
West Villages Improvement District

**Estimated Budget For
Fiscal Year 2035/2036
October 1, 2035 - September 30, 2036**

Prepared by



FY 35/36 Overall Budget By Unit

	District Proper	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 7	Unit 8	Unit 9	Unit 10	Unit 11	Unit 12	Total
REVENUES													
O & M Assessments	1,146,809	10,844,684	76,601	610,479	156,330	0	166,792	139,528	87,470	128,205	0	0	13,356,898
O & M Direct Bill	0	0	0	0	-2,395	0	56,821	73,348	46,283	48,492	143,305	138,605	504,459
Debt Assessments	0	2,527,547	2,702,051	1,348,158	866,319	0	2,576,695	1,349,811	1,008,253	1,189,741	0	0	13,568,576
Debt Direct Bill	0	0	0	0	23,326	3,625,720	436,046	608,750	217,708	188,121	1,849,032	712,850	7,661,554
Interest / Other Incomes	1,000	90,000	0	0	0	0	0	0	0	0	0	0	91,000
Developer Funding	0	0	0	0	0	87,172	0	0	0	0	0	0	87,172
Carry Over From Prior Year	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Revenues	\$ 1,147,809	\$ 13,462,230	\$ 2,778,653	\$ 1,958,637	\$ 1,043,580	\$ 3,712,892	\$ 3,236,353	\$ 2,171,437	\$ 1,359,714	\$ 1,554,560	\$ 1,992,337	\$ 851,455	\$ 35,269,659
EXPENDITURES													
Infrastructure Maintenance	20,000	9,711,998	0	412,600	73,000	2,072	96,000	91,000	50,000	73,000	60,000	35,000	10,624,670
GIS Project	40,000	0	0	0	0	0	0	0	0	0	0	0	40,000
Engineering	60,000	90,000	7,000	35,000	4,000	3,500	30,000	30,000	8,000	20,000	15,000	28,000	330,500
Management	95,000	20,005	16,005	28,000	20,005	15,000	17,005	17,005	17,005	17,005	17,005	17,005	296,045
Operations Administration	50,000	95,000	16,000	37,000	20,000	0	17,000	17,000	17,000	17,000	17,000	17,000	320,000
Legal	100,000	75,000	15,000	45,000	15,000	0	20,000	15,000	15,000	15,000	15,000	20,000	350,000
Assessment Roll	10,000	1,500	1,500	1,500	1,500	0	1,500	1,500	1,500	1,500	1,500	1,500	25,000
Audit Fees	8,000	5,500	5,500	5,500	3,600	5,500	3,600	5,500	5,500	5,500	3,300	5,500	62,500
Arbitrage Rebate Fee	0	1,500	1,500	1,500	1,500	0	1,500	1,500	1,000	1,000	1,000	1,100	13,100
Rents & Leases	120,000	0	0	0	0	0	0	0	0	0	0	0	120,000
Insurance	450,000	0	0	500	0	0	0	0	0	0	0	0	450,500
Legal Advertising	15,000	0	0	0	0	0	0	0	0	0	0	0	15,000
Miscellaneous	40,000	5,000	3,000	3,000	1,700	54,000	8,000	15,000	8,000	8,000	8,000	8,000	161,700
Postage	3,000	0	0	0	0	0	0	0	0	0	0	0	3,000
Office Supplies / Marketing	60,000	13,000	0	0	0	0	0	0	0	0	0	0	73,000
Trustee Fees	0	5,000	5,000	3,750	3,750	5,600	17,000	10,000	5,000	10,000	5,000	5,000	75,100
Website	8,000	0	0	0	0	0	0	0	0	0	0	0	8,000
Continuing Disc Fee	0	500	1,500	500	500	1,500	2,000	1,000	500	1,000	500	500	10,000
Contingency / Cap Proj	0	0	0	0	0	0	0	0	0	0	0	0	0
Common Area Irrig Water	0	260,000	0	0	0	0	0	0	0	0	0	0	260,000
Reimb / Uncollected Deficit	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Expenditures	\$ 1,079,000	\$ 10,284,003	\$ 72,005	\$ 573,850	\$ 144,555	\$ 87,172	\$ 213,605	\$ 204,505	\$ 128,505	\$ 169,005	\$ 143,305	\$ 138,605	\$ 13,238,115
Excess / (Shortfall)	\$ 68,809	\$ 3,178,228	\$ 2,706,648	\$ 1,384,787	\$ 899,025	\$ 3,625,720	\$ 3,022,748	\$ 1,966,932	\$ 1,231,209	\$ 1,385,555	\$ 1,849,032	\$ 712,850	\$ 22,031,544
Debt Payment to Trustee	0	(2,375,894)	(2,539,928)	(1,267,269)	(837,666)	(3,625,720)	(2,858,139)	(1,877,572)	(1,165,466)	(1,306,478)	(1,849,032)	(712,850)	(20,416,016)
BALANCE	\$ 68,809	\$ 802,334	\$ 166,719	\$ 117,518	\$ 61,359	\$ -	\$ 164,609	\$ 89,360	\$ 65,743	\$ 79,077	\$ -	\$ -	\$ 1,615,529
County Appr & Tax Coll Fee	(22,936)	(267,445)	(55,573)	(39,173)	(20,453)	-	(54,870)	(29,787)	(21,914)	(26,359)	-	-	(538,509)
Discounts For Early Payments	(45,872)	(534,889)	(111,146)	(78,345)	(40,906)	-	(109,739)	(59,574)	(43,829)	(52,718)	-	-	(1,077,019)
Net Excess / (Shortfall)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Infrastructure Maintenance Breakdown

FY 2035 - 2036	Dist Proper	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 7	Unit 8	Unit 9	Unit 10	Unit 11	Unit 12	Total
MAINTENANCE EXPENDITURE													
Lake / Littoral / Wetland Maintenance	0	270,000 ¹	0	0	70,000	2,072 ²	90,000	85,000 ⁵	50,000 ⁵	70,000	60,000 ⁵	35,000	732,090
Mitigation Maintenance	0	0	0	0	3,000	0	6,000	6,000	0	3,000	0	0	18,000
Road Maintenance / Resurface	0	447,146 ³	0	150,000 ³	0	0	0	0	0	0	0	0	597,152
Road Reconstruction / Widening	0	564,851 ³	0	0	0	0	0	0	0	0	0	0	564,854
Landscaping - General	0	5,965,000 ⁴	0	52,600	0	0	0	0	0	0	0	0	6,017,604
Landscaping - Trail Maintenance	0	335,000 ⁶	0	0	0	0	0	0	0	0	0	0	335,006
Landscaping - Hurricane/Storm Recovery	0	250,000 ⁷	0	0	0	0	0	0	0	0	0	0	250,007
Force Majeure Hurricane/Storm Recovery	0	0	0	100,000 ⁸	0	0	0	0	0	0	0	0	100,008
Force Majeure Landscape Replacement	0	0	0	110,000 ⁸	0	0	0	0	0	0	0	0	110,008
Security Services	20,000	80,000	0	0	0	0	0	0	0	0	0	0	100,000
Street Lighting	0	1,300,000 ⁴	0	0	0	0	0	0	0	0	0	0	1,300,004
Canal Maintenance / Repayment	0	150,000	0	0	0	0	0	0	0	0	0	0	150,000
Misc Maintenance/Repairs	0	350,000	0	0	0	0	0	0	0	0	0	0	350,000
Total Maintenance Expenditure	\$ 20,000	\$ 9,711,998	\$ -	\$ 412,600	\$ 73,000	\$ 2,072	\$ 96,000	\$ 91,000	\$ 50,000	\$ 73,000	\$ 60,000	\$ 35,000	\$ 10,624,734

NOTES:

1 Unit 1 Lake maintenance revised per additional ponds

2 The total cost of lake maintenance for the Braves pond is \$7,400; however pursuant to the Drainage License Agreement, 28% of the total stormwater management costs are being allocated to the Unit 5 Budget, and 72% of the costs allocated to the Unit 7 budget

3 Per roadway spreadsheet.

4 Addition of Road Segment 7, 19 & 33 and River Road

5 All ponds transferred to WVVD maintenance

6

7

8 Hurrican Reserve found

District Proper

	Fiscal Year 2030/2031 Annual Budget	Fiscal Year FY 2035 - 2036 Annual Budget
REVENUES		
O & M Assessments	919,681	1,146,809
O & M Direct Bill	0	0
Debt Assessments	0	0
Debt Direct Bill	0	0
Developer Contribution	0	0
Interest Income	1,000	1,000
Other	0	0
Taylor Morrison Cost Share	0	0
Carry Over Revenues	0	0
Total Revenues	\$ 920,681	\$ 1,147,809
EXPENDITURES		
Infrastructure Maintenance - note 1	18,500	20,000
GIS Project	30,000	40,000
Engineering	50,000	60,000
Management	88,000	95,000
Operations Administration	42,000	50,000
Legal	100,000	100,000
Assessment Roll	10,000	10,000
Annual Audit	7,000	8,000
Arbitrage Rebate Fee	0	0
Rents & Leases - note 2	120,000	120,000
Insurance	300,000	450,000
Legal Advertising	11,000	15,000
Miscellaneous	25,000	40,000
Postage	3,000	3,000
Office Supplies Marketing / Consulting	55,000	60,000
Trustee Fees	0	0
Continuing Disclosure Fee	0	0
Website	6,000	8,000
Contingency / Staff Office Space	0	0
Total Expenditures	\$ 865,500	\$ 1,079,000
EXCESS / (SHORTFALL)	\$ 55,181	\$ 68,809
Payment to Trustee	-	-
BALANCE	\$ 55,181	\$ 68,809
County Appraiser & Tax Collector Fee	(18,394)	(22,936)
Discounts for Early Payments	(36,787)	(45,872)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

Note 1: See page 2 Infrastructure Maintenance Breakdown for detail

Note 2: New Building Loan

Unit 1

	Fiscal Year 2030/2031 Annual Budget	Fiscal Year FY 2035 - 2036 Annual Budget
REVENUES		
O & M Assessments	7,385,047	10,844,684
O & M Direct Bill	0	0
Debt Assessments	2,527,547	2,527,547
Debt Direct Bill	0	0
Developer Contribution	0	0
Other Revenues	0	0
Taylor Morrison Cost Share - note 1	90,000	90,000
Carry Over Revenues	0	0
Total Revenues	\$ 10,002,594	\$ 13,462,230
EXPENDITURES		
Infrastructure Maintenance - note 2	6,530,839	9,711,998
Engineering	82,500	90,000
Management	16,005	20,005
Operations Administration	92,000	95,000
Legal	70,000	75,000
Assessment Roll	1,500	1,500
Audit Fees	3,600	5,500
Arbitrage Rebate Fee	1,500	1,500
Rents & Leases	0	0
Insurance	0	0
Legal Advertising	0	0
Miscellaneous	2,000	5,000
Postage	0	0
Office Supplies / Marketing	11,500	13,000
Trustee Fees	5,000	5,000
Continuing Disclosure Fee	500	500
Website	0	0
Contingency / Cap Proj	0	0
Common Area Irrigation Water	215,000	260,000
Hurricane Reserve	0	0
Total Expenditures	\$ 7,031,944	\$ 10,284,003
EXCESS / (SHORTFALL)	\$ 2,970,650	\$ 3,178,228
Payment to Trustee	(2,375,894)	(2,375,894)
BALANCE	\$ 594,756	\$ 802,334
County Appraiser & Tax Collector Fee	(198,252)	(267,445)
Discounts for Early Payments	(396,504)	(534,889)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

Note 1: Per WVVD agreement with Taylor Morrison of Florida, Inc regarding access and maintenance of District roadways and improvements. Estimated less than 220 Units

Note 2: See page 2 Infrastructure Maintenance Breakdown for detail

Unit 2

	Fiscal Year 2030/2031 Annual Budget	Fiscal Year FY 2035 - 2036 Annual Budget
REVENUES		
O & M Assessments	65,005	76,601
O & M Direct Bill	0	0
Debt Assessments	2,702,051	2,702,051
Debt Direct Bill	0	0
Developer Contribution	0	0
Other Revenues	0	0
Carry Over Funds from Prior Year	0	0
Bond Prepayments		
Prepayments Sent to Trustee		
Total Revenues	\$ 2,767,057	\$ 2,778,653
EXPENDITURES		
Infrastructure Maintenance	0	0
Engineering	5,000	7,000
Management	14,505	16,005
Operations Administration	14,500	16,000
Legal	12,000	15,000
Assessment Roll	1,500	1,500
Audit Fees	3,600	5,500
Arbitrage Rebate Fee	1,500	1,500
Rents & Leases	0	0
Insurance	0	0
Legal Advertising	0	0
Miscellaneous	2,000	3,000
Postage	0	0
Office Supplies	0	0
Trustee Fees	5,000	5,000
Continuing Disclosure Fee	1,500	1,500
Website	0	0
Contingency / Capital Projects	0	0
Total Expenditures	\$ 61,105	\$ 72,005
EXCESS / (SHORTFALL)	\$ 2,705,952	\$ 2,706,648
Payment to Trustee	(2,539,928)	(2,539,928)
BALANCE	\$ 166,023	\$ 166,719
County Appraiser & Tax Collector Fee	(55,341)	(55,573)
Discounts for Early Payments	(110,682)	(111,146)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

Unit 3

	Fiscal Year 2030/2031 Annual Budget	Fiscal Year FY 2035 - 2036 Annual Budget
REVENUES		
O & M Assessments	624,947	610,479
O & M Direct Bill	0	0
Debt Assessments	1,348,158	1,348,158
Debt Direct Bill	0	0
Developer Contribution	0	0
Other Revenues / to fund irrigation litigation	0	0
Carry Over Funds from Prior Year	0	0
Total Revenues	\$ 1,973,105	\$ 1,958,637
EXPENDITURES		
Infrastructure Maintenance - note 1	442,600	412,600
Engineering	32,000	35,000
Management	26,500	28,000
Operations Administration	33,000	37,000
Legal	40,000	45,000
Assessment Roll	1,500	1,500
Audit Fees	3,600	5,500
Arbitrage Rebate Fee	1,500	1,500
Rents & Leases	0	0
Insurance	500	500
Legal Advertising	0	0
Miscellaneous	2,000	3,000
Postage	0	0
Office Supplies	0	0
Trustee Fees	3,750	3,750
Continuing Disclosure Fee	500	500
Website	0	0
Total Expenditures	\$ 587,450	\$ 573,850
EXCESS / (SHORTFALL)	\$ 1,385,655	\$ 1,384,787
Payment to Trustee	(1,267,269)	(1,267,269)
BALANCE	\$ 118,386	\$ 117,518
County Appraiser & Tax Collector Fee	(39,462)	(39,173)
Discounts for Early Payments	(78,924)	(78,345)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

Note 1: See page 2 Infrastructure Maintenance Breakdown for detail

Unit 4

	Fiscal Year 2030/2031 Annual Budget	Fiscal Year FY 2035 - 2036 Annual Budget
REVENUES		
O & M Assessments	127,455	156,330
O & M Direct Bill	-1,953	-2,395
Debt Assessments	866,319	866,319
Debt Direct Bill	23,326	23,326
Developer Contribution	0	0
Other Revenues	0	0
Carry Over Funds from Prior Year	0	0
Total Revenues	\$ 1,015,148	\$ 1,043,580
EXPENDITURES		
Infrastructure Maintenance - note 1	63,000	73,000
Engineering	3,300	4,000
Management	14,005	20,005
Operations Administration	14,000	20,000
Legal	11,000	15,000
Assessment Roll	1,500	1,500
Audit Fees	3,600	3,600
Arbitrage Rebate Fee	1,500	1,500
Rents & Leases	0	0
Insurance	0	0
Legal Advertising	0	0
Miscellaneous	1,700	1,700
Postage	0	0
Office Supplies	0	0
Trustee Fees	3,750	3,750
Continuing Disclosure Fee	500	500
Website	0	0
Contingency / Prev Shortfall	0	0
Total Expenditures	\$ 117,855	\$ 144,555
EXCESS / (SHORTFALL)	\$ 897,293	\$ 899,025
Payment to Trustee	(837,666)	(837,666)
BALANCE	\$ 59,626	\$ 61,359
County Appraiser & Tax Collector Fee	(19,875)	(20,453)
Discounts for Early Payments	(39,751)	(40,906)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

Note 1: See page 2 Infrastructure Maintenance Breakdown for detail

Unit 5

	Fiscal Year 2030/2031 Annual Budget	Fiscal Year FY 2035 - 2036 Annual Budget
REVENUES		
O & M Assessments	0	0
O & M Direct Bill	0	0
Debt Assessments	0	0
Debt Direct Bill	3,625,720	3,625,720
Developer Contribution	75,272	87,172
Other Revenues	0	0
Carry Over Funds from Prior Year	0	0
Total Revenues	\$ 3,682,392	\$ 3,712,892
EXPENDITURES		
Infrastructure Maintenance - note 1	2,072	2,072
Engineering	2,500	3,500
Management	13,500	15,000
Operations Administration	0	0
Legal	0	0
Assessment Roll	0	0
Audit Fees	3,600	5,500
Arbitrage Rebate Fee	0	0
Rents & Leases	0	0
Insurance	0	0
Legal Advertising	0	0
Miscellaneous - note 2	46,500	54,000
Postage	0	0
Office Supplies	0	0
Trustee Fees - Note	800	800
Trustee Fees - Bonds	4,800	4,800
Continuing Disclosure Fee	1,500	1,500
Website	0	0
Contingency / Prev Shortfall	0	0
Total Expenditures	\$ 75,272	\$ 87,172
EXCESS / (SHORTFALL)	\$ 3,607,120	\$ 3,625,720
Payment to Trustee	(3,625,720)	(3,625,720)
BALANCE	\$ -	\$ -
County Appraiser & Tax Collector Fee	-	-
Discounts for Early Payments	-	-
NET EXCESS / (SHORTFALL)	\$ -	\$ -

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

Note 2 - Per Fitch Ratings fee agreement. After FY 25/26 the Annual Fees will increase annually at a rate of 3.0% per year.

Unit 7

	Fiscal Year 2030/2031 Annual Budget	Fiscal Year FY 2035 - 2036 Annual Budget
REVENUES		
O & M Assessments	146,880	166,792
O & M Direct Bill	50,037	56,821
Debt Assessments	2,576,695	2,576,695
Debt Direct Bill	436,046	436,046
Developer Contribution	0	0
Other Revenues	0	0
Carry Over Funds from Prior Year	0	0
Total Revenues	\$ 3,209,658	\$ 3,236,353
EXPENDITURES		
Infrastructure Maintenance - note 1	86,000	96,000
Engineering	25,000	30,000
Management	14,005	17,005
Operations Administration	14,000	17,000
Legal	17,500	20,000
Assessment Roll	1,500	1,500
Audit Fees	3,600	3,600
Arbitrage Rebate Fee	1,500	1,500
Rents & Leases	0	0
Insurance	0	0
Legal Advertising	0	0
Miscellaneous	6,000	8,000
Postage	0	0
Office Supplies	0	0
Trustee Fees	17,000	17,000
Continuing Disclosure Fee	2,000	2,000
Website	0	0
Contingency / Prev Shortfall	0	0
Total Expenditures	\$ 188,105	\$ 213,605
EXCESS / (SHORTFALL)	\$ 3,021,553	\$ 3,022,748
Payment to Trustee	(2,858,139)	(2,858,139)
BALANCE	\$ 163,414	\$ 164,609
County Appraiser & Tax Collector Fee	(54,471)	(54,870)
Discounts for Early Payments	(108,943)	(109,739)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

Notr 1 - See page 2 Infrastructure Maintenance Breakdown for detail

Unit 8

	Fiscal Year 2030/2031 Annual Budget	Fiscal Year FY 2035 - 2036 Annual Budget
REVENUES		
O & M Assessments	119,811	139,528
O & M Direct Bill	62,983	73,348
Debt Assessments	1,349,811	1,349,811
Debt Direct Bill	608,750	608,750
Developer Contribution	0	0
Other Revenues	0	0
Carry Over Funds from Prior Year	0	0
Total Revenues	\$ 2,141,354	\$ 2,171,437
EXPENDITURES		
Infrastructure Maintenance - not 1	81,000	91,000
Engineering	25,000	30,000
Management	14,005	17,005
Operations Administration	14,000	17,000
Legal	12,000	15,000
Assessment Roll	1,500	1,500
Audit Fees	3,600	5,500
Arbitrage Rebate Fee	1,500	1,500
Rents & Leases	0	0
Insurance	0	0
Legal Advertising	0	0
Miscellaneous	12,000	15,000
Postage	0	0
Office Supplies	0	0
Trustee Fees	10,000	10,000
Continuing Disclosure Fee	1,000	1,000
Website	0	0
Contingency / Prev Shortfall	0	0
Total Expenditures	\$ 175,605	\$ 204,505
EXCESS / (SHORTFALL)	\$ 1,965,749	\$ 1,966,932
Payment to Trustee	(1,877,572)	(1,877,572)
BALANCE	\$ 88,177	\$ 89,360
County Appraiser & Tax Collector Fee	(29,392)	(29,787)
Discounts for Early Payments	(58,785)	(59,574)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

Note 1 - See page 2 Infrastructure Maintenance Breakdown for detail

Unit 9

	Fiscal Year 2030/2031 Annual Budget	Fiscal Year FY 2035 - 2036 Annual Budget
REVENUES		
O & M Assessments	73,925	87,470
O & M Direct Bill	39,116	46,283
Debt Assessments	1,008,253	1,008,253
Debt Direct Bill	217,708	217,708
Developer Contribution	0	0
Other Revenues	0	0
Carry Over Funds from Prior Year	0	0
Total Revenues	\$ 1,339,001	\$ 1,359,714
EXPENDITURES		
Infrastructure Maintenance - note 1	45,000	50,000
Engineering	6,000	8,000
Management	14,005	17,005
Operations Administration	14,000	17,000
Legal	12,000	15,000
Assessment Roll	1,500	1,500
Audit Fees	3,600	5,500
Arbitrage Rebate Fee	1,000	1,000
Rents & Leases	0	0
Insurance	0	0
Legal Advertising	0	0
Miscellaneous	6,000	8,000
Postage	0	0
Office Supplies	0	0
Trustee Fees	5,000	5,000
Continuing Disclosure Fee	500	500
Website	0	0
Contingency / Prev Shortfall	0	0
Total Expenditures	\$ 108,605	\$ 128,505
EXCESS / (SHORTFALL)	\$ 1,230,396	\$ 1,231,209
Payment to Trustee	(1,165,466)	(1,165,466)
BALANCE	\$ 64,931	\$ 65,743
County Appraiser & Tax Collector Fee	(21,644)	(21,914)
Discounts for Early Payments	(43,287)	(43,829)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

Note 1 - See page 2 Infrastructure Maintenance Breakdown for detail

Unit 10

	Fiscal Year 2030/2031 Annual Budget	Fiscal Year FY 2035 - 2036 Annual Budget
REVENUES		
O & M Assessments	97,938	128,205
O & M Direct Bill	37,044	48,492
Debt Assessments	1,189,741	1,189,741
Debt Direct Bill	188,121	188,121
Developer Contribution	0	0
Other Revenues	0	0
Carry Over Funds from Prior Year	0	0
Total Revenues	\$ 1,512,844	\$ 1,554,560
EXPENDITURES		
Infrastructure Maintenance - note 1	48,000	73,000
Engineering	18,000	20,000
Management	14,005	17,005
Operations Administration	14,000	17,000
Legal	12,000	15,000
Assessment Roll	1,500	1,500
Audit Fees	3,600	5,500
Arbitrage Rebate Fee	1,000	1,000
Rents & Leases	0	0
Insurance	0	0
Legal Advertising	0	0
Miscellaneous	6,000	8,000
Postage	0	0
Office Supplies	0	0
Trustee Fees	10,000	10,000
Continuing Disclosure Fee	1,000	1,000
Website	0	0
Contingency / Prev Shortfall	0	0
Total Expenditures	\$ 129,105	\$ 169,005
EXCESS / (SHORTFALL)	\$ 1,383,739	\$ 1,385,555
Payment to Trustee	(1,306,478)	(1,306,478)
BALANCE	\$ 77,261	\$ 79,077
County Appraiser & Tax Collector Fee	(25,754)	(26,359)
Discounts for Early Payments	(51,507)	(52,718)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

Note 1 - See page 2 Infrastructure Maintenance Breakdown for detail

Unit 11

	Fiscal Year 2030/2031 Annual Budget	Fiscal Year FY 2035 - 2036 Annual Budget
REVENUES		
O & M Assessments	0	0
O & M Direct Bill	104,305	143,305
Debt Assessments	0	0
Debt Direct Bill	1,849,032	1,849,032
Developer Contribution	0	0
Other Revenues	0	0
Carry Over Funds from Prior Year	0	0
Total Revenues	\$ 1,953,337	\$ 1,992,337
EXPENDITURES		
Infrastructure Maintenance - note 1	35,000	60,000
Engineering	12,000	15,000
Management	14,005	17,005
Operations Administration	14,000	17,000
Legal	12,000	15,000
Assessment Roll	1,500	1,500
Audit Fees	3,300	3,300
Arbitrage Rebate Fee	1,000	1,000
Rents & Leases	0	0
Insurance	0	0
Legal Advertising	0	0
Miscellaneous	6,000	8,000
Postage	0	0
Office Supplies	0	0
Trustee Fees	5,000	5,000
Continuing Disclosure Fee	500	500
Website	0	0
Contingency / Prev Shortfall	0	0
Total Expenditures	\$ 104,305	\$ 143,305
EXCESS / (SHORTFALL)	\$ 1,849,032	\$ 1,849,032
Payment to Trustee	(1,849,032)	(1,849,032)
BALANCE	\$ -	\$ -
County Appraiser & Tax Collector Fee	-	-
Discounts for Early Payments	-	-
NET EXCESS / (SHORTFALL)	\$ -	\$ -

Note 1 - See page 2 Infrastructure Maintenance Breakdown for detail

Unit 12

	Fiscal Year 2030/2031 Annual Budget	Fiscal Year FY 2035 - 2036 Annual Budget
REVENUES		
O & M Assessments	0	0
O & M Direct Bill	151,705	138,605
Debt Assessments	0	0
Debt Direct Bill	712,850	712,850
Developer Contribution	0	0
Other Revenues	0	0
Carry Over Funds from Prior Year	0	0
Total Revenues	\$ 864,555	\$ 851,455
EXPENDITURES		
Infrastructure Maintenance - note 1	65,000	35,000
Engineering	25,000	28,000
Management	14,005	17,005
Operations Administration	14,000	17,000
Legal	16,500	20,000
Assessment Roll	1,500	1,500
Audit Fees	3,600	5,500
Arbitrage Rebate Fee	1,100	1,100
Rents & Leases	0	0
Insurance	0	0
Legal Advertising	0	0
Miscellaneous	5,500	8,000
Postage	0	0
Office Supplies	0	0
Trustee Fees	5,000	5,000
Continuing Disclosure Fee	500	500
Website	0	0
Contingency / Prev Shortfall	0	0
Total Expenditures	\$ 151,705	\$ 138,605
EXCESS / (SHORTFALL)	\$ 712,850	\$ 712,850
Payment to Trustee	(712,850)	(712,850)
BALANCE	\$ -	\$ -
County Appraiser & Tax Collector Fee	-	-
Discounts for Early Payments	-	-
NET EXCESS / (SHORTFALL)	\$ -	\$ -

Note 1 - See page 2 Infrastructure Maintenance Breakdown for detail

Budget Comparison

	Fiscal Year 2030/2031 Annual Budget	Fiscal Year FY 2035 - 2036 Annual Budget
REVENUES		
O & M Assessments	9,560,689	13,356,898
O & M Direct Bill	443,236	504,459
Debt Assessments	13,568,576	13,568,576
Debt Direct Bill	7,661,554	7,661,554
Interest / Other Income	91,000	91,000
Bond Prepayments	0	0
Bond Prepayments Sent to Trustee	0	0
Developer Funding	75,272	87,172
PY Carry Over / Impact Fees	0	0
Total Revenues	\$ 31,400,327	\$ 35,269,659
EXPENDITURES		
Infrastructure Maintenance	7,417,011	10,624,670
GIS Project	30,000	40,000
Engineering	286,300	330,500
Management	256,545	296,045
Operations Administration	279,500	320,000
Legal	315,000	350,000
Assessment Roll	25,000	25,000
Audit Fees	46,300	62,500
Arbitrage Rebate Fee	13,100	13,100
Rents & Leases	120,000	120,000
Insurance	300,500	450,500
Legal Advertising	11,000	15,000
Miscellaneous	120,700	161,700
Postage	3,000	3,000
Office Supplies	66,500	73,000
Trustee Fees	75,100	75,100
Continuing Disclosure Fee	10,000	10,000
Website	6,000	8,000
Contingency / Cap Proj	0	0
Common Area Irrig Water	215,000	260,000
Reimb / Uncollected Deficit	0	0
Total Expenditures	9,596,556	13,238,115
EXCESS / (SHORTFALL)	\$ 21,803,771	\$ 22,031,544
Debt Payment to Trustee (All Units)	(20,416,016)	(20,416,016)
BALANCE	\$ 1,387,755	\$ 1,615,529
County Appraiser & Tax Collector Fee	(462,585)	(538,509)
Discounts for Early Payments	(925,171)	(1,077,019)
NET EXCESS / (SHORTFALL)	\$ (1)	\$ -

Assessments - Island Walk

Island Walk Assessment Breakdown									
Product Type		District Proper Fiscal Year 2035/2036 Assessment Per Unit		Unit 1 Fiscal Year 2035/2036 Assessment Per Unit		Unit 2 Fiscal Year 2035/2036 Assessment Per Unit		All Units Total Fiscal Year 2035/2036 Assessment Per Unit	
Single Family	Admin / Maint	\$	55.06	\$	490.16	\$	10.39	\$	555.61
	Debt	\$	-	\$	114.24	\$	379.89	\$	494.13
	Sub-Total	\$	55.06	\$	604.40	\$	390.28	\$	1,049.74
Multi Family	Admin / Maint	\$	55.06	\$	490.16	\$	10.33	\$	555.55
	Debt	\$	-	\$	114.24	\$	378.22	\$	492.46
	Sub-Total	\$	55.06	\$	604.40	\$	388.55	\$	1,048.01
Any Lot Outside Unit 2 Boundary	Admin / Maint	\$	55.06	\$	490.16	\$	-	\$	545.22
	Debt	\$	-	\$	114.24	\$	-	\$	114.24
	Sub-Total	\$	55.06	\$	604.40	\$	-	\$	659.46

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

Assessments - Gran Paradiso

Gran Paradiso Assessment Breakdown						
Product Type		District Proper Total Fiscal Year 2035/2036 Assessment Per Unit	Unit 1 Total Fiscal Year 2035/2036 Assessment Per Unit	Unit 2 Total Fiscal Year 2035/2036 Assessment Per Unit	Unit 3 Total Fiscal Year 2035/2036 Assessment Per Unit	All Units Total Fiscal Year 2035/2036 Assessment Per Unit
2 Bdr Sam 35	Admin / Maint	\$ 55.06	\$ 490.16	\$ 11.59	\$ 315.49	\$ 872.30
	Debt	\$ -	\$ 114.24	\$ 424.10	\$ 1,093.10	\$ 1,631.44
	Sub-Total	\$ 55.06	\$ 604.40	\$ 435.69	\$ 1,408.59	\$ 2,503.74
3 Bdr Sam 70	Admin / Maint	\$ 55.06	\$ 490.16	\$ 11.59	\$ 315.49	\$ 872.30
	Debt	\$ -	\$ 114.24	\$ 424.10	\$ 1,432.12	\$ 1,970.46
	Sub-Total	\$ 55.06	\$ 604.40	\$ 435.69	\$ 1,747.61	\$ 2,842.76
3 Bdr Sam 80	Admin / Maint	\$ 55.06	\$ 490.16	\$ 11.59	\$ 315.49	\$ 872.30
	Debt	\$ -	\$ 114.24	\$ 424.10	\$ 1,559.05	\$ 2,097.39
	Sub-Total	\$ 55.06	\$ 604.40	\$ 435.69	\$ 1,874.54	\$ 2,969.69
3 Bdr Lee 45	Admin / Maint	\$ 55.06	\$ 490.16	\$ 11.59	\$ 315.49	\$ 872.30
	Debt	\$ -	\$ 114.24	\$ 424.10	\$ 1,227.41	\$ 1,765.75
	Sub-Total	\$ 55.06	\$ 604.40	\$ 435.69	\$ 1,542.90	\$ 2,638.05
3 Bdr Lee 65	Admin / Maint	\$ 55.06	\$ 490.16	\$ 11.59	\$ 315.49	\$ 872.30
	Debt	\$ -	\$ 114.24	\$ 424.10	\$ 1,380.47	\$ 1,918.81
	Sub-Total	\$ 55.06	\$ 604.40	\$ 435.69	\$ 1,695.96	\$ 2,791.11
35'	Admin / Maint	\$ 55.06	\$ 490.16	\$ 8.81	\$ 315.49	\$ 869.52
	Debt	\$ -	\$ 114.24	\$ 322.17	\$ 521.28	\$ 957.69
	Sub-Total	\$ 55.06	\$ 604.40	\$ 330.98	\$ 836.77	\$ 1,827.21
Townhome	Admin / Maint	\$ 55.06	\$ 490.16	\$ 8.81	\$ 315.49	\$ 869.52
	Debt	\$ -	\$ 114.24	\$ 322.17	\$ 521.28	\$ 957.69
	Sub-Total	\$ 55.06	\$ 604.40	\$ 330.98	\$ 836.77	\$ 1,827.21
Coach	Admin / Maint	\$ 55.06	\$ 490.16	\$ 9.88	\$ 315.49	\$ 870.59
	Debt	\$ -	\$ 114.24	\$ 361.34	\$ 627.66	\$ 1,103.24
	Sub-Total	\$ 55.06	\$ 604.40	\$ 371.22	\$ 943.15	\$ 1,973.83
45'	Admin / Maint	\$ 55.06	\$ 490.16	\$ 11.59	\$ 315.49	\$ 872.30
	Debt	\$ -	\$ 114.24	\$ 424.10	\$ 627.66	\$ 1,166.00
	Sub-Total	\$ 55.06	\$ 604.40	\$ 435.69	\$ 943.15	\$ 2,038.30
52'	Admin / Maint	\$ 55.06	\$ 490.16	\$ 11.59	\$ 315.49	\$ 872.30
	Debt	\$ -	\$ 114.24	\$ 424.10	\$ 734.04	\$ 1,272.38
	Sub-Total	\$ 55.06	\$ 604.40	\$ 435.69	\$ 1,049.53	\$ 2,144.68
62'	Admin / Maint	\$ 55.06	\$ 490.16	\$ 11.59	\$ 315.49	\$ 872.30
	Debt	\$ -	\$ 114.24	\$ 424.10	\$ 840.42	\$ 1,378.76
	Sub-Total	\$ 55.06	\$ 604.40	\$ 435.69	\$ 1,155.91	\$ 2,251.06
65'	Admin / Maint	\$ 55.06	\$ 490.16	\$ 11.59	\$ 315.49	\$ 872.30
	Debt	\$ -	\$ 114.24	\$ 424.10	\$ 840.42	\$ 1,378.76
	Sub-Total	\$ 55.06	\$ 604.40	\$ 435.69	\$ 1,155.91	\$ 2,251.06
70'	Admin / Maint	\$ 55.06	\$ 490.16	\$ 11.59	\$ 315.49	\$ 872.30
	Debt	\$ -	\$ 114.24	\$ 424.10	\$ 840.42	\$ 1,378.76
	Sub-Total	\$ 55.06	\$ 604.40	\$ 435.69	\$ 1,155.91	\$ 2,251.06
75'	Admin / Maint	\$ 55.06	\$ 490.16	\$ 11.59	\$ 315.49	\$ 872.30
	Debt	\$ -	\$ 114.24	\$ 424.10	\$ 946.81	\$ 1,485.15
	Sub-Total	\$ 55.06	\$ 604.40	\$ 435.69	\$ 1,262.30	\$ 2,357.45
80'	Admin / Maint	\$ 55.06	\$ 490.16	\$ 11.59	\$ 315.49	\$ 872.30
	Debt	\$ -	\$ 114.24	\$ 424.10	\$ 946.81	\$ 1,485.15
	Sub-Total	\$ 55.06	\$ 604.40	\$ 435.69	\$ 1,262.30	\$ 2,357.45

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

Assessments - Renaissance, Oasis, and Preserve

Renaissance, Oasis, & Preserve Assessment Breakdown							
Product Type		District Proper Total Fiscal Year 2035/2036 Assessment Per Unit	Unit 1 Total Fiscal Year 2035/2036 Assessment Per Unit	Unit 2 Total Fiscal Year 2035/2036 Assessment Per Unit	Unit 4 Total Fiscal Year 2035/2036 Assessment Per Unit	All Units Total Fiscal Year 2035/2036 Assessment Per Unit	
Renaissance 35' Villa	Admin / Maint	\$ 55.06	\$ 490.16	\$ -	\$ 149.88	\$ 695.10	
	Debt	\$ -	\$ 114.24	\$ -	\$ 678.03	\$ 792.27	
	Sub-Total	\$ 55.06	\$ 604.40	\$ -	\$ 827.92	\$ 1,487.38	
Renaissance 50'	Admin / Maint	\$ 55.06	\$ 490.16	\$ -	\$ 149.88	\$ 695.10	
	Debt	\$ -	\$ 114.24	\$ -	\$ 998.94	\$ 1,113.18	
	Sub-Total	\$ 55.06	\$ 604.40	\$ -	\$ 1,148.82	\$ 1,808.28	
Renaissance 60'	Admin / Maint	\$ 55.06	\$ 490.16	\$ -	\$ 149.88	\$ 695.10	
	Debt	\$ -	\$ 114.24	\$ -	\$ 1,212.87	\$ 1,327.11	
	Sub-Total	\$ 55.06	\$ 604.40	\$ -	\$ 1,362.76	\$ 2,022.22	
Oasis 60'	Admin / Maint	\$ 55.06	\$ 490.16	\$ -	\$ 149.88	\$ 695.10	
	Debt	\$ -	\$ 114.24	\$ -	\$ 829.89	\$ 944.13	
	Sub-Total	\$ 55.06	\$ 604.40	\$ -	\$ 979.78	\$ 1,639.24	
Oasis 70'	Admin / Maint	\$ 55.06	\$ 490.16	\$ -	\$ 149.88	\$ 695.10	
	Debt	\$ -	\$ 114.24	\$ -	\$ 980.00	\$ 1,094.24	
	Sub-Total	\$ 55.06	\$ 604.40	\$ -	\$ 1,129.88	\$ 1,789.34	
Preserve 33' Villa	Admin / Maint	\$ 55.06	\$ 490.16	\$ 10.33	\$ 149.88	\$ 705.44	
	Debt	\$ -	\$ 114.24	\$ -	\$ 424.61	\$ 538.85	
	Sub-Total	\$ 55.06	\$ 604.40	\$ 10.33	\$ 574.49	\$ 1,244.28	
Preserve 50'	Admin / Maint	\$ 55.06	\$ 490.16	\$ 10.39	\$ 149.88	\$ 705.49	
	Debt	\$ -	\$ 114.24	\$ -	\$ 679.79	\$ 794.03	
	Sub-Total	\$ 55.06	\$ 604.40	\$ 10.39	\$ 829.67	\$ 1,499.52	

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

Debt for an Oasis 50' will be \$650.08 NET and \$691.58 GROSS

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

Assessments - Unit 7 Villages

Unit 7 Villages Assessment Breakdown						
Product Type		District Proper Total Fiscal Year 2035/2036 Assessment Per Unit	Unit 1 Total Fiscal Year 2035/2036 Assessment Per Unit	Unit 7 Total Fiscal Year 2035/2036 Assessment Per Unit	All Units Total Fiscal Year 2035/2036 Assessment Per Unit	
50'	Admin / Maint	\$ 55.06	\$ 490.16	\$ 79.01	\$ 624.23	
	Debt	\$ -	\$ 114.24	\$ 830.00	\$ 944.24	
	Sub-Total	\$ 55.06	\$ 604.40	\$ 909.01	\$ 1,568.47	
74'	Admin / Maint	\$ 55.06	\$ 490.16	\$ 79.01	\$ 624.23	
	Debt	\$ -	\$ 114.24	\$ 1,228.40	\$ 1,342.64	
	Sub-Total	\$ 55.06	\$ 604.40	\$ 1,307.41	\$ 1,966.87	
Coach	Admin / Maint	\$ 55.06	\$ 490.16	\$ 79.01	\$ 624.23	
	Debt	\$ -	\$ 114.24	\$ 622.50	\$ 736.74	
	Sub-Total	\$ 55.06	\$ 604.40	\$ 701.51	\$ 1,360.97	
2-Story	Admin / Maint	\$ 55.06	\$ 490.16	\$ 79.01	\$ 624.23	
	Debt	\$ -	\$ 114.24	\$ 456.50	\$ 570.74	
	Sub-Total	\$ 55.06	\$ 604.40	\$ 535.51	\$ 1,194.97	
4-Story	Admin / Maint	\$ 55.06	\$ 490.16	\$ 79.01	\$ 624.23	
	Debt	\$ -	\$ 114.24	\$ 415.00	\$ 529.24	
	Sub-Total	\$ 55.06	\$ 604.40	\$ 494.01	\$ 1,153.47	
Village B 50'	Admin / Maint	\$ 55.06	\$ 490.16	\$ 79.01	\$ 624.23	
	Debt	\$ -	\$ 114.24	\$ 1,660.00	\$ 1,774.24	
	Sub-Total	\$ 55.06	\$ 604.40	\$ 1,739.01	\$ 2,398.47	
Village F1 37'	Admin / Maint	\$ 55.06	\$ 490.16	\$ 79.01	\$ 624.23	
	Debt	\$ -	\$ 114.24	\$ 1,245.00	\$ 1,359.24	
	Sub-Total	\$ 55.06	\$ 604.40	\$ 1,324.01	\$ 1,983.47	
Village F1 50'	Admin / Maint	\$ 55.06	\$ 490.16	\$ 79.01	\$ 624.23	
	Debt	\$ -	\$ 114.24	\$ 1,660.00	\$ 1,774.24	
	Sub-Total	\$ 55.06	\$ 604.40	\$ 1,739.01	\$ 2,398.47	
Village F1 60'	Admin / Maint	\$ 55.06	\$ 490.16	\$ 79.01	\$ 624.23	
	Debt	\$ -	\$ 114.24	\$ 1,992.00	\$ 2,106.24	
	Sub-Total	\$ 55.06	\$ 604.40	\$ 2,071.01	\$ 2,730.47	
Village F5 Dup/Paired Villas	Admin / Maint	\$ 55.06	\$ 490.16	\$ 79.01	\$ 624.23	
	Debt	\$ -	\$ 114.24	\$ 996.00	\$ 1,110.24	
	Sub-Total	\$ 55.06	\$ 604.40	\$ 1,075.01	\$ 1,734.47	
Village F5 40'	Admin / Maint	\$ 55.06	\$ 490.16	\$ 79.01	\$ 624.23	
	Debt	\$ -	\$ 114.24	\$ 1,328.00	\$ 1,442.24	
	Sub-Total	\$ 55.06	\$ 604.40	\$ 1,407.01	\$ 2,066.47	
Village F5 50'	Admin / Maint	\$ 55.06	\$ 490.16	\$ 79.01	\$ 624.23	
	Debt	\$ -	\$ 114.24	\$ 1,660.00	\$ 1,774.24	
	Sub-Total	\$ 55.06	\$ 604.40	\$ 1,739.01	\$ 2,398.47	
Village F3 50'	Admin / Maint	\$ 55.06	\$ 490.16	\$ 79.01	\$ 624.23	
	Debt	\$ -	\$ 114.24	\$ 1,659.60	\$ 1,773.84	
	Sub-Total	\$ 55.06	\$ 604.40	\$ 1,738.61	\$ 2,398.07	
Village F3 60'	Admin / Maint	\$ 55.06	\$ 490.16	\$ 79.01	\$ 624.23	
	Debt	\$ -	\$ 114.24	\$ 1,991.52	\$ 2,105.76	
	Sub-Total	\$ 55.06	\$ 604.40	\$ 2,070.53	\$ 2,729.99	
Village G-1B Dup/Paired Villas	Admin / Maint	\$ 55.06	\$ 490.16	\$ 79.01	\$ 624.23	
	Debt	\$ -	\$ 114.24	\$ 1,078.76	\$ 1,193.00	
	Sub-Total	\$ 55.06	\$ 604.40	\$ 1,157.77	\$ 1,817.23	
Village G-1B 40'	Admin / Maint	\$ 55.06	\$ 490.16	\$ 79.01	\$ 624.23	
	Debt	\$ -	\$ 114.24	\$ 1,327.68	\$ 1,441.92	
	Sub-Total	\$ 55.06	\$ 604.40	\$ 1,406.69	\$ 2,066.15	
Village G-1B 50'	Admin / Maint	\$ 55.06	\$ 490.16	\$ 79.01	\$ 624.23	
	Debt	\$ -	\$ 114.24	\$ 1,659.60	\$ 1,773.84	
	Sub-Total	\$ 55.06	\$ 604.40	\$ 1,738.61	\$ 2,398.07	

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

Assessments - Unit 8 Villages

Unit 8 Villages Assessment Breakdown									
Product Type		District Proper Total Fiscal Year 2035/2036 Assessment Per Unit		Unit 1 Total Fiscal Year 2035/2036 Assessment Per Unit		Unit 8 Total Fiscal Year 2035/2036 Assessment Per Unit		All Units Total Fiscal Year 2035/2036 Assessment Per Unit	
50'	Admin / Maint	\$	55.06	\$	490.16	\$	165.32	\$	710.54
	Debt	\$	-	\$	114.24	\$	1,749.69	\$	1,863.93
	Sub-Total	\$	55.06	\$	604.40	\$	1,915.01	\$	2,574.47
75'	Admin / Maint	\$	55.06	\$	490.16	\$	165.32	\$	710.54
	Debt	\$	-	\$	114.24	\$	2,196.98	\$	2,311.22
	Sub-Total	\$	55.06	\$	604.40	\$	2,362.30	\$	3,021.76
Coach	Admin / Maint	\$	55.06	\$	490.16	\$	165.32	\$	710.54
	Debt	\$	-	\$	114.24	\$	1,539.21	\$	1,653.45
	Sub-Total	\$	55.06	\$	604.40	\$	1,704.53	\$	2,363.99
2-Story	Admin / Maint	\$	55.06	\$	490.16	\$	165.32	\$	710.54
	Debt	\$	-	\$	114.24	\$	1,315.55	\$	1,429.79
	Sub-Total	\$	55.06	\$	604.40	\$	1,480.87	\$	2,140.33
4-Story	Admin / Maint	\$	55.06	\$	490.16	\$	165.32	\$	710.54
	Debt	\$	-	\$	114.24	\$	1,091.90	\$	1,206.14
	Sub-Total	\$	55.06	\$	604.40	\$	1,257.22	\$	1,916.68

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

Assessments - Unit 9 Villages

Unit 9 Villages Assessment Breakdown									
Product Type		District Proper Total Fiscal Year 2035/2036 Assessment Per Unit		Unit 1 Total Fiscal Year 2035/2036 Assessment Per Unit		Unit 9 Total Fiscal Year 2035/2036 Assessment Per Unit		All Units Total Fiscal Year 2035/2036 Assessment Per Unit	
50'	Admin / Maint	\$	55.06	\$	490.16	\$	186.50	\$	731.72
	Debt	\$	-	\$	114.24	\$	1,754.57	\$	1,868.81
	Sub-Total	\$	55.06	\$	604.40	\$	1,941.07	\$	2,600.53
62'	Admin / Maint	\$	55.06	\$	490.16	\$	186.50	\$	731.72
	Debt	\$	-	\$	114.24	\$	2,175.67	\$	2,289.91
	Sub-Total	\$	55.06	\$	604.40	\$	2,362.17	\$	3,021.63
75'	Admin / Maint	\$	55.06	\$	490.16	\$	186.50	\$	731.72
	Debt	\$	-	\$	114.24	\$	2,631.86	\$	2,746.10
	Sub-Total	\$	55.06	\$	604.40	\$	2,818.36	\$	3,477.82
85'	Admin / Maint	\$	55.06	\$	490.16	\$	186.50	\$	731.72
	Debt	\$	-	\$	114.24	\$	2,982.77	\$	3,097.01
	Sub-Total	\$	55.06	\$	604.40	\$	3,169.27	\$	3,828.73
Coach	Admin / Maint	\$	55.06	\$	490.16	\$	186.50	\$	731.72
	Debt	\$	-	\$	114.24	\$	877.29	\$	991.53
	Sub-Total	\$	55.06	\$	604.40	\$	1,063.79	\$	1,723.25

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

Assessments - Unit 10 Villages

Unit 10 Villages Assessment Breakdown									
Product Type		District Proper Total Fiscal Year 2035/2036 Assessment Per Unit		Unit 1 Total Fiscal Year 2035/2036 Assessment Per Unit		Unit 10 Total Fiscal Year 2035/2036 Assessment Per Unit		All Units Total Fiscal Year 2035/2036 Assessment Per Unit	
Coach	Admin / Maint	\$	55.06	\$	490.16	\$	305.25	\$	850.47
	Debt	\$	-	\$	114.24	\$	1,134.52	\$	1,248.76
	Sub-Total	\$	55.06	\$	604.40	\$	1,439.77	\$	2,099.23
Townhomes	Admin / Maint	\$	55.06	\$	490.16	\$	305.25	\$	850.47
	Debt	\$	-	\$	114.24	\$	1,361.42	\$	1,475.66
	Sub-Total	\$	55.06	\$	604.40	\$	1,666.67	\$	2,326.13
50' SF	Admin / Maint	\$	55.06	\$	490.16	\$	305.25	\$	850.47
	Debt	\$	-	\$	114.24	\$	2,269.04	\$	2,383.28
	Sub-Total	\$	55.06	\$	604.40	\$	2,574.29	\$	3,233.75
65' SF	Admin / Maint	\$	55.06	\$	490.16	\$	305.25	\$	850.47
	Debt	\$	-	\$	114.24	\$	2,949.75	\$	3,063.99
	Sub-Total	\$	55.06	\$	604.40	\$	3,255.00	\$	3,914.46
65' SF - BD	Admin / Maint	\$	55.06	\$	490.16	\$	305.25	\$	850.47
	Debt	\$	-	\$	114.24	\$	2,752.35	\$	2,866.59
	Sub-Total	\$	55.06	\$	604.40	\$	3,057.60	\$	3,717.06
75' SF	Admin / Maint	\$	55.06	\$	490.16	\$	305.25	\$	850.47
	Debt	\$	-	\$	114.24	\$	3,403.56	\$	3,517.80
	Sub-Total	\$	55.06	\$	604.40	\$	3,708.81	\$	4,368.27

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

Assessments - Unit 11 Villages

Unit 11 Villages Assessment Breakdown									
Product Type		District Proper Total Fiscal Year 2035/2036 Assessment Per Unit		Unit 1 Total Fiscal Year 2035/2036 Assessment Per Unit		Unit 11 Total Fiscal Year 2035/2036 Assessment Per Unit		All Units Total Fiscal Year 2035/2036 Assessment Per Unit	
Villa		Admin / Maint	\$ 55.06	\$ 490.16	\$ 184.79	\$ 730.01			
		Debt	\$ -	\$ 114.24	\$ 1,705.50	\$ 1,819.74			
		Sub-Total	\$ 55.06	\$ 604.40	\$ 1,890.29	\$ 2,549.75			
45' Single Family		Admin / Maint	\$ 55.06	\$ 490.16	\$ 184.79	\$ 730.01			
		Debt	\$ -	\$ 114.24	\$ 2,046.60	\$ 2,160.84			
		Sub-Total	\$ 55.06	\$ 604.40	\$ 2,231.39	\$ 2,890.85			
52' Single Family		Admin / Maint	\$ 55.06	\$ 490.16	\$ 184.79	\$ 730.01			
		Debt	\$ -	\$ 114.24	\$ 2,364.96	\$ 2,479.20			
		Sub-Total	\$ 55.06	\$ 604.40	\$ 2,549.75	\$ 3,209.21			
57' Single Family		Admin / Maint	\$ 55.06	\$ 490.16	\$ 184.79	\$ 730.01			
		Debt	\$ -	\$ 114.24	\$ 2,592.36	\$ 2,706.60			
		Sub-Total	\$ 55.06	\$ 604.40	\$ 2,777.15	\$ 3,436.61			
72' Single Family		Admin / Maint	\$ 55.06	\$ 490.16	\$ 184.79	\$ 730.01			
		Debt	\$ -	\$ 114.24	\$ 3,274.56	\$ 3,388.80			
		Sub-Total	\$ 55.06	\$ 604.40	\$ 3,459.35	\$ 4,118.81			

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

Assessments - Unit 12 Villages

Unit 12 Villages Assessment Breakdown						
Product Type		District Proper Total Fiscal Year 2035/2036 Assessment Per Unit	Unit 1 Total Fiscal Year 2035/2036 Assessment Per Unit	Unit 12 Total Fiscal Year 2035/2036 Assessment Per Unit	All Units Total Fiscal Year 2035/2036 Assessment Per Unit	
Bexley - Townhome 20'	Admin / Maint	\$ 55.06	\$ 490.16	\$ 402.87	\$ 948.09	
	Debt	\$ -	\$ 114.24	\$ 829.25	\$ 943.49	
	Sub-Total	\$ 55.06	\$ 604.40	\$ 1,232.12	\$ 1,891.58	
Bexley - Cottage 35'	Admin / Maint	\$ 55.06	\$ 490.16	\$ 402.87	\$ 948.09	
	Debt	\$ -	\$ 114.24	\$ 1,451.19	\$ 1,565.43	
	Sub-Total	\$ 55.06	\$ 604.40	\$ 1,854.06	\$ 2,513.52	
Bexley - SF 55'	Admin / Maint	\$ 55.06	\$ 490.16	\$ 402.87	\$ 948.09	
	Debt	\$ -	\$ 114.24	\$ 2,280.44	\$ 2,394.68	
	Sub-Total	\$ 55.06	\$ 604.40	\$ 2,683.31	\$ 3,342.77	
Bexley - SF 60'	Admin / Maint	\$ 55.06	\$ 490.16	\$ 402.87	\$ 948.09	
	Debt	\$ -	\$ 114.24	\$ 2,487.76	\$ 2,602.00	
	Sub-Total	\$ 55.06	\$ 604.40	\$ 2,890.63	\$ 3,550.09	
Oakbend - SF 50'	Admin / Maint	\$ 55.06	\$ 490.16	\$ 402.87	\$ 948.09	
	Debt	\$ -	\$ 114.24	\$ 2,073.13	\$ 2,187.37	
	Sub-Total	\$ 55.06	\$ 604.40	\$ 2,476.00	\$ 3,135.46	
Oakbend - SF 60'	Admin / Maint	\$ 55.06	\$ 490.16	\$ 402.87	\$ 948.09	
	Debt	\$ -	\$ 114.24	\$ 2,487.76	\$ 2,602.00	
	Sub-Total	\$ 55.06	\$ 604.40	\$ 2,890.63	\$ 3,550.09	

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

Assessments - Thomas 167 & Other

Thomas 167 Assessment Breakdown									
Product Type		District Proper		Unit 1	Unit 2	All Units			
		Total Fiscal Year		Total Fiscal Year	Total Fiscal Year	Total Fiscal Year			
		2035/2036		2035/2036	2035/2036	2035/2036			
		Assessment		Assessment	Assessment	Assessment			
		Per Unit		Per Unit	Per Unit	Per Unit			
Thomas 167 *	Admin / Maint	\$	55.06	\$	490.16	\$	10.08	\$	555.30
Multi	Debt	\$	-	\$	114.24	\$	368.91	\$	483.15
Family (3 BDR)	Sub-Total	\$	55.06	\$	604.40	\$	378.99	\$	1,038.45
Thomas 167 *	Admin / Maint	\$	55.06	\$	490.16	\$	9.01	\$	554.23
Multi	Debt	\$	-	\$	114.24	\$	329.74	\$	443.98
Family (2 BDR)	Sub-Total	\$	55.06	\$	604.40	\$	338.75	\$	998.21
Thomas 167 *	Admin / Maint	\$	55.06	\$	490.16	\$	351.52	\$	896.74
Commercial	Debt	\$	-	\$	114.24	\$	12,863.47	\$	12,977.71
	Sub-Total	\$	55.06	\$	604.40	\$	13,214.99	\$	13,874.45

Undeveloped and/or Unassigned Land Assessment Breakdown									
Product Type		District Proper		Unit 1	Unit 2	All Units			
		Total Fiscal Year		Total Fiscal Year	Total Fiscal Year	Total Fiscal Year			
		2035/2036		2035/2036	2035/2036	2035/2036			
		Assessment		Assessment	Assessment	Assessment			
		Per Unit		Per Unit	Per Unit	Per Unit			
Land Inside U1 Boundary Per 1/2 Acre or Less	Admin / Maint	\$	55.06	\$	490.16	\$	-	\$	545.22
	Debt	\$	-	\$	114.24	\$	-	\$	114.24
	Sub-Total	\$	55.06	\$	604.40	\$	-	\$	659.46
Land Outside U1 Boundary Per 1/2 Acre or Less	Admin / Maint	\$	55.06	\$	-	\$	-	\$	55.06
	Debt	\$	-	\$	-	\$	-	\$	-
	Sub-Total	\$	55.06	\$	-	\$	-	\$	55.06

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

Notes:

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