000	

AMENDED FINAL BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
UNIT 11 DEBT SERVICE FUND
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 ANNUAL BUDGET 10/1/24 - 9/30/25	FISCAL YEAR 2024/2025 AMENDED FINAL BUDGET 10/1/24 - 9/30/25	FISCAL YEAR 2024/2025 ACTUAL 10/1/24 - 9/29/25
REVENUES			
Interest Income (Master)	0	0	0
Debt Collections (Master)	0	0	0
Payment By Developer (Master)	0	0	0
Bond Proceeds	0	0	0
Total Revenues	\$ -	\$ -	-
EXPENDITURES			
Principal Payments (Master)	0	0	0
Interest Payments (Master)	0	0	0
Other/Extra Redemption	0	0	0
Total Expenditures	\$ -	\$ -	-
Excess/Shortfall	\$ -	\$ -	-

Master

FUND BALANCE AS OF 9/30/24	\$0
FY 2024/2025 ACTIVITY	\$0
FUND BALANCE AS OF 9/30/25	\$0

Notes

Master Reserve Fund Balance = \$0.00*. Master Revenue Fund Balance = \$0.00.*

Revenue Account Balances To Be Used To Make 11/1/2025 Interest Payments

* Approximate Amounts - Revenue Account Balances Is As of 9/30/25.

Series 2025 Bond Information

Original Par Amount =	\$17,325,000	Annual Principal Payment Due =
Interest Rate =	4.75%	May 1st
Issue Date =	Nov-25	Annual Interest Payments Due =
Maturity Date =	May 2032	May 1st & November 1st
Par Amount As Of 9/30/25 =	\$17,325,000	

AMENDED FINAL BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
UNIT 12 DEBT SERVICE FUND
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 ANNUAL BUDGET 10/1/24 - 9/30/25	FISCAL YEAR 2024/2025 AMENDED FINAL BUDGET 10/1/24 - 9/30/25	FISCAL YEAR 2024/2025 ACTUAL 10/1/24 - 9/29/25
REVENUES			
Interest Income (Master)	0	6,414	6,414
Debt Collections (Master)	0	84,915	84,915
Payment By Developer (Master)	0	0	0
Bond Proceeds	0	0	0
Total Revenues	\$ -	\$ 91,329	\$ 91,329
EXPENDITURES			
Principal Payments (Master)	0	0	0
Interest Payments (Master)	0	0	0
Other/Extra Redemption	0	0	0
Total Expenditures	\$ -	\$ -	-
Excess/Shortfall	\$ -	\$ 91,329	\$ 91,329

Master

FUND BALANCE AS OF 9/30/24	\$356,425
FY 2024/2025 ACTIVITY	\$91,329
FUND BALANCE AS OF 9/30/25	\$447,754

Notes

Master Reserve Fund Balance = \$356,425*. Master Revenue Fund Balance = \$91,329.*

Revenue Account Balances To Be Used To Make 11/1/2025 Interest Payments

* Approximate Amounts - Revenue Account Balances Is As of 9/30/25.

Series 2025 Bond Information

Original Par Amount =	\$10,045,000	Annual Principal Payment Due =
Interest Rate =	5.000% - 6.000%	May 1st
Issue Date =	Apr-25	Annual Interest Payments Due =
Maturity Date =	May 2055	May 1st & November 1st
Par Amount As Of 9/30/25 =	\$10,045,000	

AMENDED FINAL BUDGET
WEST VILLAGES IMPROVEMENT DISTRICT
UNIT 13 DEBT SERVICE FUND
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 ANNUAL BUDGET 10/1/24 - 9/30/25	FISCAL YEAR 2024/2025 AMENDED FINAL BUDGET 10/1/24 - 9/30/25	FISCAL YEAR 2024/2025 ACTUAL 10/1/24 - 9/29/25
REVENUES			
Interest Income (Master)	0	0	0
Debt Collections (Master)	0	0	0
Payment By Developer (Master)	0	0	0
Bond Proceeds	0	0	0
Total Revenues	\$ -	\$ -	-
EXPENDITURES			
Principal Payments (Master)	0	0	0
Interest Payments (Master)	0	0	0
Other/Extra Redemption	0	0	0
Total Expenditures	\$ -	\$ -	-
Excess/Shortfall	\$ -	\$ -	-

Master

FUND BALANCE AS OF 9/30/24	\$0
FY 2024/2025 ACTIVITY	\$0
FUND BALANCE AS OF 9/30/25	\$0

Notes

Master Reserve Fund Balance = \$0*. Master Revenue Fund Balance = \$0.*

Revenue Account Balances To Be Used To Make 11/1/2025 Interest Payments

* Approximate Amounts - Revenue Account Balances Is As of 9/30/25.

Series 2025 Bond Information

Original Par Amount =	\$0	Annual Principal Payment Due =
Interest Rate =	4.500% - 5.625%	May 1st
Issue Date =	Dec-25	Annual Interest Payments Due =
Maturity Date =	May 2054	May 1st & November 1st
Par Amount As Of 9/30/25 =	\$0	

West Villages Master Irrigation Utility

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

AMENDED FINAL BUDGET
WEST VILLAGES MASTER IRRIGATION UTILITY
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 ANNUAL BUDGET 10/1/24 - 9/30/25	FISCAL YEAR 2024/2025 AMENDED FINAL BUDGET 10/1/24 - 9/30/25	FISCAL YEAR 2024/2025 ACTUAL 10/1/24 - 9/29/25
REVENUES			
Well Availability Charge	349,127	354,576	354,576
Base Charge	196,750	199,786	199,786
Water Usage	935,704	1,184,939	1,184,939
Developer Contribution - New Infrastructure	0	312,129	312,129
Developer Contribution - Operating	0	100,000	100,000
New Infrastructure - Other	0	624,636	624,636
Interest / Other Income	0	25,992	25,992
Developer Subsidy	454,296	0	0
Special Assessment	404,255	385,113	385,113
Total Revenues	\$ 2,340,132	\$ 3,187,170	\$ 3,187,170
EXPENDITURES			
Engineering	100,000	250,000	238,950
Professional Services	100,000	275,000	240,313
Engineering - Extraordinary	25,000	5,000	0
Management	80,000	80,000	80,000
Operations Administration	210,000	210,000	210,000
Legal	10,000	5,000	2,583
Legal - Extraordinary Cost (GP Lawsuit)	350,000	900,000	856,866
Audit	5,000	4,500	4,095
Miscellaneous	15,000	10,000	840
Misc - Extraordinary Cost (GP Lawsuit)	30,000	30,000	7,125
Utility System - Repairs & Maintenance	240,000	400,000	351,742
Electricity	175,000	250,000	214,677
Water (Purchase Reclaimed Water)	125,000	95,000	71,051
Fuel & Oil	20,000	5,000	0
Well Availability Payment	349,127	650,000	630,712
Base Charge Payment	196,750	5,000	0
Infrastructure Improvements	250,000	925,000	890,963
PIL Extraordinary Erosion	35,000	5,000	0
Total Expenditures	\$ 2,315,877	\$ 4,104,500	\$ 3,799,916
County Appraiser & Tax Collector Fee	\$ (8,085)	\$ -	\$ -
Discounts for Early Payments	\$ (16,170)	\$ -	\$ -
Excess/ (Shortfall)	\$ -	\$ (917,330)	\$ (612,746)

RESOLUTION 2025-43

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT APPROVING REVISED DOG PARK AND PLAYGROUND POLICIES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the West Villages Improvement District (the “**District**”), is a local unit of special-purpose government established pursuant to Chapter 2004-456, *Laws of Florida*, to plan, construct, install, acquire, finance, manage and operate public improvements and community facilities benefitting the lands within the District; and

WHEREAS, the District owns, operates, and maintains certain dog park and playground improvements; and

WHEREAS, the District’s Board of Supervisors (the “**Board**”) has previously adopted policies related to the operation and use of its dog park facilities pursuant to Resolution 2018-23; and

WHEREAS, the Board desires to adopt revised policies related to the operation and use of its dog park facilities, which revised policies are attached hereto as **Exhibit A**; and

WHEREAS, the District’s Board additionally desires to adopt policies related to the operation and use of its playground facilities, which policies are attached hereto as **Exhibit B**.

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

SECTION 1. All of the representations, findings and determinations contained within the recitals stated above are recognized as true and accurate and are expressly incorporated into this Resolution.

SECTION 2. The attached policies relating to the operation and use of the District’s dog park and playground(s), attached hereto as **Exhibit A** and **Exhibit B**, respectively, are hereby approved for immediate use and application.

SECTION 3. By approval of this Resolution, the District hereby rescinds Resolution 2018-23. 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 24th day of November, 2025.

ATTEST:

**WEST VILLAGES IMPROVEMENT
DISTRICT**

Secretary / Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Dog Park Policies

Exhibit B: Playground Policies

Exhibit A

Dog Park Policies

- Pet owners are subject to the Sarasota County Animal Control Ordinance. Section 10-31 of the City of North Port Code adopts and enforces the Sarasota County Animal Control Ordinance within the City of North Port.
- All dogs must be vaccinated and display current tags.
- The off-leash dog areas are for dogs and their handlers only.
- Handlers must be at least 18 years old.
- Visitors under the age of 12 must be accompanied by an adult.
- Handlers may not bring more than three (3) dogs at any one time.
- Handlers must have one leash in their possession for every dog they bring to the park.
- Dogs must be on a leash while entering and exiting the park, including the parking lot.
- No leash lead longer than six (6) feet.
- Any dog displaying aggressive behavior toward people or other dogs shall immediately be removed from the park by its handler.
- Dogs in heat, pregnant, or lactating are prohibited from the park.
- Puppies under four (4) months old are not permitted in the park.
- Handlers must fill any holes dug by their dog(s).
- No food allowed for both people and dog(s). glass drink containers are prohibited.
- Abandonment of dogs is prohibited and punishable by law.
- Owners and handlers are legally responsible for their dog(s) and should always keep close contact and within voice command.
- Handlers are responsible for removing and disposing of dog waste.
Section 14-18 of the Sarasota County Code requires dog owners to immediately pick up after their pets and dispose of their waste in a lawful manner.
- If problems occur with vicious dogs, call Sarasota County Animal services at 941-861-9500.
- Handlers shall always be in the park and within view of their dogs(s).
- West Villages Improvement District shall not be responsible for any injury or damage caused by any dog in the park.
- Owners Are liable for damage or injury inflicted by their dog9s) and are legally and financially responsible for their dog's behavior.
- No food, drink, glass containers permitted in the dog park area.
- No bicycle skateboards or scooters inside the dog park area.

Exhibit B

Playground Policies

- This Playground is designed for children 5-12 years old.
- Playground is open from **sunrise to sunset**, unless otherwise posted.
- Playground equipment to be used at your own risk.
- Children must be accompanied by an adult.
- Children must be supervised by a responsible adult at all times.
- Be courteous - no rough playing or yelling permitted.
- No bullying, foul language, or disruptive behavior.
- No food or drink on playground equipment.
- No bottles or glass containers in the playground areas.
- No dogs.
- No bicycles, skateboards, or scooters inside the playground area.
- No smoking.
- No alcohol.
- No fire or fireworks.
- This park is owned and maintained by the West Villages Improvement District (WVID) (941) 244-2703, www.westvillagesid.org.
- The West Villages Improvement District (WVID) shall not be responsible for any injury or damage to individuals or personal property.



Preliminary First Supplemental Special Assessment Methodology Report Series 2025 Bonds

WEST VILLAGES IMPROVEMENT DISTRICT
Unit of Development No. 13

October 9, 2025

SPECIAL DISTRICT SERVICES, INC

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

1.0 **INTRODUCTION**

The West Villages Improvement District (the “District”) is a local unit of special-purpose government with portions located in the City of North Port, Florida (the “City”) within Sarasota County, Florida (the “County”). The District was created in June 2004 by Chapter 2004-456, Laws of Florida, a special act of the Florida Legislature, as amended (the “Act”). The Act provides legal authority for the District to finance the acquisition, construction, operation, and maintenance of the public infrastructure improvements authorized by the Act. In order to address its authorized purpose, the District has and continues to create separate Units of Development. This First Supplemental Special Assessment Methodology Report (the “First Supplemental Report”) will address the current development plan within Village K (“Assessment Area One”) within Unit of Development No. 13 within the District (“Unit No. 13”) and the issuance of the District's Capital Improvement Revenue Bonds (Unit of Development No. 13), Series 2025 (Assessment Area One) (the “Series 2025 Bonds”) to finance a portion of the Assessment Area One Project (defined herein). Unit No. 13 includes approximately 214.93+/- acres and was created by the District to acquire and construct public infrastructure improvements designed to provide special benefit to the lands in Unit No. 13 (the "Unit No. 13 Improvements"). Of the 214.93+/- acres within Unit No. 13, Assessment Area One includes approximately 22.51+/- acres.

The West Villages Improvement District Unit of Development No. 13 Master Engineer’s Report dated August 21, 2025 (the "Engineer's Report") was prepared by Stantec Consulting Services Inc., 777 S Harbour Island Blvd, Suite 600, Tampa, Florida (the “District Engineer”), and sets forth the Unit No. 13 Improvements including earthwork; stormwater improvements; water and sewer facilities; roadway, and consulting and contingencies.

Village K - Product Types and Number of Units

Product Type	Assessment Area One – Village K
Townhomes	146

The District presently plans to issue \$2,000,000 of its Capital Improvement Revenue Bonds (Unit of Development No. 13), Series 2025 (Assessment Area One) (the “Series 2025 Bonds”) to finance a portion of the master and neighborhood infrastructure improvements relative to Assessment Area One as described in the Engineer’s Report (the “Assessment Area One Project”). It is expected that in the future the District may finance additional portions of the Unit No. 13 Improvements with the issuance of additional bonds in one or more series.

This First Supplemental Report will equitably allocate the costs being incurred by the District to provide infrastructure improvements to the benefitted, developable lands within Assessment Area One in Unit No. 13. The implementation of the improvements will convey direct special and peculiar benefits to all of the assessable properties within Assessment Area One in Unit No. 13. The Series 2025 Bonds are being issued to finance a portion of the Assessment Area One Project within Unit No. 13.

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

The Assessment Area One Project as designed is an integrated system of facilities that provides specific

benefits to all of the assessable lands within Assessment Area One within Unit No. 13. The total costs for the neighborhood improvements portion of the Assessment Area One Project is estimated to be \$5,002,500. The total costs for master infrastructure portion of the Unit No. 13 Improvements is estimated to be \$48,070,000. A detail of the estimated costs of these improvements is included herein on **Table A**.

Assessment Area One consists of approximately 22.51 gross acres of land and is anticipated to include approximately 146 of the planned 580 residential units of various unit types as outlined on **Table C**.

The Series 2025 Bonds, when issued will be repaid through the levy of non-ad valorem special assessments on all assessable property in Assessment Area One within Unit No. 13 (the "Series 2025 Assessments"). Any portion of the Assessment Area One Project not financed through the issuance of the Series 2025 Bonds or future bonds will be paid for by Manasota Beach Ranchlands, LLLP or its successors or assigns (collectively the "Developer").

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

3.0 FUNDING OF IMPROVEMENTS

To defray the Series 2025 Bonds, the District will impose the Series 2025 Assessments on benefited real property within Assessment Area One within Unit No. 13. These Series 2025 Assessments are based on the direct, special and peculiar benefits accruing to such property from the improvements comprising the Assessment Area One Project. The use of non-ad valorem special assessments has an advantage in that the properties that receive the special benefits from the Assessment Area One Project are the only properties that are obligated to pay for those facilities and services. Without these improvements, development of the property would not be possible.

In summary, special assessments may be levied: (1) for facilities which provide special benefits to property as distinct from general benefits, (2) only against property which receives that special benefit, (3) in proportion to the benefits received by the properties, and (4) according to fair and reasonable methods that the governing body of the jurisdiction determines. The Series 2025 Assessments placed upon various benefited properties in Assessment Area One within Unit No. 13 must be sufficient to cover the debt service of the Series 2025 Bonds that will be issued for financing all or a portion of the Assessment Area One Project. The Series 2025 Assessments must be fairly and reasonably allocated to the properties being assessed.

4.0 ALLOCATION OF BENEFIT AND ASSESSMENTS

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

- A.** Allocation of Benefit: Each parcel of land, lot and/or unit within Assessment Area One within Unit No. 13 in the District benefits from the construction and financing of the proposed improvements.
- B.** Allocation of Cost/Debt: The special assessments imposed on each parcel of land, lot and/or unit within Assessment Area One within Unit No. 13 cannot exceed the value of the benefits provided to such parcel of land, lot and/or unit.

Upon the sale of the Series 2025 Bonds, the District's debt attributable to the Assessment Area One Project will be allocated to Assessment Area One that has been platted in proportion to its share of the bonds to each platted residential dwelling unit/lot on an Equivalent Residential Unit ("ERU") basis as shown herein on **Table F**. Given the District's approved land use plan and the type of infrastructure to be funded by the proposed Series 2025 Bonds, this method results in a fair allocation of benefits and an equitable allocation of costs for the Assessment Area One Project. The special benefit received and applied to each parcel and/or residential dwelling unit/lot as a result of the construction of the Assessment Area One Project will exceed the cost of such units allocated to each parcel and/or unit/lot. However, if the future platting results in changes in land use or proportion of benefit per acre and/or unit type, this allocation methodology may not be applicable and it may be necessary for the District to revise the allocation methodology.

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

5.0 COLLECTION OF SPECIAL ASSESSMENTS

The Series 2025 Assessments are planned to be collected through the Uniform Method of Collection (the "Uniform Method") described in Section 197.3632, *Florida Statutes* ("F.S.") for platted lots, or any other legal means available to the District.

Since there are costs associated with the collection of the Series 2025 Assessments (whether by Uniform Method or other methods allowed by Florida law), these costs must also be included in the special assessment levy. These costs generally include the 1% collection fee of the County Tax Collector, a 1% service fee of the County Property Appraiser and a 4% discount for early payment of taxes. These additional costs may be reflected by dividing the annual debt service and maintenance assessment amounts by a factor of 0.94. In the event the special assessments are direct billed, then the collection costs and discounts may not apply.

6.0 FINANCING STRUCTURE

The construction program and the costs associated with the Assessment Area One Project within Unit No. 13 are identified herein on **Table A**.

All or a portion of the capital improvements comprising the Assessment Area One Project is assumed to be financed by the Series 2025 Bonds which, when issued, will be payable from and secured by the Series 2025 Assessments levied annually against all assessable properties within Assessment Area One within Unit No. 13 in the District. Based on the current market conditions the total aggregate principal amount of the Series 2025 Bonds (approximately \$2,000,000) for Unit No. 13 is shown herein on **Table B**. The proceeds of the Series 2025 Bonds will provide a maximum of approximately \$1,672,438 for construction related costs. The sizing of the Series 2025 Bonds is assumed to include a debt service reserve fund equal to 50% of the maximum annual debt service requirement as shown herein on **Table B**.

7.0 MODIFICATIONS, REVISIONS AND TRUE-UP MECHANISM

Allocation of costs and debt, shown herein on **Table C and Table D**, for the infrastructure improvements financed by the District for the Assessment Area One Project is initially based on the estimated number of product types and residential dwelling units (146) projected to be constructed within Assessment Area One within Unit No. 13 in the District and benefited by the infrastructure

improvements comprising the Assessment Area One Project. Based on a Series 2025 Bond size of approximately \$2,000,000 at an assumed interest rate of 6.00% the estimated annual debt service on the Series 2025 Bonds will be approximately \$145,124 which has not been grossed up to include the 1% County Tax Collector fee, 1% County Property Appraiser fee, and 4% discount for early payment of taxes.

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

A. Assume that the total number of *ERUs* relative to the Assessment Area One Project is at least 102.20.

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

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

If the *ERUs* associated with the Total Assessable Units/Lots are equal to 102.20 then no action would be required at that time. However, if the sum of the *ERUs* associated with the Total Assessable Units/Lots are less than 102.20, then the Developer will be obligated to remit to the District an amount of money sufficient to enable the District to retire an amount of proposed Series 2025 Bonds such that the amount of debt service allocated to each *ERU* associated with the Total Assessable Units/Lots does not exceed the amounts set forth in **Table D**. Conversely, if the sum of the *ERUs* associated with the Total Assessable Units/Lots are more than 102.20 after the filing of the final plat for Assessment Area One, then the District shall equitably reallocate the assessments resulting in a reduction in the par debt allocations per unit type set forth in **Table D**.

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

In the event that additional land is annexed into Unit No. 13 which is currently not subject to the Series 2025 Assessments and is developed in such a manner as to receive special benefit from the Assessment Area One Project described herein, it will be necessary for this assessment methodology to be re-applied to include such parcels. The additional land will, as a result of re-applying this allocation methodology, then be allocated an appropriate share of the Series 2025 Assessments while all currently assessed parcels will receive a relative reduction in their Series 2025 Assessments.

8.0 PRELIMINARY ASSESSMENT ROLL

The debt assessments associated with the District’s improvement plan will be assigned to the 146 platted townhome lots in Assessment Area One.

9.0 ADDITIONAL STIPULATIONS

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

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

TABLE A

PROJECT COST ESTIMATES

WEST VILLAGES IMPROVEMENT DISTRICT

UNIT 13

(Village K)

	Master Infrastructure	Village K	Total
COLLECTOR AND ARTERIAL ROADS	\$ 31,000,000	\$ -	\$ 31,000,000
WASTEWATER TREATMENT PLANT	\$ 3,300,000	\$ -	\$ 3,300,000
WATER TREATMENT PLANT	\$ 2,800,000	\$ -	\$ 2,800,000
MASTER IRRIGATION	\$ 300,000	\$ 550,000	\$ 850,000
PARKS/TRAIL/GOVERNMENT	\$ 4,400,000	\$ -	\$ 4,400,000
CONSULTANTS AND ADMINISTRATION	\$ 6,270,000	\$ 652,500	\$ 6,922,500
EARTHWORK	\$ -	\$ 500,000	\$ 500,000
DRAINAGE AND STORMWATER	\$ -	\$ 1,700,000	\$ 1,700,000
POTABLE WATER	\$ -	\$ 550,000	\$ 550,000
WASTEWATER	\$ -	\$ 1,050,000	\$ 1,050,000
Total	\$ 48,070,000	\$ 5,002,500	\$ 53,072,500

TABLE B

BOND SIZING

**WEST VILLAGES IMPROVEMENT DISTRICT
UNIT 13
(Assessment Area One)**

	BOND SIZING
Par Amount*	\$ 2,100,000 *
Debt Service Reserve Fund (DSRF)	\$ (36,281)
Capitalized Interest	\$ -
Issuance Costs	\$ (256,500)
Construction Funds	\$ 1,807,219
Bond Interest Rate	5.55%
Principal Amortization Period (Years)	30

*Subject to change at final bond pricing

TABLE C

ALLOCATION OF PROJECT COSTS

**WEST VILLAGES IMPROVEMENT DISTRICT
UNIT 13
(Assessment Area One)**

Product	Number of Units by Type	ERU Factor*	Total ERUs	Project Cost Allocation Per Type	Project Cost Allocation Per Unit*
Townhomes	146	0.70	102.20	\$ 5,002,500	\$ 34,264
Total	146	N/A	102.20	\$ 5,002,500	N/A

*Rounded

TABLE D

ALLOCATION OF BOND DEBT

**WEST VILLAGES IMPROVEMENT DISTRICT
UNIT 13
(Assessment Area One)**

Product	Number of Units by Type	ERU Factor*	Total ERUs	Bond Debt Allocation Per Unit Type*	Bond Debt Allocation Per Unit*
Townhomes	146	0.70	102.20	\$ 2,100,000	\$ 14,384
Total	146	N/A	102.20	\$ 2,100,000	N/A

*Rounded

TABLE E

CALCULATION OF ANNUAL DEBT SERVICE

WEST VILLAGES IMPROVEMENT DISTRICT

UNIT 13

(Assessment Area One)

		2025 Series Bond Debt
1	Maximum Annual Debt Service	\$ 145,124.00
2	Maximum Annual Debt Service Assessment to be Collected	\$ 154,387.23 *
3	Total Number of Gross Acres (Assessment Area One)	22.51
4	Maximum Annual Debt Service per Gross Acre (Assessment Area One)	\$6,858.61
5	Total Number of Residential Units Planned (Assessment Area One)	146
6	Maximum Annual Debt Service per Unit Type	See Table F

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

TABLE F
ALLOCATION OF DEBT SERVICE ASSESSMENTS
WEST VILLAGES IMPROVEMENT DISTRICT
UNIT 13
(Assessment Area One)

Product	Number of Units by Type	ERU Factor*	Total ERUs	**Maximum Annual Debt Assessment Per Unit Type*	**Maximum Annual Debt Assessment Per Unit*
Townhomes	146	0.70	102.20	\$ 154,387	\$ 1,057
TOTAL	146	N/A	102.20	\$ 154,387	N/A

*Rounded

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

Folio ID#'s and/or Parcel Plat Description	Developable Acreage by Parcel	**Maximum Annual Debt Assessment Per Acre/Unit*	Par Debt Per Acre	Total Par Debt
Gross Acreage	22.51	\$ 6,858.61	\$ 93,291.87	\$ 2,100,000.00
TOTALS		N/A	N/A	\$ 2,100,000.00

*Rounded

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

PLAT BOOK 59 PAGE 251
SHEET 2 OF 7



###

PUBLIC UTILITY EASEMENTS
PERPETUAL, NON-EXCLUSIVE EASEMENT IS HEREBY DEDICATED OVER THOSE AREAS DESIGNATED AS UTILITY EASEMENT ON THIS PLAT, FOR THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, AND OPERATION OF UTILITY INFRASTRUCTURE, INCLUDING BUT NOT LIMITED TO WATER, SEWER, ELECTRIC, GAS, TELEPHONE, FIBER OPTIC, AND CABLE ETC. THE GRANTOR, HER ESTATE, AND ALL OF ITS PERSONAL AND REAL ESTATE EQUIPMENT, AND THE RIGHT TO REMOVE OBSTRUCTIONS INTERFERING WITH UTILITY OPERATIONS.

A PERPETUAL, NON-EXCLUSIVE MAINTENANCE, COVER AND CROSS, EACH AREA DEPICTED ON THIS PLAT AS A "LANDSCAPE, DRAINAGE, AND UTILITY EASEMENT" TO INSTALL AND MAINTAIN LANDSCAPING AND OTHER IMPROVEMENTS AND TO MAINTAIN THE DRAINAGE AND STORMWATER RETENTION AREAS AND FACILITIES AS SHOWN ON THIS PLAT.

A PERPETUAL, NON-EXCLUSIVE EASEMENT IS HEREBY DEDICATED OVER THOSE AREAS DESIGNATED AS ACCESS EASEMENT ON THIS PLAN, FOR THE PURPOSE OF PROVIDING VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO AND FROM ADJACENT LOTS, TRACTS, OR PUBLIC RIGHTS-OF-WAY, TOGETHER WITH THE RIGHT TO CONSTRUCT, USE, MAINTAIN, REPAIR AND REPLACE ANY NECESSARY INFRASTRUCTURE AND RELATED IMPROVEMENTS NECESSARY FOR ACCESS. SAID EASEMENT INCLUDES THE RIGHT OF ACCESS FOR AUTHORIZED USERS, THEIR INVITEES, LICENSEES AND SERVICE PROVIDERS, NO OBSTRUCTION OR STRUCTURE SHALL BE PLACED WITHIN THE EASEMENT THAT INTERFERES WITH THE INTENDED USE.

A PERPETUAL, NON-EXCLUSIVE EASEMENT IS HEREBY DEDICATED OVER THOSE AREAS DESIGNATED AS "EASEMENT AREAS" FOR THE PURPOSES OF CONVEYING, COLLECTING, AND MANAGING SURFACE WATER AND STORMWATER RUNOFF. THE EASEMENT GRANTOR AGREES TO MAINTAIN, IMPROVE, REPAIR, AND REPLACE DRAINAGE FACILITIES SUCH AS SEWERMAINS, PIPES, CULVERTS, DITCHES, DETENTION AND RETENTION AREAS, AND OTHER STRUCTURES NECESSARY TO MAINTAIN, IMPROVE, REPAIR, AND REPLACE SUCH FACILITIES. THIS EASEMENT INCLUDES THE RIGHT OF ACCESS FOR PERSONNEL, AND EQUIPMENT NECESSARY TO PERFORM SUCH WORK, AND THE RIGHT TO REMOVE OBSTRUCTIONS, SUCH AS VEGETATION, OR IMPROVEMENTS THAT INTERFERE WITH THE FLOW OF WATER OR OPERATION OF SUCH FACILITIES. THE EASEMENT SHALL BE PERMITTED WITHIN THE EASEMENT THAT PROVIDES FOR THE DRAINAGE FUNCTION.

THE FOLLOWING FOUR (4) COURSES:

- 1) NORTH 00°28'30" EAST, A DISTANCE OF 938.34 FEET;
- 2) NORTH 89°17'37" WEST, A DISTANCE OF 300.00 FEET;
- 3) NORTH 69°38'16" WEST, A DISTANCE OF 860.51 FEET;
- 4) NORTH 15°02'48" WEST, A DISTANCE OF 69.12 FEET TO LAST SMD
SOUTHERLY LINE BEING A POINT ON A TANGENT CURVE,
RADIUS ALONG SMD TANGENT CURVE TO THE RIGHT, BEARING A RADIUS OF
113.135 FEET, A CENTRAL ANGLE OF 94°14"44", A CHORD BEARING OF NORTH
15°02'48" WEST, AND A CHORD LENGTH OF 360.85 FEET, AN ARC DISTANCE
OF 361.29 FEET TO A POINT OF TANGENCY;
- 5) SOUTHERLY LINE, A DISTANCE OF 1,071.16 FEET ALONG SMD
SOUTHERLY LINE AND TO THE POINT OF BEGINNING,
CONTAINING A CALCULATED AREA OF 1,495,220 SQUARE FEET OR 34.3255
ACRES, MORE OR LESS

SURVEYOR'S NOTES

1. BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 40 SOUTH, RANGE 20 WEST IS ASSUMED TO BEAR NORTH 89°17'09" WEST AS MONUMENTED AND SHOWN HEREON.
2. FLOOD ZONE: A PORTION OF THE SURVEYED PROPERTY IS LOCATED WITHIN FLOOD ZONE A(ELA), AND A PORTION IS LOCATED WITHIN ZONE B(ELB). THE FLOOD ZONE A(ELA) AREA IS LOCATED WITHIN FLOOD ZONE A(ELA) WITH AN AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE. AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAPS (FIRM) - MAP NUMBER 121503C007 WITH AN EFFECTIVE DATE OF MARCH 21, 2004.
3. COORDINATES SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD1983 (2011 ADJUSTMENT), IN U.S. SURVEY FEET.
4. THIS PLAT IS SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS RECORDED WITH SARASOTA COUNTY AT INSTRUMENT NO. 2005257189 AND INSTRUMENT NO. 2007018660. UNDER INSTRUMENT NO. 2005257189 AND INSTRUMENT N. 2007018660.
5. THIS PLAT IS SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS RECORDED WITH SARASOTA COUNTY AT INSTRUMENT NO. 2005257189 AND FIRST AMENDMENT RECORDED UNDER INSTRUMENT NO. 2008089952.
6. THIS PLAT IS SUBJECT TO CITY OF NORTH PORT, FLORIDA/FOURTH AMENDMENT TO SUBDIVISION AND PLAT NO. 2007018660, RECORDED UNDER INSTRUMENT NO. 2008089952.
7. THIS PLAT IS SUBJECT TO AMENDED AND RESTRICTED UTILITY AGREEMENT RECORDED WITH SARASOTA COUNTY AT INSTRUMENT NO. 200505099320.

1. BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 40 SOUTH, RANGE 20 WEST IS ASSUMED TO BEAR SOUTH 89°09'00" WEST AS MONUMENTED AND SHOWN HEREON.
2. FLOOD ZONE: A PORTION OF THE SURVEYED PROPERTY IS LOCATED WITHIN FLOOD ZONE A(ELA), AND A PORTION IS LOCATED WITHIN FLOOD ZONE A(EL). FLOODING OF THE PROPERTY IS CAUSED BY FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 17035C0101G WITH AN EFFECTIVE DATE OF MARCH 27, 2004.
3. COORDINATES SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE SURVEY FEET.
4. THIS PLAT IS SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS RECORDED WITH SARASOTA COUNTY INSTRUMENT NO. 2004216589 AND AMENDMENTS RECORDED UNDER INSTRUMENT NO. 20053257191 AND INSTRUMENT N. 2007018906.
5. THIS PLAT IS SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS RECORDED WITH SARASOTA COUNTY INSTRUMENT NO. 2005019748 AND FIRST AMENDMENT RECORDED UNDER INSTRUMENT NO. 2005019952.
6. THIS PLAT IS SUBJECT TO CITY OF NORTH PORT, FLORIDA/FOURTH QUARTER PROPERTIES, XXVII, LLC WATER AND WASTEWATER SYSTEM AGREEMENT RECORDED WITH SARASOTA COUNTY INSTRUMENT NO. 2005098320.
7. THIS PLAT IS SUBJECT TO AMENDED AND RESTATED UTILITY AGREEMENT RECORDED WITH SARASOTA COUNTY INSTRUMENT NO. 2007064870.

◆	FOUNDER AS NOTED	BOUNDARY LINE	R.O.W.
□	ET NAL & DISC OR	ASSESSMENT LINE	---
■	REAR W/RED PLASTIC	RIGHT-OF-WAY LINE	---
●	CP, LB 8640	SECTION LINE	---
○	ET NO. 5 REAR	NOT LINE	---
XXX.XX"	7/15" METAL CAP		
	CP, LB 8640		
	OUND NO. 5 REAR		
	7/15" METAL CAP		
	ET NAL & DISC OR		
	REAR W/RED PLASTIC		
	CP, LB 8640		
	ET NO. 5 REAR		
	7/15" METAL CAP		
	CP, LB 8640		
	OUND NO. 5 REAR		
	7/15" METAL CAP		
	ET NAL & DISC OR		
	REAR W/RED PLASTIC		
	CP, LB 8640		
	ET NO. 5 REAR		
	7/15" METAL CAP		
	CP, LB 8640		
	OUND NO. 5 REAR		
	7/15" METAL CAP		
	ET NAL & DISC OR		
	REAR W/RED PLASTIC		
	CP, LB 8640		
	ET NO. 5 REAR		
	7/15" METAL CAP		
	CP, LB 8640		
	OUND NO. 5 REAR		
	7/15" METAL CAP		
	ET NAL & DISC OR		
	REAR W/RED PLASTIC		
	CP, LB 8640		
	ET NO. 5 REAR		
	7/15" METAL CAP		
	CP, LB 8640		
	OUND NO. 5 REAR		
	7/15" METAL CAP		
	ET NAL & DISC OR		
	REAR W/RED PLASTIC		
	CP, LB 8640		
	ET NO. 5 REAR		
	7/15" METAL CAP		
	CP, LB 8640		
	OUND NO. 5 REAR		
	7/15" METAL CAP		
	ET NAL & DISC OR		
	REAR W/RED PLASTIC		
	CP, LB 8640		
	ET NO. 5 REAR		
	7/15" METAL CAP		
	CP, LB 8640		
	OUND NO. 5 REAR		
	7/15" METAL CAP		
	ET NAL & DISC OR		
	REAR W/RED PLASTIC		
	CP, LB 8640		
	ET NO. 5 REAR		
	7/15" METAL CAP		
	CP, LB 8640		
	OUND NO. 5 REAR		
	7/15" METAL CAP		
	ET NAL & DISC OR		
	REAR W/RED PLASTIC		
	CP, LB 8640		
	ET NO. 5 REAR		
	7/15" METAL CAP		
	CP, LB 8640		
	OUND NO. 5 REAR		
	7/15" METAL CAP		
	ET NAL & DISC OR		
	REAR W/RED PLASTIC		
	CP, LB 8640		
	ET NO. 5 REAR		
	7/15" METAL CAP		
	CP, LB 8640		
	OUND NO. 5 REAR		
	7/15" METAL CAP		
	ET NAL & DISC OR		
	REAR W/RED PLASTIC		
	CP, LB 8640		
	ET NO. 5 REAR		
	7/15" METAL CAP		
	CP, LB 8640		
	OUND NO. 5 REAR		
	7/15" METAL CAP		
	ET NAL & DISC OR		
	REAR W/RED PLASTIC		
	CP, LB 8640		
	ET NO. 5 REAR		
	7/15" METAL CAP		
	CP, LB 8640		
	OUND NO. 5 REAR		
	7/15" METAL CAP		
	ET NAL & DISC OR		
	REAR W/RED PLASTIC		
	CP, LB 8640		
	ET NO. 5 REAR		
	7/15" METAL CAP		
	CP, LB 8640		
	OUND NO. 5 REAR		
	7/15" METAL CAP		
	ET NAL & DISC OR		
	REAR W/RED PLASTIC		
	CP, LB 8640		
	ET NO. 5 REAR		
	7/15" METAL CAP		
	CP, LB 8640		
	OUND NO. 5 REAR		
	7/15" METAL CAP		

THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA, IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST;

THENCE SOUTH 77°28'45" WEST, A DISTANCE OF 214.84 FEET TO THE INTERSECTION OF THE SOUTHERLY LINE OF MANASOTA BEACH ROAD, MANASOTA BEACH RANCHLANDS PLAT NO. 1, ACCORDING TO THE PLAT RECORDED IN BOOK 55, PAGE 367 AND THE WESTERLY RIGHT-OF-WAY LINE OF THE MANASOTA BEACH RANCHLANDS PLAT NO. 1, ACCORDING TO THE PLAT RECORDED IN BOOK 55, PAGE 367, TO THE POINT OF BEGINNING;

THENCE S 89°00'33" E, 220.894337 FEET TO THE POINT OF BEGINNING.

HENCE SOUTH 00°28'30" WEST, A DISTANCE OF 1,827.66 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF LAKESPUR PLAT WELLEN PARK ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 57, PAGE 107;

HENCE NORTH 89°31'30" WEST, A DISTANCE OF 400.00 FEET ALONG SAID NORTH BOUNDARY LINE TO THE SOUTHEAST CORNER OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NO. 20210944420.

HENCE ALONG EASTERLY BOUNDARY OF SAID SPECIAL WARRANTY DEED FOR THE FOLLOWING FOUR (4) COURSES:

- 1) NORTH 00°28'30" EAST, A DISTANCE OF 938.34 FEET;
 - 2) NORTH 89°37'37" WEST, A DISTANCE OF 300.00 FEET;
 - 3) NORTH 89°38'16" WEST, A DISTANCE OF 580.51 FEET;
 - 4) NORTH 15°02'48" WEST, A DISTANCE OF 691.12 FEET TO LAST SAID SOUTHERLY LINE BEING A POINT ON A TANGENT CURVE;
- HENCE ALONG SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,131.13 FEET, A CENTRAL ANGLE OF 94°14'4", A CHORD BEARING OF NORTH 89°55'31" EAST, AND A CHORD LENGTH OF 360.85 FEET, AN ARC DISTANCE OF 381.29 FEET TO A POINT OF TANGENCY;
- HENCE SOUTHD 89°17'37" EAST, A DISTANCE OF 1,071.16 FEET ALONG SAID SOUTHERLY LINE AND, TO THE POINT OF BEGINNING.

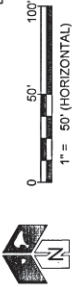
CONTAINING A CALCULATED AREA OF 1,495,220 SQUARE FEET OR 34.3255 ACRES, MORE OR LESS

1. BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 40 SOUTH, RANGE 20 WEST IS ASSUMED TO BEAR SOUTH 89°09'00" WEST AS MONUMENTED AND SHOWN HEREON.
2. FLOOD ZONE: A PORTION OF THE SURVEYED PROPERTY IS LOCATED WITHIN FLOOD ZONE A(ELA), AND A PORTION IS LOCATED WITHIN FLOOD ZONE A(EL). FLOODING OF THE PROPERTY IS CAUSED BY FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 17035C0101G WITH AN EFFECTIVE DATE OF MARCH 27, 2004.
3. COORDINATES SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE SURVEY FEET.
4. THIS PLAT IS SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS RECORDED WITH SARASOTA COUNTY INSTRUMENT NO. 2004216589 AND AMENDMENTS RECORDED UNDER INSTRUMENT NO. 20053257191 AND INSTRUMENT N. 2007018906.
5. THIS PLAT IS SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS RECORDED WITH SARASOTA COUNTY INSTRUMENT NO. 2005019748 AND FIRST AMENDMENT RECORDED UNDER INSTRUMENT NO. 2005019952.
6. THIS PLAT IS SUBJECT TO CITY OF NORTH PORT, FLORIDA/FOURTH QUARTER PROPERTIES, XXVII, LLC WATER AND WASTEWATER SYSTEM AGREEMENT RECORDED WITH SARASOTA COUNTY INSTRUMENT NO. 2005098320.
7. THIS PLAT IS SUBJECT TO AMENDED AND RESTATED UTILITY AGREEMENT RECORDED WITH SARASOTA COUNTY INSTRUMENT NO. 2007064870.

VILLAGE K TOWNHOMES

SITUATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST,
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

PLAT BOOK 53 PAGE 252
SHEETS OF 7



LEGEND

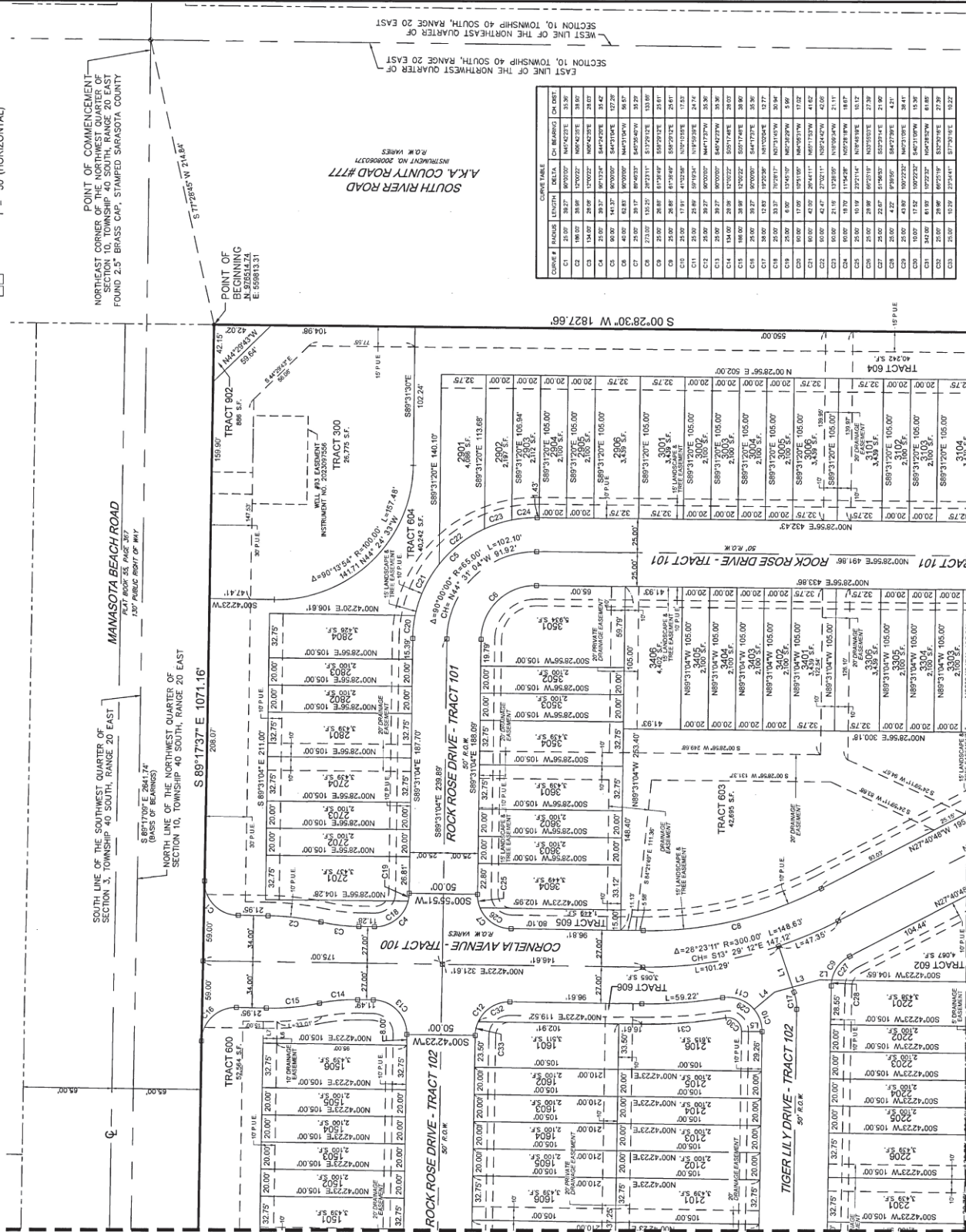
FOUND SECTION	◆
CONING AS NOTED	□
SET NAIL IN CONC	●
OR REBAR W/ IRD	○
PLASTIC CAP,	○
STAMPED "CAGE	○
POP, LB 8640"	○
SET NO. 5	○
REBAR W/1.5"	○
PLASTIC CAP,	○
STAMPED "CAGE	○
PRM, LB 8640"	○
FOUND NO. 5 REBAR	○
W/1.5" METAL CAP	○
STAMPED, "BRIT PRM,	○
LB 6638"	○
MEASURED	XXX'XX"
INFORMATION	
PUBLIC UTILITY	P.U.E.
EASEMENT	
RIGHT-OF-WAY	R.O.W.
BOUNDARY LINE	
EASEMENT LINE	
RIGHT-OF-WAY LINE	
SECTION LINE	
LOT LINE	

SURVEYOR'S NOTES

1. BASIS OF BEARINGS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 40 SOUTH, RANGE 20 WEST IS ASSUMED TO BEAR SOUTH 89°17'09" WEST AS MONUMENTED AND SHOWN HEREON.
2. FOUND NO. 5 REBAR LOCATED WITHIN FLOOD ZONE AE (EL. 9'), AND PORTION IS LOCATED WITHIN FLOOD HAZARD, AREAS OF 15 ANNUAL CHANCE FLOOD WITHIN FLOOD HAZARD AREAS OF 15 PERCENT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE AS DETERMINED BY THE FLORIDA DEPARTMENT OF EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 1215003700, WITH AN EFFECTIVE DATE OF MARCH 27, 2024.
3. COORDINATES SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, NAD83 (2011 ADJUSTMENT), IN U.S. SURVEY FEET.

Line #	Direction	Length
L1	N71°21'45"E	35.85'
L2	S00°42'23"W	9.27'
L3	S15°11'02"E	33.77'
L4	S40°20'34"E	19.80'

Line #	Direction	Length
L1	N71°21'45"E	35.85'
L2	S00°42'23"W	9.27'
L3	S15°11'02"E	33.77'
L4	S40°20'34"E	19.80'



CURVE #	RADIUS	LENGTH	DELTA	CH BEARING	CH DIST.
C1	21.00'	38.07'	90°00'00"	N0°42'23"W	38.07'
C2	186.00'	38.88'	17°00'00"	N0°42'23"E	38.88'
C3	134.00'	28.98'	17°00'00"	N0°42'23"E	28.98'
C4	21.00'	38.07'	90°00'00"	S0°42'23"W	38.07'
C5	40.00'	14.37'	90°00'00"	S0°42'23"E	14.37'
C6	40.00'	38.07'	90°00'00"	S0°42'23"E	38.07'
C7	21.00'	38.07'	90°00'00"	S0°42'23"E	38.07'
C8	21.00'	38.07'	90°00'00"	S0°42'23"E	38.07'
C9	21.00'	38.07'	90°00'00"	S0°42'23"E	38.07'
C10	21.00'	38.07'	90°00'00"	S0°42'23"E	38.07'
C11	21.00'	38.07'	90°00'00"	S0°42'23"E	38.07'
C12	21.00'	38.07'	90°00'00"	S0°42'23"E	38.07'
C13	21.00'	38.07'	90°00'00"	S0°42'23"E	38.07'
C14	21.00'	38.07'	90°00'00"	S0°42'23"E	38.07'
C15	21.00'	38.07'	90°00'00"	S0°42'23"E	38.07'
C16	21.00'	38.07'	90°00'00"	S0°42'23"E	38.07'
C17	21.00'	38.07'	90°00'00"	S0°42'23"E	38.07'
C18	21.00'	38.07'	90°00'00"	S0°42'23"E	38.07'
C19	21.00'	38.07'	90°00'00"	S0°42'23"E	38.07'
C20	21.00'	38.07'	90°00'00"	S0°42'23"E	38.07'
C21	21.00'	38.07'	90°00'00"	S0°42'23"E	38.07'
C22	21.00'	38.07'	90°00'00"	S0°42'23"E	38.07'
C23	21.00'	38.07'	90°00'00"	S0°42'23"E	38.07'
C24	21.00'	38.07'	90°00'00"	S0°42'23"E	38.07'
C25	21.00'	38.07'	90°00'00"	S0°42'23"E	38.07'
C26	21.00'	38.07'	90°00'00"	S0°42'23"E	38.07'
C27	21.00'	38.07'	90°00'00"	S0°42'23"E	38.07'
C28	21.00'	38.07'	90°00'00"	S0°42'23"E	38.07'
C29	21.00'	38.07'	90°00'00"	S0°42'23"E	38.07'
C30	21.00'	38.07'	90°00'00"	S0°42'23"E	38.07'
C31	21.00'	38.07'	90°00'00"	S0°42'23"E	38.07'
C32	21.00'	38.07'	90°00'00"	S0°42'23"E	38.07'
C33	21.00'	38.07'	90°00'00"	S0°42'23"E	38.07'

CAGE

12260 EVERGLOW DRIVE
SUITE A6
VENICE, FL 34293
TEL: 813-980-0777
WWW.CAGEFL.COM
LICENSED BUSINESS #8640

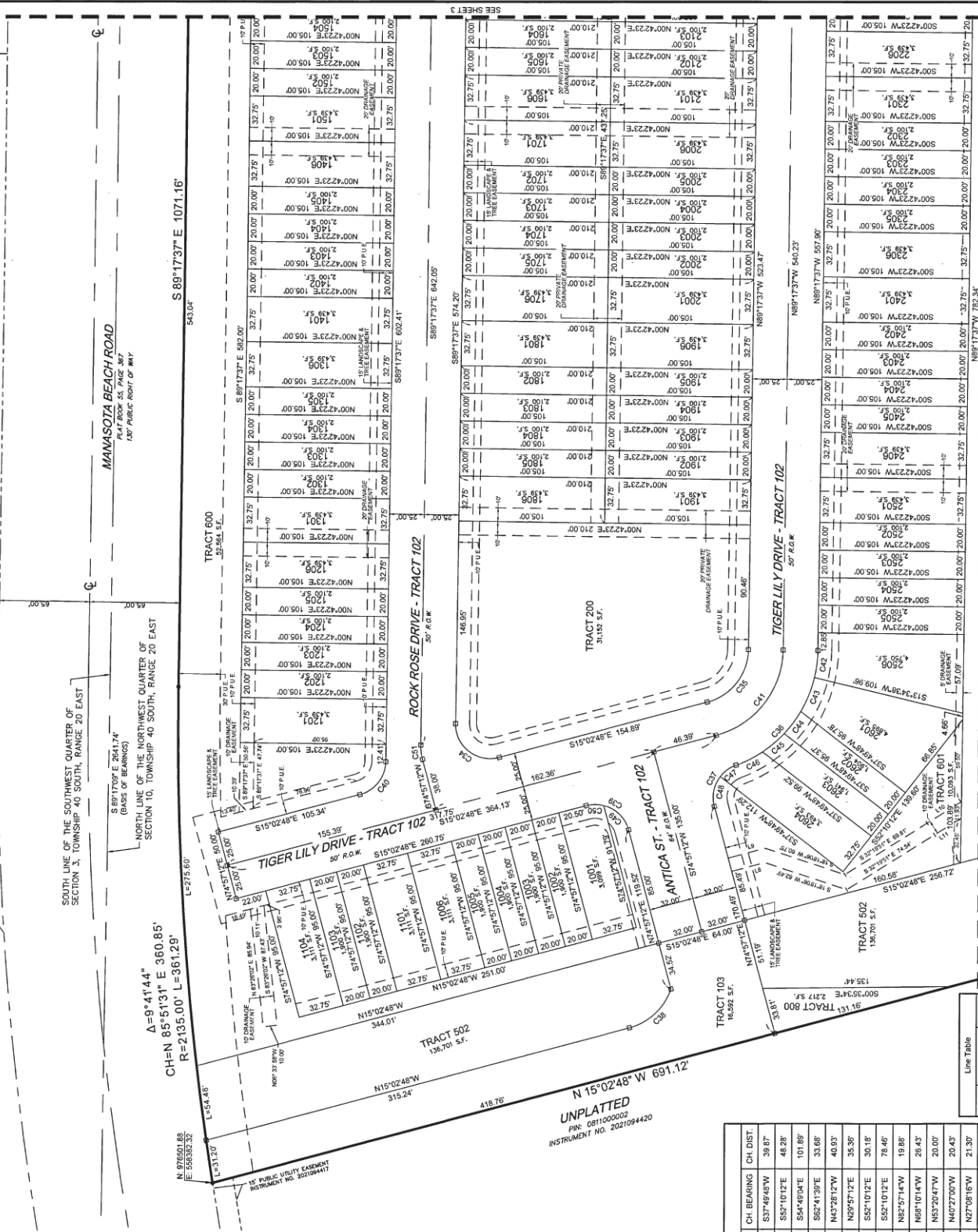
VILLAGE K TOWNHOMES

SITUATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST,
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

PLATBOOK 53 PAGE 253
SHEET 4 OF 7



0' 50' 100'
1" = 50' (HORIZONTAL)



SEE SHEET 5

Line #	Direction	Length
LB	S15°02'48\"	24.50'
LB	S15°02'48\"	27.50'
LB	S32°20'28\"	29.03'
LB	S32°20'28\"	22.53'

CURVE #	RADIUS	LENGTH	CH BEARING	CH DIST.
C34	25.00'	48.14'	S37°46'49\"	39.87'
C35	40.00'	51.83'	S27°10'12\"	48.28'
C36	35.00'	108.31'	S54°49'04\"	101.89'
C37	25.00'	36.95'	S42°18'18\"	33.66'
C38	43.00'	42.66'	S69°04'48\"	40.93'
C39	25.00'	39.27'	S90°00'00\"	35.36'
C40	25.00'	32.40'	S52°10'12\"	30.18'
C41	65.00'	84.23'	S52°10'12\"	78.46'
C42	90.00'	19.92'	S12°40'47\"	19.89'
C43	90.00'	26.33'	S65°53'13\"	26.43'
C44	90.00'	20.05'	S32°20'28\"	20.00'
C45	90.00'	20.47'	S10°15'41\"	20.43'
C46	90.00'	21.35'	S27°08'16\"	21.30'
C47	25.00'	14.15'	S32°20'28\"	13.96'
C48	25.00'	22.81'	S71°16'05\"	22.02'
C49	25.00'	26.46'	S69°39'10\"	25.25'
C50	25.00'	12.67'	S20°22'23\"	12.67'
C51	38.00'	10.45'	S15°46'11\"	10.42'

SURVEYOR'S NOTES

1. BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 40 SOUTH, RANGE 20 WEST IS THE BASIS OF BEARINGS FOR THE WEST AS MONUMENTED AND SHOWN HEREON.
2. FLOOD ZONE: A PORTION OF THE SURVEYED PROPERTY IS LOCATED WITHIN FLOOD ZONE AE (EL. 8), AND A PORTION IS LOCATED WITHIN FLOOD ZONE X (EL. 9). AREAS OF FLOOD HAZARD AREAS OF WITH ANNUAL CHANCE FLOOD OF WITH AVERAGE DEPTH LESS THAN ONE INCH ARE SHOWN ON THE FLOOD MAP IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) MAP NUMBER 1215503700 WITH AN EFFECTIVE DATE OF MARCH 27, 2024.
3. COORDINATES SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83 (GCS FLORIDA, 2011 ADJUSTMENT), IN U.S. SURVEY FEET.

12260 EVERGLOW DRIVE
SUITE A6
VENICE, FL 34293
WWW.CCAGE.COM
LICENSED BUSINESS #B640



VILLAGE K TOWNHOMES

SITUATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST,
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

SEE SHEET 4

1" = 50' (HORIZONTAL)

300'

150'

0

PLAT BOOK 51, PAGE 207

SHEET 6 OF 7

SEE SHEET 6

TRACT 500

TRACT 501

TRACT 502

TRACT 503

TRACT 504

TRACT 505

TRACT 506

TRACT 507

TRACT 508

TRACT 509

TRACT 510

TRACT 511

TRACT 512

TRACT 513

TRACT 514

TRACT 515

TRACT 516

TRACT 517

TRACT 518

TRACT 519

TRACT 520

TRACT 521

TRACT 522

TRACT 523

TRACT 524

TRACT 525

TRACT 526

TRACT 527

TRACT 528

TRACT 529

TRACT 530

TRACT 531

TRACT 532

TRACT 533

TRACT 534

TRACT 535

TRACT 536

TRACT 537

TRACT 538

TRACT 539

TRACT 540

TRACT 541

TRACT 542

TRACT 543

TRACT 544

TRACT 545

TRACT 546

TRACT 547

TRACT 548

TRACT 549

TRACT 550

TRACT 551

TRACT 552

TRACT 553

TRACT 554

TRACT 555

TRACT 556

TRACT 557

TRACT 558

TRACT 559

TRACT 560

TRACT 561

TRACT 562

TRACT 563

TRACT 564

TRACT 565

TRACT 566

TRACT 567

TRACT 568

TRACT 569

TRACT 570

TRACT 571

TRACT 572

TRACT 573

TRACT 574

TRACT 575

TRACT 576

TRACT 577

TRACT 578

TRACT 579

TRACT 580

TRACT 581

TRACT 582

TRACT 583

TRACT 584

TRACT 585

TRACT 586

TRACT 587

TRACT 588

TRACT 589

TRACT 590

TRACT 591

TRACT 592

TRACT 593

TRACT 594

TRACT 595

TRACT 596

TRACT 597

TRACT 598

TRACT 599

TRACT 600

TRACT 601

TRACT 602

TRACT 603

TRACT 604

TRACT 605

TRACT 606

TRACT 607

TRACT 608

TRACT 609

TRACT 610

TRACT 611

TRACT 612

TRACT 613

TRACT 614

TRACT 615

TRACT 616

TRACT 617

TRACT 618

TRACT 619

TRACT 620

TRACT 621

TRACT 622

TRACT 623

TRACT 624

TRACT 625

TRACT 626

TRACT 627

TRACT 628

TRACT 629

TRACT 630

TRACT 631

TRACT 632

TRACT 633

TRACT 634

TRACT 635

TRACT 636

TRACT 637

TRACT 638

TRACT 639

TRACT 640

TRACT 641

TRACT 642

TRACT 643

TRACT 644

TRACT 645

TRACT 646

TRACT 647

TRACT 648

TRACT 649

TRACT 650

TRACT 651

TRACT 652

TRACT 653

TRACT 654

TRACT 655

TRACT 656

TRACT 657

TRACT 658

TRACT 659

TRACT 660

TRACT 661

TRACT 662

TRACT 663

TRACT 664

TRACT 665

TRACT 666

TRACT 667

TRACT 668

TRACT 669

TRACT 670

TRACT 671

TRACT 672

TRACT 673

TRACT 674

TRACT 675

TRACT 676

TRACT 677

TRACT 678

TRACT 679

TRACT 680

TRACT 681

TRACT 682

TRACT 683

TRACT 684

TRACT 685

TRACT 686

TRACT 687

TRACT 688

TRACT 689

TRACT 690

TRACT 691

TRACT 692

TRACT 693

TRACT 694

TRACT 695

TRACT 696

TRACT 697

TRACT 698

TRACT 699

TRACT 700

TRACT 701

TRACT 702

TRACT 703

TRACT 704

TRACT 705

TRACT 706

TRACT 707

TRACT 708

TRACT 709

TRACT 710

TRACT 711

TRACT 712

TRACT 713

TRACT 714

TRACT 715

TRACT 716

TRACT 717

TRACT 718

TRACT 719

TRACT 720

TRACT 721

TRACT 722

TRACT 723

TRACT 724

TRACT 725

TRACT 726

TRACT 727

TRACT 728

TRACT 729

TRACT 730

TRACT 731

TRACT 732

TRACT 733

TRACT 734

TRACT 735

TRACT 736

TRACT 737

TRACT 738

TRACT 739

TRACT 740

TRACT 741

TRACT 742

TRACT 743

TRACT 744

TRACT 745

TRACT 746

TRACT 747

TRACT 748

TRACT 749

TRACT 750

TRACT 751

TRACT 752

TRACT 753

TRACT 754

TRACT 755

TRACT 756

TRACT 757

TRACT 758

TRACT 759

TRACT 760

TRACT 761

TRACT 762

TRACT 763

TRACT 764

TRACT 765

TRACT 766

TRACT 767

TRACT 768

TRACT 769

TRACT 770

TRACT 771

TRACT 772

TRACT 773

TRACT 774

TRACT 775

TRACT 776

TRACT 777

TRACT 778

TRACT 779

TRACT 780

TRACT 781

TRACT 782

TRACT 783

TRACT 784

TRACT 785

TRACT 786

TRACT 787

TRACT 788

TRACT 789

TRACT 790

TRACT 791

TRACT 792

TRACT 793

TRACT 794

TRACT 795

TRACT 796

TRACT 797

TRACT 798

TRACT 799

TRACT 800

TRACT 801

TRACT 802

TRACT 803

TRACT 804

TRACT 805

TRACT 806

TRACT 807

TRACT 808

TRACT 809

TRACT 810

TRACT 811

TRACT 812

TRACT 813

TRACT 814

TRACT 815

TRACT 816

TRACT 817

TRACT 818

TRACT 819

TRACT 820

TRACT 821

TRACT 822

TRACT 823

TRACT 824

TRACT 825

TRACT 826

TRACT 827

TRACT 828

TRACT 829

TRACT 830

TRACT 831

TRACT 832

TRACT 833

TRACT 834

TRACT 835

TRACT 836

TRACT 837

TRACT 838

TRACT 839

TRACT 840

TRACT 841

TRACT 842

TRACT 843

TRACT 844

TRACT 845

TRACT 846

TRACT 847

TRACT 848

TRACT 849

TRACT 850

PLAT BOOK 59 PAGE 255
SHEET 6 OF 7

SITUATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST,
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



LEGEND	
◆	FOUND SECTION CORNER AS NOTED
□	SET NAIL & DISC OR REBAR W/ DISC PLASTIC CAP
●	SET NO. 3 REBAR W/ DISC PLASTIC CAP
○	SET NO. 5 REBAR W/ DISC PLASTIC CAP
XXXXXX	MEASURED INFORMATION
P.U.E.	PUBLIC UTILITY
R.O.W.	RIGHT-OF-WAY
—	BOUNDARY LINE
---	EASEMENT LINE
- - - -	RIGHT-OF-WAY LINE
—	SECTION LINE
—	LOT LINE

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CH BEARING	CH DIST.
C52	327.00'	62.35'	10°55'31"	S27°1'03"E	62.26'
C53	25.00'	31.75'	72°46'13"	S53°08'23"E	29.66'
C54	25.00'	39.27'	90°00'00"	N45°28'30"E	35.35'
C55	25.00'	39.27'	90°00'00"	S45°28'30"E	35.35'
C56	25.00'	39.27'	90°00'00"	S45°28'30"W	35.35'

SURVEYOR'S NOTES

.BASIS OF BEARINGS: THE NORTH
LINE OF THE NORTHWEST QUARTER
OF SECTION 10, TOWNSHIP 40
SOUTH, RANGE 20 WEST IS
ASSUMED TO BEAR SOUTH 89°17'09"
WEST AS MONUMENTED AND SHOWN
HEREON

FLOOD ZONE: A PORTION OF THE SURVIVED PROPERTY IS LOCATED WITHIN FLOOD ZONE AE (EL 8). A PORTION IS LOCATED WITHIN A ZONE X, 0.2% ANNUAL CHANCE FLOOD. AREAS OF 1% ANNUAL CHANCE FLOOD WITH ONE FOOT OR MORE DEPTH ARE LESS THAN ONE SQUARE MILE. AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE MAPS (FIRM) - MAP NUMBER 1211500370G WITH AN EFFECTIVE DATE OF MARCH 27, 2024.

6. COORDINATES SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD1983 (2011 ADJUSTMENT), IN U.S. SURVEY FEET.

CAGE

VILLAGE K TOWNHOMES

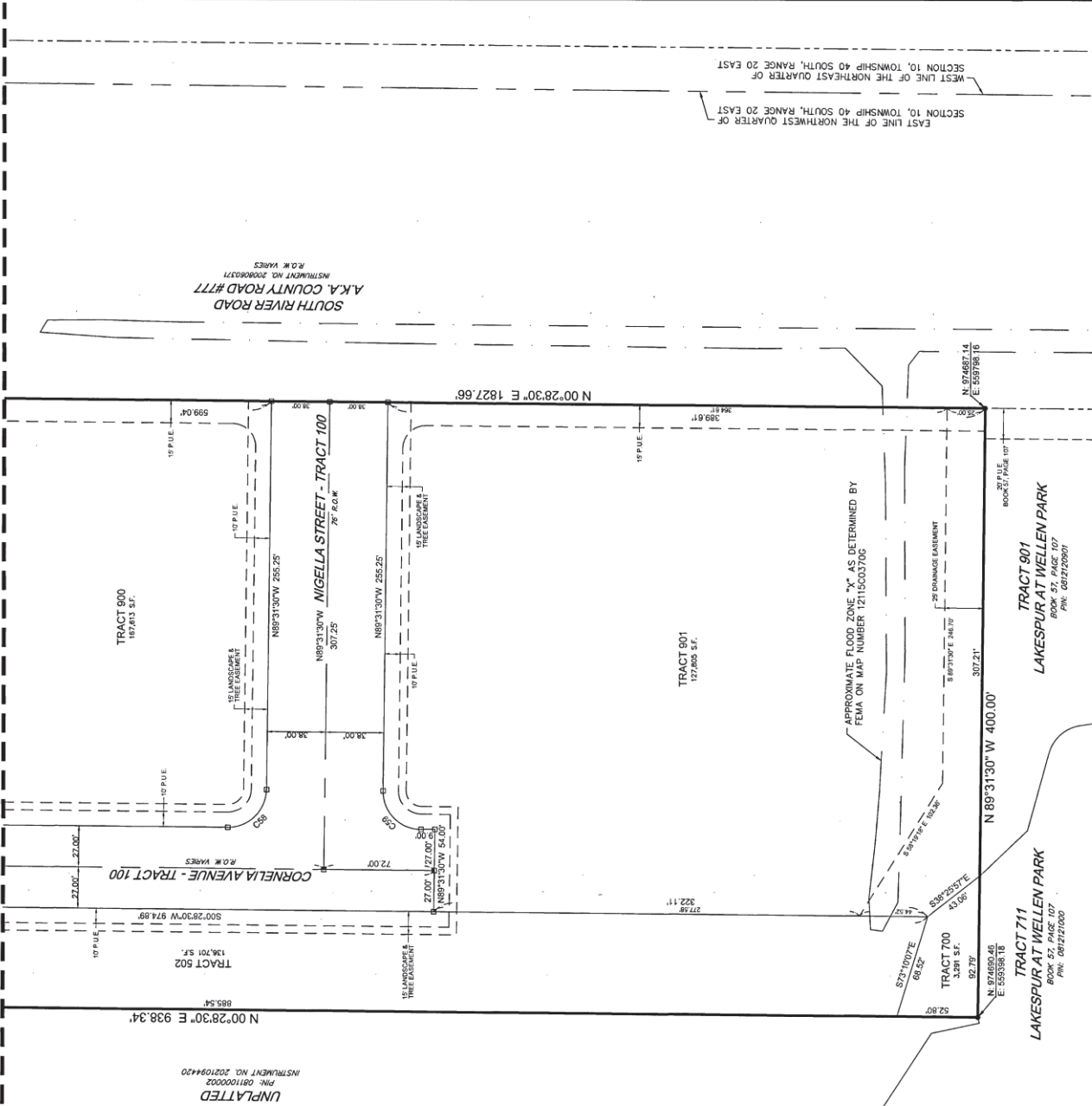
SITUATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST,
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

PLAN BOOK 51 PAGE 255
SHEET 077



0 50' 100'
1" = 50' (HORIZONTAL)

SEE SHEET 6



LEGEND

◆	FOUND SECTION CORNER AS NOTED
□	SET NAIL & DISC OR REBAR W/RED PLASTIC CAP, STAMPED "CAGE"
●	PCP, LB 8640
○	SET NAIL & DISC OR REBAR W/WHITE PLASTIC CAP, STAMPED "CAGE PRM, LB 8640"
○	FOUND NO. 5 REBAR W/1.5" METAL CAP STAMPED, "BRITT PRM, LB 6638"
XXX.XX'	MEASURED INFORMATION
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
---	BOUNDARY LINE
---	EASEMENT LINE
---	RIGHT-OF-WAY LINE
---	SECTION LINE
---	LOT LINE

SURVEYOR'S NOTES

1. BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 40 SOUTH, RANGE 20 WEST IS ASSUMED TO BEAR SOUTH 89°17'09" WEST AS MONUMENTED AND SHOWN HEREON.
2. FLOOD ZONE: A PORTION OF THE SURVEYED PROPERTY IS LOCATED WITHIN FLOOD ZONE AE (EL 8), AND A PORTION IS LOCATED WITHIN FLOOD ZONE X, 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 12 ACRES. THE FLOOD ZONE X AREAS ARE IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAPS (FIRM) - MAP NUMBER 12155C03706 WITH AN EFFECTIVE DATE OF MARCH 27, 2024.
3. COORDINATES SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD1983 (2011 ADJUSTMENT), IN U.S. SURVEY FEET.

CURVE TABLE			
CURVE #	RADIUS	LENGTH	CH BEARING
C18	25.00'	39.27'	90°00'00"
C19	25.00'	39.27'	90°00'00"

12260 EVERGLOW DRIVE
SUITE A6
VENICE, FL 34293
P: 888.986.0077
WWW.CCAGE.COM
LICENSED BUSINESS #8640



**CONSIDER RESOLUTION 2025-44
SUPPLEMENTAL ASSESSMENT RESOLUTION**

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**

Publication Date
2025-11-17

Subcategory
Miscellaneous Notices

NOTICE OF SPECIAL
BOARD MEETING
WEST VILLAGES
IMPROVEMENT DISTRICT

Notice is hereby given that the Board of Supervisors (Board) of the West Villages Improvement District (District) will hold a Special Board Meeting (Meeting) on November 24, 2025, at 1:00 P.M. at the North Port Public Safety Building located at 19555 Preto Boulevard, Venice, Florida 34293 and via telephone communication.

The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for improvement districts. A copy of the agenda and information on how to access the telephone communication information for this meeting may be obtained by accessing the Districts website at www.westvillagesid.org or by contacting the office of the District Manager, Special District Services, Inc., located at 2501A Burns Road, Palm Beach Gardens, Florida 33410, (941) 244-2805, during normal business hours. This Meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Note that the telephone communication is being provided by the District as a courtesy to members of the public who desire to listen to the meeting remotely, but attendees utilizing this telephone communication will not be able to participate in the meeting. Any person desiring to provide public comments at such meeting must attend in person.

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any interested person can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

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

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

William Crosley, District Manager

West Villages Improvement District

WEST VILLAGES IMPROVEMENT DISTRICT

www.westvillagesid.org

Pub: Nov 17, 2025; #11840116