West Villages
Improvement District

Estimated Budget For
Fiscal Year 2028/2029
October 1, 2028 - September 30, 2029

Prepared by

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Appendix

FY 28/29 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	844,681	6,310,915	58,835	617,713	119,777	0	138,838	112,442	68,275	166,362	0	0	8,437,837
O & M Direct Bill	0	0	0	0	-1,835	0	47,298	59,109	36,126	62,925	94,805	172,905	471,333
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	72,472	0	0	0	0	0	0	72,472
Carry Over From Prior Year	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Revenues	**$ 845,681**	**$ 8,928,461**	**$ 2,760,887**	**$ 1,965,871**	**$ 1,007,587**	**$ 3,698,192**	**$ 3,198,876**	**$ 2,130,112**	**$ 1,330,362**	**$ 1,607,150**	**$ 1,943,837**	**$ 885,755**	**$ 30,302,772**
EXPENDITURES													
Infrastructure Maintenance	16,000	5,545,455	0	442,600	57,500	2,072	81,000	76,000	40,000	142,500	30,000	92,000	6,525,127
GIS Project	22,000	0	0	0	0	0	0	0	0	0	0	0	22,000
Engineering	41,500	80,000	2,500	30,000	3,000	2,500	22,500	22,500	5,500	16,500	10,000	22,500	259,000
Management	86,500	15,005	13,505	25,000	13,505	13,500	13,505	13,505	13,505	13,505	13,505	13,505	248,045
Operations Administration	45,000	90,000	13,500	30,000	13,500	0	13,500	13,500	13,500	13,500	13,500	13,000	272,500
Legal	100,000	65,000	11,000	40,000	11,000	0	16,500	11,000	11,000	11,000	11,000	15,000	302,500
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	7,000	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	43,300
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	80,000	0	0	0	0	0	0	0	0	0	0	0	80,000
Insurance	250,000	0	0	500	0	0	0	0	0	0	0	0	250,500
Legal Advertising	11,000	0	0	0	0	0	0	0	0	0	0	0	11,000
Miscellaneous	22,000	2,000	2,000	2,000	1,700	44,000	5,500	11,000	5,500	5,500	5,500	5,500	112,200
Postage	3,000	0	0	0	0	0	0	0	0	0	0	0	3,000
Office Supplies / Marketing	55,000	11,000	0	0	0	0	0	0	0	0	0	0	66,000
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	6,000	0	0	0	0	0	0	0	0	0	0	0	6,000
Continuing Disc Fee	0	500	1,500	500	500	1,500	2,000	1,000	500	1,000	500	500	10,000
Contingency / Cap Proj	40,000	0	0	0	0	0	0	0	0	0	0	0	40,000
Common Area Irrig Water	0	202,000	0	0	0	0	0	0	0	0	0	0	202,000
Reimb / Uncollected Deficit	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Expenditures	**$ 795,000**	**$ 6,022,260**	**$ 55,305**	**$ 580,650**	**$ 110,755**	**$ 72,472**	**$ 177,805**	**$ 164,805**	**$ 100,305**	**$ 219,305**	**$ 94,805**	**$ 172,905**	**$ 8,566,372**
Excess / (Shortfall)	**$ 50,681**	**$ 2,906,202**	**$ 2,705,582**	**$ 1,385,221**	**$ 896,832**	**$ 3,625,720**	**$ 3,021,071**	**$ 1,965,307**	**$ 1,230,057**	**$ 1,387,845**	**$ 1,849,032**	**$ 712,850**	**$ 21,736,401**
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	**$ 50,681**	**$ 530,308**	**$ 165,653**	**$ 117,952**	**$ 59,166**	**$ -**	**$ 162,932**	**$ 87,735**	**$ 64,592**	**$ 81,366**	**$ -**	**$ -**	**$ 1,320,385**
County Appr & Tax Coll Fee	(16,894)	(176,769)	(55,218)	(39,317)	(19,722)	-	(54,311)	(29,245)	(21,531)	(27,122)	-	-	(440,128)
Discounts For Early Payments	(33,787)	(353,538)	(110,435)	(78,635)	(39,444)	-	(108,621)	(58,490)	(43,061)	(54,244)	-	-	(880,257)
Net Excess / (Shortfall)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

Infrastructure Maintenance Breakdown

FY 2028 - 2029	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	160,000 [1]	0	0	55,000	2,072 [2]	75,000	70,000 [5]	40,000 [5]	40,000	30,000 [5]	22,000	494,090
Mitigation Maintenance	0	0	0	0	2,500	0	6,000	6,000	0	2,500	0	0	17,000
Road Maintenance / Resurface	0	274,480 [3]	0	180,000 [3]	0	0	0	0	0	0	0	0	454,486
Road Reconstruction / Widening	0	419,685 [3]	0	0	0	0	0	0	0	0	0	0	419,688
Landscaping - General	0	3,011,290 [4]	0	52,600	0	0	0	0	0	100,000	0	50,000	3,213,894
Landscaping - Trail Maintenance	0	315,000 [6]	0	0	0	0	0	0	0	0	0	0	315,006
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	16,000	45,000	0	0	0	0	0	0	0	0	0	0	61,000
Street Lighting	0	775,000 [4]	0	0	0	0	0	0	0	0	0	20,000	795,004
Canal Maintenance / Repayment	0	85,000	0	0	0	0	0	0	0	0	0	0	85,000
Misc Maintenance/Repairs	0	210,000	0	0	0	0	0	0	0	0	0	0	210,000
Total Maintenance Expenditure	**$ 16,000**	**$ 5,545,455**	**$ -**	**$ 442,600**	**$ 57,500**	**$ 2,072**	**$ 81,000**	**$ 76,000**	**$ 40,000**	**$ 142,500**	**$ 30,000**	**$ 92,000**	**$ 6,525,191**

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 Segments 5a & 16b. Units 7, 8 & 9 LA O&M moved to Unit 1. Addition of Trails Palmera & Village G
5 All ponds transferred to WVID maintenance
6 New nature trail being conveyed to District for FY 25/26 in Palmera and Village G.
7 New line item FY 25/26
8 Hurrican Reserve found

District Proper

	Fiscal Year 2025/2026 Annual Budget	Fiscal Year FY 2028 - 2029 Annual Budget
REVENUES		
O & M Assessments	747,340	844,681
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	**$ 748,340**	**$ 845,681**
EXPENDITURES		
Infrastructure Maintenance - note 1	14,000	16,000
GIS Project	20,000	22,000
Engineering	40,000	41,500
Management	84,000	86,500
Operations Administration	40,000	45,000
Legal	100,000	100,000
Assessment Roll	10,000	10,000
Annual Audit	6,500	7,000
Arbitrage Rebate Fee	0	0
Rents & Leases - note 2	75,000	80,000
Insurance	200,000	250,000
Legal Advertising	10,000	11,000
Miscellaneous	20,000	22,000
Postage	3,000	3,000
Office Supplies Marketing / Consulting	50,000	55,000
Trustee Fees	0	0
Continuing Disclosure Fee	0	0
Website	6,000	6,000
Contingency / Staff Office Space	25,000	40,000
Total Expenditures	**$ 703,500**	**$ 795,000**
EXCESS / (SHORTFALL)	**$ 44,840**	**$ 50,681**
Payment to Trustee	-	-
BALANCE	**$ 44,840**	**$ 50,681**
County Appraiser & Tax Collector Fee	(14,947)	(16,894)
Discounts for Early Payments	(29,894)	(33,787)
NET EXCESS / (SHORTFALL)	**$ -**	**$ -**

Note 1: See page 2 Infrastructure Maintenance Breakdown for detail
Note 2: Temporary WVID Office

Unit 1

	Fiscal Year 20245/2026 Annual Budget		Fiscal Year 2028/2029 Annual Budget
REVENUES			
O & M Assessments		5,326,340		6,310,915
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		35,000		0
Taylor Morrison Cost Share - note 1		90,000		90,000
Carry Over Revenues		0		0
Total Revenues	**$**	**7,978,887**	**$**	**8,928,461**
EXPENDITURES				
Infrastructure Maintenance - note 2		4,211,055		5,545,455
Engineering		60,000		80,000
Management		12,005		15,005
Operations Administration		80,000		90,000
Legal		60,000		65,000
Assessment Roll		1,500		1,500
Audit Fees		3,000		3,300
Arbitrage Rebate Fee		1,500		1,500
Rents & Leases		0		0
Insurance		0		0
Legal Advertising		0		0
Miscellaneous		1,700		2,000
Postage		0		0
Office Supplies / Marketing		10,000		11,000
Trustee Fees		5,000		5,000
Continuing Disclosure Fee		500		500
Website		0		0
Contingency / Cap Proj		0		0
Common Area Irrigation Water		185,500		202,000
Hurricane Reserve		500,000		0
Total Expenditures	**$**	**5,131,760**	**$**	**6,022,260**
EXCESS / (SHORTFALL)	**$**	**2,847,127**	**$**	**2,906,202**
Payment to Trustee		(2,375,894)		(2,375,894)
BALANCE	**$**	**471,233**	**$**	**530,308**
County Appraiser & Tax Collector Fee		(157,078)		(176,769)
Discounts for Early Payments		(314,155)		(353,538)
NET EXCESS / (SHORTFALL)	**$**	**-**	**$**	**-**

Note 1: Per WVID 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 2024/2025 Annual Budget	Fiscal Year FY 2028 - 2029 Annual Budget
REVENUES		
O & M Assessments	53,410	58,835
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	**$ 2,755,461**	**$ 2,760,887**
EXPENDITURES		
Infrastructure Maintenance	0	0
Engineering	2,000	2,500
Management	12,005	13,505
Operations Administration	12,000	13,500
Legal	10,000	11,000
Assessment Roll	1,500	1,500
Audit Fees	3,000	3,300
Arbitrage Rebate Fee	1,500	1,500
Rents & Leases	0	0
Insurance	0	0
Legal Advertising	0	0
Miscellaneous	1,700	2,000
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	**$ 50,205**	**$ 55,305**
EXCESS / (SHORTFALL)	**$ 2,705,256**	**$ 2,705,582**
Payment to Trustee	(2,539,928)	(2,539,928)
BALANCE	**$ 165,328**	**$ 165,653**
County Appraiser & Tax Collector Fee	(55,109)	(55,218)
Discounts for Early Payments	(110,218)	(110,435)
NET EXCESS / (SHORTFALL)	**$ -**	**$ -**

Unit 3

		Fiscal Year 2025/2026 Annual Budget		Fiscal Year FY 2028 - 2029 Annual Budget
REVENUES				
O & M Assessments		626,117		617,713
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	**$**	**1,974,275**	**$**	**1,965,871**
EXPENDITURES				
Infrastructure Maintenance - note 1		412,600		442,600
Engineering		25,000		30,000
Management		22,500		25,000
Operations Administration		25,000		30,000
Legal		35,000		40,000
Assessment Roll		1,500		1,500
Audit Fees		3,000		3,300
Arbitrage Rebate Fee		1,500		1,500
Rents & Leases		0		0
Insurance - note 2		500		500
Legal Advertising		0		0
Miscellaneous		1,700		2,000
Postage		0		0
Office Supplies		0		0
Trustee Fees		3,750		3,750
Continuing Disclosure Fee		500		500
Website		0		0
Common Area Irrigation Water		56000		
Total Expenditures	**$**	**588,550**	**$**	**580,650**
EXCESS / (SHORTFALL)	**$**	**1,385,725**	**$**	**1,385,221**
Payment to Trustee		(1,267,269)		(1,267,269)
BALANCE	**$**	**118,457**	**$**	**117,952**
County Appraiser & Tax Collector Fee		(39,486)		(39,317)
Discounts for Early Payments		(78,971)		(78,635)
NET EXCESS / (SHORTFALL)	**$**	**-**	**$**	**-**

Note 1: See page 2 Infrastructure Maintenance Breakdown for detail
Note 2: New Line FY25/26 repeated requests for coverage, currently still no confirmation of insurance

Unit 4

		Fiscal Year 2025/2026 Annual Budget		Fiscal Year FY 2028 - 2029 Annual Budget
REVENUES				
O & M Assessments		103,501		119,777
O & M Direct Bill		-1,586		-1,835
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	**$**	**991,561**	**$**	**1,007,587**
EXPENDITURES				
Infrastructure Maintenance - note 1		47,250		57,500
Engineering		2,500		3,000
Management		12,005		13,505
Operations Administration		12,000		13,500
Legal		10,000		11,000
Assessment Roll		1,500		1,500
Audit Fees		3,000		3,300
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	**$**	**95,705**	**$**	**110,755**
EXCESS / (SHORTFALL)	**$**	**895,856**	**$**	**896,832**
Payment to Trustee		(837,666)		(837,666)
BALANCE	**$**	**58,189**	**$**	**59,166**
County Appraiser & Tax Collector Fee		(19,396)		(19,722)
Discounts for Early Payments		(38,793)		(39,444)
NET EXCESS / (SHORTFALL)	**$**	**-**	**$**	**-**

Note 1: See page 2 Infrastructure Maintenance Breakdown for detail

Unit 5

	Fiscal Year 2025/2026 Annual Budget	Fiscal Year FY 2028 - 2029 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	56,672	72,472
Other Revenues	0	0
Carry Over Funds from Prior Year	0	0
Total Revenues	**$ 3,682,392**	**$ 3,698,192**
EXPENDITURES		
Infrastructure Maintenance - note 1	2,072	2,072
Engineering	2,500	2,500
Management	12,000	13,500
Operations Administration	0	0
Legal	0	0
Assessment Roll	0	0
Audit Fees	3,000	3,300
Arbitrage Rebate Fee	0	0
Rents & Leases	0	0
Insurance	0	0
Legal Advertising	0	0
Miscellaneous - note 2	40,000	44,000
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	**$ 66,672**	**$ 72,472**
EXCESS / (SHORTFALL)	**$ 3,615,720**	**$ 3,625,720**
Payment to Trustee	(3,625,720)	(3,625,720)
BALANCE	**$ -**	**$ -**
County Appraiser & Tax Collector Fee	-	-
Discounts for Early Payments	-	-
NET EXCESS / (SHORTFALL)	**$ -**	**$ -**

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 2025/2026 Annual Budget	Fiscal Year FY 2028 - 2029 Annual Budget
REVENUES		
O & M Assessments	172,960	138,838
O & M Direct Bill	58,922	47,298
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	**$ 3,244,623**	**$ 3,198,876**
EXPENDITURES		
Infrastructure Maintenance - note 1	132,500	81,000
Engineering	20,000	22,500
Management	12,005	13,505
Operations Administration	12,000	13,500
Legal	15,000	16,500
Assessment Roll	1,500	1,500
Audit Fees	3,000	3,300
Arbitrage Rebate Fee	1,500	1,500
Rents & Leases	0	0
Insurance	0	0
Legal Advertising	0	0
Miscellaneous	5,000	5,500
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	**$ 221,505**	**$ 177,805**
EXCESS / (SHORTFALL)	**$ 3,023,118**	**$ 3,021,071**
Payment to Trustee	(2,858,139)	(2,858,139)
BALANCE	**$ 164,979**	**$ 162,932**
County Appraiser & Tax Collector Fee	(54,993)	(54,311)
Discounts for Early Payments	(109,986)	(108,621)
NET EXCESS / (SHORTFALL)	**$ -**	**$ -**

Notr 1 - See page 2 Infrastructure Maintenance Breakdown for detail

Unit 8

	Fiscal Year 2025/2026 Annual Budget		Fiscal Year FY 2028 - 2029 Annual Budget	
REVENUES				
O & M Assessments		87,676		112,442
O & M Direct Bill		46,090		59,109
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	**$**	**2,092,326**	**$**	**2,130,112**
EXPENDITURES				
Infrastructure Maintenance - not 1		47,500		76,000
Engineering		20,000		22,500
Management		12,005		13,505
Operations Administration		12,000		13,500
Legal		10,000		11,000
Assessment Roll		1,500		1,500
Audit Fees		3,000		3,300
Arbitrage Rebate Fee		1,500		1,500
Rents & Leases		0		0
Insurance		0		0
Legal Advertising		0		0
Miscellaneous		10,000		11,000
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	**$**	**128,505**	**$**	**164,805**
EXCESS / (SHORTFALL)	**$**	**1,963,821**	**$**	**1,965,307**
Payment to Trustee		(1,877,572)		(1,877,572)
BALANCE	**$**	**86,249**	**$**	**87,735**
County Appraiser & Tax Collector Fee		(28,750)		(29,245)
Discounts for Early Payments		(57,499)		(58,490)
NET EXCESS / (SHORTFALL)	**$**	**-**	**$**	**-**

Note 1 - See page 2 Infrastructure Maintenance Breakdown for detail

Unit 9

	Fiscal Year 2025/2026 Annual Budget	Fiscal Year FY 2028 - 2029 Annual Budget
REVENUES		
O & M Assessments	143,626	68,275
O & M Direct Bill	75,996	36,126
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	**$ 1,445,584**	**$ 1,330,362**
EXPENDITURES		
Infrastructure Maintenance - note 1	156,000	40,000
Engineering	5,000	5,500
Management	12,005	13,505
Operations Administration	12,000	13,500
Legal	10,000	11,000
Assessment Roll	1,500	1,500
Audit Fees	3,000	3,300
Arbitrage Rebate Fee	1,000	1,000
Rents & Leases	0	0
Insurance	0	0
Legal Advertising	0	0
Miscellaneous	5,000	5,500
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	**$ 211,005**	**$ 100,305**
EXCESS / (SHORTFALL)	**$ 1,234,579**	**$ 1,230,057**
Payment to Trustee	(1,165,466)	(1,165,466)
BALANCE	**$ 69,113**	**$ 64,592**
County Appraiser & Tax Collector Fee	(23,038)	(21,531)
Discounts for Early Payments	(46,075)	(43,061)
NET EXCESS / (SHORTFALL)	**$ -**	**$ -**

Note 1 - See page 2 Infrastructure Maintenance Breakdown for detail

Unit 10

	Fiscal Year 2025/2026 Annual Budget	Fiscal Year FY 2028 - 2029 Annual Budget
REVENUES		
O & M Assessments	248,631	166,362
O & M Direct Bill	94,042	62,925
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	**$ 1,720,536**	**$ 1,607,150**
EXPENDITURES		
Infrastructure Maintenance - note 1	257,250	142,500
Engineering	15,000	16,500
Management	12,005	13,505
Operations Administration	12,000	13,500
Legal	10,000	11,000
Assessment Roll	1,500	1,500
Audit Fees	3,000	3,300
Arbitrage Rebate Fee	1,000	1,000
Rents & Leases	0	0
Insurance	0	0
Legal Advertising	0	0
Miscellaneous	5,000	5,500
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	**$ 327,755**	**$ 219,305**
EXCESS / (SHORTFALL)	**$ 1,392,781**	**$ 1,387,845**
Payment to Trustee	(1,306,478)	(1,306,478)
BALANCE	**$ 86,302**	**$ 81,366**
County Appraiser & Tax Collector Fee	(28,767)	(27,122)
Discounts for Early Payments	(57,535)	(54,244)
NET EXCESS / (SHORTFALL)	**$ -**	**$ -**

Note 1 - See page 2 Infrastructure Maintenance Breakdown for detail

Unit 11

	Fiscal Year 2025/2026 Annual Budget	Fiscal Year FY 2028 - 2029 Annual Budget
REVENUES		
O & M Assessments	0	0
O & M Direct Bill	80,005	94,805
Debt Assessments	0	0
Debt Direct Bill	0	1,849,032
Developer Contribution	0	0
Other Revenues	0	0
Carry Over Funds from Prior Year	0	0
Total Revenues	**$ 80,005**	**$ 1,943,837**
EXPENDITURES		
Infrastructure Maintenance - note 1	25,000	30,000
Engineering	5,000	10,000
Management	12,005	13,505
Operations Administration	12,000	13,500
Legal	10,000	11,000
Assessment Roll	1,500	1,500
Audit Fees	3,000	3,300
Arbitrage Rebate Fee	1,000	1,000
Rents & Leases	0	0
Insurance	0	0
Legal Advertising	0	0
Miscellaneous	5,000	5,500
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	**$ 80,005**	**$ 94,805**
EXCESS / (SHORTFALL)	**$ -**	**$ 1,849,032**
Payment to Trustee	-	(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 2025/2026 Annual Budget		Fiscal Year FY 2028 - 2029 Annual Budget	
REVENUES				
O & M Assessments		0		0
O & M Direct Bill		211,005		172,905
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	**$**	**923,855**	**$**	**885,755**
EXPENDITURES				
Infrastructure Maintenance - note 1		136,000		92,000
Engineering		20,000		22,500
Management		12,005		13,505
Operations Administration		12,000		13,000
Legal		15,000		15,000
Assessment Roll		1,500		1,500
Audit Fees		3,000		3,300
Arbitrage Rebate Fee		1,000		1,100
Rents & Leases		0		0
Insurance		0		0
Legal Advertising		0		0
Miscellaneous		5,000		5,500
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	**$**	**211,005**	**$**	**172,905**
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 2025/2026 Annual Budget		Fiscal Year FY 2028 - 2029 Annual Budget
REVENUES				
O & M Assessments		7,509,602		8,437,837
O & M Direct Bill		564,474		471,333
Debt Assessments		13,568,576		13,568,576
Debt Direct Bill		5,812,522		7,661,554
Interest / Other Income		126,000		91,000
Bond Prepayments		0		0
Bond Prepayments Sent to Trustee		0		0
Developer Funding		66,672		72,472
PY Carry Over / Impact Fees		0		0
Total Revenues	**$**	**27,647,846**	**$**	**30,302,772**
EXPENDITURES				
Infrastructure Maintenance		5,441,227		6,525,127
GIS Project		20,000		22,000
Engineering		217,000		259,000
Management		226,545		248,045
Operations Administration		241,000		272,500
Legal		285,000		302,500
Assessment Roll		25,000		25,000
Audit Fees		39,500		43,300
Arbitrage Rebate Fee		13,000		13,100
Rents & Leases		75,000		80,000
Insurance		200,500		250,500
Legal Advertising		10,000		11,000
Miscellaneous		101,800		112,200
Postage		3,000		3,000
Office Supplies		60,000		66,000
Trustee Fees		75,100		75,100
Continuing Disclosure Fee		10,000		10,000
Website		6,000		6,000
Contingency / Cap Proj		25,000		40,000
Common Area Irrig Water		185,500		202,000
Reimb / Uncollected Deficit		500,000		0
Total Expenditures		**7,760,172**		**8,566,372**
EXCESS / (SHORTFALL)	**$**	**19,887,674**	**$**	**21,736,401**
Debt Payment to Trustee (All Units)		(18,566,983)		(20,416,016)
BALANCE	**$**	**1,320,690**	**$**	**1,320,385**
County Appraiser & Tax Collector Fee		(421,564)		(440,128)
Discounts for Early Payments		(843,127)		(880,257)
NET EXCESS / (SHORTFALL)	**$**	**56,000**	**$**	**-**

Unit 1 - Debt Service

		Fiscal Year 2025/2026 Annual Budget
REVENUES		
Interest Income		0
Debt Collections		2,375,894
Total Revenues	**$**	**2,375,894**
EXPENDITURES		
Principal Payments		1,355,000
Interest Payments		1,020,894
Miscellaneous / Extra Redemption		0
Total Expenditures	**$**	**2,375,894**
Excess / (Shortfall)	**$**	**-**

Series 2017 Bond Information

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

Series 2019A-1 (Performing)

		Fiscal Year 2025/2026 Annual Budget
REVENUES		
Interest Income		0
Net Debt Collections		1,351,822
Total Revenues	**$**	**1,351,822**
EXPENDITURES		
Principal Payments		720,000
Interest Payments		603,750
Miscellaneous / Extra Redemption		28,072
Total Expenditures	**$**	**1,351,822**
Excess / (Shortfall)	**$**	**-**

Series 2019A-1 Bifurcated Bond Information (Performing)

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

Series 2019A-2 (Non Performing)

		Fiscal Year 2025/2026 Annual Budget
REVENUES		
Interest Income		0
Net Debt Collections		1,188,107
Total Revenues	**$**	**1,188,107**
EXPENDITURES		
Principal Payments		650,000
Interest Payments		537,050
Miscellaneous / Extra Redemption		1,057
Total Expenditures	**$**	**1,188,107**
Excess / (Shortfall)	**$**	**-**

Series 2019A-2 Bifurcated Bond Information (Non Performing)

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

Unit 3 - Debt Service

		Fiscal Year 2025/2026 Annual Budget
REVENUES		
Interest Income		0
Net Debt Collections		1,267,269
Total Revenues	**$**	**1,267,269**
EXPENDITURES		
Principal Payments		725,000
Interest Payments		521,110
Miscellaneous / Extra Redemption		21,159
Total Expenditures	**$**	**1,267,269**
Excess / (Shortfall)	**$**	**-**

Series 2017 Bond Information

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

Unit 4 - Debt Service

		Fiscal Year 2025/2026 Annual Budget
REVENUES		
Interest Income		0
Net Debt Collections		837,666
Total Revenues	**$**	**837,666**
EXPENDITURES		
Principal Payments		310,000
Interest Payments		525,338
Miscellaneous / Extra Redemption		2,329
Total Expenditures	**$**	**837,666**
Excess / (Shortfall)	**$**	**-**

Series 2016 Bond Information

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

Unit 5 - Debt Service

		Fiscal Year 2025/2026 Annual Budget
REVENUES		
Direct Assessments - State of Florida		1,000,000
Direct Assessments - Atlanta Braves		2,625,720
Total Revenues	**$**	**3,625,720**
EXPENDITURES		
2017A Principal Payments		630,000
2017A Interest Payments		366,634
2017B Principal Payments		1,667,979
2017B Interest Payments		920,617
Other / Extra Redemption		40,490
Total Expenditures	**$**	**3,625,720**
Excess / (Shortfall)	**$**	**-**

Series 2017A Bond Information

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

Series 2017B Bond Information

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

Unit 7 - Debt Service

	Fiscal Year 2025/2026 Annual Budget
REVENUES	
Interest	0
Net Master Debt Collections	1,971,924
Net Village B Debt Collections	86,602
Net Village F1 & F5 Debt Collections	445,884
Net Village F3 & G-1B Debt Collections	353,728
Total Revenues	**$ 2,858,139**
EXPENDITURES	
2019 Master Principal Payments	610,000
2019 Master Interest Payments	1,361,650
2019 Village B Principal Payments	25,000
2019 Village B Interest Payments	57,931
2021 Village F1 & F5 Principal Payments	175,000
2021 Village F1 & F5 Interest Payments	266,350
2023 Village F3 & G-aB Principal Payments	65,000
2023 Village F3 & G-1B Interest Payments	287,269
Other / Extra Redemption	9,939
Total Expenditures	**$ 2,858,139**
Excess / (Shortfall)	**$ -**

Series 2019 Master Bond Information

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

Series 2019 Village B Bond Information

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

Series 2021 Village F1 & F5 Bond Information

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

Series 2023 Village F3 & G-1B Bond Information

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

Unit 8 - Debt Service

		Fiscal Year 2025/2026 Annual Budget
REVENUES		
Interest		0
Net Master Debt Collections		725,308
Net Neighborhood Debt Collections		1,152,264
Total Revenues	**$**	**1,877,572**
EXPENDITURES		
2021 Master Principal Payments		290,000
2021 Master Interest Payments		434,394
2022 Neighborhood Principal Payments		265,000
2022 Neighborhood Interest Payments		884,328
Other / Extra Redemption		3,850
Total Expenditures	**$**	**1,877,572**
Excess / (Shortfall)	**$**	**-**

Series 2021 Master Bond Information

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

Series 2022 Neighborhood Bond Information

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

Unit 9 - Debt Service

		Fiscal Year 2025/2026 Annual Budget
REVENUES		
Interest		0
Net Master Debt Collections		1,165,466
Total Revenues	**$**	**1,165,466**
EXPENDITURES		
2023 Master Principal Payments		270,000
2023 Master Interest Payments		898,844
Other / Extra Redemption		-3,378
Total Expenditures	**$**	**1,165,466**
Excess / (Shortfall)	**$**	**-**

Series 2023 Master Bond Information

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

Unit 10 - Debt Service

		Fiscal Year 2025/2026 Annual Budget
REVENUES		
Interest		0
Net Master Debt Collections		1,306,478
Total Revenues	**$**	**1,306,478**
EXPENDITURES		
2024 Master Principal Payments		290,000
2024 Master Interest Payments		1,015,981
Other / Extra Redemption		497
Total Expenditures	**$**	**1,306,478**
Excess / (Shortfall)	**$**	**-**

Series 2024 Master Bond Information

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

Unit 11 - Debt Service

		Fiscal Year 2025/2026 Annual Budget
REVENUES		
Interest		0
Net Master Debt Collections		1,849,032
Total Revenues	**$**	**1,849,032**
EXPENDITURES		
2025 Master Principal Payments		0
2025 Master Interest Payments		0
Other / Extra Redemption		1,849,032
Total Expenditures	**$**	**1,849,032**
Excess / (Shortfall)	**$**	**-**

Series 2025 Master Bond Information

Original Par Amount =	$0	Annual Principal Payments Due =	May 1st
Average Interest Rate =	0.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	0		
Maturity Date =	May 2055		

Unit 12 - Debt Service

		Fiscal Year 2025/2026 Annual Budget
REVENUES		
Interest		0
Net Master Debt Collections		712,850
Total Revenues	**$**	**712,850**
EXPENDITURES		
2025 Master Principal Payments		135,000
2025 Master Interest Payments		574,588
Other / Extra Redemption		3,263
Total Expenditures	**$**	**712,850**
Excess / (Shortfall)	**$**	**-**

Series 2025 Master Bond Information

Original Par Amount =	$10,045,000	Annual Principal Payments Due =	May 1st
Average Interest Rate =	5.89%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	April 2025		
Maturity Date =	May 2055		

Assessment Recap - District Proper

A	B	C	F	G
Lot Type		Units	Total Fiscal Year 2025/2026 Projected Assessment	Total Fiscal Year 2025/2026 Projected Assessment Per Unit
Developed Lots In Unit 1 Only	Administrative	523	$ 21,210.30	$ 40.56
	Debt		$ -	$ -
	Sub-Total		$ 21,210.30	$ 40.56
Developed Lots In Unit 2	Administrative	1,868	$ 75,756.86	$ 40.56
	Debt		$ -	$ -
	Sub-Total		$ 75,756.86	$ 40.56
Developed Lots In Unit 3	Administrative	1,935	$ 78,474.05	$ 40.56
	Debt		$ -	$ -
	Sub-Total		$ 78,474.05	$ 40.56
Developed Lots In Unit 4	Administrative	1,043	$ 42,298.93	$ 40.56
	Debt		$ -	$ -
	Sub-Total		$ 42,298.93	$ 40.56
Developed Lots In Unit 7	Administrative	1,851	$ 75,067.42	$ 40.56
	Debt		$ -	$ -
	Sub-Total		$ 75,067.42	$ 40.56
Developed Lots In Unit 8	Administrative	844	$ 34,228.47	$ 40.56
	Debt		$ -	$ -
	Sub-Total		$ 34,228.47	$ 40.56
Developed Lots In Unit 9	Administrative	469	$ 19,020.32	$ 40.56
	Debt		$ -	$ -
	Sub-Total		$ 19,020.32	$ 40.56
Developed Lots In Unit 10	Administrative	420	$ 17,033.13	$ 40.56
	Debt		$ -	$ -
	Sub-Total		$ 17,033.13	$ 40.56
Developed Lots In Unit 11	Administrative	257	$ 10,422.65	$ 40.56
	Debt		$ -	$ -
	Sub-Total		$ 10,422.65	$ 40.56
Developed Lots In Unit 12	Administrative	337	$ 13,667.06	$ 40.56
	Debt		$ -	$ -
	Sub-Total		$ 13,667.06	$ 40.56
Developed Lots In Sarasota County	Administrative	0	$ -	$ 40.56
	Debt		$ -	$ -
(Not in Unit 1)	Sub-Total		$ -	$ 40.56
All Other Acreage	Administrative	11,281	$ 457,501.67	$ 40.56
	Debt		$ -	$ -
	Sub-Total		$ 457,501.67	$ 40.56
Total		20,828	**$ 844,680.85**	

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

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

There are 20,828.00 assessable units in the District.

Assessment Recap - Unit 1

A	B	C	F	G
Lot Type		Units	Total Fiscal Year FY 2028 - 2029 Projected Assessment	Total Fiscal Year FY 2028 - 2029 Projected Assessment Per Unit
Developed Lots In Unit 1 Only	Administrative	523	$ 217,531.69	$ 415.93
	Debt		$ 87,122.32	$ 166.58
	Sub-Total		$ 304,654.01	$ 582.51
Developed Lots In Unit 2	Administrative	1,868	$ 776,958.32	$ 415.93
	Debt		$ 311,174.94	$ 166.58
	Sub-Total		$ 1,088,133.26	$ 582.51
Developed Lots In Unit 3	Administrative	1,935	$ 804,825.66	$ 415.93
	Debt		$ 322,335.93	$ 166.58
	Sub-Total		$ 1,127,161.59	$ 582.51
Developed Lots In Unit 4	Administrative	1,043	$ 433,815.59	$ 415.93
	Debt		$ 173,744.90	$ 166.58
	Sub-Total		$ 607,560.49	$ 582.51
Developed Lots In Unit 7	Admin / Maint	1,851	$ 769,887.50	$ 415.93
	Debt		$ 308,343.05	$ 166.58
	Sub-Total		$ 1,078,230.55	$ 582.51
Developed Lots In Unit 8	Administrative	844	$ 351,045.41	$ 415.93
	Debt		$ 140,595.10	$ 166.58
	Sub-Total		$ 491,640.51	$ 582.51
Developed Lots In Unit 9	Administrative	469	$ 195,071.44	$ 415.93
	Debt		$ 78,126.90	$ 166.58
	Sub-Total		$ 273,198.34	$ 582.51
Developed Lots In Unit 10	Administrative	420	$ -	$ 415.93
	Debt		$ -	$ 166.58
	Sub-Total		$ -	$ 582.51
Developed Lots In Unit 11	Administrative	257	$ -	$ 415.93
	Debt		$ -	$ 166.58
	Sub-Total		$ -	$ 582.51
Developed Lots In Unit 12	Administrative	337	$ -	$ 415.93
	Debt		$ -	$ 166.58
	Sub-Total		$ -	$ 582.51
All Other Unit 1 Acreage	Administrative	5,626	2340025.42	$ 415.93
	Debt		$ 937,189.64	$ 166.58
	Sub-Total		$ 3,277,215.06	$ 582.51

Total Admin / Maint			$ 6,310,914.63
Total Debt			$ 2,527,546.81
Total		15,173	**$ 8,838,461.44**

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

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

There are 15,173.00 assessable units in Unit 1.

Assessment Recap - Unit 2 (Total Gross)

A Lot Type	B	C Percentage	E Admin / Maint Assessment Allocation	F Units	I Total Fiscal Year 2024/2025 Per Unit	H Total Fiscal Year 2025/2026 Projected Assessment	I Total Fiscal Year 2025/2026 Projected Per Unit
2019 A-1 (Performing)							
Island Walk	Admin / Maint			1,750	$ 7.24	**$ 13,961.18**	**$ 7.98**
Single	Debt	23.73%	13,961.18	1,747	$ 379.89	**$ 663,667.83**	**$ 379.89**
Family	Sub-Total				$ 387.13	**$ 677,629.01**	**$ 387.87**
Island Walk	Admin / Maint				$ 7.20	**$ 936.54**	**$ 7.94**
Multi	Debt	1.59%	936.54	118	$ 378.22	**$ 44,629.96**	**$ 378.22**
Family	Sub-Total				$ 385.42	**$ 45,566.50**	**$ 386.16**
Gran Paradiso	Admin / Maint			1,090	$ 8.08	**$ 9,703.06**	**$ 8.90**
Single	Debt	16.49%	9,703.06	1,061	$ 424.10	**$ 449,970.10**	**$ 424.10**
Family	Sub-Total				$ 432.18	**$ 459,673.16**	**$ 433.00**
Gran Paradiso	Admin / Maint				$ 6.89	**$ 1,972.79**	**$ 7.59**
Multi	Debt	3.35%	1,972.79	260	$ 361.34	**$ 93,948.40**	**$ 361.34**
Family (3 BDR)	Sub-Total				$ 368.23	**$ 95,921.19**	**$ 368.93**
Gran Paradiso	Admin / Maint			585	$ 6.14	**$ 3,958.26**	**$ 6.77**
Multi	Debt	6.73%	3,958.26	577	$ 322.17	**$ 185,892.09**	**$ 322.17**
Family (2 BDR)	Sub-Total				$ 328.31	**$ 189,850.35**	**$ 328.94**
Preserve	Admin / Maint				$ 7.24	**$ 877.56**	**$ 7.98**
Single	Debt	1.49%	877.56	110	$ -	**$ -**	**$ -**
Family	Sub-Total				$ 7.24	**$ 877.56**	**$ 7.98**
Preserve	Admin / Maint				$ 7.20	**$ 896.85**	**$ 7.94**
Multi	Debt	1.52%	896.85	113	$ -	**$ -**	**$ -**
Family	Sub-Total				$ 7.20	**$ 896.85**	**$ 7.94**
2019 A-2 (Non Performing)							
Thomas 167 *	Admin / Maint				$ 7.03	**$ 588.37**	**$ 7.74**
Multi	Debt	1.00%	588.37	76	$ 368.91	**$ 28,037.16**	**$ 368.91**
Family (3 BDR)	Sub-Total				$ 375.94	**$ 28,625.53**	**$ 376.65**
Thomas 167 *	Admin / Maint				$ 6.28	**$ 968.84**	**$ 6.92**
Multi	Debt	1.65%	968.84	140	$ 329.74	**$ 46,163.60**	**$ 329.74**
Family (2 BDR)	Sub-Total				$ 336.02	**$ 47,132.44**	**$ 336.66**
Thomas 167 *	Admin / Maint				$ 245.10	**$ 24,971.67**	**$ 269.99**
Commercial	Debt	42.44%	24,971.67	92.49	$ 12,863.47	**$ 1,189,742.34**	**$ 12,863.47**
	Sub-Total				$ 13,108.57	**$ 1,214,714.01**	**$ 13,133.46**
						$ 58,835.11	
						$ 2,702,051.48	
Total		100.00%	$ 58,835.11	4,334		**$ 2,759,112.17**	

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

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

Methodology Report Attached.

There are 40 units with pre-paid bonds.
- 3 unit in Island Walk Single Family
- 29 unit in the Gran Paradiso Single Family
- 8 unit in the Gran Paradiso Multi Family

Assessment Recap - Unit 2 (Collection Method)

A	B	C	D	E	F	G	H	I

TOTAL GROSS

2019 A-1 (Performing)

Lot Type		Units	Total Fiscal Year 2025/2026 Projected Assessment	Total Fiscal Year 2025/2026 Projected Per Unit	ISLAND WALK ON ROLL GROSS			ISLAND WALK DIRECT BILL GROSS
Island Walk Single	Admin / Maint	1,750	$ 13,961.18	$ 7.98	1,750	$ 13,961.18	$ 7.98	$ -
	Debt	1,747	$ 663,667.83	$ 379.89	1,747	$ 663,667.83	$ 379.89	$ -
Family	Sub-Total		$ 677,629.01	$ 387.87		$ 677,629.01	$ 387.87	$ -
Island Walk Multi	Admin / Maint		$ 936.54	$ 7.94		$ 936.54	$ 7.94	$ -
	Debt	118	$ 44,629.96	$ 378.22	118	$ 44,629.96	$ 378.22	$ -
Family	Sub-Total		$ 45,566.50	$ 386.16		$ 45,566.50	$ 386.16	$ -
						$ 14,897.72		$ -
						$ 708,297.79		$ -

Island Walk Direct Bill Net

$ -

$ -

Lot Type		Units	Projected Assessment	Projected Per Unit	GRAN PARADISO ON ROLL GROSS			GRAN PARADISO DIRECT BILL GROSS
Gran Paradiso Single	Admin / Maint	1,090	$ 9,703.06	$ 8.90	1,090	$ 9,703.06	$ 8.90	$ -
	Debt	1,061	$ 449,970.10	$ 424.10	1,061	$ 449,970.10	$ 424.10	$ -
Family	Sub-Total		$ 459,673.16	$ 433.00		$ 459,673.16	$ 433.00	$ -
			$ -	$ -				
Gran Paradiso Multi	Admin / Maint		$ 1,972.79	$ 7.59		$ 1,972.79	$ 7.59	$ -
	Debt	280	$ 93,948.40	$ 361.34	260	$ 93,948.40	$ 361.34	$ -
Family (3 BDR)	Sub-Total		$ 95,921.19	$ 368.93		$ 95,921.19	$ 368.93	$ -
Gran Paradiso Multi	Admin / Maint	280	$ 3,958.26	$ 6.77	585	$ 3,958.26	$ 6.77	$ -
	Debt	577	$ 185,892.09	$ 322.17	577	$ 185,892.09	$ 322.17	$ -
Family (2 BDR)	Sub-Total		$ 189,850.35	$ 328.94		$ 189,850.35	$ 328.94	$ -
						$ 15,634.11		$ -
						$ 729,810.59		$ -

Gran Paradiso Direct Bill Net

$ -

$ -

Lot Type		Units	Projected Assessment	Projected Per Unit	PRESERVE ON ROLL GROSS			PRESERVE DIRECT BILL GROSS
Preserve Single	Admin / Maint		$ 877.56	$ 7.98		$ 877.56	$ 7.98	$ -
	Debt	110	$ -	$ -	110	$ -	$ -	$ -
Family	Sub-Total		$ 877.56	$ 7.98		$ 877.56	$ 7.98	$ -
Preserve Multi	Admin / Maint		$ 896.85	$ 7.94		$ 896.85	$ 7.94	$ -
	Debt	113	$ -	$ -	113	$ -	$ -	$ -
Family	Sub-Total		$ 896.85	$ 7.94		$ 896.85	$ 7.94	$ -
						$ 1,774.41		$ -
						$ -		$ -

Preserve Direct Bill Net

$ -

$ -

2019 A-2 (Non Performing)

Lot Type		Units	Projected Assessment	Projected Per Unit	TOWN CENTER ON ROLL GROSS			TOWN CENTER DIRECT BILL GROSS
Thomas 167 * Multi	Admin / Maint		$ 588.37	$ 7.74		$ 588.37	$ 7.74	$ -
	Debt	76	$ 28,037.16	$ 368.91	76	$ 28,037.16	$ 368.91	$ -
Family (3 BDR)	Sub-Total		$ 28,625.53	$ 376.65		$ 28,625.53	$ 376.65	$ -
				$ -				
Thomas 167 * Multi	Admin / Maint		$ 968.84	$ 6.92		$ 968.84	$ 6.92	$ -
	Debt	140	$ 46,163.60	$ 329.74	140	$ 46,163.60	$ 329.74	$ -
Family (2 BDR)	Sub-Total		$ 47,132.44	$ 336.66		$ 47,132.44	$ 336.66	$ -
				$ -				
Thomas 167 * Commercial	Admin / Maint		$ 24,971.67	$ 269.99		$ 24,971.67	$ 269.99	$ -
	Debt	92	$ 1,189,742.34	$ 12,863.47	92	$1,189,742.34	$ 12,863.47	$ -
	Sub-Total		$ 1,214,714.01	$ 13,133.46		$1,214,714.01	$ 13,133.46	$ -
			$ 58,835.11			$ 26,528.87		$ -
			$ 2,702,051.48			$1,263,943.10		$ -
			$ -					
Total		4,049	**$ 2,759,112.17**					

Town Center Direct Bill Net

$ -

$ -

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

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

Methodology Report Attached.

There are 40 units with pre-paid bonds.
- 3 unit in Island Walk Single Family
- 29 unit in the Gran Paradiso Single Family
- 8 unit in the Gran Paradiso Multi Family

Assessment Recap - Unit 3 (Total Gross)

A	B	C	D	G	F	G
Category	Product Type		Total Units	Total Fiscal Year 2024/2025 Assessment Per Unit	**Total Fiscal Year 2025/2026 Projected Assessment**	**Total Fiscal Year 2025/2026 Projected Assessment Per Unit**
Pre Lennar	2 Bdr Sam 35	Admin / Maint	5	$ 244.35	**$ 1,596.16**	**$ 319.23**
		Debt	4	$ 1,093.10	**$ 4,372.40**	**$ 1,093.10**
		Sub-Total		$ 1,337.45	**$ 5,968.56**	**$ 1,412.33**
	3 Bdr Sam 70	Admin / Maint	6	$ 244.35	**$ 1,915.39**	**$ 319.23**
		Debt	5	$ 1,432.12	**$ 7,160.60**	**$ 1,432.12**
		Sub-Total		$ 1,676.47	**$ 9,075.99**	**$ 1,751.35**
	3 Bdr Sam 80	Admin / Maint	5	$ 244.35	**$ 1,596.16**	**$ 319.23**
		Debt	4	$ 1,559.05	**$ 6,236.20**	**$ 1,559.05**
		Sub-Total		$ 1,803.40	**$ 7,832.36**	**$ 1,878.28**
	3 Bdr Lee 45	Admin / Maint		$ 244.35	**$ 1,276.93**	**$ 319.23**
		Debt	4	$ 1,227.41	**$ 4,909.64**	**$ 1,227.41**
		Sub-Total		$ 1,471.76	**$ 6,186.57**	**$ 1,546.64**
	3 Bdr Lee 65	Admin / Maint	10	$ 244.35	**$ 3,192.31**	**$ 319.23**
		Debt	8	$ 1,380.47	**$ 11,043.76**	**$ 1,380.47**
		Sub-Total		$ 1,624.82	**$ 14,236.07**	**$ 1,699.70**
Total	**Pre Lennar**		**30**	Gross	**$ 9,576.94** **$ 33,722.60**	**Gross**
Lennar	35'	Admin / Maint	333	$ 244.35	**$ 106,304.06**	**$ 319.23**
		Debt	326	$ 521.28	**$ 169,937.28**	**$ 521.28**
		Sub-Total		$ 765.63	**$ 276,241.34**	**$ 840.51**
	Townhome	Admin / Maint	252	$ 244.35	**$ 80,446.31**	**$ 319.23**
		Debt	251	$ 521.28	**$ 130,841.28**	**$ 521.28**
		Sub-Total		$ 765.63	**$ 211,287.59**	**$ 840.51**
	Coach	Admin / Maint		$ 244.35	**$ 83,000.16**	**$ 319.23**
		Debt	260	$ 627.66	**$ 163,191.60**	**$ 627.66**
		Sub-Total		$ 872.01	**$ 246,191.76**	**$ 946.89**
	45'	Admin / Maint		$ 244.35	**$ 18,834.65**	**$ 319.23**
		Debt	59	$ 627.66	**$ 37,031.94**	**$ 627.66**
		Sub-Total		$ 872.01	**$ 55,866.59**	**$ 946.89**
	52'	Admin / Maint	337	$ 244.35	**$ 107,580.98**	**$ 319.23**
		Debt	332	$ 734.04	**$ 243,701.28**	**$ 734.04**
		Sub-Total		$ 978.39	**$ 351,282.26**	**$ 1,053.27**
	62'	Admin / Maint	289	$ 244.35	**$ 92,257.88**	**$ 319.23**
		Debt	278	$ 840.42	**$ 233,636.76**	**$ 840.42**
		Sub-Total		$ 1,084.77	**$ 325,894.64**	**$ 1,159.65**
	65'	Admin / Maint	53	$ 244.35	**$ 16,919.26**	**$ 319.23**
		Debt	52	$ 840.42	**$ 43,701.84**	**$ 840.42**
		Sub-Total		$ 1,084.77	**$ 60,621.10**	**$ 1,159.65**
	70'	Admin / Maint	56	$ 244.35	**$ 17,876.96**	**$ 319.23**
		Debt	55	$ 840.42	**$ 46,223.10**	**$ 840.42**
		Sub-Total		$ 1,084.77	**$ 64,100.06**	**$ 1,159.65**
	75'	Admin / Maint	201	$ 244.35	**$ 62,888.59**	**$ 319.23**
		Debt	197	$ 946.81	**$ 186,521.57**	**$ 946.81**
		Sub-Total		$ 1,191.16	**$ 249,410.16**	**$ 1,266.04**
	80'	Admin / Maint	65	$ 244.35	**$ 20,750.04**	**$ 319.23**
		Debt	63	$ 946.81	**$ 59,649.03**	**$ 946.81**
		Sub-Total		$ 1,191.16	**$ 80,399.07**	**$ 1,266.04**
Total	**Lennar**		**1,905**	Gross	**$ 606,858.90** **$ 1,314,435.68**	**Gross**
TOTAL GROSS			**1,935**	Total Gross	**$ 617,712.77** **$ 1,348,158.28**	**Total Gross**
TOTAL NET			**1,935**	Total Net	**$ 580,650.00** **$ 1,267,268.78**	**Total Net**

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

Revised Methodology Report Tables 2 & 3 Attached

There are 37 units with pre-paid bonds.

1 unit is a Gran Paradiso 2 BDR Sam 35, 1 unit is a Gran Paradiso 3 BDR Sam 70, 1 unit is a Gran Paradiso 3 BDR Sam 80, 2 units are Wetherington 3 BDR Lee 65, 5 units are SF 52', 11 units are SF 62', 1 unit is a SF 65', 4 units are SF 75', 7 units are SF 35', 1 unit is a Townhome, 1 Unit is a 70', and 2 units are SF 80'.

Assessment Recap - Unit 4 (Total Gross)

A	B	C	D	G	F	G
Subdivision	Product Type		Total Units	Total Fiscal Year 2024/2025 Assessment Per Unit	**Total Fiscal Year 2025/2026 Projected Assessment**	**Total Fiscal Year 2025/2026 Projected Assessment Per Unit**
Renaissance	35' Villas	Admin / Maint		$ 97.16	**$ 25,723.86**	**$ 114.84**
		Debt	224	$ 678.03	**$ 151,879.15**	**$ 678.03**
		Sub-Total		$ 775.19	**$ 177,603.01**	**$ 792.87**
	50' SF	Admin / Maint	273	$ 97.16	**$ 31,350.95**	**$ 114.84**
		Debt	272	$ 998.94	**$ 272,709.57**	**$ 998.94**
		Sub-Total		$ 1,096.10	**$ 304,060.53**	**$ 1,113.77**
	60' SF	Admin / Maint		$ 97.16	**$ 22,163.86**	**$ 114.84**
		Debt	193	$ 1,212.87	**$ 234,084.36**	**$ 1,212.87**
		Sub-Total		$ 1,310.03	**$ 256,248.22**	**$ 1,327.71**
Total	**Renaissance**		**690**	Gross	**$ 79,238.68** **$ 658,673.09**	**Gross**
Oasis	60' SF	Admin / Maint		$ 97.16	**$ 10,565.16**	**$ 114.84**
		Debt	92	$ 829.89	**$ 76,350.21**	**$ 829.89**
		Sub-Total		$ 927.05	**$ 86,915.37**	**$ 944.73**
	70' SF	Admin / Maint		$ 97.16	**$ 5,052.90**	**$ 114.84**
		Debt	44	$ 980.00	**$ 43,120.00**	**$ 980.00**
		Sub-Total		$ 1,077.16	**$ 48,172.90**	**$ 1,094.84**
Total	**Oasis**		**136**	Gross	**$ 15,618.06** **$ 119,470.21**	**Gross**
Preserve	33' Villas	Admin / Maint		$ 97.16	**$ 10,335.48**	**$ 114.84**
		Debt	90	$ 424.61	**$ 38,214.57**	**$ 424.61**
		Sub-Total		$ 521.77	**$ 48,550.05**	**$ 539.45**
	50' SF	Admin / Maint		$ 97.16	**$ 12,632.25**	**$ 114.84**
		Debt	110	$ 679.79	**$ 74,776.60**	**$ 679.79**
		Sub-Total		$ 776.95	**$ 87,408.85**	**$ 794.63**
Total	**Preserve**		**200**	Gross	**$ 22,967.73** **$ 112,991.17**	**Gross**
TOTAL GROSS			**1,026**	Total Gross	**$ 117,824.47** **$ 891,134.47**	**Total Gross**
TOTAL NET			**1,026**	Total Net	**$ 110,755.00** **$ 837,666.40**	**Total Net**

Assessment is calculated by the 2016 Unit 4 Special Methodology Report

Methodology Report Table F Data Attached

There is 1 unit with pre-paid bonds.
1 unit is a Renaissance 50'

Assessment Recap - Unit 4 (Collection Method)

A	B	C	D	E	F	G	H	I	J	
TOTAL GROSS						**PLATTED ON ROLL GROSS**			**DIRECT BILL GROSS**	
Subdivision	Product Type		Total Units	**Total Fiscal Year 2025/2026 Projected Assessment**	**Total Fiscal Year 2025/2026 Projected Assessment Per Unit**	Platted Units	**Fiscal Year 2025/2026 Platted Total Assessments**	**Fiscal Year 2025/2026 Platted Per Unit Assessments**		
Renaissance	35' Villas	Admin / Maint		$ 25,723.86	$ 114.84		$ 31,695.47	$ 114.84	$ (5,971.61)	
		Debt	224	$ 151,879.15	$ 678.03	276	$ 187,136.81	$ 678.03	$ (35,257.66)	
		Sub-Total		$ 177,603.01	$ 792.87		$ 218,832.28	$ 792.87	$ (41,229.27)	
	50' SF	Admin / Maint	273	$ 31,350.95	$ 114.84	251	$ 28,824.50	$ 114.84	$ 2,526.45	
		Debt	272	$ 272,709.57	$ 998.94	250	$ 249,734.04	$ 998.94	$ 22,975.53	
		Sub-Total		$ 304,060.53	$ 1,113.77		$ 278,558.55	$ 1,113.77	$ 25,501.98	
	60' SF	Admin / Maint		$ 22,163.86	$ 114.84		$ 17,685.15	$ 114.84	$ 4,478.71	
		Debt	193	$ 234,084.36	$ 1,212.87	154	$ 186,782.34	$ 1,212.87	$ 47,302.02	
		Sub-Total		$ 256,248.22	$ 1,327.71		$ 204,467.49	$ 1,327.71	$ 51,780.73	
Total	**Renaissance**		**690**	$ 79,238.68	**Gross**	**681**	$ 78,205.13	**Platted On Roll Gross**	$ 1,033.55	**Direct Bill Gross**
				$ 658,673.09			$ 623,653.19		$ 35,019.89	
Oasis	60' SF	Admin / Maint		$ 10,565.16	$ 114.84		$ 8,727.74	$ 114.84	$ 1,837.42	
		Debt	92	$ 76,350.21	$ 829.89	76	$ 63,071.91	$ 829.89	$ 13,278.30	
		Sub-Total		$ 86,915.37	$ 944.73		$ 71,799.65	$ 944.73	$ 15,115.72	
	50' SF	Admin / Maint		$ -	$ 114.84		$ 1,952.26	$ 114.84	$ (1,952.26)	
		Debt	0	$ -	$ 691.58	17	$ 11,756.86	$ 691.58	$ (11,756.86)	
		Sub-Total		$ -	$ 806.42		$ 13,709.12	$ 806.42	$ (13,709.12)	
	70' SF	Admin / Maint		$ 5,052.90	$ 114.84		$ 5,282.58	$ 114.84	$ (229.68)	
		Debt	44	$ 43,120.00	$ 980.00	46	$ 45,080.00	$ 980.00	$ (1,960.00)	
		Sub-Total		$ 48,172.90	$ 1,094.84		$ 50,362.58	$ 1,094.84	$ (2,189.68)	
Total	**Oasis**		**136**	$ 15,618.06	**Gross**	**139**	$ 15,962.57	**Platted On Roll Gross**	$ (344.52)	**Direct Bill Gross**
				$ 119,470.21			$ 119,908.77		$ (438.56)	
Preserve	33' Villas	Admin / Maint		$ 10,335.48	$ 114.84		$ 12,976.77	$ 114.84	$ (2,641.29)	
		Debt	90	$ 38,214.57	$ 424.61	113	$ 47,980.52	$ 424.61	$ (9,765.95)	
		Sub-Total		$ 48,550.05	$ 539.45		$ 60,957.29	$ 539.45	$ (12,407.24)	
	50' SF	Admin / Maint		$ 12,632.25	$ 114.84		$ 12,632.25	$ 114.84	$ -	
		Debt	110	$ 74,776.60	$ 679.79	110	$ 74,776.60	$ 679.79	$ -	
		Sub-Total		$ 87,408.85	$ 794.63		$ 87,408.85	$ 794.63	$ -	
Total	**Preserve**		**200**	$ 22,967.73	**Gross**	**223**	$ 25,609.02	**Platted On Roll Gross**	$ (2,641.29)	**Direct Bill Gross**
				$ 112,991.17			$ 122,757.12		$ (9,765.95)	
TOTAL GROSS			**1,026**	$ 117,824.47	**Total Gross**	**1,043**	$ 119,776.73	**Total Platted On Roll Gross**	$ (1,952.26)	**Total Direct Bill Gross**
				$ 891,134.47			$ 866,319.08		$ 24,815.38	
TOTAL NET			**1,026**	$ 110,755.00	**Total Net**	**1,043**	$ 112,590.12	**Total Platted On Roll Net**	$ (1,835.12)	**Total Direct Bill Net**
				$ 837,666.40			$ 814,339.94		$ 23,326.46	

Assessment is calculated by the 2016 Unit 4 Special Methodology Report

Methodology Report Table F Data Attached

There is 1 unit with pre-paid bonds.
1 unit is a Renaissance 50'

Assessment Recap - Unit 7 (Total Gross)

A	B	C		D		E		F
				Total Fiscal Year 2024/2025		**Total Fiscal Year 2025/2026 Projected**		**Total Fiscal Year 2025/2026 Projected**
Product Type		Total Units		Assessment Per Unit		**Assessment**		**Assessment Per Unit**
				Unit 7 Master				
50' Single Family	Admin / Maint	1,897	$	110.79	**$**	**124,765.52**	**$**	**65.77**
	Debt	1,894	$	830.00	**$**	**1,571,771.00**	**$**	**830.00**
	Sub-Total		$	940.79	**$**	**1,696,536.52**	**$**	**895.77**
74' Single Family	Admin / Maint		$	110.79	**$**	**5,064.28**	**$**	**65.77**
	Debt	77	$	1,228.40	**$**	**94,586.80**	**$**	**1,228.40**
	Sub-Total		$	1,339.19	**$**	**99,651.08**	**$**	**1,294.17**
Coach	Admin / Maint		$	110.79	**$**	**14,206.30**	**$**	**65.77**
	Debt	216	$	622.50	**$**	**134,460.00**	**$**	**622.50**
	Sub-Total		$	733.29	**$**	**148,666.30**	**$**	**688.27**
2-Story Units	Admin / Maint		$	110.79	**$**	**19,467.89**	**$**	**65.77**
	Debt	296	$	456.50	**$**	**135,124.00**	**$**	**456.50**
	Sub-Total		$	567.29	**$**	**154,591.89**	**$**	**522.27**
4-Story Units	Admin / Maint		$	110.79	**$**	**25,650.26**	**$**	**65.77**
	Debt	390	$	415.00	**$**	**161,850.00**	**$**	**415.00**
	Sub-Total		$	525.79	**$**	**187,500.26**	**$**	**480.77**
Total		**2,876**			**$**	**189,154.26**		**Gross**
					$	**2,097,791.80**		
				Unit 7 Village B				
50 ' Single Family	Admin / Maint							
	Debt	111	$	830.00	**$**	**92,130.00**	**$**	**830.00**
	Sub-Total		$	830.00	**$**	**92,130.00**	**$**	**830.00**
Total		**111**			**$**	**92,130.00**		**Gross**
				Unit 7 Village F1 & F5				
F1 - 37 ' Single Family *0.75 ERU*	Admin / Maint							
	Debt	102	$	622.50	**$**	**63,495.00**	**$**	**622.50**
	Sub-Total		$	622.50	**$**	**63,495.00**	**$**	**622.50**
F1 - 50 ' Single Family	Admin / Maint							
	Debt	92	$	830.00	**$**	**76,360.00**	**$**	**830.00**
	Sub-Total		$	830.00	**$**	**76,360.00**	**$**	**830.00**
F1 - 60 ' Single Family	Admin / Maint							
	Debt	76	$	996.00	**$**	**75,696.00**	**$**	**996.00**
	Sub-Total		$	996.00	**$**	**75,696.00**	**$**	**996.00**
F5 - Dup/Paired Villa	Admin / Maint							
	Debt	158	$	498.00	**$**	**78,684.00**	**$**	**498.00**
	Sub-Total		$	498.00	**$**	**78,684.00**	**$**	**498.00**
F5 - 40 ' Single Family	Admin / Maint							
	Debt	115	$	664.00	**$**	**76,360.00**	**$**	**664.00**
	Sub-Total		$	664.00	**$**	**76,360.00**	**$**	**664.00**
F5 - 50 ' Single Family	Admin / Maint							
	Debt	125	$	830.00	**$**	**103,750.00**	**$**	**830.00**
	Sub-Total		$	830.00	**$**	**103,750.00**	**$**	**830.00**
Total		**668**			**$**	**474,345.00**		**Gross**
				Unit 7 Village F3 & G1-B				
F3 - 50' SF	Admin / Maint							
	Debt	97	$	829.60	**$**	**80,471.20**	**$**	**829.60**
	Sub-Total		$	829.60	**$**	**80,471.20**	**$**	**829.60**
F3 - 60' SF	Admin / Maint							
	Debt	109	$	995.52	**$**	**108,511.68**	**$**	**995.52**
	Sub-Total		$	995.52	**$**	**108,511.68**	**$**	**995.52**
G-1B - Paired Villa	Admin / Maint							
	Debt	30	$	497.76	**$**	**14,932.80**	**$**	**497.76**
	Sub-Total		$	497.76	**$**	**14,932.80**	**$**	**497.76**
G-1B - 40' SF	Admin / Maint							
	Debt	41	$	663.68	**$**	**27,210.88**	**$**	**663.68**
	Sub-Total		$	663.68	**$**	**27,210.88**	**$**	**663.68**
G-1B - 50' SF	Admin / Maint							
	Debt	175	$	829.60	**$**	**145,180.00**	**$**	**829.60**
	Sub-Total		$	829.60	**$**	**145,180.00**	**$**	**829.60**
Total		**452**			**$**	**376,306.56**		**Gross**

There 3 units unit with pre-paid bonds.
1 x 65' F4, 2 x 50' Antigua

Assessment Recap - Unit 7 (Collection Method)

A	B	C	E	F	G	H	I	J	
	TOTAL GROSS					PLATTED ON ROLL GROSS		DIRECT BILL GROSS	
Product Type		Total Units	Total Fiscal Year 2025/2026 Projected Assessment	Total Fiscal Year 2025/2026 Projected Assess Per Unit	Platted Units	Total Fiscal Year 2025/2026 Platted Assessment	Total Fiscal Year 2025/2026 Platted Assess Per Unit		
Unit 7 Master									
50' Single Family	Admin / Maint	1,897	$ 124,765.52	$ 65.77	2,110.96	$ 138,837.64	$ 65.77	$ (14,072.13)	
or 50' SF Equivalents	Debt	1,894	$ 1,571,771.00	$ 830.00	1,969.97	$ 1,635,075.10	$ 830.00	$ (63,304.10)	
	Sub-Total		$ 1,696,536.52	$ 895.77		$ 1,773,912.74	$ 895.77	$ (77,376.23)	
74' Single Family	Admin / Maint		$ 5,064.28	$ 65.77		$ -	$ 65.77	$ 5,064.28	
	Debt	77	$ 94,586.80	$ 1,228.40	0.00	$ -	$ 1,228.40	$ 94,586.80	
	Sub-Total		$ 99,651.08	$ 1,294.17		$ -	$ 1,294.17	$ 99,651.08	
Coach	Admin / Maint		$ 14,206.30	$ 65.77		$ -	$ 65.77	$ 14,206.30	
	Debt	216	$ 134,460.00	$ 622.50	0.00	$ -	$ 622.50	$ 134,460.00	
	Sub-Total		$ 148,666.30	$ 688.27		$ -	$ 688.27	$ 148,666.30	
2-Story Units	Admin / Maint		$ 19,467.89	$ 65.77		$ -	$ 65.77	$ 19,467.89	
	Debt	296	$ 135,124.00	$ 456.50	0.00	$ -	$ 456.50	$ 135,124.00	
	Sub-Total		$ 154,591.89	$ 522.27		$ -	$ 522.27	$ 154,591.89	
4-Story Units	Admin / Maint		$ 25,650.26	$ 65.77		$ -	$ 65.77	$ 25,650.26	
	Debt	390	$ 161,850.00	$ 415.00	0.00	$ -	$ 415.00	$ 161,850.00	
	Sub-Total		$ 187,500.26	$ 480.77		$ -	$ 480.77	$ 187,500.26	
TOTAL GROSS		2,876	$ 189,154.26	Total Gross	2,110.96	$ 138,837.64	Total Platted On Roll Gross	$ 50,316.61	Total Direct Bill Gross
			$ 2,097,791.80		1,969.97	$ 1,635,075.10		$ 462,716.70	
TOTAL NET		2,876	$ 177,805.00	Total Net	2,110.96	$ 130,507.39	Total Platted On Roll Net	$ 47,297.61	Total Direct Bill Net
			$ 1,971,924.29		1,969.97	$ 1,536,970.59		$ 434,953.70	
Unit 7 Village B									
50 ' Single Family	Debt	111	$ 92,130.00	$ 830.00	111	$ 92,130.00	$ 830.00	$ -	
	Sub-Total		$ 92,130.00	$ 830.00		$ 92,130.00	$ 830.00	$ -	
TOTAL GROSS		111		Total Gross	111		Total Platted On Roll Gross	$ -	Total Direct Bill Gross
			$ 92,130.00			$ 92,130.00		$ -	
TOTAL NET		111	$ -	Total Net	111	$ -	Total Platted On Roll Net	$ -	Total Direct Bill Net
			$ 86,602.20			$ 86,602.20		$ -	
Unit 7 Village F1 & F5									
F1 - 37 ' Single Family	Debt	102	$ 63,495.00	$ 622.50	102	$ 63,495.00	$ 622.50	$ -	
0.75 ERU	Sub-Total		$ 63,495.00	$ 622.50		$ 63,495.00	$ 622.50	$ -	
F1 - 50 ' Single Family	Debt	92	$ 76,360.00	$ 830.00	99	$ 82,170.00	$ 830.00	$ (5,810.00)	
	Sub-Total		$ 76,360.00	$ 830.00		$ 82,170.00	$ 830.00	$ (5,810.00)	
F1 - 60 ' Single Family	Debt	76	$ 75,696.00	$ 996.00	69	$ 68,724.00	$ 996.00	$ 6,972.00	
	Sub-Total		$ 75,696.00	$ 996.00		$ 68,724.00	$ 996.00	$ 6,972.00	
F5 - Dup/Paired Villa	Debt	158	$ 78,684.00	$ 498.00	158	$ 78,684.00	$ 498.00	$ -	
	Sub-Total		$ 78,684.00	$ 498.00		$ 78,684.00	$ 498.00	$ -	
F5 - 40 ' Single Family	Debt	115	$ 76,360.00	$ 664.00	115	$ 76,360.00	$ 664.00	$ -	
	Sub-Total		$ 76,360.00	$ 664.00		$ 76,360.00	$ 664.00	$ -	
F5 - 50 ' Single Family	Debt	125	$ 103,750.00	$ 830.00	125	$ 103,750.00	$ 830.00	$ -	
	Sub-Total		$ 103,750.00	$ 830.00		$ 103,750.00	$ 830.00	$ -	
TOTAL GROSS		668		Total Gross	668		Total Platted On Roll Gross		Total Direct Bill Gross
			$ 474,345.00			$ 473,183.00		$ 1,162.00	
TOTAL NET		668		Total Net	668		Total Platted On Roll Net		Total Direct Bill Net
			$ 445,884.30			$ 444,792.02		$ 1,092.28	
Unit 7 Village F3 & G-1B									
F3 - 50' SF	Debt	97	$ 80,471.20	$ 829.60	97	$ 80,471.20	$ 829.60	$ -	
	Sub-Total		$ 80,471.20	$ 829.60		$ 80,471.20	$ 829.60	$ -	
F3 - 60' SF	Debt	109	$ 108,511.68	$ 995.52	109	$ 108,511.68	$ 995.52	$ -	
	Sub-Total		$ 108,511.68	$ 995.52		$ 108,511.68	$ 995.52	$ -	
G-1B - Paired Villa	Debt	30	$ 14,932.80	$ 497.76	30	$ 14,932.80	$ 497.76	$ -	
	Sub-Total		$ 14,932.80	$ 497.76		$ 14,932.80	$ 497.76	$ -	
G-1B - 40' SF	Debt	41	$ 27,210.88	$ 663.68	41	$ 27,210.88	$ 663.68	$ -	
	Sub-Total		$ 27,210.88	$ 663.68		$ 27,210.88	$ 663.68	$ -	
G-1B - 50' SF	Debt	175	$ 145,180.00	$ 829.60	175	$ 145,180.00	$ 829.60	$ -	
	Sub-Total		$ 145,180.00	$ 829.60		$ 145,180.00	$ 829.60	$ -	
TOTAL GROSS		452		Total Gross	452		Total Platted On Roll Gross		Total Direct Bill Gross
			$ 376,306.56			$ 376,306.56		$ -	
TOTAL NET		452		Total Net	452		Total Platted On Roll Net		Total Direct Bill Net
			$ 353,728.17			$ 353,728.17		$ -	

There 3 units unit with pre-paid bonds.

1 x 65' F4, 2 x 50' Antigua

Assessment Recap - Unit 8 (Total Gross)

A	B	C	D	E	F
Product Type		Total Units	Total Fiscal Year 2024/2025 Assessment Per Unit	**Total Fiscal Year 2025/2026 Projected Assessment**	**Total Fiscal Year 2025/2026 Projected Assessment Per Unit**
			Unit 8 Master		
50' Single Family	Admin / Maint		$ 107.92	**$ 33,306.32**	**$ 133.23**
	Debt	250	$ 697.38	**$ 174,345.00**	**$ 697.38**
	Sub-Total		$ 805.30	**$ 207,651.32**	**$ 830.61**
75' Single Family	Admin / Maint		$ 107.92	**$ 18,651.54**	**$ 133.23**
	Debt	140	$ 875.66	**$ 122,592.40**	**$ 875.66**
	Sub-Total		$ 983.58	**$ 141,243.94**	**$ 1,008.89**
Coach	Admin / Maint		$ 107.92	**$ 35,704.37**	**$ 133.23**
	Debt	268	$ 613.49	**$ 164,415.32**	**$ 613.49**
	Sub-Total		$ 721.41	**$ 200,119.69**	**$ 746.72**
2-Story Units	Admin / Maint		$ 107.92	**$ 35,704.37**	**$ 133.23**
	Debt	268	$ 524.34	**$ 140,523.12**	**$ 524.34**
	Sub-Total		$ 632.26	**$ 176,227.49**	**$ 657.57**
4-Story Units	Admin / Maint		$ 107.92	**$ 51,957.86**	**$ 133.23**
	Debt	390	$ 435.20	**$ 169,728.00**	**$ 435.20**
	Sub-Total		$ 543.12	**$ 221,685.86**	**$ 568.43**
Total		**1,316**		**$ 175,324.47** **$ 771,603.84**	**Gross**
			Unit 8 Neighborhood Debt		
52' Single Family	Debt	259	$ 1,052.31	**$ 272,548.29**	**$ 1,052.31**
	Sub-Total		$ 1,052.31	**$ 272,548.29**	**$ 1,052.31**
75' Single Family	Debt	166	$ 1,321.32	**$ 219,339.12**	**$ 1,321.32**
	Sub-Total		$ 1,321.32	**$ 219,339.12**	**$ 1,321.32**
Coach	Debt	300	$ 925.72	**$ 277,716.00**	**$ 925.72**
	Sub-Total		$ 925.72	**$ 277,716.00**	**$ 925.72**
2-Story Units	Debt	228	$ 791.21	**$ 180,395.88**	**$ 791.21**
	Sub-Total		$ 791.21	**$ 180,395.88**	**$ 791.21**
4-Story Units	Debt	420	$ 656.70	**$ 275,814.00**	**$ 656.70**
	Sub-Total		$ 656.70	**$ 275,814.00**	**$ 656.70**
Total		**1,373**		**$ -** **$ 1,225,813.29**	**Gross**

Assessment Recap - Unit 8 (Collection Method)

A	B	C	E	F	G	H	I	J	
TOTAL GROSS					**PLATTED ON ROLL GROSS**			**DIRECT BILL GROSS**	
Product Type		Total Units	**Total Fiscal Year 2025/2026 Projected Assessment**	**Total Fiscal Year 2025/2026 Projected Assessment Per Unit**	Platted Units	**Total Fiscal Year 2025/2026 Platted Assessment**	**Total Fiscal Year 2025/2026 Platted Assessment Per Unit**		
Unit 8 Master									
50' Single Family	Admin / Maint		$ 33,306.32	$ 133.23		$ 34,372.12	$ 133.23	$ (1,065.80)	
	Debt	250	$ 174,345.00	$ 697.38	258	$ 179,924.04	$ 697.38	$ (5,579.04)	
	Sub-Total		$ 207,651.32	$ 830.61		$ 214,296.16	$ 830.61	$ (6,644.84)	
75' Single Family	Admin / Maint		$ 18,651.54	$ 133.23		$ 22,648.30	$ 133.23	$ (3,996.76)	
	Debt	140	$ 122,592.40	$ 875.66	170	$ 148,862.20	$ 875.66	$ (26,269.80)	
	Sub-Total		$ 141,243.94	$ 1,008.89		$ 171,510.50	$ 1,008.89	$ (30,266.56)	
Coach	Admin / Maint		$ 35,704.37	$ 133.23		$ 10,658.02	$ 133.23	$ 25,046.35	
	Debt	268	$ 164,415.32	$ 613.49	80	$ 49,079.20	$ 613.49	$ 115,336.12	
	Sub-Total		$ 200,119.69	$ 746.72		$ 59,737.22	$ 746.72	$ 140,382.47	
2-Story Units	Admin / Maint		$ 35,704.37	$ 133.23		$ 20,783.14	$ 133.23	$ 14,921.23	
	Debt	268	$ 140,523.12	$ 524.34	156	$ 81,797.04	$ 524.34	$ 58,726.08	
	Sub-Total		$ 176,227.49	$ 657.57		$ 102,580.18	$ 657.57	$ 73,647.31	
4-Story Units	Admin / Maint		$ 51,957.86	$ 133.23		$ 23,980.55	$ 133.23	$ 27,977.31	
	Debt	390	$ 169,728.00	$ 435.20	180	$ 78,336.00	$ 435.20	$ 91,392.00	
	Sub-Total		$ 221,685.86	$ 568.43		$ 102,316.55	$ 568.43	$ 119,369.31	
TOTAL GROSS		**1,316**	**$ 175,324.47**	**Total Gross**	**844**	**$ 112,442.14**	**Total Platted On Roll Gross**	**$ 62,882.33**	**Total Direct Bill Gross**
			$ 771,603.84			**$ 537,998.48**		**$ 233,605.36**	
TOTAL NET		**1,316**	**$ 164,805.00**	**Total Net**	**844**	**$ 105,695.61**	**Total Platted On Roll Net**	**$ 59,109.39**	**Total Direct Bill Net**
			$ 725,307.61			**$ 505,718.57**		**$ 219,589.04**	
Unit 8 Neighborhood									
52' Single Family	Debt	259	$ 272,548.29	$ 1,052.31	258	$ 271,495.98	$ 1,052.31	$ 1,052.31	
	Sub-Total		$ 272,548.29	$ 1,052.31		$ 271,495.98	$ 1,052.31	$ 1,052.31	
75' Single Family	Debt	166	$ 219,339.12	$ 1,321.32	170	$ 224,624.40	$ 1,321.32	$ (5,285.28)	
	Sub-Total		$ 219,339.12	$ 1,321.32		$ 224,624.40	$ 1,321.32	$ (5,285.28)	
Coach	Debt	300	$ 277,716.00	$ 925.72	80	$ 74,057.60	$ 925.72	$ 203,658.40	
	Sub-Total		$ 277,716.00	$ 925.72		$ 74,057.60	$ 925.72	$ 203,658.40	
2-Story Units	Debt	228	$ 180,395.88	$ 791.21	156	$ 123,428.76	$ 791.21	$ 56,967.12	
	Sub-Total		$ 180,395.88	$ 791.21		$ 123,428.76	$ 791.21	$ 56,967.12	
4-Story Units	Debt	420	$ 275,814.00	$ 656.70	180	$ 118,206.00	$ 656.70	$ 157,608.00	
	Sub-Total		$ 275,814.00	$ 656.70		$ 118,206.00	$ 656.70	$ 157,608.00	
TOTAL GROSS		**1,373**		**Total Gross**	**844**		**Total Platted On Roll Gross**		**Total Direct Bill Gross**
			$ 1,225,813.29			**$ 811,812.74**		**$ 414,000.55**	
TOTAL NET		**1,373**		**Total Net**	**844**		**Total Platted On Roll Net**		**Total Direct Bill Net**
			$ 1,152,264.49			**$ 763,103.98**		**$ 389,160.52**	

Assessment Recap - Unit 9 (Total Gross)

A	B	C	D	E	F
Product Type		Total Units	Total Fiscal Year 2024/2025 Assessment Per Unit	**Total Fiscal Year 2025/2026 Projected Assessment**	**Total Fiscal Year 2025/2026 Projected Assessment Per Unit**
Unit 9 Master					
50' Single Family	Admin / Maint		$ 306.24	**$ 33,191.40**	**$ 145.58**
	Debt	228	$ 1,754.57	**$ 400,041.96**	**$ 1,754.57**
	Sub-Total		$ 2,060.81	**$ 433,233.36**	**$ 1,900.15**
62' Single Family	Admin / Maint	97	$ 306.24	**$ 14,120.90**	**$ 145.58**
	Debt	96	$ 2,175.67	**$ 208,864.32**	**$ 2,175.67**
	Sub-Total		$ 2,481.91	**$ 222,985.22**	**$ 2,321.25**
75' Single Family	Admin / Maint		$ 306.24	**$ 11,791.68**	**$ 145.58**
	Debt	81	$ 2,631.86	**$ 213,180.66**	**$ 2,631.86**
	Sub-Total		$ 2,938.10	**$ 224,972.34**	**$ 2,777.44**
85' Single Family	Admin / Maint		$ 306.24	**$ 9,171.31**	**$ 145.58**
	Debt	63	$ 2,982.77	**$ 187,914.51**	**$ 2,982.77**
	Sub-Total		$ 3,289.01	**$ 197,085.82**	**$ 3,128.35**
Coach	Admin / Maint		$ 306.24	**$ 38,432.15**	**$ 145.58**
	Debt	264	$ 877.29	**$ 231,604.56**	**$ 877.29**
	Sub-Total		$ 1,183.53	**$ 270,036.71**	**$ 1,022.87**
Total		**733**		**$ 106,707.45** **$ 1,241,606.01**	**Gross**

There is 1 unit with pre-paid bonds.

1 x 62'

Assessment Recap - Unit 9 (Collection Method)

A	B	C	E	F	G	H	I	J	
TOTAL GROSS					**PLATTED ON ROLL GROSS**			**DIRECT BILL GROSS**	
Product Type		Total Units	**Total Fiscal Year 2025/2026 Projected Assessment**	**Total Fiscal Year 2025/2026 Projected Assessment Per Unit**	Platted Units	**Total Fiscal Year 2025/2026 Platted Assessment**	**Total Fiscal Year 2025/2026 Platted Assessment Per Unit**		
Unit 9 Master									
50' Single Family	Admin / Maint		$ 33,191.40	$ 145.58		$ 33,191.40	$ 145.58	$ -	
	Debt	228	$ 400,041.96	$ 1,754.57	228	$ 400,041.96	$ 1,754.57	$ -	
	Sub-Total		$ 433,233.36	$ 1,900.15		$ 433,233.36	$ 1,900.15	$ -	
62' Single Family	Admin / Maint		$ 8,297.85	$ 145.58		$ 8,297.85	$ 145.58	$ -	
	Debt	57	$ 124,013.19	$ 2,175.67	57	$ 124,013.19	$ 2,175.67	$ -	
	Sub-Total		$ 132,311.04	$ 2,321.25		$ 132,311.04	$ 2,321.25	$ -	
62' Single Family Buy Down	Admin / Maint	40	$ 5,823.05	$ 145.58	40	$ 5,823.05	$ 145.58	$ -	
	Debt	39	$ 83,102.37	$ 2,130.83	39	$ 83,102.37	$ 2,130.83	$ -	
	Sub-Total		$ 88,925.42	$ 2,276.41		$ 88,925.42	$ 2,276.41	$ -	
75' Single Family	Admin / Maint		$ 11,791.68	$ 145.58		$ 11,791.68	$ 145.58	$ -	
	Debt	81	$ 213,180.66	$ 2,631.86	81	$ 213,180.66	$ 2,631.86	$ -	
	Sub-Total		$ 224,972.34	$ 2,777.44		$ 224,972.34	$ 2,777.44	$ -	
85' Single Family	Admin / Maint		$ 9,171.31	$ 145.58		$ 9,171.31	$ 145.58	$ -	
	Debt	63	$ 187,914.51	$ 2,982.77	63	$ 187,914.51	$ 2,982.77	$ -	
	Sub-Total		$ 197,085.82	$ 3,128.35		$ 197,085.82	$ 3,128.35	$ -	
Coach	Admin / Maint		$ 38,432.15	$ 145.58		$ -	$ 145.58	$ 38,432.15	
	Debt	264	$ 231,604.56	$ 877.29	0	$ -	$ 877.29	$ 231,604.56	
	Sub-Total		$ 270,036.71	$ 1,022.87		$ -	$ 1,022.87	$ 270,036.71	
TOTAL GROSS		**733**	**$ 106,707.45**	**Total Gross**	**469**	**$ 68,275.30**	**Total Platted On Roll Gross**	**$ 38,432.15**	**Total Direct Bill Gross**
			$ 1,239,857.25			**$ 1,008,252.69**		**$ 231,604.56**	
TOTAL NET		**733**	**$ 100,305.00**	**Total Net**	**469**	**$ 64,178.78**	**Total Platted On Roll Net**	**$ 36,126.22**	**Total Direct Bill Net**
			$ 1,165,465.82			**$ 947,757.53**		**$ 217,708.29**	

There is 1 unit with pre-paid bonds.

1 x 62'

Assessment Recap - Unit 10 (Total Gross)

A	B	C	D	E	F
Product Type		Total Units	Total Fiscal Year 2024/2025 Assessment Per Unit	**Total Fiscal Year 2025/2026 Projected Assessment**	**Total Fiscal Year 2025/2026 Projected Assessment Per Unit**
Unit 10 Master					
Coach	Admin / Maint		$ 639.48	**$ 52,285.27**	**$ 396.10**
	Debt	132	$ 1,134.52	**$ 149,756.64**	**$ 1,134.52**
	Sub-Total		$ 1,774.00	**$ 202,041.91**	**$ 1,530.62**
Townhomes	Admin / Maint		$ 639.48	**$ 14,655.72**	**$ 396.10**
	Debt	37	$ 1,361.42	**$ 50,372.54**	**$ 1,361.42**
	Sub-Total		$ 2,000.90	**$ 65,028.26**	**$ 1,757.52**
50' Single Family	Admin / Maint		$ 639.48	**$ 34,856.84**	**$ 396.10**
	Debt	88	$ 2,269.04	**$ 199,675.52**	**$ 2,269.04**
	Sub-Total		$ 2,908.52	**$ 234,532.36**	**$ 2,665.14**
65' Single Family	Admin / Maint		$ 639.48	**$ 94,271.92**	**$ 396.10**
	Debt	238	$ 2,949.75	**$ 702,040.50**	**$ 2,949.75**
	Sub-Total		$ 3,589.23	**$ 796,312.42**	**$ 3,345.85**
65' Single Family BD Buy Down	Admin / Maint		$ 639.48	**$ 19,408.92**	**$ 396.10**
	Debt	49	$ 2,752.35	**$ 134,865.15**	**$ 2,752.35**
	Sub-Total		$ 3,391.83	**$ 154,274.07**	**$ 3,148.45**
75' Single Family	Admin / Maint		$ 639.48	**$ 17,824.52**	**$ 396.10**
	Debt	45	$ 3,403.56	**$ 153,160.20**	**$ 3,403.56**
	Sub-Total		$ 4,043.04	**$ 170,984.72**	**$ 3,799.66**
Total		**589**		**$ 233,303.19** **$ 1,389,870.55**	**Gross**

Assessment Recap - Unit 10 (Collection Method)

A	B	C	E	F	G	H	I	J	
TOTAL GROSS					**PLATTED ON ROLL GROSS**			**DIRECT BILL GROSS**	
Product Type		Total Units	**Total Fiscal Year 2025/2026 Projected Assessment**	**Total Fiscal Year 2025/2026 Projected Assessment Per Unit**	Platted Units	**Total Fiscal Year 2025/2026 Platted Assessment**	**Total Fiscal Year 2025/2026 Platted Assessment Per Unit**		
Unit 10 Master									
Coach	Admin / Maint		$ 52,285.27	$ 396.10		$ -	$ 396.10	$ 52,285.27	
	Debt	132	$ 149,756.64	$ 1,134.52	0	$ -	$ 1,134.52	$ 149,756.64	
	Sub-Total		$ 202,041.91	$ 1,530.62		$ -	$ 1,530.62	$ 202,041.91	
Townhomes	Admin / Maint		$ 14,655.72	$ 396.10		$ -	$ 396.10	$ 14,655.72	
	Debt	37	$ 50,372.54	$ 1,361.42	0	$ -	$ 1,361.42	$ 50,372.54	
	Sub-Total		$ 65,028.26	$ 1,757.52		$ -	$ 1,757.52	$ 65,028.26	
50' Single Family	Admin / Maint		$ 34,856.84	$ 396.10		$ 34,856.84	$ 396.10	$ -	
	Debt	88	$ 199,675.52	$ 2,269.04	88	$ 199,675.52	$ 2,269.04	$ -	
	Sub-Total		$ 234,532.36	$ 2,665.14		$ 234,532.36	$ 2,665.14	$ -	
65' Single Family	Admin / Maint		$ 94,271.92	$ 396.10		$ 94,271.92	$ 396.10	$ -	
	Debt	238	$ 702,040.50	$ 2,949.75	238	$ 702,040.50	$ 2,949.75	$ -	
	Sub-Total		$ 796,312.42	$ 3,345.85		$ 796,312.42	$ 3,345.85	$ -	
65' Single Family BD	Admin / Maint		$ 19,408.92	$ 396.10		$ 19,408.92	$ 396.10	$ -	
	Debt	49	$ 134,865.15	$ 2,752.35	49	$ 134,865.15	$ 2,752.35	$ -	
	Sub-Total		$ 154,274.07	$ 3,148.45		$ 154,274.07	$ 3,148.45	$ -	
75' Single Family	Admin / Maint		$ 17,824.52	$ 396.10		$ 17,824.52	$ 396.10	$ -	
	Debt	45	$ 153,160.20	$ 3,403.56	45	$ 153,160.20	$ 3,403.56	$ -	
	Sub-Total		$ 170,984.72	$ 3,799.66		$ 170,984.72	$ 3,799.66	$ -	
TOTAL GROSS		589	$ 233,303.19	Total Gross	420	$ 166,362.21	Total Platted On Roll Gross	$ 66,940.98	Total Direct Bill Gross
			$ 1,389,870.55			$ 1,189,741.37		$ 200,129.18	
TOTAL NET		589	$ 219,305.00	Total Net	420	$ 156,380.48	Total Platted On Roll Net	$ 62,924.52	Total Direct Bill Net
			$ 1,306,478.32			$ 1,118,356.89		$ 188,121.43	

Assessment Recap - Unit 11 (Total Gross)

A	B	C	D	E	F
Product Type		Total Units	Total Fiscal Year 2024/2025 Assessment Per Unit	**Total Fiscal Year 2025/2026 Projected Assessment**	**Total Fiscal Year 2025/2026 Projected Assessment Per Unit**
Unit 11 Master					
Villa	Admin / Maint		$ -	**$ 20,782.53**	**$ 122.25**
	Debt	170	$ -	**$ 289,935.00**	**$ 1,705.50**
	Sub-Total		$ -	**$ 310,717.53**	**$ 1,827.75**
45' Single Family	Admin / Maint		$ -	**$ 21,027.03**	**$ 122.25**
	Debt	172	$ -	**$ 352,015.20**	**$ 2,046.60**
	Sub-Total		$ -	**$ 373,042.23**	**$ 2,168.85**
52' Single Family	Admin / Maint		$ -	**$ 8,802.01**	**$ 122.25**
	Debt	72	$ -	**$ 170,277.12**	**$ 2,364.96**
	Sub-Total		$ -	**$ 179,079.13**	**$ 2,487.21**
57' Single Family	Admin / Maint		$ -	**$ 34,230.05**	**$ 122.25**
	Debt	280	$ -	**$ 725,860.80**	**$ 2,592.36**
	Sub-Total		$ -	**$ 760,090.85**	**$ 2,714.61**
72' Single Family	Admin / Maint		$ -	**$ 16,014.77**	**$ 122.25**
	Debt	131	$ -	**$ 428,967.36**	**$ 3,274.56**
	Sub-Total		$ -	**$ 444,982.13**	**$ 3,396.81**
	Admin / Maint		$ -	**$ -**	**$ -**
	Debt		$ -	**$ -**	**$ -**
	Sub-Total		$ -	**$ -**	**$ -**
Total		**825**		**$ 233,303.19** **$ 1,967,055.48**	**Gross**

Assessment Recap - Unit 11 (Collection Method)

A	B	C	E	F	G	H	I	J
TOTAL GROSS					**PLATTED ON ROLL GROSS**			**DIRECT BILL GROSS**
Product Type		Total Units	**Total Fiscal Year 2025/2026 Projected Assessment**	**Total Fiscal Year 2025/2026 Projected Assessment Per Unit**	Platted Units	**Total Fiscal Year 2025/2026 Platted Assessment**	**Total Fiscal Year 2025/2026 Platted Assessment Per Unit**	
Unit 11 Master								
Villa	Admin / Maint		$ 20,782.53	$ 122.25		$ -	$ 122.25	$ 20,782.53
	Debt	170	$ 289,935.00	$ 1,705.50	0	$ -	$ 1,705.50	$ 289,935.00
	Sub-Total		$ 310,717.53	$ 1,827.75		$ -	$ 1,827.75	$ 310,717.53
45' Single Family	Admin / Maint		$ 21,027.03	$ 122.25		$ -	$ 122.25	$ 21,027.03
	Debt	172	$ 352,015.20	$ 2,046.60	0	$ -	$ 2,046.60	$ 352,015.20
	Sub-Total		$ 373,042.23	$ 2,168.85		$ -	$ 2,168.85	$ 373,042.23
52' Single Family	Admin / Maint		$ 8,802.01	$ 122.25		$ -	$ 122.25	$ 8,802.01
	Debt	72	$ 170,277.12	$ 2,364.96	0	$ -	$ 2,364.96	$ 170,277.12
	Sub-Total		$ 179,079.13	$ 2,487.21		$ -	$ 2,487.21	$ 179,079.13
57' Single Family	Admin / Maint		$ 34,230.05	$ 122.25		$ -	$ 122.25	$ 34,230.05
	Debt	280	$ 725,860.80	$ 2,592.36	0	$ -	$ 2,592.36	$ 725,860.80
	Sub-Total		$ 760,090.85	$ 2,714.61		$ -	$ 2,714.61	$ 760,090.85
72' Single Family	Admin / Maint		$ 16,014.77	$ 122.25		$ -	$ 122.25	$ 16,014.77
	Debt	131	$ 428,967.36	$ 3,274.56	0	$ -	$ 3,274.56	$ 428,967.36
	Sub-Total		$ 444,982.13	$ 3,396.81		$ -	$ 3,396.81	$ 444,982.13
0	Admin / Maint		$ -	$ -		$ -	$ -	$ -
	Debt	0	$ -	$ -	0	$ -	$ -	$ -
	Sub-Total		$ -	$ -		$ -	$ -	$ -
TOTAL GROSS		**825**	**$ 100,856.38**	**Total Gross**	**0**	**$ -**	**Total Platted On Roll Gross**	**$ 100,856.38** Total Direct Bill Gross
			$ 1,967,055.48			**$ -**		**$ 1,967,055.48**
TOTAL NET		**825**	**$ 94,805.00**	**Total Net**	**0**	**$ -**	**Total Platted On Roll Net**	**$ 94,805.00** Total Direct Bill Net
			$ 1,849,032.15			**$ -**		**$ 1,849,032.15**

Assessment Recap - Unit 12 (Total Gross)

A	B	C	D	E	F
Product Type		Total Units	Total Fiscal Year 2024/2025 Assessment Per Unit	**Total Fiscal Year 2025/2026 Projected Assessment**	**Total Fiscal Year 2025/2026 Projected Assessment Per Unit**
Unit 12 Master					
Bexley - Townhome 20'	Admin / Maint		$ -	**$ 20,102.90**	**$ 502.57**
	Debt	40	$ -	**$ 33,170.00**	**$ 829.25**
	Sub-Total		$ -	**$ 53,272.90**	**$ 1,331.82**
Bexely - Cottage 35'	Admin / Maint		$ -	**$ 17,590.03**	**$ 502.57**
	Debt	35	$ -	**$ 50,791.65**	**$ 1,451.19**
	Sub-Total		$ -	**$ 68,381.68**	**$ 1,953.76**
Bexley - SF 55'	Admin / Maint		$ -	**$ 27,641.48**	**$ 502.57**
	Debt	55	$ -	**$ 125,424.20**	**$ 2,280.44**
	Sub-Total		$ -	**$ 153,065.68**	**$ 2,783.01**
Bexley - SF 60'	Admin / Maint		$ -	**$ 27,641.48**	**$ 502.57**
	Debt	55	$ -	**$ 136,826.80**	**$ 2,487.76**
	Sub-Total		$ -	**$ 164,468.28**	**$ 2,990.33**
Oakbend - SF 50'	Admin / Maint		$ -	**$ 46,236.66**	**$ 502.57**
	Debt	92	$ -	**$ 190,727.96**	**$ 2,073.13**
	Sub-Total		$ -	**$ 236,964.62**	**$ 2,575.70**
Oakbend - SF 60'	Admin / Maint		$ -	**$ 44,728.94**	**$ 502.57**
	Debt	89	$ -	**$ 221,410.64**	**$ 2,487.76**
	Sub-Total		$ -	**$ 266,139.58**	**$ 2,990.33**
Total		**366**		**$ 233,303.19** **$ 758,351.25**	**Gross**

Assessment Recap - Unit 12 (Collection Method)

A	B	C	E	F	G	H	I	J	
TOTAL GROSS					**PLATTED ON ROLL GROSS**			**DIRECT BILL GROSS**	
Product Type		Total Units	**Total Fiscal Year 2025/2026 Projected Assessment**	**Total Fiscal Year 2025/2026 Projected Assessment Per Unit**	Platted Units	**Total Fiscal Year 2025/2026 Platted Assessment**	**Total Fiscal Year 2025/2026 Platted Assessment Per Unit**		
Unit 12 Master									
Bexley - Townhome 20'	Admin / Maint		**$ 20,102.90**	**$ 502.57**		**$ -**	**$ 502.57**	**$ 20,102.90**	
	Debt	40	**$ 33,170.00**	**$ 829.25**	0	**$ -**	**$ 829.25**	**$ 33,170.00**	
	Sub-Total		**$ 53,272.90**	**$ 1,331.82**		**$ -**	**$ 1,331.82**	**$ 53,272.90**	
Bexely - Cottage 35'	Admin / Maint		**$ 17,590.03**	**$ 502.57**		**$ -**	**$ 502.57**	**$ 17,590.03**	
	Debt	35	**$ 50,791.65**	**$ 1,451.19**	0	**$ -**	**$ 1,451.19**	**$ 50,791.65**	
	Sub-Total		**$ 68,381.68**	**$ 1,953.76**		**$ -**	**$ 1,953.76**	**$ 68,381.68**	
Bexley - SF 55'	Admin / Maint		**$ 27,641.48**	**$ 502.57**		**$ -**	**$ 502.57**	**$ 27,641.48**	
	Debt	55	**$ 125,424.20**	**$ 2,280.44**	0	**$ -**	**$ 2,280.44**	**$ 125,424.20**	
	Sub-Total		**$ 153,065.68**	**$ 2,783.01**		**$ -**	**$ 2,783.01**	**$ 153,065.68**	
Bexley - SF 60'	Admin / Maint		**$ 27,641.48**	**$ 502.57**		**$ -**	**$ 502.57**	**$ 27,641.48**	
	Debt	55	**$ 136,826.80**	**$ 2,487.76**	0	**$ -**	**$ 2,487.76**	**$ 136,826.80**	
	Sub-Total		**$ 164,468.28**	**$ 2,990.33**		**$ -**	**$ 2,990.33**	**$ 164,468.28**	
Oakbend - SF 50'	Admin / Maint		**$ 46,236.66**	**$ 502.57**		**$ -**	**$ 502.57**	**$ 46,236.66**	
	Debt	92	**$ 190,727.96**	**$ 2,073.13**	0	**$ -**	**$ 2,073.13**	**$ 190,727.96**	
	Sub-Total		**$ 236,964.62**	**$ 2,575.70**		**$ -**	**$ 2,575.70**	**$ 236,964.62**	
Oakbend - SF 60'	Admin / Maint		**$ 44,728.94**	**$ 502.57**		**$ -**	**$ 502.57**	**$ 44,728.94**	
	Debt	89	**$ 221,410.64**	**$ 2,487.76**	0	**$ -**	**$ 2,487.76**	**$ 221,410.64**	
	Sub-Total		**$ 266,139.58**	**$ 2,990.33**		**$ -**	**$ 2,990.33**	**$ 266,139.58**	
TOTAL GROSS		**366**	**$ 183,941.49**	**Total Gross**	**0**	**$ -**	**Total Platted On Roll Gross**	**$ 183,941.49**	**Total Direct Bill Gross**
			$ 758,351.25			**$ -**		**$ 758,351.25**	
TOTAL NET		**366**	**$ 172,905.00**	**Total Net**	**0**	**$ -**	**Total Platted On Roll Net**	**$ 172,905.00**	**Total Direct Bill Net**
			$ 712,850.18			**$ -**		**$ 712,850.18**	

Assesments - Island Walk

Island Walk Assessment Breakdown					
Product Type		District Proper Fiscal Year 2028/2029 Assessment Per Unit	Unit 1 Fiscal Year 2028/2029 Assessment Per Unit	Unit 2 Fiscal Year 2028/2029 Assessment Per Unit	**All Units Total Fiscal Year 2028/2029 Assessment Per Unit**
Single Family	Admin / Maint	$ 40.56	$ 415.93	$ 7.98	**$ 464.47**
	Debt	$ -	$ 166.58	$ 379.89	**$ 546.47**
	Sub-Total	$ 40.56	$ 582.51	$ 387.87	**$ 1,010.94**
Multi Family	Admin / Maint	$ 40.56	$ 415.93	$ 7.94	**$ 464.43**
	Debt	$ -	$ 166.58	$ 378.22	**$ 544.80**
	Sub-Total	$ 40.56	$ 582.51	$ 386.16	**$ 1,009.23**
Any Lot Outside Unit 2 Boundary	Admin / Maint	$ 40.56	$ 415.93	$ -	**$ 456.49**
	Debt	$ -	$ 166.58	$ -	**$ 166.58**
	Sub-Total	$ 40.56	$ 582.51	$ -	**$ 623.07**

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

Gran Paradiso Assessment Breakdown

Product Type		District Proper Total Fiscal Year 2028/2029 Assessment Per Unit	Unit 1 Total Fiscal Year 2028/2029 Assessment Per Unit	Unit 2 Total Fiscal Year 2028/2029 Assessment Per Unit	Unit 3 Total Fiscal Year 2028/2029 Assessment Per Unit	**All Units Total Fiscal Year 2028/2029 Assessment Per Unit**
2 Bdr Sam 35	Admin / Maint	$ 40.56	$ 415.93	$ 8.90	$ 319.23	**$ 784.62**
	Debt	$ -	$ 166.58	$ 424.10	$ 1,093.10	**$ 1,683.78**
	Sub-Total	$ 40.56	$ 582.51	$ 433.00	$ 1,412.33	**$ 2,468.40**
3 Bdr Sam 70	Admin / Maint	$ 40.56	$ 415.93	$ 8.90	$ 319.23	**$ 784.62**
	Debt	$ -	$ 166.58	$ 424.10	$ 1,432.12	**$ 2,022.80**
	Sub-Total	$ 40.56	$ 582.51	$ 433.00	$ 1,751.35	**$ 2,807.42**
3 Bdr Sam 80	Admin / Maint	$ 40.56	$ 415.93	$ 8.90	$ 319.23	**$ 784.62**
	Debt	$ -	$ 166.58	$ 424.10	$ 1,559.05	**$ 2,149.73**
	Sub-Total	$ 40.56	$ 582.51	$ 433.00	$ 1,878.28	**$ 2,934.35**
3 Bdr Lee 45	Admin / Maint	$ 40.56	$ 415.93	$ 8.90	$ 319.23	**$ 784.62**
	Debt	$ -	$ 166.58	$ 424.10	$ 1,227.41	**$ 1,818.09**
	Sub-Total	$ 40.56	$ 582.51	$ 433.00	$ 1,546.64	**$ 2,602.71**
3 Bdr Lee 65	Admin / Maint	$ 40.56	$ 415.93	$ 8.90	$ 319.23	**$ 784.62**
	Debt	$ -	$ 166.58	$ 424.10	$ 1,380.47	**$ 1,971.15**
	Sub-Total	$ 40.56	$ 582.51	$ 433.00	$ 1,699.70	**$ 2,755.77**
35'	Admin / Maint	$ 40.56	$ 415.93	$ 6.77	$ 319.23	**$ 782.49**
	Debt	$ -	$ 166.58	$ 322.17	$ 521.28	**$ 1,010.03**
	Sub-Total	$ 40.56	$ 582.51	$ 328.94	$ 840.51	**$ 1,792.52**
Townhome	Admin / Maint	$ 40.56	$ 415.93	$ 6.77	$ 319.23	**$ 782.49**
	Debt	$ -	$ 166.58	$ 322.17	$ 521.28	**$ 1,010.03**
	Sub-Total	$ 40.56	$ 582.51	$ 328.94	$ 840.51	**$ 1,792.52**
Coach	Admin / Maint	$ 40.56	$ 415.93	$ 7.59	$ 319.23	**$ 783.31**
	Debt	$ -	$ 166.58	$ 361.34	$ 627.66	**$ 1,155.58**
	Sub-Total	$ 40.56	$ 582.51	$ 368.93	$ 946.89	**$ 1,938.89**
45'	Admin / Maint	$ 40.56	$ 415.93	$ 8.90	$ 319.23	**$ 784.62**
	Debt	$ -	$ 166.58	$ 424.10	$ 627.66	**$ 1,218.34**
	Sub-Total	$ 40.56	$ 582.51	$ 433.00	$ 946.89	**$ 2,002.96**
52'	Admin / Maint	$ 40.56	$ 415.93	$ 8.90	$ 319.23	**$ 784.62**
	Debt	$ -	$ 166.58	$ 424.10	$ 734.04	**$ 1,324.72**
	Sub-Total	$ 40.56	$ 582.51	$ 433.00	$ 1,053.27	**$ 2,109.34**
62'	Admin / Maint	$ 40.56	$ 415.93	$ 8.90	$ 319.23	**$ 784.62**
	Debt	$ -	$ 166.58	$ 424.10	$ 840.42	**$ 1,431.10**
	Sub-Total	$ 40.56	$ 582.51	$ 433.00	$ 1,159.65	**$ 2,215.72**
65'	Admin / Maint	$ 40.56	$ 415.93	$ 8.90	$ 319.23	**$ 784.62**
	Debt	$ -	$ 166.58	$ 424.10	$ 840.42	**$ 1,431.10**
	Sub-Total	$ 40.56	$ 582.51	$ 433.00	$ 1,159.65	**$ 2,215.72**
70'	Admin / Maint	$ 40.56	$ 415.93	$ 8.90	$ 319.23	**$ 784.62**
	Debt	$ -	$ 166.58	$ 424.10	$ 840.42	**$ 1,431.10**
	Sub-Total	$ 40.56	$ 582.51	$ 433.00	$ 1,159.65	**$ 2,215.72**
75'	Admin / Maint	$ 40.56	$ 415.93	$ 8.90	$ 319.23	**$ 784.62**
	Debt	$ -	$ 166.58	$ 424.10	$ 946.81	**$ 1,537.49**
	Sub-Total	$ 40.56	$ 582.51	$ 433.00	$ 1,266.04	**$ 2,322.11**
80'	Admin / Maint	$ 40.56	$ 415.93	$ 8.90	$ 319.23	**$ 784.62**
	Debt	$ -	$ 166.58	$ 424.10	$ 946.81	**$ 1,537.49**
	Sub-Total	$ 40.56	$ 582.51	$ 433.00	$ 1,266.04	**$ 2,322.11**

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

Assessments - Renaissance, Oasis, and Preserve

Renaissance, Oasis, & Preserve Assessment Breakdown						
Product Type		District Proper Total Fiscal Year 2028/2029 Assessment Per Unit	Unit 1 Total Fiscal Year 2028/2029 Assessment Per Unit	Unit 2 Total Fiscal Year 2028/2029 Assessment Per Unit	Unit 4 Total Fiscal Year 2028/2029 Assessment Per Unit	**All Units Total Fiscal Year 2028/2029 Assessment Per Unit**
Renaissance 35' Villa	Admin / Maint	$ 40.56	$ 415.93	$ -	$ 114.84	**$ 571.33**
	Debt	$ -	$ 166.58	$ -	$ 678.03	**$ 844.61**
	Sub-Total	$ 40.56	$ 582.51	$ -	$ 792.87	**$ 1,415.94**
Renaissance 50'	Admin / Maint	$ 40.56	$ 415.93	$ -	$ 114.84	**$ 571.33**
	Debt	$ -	$ 166.58	$ -	$ 998.94	**$ 1,165.52**
	Sub-Total	$ 40.56	$ 582.51	$ -	$ 1,113.77	**$ 1,736.84**
Renaissance 60'	Admin / Maint	$ 40.56	$ 415.93	$ -	$ 114.84	**$ 571.33**
	Debt	$ -	$ 166.58	$ -	$ 1,212.87	**$ 1,379.45**
	Sub-Total	$ 40.56	$ 582.51	$ -	$ 1,327.71	**$ 1,950.78**
Oasis 60'	Admin / Maint	$ 40.56	$ 415.93	$ -	$ 114.84	**$ 571.33**
	Debt	$ -	$ 166.58	$ -	$ 829.89	**$ 996.47**
	Sub-Total	$ 40.56	$ 582.51	$ -	$ 944.73	**$ 1,567.80**
Oasis 70'	Admin / Maint	$ 40.56	$ 415.93	$ -	$ 114.84	**$ 571.33**
	Debt	$ -	$ 166.58	$ -	$ 980.00	**$ 1,146.58**
	Sub-Total	$ 40.56	$ 582.51	$ -	$ 1,094.84	**$ 1,717.91**
Preserve 33' Villa	Admin / Maint	$ 40.56	$ 415.93	$ 7.94	$ 114.84	**$ 579.27**
	Debt	$ -	$ 166.58	$ -	$ 424.61	**$ 591.19**
	Sub-Total	$ 40.56	$ 582.51	$ 7.94	$ 539.45	**$ 1,170.45**
Preserve 50'	Admin / Maint	$ 40.56	$ 415.93	$ 7.98	$ 114.84	**$ 579.31**
	Debt	$ -	$ 166.58	$ -	$ 679.79	**$ 846.37**
	Sub-Total	$ 40.56	$ 582.51	$ 7.98	$ 794.63	**$ 1,425.67**

*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 2028/2029 Assessment Per Unit	Unit 1 Total Fiscal Year 2028/2029 Assessment Per Unit	Unit 7 Total Fiscal Year 2028/2029 Assessment Per Unit	**All Units Total Fiscal Year 2028/2029 Assessment Per Unit**
50'	Admin / Maint	$ 40.56	$ 415.93	$ 65.77	**$ 522.26**
	Debt	$ -	$ 166.58	$ 830.00	**$ 996.58**
	Sub-Total	$ 40.56	$ 582.51	$ 895.77	**$ 1,518.84**
74'	Admin / Maint	$ 40.56	$ 415.93	$ 65.77	**$ 522.26**
	Debt	$ -	$ 166.58	$ 1,228.40	**$ 1,394.98**
	Sub-Total	$ 40.56	$ 582.51	$ 1,294.17	**$ 1,917.24**
Coach	Admin / Maint	$ 40.56	$ 415.93	$ 65.77	**$ 522.26**
	Debt	$ -	$ 166.58	$ 622.50	**$ 789.08**
	Sub-Total	$ 40.56	$ 582.51	$ 688.27	**$ 1,311.34**
2-Story	Admin / Maint	$ 40.56	$ 415.93	$ 65.77	**$ 522.26**
	Debt	$ -	$ 166.58	$ 456.50	**$ 623.08**
	Sub-Total	$ 40.56	$ 582.51	$ 522.27	**$ 1,145.34**
4-Story	Admin / Maint	$ 40.56	$ 415.93	$ 65.77	**$ 522.26**
	Debt	$ -	$ 166.58	$ 415.00	**$ 581.58**
	Sub-Total	$ 40.56	$ 582.51	$ 480.77	**$ 1,103.84**
Village B 50'	Admin / Maint	$ 40.56	$ 415.93	$ 65.77	**$ 522.26**
	Debt	$ -	$ 166.58	$ 1,660.00	**$ 1,826.58**
	Sub-Total	$ 40.56	$ 582.51	$ 1,725.77	**$ 2,348.84**
Village F1 37'	Admin / Maint	$ 40.56	$ 415.93	$ 65.77	**$ 522.26**
	Debt	$ -	$ 166.58	$ 1,245.00	**$ 1,411.58**
	Sub-Total	$ 40.56	$ 582.51	$ 1,310.77	**$ 1,933.84**
Village F1 50'	Admin / Maint	$ 40.56	$ 415.93	$ 65.77	**$ 522.26**
	Debt	$ -	$ 166.58	$ 1,660.00	**$ 1,826.58**
	Sub-Total	$ 40.56	$ 582.51	$ 1,725.77	**$ 2,348.84**
Village F1 60'	Admin / Maint	$ 40.56	$ 415.93	$ 65.77	**$ 522.26**
	Debt	$ -	$ 166.58	$ 1,992.00	**$ 2,158.58**
	Sub-Total	$ 40.56	$ 582.51	$ 2,057.77	**$ 2,680.84**
Village F5 Dup/Paired Villas	Admin / Maint	$ 40.56	$ 415.93	$ 65.77	**$ 522.26**
	Debt	$ -	$ 166.58	$ 996.00	**$ 1,162.58**
	Sub-Total	$ 40.56	$ 582.51	$ 1,061.77	**$ 1,684.84**
Village F5 40'	Admin / Maint	$ 40.56	$ 415.93	$ 65.77	**$ 522.26**
	Debt	$ -	$ 166.58	$ 1,328.00	**$ 1,494.58**
	Sub-Total	$ 40.56	$ 582.51	$ 1,393.77	**$ 2,016.84**
Village F5 50'	Admin / Maint	$ 40.56	$ 415.93	$ 65.77	**$ 522.26**
	Debt	$ -	$ 166.58	$ 1,660.00	**$ 1,826.58**
	Sub-Total	$ 40.56	$ 582.51	$ 1,725.77	**$ 2,348.84**
Village F3 50'	Admin / Maint	$ 40.56	$ 415.93	$ 65.77	**$ 522.26**
	Debt	$ -	$ 166.58	$ 1,659.60	**$ 1,826.18**
	Sub-Total	$ 40.56	$ 582.51	$ 1,725.37	**$ 2,348.44**
Village F3 60'	Admin / Maint	$ 40.56	$ 415.93	$ 65.77	**$ 522.26**
	Debt	$ -	$ 166.58	$ 1,991.52	**$ 2,158.10**
	Sub-Total	$ 40.56	$ 582.51	$ 2,057.29	**$ 2,680.36**
Village G-1B Dup/Paired Villas	Admin / Maint	$ 40.56	$ 415.93	$ 65.77	**$ 522.26**
	Debt	$ -	$ 166.58	$ 1,078.76	**$ 1,245.34**
	Sub-Total	$ 40.56	$ 582.51	$ 1,144.53	**$ 1,767.60**
Village G-1B 40'	Admin / Maint	$ 40.56	$ 415.93	$ 65.77	**$ 522.26**
	Debt	$ -	$ 166.58	$ 1,327.68	**$ 1,494.26**
	Sub-Total	$ 40.56	$ 582.51	$ 1,393.45	**$ 2,016.52**
Village G-1B 50'	Admin / Maint	$ 40.56	$ 415.93	$ 65.77	**$ 522.26**
	Debt	$ -	$ 166.58	$ 1,659.60	**$ 1,826.18**
	Sub-Total	$ 40.56	$ 582.51	$ 1,725.37	**$ 2,348.44**

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

Assessments - Unit 8 Villages

Unit 8 Villages Assessment Breakdown					
Product Type		District Proper Total Fiscal Year 2028/2029 Assessment Per Unit	Unit 1 Total Fiscal Year 2028/2029 Assessment Per Unit	Unit 8 Total Fiscal Year 2028/2029 Assessment Per Unit	**All Units Total Fiscal Year 2028/2029 Assessment Per Unit**
50'	Admin / Maint	$ 40.56	$ 415.93	$ 133.23	**$ 589.72**
	Debt	$ -	$ 166.58	$ 1,749.69	**$ 1,916.27**
	Sub-Total	$ 40.56	$ 582.51	$ 1,882.92	**$ 2,505.99**
75'	Admin / Maint	$ 40.56	$ 415.93	$ 133.23	**$ 589.72**
	Debt	$ -	$ 166.58	$ 2,196.98	**$ 2,363.56**
	Sub-Total	$ 40.56	$ 582.51	$ 2,330.21	**$ 2,953.28**
Coach	Admin / Maint	$ 40.56	$ 415.93	$ 133.23	**$ 589.72**
	Debt	$ -	$ 166.58	$ 1,539.21	**$ 1,705.79**
	Sub-Total	$ 40.56	$ 582.51	$ 1,672.44	**$ 2,295.51**
2-Story	Admin / Maint	$ 40.56	$ 415.93	$ 133.23	**$ 589.72**
	Debt	$ -	$ 166.58	$ 1,315.55	**$ 1,482.13**
	Sub-Total	$ 40.56	$ 582.51	$ 1,448.78	**$ 2,071.85**
4-Story	Admin / Maint	$ 40.56	$ 415.93	$ 133.23	**$ 589.72**
	Debt	$ -	$ 166.58	$ 1,091.90	**$ 1,258.48**
	Sub-Total	$ 40.56	$ 582.51	$ 1,225.13	**$ 1,848.20**

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 2028/2029 Assessment Per Unit		Unit 1 Total Fiscal Year 2028/2029 Assessment Per Unit		Unit 9 Total Fiscal Year 2028/2029 Assessment Per Unit		**All Units Total Fiscal Year 2028/2029 Assessment Per Unit**	
50'	Admin / Maint	$	40.56	$	415.93	$	145.58	**$**	**602.07**
	Debt	$	-	$	166.58	$	1,754.57	**$**	**1,921.15**
	Sub-Total	$	40.56	$	582.51	$	1,900.15	**$**	**2,523.22**
62'	Admin / Maint	$	40.56	$	415.93	$	145.58	**$**	**602.07**
	Debt	$	-	$	166.58	$	2,175.67	**$**	**2,342.25**
	Sub-Total	$	40.56	$	582.51	$	2,321.25	**$**	**2,944.32**
75'	Admin / Maint	$	40.56	$	415.93	$	145.58	**$**	**602.07**
	Debt	$	-	$	166.58	$	2,631.86	**$**	**2,798.44**
	Sub-Total	$	40.56	$	582.51	$	2,777.44	**$**	**3,400.51**
85'	Admin / Maint	$	40.56	$	415.93	$	145.58	**$**	**602.07**
	Debt	$	-	$	166.58	$	2,982.77	**$**	**3,149.35**
	Sub-Total	$	40.56	$	582.51	$	3,128.35	**$**	**3,751.42**
Coach	Admin / Maint	$	40.56	$	415.93	$	145.58	**$**	**602.07**
	Debt	$	-	$	166.58	$	877.29	**$**	**1,043.87**
	Sub-Total	$	40.56	$	582.51	$	1,022.87	**$**	**1,645.94**

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 2028/2029 Assessment Per Unit		Unit 1 Total Fiscal Year 2028/2029 Assessment Per Unit		Unit 10 Total Fiscal Year 2028/2029 Assessment Per Unit		**All Units Total Fiscal Year 2028/2029 Assessment Per Unit**	
Coach	Admin / Maint	$	40.56	$	415.93	$	396.10	**$**	**852.59**
	Debt	$	-	$	166.58	$	1,134.52	**$**	**1,301.10**
	Sub-Total	$	40.56	$	582.51	$	1,530.62	**$**	**2,153.69**
Townhomes	Admin / Maint	$	40.56	$	415.93	$	396.10	**$**	**852.59**
	Debt	$	-	$	166.58	$	1,361.42	**$**	**1,528.00**
	Sub-Total	$	40.56	$	582.51	$	1,757.52	**$**	**2,380.59**
50' SF	Admin / Maint	$	40.56	$	415.93	$	396.10	**$**	**852.59**
	Debt	$	-	$	166.58	$	2,269.04	**$**	**2,435.62**
	Sub-Total	$	40.56	$	582.51	$	2,665.14	**$**	**3,288.21**
65' SF	Admin / Maint	$	40.56	$	415.93	$	396.10	**$**	**852.59**
	Debt	$	-	$	166.58	$	2,949.75	**$**	**3,116.33**
	Sub-Total	$	40.56	$	582.51	$	3,345.85	**$**	**3,968.92**
65' SF - BD	Admin / Maint	$	40.56	$	415.93	$	396.10	**$**	**852.59**
	Debt	$	-	$	166.58	$	2,752.35	**$**	**2,918.93**
	Sub-Total	$	40.56	$	582.51	$	3,148.45	**$**	**3,771.52**
75' SF	Admin / Maint	$	40.56	$	415.93	$	396.10	**$**	**852.59**
	Debt	$	-	$	166.58	$	3,403.56	**$**	**3,570.14**
	Sub-Total	$	40.56	$	582.51	$	3,799.66	**$**	**4,422.73**

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 2028/2029 Assessment Per Unit		Unit 1 Total Fiscal Year 2028/2029 Assessment Per Unit		Unit 11 Total Fiscal Year 2028/2029 Assessment Per Unit		**All Units Total Fiscal Year 2028/2029 Assessment Per Unit**	
Villa	Admin / Maint	$	40.56	$	415.93	$	122.25	**$**	**578.74**
	Debt	$	-	$	166.58	$	1,705.50	**$**	**1,872.08**
	Sub-Total	$	40.56	$	582.51	$	1,827.75	**$**	**2,450.82**
45' Single Family	Admin / Maint	$	40.56	$	415.93	$	122.25	**$**	**578.74**
	Debt	$	-	$	166.58	$	2,046.60	**$**	**2,213.18**
	Sub-Total	$	40.56	$	582.51	$	2,168.85	**$**	**2,791.92**
52' Single Family	Admin / Maint	$	40.56	$	415.93	$	122.25	**$**	**578.74**
	Debt	$	-	$	166.58	$	2,364.96	**$**	**2,531.54**
	Sub-Total	$	40.56	$	582.51	$	2,487.21	**$**	**3,110.28**
57' Single Family	Admin / Maint	$	40.56	$	415.93	$	122.25	**$**	**578.74**
	Debt	$	-	$	166.58	$	2,592.36	**$**	**2,758.94**
	Sub-Total	$	40.56	$	582.51	$	2,714.61	**$**	**3,337.68**
72' Single Family	Admin / Maint	$	40.56	$	415.93	$	122.25	**$**	**578.74**
	Debt	$	-	$	166.58	$	3,274.56	**$**	**3,441.14**
	Sub-Total	$	40.56	$	582.51	$	3,396.81	**$**	**4,019.88**

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 2028/2029 Assessment Per Unit	Unit 1 Total Fiscal Year 2028/2029 Assessment Per Unit	Unit 12 Total Fiscal Year 2028/2029 Assessment Per Unit	**All Units Total Fiscal Year 2028/2029 Assessment Per Unit**
Bexley - Townhome 20'	Admin / Maint	$ 40.56	$ 415.93	$ 502.57	**$ 959.06**
	Debt	$ -	$ 166.58	$ 829.25	**$ 995.83**
	Sub-Total	$ 40.56	$ 582.51	$ 1,331.82	**$ 1,954.89**
Bexely - Cottage 35'	Admin / Maint	$ 40.56	$ 415.93	$ 502.57	**$ 959.06**
	Debt	$ -	$ 166.58	$ 1,451.19	**$ 1,617.77**
	Sub-Total	$ 40.56	$ 582.51	$ 1,953.76	**$ 2,576.83**
Bexley - SF 55'	Admin / Maint	$ 40.56	$ 415.93	$ 502.57	**$ 959.06**
	Debt	$ -	$ 166.58	$ 2,280.44	**$ 2,447.02**
	Sub-Total	$ 40.56	$ 582.51	$ 2,783.01	**$ 3,406.08**
Bexley - SF 60'	Admin / Maint	$ 40.56	$ 415.93	$ 502.57	**$ 959.06**
	Debt	$ -	$ 166.58	$ 2,487.76	**$ 2,654.34**
	Sub-Total	$ 40.56	$ 582.51	$ 2,990.33	**$ 3,613.40**
Oakbend - SF 50'	Admin / Maint	$ 40.56	$ 415.93	$ 502.57	**$ 959.06**
	Debt	$ -	$ 166.58	$ 2,073.13	**$ 2,239.71**
	Sub-Total	$ 40.56	$ 582.51	$ 2,575.70	**$ 3,198.77**
Oakbend - SF 60'	Admin / Maint	$ 40.56	$ 415.93	$ 502.57	**$ 959.06**
	Debt	$ -	$ 166.58	$ 2,487.76	**$ 2,654.34**
	Sub-Total	$ 40.56	$ 582.51	$ 2,990.33	**$ 3,613.40**

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 Total Fiscal Year 2028/2029 Assessment Per Unit	Unit 1 Total Fiscal Year 2028/2029 Assessment Per Unit	Unit 2 Total Fiscal Year 2028/2029 Assessment Per Unit	**All Units Total Fiscal Year 2028/2029 Assessment Per Unit**
Thomas 167 *	Admin / Maint	$ 40.56	$ 415.93	$ 7.74	**$ 464.23**
Multi	Debt	$ -	$ 166.58	$ 368.91	**$ 535.49**
Family (3 BDR)	Sub-Total	$ 40.56	$ 582.51	$ 376.65	**$ 999.72**
Thomas 167 *	Admin / Maint	$ 40.56	$ 415.93	$ 6.92	**$ 463.41**
Multi	Debt	$ -	$ 166.58	$ 329.74	**$ 496.32**
Family (2 BDR)	Sub-Total	$ 40.56	$ 582.51	$ 336.66	**$ 959.73**
Thomas 167 *	Admin / Maint	$ 40.56	$ 415.93	$ 269.99	**$ 726.48**
Commercial	Debt	$ -	$ 166.58	$ 12,863.47	**$ 13,030.05**
	Sub-Total	$ 40.56	$ 582.51	$ 13,133.46	**$ 13,756.53**

Undeveloped and/or Unassigned Land Assessment Breakdown					
Product Type		District Proper Total Fiscal Year 2028/2029 Assessment Per Unit	Unit 1 Total Fiscal Year 2028/2029 Assessment Per Unit	Unit 2 Total Fiscal Year 2028/2029 Assessment Per Unit	**All Units Total Fiscal Year 2028/2029 Assessment Per Unit**
Land Inside U1	Admin / Maint	$ 40.56	$ 415.93	$ -	**$ 456.49**
Boundary	Debt	$ -	$ 166.58	$ -	**$ 166.58**
Per 1/2 Acre or Less	Sub-Total	$ 40.56	$ 582.51	$ -	**$ 623.07**
Land Outside U1	Admin / Maint	$ 40.56	$ -	$ -	**$ 40.56**
Boundary	Debt	$ -	$ -	$ -	**$ -**
Per 1/2 Acre or Less	Sub-Total	$ 40.56	$ -	$ -	**$ 40.56**

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

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

Debt Assessment Methodology - Unit 1

Exhibit D of WVID Unit 1
Engineers Report

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

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

Debt Assessment Methodology - Unit 2

Combined Annual Assessments After Issuance of Bonds

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

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

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

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

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

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

Debt Assessment Methodology - Unit 4

RENAISSANCE SUBDIVISION

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

OASIS SUBDIVISION

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

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

PRESERVE SUBDIVISION

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

TOTAL PROJECT

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

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

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

Debt Assessment Methodology - Unit 7

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

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

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

Unit 7 Village F3 & G-1B						
Product Type	Number of Units	ERU Factor	Total ERU	Gross Assessment Per ERU *	Gross Assessment Per Unit	Gross Assessment Per Product Type *
F3 - 50' SF	97	1.00	97.00	$ 830	$ 829.60	$ 80,471.20
F3 - 60' SF	109	1.20	130.80	$ 830	$ 995.52	$ 108,511.68
G-1B - Paired Villa	30	0.60	18.00	$ 830	$ 497.76	$ 14,932.80
G-1B - 40' SF	41	0.80	32.80	$ 830	$ 663.68	$ 27,210.88
G-1B - 50' SF	175	1.00	175.00	$ 830	$ 829.60	$ 145,180.00
Totals	452	.	453.60			376,306.56

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

Debt Assessment Methodology - Unit 8

Unit 8 Master Bond

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

Unit 8 Neighborhood Bond

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

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

Debt Assessment Methodology - Unit 9

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

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

Debt Assessment Methodology - Unit 10

Unit 10 Master Bond

Product Type	Number of Units	ERU Factor	Total ERU	Gross Assessment Per ERU *	Gross Assessment Per Unit	Gross Assessment Per Product Type *
Coach	132	0.500	66.00	$ 2,269	$ 1,135	$ 149,757
Townhomes	37	0.600	22.20	$ 2,269	$ 1,361	$ 50,373
50' SF	88	1.000	88.00	$ 2,269	$ 2,269	$ 199,676
65' SF	238	1.300	309.40	$ 2,269	$ 2,950	$ 702,041
65' SF BD	49	1.213	59.44	$ 2,269	$ 2,752	$ 134,865
75' SF	45	1.500	67.50	$ 2,269	$ 3,404	$ 153,160
Totals	589	.	612.54			1,389,871

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

Debt Assessment Methodology - Unit 11

Unit 11 Master Bond						
Product Type	Number of Units	ERU Factor	Total ERU	Gross Assessment Per ERU *	Gross Assessment Per Unit	Gross Assessment Per Product Type *
Villa	170	0.750	127.50	$ 2,274	$ 1,706	$ 289,935
45' SF	172	0.900	154.80	$ 2,274	$ 2,047	$ 352,015
52' SF	72	1.040	74.88	$ 2,274	$ 2,365	$ 170,277
57' SF	280	1.140	319.20	$ 2,274	$ 2,592	$ 725,861
72' SF	131	1.440	188.64	$ 2,274	$ 3,275	$ 428,967
Totals	825	.	865.02			1,967,055

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

Debt Assessment Methodology - Unit 12

Unit 12 Master Bond						
Product Type	Number of Units	ERU Factor	Total ERU	Gross Assessment Per ERU *	Gross Assessment Per Unit	Gross Assessment Per Product Type *
Bexley - Townhome 20'	40	0.400	16.00	$ 2,073	$ 829	$ 33,170
Bexley - Cottage 35'	35	0.700	24.50	$ 2,073	$ 1,451	$ 50,792
Bexley - SF 55'	55	1.100	60.50	$ 2,073	$ 2,280	$ 125,424
Bexley - SF 60	55	1.200	66.00	$ 2,073	$ 2,488	$ 136,827
Oakbend - SF 50'	92	1.000	92.00	$ 2,073	$ 2,073	$ 190,728
Oakbend - SF 60'	89	1.200	106.80	$ 2,073	$ 2,488	$ 221,411
Totals	366	.	365.80			758,351

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