
West Villages Improvement District

**Estimated Budget For
Fiscal Year 2030/2031
October 1, 2030 - September 30, 2031**

Prepared by



FY 30/31 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	919,681	7,385,047	65,005	624,947	127,455	0	146,880	119,811	73,925	97,938	0	0	9,560,689
O & M Direct Bill	0	0	0	0	-1,953	0	50,037	62,983	39,116	37,044	104,305	151,705	443,236
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	75,272	0	0	0	0	0	0	75,272
Carry Over From Prior Year	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Revenues	\$ 920,681	\$ 10,002,594	\$ 2,767,057	\$ 1,973,105	\$ 1,015,148	\$ 3,700,992	\$ 3,209,658	\$ 2,141,354	\$ 1,339,001	\$ 1,512,844	\$ 1,953,337	\$ 864,555	\$ 31,400,327
EXPENDITURES													
Infrastructure Maintenance	18,500	6,530,839	0	442,600	63,000	2,072	86,000	81,000	45,000	48,000	35,000	65,000	7,417,011
GIS Project	30,000	0	0	0	0	0	0	0	0	0	0	0	30,000
Engineering	50,000	82,500	5,000	32,000	3,300	2,500	25,000	25,000	6,000	18,000	12,000	25,000	286,300
Management	88,000	16,005	14,505	26,500	14,005	13,500	14,005	14,005	14,005	14,005	14,005	14,005	256,545
Operations Administration	42,000	92,000	14,500	33,000	14,000	0	14,000	14,000	14,000	14,000	14,000	14,000	279,500
Legal	100,000	70,000	12,000	40,000	11,000	0	17,500	12,000	12,000	12,000	12,000	16,500	315,000
Assessment Roll	10,000	1,500	1,500	1,500	1,500	0	1,500	1,500	1,500	1,500	1,500	1,500	25,000
Audit Fees	7,000	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,300	3,600	46,300
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	120,000	0	0	0	0	0	0	0	0	0	0	0	120,000
Insurance	300,000	0	0	500	0	0	0	0	0	0	0	0	300,500
Legal Advertising	11,000	0	0	0	0	0	0	0	0	0	0	0	11,000
Miscellaneous	25,000	2,000	2,000	2,000	1,700	46,500	6,000	12,000	6,000	6,000	6,000	5,500	120,700
Postage	3,000	0	0	0	0	0	0	0	0	0	0	0	3,000
Office Supplies / Marketing	55,000	11,500	0	0	0	0	0	0	0	0	0	0	66,500
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	0	0	0	0	0	0	0	0	0	0	0	0	0
Common Area Irrig Water	0	215,000	0	0	0	0	0	0	0	0	0	0	215,000
Reimb / Uncollected Deficit	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Expenditures	\$ 865,500	\$ 7,031,944	\$ 61,105	\$ 587,450	\$ 117,855	\$ 75,272	\$ 188,105	\$ 175,605	\$ 108,605	\$ 129,105	\$ 104,305	\$ 151,705	\$ 9,596,556
Excess / (Shortfall)	\$ 55,181	\$ 2,970,650	\$ 2,705,952	\$ 1,385,655	\$ 897,293	\$ 3,625,720	\$ 3,021,553	\$ 1,965,749	\$ 1,230,396	\$ 1,383,739	\$ 1,849,032	\$ 712,850	\$ 21,803,771
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	\$ 55,181	\$ 594,756	\$ 166,023	\$ 118,386	\$ 59,626	\$ -	\$ 163,414	\$ 88,177	\$ 64,931	\$ 77,261	\$ -	\$ -	\$ 1,387,755
County Appr & Tax Coll Fee	(18,394)	(198,252)	(55,341)	(39,462)	(19,875)	-	(54,471)	(29,392)	(21,644)	(25,754)	-	-	(462,585)
Discounts For Early Payments	(36,787)	(396,504)	(110,682)	(78,924)	(39,751)	-	(108,943)	(58,785)	(43,287)	(51,507)	-	-	(925,171)
Net Excess / (Shortfall)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (1)

Infrastructure Maintenance Breakdown

FY 2030 - 2031	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	185,000 ¹	0	0	60,000	2,072 ²	80,000	75,000 ⁵	45,000 ⁵	45,000	35,000 ⁵	25,000	552,090
Mitigation Maintenance	0	0	0	0	3,000	0	6,000	6,000	0	3,000	0	0	18,000
Road Maintenance / Resurface	0	286,714 ³	0	180,000 ³	0	0	0	0	0	0	0	0	466,720
Road Reconstruction / Widening	0	414,126 ³	0	0	0	0	0	0	0	0	0	0	414,129
Landscaping - General	0	3,665,000 ⁴	0	52,600	0	0	0	0	0	0	0	20,000	3,737,604
Landscaping - Trail Maintenance	0	335,000 ⁶	0	0	0	0	0	0	0	0	0	0	335,006
Landscaping - Hurricane/Storm Recovery	0	250,000 ⁷	0	0	0	0	0	0	0	0	0	0	250,007
Force Majeure Hurricane/Storm Recovery	0	0	0	100,000 ⁸	0	0	0	0	0	0	0	0	100,008
Force Majeure Landscape Replacement	0	0	0	110,000 ⁸	0	0	0	0	0	0	0	0	110,008
Security Services	18,500	50,000	0	0	0	0	0	0	0	0	0	0	68,500
Street Lighting	0	1,000,000 ⁴	0	0	0	0	0	0	0	0	0	20,000	1,020,004
Canal Maintenance / Repayment	0	95,000	0	0	0	0	0	0	0	0	0	0	95,000
Misc Maintenance/Repairs	0	250,000	0	0	0	0	0	0	0	0	0	0	250,000
Total Maintenance Expenditure	\$ 18,500	\$ 6,530,839	\$ -	\$ 442,600	\$ 63,000	\$ 2,072	\$ 86,000	\$ 81,000	\$ 45,000	\$ 48,000	\$ 35,000	\$ 65,000	\$ 7,417,075

NOTES:

1 Unit 1 Lake maintenance revised per additional ponds

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

3 Per roadway spreadsheet.

4 Addition of Road Segment 6. Units 10 LA O&M moved to Unit 1

5 All ponds transferred to WVID maintenance

6

7

8 Hurrican Reserve found

District Proper

	Fiscal Year 2028/2029 Annual Budget	Fiscal Year FY 2030 - 2031 Annual Budget
REVENUES		
O & M Assessments	856,383	919,681
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	\$ 857,383	\$ 920,681
EXPENDITURES		
Infrastructure Maintenance - note 1	16,000	18,500
GIS Project	22,000	30,000
Engineering	45,000	50,000
Management	86,500	88,000
Operations Administration	41,500	42,000
Legal	100,000	100,000
Assessment Roll	10,000	10,000
Annual Audit	7,000	7,000
Arbitrage Rebate Fee	0	0
Rents & Leases - note 2	80,000	120,000
Insurance	250,000	300,000
Legal Advertising	11,000	11,000
Miscellaneous	22,000	25,000
Postage	3,000	3,000
Office Supplies Marketing / Consulting	55,000	55,000
Trustee Fees	0	0
Continuing Disclosure Fee	0	0
Website	6,000	6,000
Contingency / Staff Office Space	40,000	0
Total Expenditures	\$ 795,000	\$ 865,500
EXCESS / (SHORTFALL)	\$ 62,383	\$ 55,181
Payment to Trustee	-	-
BALANCE	\$ 62,383	\$ 55,181
County Appraiser & Tax Collector Fee	(17,128)	(18,394)
Discounts for Early Payments	(34,255)	(36,787)
NET EXCESS / (SHORTFALL)	\$ 11,000	\$ -

Note 1: See page 2 Infrastructure Maintenance Breakdown for detail

Note 2: New Building Loan

Unit 1

	Fiscal Year 2028/2029 Annual Budget	Fiscal Year FY 2030 - 2031 Annual Budget
REVENUES		
O & M Assessments	6,310,915	7,385,047
O & M Direct Bill	0	0
Debt Assessments	2,527,547	2,527,547
Debt Direct Bill	0	0
Developer Contribution	0	0
Other Revenues	0	0
Taylor Morrison Cost Share - note 1	90,000	90,000
Carry Over Revenues	0	0
Total Revenues	\$ 8,928,461	\$ 10,002,594
EXPENDITURES		
Infrastructure Maintenance - note 2	5,545,455	6,530,839
Engineering	80,000	82,500
Management	15,005	16,005
Operations Administration	90,000	92,000
Legal	65,000	70,000
Assessment Roll	1,500	1,500
Audit Fees	3,300	3,600
Arbitrage Rebate Fee	1,500	1,500
Rents & Leases	0	0
Insurance	0	0
Legal Advertising	0	0
Miscellaneous	2,000	2,000
Postage	0	0
Office Supplies / Marketing	11,000	11,500
Trustee Fees	5,000	5,000
Continuing Disclosure Fee	500	500
Website	0	0
Contingency / Cap Proj	0	0
Common Area Irrigation Water	202,000	215,000
Hurricane Reserve	0	0
Total Expenditures	\$ 6,022,260	\$ 7,031,944
EXCESS / (SHORTFALL)	\$ 2,906,202	\$ 2,970,650
Payment to Trustee	(2,375,894)	(2,375,894)
BALANCE	\$ 530,308	\$ 594,756
County Appraiser & Tax Collector Fee	(176,769)	(198,252)
Discounts for Early Payments	(353,538)	(396,504)
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 2028/2029 Annual Budget	Fiscal Year FY 2030 - 2031 Annual Budget
REVENUES		
O & M Assessments	58,835	65,005
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	\$ 2,760,887	\$ 2,767,057
EXPENDITURES		
Infrastructure Maintenance	0	0
Engineering	2,500	5,000
Management	13,505	14,505
Operations Administration	13,500	14,500
Legal	11,000	12,000
Assessment Roll	1,500	1,500
Audit Fees	3,300	3,600
Arbitrage Rebate Fee	1,500	1,500
Rents & Leases	0	0
Insurance	0	0
Legal Advertising	0	0
Miscellaneous	2,000	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	\$ 55,305	\$ 61,105
EXCESS / (SHORTFALL)	\$ 2,705,582	\$ 2,705,952
Payment to Trustee	(2,539,928)	(2,539,928)
BALANCE	\$ 165,653	\$ 166,023
County Appraiser & Tax Collector Fee	(55,218)	(55,341)
Discounts for Early Payments	(110,435)	(110,682)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

Unit 3

	Fiscal Year 2028/2029 Annual Budget	Fiscal Year FY 2030 - 2031 Annual Budget
REVENUES		
O & M Assessments	617,713	624,947
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	\$ 1,965,871	\$ 1,973,105
EXPENDITURES		
Infrastructure Maintenance - note 1	442,600	442,600
Engineering	30,000	32,000
Management	25,000	26,500
Operations Administration	30,000	33,000
Legal	40,000	40,000
Assessment Roll	1,500	1,500
Audit Fees	3,300	3,600
Arbitrage Rebate Fee	1,500	1,500
Rents & Leases	0	0
Insurance	500	500
Legal Advertising	0	0
Miscellaneous	2,000	2,000
Postage	0	0
Office Supplies	0	0
Trustee Fees	3,750	3,750
Continuing Disclosure Fee	500	500
Website	0	0
Total Expenditures	\$ 580,650	\$ 587,450
EXCESS / (SHORTFALL)	\$ 1,385,221	\$ 1,385,655
Payment to Trustee	(1,267,269)	(1,267,269)
BALANCE	\$ 117,952	\$ 118,386
County Appraiser & Tax Collector Fee	(39,317)	(39,462)
Discounts for Early Payments	(78,635)	(78,924)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

Note 1: See page 2 Infrastructure Maintenance Breakdown for detail

Unit 4

	Fiscal Year 2028/2029 Annual Budget	Fiscal Year FY 2030 - 2031 Annual Budget
REVENUES		
O & M Assessments	119,777	127,455
O & M Direct Bill	-1,835	-1,953
Debt Assessments	866,319	866,319
Debt Direct Bill	23,326	23,326
Developer Contribution	0	0
Other Revenues	0	0
Carry Over Funds from Prior Year	0	0
Total Revenues	\$ 1,007,587	\$ 1,015,148
EXPENDITURES		
Infrastructure Maintenance - note 1	57,500	63,000
Engineering	3,000	3,300
Management	13,505	14,005
Operations Administration	13,500	14,000
Legal	11,000	11,000
Assessment Roll	1,500	1,500
Audit Fees	3,300	3,600
Arbitrage Rebate Fee	1,500	1,500
Rents & Leases	0	0
Insurance	0	0
Legal Advertising	0	0
Miscellaneous	1,700	1,700
Postage	0	0
Office Supplies	0	0
Trustee Fees	3,750	3,750
Continuing Disclosure Fee	500	500
Website	0	0
Contingency / Prev Shortfall	0	0
Total Expenditures	\$ 110,755	\$ 117,855
EXCESS / (SHORTFALL)	\$ 896,832	\$ 897,293
Payment to Trustee	(837,666)	(837,666)
BALANCE	\$ 59,166	\$ 59,626
County Appraiser & Tax Collector Fee	(19,722)	(19,875)
Discounts for Early Payments	(39,444)	(39,751)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

Note 1: See page 2 Infrastructure Maintenance Breakdown for detail

Unit 5

	Fiscal Year 2028/2029 Annual Budget	Fiscal Year FY 2030 - 2031 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	72,472	75,272
Other Revenues	0	0
Carry Over Funds from Prior Year	0	0
Total Revenues	\$ 3,682,392	\$ 3,700,992
EXPENDITURES		
Infrastructure Maintenance - note 1	2,072	2,072
Engineering	2,500	2,500
Management	13,500	13,500
Operations Administration	0	0
Legal	0	0
Assessment Roll	0	0
Audit Fees	3,300	3,600
Arbitrage Rebate Fee	0	0
Rents & Leases	0	0
Insurance	0	0
Legal Advertising	0	0
Miscellaneous - note 2	44,000	46,500
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	\$ 72,472	\$ 75,272
EXCESS / (SHORTFALL)	\$ 3,609,920	\$ 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 2028/2029 Annual Budget	Fiscal Year FY 2030 - 2031 Annual Budget
REVENUES		
O & M Assessments	138,838	146,880
O & M Direct Bill	47,298	50,037
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	\$ 3,198,876	\$ 3,209,658
EXPENDITURES		
Infrastructure Maintenance - note 1	81,000	86,000
Engineering	22,500	25,000
Management	13,505	14,005
Operations Administration	13,500	14,000
Legal	16,500	17,500
Assessment Roll	1,500	1,500
Audit Fees	3,300	3,600
Arbitrage Rebate Fee	1,500	1,500
Rents & Leases	0	0
Insurance	0	0
Legal Advertising	0	0
Miscellaneous	5,500	6,000
Postage	0	0
Office Supplies	0	0
Trustee Fees	17,000	17,000
Continuing Disclosure Fee	2,000	2,000
Website	0	0
Contingency / Prev Shortfall	0	0
Total Expenditures	\$ 177,805	\$ 188,105
EXCESS / (SHORTFALL)	\$ 3,021,071	\$ 3,021,553
Payment to Trustee	(2,858,139)	(2,858,139)
BALANCE	\$ 162,932	\$ 163,414
County Appraiser & Tax Collector Fee	(54,311)	(54,471)
Discounts for Early Payments	(108,621)	(108,943)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

Notr 1 - See page 2 Infrastructure Maintenance Breakdown for detail

Unit 8

	Fiscal Year 2028/2029 Annual Budget	Fiscal Year FY 2030 - 2031 Annual Budget
REVENUES		
O & M Assessments	112,442	119,811
O & M Direct Bill	59,109	62,983
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	\$ 2,130,112	\$ 2,141,354
EXPENDITURES		
Infrastructure Maintenance - not 1	76,000	81,000
Engineering	22,500	25,000
Management	13,505	14,005
Operations Administration	13,500	14,000
Legal	11,000	12,000
Assessment Roll	1,500	1,500
Audit Fees	3,300	3,600
Arbitrage Rebate Fee	1,500	1,500
Rents & Leases	0	0
Insurance	0	0
Legal Advertising	0	0
Miscellaneous	11,000	12,000
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	\$ 164,805	\$ 175,605
EXCESS / (SHORTFALL)	\$ 1,965,307	\$ 1,965,749
Payment to Trustee	(1,877,572)	(1,877,572)
BALANCE	\$ 87,735	\$ 88,177
County Appraiser & Tax Collector Fee	(29,245)	(29,392)
Discounts for Early Payments	(58,490)	(58,785)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

Note 1 - See page 2 Infrastructure Maintenance Breakdown for detail

Unit 9

	Fiscal Year 2028/2029 Annual Budget	Fiscal Year FY 2030 - 2031 Annual Budget
REVENUES		
O & M Assessments	68,275	73,925
O & M Direct Bill	36,126	39,116
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	\$ 1,330,362	\$ 1,339,001
EXPENDITURES		
Infrastructure Maintenance - note 1	40,000	45,000
Engineering	5,500	6,000
Management	13,505	14,005
Operations Administration	13,500	14,000
Legal	11,000	12,000
Assessment Roll	1,500	1,500
Audit Fees	3,300	3,600
Arbitrage Rebate Fee	1,000	1,000
Rents & Leases	0	0
Insurance	0	0
Legal Advertising	0	0
Miscellaneous	5,500	6,000
Postage	0	0
Office Supplies	0	0
Trustee Fees	5,000	5,000
Continuing Disclosure Fee	500	500
Website	0	0
Contingency / Prev Shortfall	0	0
Total Expenditures	\$ 100,305	\$ 108,605
EXCESS / (SHORTFALL)	\$ 1,230,057	\$ 1,230,396
Payment to Trustee	(1,165,466)	(1,165,466)
BALANCE	\$ 64,592	\$ 64,931
County Appraiser & Tax Collector Fee	(21,531)	(21,644)
Discounts for Early Payments	(43,061)	(43,287)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

Note 1 - See page 2 Infrastructure Maintenance Breakdown for detail

Unit 10

	Fiscal Year 2028/2029 Annual Budget	Fiscal Year FY 2030 - 2031 Annual Budget
REVENUES		
O & M Assessments	166,362	97,938
O & M Direct Bill	62,925	37,044
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	\$ 1,607,150	\$ 1,512,844
EXPENDITURES		
Infrastructure Maintenance - note 1	142,500	48,000
Engineering	16,500	18,000
Management	13,505	14,005
Operations Administration	13,500	14,000
Legal	11,000	12,000
Assessment Roll	1,500	1,500
Audit Fees	3,300	3,600
Arbitrage Rebate Fee	1,000	1,000
Rents & Leases	0	0
Insurance	0	0
Legal Advertising	0	0
Miscellaneous	5,500	6,000
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	\$ 219,305	\$ 129,105
EXCESS / (SHORTFALL)	\$ 1,387,845	\$ 1,383,739
Payment to Trustee	(1,306,478)	(1,306,478)
BALANCE	\$ 81,366	\$ 77,261
County Appraiser & Tax Collector Fee	(27,122)	(25,754)
Discounts for Early Payments	(54,244)	(51,507)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

Note 1 - See page 2 Infrastructure Maintenance Breakdown for detail

Unit 11

	Fiscal Year 2028/2029 Annual Budget	Fiscal Year FY 2030 - 2031 Annual Budget
REVENUES		
O & M Assessments	0	0
O & M Direct Bill	94,805	104,305
Debt Assessments	0	0
Debt Direct Bill	1,849,032	1,849,032
Developer Contribution	0	0
Other Revenues	0	0
Carry Over Funds from Prior Year	0	0
Total Revenues	\$ 1,943,837	\$ 1,953,337
EXPENDITURES		
Infrastructure Maintenance - note 1	30,000	35,000
Engineering	10,000	12,000
Management	13,505	14,005
Operations Administration	13,500	14,000
Legal	11,000	12,000
Assessment Roll	1,500	1,500
Audit Fees	3,300	3,300
Arbitrage Rebate Fee	1,000	1,000
Rents & Leases	0	0
Insurance	0	0
Legal Advertising	0	0
Miscellaneous	5,500	6,000
Postage	0	0
Office Supplies	0	0
Trustee Fees	5,000	5,000
Continuing Disclosure Fee	500	500
Website	0	0
Contingency / Prev Shortfall	0	0
Total Expenditures	\$ 94,805	\$ 104,305
EXCESS / (SHORTFALL)	\$ 1,849,032	\$ 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 2028/2029 Annual Budget	Fiscal Year FY 2030 - 2031 Annual Budget
REVENUES		
O & M Assessments	0	0
O & M Direct Bill	172,905	151,705
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	\$ 885,755	\$ 864,555
EXPENDITURES		
Infrastructure Maintenance - note 1	92,000	65,000
Engineering	22,500	25,000
Management	13,505	14,005
Operations Administration	13,000	14,000
Legal	15,000	16,500
Assessment Roll	1,500	1,500
Audit Fees	3,300	3,600
Arbitrage Rebate Fee	1,100	1,100
Rents & Leases	0	0
Insurance	0	0
Legal Advertising	0	0
Miscellaneous	5,500	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	\$ 172,905	\$ 151,705
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 2028/2029 Annual Budget	Fiscal Year FY 2030 - 2031 Annual Budget
REVENUES		
O & M Assessments	8,437,837	9,560,689
O & M Direct Bill	471,333	443,236
Debt Assessments	13,568,576	13,568,576
Debt Direct Bill	7,661,554	7,661,554
Interest / Other Income	91,000	91,000
Bond Prepayments	0	0
Bond Prepayments Sent to Trustee	0	0
Developer Funding	72,472	75,272
PY Carry Over / Impact Fees	0	0
Total Revenues	\$ 30,302,772	\$ 31,400,327
EXPENDITURES		
Infrastructure Maintenance	6,525,127	7,417,011
GIS Project	22,000	30,000
Engineering	259,000	286,300
Management	248,045	256,545
Operations Administration	272,500	279,500
Legal	302,500	315,000
Assessment Roll	25,000	25,000
Audit Fees	43,300	46,300
Arbitrage Rebate Fee	13,100	13,100
Rents & Leases	80,000	120,000
Insurance	250,500	300,500
Legal Advertising	11,000	11,000
Miscellaneous	112,200	120,700
Postage	3,000	3,000
Office Supplies	66,000	66,500
Trustee Fees	75,100	75,100
Continuing Disclosure Fee	10,000	10,000
Website	6,000	6,000
Contingency / Cap Proj	0	0
Common Area Irrig Water	202,000	215,000
Reimb / Uncollected Deficit	0	0
Total Expenditures	8,526,372	9,596,556
EXCESS / (SHORTFALL)	\$ 21,776,401	\$ 21,803,771
Debt Payment to Trustee (All Units)	(20,416,016)	(20,416,016)
BALANCE	\$ 1,360,385	\$ 1,387,755
County Appraiser & Tax Collector Fee	(440,128)	(462,585)
Discounts for Early Payments	(880,257)	(925,171)
NET EXCESS / (SHORTFALL)	\$ 40,000	\$ (1)

Assessments - Island Walk

Island Walk Assessment Breakdown									
Product Type		District Proper Fiscal Year 2030/2031 Assessment Per Unit		Unit 1 Fiscal Year 2030/2031 Assessment Per Unit		Unit 2 Fiscal Year 2030/2031 Assessment Per Unit		All Units Total Fiscal Year 2030/2031 Assessment Per Unit	
Single Family	Admin / Maint	\$	44.16	\$	493.26	\$	8.81	\$	546.23
	Debt	\$	-	\$	168.82	\$	379.89	\$	548.71
	Sub-Total	\$	44.16	\$	662.08	\$	388.70	\$	1,094.94
Multi Family	Admin / Maint	\$	44.16	\$	493.26	\$	8.77	\$	546.19
	Debt	\$	-	\$	168.82	\$	378.22	\$	547.04
	Sub-Total	\$	44.16	\$	662.08	\$	386.99	\$	1,093.23
Any Lot Outside Unit 2 Boundary	Admin / Maint	\$	44.16	\$	493.26	\$	-	\$	537.42
	Debt	\$	-	\$	168.82	\$	-	\$	168.82
	Sub-Total	\$	44.16	\$	662.08	\$	-	\$	706.24

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

Assessments - Gran Paradiso

Gran Paradiso Assessment Breakdown						
Product Type		District Proper Total Fiscal Year 2030/2031 Assessment Per Unit	Unit 1 Total Fiscal Year 2030/2031 Assessment Per Unit	Unit 2 Total Fiscal Year 2030/2031 Assessment Per Unit	Unit 3 Total Fiscal Year 2030/2031 Assessment Per Unit	All Units Total Fiscal Year 2030/2031 Assessment Per Unit
2 Bdr Sam 35	Admin / Maint	\$ 44.16	\$ 493.26	\$ 9.84	\$ 322.97	\$ 870.23
	Debt	\$ -	\$ 168.82	\$ 424.10	\$ 1,093.10	\$ 1,686.02
	Sub-Total	\$ 44.16	\$ 662.08	\$ 433.94	\$ 1,416.07	\$ 2,556.25
3 Bdr Sam 70	Admin / Maint	\$ 44.16	\$ 493.26	\$ 9.84	\$ 322.97	\$ 870.23
	Debt	\$ -	\$ 168.82	\$ 424.10	\$ 1,432.12	\$ 2,025.04
	Sub-Total	\$ 44.16	\$ 662.08	\$ 433.94	\$ 1,755.09	\$ 2,895.27
3 Bdr Sam 80	Admin / Maint	\$ 44.16	\$ 493.26	\$ 9.84	\$ 322.97	\$ 870.23
	Debt	\$ -	\$ 168.82	\$ 424.10	\$ 1,559.05	\$ 2,151.97
	Sub-Total	\$ 44.16	\$ 662.08	\$ 433.94	\$ 1,882.02	\$ 3,022.20
3 Bdr Lee 45	Admin / Maint	\$ 44.16	\$ 493.26	\$ 9.84	\$ 322.97	\$ 870.23
	Debt	\$ -	\$ 168.82	\$ 424.10	\$ 1,227.41	\$ 1,820.33
	Sub-Total	\$ 44.16	\$ 662.08	\$ 433.94	\$ 1,550.38	\$ 2,690.56
3 Bdr Lee 65	Admin / Maint	\$ 44.16	\$ 493.26	\$ 9.84	\$ 322.97	\$ 870.23
	Debt	\$ -	\$ 168.82	\$ 424.10	\$ 1,380.47	\$ 1,973.39
	Sub-Total	\$ 44.16	\$ 662.08	\$ 433.94	\$ 1,703.44	\$ 2,843.62
35'	Admin / Maint	\$ 44.16	\$ 493.26	\$ 7.48	\$ 322.97	\$ 867.87
	Debt	\$ -	\$ 168.82	\$ 322.17	\$ 521.28	\$ 1,012.27
	Sub-Total	\$ 44.16	\$ 662.08	\$ 329.65	\$ 844.25	\$ 1,880.14
Townhome	Admin / Maint	\$ 44.16	\$ 493.26	\$ 7.48	\$ 322.97	\$ 867.87
	Debt	\$ -	\$ 168.82	\$ 322.17	\$ 521.28	\$ 1,012.27
	Sub-Total	\$ 44.16	\$ 662.08	\$ 329.65	\$ 844.25	\$ 1,880.14
Coach	Admin / Maint	\$ 44.16	\$ 493.26	\$ 8.38	\$ 322.97	\$ 868.77
	Debt	\$ -	\$ 168.82	\$ 361.34	\$ 627.66	\$ 1,157.82
	Sub-Total	\$ 44.16	\$ 662.08	\$ 369.72	\$ 950.63	\$ 2,026.59
45'	Admin / Maint	\$ 44.16	\$ 493.26	\$ 9.84	\$ 322.97	\$ 870.23
	Debt	\$ -	\$ 168.82	\$ 424.10	\$ 627.66	\$ 1,220.58
	Sub-Total	\$ 44.16	\$ 662.08	\$ 433.94	\$ 950.63	\$ 2,090.81
52'	Admin / Maint	\$ 44.16	\$ 493.26	\$ 9.84	\$ 322.97	\$ 870.23
	Debt	\$ -	\$ 168.82	\$ 424.10	\$ 734.04	\$ 1,326.96
	Sub-Total	\$ 44.16	\$ 662.08	\$ 433.94	\$ 1,057.01	\$ 2,197.19
62'	Admin / Maint	\$ 44.16	\$ 493.26	\$ 9.84	\$ 322.97	\$ 870.23
	Debt	\$ -	\$ 168.82	\$ 424.10	\$ 840.42	\$ 1,433.34
	Sub-Total	\$ 44.16	\$ 662.08	\$ 433.94	\$ 1,163.39	\$ 2,303.57
65'	Admin / Maint	\$ 44.16	\$ 493.26	\$ 9.84	\$ 322.97	\$ 870.23
	Debt	\$ -	\$ 168.82	\$ 424.10	\$ 840.42	\$ 1,433.34
	Sub-Total	\$ 44.16	\$ 662.08	\$ 433.94	\$ 1,163.39	\$ 2,303.57
70'	Admin / Maint	\$ 44.16	\$ 493.26	\$ 9.84	\$ 322.97	\$ 870.23
	Debt	\$ -	\$ 168.82	\$ 424.10	\$ 840.42	\$ 1,433.34
	Sub-Total	\$ 44.16	\$ 662.08	\$ 433.94	\$ 1,163.39	\$ 2,303.57
75'	Admin / Maint	\$ 44.16	\$ 493.26	\$ 9.84	\$ 322.97	\$ 870.23
	Debt	\$ -	\$ 168.82	\$ 424.10	\$ 946.81	\$ 1,539.73
	Sub-Total	\$ 44.16	\$ 662.08	\$ 433.94	\$ 1,269.78	\$ 2,409.96
80'	Admin / Maint	\$ 44.16	\$ 493.26	\$ 9.84	\$ 322.97	\$ 870.23
	Debt	\$ -	\$ 168.82	\$ 424.10	\$ 946.81	\$ 1,539.73
	Sub-Total	\$ 44.16	\$ 662.08	\$ 433.94	\$ 1,269.78	\$ 2,409.96

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 2030/2031 Assessment Per Unit	Unit 1 Total Fiscal Year 2030/2031 Assessment Per Unit	Unit 2 Total Fiscal Year 2030/2031 Assessment Per Unit	Unit 4 Total Fiscal Year 2030/2031 Assessment Per Unit	All Units Total Fiscal Year 2030/2031 Assessment Per Unit	
Renaissance 35' Villa	Admin / Maint	\$ 44.16	\$ 493.26	\$ -	\$ 122.20	\$ 659.62	
	Debt	\$ -	\$ 168.82	\$ -	\$ 678.03	\$ 846.85	
	Sub-Total	\$ 44.16	\$ 662.08	\$ -	\$ 800.23	\$ 1,506.47	
Renaissance 50'	Admin / Maint	\$ 44.16	\$ 493.26	\$ -	\$ 122.20	\$ 659.62	
	Debt	\$ -	\$ 168.82	\$ -	\$ 998.94	\$ 1,167.76	
	Sub-Total	\$ 44.16	\$ 662.08	\$ -	\$ 1,121.14	\$ 1,827.38	
Renaissance 60'	Admin / Maint	\$ 44.16	\$ 493.26	\$ -	\$ 122.20	\$ 659.62	
	Debt	\$ -	\$ 168.82	\$ -	\$ 1,212.87	\$ 1,381.69	
	Sub-Total	\$ 44.16	\$ 662.08	\$ -	\$ 1,335.07	\$ 2,041.31	
Oasis 60'	Admin / Maint	\$ 44.16	\$ 493.26	\$ -	\$ 122.20	\$ 659.62	
	Debt	\$ -	\$ 168.82	\$ -	\$ 829.89	\$ 998.71	
	Sub-Total	\$ 44.16	\$ 662.08	\$ -	\$ 952.09	\$ 1,658.33	
Oasis 70'	Admin / Maint	\$ 44.16	\$ 493.26	\$ -	\$ 122.20	\$ 659.62	
	Debt	\$ -	\$ 168.82	\$ -	\$ 980.00	\$ 1,148.82	
	Sub-Total	\$ 44.16	\$ 662.08	\$ -	\$ 1,102.20	\$ 1,808.44	
Preserve 33' Villa	Admin / Maint	\$ 44.16	\$ 493.26	\$ 8.77	\$ 122.20	\$ 668.39	
	Debt	\$ -	\$ 168.82	\$ -	\$ 424.61	\$ 593.43	
	Sub-Total	\$ 44.16	\$ 662.08	\$ 8.77	\$ 546.81	\$ 1,261.82	
Preserve 50'	Admin / Maint	\$ 44.16	\$ 493.26	\$ 8.81	\$ 122.20	\$ 668.43	
	Debt	\$ -	\$ 168.82	\$ -	\$ 679.79	\$ 848.61	
	Sub-Total	\$ 44.16	\$ 662.08	\$ 8.81	\$ 801.99	\$ 1,517.04	

*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 2030/2031 Assessment Per Unit	Unit 1 Total Fiscal Year 2030/2031 Assessment Per Unit	Unit 7 Total Fiscal Year 2030/2031 Assessment Per Unit	All Units Total Fiscal Year 2030/2031 Assessment Per Unit	
50'	Admin / Maint	\$ 44.16	\$ 493.26	\$ 69.58	\$ 607.00	
	Debt	\$ -	\$ 168.82	\$ 830.00	\$ 998.82	
	Sub-Total	\$ 44.16	\$ 662.08	\$ 899.58	\$ 1,605.82	
74'	Admin / Maint	\$ 44.16	\$ 493.26	\$ 69.58	\$ 607.00	
	Debt	\$ -	\$ 168.82	\$ 1,228.40	\$ 1,397.22	
	Sub-Total	\$ 44.16	\$ 662.08	\$ 1,297.98	\$ 2,004.22	
Coach	Admin / Maint	\$ 44.16	\$ 493.26	\$ 69.58	\$ 607.00	
	Debt	\$ -	\$ 168.82	\$ 622.50	\$ 791.32	
	Sub-Total	\$ 44.16	\$ 662.08	\$ 692.08	\$ 1,398.32	
2-Story	Admin / Maint	\$ 44.16	\$ 493.26	\$ 69.58	\$ 607.00	
	Debt	\$ -	\$ 168.82	\$ 456.50	\$ 625.32	
	Sub-Total	\$ 44.16	\$ 662.08	\$ 526.08	\$ 1,232.32	
4-Story	Admin / Maint	\$ 44.16	\$ 493.26	\$ 69.58	\$ 607.00	
	Debt	\$ -	\$ 168.82	\$ 415.00	\$ 583.82	
	Sub-Total	\$ 44.16	\$ 662.08	\$ 484.58	\$ 1,190.82	
Village B 50'	Admin / Maint	\$ 44.16	\$ 493.26	\$ 69.58	\$ 607.00	
	Debt	\$ -	\$ 168.82	\$ 1,660.00	\$ 1,828.82	
	Sub-Total	\$ 44.16	\$ 662.08	\$ 1,729.58	\$ 2,435.82	
Village F1 37'	Admin / Maint	\$ 44.16	\$ 493.26	\$ 69.58	\$ 607.00	
	Debt	\$ -	\$ 168.82	\$ 1,245.00	\$ 1,413.82	
	Sub-Total	\$ 44.16	\$ 662.08	\$ 1,314.58	\$ 2,020.82	
Village F1 50'	Admin / Maint	\$ 44.16	\$ 493.26	\$ 69.58	\$ 607.00	
	Debt	\$ -	\$ 168.82	\$ 1,660.00	\$ 1,828.82	
	Sub-Total	\$ 44.16	\$ 662.08	\$ 1,729.58	\$ 2,435.82	
Village F1 60'	Admin / Maint	\$ 44.16	\$ 493.26	\$ 69.58	\$ 607.00	
	Debt	\$ -	\$ 168.82	\$ 1,992.00	\$ 2,160.82	
	Sub-Total	\$ 44.16	\$ 662.08	\$ 2,061.58	\$ 2,767.82	
Village F5 Dup/Paired Villas	Admin / Maint	\$ 44.16	\$ 493.26	\$ 69.58	\$ 607.00	
	Debt	\$ -	\$ 168.82	\$ 996.00	\$ 1,164.82	
	Sub-Total	\$ 44.16	\$ 662.08	\$ 1,065.58	\$ 1,771.82	
Village F5 40'	Admin / Maint	\$ 44.16	\$ 493.26	\$ 69.58	\$ 607.00	
	Debt	\$ -	\$ 168.82	\$ 1,328.00	\$ 1,496.82	
	Sub-Total	\$ 44.16	\$ 662.08	\$ 1,397.58	\$ 2,103.82	
Village F5 50'	Admin / Maint	\$ 44.16	\$ 493.26	\$ 69.58	\$ 607.00	
	Debt	\$ -	\$ 168.82	\$ 1,660.00	\$ 1,828.82	
	Sub-Total	\$ 44.16	\$ 662.08	\$ 1,729.58	\$ 2,435.82	
Village F3 50'	Admin / Maint	\$ 44.16	\$ 493.26	\$ 69.58	\$ 607.00	
	Debt	\$ -	\$ 168.82	\$ 1,659.60	\$ 1,828.42	
	Sub-Total	\$ 44.16	\$ 662.08	\$ 1,729.18	\$ 2,435.42	
Village F3 60'	Admin / Maint	\$ 44.16	\$ 493.26	\$ 69.58	\$ 607.00	
	Debt	\$ -	\$ 168.82	\$ 1,991.52	\$ 2,160.34	
	Sub-Total	\$ 44.16	\$ 662.08	\$ 2,061.10	\$ 2,767.34	
Village G-1B Dup/Paired Villas	Admin / Maint	\$ 44.16	\$ 493.26	\$ 69.58	\$ 607.00	
	Debt	\$ -	\$ 168.82	\$ 1,078.76	\$ 1,247.58	
	Sub-Total	\$ 44.16	\$ 662.08	\$ 1,148.34	\$ 1,854.58	
Village G-1B 40'	Admin / Maint	\$ 44.16	\$ 493.26	\$ 69.58	\$ 607.00	
	Debt	\$ -	\$ 168.82	\$ 1,327.68	\$ 1,496.50	
	Sub-Total	\$ 44.16	\$ 662.08	\$ 1,397.26	\$ 2,103.50	
Village G-1B 50'	Admin / Maint	\$ 44.16	\$ 493.26	\$ 69.58	\$ 607.00	
	Debt	\$ -	\$ 168.82	\$ 1,659.60	\$ 1,828.42	
	Sub-Total	\$ 44.16	\$ 662.08	\$ 1,729.18	\$ 2,435.42	

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 2030/2031 Assessment Per Unit		Unit 1 Total Fiscal Year 2030/2031 Assessment Per Unit		Unit 8 Total Fiscal Year 2030/2031 Assessment Per Unit		All Units Total Fiscal Year 2030/2031 Assessment Per Unit	
50'	Admin / Maint	\$	44.16	\$	493.26	\$	141.96	\$	679.38
	Debt	\$	-	\$	168.82	\$	1,749.69	\$	1,918.51
	Sub-Total	\$	44.16	\$	662.08	\$	1,891.65	\$	2,597.89
75'	Admin / Maint	\$	44.16	\$	493.26	\$	141.96	\$	679.38
	Debt	\$	-	\$	168.82	\$	2,196.98	\$	2,365.80
	Sub-Total	\$	44.16	\$	662.08	\$	2,338.94	\$	3,045.18
Coach	Admin / Maint	\$	44.16	\$	493.26	\$	141.96	\$	679.38
	Debt	\$	-	\$	168.82	\$	1,539.21	\$	1,708.03
	Sub-Total	\$	44.16	\$	662.08	\$	1,681.17	\$	2,387.41
2-Story	Admin / Maint	\$	44.16	\$	493.26	\$	141.96	\$	679.38
	Debt	\$	-	\$	168.82	\$	1,315.55	\$	1,484.37
	Sub-Total	\$	44.16	\$	662.08	\$	1,457.51	\$	2,163.75
4-Story	Admin / Maint	\$	44.16	\$	493.26	\$	141.96	\$	679.38
	Debt	\$	-	\$	168.82	\$	1,091.90	\$	1,260.72
	Sub-Total	\$	44.16	\$	662.08	\$	1,233.86	\$	1,940.10

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

Assessments - Unit 9 Villages

Unit 9 Villages Assessment Breakdown									
Product Type		District Proper Total Fiscal Year 2030/2031 Assessment Per Unit		Unit 1 Total Fiscal Year 2030/2031 Assessment Per Unit		Unit 9 Total Fiscal Year 2030/2031 Assessment Per Unit		All Units Total Fiscal Year 2030/2031 Assessment Per Unit	
50'	Admin / Maint	\$	44.16	\$	493.26	\$	157.62	\$	695.04
	Debt	\$	-	\$	168.82	\$	1,754.57	\$	1,923.39
	Sub-Total	\$	44.16	\$	662.08	\$	1,912.19	\$	2,618.43
62'	Admin / Maint	\$	44.16	\$	493.26	\$	157.62	\$	695.04
	Debt	\$	-	\$	168.82	\$	2,175.67	\$	2,344.49
	Sub-Total	\$	44.16	\$	662.08	\$	2,333.29	\$	3,039.53
75'	Admin / Maint	\$	44.16	\$	493.26	\$	157.62	\$	695.04
	Debt	\$	-	\$	168.82	\$	2,631.86	\$	2,800.68
	Sub-Total	\$	44.16	\$	662.08	\$	2,789.48	\$	3,495.72
85'	Admin / Maint	\$	44.16	\$	493.26	\$	157.62	\$	695.04
	Debt	\$	-	\$	168.82	\$	2,982.77	\$	3,151.59
	Sub-Total	\$	44.16	\$	662.08	\$	3,140.39	\$	3,846.63
Coach	Admin / Maint	\$	44.16	\$	493.26	\$	157.62	\$	695.04
	Debt	\$	-	\$	168.82	\$	877.29	\$	1,046.11
	Sub-Total	\$	44.16	\$	662.08	\$	1,034.91	\$	1,741.15

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 2030/2031 Assessment Per Unit		Unit 1 Total Fiscal Year 2030/2031 Assessment Per Unit		Unit 10 Total Fiscal Year 2030/2031 Assessment Per Unit		All Units Total Fiscal Year 2030/2031 Assessment Per Unit	
Coach	Admin / Maint	\$	44.16	\$	493.26	\$	233.18	\$	770.60
	Debt	\$	-	\$	168.82	\$	1,134.52	\$	1,303.34
	Sub-Total	\$	44.16	\$	662.08	\$	1,367.70	\$	2,073.94
Townhomes	Admin / Maint	\$	44.16	\$	493.26	\$	233.18	\$	770.60
	Debt	\$	-	\$	168.82	\$	1,361.42	\$	1,530.24
	Sub-Total	\$	44.16	\$	662.08	\$	1,594.60	\$	2,300.84
50' SF	Admin / Maint	\$	44.16	\$	493.26	\$	233.18	\$	770.60
	Debt	\$	-	\$	168.82	\$	2,269.04	\$	2,437.86
	Sub-Total	\$	44.16	\$	662.08	\$	2,502.22	\$	3,208.46
65' SF	Admin / Maint	\$	44.16	\$	493.26	\$	233.18	\$	770.60
	Debt	\$	-	\$	168.82	\$	2,949.75	\$	3,118.57
	Sub-Total	\$	44.16	\$	662.08	\$	3,182.93	\$	3,889.17
65' SF - BD	Admin / Maint	\$	44.16	\$	493.26	\$	233.18	\$	770.60
	Debt	\$	-	\$	168.82	\$	2,752.35	\$	2,921.17
	Sub-Total	\$	44.16	\$	662.08	\$	2,985.53	\$	3,691.77
75' SF	Admin / Maint	\$	44.16	\$	493.26	\$	233.18	\$	770.60
	Debt	\$	-	\$	168.82	\$	3,403.56	\$	3,572.38
	Sub-Total	\$	44.16	\$	662.08	\$	3,636.74	\$	4,342.98

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 2030/2031 Assessment Per Unit		Unit 1 Total Fiscal Year 2030/2031 Assessment Per Unit		Unit 11 Total Fiscal Year 2030/2031 Assessment Per Unit		All Units Total Fiscal Year 2030/2031 Assessment Per Unit		
Villa		Admin / Maint	\$ 44.16	\$ 493.26	\$ 134.50	\$ 671.92	Debt	\$ -	\$ 1,705.50	\$ 1,874.32
		Sub-Total	\$ 44.16	\$ 662.08	\$ 1,840.00	\$ 2,546.24				
45' Single Family		Admin / Maint	\$ 44.16	\$ 493.26	\$ 134.50	\$ 671.92	Debt	\$ -	\$ 2,046.60	\$ 2,215.42
		Sub-Total	\$ 44.16	\$ 662.08	\$ 2,181.10	\$ 2,887.34				
52' Single Family		Admin / Maint	\$ 44.16	\$ 493.26	\$ 134.50	\$ 671.92	Debt	\$ -	\$ 2,364.96	\$ 2,533.78
		Sub-Total	\$ 44.16	\$ 662.08	\$ 2,499.46	\$ 3,205.70				
57' Single Family		Admin / Maint	\$ 44.16	\$ 493.26	\$ 134.50	\$ 671.92	Debt	\$ -	\$ 2,592.36	\$ 2,761.18
		Sub-Total	\$ 44.16	\$ 662.08	\$ 2,726.86	\$ 3,433.10				
72' Single Family		Admin / Maint	\$ 44.16	\$ 493.26	\$ 134.50	\$ 671.92	Debt	\$ -	\$ 3,274.56	\$ 3,443.38
		Sub-Total	\$ 44.16	\$ 662.08	\$ 3,409.06	\$ 4,115.30				

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 2030/2031 Assessment Per Unit	Unit 1 Total Fiscal Year 2030/2031 Assessment Per Unit	Unit 12 Total Fiscal Year 2030/2031 Assessment Per Unit	All Units Total Fiscal Year 2030/2031 Assessment Per Unit	
Bexley - Townhome 20'	Admin / Maint	\$ 44.16	\$ 493.26	\$ 440.95	\$ 978.37	
	Debt	\$ -	\$ 168.82	\$ 829.25	\$ 998.07	
	Sub-Total	\$ 44.16	\$ 662.08	\$ 1,270.20	\$ 1,976.44	
Bexely - Cottage 35'	Admin / Maint	\$ 44.16	\$ 493.26	\$ 440.95	\$ 978.37	
	Debt	\$ -	\$ 168.82	\$ 1,451.19	\$ 1,620.01	
	Sub-Total	\$ 44.16	\$ 662.08	\$ 1,892.14	\$ 2,598.38	
Bexley - SF 55'	Admin / Maint	\$ 44.16	\$ 493.26	\$ 440.95	\$ 978.37	
	Debt	\$ -	\$ 168.82	\$ 2,280.44	\$ 2,449.26	
	Sub-Total	\$ 44.16	\$ 662.08	\$ 2,721.39	\$ 3,427.63	
Bexley - SF 60'	Admin / Maint	\$ 44.16	\$ 493.26	\$ 440.95	\$ 978.37	
	Debt	\$ -	\$ 168.82	\$ 2,487.76	\$ 2,656.58	
	Sub-Total	\$ 44.16	\$ 662.08	\$ 2,928.71	\$ 3,634.95	
Oakbend - SF 50'	Admin / Maint	\$ 44.16	\$ 493.26	\$ 440.95	\$ 978.37	
	Debt	\$ -	\$ 168.82	\$ 2,073.13	\$ 2,241.95	
	Sub-Total	\$ 44.16	\$ 662.08	\$ 2,514.08	\$ 3,220.32	
Oakbend - SF 60'	Admin / Maint	\$ 44.16	\$ 493.26	\$ 440.95	\$ 978.37	
	Debt	\$ -	\$ 168.82	\$ 2,487.76	\$ 2,656.58	
	Sub-Total	\$ 44.16	\$ 662.08	\$ 2,928.71	\$ 3,634.95	

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

Assessments - Thomas 167 & Other

Thomas 167 Assessment Breakdown									
Product Type		District Proper		Unit 1	Unit 2	All Units			
		Total Fiscal Year 2030/2031 Assessment Per Unit		Total Fiscal Year 2030/2031 Assessment Per Unit	Total Fiscal Year 2030/2031 Assessment Per Unit	Total Fiscal Year 2030/2031 Assessment Per Unit			
Thomas 167 *	Admin / Maint	\$	44.16	\$	493.26	\$	8.55	\$	545.97
Multi	Debt	\$	-	\$	168.82	\$	368.91	\$	537.73
Family (3 BDR)	Sub-Total	\$	44.16	\$	662.08	\$	377.46	\$	1,083.70
Thomas 167 *	Admin / Maint	\$	44.16	\$	493.26	\$	7.65	\$	545.07
Multi	Debt	\$	-	\$	168.82	\$	329.74	\$	498.56
Family (2 BDR)	Sub-Total	\$	44.16	\$	662.08	\$	337.39	\$	1,043.63
Thomas 167 *	Admin / Maint	\$	44.16	\$	493.26	\$	298.31	\$	835.73
Commercial	Debt	\$	-	\$	168.82	\$	12,863.47	\$	13,032.29
	Sub-Total	\$	44.16	\$	662.08	\$	13,161.78	\$	13,868.02

Undeveloped and/or Unassigned Land Assessment Breakdown						
Product Type		District Proper		Unit 1	Unit 2	All Units
		Total Fiscal Year 2030/2031 Assessment Per Unit	Total Fiscal Year 2030/2031 Assessment Per Unit	Total Fiscal Year 2030/2031 Assessment Per Unit	Total Fiscal Year 2030/2031 Assessment Per Unit	
Land Inside U1 Boundary Per 1/2 Acre or Less	Admin / Maint	\$ 44.16	\$ 493.26	\$ -	\$ 537.42	
	Debt	\$ -	\$ 168.82	\$ -	\$ 168.82	
	Sub-Total	\$ 44.16	\$ 662.08	\$ -	\$ 706.24	
Land Outside U1 Boundary Per 1/2 Acre or Less	Admin / Maint	\$ 44.16	\$ -	\$ -	\$ 44.16	
	Debt	\$ -	\$ -	\$ -	\$ -	
	Sub-Total	\$ 44.16	\$ -	\$ -	\$ 44.16	

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