



**WEST VILLAGES
IMPROVEMENT DISTRICT**

**CITY OF NORTH PORT
SARASOTA COUNTY
LANDOWNERS' MEETING
& REGULAR BOARD MEETING
JUNE 12, 2026
1:00 P.M.**

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

www.westvillagesid.org

561.630.4922 Telephone

877.SDS.4922 Toll Free

561.630.4923 Facsimile

AGENDA
WEST VILLAGES IMPROVEMENT DISTRICT
Commission Chambers
4970 City Hall Boulevard
North Port, Florida 34286
LANDOWNERS' MEETING
June 12, 2026
1:00 p.m.

- A.** Call to Order
- B.** Proof of Publication.....Page 1
- C.** Establish Quorum
- D.** Election of Chair for Landowners Meeting
- E.** Election of Secretary for Landowners' Meeting
- F.** Approval of Minutes
 - 1. June 18, 2025 Landowners' Meeting Minutes.....Page 2
- G.** Landowners' Comments
- H.** Adjourn



PUBLISHER’S AFFIDAVIT OF PUBLICATION STATE OF FLORIDA COUNTY OF CHARLOTTE:

Before the undersigned authority personally appeared Amber Douglas, who on oath says that she is the Legal Advertising Representative of The Daily Sun, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a Legal Notice that was published in said newspaper in the issue(s)

05/22/26, 05/29/26

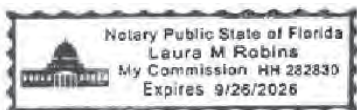
as well as being posted online at www.yoursun.com and www.floridapublicnotices.com.

Affiant further says that the said newspaper is a newspaper published at Charlotte Harbor, in said Charlotte County, Florida, and that the said newspaper has heretofore been continuously published in said Charlotte County, Florida, Sarasota County, Florida and DeSoto County, Florida, each day and has been entered as periodicals matter at the post office in Punta Gorda, in said Charlotte County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

(Signature of Affiant)

Sworn and subscribed before me this 2nd day of June, 2026

(Signature of Notary Public)



Personally known X OR Produced Identification

NOTICE OF LANDOWNERS’ MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT

Notice is hereby given to the public and all landowners within West Villages Improvement District (“District”) the location of which is located in the City of North Port and Sarasota County, Florida, advising that a meeting of landowners will be held. Immediately following the landowners’ meeting there will be convened a meeting of the Board for the purpose of considering other such business which may properly come before the Board.

DATE: June 12, 2026
TIME: 1:00 P.M.
PLACE: Chambers of the City of North Port
4970 City Hall Boulevard
North Port, Florida 34286

The landowners’ meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager’s Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager’s Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

William Crosley, District Manager
WEST VILLAGES IMPROVEMENT DISTRICT
Publish: 05/22/26, 05/29/26
119664 3990525

**WEST VILLAGES IMPROVEMENT DISTRICT
LANDOWNERS' MEETING
JUNE 18, 2025**

A. CALL TO ORDER

The June 18, 2025, Landowners' Meeting of the West Villages Improvement District ("WVID" or the "District") was called to order at 1:00 p.m. in the Chambers Room of the City of North Port located at 4970 City Hall Boulevard, North Port, Florida 34286.

B. PROOF OF PUBLICATION

Proof of publication was presented that showed that notice of the Landowners' Meeting had been published in the *Sarasota Herald-Tribune* on May 22, 2025, and May 29, 2025, as legally required.

C. ESTABLISH A QUORUM

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

Supervisor	John Luczynski	Present
Supervisor	Steve Lewis	Present
Supervisor	Tom Buckley	Present
Supervisor	Christine Masney	Present
Supervisor	John Meisel	Present

Staff members in attendance were:

District Manager	William Crosley	Special District Services, Inc.
	Todd Wodraska	Special District Services, Inc.
District Counsel	Lindsay Whelan	Kutak Rock
District Engineer	Giacomo Licari	Dewberry
Operations' Manager	Kyle Wilson	Special District Services, Inc.
	Michelle Krizen	Special District Services, Inc.
	Michael McElligott (via phone)	Special District Services, Inc.

D. ELECTION OF CHAIR FOR LANDOWNERS' MEETING

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously electing John Luczynski as Chairman for the Landowners' Meeting.

E. ELECTION OF SECRETARY FOR LANDOWNERS' MEETING

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously electing William Crosley as Secretary for the Landowners' Meeting.

F. APPROVAL OF MINUTES

1. June 28, 2024, Landowners' Meeting

A **MOTION** was made by Mr. Buckley, seconded by Mr. Lewis and passed unanimously approving the minutes of the June 28, 2024, Landowners' Meeting, as presented.

G. ELECTION OF SUPERVISORS

1. Determine Number of Voting Units Represented or Assigned by Proxy

There were 6,858 proxies assigned to Chairman Luczynski. However, there was only one letter of intent to run timely submitted for each of the two Board of Supervisors seats up for election, which were submitted by John Luczynski and Thomas Buckley. As a result, these two individuals are elected unopposed and there is no need to hold an election. Seat 1 is held by John Luczynski, whose term will end in June 2029. Seat 2 is held by Thomas Buckley, whose term will also end in June 2029.

H. LANDOWNER COMMENTS

There were no comments from the landowners.

I. ADJOURNMENT

There being no further business to conduct, a **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley adjourning the Landowners' Meeting at 1:10 p.m. That **MOTION** carried unanimously.

Secretary/Assistant Secretary

Chair/Vice-Chair

AGENDA
WEST VILLAGES IMPROVEMENT DISTRICT
Commission Chambers
4970 City Hall Boulevard
North Port, Florida 34286
REGULAR BOARD MEETING
June 12, 2026
1:00 p.m.

A.	Call to Order	
B.	Proof of Publication.....	Page 5
C.	Establish Quorum	
D.	Discussion Regarding Public Decorum at Board Meetings.....	Page 6
E.	Comments from the Public on All Agenda Items	
F.	Approval of Minutes	
	1. May 14, 2026 Regular Board Meeting Minutes.....	Page 7
G.	General District Matters	
	1. Consider Resolution No. 2026-09 – Adopting a Fiscal Year 2026/2027 Proposed Budget.....	Page 14
	2. Consider Approval of Amendment to Landscape Maintenance Agreement with Juniper Landscaping...Page	94
	3. Consider Approval of Amendment to Landscape Maintenance Agreement with Sunnygrove Landscaping.....	Page 102
H.	Unit of Development No. 1	
	1. Consider Approval of Boundary Amendment Agreement with Winchester Florida Ranch, LLLP.....	Page 109
	2. Consider Resolution No. 2026-10 – Setting Public Hearing on Revised Plan of Improvements Relative to Boundary Amendment.....	Page 166
I.	Unit of Development No. 6	
	1. Discussion Regarding FY 2026/2027 Rate Increase	
J.	Unit of Development No. 12	
	1. Consider Resolution No. 2026-11 – Ratifying Series 2026 Bonds.....	Page 197
K.	Administrative Matters	
	1. District Engineer	
	2. District Attorney	
	3. District Operations Manager	
	4. District Manager	
L.	Board Member Comments	
M.	Adjourn	



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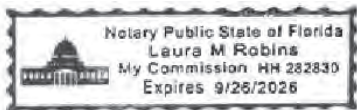
as well as being posted online at www.yoursun.com and www.floridapublicnotices.com.

Affiant further says that the said newspaper is a newspaper published at Charlotte Harbor, in said Charlotte County, Florida, and that the said newspaper has heretofore been continuously published in said Charlotte County, Florida, Sarasota County, Florida and DeSoto County, Florida, each day and has been entered as periodicals matter at the post office in Punta Gorda, in said Charlotte County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

(Signature of Affiant)

Sworn and subscribed before me this 2nd day of June, 2026

(Signature of Notary Public)



Personally known X OR Produced Identification

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4970 City Hall Boulevard
North Port, Florida 34286

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William Crosley, District Manager
WEST VILLAGES IMPROVEMENT DISTRICT
Publish: 05/22/26, 05/29/26
119664 3990525

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

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

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

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

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

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

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

The WVID Board of Supervisors encourages citizen participation and appreciates civil feedback from attendees.

**WEST VILLAGES IMPROVEMENT DISTRICT
REGULAR BOARD MEETING
MAY 14, 2026**

A. CALL TO ORDER

The May 14, 2026, Regular Board Meeting of the West Villages Improvement District (“WVID” or the “District”) was called to order at 1:00 p.m. at the Commission Chambers, 4970 City Hall Boulevard, North Port, Florida 34286.

B. PROOF OF PUBLICATION

Proof of publication was presented which showed the notice of the Regular Board Meeting had been published in the *Sarasota Herald-Tribune* on May 4, 2026, as legally required.

C. ESTABLISH A QUORUM

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

Chairman	John Luczynski	Present via phone
Vice Chairman	Steve Lewis	Present in person
Supervisor	Tom Buckley	Present in person
Supervisor	Trevor Storm	Present in person
Supervisor	John Meisel	Present in person

District Manager	William Crosley	Special District Services, Inc.
Asst District Manager	Michelle Krizen	Special District Services, Inc.
District Operations Manager	Kyle Wilson	Special District Services, Inc.
District Counsel	Lindsay Whelan	Kutak Rock LLP
District Engineer	Giacomo Licari (via phone)	Stantec

Also present were the following:

James Candela - Methodology Consultant with Special District Services, Inc. (via telephone);
Stefan Molnar - Special District Services, Inc.; and
Ashley Miele – Kimley Horn

D. PUBLIC DECORUM POLICY

The reading of the public decorum policy was waived by Vice Chairman Lewis.

E. COMMENTS FROM THE PUBLIC ON ALL AGENDA ITEMS

Written statements were submitted from Paul Maloney, Lex van Brero, Rick Robinson, Jim Cranston, Neil Brady, Robert McDermott, Ruben Figueroa, James Fournier and Larry Cobb were read and submitted to this official record. James Hammar introduced himself and stated that he was intending to run in the

Sarasota County general election for the open WVID Supervisor seat and as a year-round resident wanted to get involved in something worthwhile and meaningful.

F. APPROVAL OF MINUTES

1. April 9, 2026, Regular Board Meeting

A **MOTION** was made by Mr. Meisel, seconded by Mr. Buckley and passed unanimously approving the minutes of the April 9, 2026, Regular Board Meeting, as presented.

G. GENERAL DISTRICT MATTERS

1. Presentation from Independent Investigation from Downs Aaron

Brock Magruder of Downs Aaron provided a background of the report and indicated that his firm made several recommendations for potential Board actions that could be taken based on Supervisor Meisel's established conduct:

1. Sue Supervisor Meisel for breach of fiduciary duty, including seeking injunctive relief;
2. Filing a complaint with the Florida Commission on Ethics, which is tasked with evaluating these types of issues, regarding Supervisor Meisel's consulting arrangement with the law firm representing Gran Paradiso Property Owners Association (GPPOA) and other litigants adverse to the District;
3. Filing a Florida Bar complaint against that firm's attorney based on the consulting agreement and the firm's use of Supervisor Meisel in the litigation, which may violate Rules Regulating the Florida Bar;
4. Petitioning the Executive Office of the Governor for Supervisor Meisel's suspension and removal;
5. Adopting formal conflict-of-interest and recusal protocols, including procedures for the removal and/or sequestration of a conflicted supervisor; and
6. Adopting a formal ethics policy and implementing ethics training for Board members and staff.

Mr. Magruder discussed that he and his firm were not fact finders or final arbiters of any evidence, but that his firm reviewed the facts and the information, which was significant, and has made recommendations about how the Board may pursue any action based on this extensive review and analysis.

Supervisor Meisel asked if Mr. Magruder could point to any specific evidence of fact where he violated a conflict of interest between his duties as a Supervisor and any information that he had was proprietary to the District as it relates to litigation. Mr. Magruder responded that one of the primary problems with your relationship with Mr. Herbert's firm is that because Mr. Herbert and his clients- which were adverse to the District- maintained privileged objections to all communications with you and objected to you being deposed in those cases to see exactly what you were doing in that consulting role, whether you were being compensated in that consulting role, etc. all while sitting on the District Board. While those cases were settled or disposed of before any of that could finally be litigated, that is exactly the problem identified- that it is unknown what you were telling Mr. Herbert, or what you were doing on behalf of Mr. Herbert, or whether you were being paid- which presents a problem.

Mr. Magruder went on to explain that in the same way the Florida Commission on Ethics had previously opined that merely sitting as a GPPOA board member could put you in a situation where you could be asked to vote on matters in which your duties to the GPPOA could conflict with your duties as a WVID Supervisor, your engagement as a consultant for Mr. Herbert's firm in a way that was protected from disclosure from this Board and the public, presents a significant concern that could be considered and potentially acted upon by the WVID Board.

Supervisor Meisel asked Mr. Magruder to give him another example of when he ever cast any votes related to any litigation matters. Mr. Magruder responded that was not part of the review and that was also not what the Florida Commission on Ethics said was the problem back in 2022 when it gave an opinion on his dual representation. The problem was that by you serving in dual capacities, you could be put in a situation where your duties as WVID Supervisor could conflict with your duties as a GPPOA board member, and that his engagement as a consultant to Mr. Herbert's firm after resigning from the GPPOA Board directly created even more of a potential conflict. Because of the way Mr. Herbert and his clients protected your communications and involvement within that consulting arrangement from disclosure by attorney/client privilege, it is unknown exactly what you said or did, but per the Commission on Ethics' prior opinion on your dual relationship it is the existence of the relationship is at issue not a specific vote or communication. Supervisor Meisel responded that was fair.

Supervisor Meisel inquired if someone physically assaulted someone, is that something that should be brought to an ethics committee? Mr. Magruder responded that if convicted that would be handled pursuant to criminal law, and that he did not believe it was an ethical issue governed by Chapter 112 of the Florida Statutes.

Supervisor Lewis stated that he had read the report a few times and had come to the conclusion that he did not think that a board only after a quick presentation could make a determination about litigation, and thought that would be a rash decision, and believed everyone was a little numb from all the recent litigation. As a result, his thought was to table the idea of litigation against Supervisor Meisel so the Board Members have time to reflect, and similarly the Florida Bar issue needs to be considered in the context of what is good for the District, and if that is pursued it may not be very beneficial to the District, but the attorneys may feel that they have a professional obligation to file something with the Florida Bar pursuant to their professional guidelines, which is their decision. In regards to the Commission on Ethics complaint, and the filing to the Florida Governor requesting removal of Supervisor Meisel, he believed it was a minimum standard of what the Board should do because to not consider these options at all, in his opinion, would be dereliction of duty. He stated that the Board has to face the fact that there are issues here with Mr. Meisel's conduct. He said that he was supportive of adopting policies and procedures to avoid these sorts of circumstances and that certainly should be done, with legal guidance, on what those policies and procedures should be.

Supervisor Storm stated that he was not on the Board for a majority of these issues, but having read the report he agreed with adopting a formal ethics policy and believed there were some serious issues with the way Supervisor Meisel took the responsibility of his position and that the Board needs to evaluate and take some time before making a decision of pursuing litigation against Supervisor Meisel.

Supervisor Buckley stated that a lawsuit would take additional discussion and considerations but agreed that creating the policies and procedures recommended in the report should be pursued, and supported the Commission on Ethics filings and getting the Governor involved if necessary.

John Luczynski stated that he concurred with Supervisor Lewis's comments and that Supervisor Meisel should respect the wishes from the public who commented earlier in the meeting and do the honorable thing and step down from the Board of Supervisors.

Supervisor Meisel stated that was not going to happen.

A **MOTION** was made by Mr. Lewis directing staff to 1) proceed with an Commission on Ethics complaint, 2) proceed with a petition with the Governor for removal of Supervisor Meisel from the WVID Board, and 3) to engage whatever professional support is needed to do that in an appropriate manner. The **MOTION** was seconded by Mr. Buckley and upon being put to a vote, the **MOTION** carried 4 to 0 with Mr. Meisel abstaining.

2. Consider Resolution No. 2026-07 – Setting a Public Hearing on Revised Rules of Procedure

Resolution No. 2026-07 was presented, entitled:

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT TO DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES OF PROCEDURE; AND PROVIDING AN EFFECTIVE DATE

A **MOTION** was made by Mr. Storm, seconded by Mr. Buckley and passed unanimously adopting Resolution No. 2026-07, as presented, setting a Public Hearing to consider adoption of the District's updated Rules of Procedure for August 13, 2026.

H. UNIT OF DEVELOPMENT NO. 6

1. Kimley-Horn Presentation on Future Reclaimed Water Sources

Ashley Miele of Kimley Horn advised that she had been involved with this project and wastewater planning since early 2000 when the area was still known as Taylor Ranch and has had the joy of seeing the District grow and develop. Kimley Horn has been involved with much of the design and permitting of WVID's infrastructure, including tracking of the growth in regard to the expansion of the southwest wastewater reclamation facility that serves WVID.

Ms. Miele presented an informational PowerPoint presentation on future reclaimed water sources which is attached to these minutes. Phase 2 expansion of the wastewater treatment plant (WWTP) will also allow for additional flow from the City of North Port's legacy plant and this Phase 2 expansion will also consider that capacity. There is no need for improvements on the existing infrastructure meaning there was no need to upsize anything that was already in the ground because that was planned in the initial design of the facility. Part of this project was to look at the existing facility adding flows on for incremental development growth and when it would trigger the expansion of the plant. The WWTP located within the WVID was constructed in 2020 for an annual average daily flow of reclaimed water of up to 2 million gallons per day (MGD). During initial construction, the plant was designed with provisions to expand the plant to 4 million gallons per day (Phase 2) with the intention to be operational at that capacity in 2029.

The preliminary design report is necessary not only to check the initial design back in 2020 for sizing and efficiency of the plants operation but also to consider best available technology options and also to consider the Dewberry reclaimed water line project which may provide a need for additional storage or improvements for processing of up to 4 million gallons a day. This preliminary report will also outline goals and objectives, identify challenges and risks with scheduling of permitting and regulatory requirements, and establishes guidelines as design and construction commences. Reclaimed water and

“spec water” which is discharged water used to make reclaimed water can come from the City’s legacy plant in addition to reclaimed water.

Ms. Meile went on to explain that what will be designed is not the extension of the existing lines, but upgrades to the actual plant. There is an opportunity to secure on average 1.8 million gallons per day of reclaimed water that the City at its legacy facility currently puts down a deep injection well which means the WVID at its own expense would have to extend a line from the City in order to capture that flow. How that line would be funded would still need to be determined which is part of what Dewberry’s proposal will consider because some of the creative use of that reclaimed water may be qualified for grants from the Department of Environmental Protection or Southwest Florida Water Management District. Recently the City of North Port increased its equivalent residential connection (ERC) amount and with that increase additional future ERCs may be available to fund the project.

Supervisor Lewis explained that the master developer will incur more costs for the construction of the water and wastewater plants than ERCs will ever fully reimburse.

2. Consider Work Authorization from Kimley-Horn for Preliminary Design Report for WWTP Expansion

A **MOTION** was made by Mr. Buckley, seconded by Mr. Storm and passed unanimously approving the Kimley-Horn Work Authorization for the work associated with the Southwest Water Reclamation Facility Phase 2 expansion preliminary design in the amount of \$255,000, as presented.

3. Consider Work Authorization from Dewberry for Preliminary Design Report for Reclaim Piping System

A **MOTION** was made by Mr. Buckley, seconded by Mr. Storm and passed unanimously approving the Dewberry Work Authorization in the amount of \$416,000 for the preliminary design services for the reclaimed water main line that will carry reclaimed water from the City of North Port wastewater treatment plant to the District, as presented.

4. Consider Work Authorization from Dewberry for Preliminary Design Report for Legacy WWTP

A **MOTION** was made by Mr. Buckley, seconded by Mr. Storm and passed unanimously approving the Dewberry Work Authorization in the amount of \$59,741 for the Pan American Wastewater Treatment Facility pump station improvements preliminary design, as presented.

5. Consider First Amendment to Cross Creek Maintenance Agreement

This amendment with Cross Creek provides maintenance for additional ponds that have been accepted into the network of ponds by the District at an annual amount of \$51,260. Some of the maintenance includes: algae control, floating vegetation control, shoreline vegetation control, submersed vegetation control, aquatics consulting, management reporting,

A **MOTION** was made by Mr. Buckley, seconded by Mr. Storm and passed unanimously approving the First Amendment to the Cross Creek Maintenance Agreement, as presented.

I. UNIT OF DEVELOPMENT NO. 12

1. Consider Final Supplemental Assessment Report

Mr. Candela presented the Unit of Development No. 12 Final Supplemental Assessment Methodology Report, noting that this report was very similar to the report approved by the Board in April with the only difference being that it had been updated with the final bond sizing figures. Each of the tables were explained in the report. The bond size amount is \$7,510,000, producing a construction fund of \$6,941,309 at an interest rate of 5.48%

Ms. Whelan asked Mr. Candela, based on the updated final report and the final bond sizing, if he believed that the assessments were fairly and reasonably allocated to the benefited properties within the Unit 12 boundary. Mr. Candela responded that he did.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously approving the Final Supplemental Assessment Report for Unit of Development No. 12, as presented.

2. Consider Resolution No. 2026-08 – Supplemental Assessment Resolution

Resolution No. 2026-08 was presented, entitled:

RESOLUTION 2026-08

A RESOLUTION OF THE WEST VILLAGES IMPROVEMENT DISTRICT SETTING FORTH THE SPECIFIC TERMS OF THE DISTRICT'S CAPITAL IMPROVEMENT REVENUE BONDS (UNIT OF DEVELOPMENT NO. 12), SERIES 2026 (ASSESSMENT AREA TWO); CONFIRMING THE DISTRICT'S PROVISION OF INFRASTRUCTURE IMPROVEMENTS AND CONFIRMING A MASTER ENGINEER'S REPORT; CONFIRMING AND ADOPTING A SUPPLEMENTAL ASSESSMENT REPORT; CONFIRMING, ALLOCATING AND AUTHORIZING THE COLLECTION OF SPECIAL ASSESSMENTS SECURING SERIES 2026 BONDS; PROVIDING FOR THE SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR THE RECORDING OF A NOTICE OF SERIES 2026 SPECIAL ASSESSMENTS; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE

Ms. Whelan noted that this resolution imposes the assessment lien for the Series 2026 Bonds in the Unit 12 project by adopting the final Engineer's Report and the final Second Supplemental Assessment Methodology Report and allocates those assessments to Assessment Area Two.

A **MOTION** was made by Mr. Buckley, seconded by Mr. Storm and passed unanimously adopting Resolution No. 2026-08, as presented.

J. ADMINISTRATIVE MATTERS

1. District Engineer

Mr. Licari reported that he had initiated a sound study to evaluate the noise coming from the new playground located at the new Fire Station 87. The sound study will evaluate sound decibels coming from the park to help provide recommendations for potential sound abatement for nearby residents. A report will be provided to the Board upon completion.

2. District Attorney

There was no District Attorney Report at this time.

3. District Operations' Manager

Mr. Wilson reported that the parallel parking lanes and new crosswalks along Manasota Beach Road had been installed, and the project should be completed this month.

4. District Manager

Mr. Crosley reported that the next meeting was scheduled for Friday, June 12, 2026, in the City Hall Chamber Room.

K. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

L. ADJOURNMENT

There being no further business to be addressed by the Board, the May 14, 2026, Regular Board Meeting was adjourned at 1:56 p.m. on a **MOTION** made by Mr. Storm, seconded by Mr. Buckley and passed unanimously.

Secretary/Assistant Secretary

Chair/Vice Chair

RESOLUTION 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2027; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170 AND 197, FLORIDA STATUTES, AND CHAPTER 2004-456, LAWS OF FLORIDA; SETTING PUBLIC HEARINGS THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the West Villages Improvement District (“**District**”), the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

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

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

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

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

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

2. **DECLARING ASSESSMENTS.** Pursuant to Chapters 170 and 197, *Florida Statutes*, and Chapter 2004-456, *Laws of Florida*, as amended, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office**,” 2501-A Burns Road, Palm Beach Gardens, Florida 33410 and 10555 Sweet Pea Street, Venice, Florida 34293. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as

described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District's Office. The Assessments shall be paid pursuant to Chapter 170, *Florida Statutes*, or, alternatively, pursuant to the Uniform Method as set forth in Chapter 197, *Florida Statutes*.

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

DATE: August 13, 2026
TIME: 1:00 P.M.
LOCATION: Commission Chambers
4970 City Hall Boulevard
North Port, Florida 34286

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

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

PASSED AND ADOPTED THIS 12TH DAY OF JUNE, 2026.

ATTEST:

**WEST VILLAGES IMPROVEMENT
DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A

Proposed Budget

West Villages Improvement District

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

Prepared by



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FY 26/27 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	Unit 13	Total
REVENUES														
O & M Assessments	1,014,468	6,576,850	42,035	426,011	100,797	0	141,343	68,913	54,458	167,345	0	0	0	8,592,220
O & M Direct Bill	7,900	0	10,692	0	-1,544	0	36,142	36,227	28,815	140,450	93,005	175,005	80,005	606,697
Debt Assessments	0	2,504,109	1,438,108	1,348,158	866,319	0	2,667,280	1,349,811	1,008,253	1,189,741	0	0	0	12,371,780
Debt Direct Bill	0	0	745,877	0	23,326	3,625,720	436,046	608,750	217,708	747,609	822,939	1,223,080	145,031	8,596,086
Interest / Other Incomes	1,000	140,000	0	0	0	0	0	0	0	0	0	0	0	141,000
Developer Funding	0	0	0	0	0	67,872	0	0	0	0	0	0	0	67,872
Carry Over From Prior Year	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Revenues	\$ 1,023,368	\$ 9,220,959	\$ 2,236,712	\$ 1,774,169	\$ 988,898	\$ 3,693,592	\$ 3,280,812	\$ 2,063,701	\$ 1,309,233	\$ 2,245,146	\$ 915,944	\$ 1,398,085	\$ 225,036	\$ 30,375,656
EXPENDITURES														
Infrastructure Maintenance	5,000	5,438,539	0	270,000	47,250	2,072	80,000	20,000	25,000	227,250	25,000	100,000	5,000	6,245,111
GIS Project	20,000	0	0	0	0	0	0	0	0	0	0	0	0	20,000
Engineering	40,000	90,000	2,000	25,000	5,000	2,500	20,000	20,000	5,000	15,000	5,000	20,000	20,000	269,500
Management	90,000	50,000	12,005	22,500	12,005	12,000	12,005	12,005	12,005	12,005	12,005	12,005	12,005	282,545
Operations Administration	90,000	100,000	12,000	36,000	12,000	0	12,000	12,000	12,000	12,000	25,000	12,000	12,000	347,000
Legal	100,000	60,000	10,000	35,000	5,000	0	15,000	10,000	10,000	10,000	10,000	15,000	15,000	295,000
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	1,500	26,500
Audit Fees	6,500	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	42,500
Arbitrage Rebate Fee	0	1,500	1,500	1,500	1,500	0	1,500	1,500	1,000	1,000	1,000	1,000	1,000	14,000
Rents & Leases	75,000	0	0	0	0	0	0	0	0	0	0	0	0	75,000
Insurance	180,000	0	0	0	0	0	0	0	0	0	0	0	0	180,000
Legal Advertising	10,000	0	0	0	0	0	0	0	0	0	0	0	0	10,000
Miscellaneous	20,000	1,700	1,700	1,700	1,700	41,200	5,000	10,000	5,000	5,000	5,000	5,000	5,000	108,000
Postage	10,000	0	0	0	0	0	0	0	0	0	0	0	0	10,000
Office Supplies / Marketing	50,000	10,000	0	0	0	0	0	0	0	0	0	0	0	60,000
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	5,000	80,100
Website	6,000	0	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	500	10,500
Contingency / Cap Proj	250,000	0	0	0	0	0	0	0	0	0	0	0	0	250,000
Common Area Irrig Water	0	185,500	0	0	0	0	0	0	0	0	0	0	0	185,500
Reserve / Accrual	0	375,000	0	0	0	0	0	0	0	0	0	0	0	375,000
Total Expenditures	\$ 962,500	\$ 6,322,239	\$ 50,205	\$ 400,450	\$ 93,205	\$ 67,872	\$ 169,005	\$ 101,005	\$ 80,005	\$ 297,755	\$ 93,005	\$ 175,005	\$ 80,005	\$ 8,892,256
Excess / (Shortfall)	\$ 60,868	\$ 2,898,720	\$ 2,186,507	\$ 1,373,719	\$ 895,693	\$ 3,625,720	\$ 3,111,807	\$ 1,962,696	\$ 1,229,228	\$ 1,947,391	\$ 822,939	\$ 1,223,080	\$ 145,031	\$ 21,483,400
Debt Payment to Trustee	0	(2,353,863)	(2,097,699)	(1,267,269)	(837,666)	(3,625,720)	(2,943,289)	(1,877,572)	(1,165,466)	(1,865,966)	(822,939)	(1,223,080)	(145,031)	(20,225,560)
BALANCE	\$ 60,868	\$ 544,858	\$ 88,809	\$ 106,450	\$ 58,027	\$ -	\$ 168,517	\$ 85,123	\$ 63,763	\$ 81,425	\$ -	\$ -	\$ -	\$ 1,257,840
County Appr & Tax Coll Fee	(20,289)	(181,619)	(29,603)	(35,483)	(19,342)	-	(56,172)	(28,374)	(21,254)	(27,142)	-	-	-	(419,280)
Discounts For Early Payments	(40,579)	(363,238)	(59,206)	(70,967)	(38,685)	-	(112,345)	(56,749)	(42,508)	(54,283)	-	-	-	(838,560)
Net Excess / (Shortfall)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Infrastructure Maintenance Breakdown

FY 2026 - 2027	Dist Proper	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 7	Unit 8	Unit 9	Unit 10	Unit 11	Unit 12	Unit 13	Total
MAINTENANCE EXPENDITURE														
Lake / Littoral / Wetland Maint	0	150,000 ¹	0	0	45,000	2,072 ²	75,000	15,000	25,000	25,000	25,000	25,000	5,000	392,075
Mitigation Maintenance	0	0	0	0	2,250	0	5,000	5,000	0	2,250	0	25,000	0	39,500
Road Maintenance / Resurface	0	230,595 ³	0	120,000 ³	0	0	0	0	0	0	0	0	0	350,601
Road Reconstruction / Widening	0	430,444 ³	0	0	0	0	0	0	0	0	0	0	0	430,447
Landscaping - General	0	2,825,000 ⁴	0	0	0	0	0	0	0	200,000	0	50,000	0	3,075,004
Landscaping - Trail Maintenance	0	360,000 ⁵	0	0	0	0	0	0	0	0	0	0	0	360,005
Landscaping - Hurricane/Storm Recovery	0	250,000	0	0	0	0	0	0	0	0	0	0	0	250,000
Hurricane/Storm Recovery	0	0	0	100,000	0	0	0	0	0	0	0	0	0	100,000
Landscape Replacement	0	0	0	50,000	0	0	0	0	0	0	0	0	0	50,000
Security Services	5,000	35,000	0	0	0	0	0	0	0	0	0	0	0	40,000
Street Lighting	0	747,500	0	0	0	0	0	0	0	0	0	0	0	747,500
Canal Maintenance	0	110,000	0	0	0	0	0	0	0	0	0	0	0	110,000
Misc Maintenance/Repairs	0	300,000	0	0	0	0	0	0	0	0	0	0	0	300,000
Total Maintenance Expenditure	\$ 5,000	\$ 5,438,539	\$ -	\$ 270,000	\$ 47,250	\$ 2,072	\$ 80,000	\$ 20,000	\$ 25,000	\$ 227,250	\$ 25,000	\$ 100,000	\$ 5,000	\$ 6,245,132
Variance from Prior Year	\$ (9,000)	\$ 1,227,484	\$ -	\$ (142,600)	\$ -	\$ -	\$ (52,500)	\$ (27,500)	\$ (131,000)	\$ (30,000)	\$ -	\$ (36,000)	\$ 5,000	\$ 803,905

FY 2025 - 2026	Dist Proper	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 7	Unit 8	Unit 9	Unit 10	Unit 11	Unit 12	Unit 13	Total
MAINTENANCE EXPENDITURE														
Lake/Littoral/Wetland Maint	0	125,000	0	0	45,000	2,072	60,000	7,500	25,000	10,000	25,000	20,000	0	319,572
Mitigation Maintenance	0	0	0	0	2,250	0	5,000	5,000	0	2,250	0	0	0	14,500
Road Maintenance / Resurface	0	156,730	0	150,000	0	0	0	0	0	0	0	0	0	306,730
Road Reconstruction / Widening	0	391,825	0	0	0	0	0	0	0	0	0	0	0	391,825
Landscaping - General	0	2,212,500	0	52,600	0	0	67,500	35,000	120,000	230,000	0	85,000	0	2,802,600
Landscaping - Trail Maintenance	0	250,000	0	0	0	0	0	0	0	0	0	0	0	250,000
Landscaping - Hurricane/Storm Recovery	0	250,000	0	0	0	0	0	0	0	0	0	0	0	250,000
Force Majeure Hurricane/Storm Recovery	0	0	0	100,000	0	0	0	0	0	0	0	0	0	100,000
Force Majeure Landscape Replacement	0	0	0	110,000	0	0	0	0	0	0	0	0	0	110,000
Security Services	14,000	35,000	0	0	0	0	0	0	0	0	0	0	0	49,000
Street Lighting	0	560,000	0	0	0	0	0	0	11,000	15,000	0	31,000	0	617,000
Canal Maintenance / Repayment	0	65,000	0	0	0	0	0	0	0	0	0	0	0	65,000
Misc Maintenance/Repairs	0	165,000	0	0	0	0	0	0	0	0	0	0	0	165,000
Total Maintenance Expenditure	\$ 14,000	\$ 4,211,055	\$ -	\$ 412,600	\$ 47,250	\$ 2,072	\$ 132,500	\$ 47,500	\$ 156,000	\$ 257,250	\$ 25,000	\$ 136,000	\$ -	\$ 5,441,227

NOTES:

- 1 Lake maintenance revised per additional ponds and wetland expenses
- 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 Unit 1 Landscape includes current contract price and additional new landscape areas
- 5 New nature trails and parks

District Proper

	Fiscal Year 2025/2026 Annual Budget	Fiscal Year 2026/2027 Annual Budget
REVENUES		
O & M Assessments	747,340	1,014,468
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	7,900
Carry Over Revenues	0	0
Total Revenues	\$ 748,340	\$ 1,023,368
EXPENDITURES		
Infrastructure Maintenance - note 1	14,000	5,000
GIS Project	20,000	20,000
Engineering	40,000	40,000
Management	84,000	90,000
Operations Administration	40,000	90,000
Legal	100,000	100,000
Assessment Roll	10,000	10,000
Annual Audit	6,500	6,500
Arbitrage Rebate Fee	0	0
Rents & Leases - note 2	75,000	75,000
Insurance	200,000	180,000
Legal Advertising	10,000	10,000
Miscellaneous	20,000	20,000
Postage	3,000	10,000
Office Supplies Marketing / Consulting	50,000	50,000
Trustee Fees	0	0
Continuing Disclosure Fee	0	0
Website	6,000	6,000
Contingency / Staff Office Space - note 3	25,000	250,000
Total Expenditures	\$ 703,500	\$ 962,500
EXCESS / (SHORTFALL)	\$ 44,840	\$ 60,868
Payment to Trustee	-	-
BALANCE	\$ 44,840	\$ 60,868
County Appraiser & Tax Collector Fee	(14,947)	(20,289)
Discounts for Early Payments	(29,894)	(40,579)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

* Fund Balance as of 4-30-26 = \$796,609

Note 1: See page 2 Infrastructure Maintenance Breakdown for detail

Note 2: Temporary WVID Office

Note 3: Portion of design for WVID permanent building

Unit 1

	Fiscal Year 2025/2026 Annual Budget	Fiscal Year 2026/2027 Annual Budget
REVENUES		
O & M Assessments	5,326,340	6,576,850
O & M Direct Bill	0	0
Debt Assessments	2,527,547	2,504,109
Debt Direct Bill	0	0
Developer Contribution	0	0
Other Revenues	35,000	50,000
Taylor Morrison Cost Share - note 1	90,000	90,000
Carry Over Revenues	0	0
Total Revenues	\$ 7,978,887	\$ 9,220,959
EXPENDITURES		
Infrastructure Maintenance - note 2	4,211,055	5,438,539
Engineering	60,000	90,000
Management	12,005	50,000
Operations Administration	80,000	100,000
Legal	60,000	60,000
Assessment Roll	1,500	1,500
Audit Fees	3,000	3,000
Arbitrage Rebate Fee	1,500	1,500
Rents & Leases	0	0
Insurance	0	0
Legal Advertising	0	0
Miscellaneous	1,700	1,700
Postage	0	0
Office Supplies / Marketing	10,000	10,000
Trustee Fees	5,000	5,000
Continuing Disclosure Fee	500	500
Website	0	0
Contingency / Cap Proj	0	0
Common Area Irrigation Water	185,500	185,500
Hurricane Reserve - note 3	500,000	250,000
Peace River Water Accrual - note 4	0	125,000
Total Expenditures	\$ 5,131,760	\$ 6,322,239
EXCESS / (SHORTFALL)	\$ 2,847,127	\$ 2,898,720
Payment to Trustee	(2,375,894)	(2,353,863)
BALANCE	\$ 471,233	\$ 544,858
County Appraiser & Tax Collector Fee	(157,078)	(181,619)
Discounts for Early Payments	(314,155)	(363,238)
NET EXCESS / (SHORTFALL)	\$ -	\$ -
<u>As of 4/30/26</u>		
General Fund Balance =	\$1,972,099	
Road Resurfacing Fund Balance =	\$1,836,852	
Hurricane Res Fund Balance =	\$255,945	
Cap Project Fund =	\$1,996	
ERC Over Reimbursement	\$1,868,749	

Note 1: Per WVID agreement with Taylor Morrison of Florida, Inc regarding access and maintenance of District roadways and improvements

Note 2: See page 2 Infrastructure Maintenance Breakdown for detail

Note 3: \$957,381 spent in 2 years unbudgeted hurricane expenses

Note 4: Accrual per 2024 Utilities Agreement - Water Supply unanimously approved by board 11/2024

Unit 2

	Fiscal Year 2025/2026 Annual Budget	Fiscal Year 2026/2027 Annual Budget
REVENUES		
O & M Assessments	53,410	42,035
O & M Direct Bill	0	10,692
Debt Assessments	2,702,051	1,438,108
Debt Direct Bill	0	745,877
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	\$ 2,236,712
EXPENDITURES		
Infrastructure Maintenance	0	0
Engineering	2,000	2,000
Management	12,005	12,005
Operations Administration	12,000	12,000
Legal	10,000	10,000
Assessment Roll	1,500	1,500
Audit Fees	3,000	3,000
Arbitrage Rebate Fee	1,500	1,500
Rents & Leases	0	0
Insurance	0	0
Legal Advertising	0	0
Miscellaneous	1,700	1,700
Postage	0	0
Office Supplies	0	0
Trustee Fees	5,000	5,000
Continuing Disclosure Fee	1,500	1,500
Website	0	0
Contingency / Capital Projects	0	0
Total Expenditures	\$ 50,205	\$ 50,205
EXCESS / (SHORTFALL)	\$ 2,705,256	\$ 2,186,507
Payment to Trustee	(2,539,928)	(2,097,699)
BALANCE	\$ 165,328	\$ 88,809
County Appraiser & Tax Collector Fee	(55,109)	(29,603)
Discounts for Early Payments	(110,218)	(59,206)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

As of 4/30/26

General Fund = \$2,489,702

General fund balance includes reserve for Manasota Beach Road Improvements

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Unit 3

	Fiscal Year 2025/2026 Annual Budget	Fiscal Year 2026/2027 Annual Budget
REVENUES		
O & M Assessments	626,117	426,011
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	\$ 1,774,169
EXPENDITURES		
Infrastructure Maintenance - note 1	412,600	270,000
Engineering	25,000	25,000
Management	22,500	22,500
Operations Administration	25,000	36,000
Legal	35,000	35,000
Assessment Roll	1,500	1,500
Audit Fees	3,000	3,000
Arbitrage Rebate Fee	1,500	1,500
Rents & Leases	0	0
Insurance	500	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
Common Area Irrigation Water	56,000	0
Total Expenditures	\$ 588,550	\$ 400,450
EXCESS / (SHORTFALL)	\$ 1,385,725	\$ 1,373,719
Payment to Trustee	(1,267,269)	(1,267,269)
BALANCE	\$ 118,457	\$ 106,450
County Appraiser & Tax Collector Fee	(39,486)	(35,483)
Discounts for Early Payments	(78,971)	(70,967)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

As of 4/30/26

General Fund Balance =	\$591,028
Road Resurfacing Fund Balance =	\$727,176

Note 1: See page 2 Infrastructure Maintenance Breakdown for detail

Unit 4

	Fiscal Year 2025/2026 Annual Budget	Fiscal Year 2026/2027 Annual Budget
REVENUES		
O & M Assessments	103,501	100,797
O & M Direct Bill	-1,586	-1,544
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	\$ 988,898
EXPENDITURES		
Infrastructure Maintenance - note 1	47,250	47,250
Engineering	2,500	5,000
Management	12,005	12,005
Operations Administration	12,000	12,000
Legal	10,000	5,000
Assessment Roll	1,500	1,500
Audit Fees	3,000	3,000
Arbitrage Rebate Fee	1,500	1,500
Rents & Leases	0	0
Insurance	0	0
Legal Advertising	0	0
Miscellaneous	1,700	1,700
Postage	0	0
Office Supplies	0	0
Trustee Fees	3,750	3,750
Continuing Disclosure Fee	500	500
Website	0	0
Contingency / Prev Shortfall	0	0
Total Expenditures	\$ 95,705	\$ 93,205
EXCESS / (SHORTFALL)	\$ 895,856	\$ 895,693
Payment to Trustee	(837,666)	(837,666)
BALANCE	\$ 58,189	\$ 58,027
County Appraiser & Tax Collector Fee	(19,396)	(19,342)
Discounts for Early Payments	(38,793)	(38,685)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

* Fund Balance as of 4-30-26 = \$332,135

Note 1: See page 2 Infrastructure Maintenance Breakdown for detail

Unit 5

	Fiscal Year 2025/2026 Annual Budget	Fiscal Year 2026/2027 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	66,672	67,872
Other Revenues	0	0
Carry Over Funds from Prior Year	0	0
Total Revenues	\$ 3,692,392	\$ 3,693,592
EXPENDITURES		
Infrastructure Maintenance - note 1	2,072	2,072
Engineering	2,500	2,500
Management	12,000	12,000
Operations Administration	0	0
Legal	0	0
Assessment Roll	0	0
Audit Fees	3,000	3,000
Arbitrage Rebate Fee	0	0
Rents & Leases	0	0
Insurance	0	0
Legal Advertising	0	0
Miscellaneous - note 2	40,000	41,200
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	\$ 67,872
EXCESS / (SHORTFALL)	\$ 3,625,720	\$ 3,625,720
Payment to Trustee	(3,625,720)	(3,625,720)
BALANCE	\$ -	\$ -
County Appraiser & Tax Collector Fee	-	-
Discounts for Early Payments	-	-
NET EXCESS / (SHORTFALL)	\$ -	\$ -

* Fund Balance as of 4-30-26 = (\$3,659)

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 2026/2027 Annual Budget
REVENUES		
O & M Assessments	172,960	141,343
O & M Direct Bill	58,922	36,142
Debt Assessments	2,576,695	2,667,280
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	\$ 3,280,812
EXPENDITURES		
Infrastructure Maintenance - note 1	132,500	80,000
Engineering	20,000	20,000
Management	12,005	12,005
Operations Administration	12,000	12,000
Legal	15,000	15,000
Assessment Roll	1,500	1,500
Audit Fees	3,000	3,000
Arbitrage Rebate Fee	1,500	1,500
Rents & Leases	0	0
Insurance	0	0
Legal Advertising	0	0
Miscellaneous	5,000	5,000
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	\$ 221,505	\$ 169,005
EXCESS / (SHORTFALL)	\$ 3,023,118	\$ 3,111,807
Payment to Trustee	(2,858,139)	(2,943,289)
BALANCE	\$ 164,979	\$ 168,517
County Appraiser & Tax Collector Fee	(54,993)	(56,172)
Discounts for Early Payments	(109,986)	(112,345)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

* Fund Balance as of 4-30-26 = \$455,507

Notr 1 - See page 2 Infrastructure Maintenance Breakdown for detail

Unit 8

	Fiscal Year 2025/2026 Annual Budget	Fiscal Year 2026/2027 Annual Budget
REVENUES		
O & M Assessments	87,676	68,913
O & M Direct Bill	46,090	36,227
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	\$ 2,063,701
EXPENDITURES		
Infrastructure Maintenance - not 1	47,500	20,000
Engineering	20,000	20,000
Management	12,005	12,005
Operations Administration	12,000	12,000
Legal	10,000	10,000
Assessment Roll	1,500	1,500
Audit Fees	3,000	3,000
Arbitrage Rebate Fee	1,500	1,500
Rents & Leases	0	0
Insurance	0	0
Legal Advertising	0	0
Miscellaneous	10,000	10,000
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	\$ 101,005
EXCESS / (SHORTFALL)	\$ 1,963,821	\$ 1,962,696
Payment to Trustee	(1,877,572)	(1,877,572)
BALANCE	\$ 86,249	\$ 85,123
County Appraiser & Tax Collector Fee	(28,750)	(28,374)
Discounts for Early Payments	(57,499)	(56,749)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

* Fund Balance as of 4-30-26 = \$294,608

Note 1 - See page 2 Infrastructure Maintenance Breakdown for detail

Unit 9

	Fiscal Year 2025/2026 Annual Budget	Fiscal Year 2026/2027 Annual Budget
REVENUES		
O & M Assessments	143,626	54,458
O & M Direct Bill	75,996	28,815
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	\$ 1,309,233
EXPENDITURES		
Infrastructure Maintenance - note 1	156,000	25,000
Engineering	5,000	5,000
Management	12,005	12,005
Operations Administration	12,000	12,000
Legal	10,000	10,000
Assessment Roll	1,500	1,500
Audit Fees	3,000	3,000
Arbitrage Rebate Fee	1,000	1,000
Rents & Leases	0	0
Insurance	0	0
Legal Advertising	0	0
Miscellaneous	5,000	5,000
Postage	0	0
Office Supplies	0	0
Trustee Fees	5,000	5,000
Continuing Disclosure Fee	500	500
Website	0	0
Contingency / Prev Shortfall	0	0
Total Expenditures	\$ 211,005	\$ 80,005
EXCESS / (SHORTFALL)	\$ 1,234,579	\$ 1,229,228
Payment to Trustee	(1,165,466)	(1,165,466)
BALANCE	\$ 69,113	\$ 63,763
County Appraiser & Tax Collector Fee	(23,038)	(21,254)
Discounts for Early Payments	(46,075)	(42,508)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

* Fund Balance as of 4-30-26 = \$127,779

Note 1 - See page 2 Infrastructure Maintenance Breakdown for detail

Unit 10

	Fiscal Year 2025/2026 Annual Budget	Fiscal Year 2026/2027 Annual Budget
REVENUES		
O & M Assessments	248,631	167,345
O & M Direct Bill	94,042	140,450
Debt Assessments	1,189,741	1,189,741
Debt Direct Bill	188,121	747,609
Developer Contribution	0	0
Other Revenues	0	0
Carry Over Funds from Prior Year	0	0
Total Revenues	\$ 1,720,536	\$ 2,245,146
EXPENDITURES		
Infrastructure Maintenance - note 1	257,250	227,250
Engineering	15,000	15,000
Management	12,005	12,005
Operations Administration	12,000	12,000
Legal	10,000	10,000
Assessment Roll	1,500	1,500
Audit Fees	3,000	3,000
Arbitrage Rebate Fee	1,000	1,000
Rents & Leases	0	0
Insurance	0	0
Legal Advertising	0	0
Miscellaneous	5,000	5,000
Postage	0	0
Office Supplies	0	0
Trustee Fees	10,000	10,000
Continuing Disclosure Fee	1,000	1,000
Website	0	0
Contingency / Prev Shortfall	0	0
Total Expenditures	\$ 327,755	\$ 297,755
EXCESS / (SHORTFALL)	\$ 1,392,781	\$ 1,947,391
Payment to Trustee	(1,306,478)	(1,865,966)
BALANCE	\$ 86,302	\$ 81,425
County Appraiser & Tax Collector Fee	(28,767)	(27,142)
Discounts for Early Payments	(57,535)	(54,283)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

* Fund Balance as of 4-30-26 = \$64,989

Note 1 - See page 2 Infrastructure Maintenance Breakdown for detail

Unit 11

	Fiscal Year 2025/2026 Annual Budget	Fiscal Year 2026/2027 Annual Budget
REVENUES		
O & M Assessments	0	0
O & M Direct Bill	80,005	93,005
Debt Assessments	0	0
Debt Direct Bill	0	822,939
Developer Contribution	0	0
Other Revenues	0	0
Carry Over Funds from Prior Year	0	0
Total Revenues	\$ 80,005	\$ 915,944
EXPENDITURES		
Infrastructure Maintenance - note 1	25,000	25,000
Engineering	5,000	5,000
Management	12,005	12,005
Operations Administration	12,000	25,000
Legal	10,000	10,000
Assessment Roll	1,500	1,500
Audit Fees	3,000	3,000
Arbitrage Rebate Fee	1,000	1,000
Rents & Leases	0	0
Insurance	0	0
Legal Advertising	0	0
Miscellaneous	5,000	5,000
Postage	0	0
Office Supplies	0	0
Trustee Fees	5,000	5,000
Continuing Disclosure Fee	500	500
Website	0	0
Contingency / Prev Shortfall	0	0
Total Expenditures	\$ 80,005	\$ 93,005
EXCESS / (SHORTFALL)	\$ -	\$ 822,939
Payment to Trustee	-	(822,939)
BALANCE	\$ -	\$ -
County Appraiser & Tax Collector Fee	-	-
Discounts for Early Payments	-	-
NET EXCESS / (SHORTFALL)	\$ -	\$ -

* Fund Balance as of 4-30-26 = (\$27,215)

Note 1 - See page 2 Infrastructure Maintenance Breakdown for detail

Unit 12

	Fiscal Year 2025/2026 Annual Budget	Fiscal Year 2026/2027 Annual Budget
REVENUES		
O & M Assessments	0	0
O & M Direct Bill	211,005	175,005
Debt Assessments	0	0
Debt Direct Bill	712,850	1,223,080
Developer Contribution	0	0
Other Revenues	0	0
Carry Over Funds from Prior Year	0	0
Total Revenues	\$ 923,855	\$ 1,398,085
EXPENDITURES		
Infrastructure Maintenance - note 1	136,000	100,000
Engineering	20,000	20,000
Management	12,005	12,005
Operations Administration	12,000	12,000
Legal	15,000	15,000
Assessment Roll	1,500	1,500
Audit Fees	3,000	3,000
Arbitrage Rebate Fee	1,000	1,000
Rents & Leases	0	0
Insurance	0	0
Legal Advertising	0	0
Miscellaneous	5,000	5,000
Postage	0	0
Office Supplies	0	0
Trustee Fees	5,000	5,000
Continuing Disclosure Fee	500	500
Website	0	0
Contingency / Prev Shortfall	0	0
Total Expenditures	\$ 211,005	\$ 175,005
EXCESS / (SHORTFALL)	\$ 712,850	\$ 1,223,080
Payment to Trustee	(712,850)	(1,223,080)
BALANCE	\$ -	\$ -
County Appraiser & Tax Collector Fee	-	-
Discounts for Early Payments	-	-
NET EXCESS / (SHORTFALL)	\$ -	\$ -

* Fund Balance as of 4-30-26 = (\$30,474)

Note 1 - See page 2 Infrastructure Maintenance Breakdown for detail

Unit 13

	Fiscal Year 2025/2026 Annual Budget	Fiscal Year 2026/2027 Annual Budget
REVENUES		
O & M Assessments	0	0
O & M Direct Bill	0	80,005
Debt Assessments	0	0
Debt Direct Bill	0	145,031
Developer Contribution	0	0
Other Revenues	0	0
Carry Over Funds from Prior Year	0	0
Total Revenues	\$ -	\$ 225,036
EXPENDITURES		
Infrastructure Maintenance - note 1	0	5,000
Engineering	0	20,000
Management	0	12,005
Operations Administration	0	12,000
Legal	0	15,000
Assessment Roll	0	1,500
Audit Fees	0	3,000
Arbitrage Rebate Fee	0	1,000
Rents & Leases	0	0
Insurance	0	0
Legal Advertising	0	0
Miscellaneous	0	5,000
Postage	0	0
Office Supplies	0	0
Trustee Fees	0	5,000
Continuing Disclosure Fee	0	500
Website	0	0
Contingency / Prev Shortfall	0	0
Total Expenditures	\$ -	\$ 80,005
EXCESS / (SHORTFALL)	\$ -	\$ 145,031
Payment to Trustee	-	(145,031)
BALANCE	\$ -	\$ -
County Appraiser & Tax Collector Fee	-	-
Discounts for Early Payments	-	-
NET EXCESS / (SHORTFALL)	\$ -	\$ -

* Fund Balance as of 4-30-26 = \$628

Note 1 - See page 2 Infrastructure Maintenance Breakdown for detail

Budget Comparison

	Fiscal Year 2024/2025 Actual	Fiscal Year 2025/2026 Annual Budget	Fiscal Year 2026/2027 Annual Budget
REVENUES			
O & M Assessments	8,691,738	7,509,602	8,592,220
O & M Direct Bill	652,148	564,474	606,697
Debt Assessments	10,104,275	13,568,576	12,371,780
Debt Direct Bill	1,959,788	5,812,522	8,596,086
Interest / Other Income	1,569,922	126,000	141,000
Bond Prepayments	243,133	0	0
Bond Prepayments Sent to Trustee	(243,133)	0	0
Developer Funding	236,781	66,672	67,872
PY Carry Over / Impact Fees	3,944,328	0	0
Total Revenues	\$ 27,158,981	\$ 27,647,846	\$ 30,375,656
EXPENDITURES			
Infrastructure Maintenance	5,934,443	5,441,227	6,245,111
GIS Project	22,346	20,000	20,000
Engineering	462,282	217,000	269,500
Management	184,999	226,545	282,545
Operations Administration	179,000	241,000	347,000
Legal	360,701	285,000	295,000
Assessment Roll	22,000	25,000	26,500
Audit Fees	27,405	39,500	42,500
Arbitrage Rebate Fee	7,150	13,000	14,000
Rents & Leases	28,293	75,000	75,000
Insurance	181,871	200,500	180,000
Legal Advertising	16,872	10,000	10,000
Miscellaneous	92,556	101,800	108,000
Postage	7,010	3,000	10,000
Office Supplies	105,627	60,000	60,000
Trustee Fees	60,613	75,100	80,100
Continuing Disclosure Fee	10,500	10,000	10,500
Website	6,000	6,000	6,000
Contingency / Cap Proj	6,862,579	25,000	250,000
Common Area Irrig Water	97,204	241,500	185,500
Reimb / Uncollected Deficit	0	500,000	375,000
Total Expenditures	14,669,451	7,816,172	8,892,256
EXCESS / (SHORTFALL)	\$ 12,489,530	\$ 19,831,674	\$ 21,483,400
Debt Payment to Trustee (All Units)	(11,572,625)	(18,566,983)	(20,225,560)
BALANCE	\$ 916,905	\$ 1,264,690	\$ 1,257,840
County Appraiser & Tax Collector Fee	(95,493)	(421,564)	(419,280)
Discounts for Early Payments	(525,004)	(843,127)	(838,560)
NET EXCESS / (SHORTFALL)	\$ 296,408	\$ -	\$ -

Unit 1 - Debt Service

Fiscal Year
2026/2027
Annual Budget

REVENUES

Interest Income	0
Debt Collections	2,353,863
Total Revenues	\$ 2,353,863

EXPENDITURES

Principal Payments	1,395,000
Interest Payments	958,863
Miscellaneous / Extra Redemption	0
Total Expenditures	\$ 2,353,863

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

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

Unit 2 - Debt Service

Series 2019A-1

Fiscal Year
2026/2027
Annual Budget

REVENUES	
Interest Income	0
Net Debt Collections	1,351,822
Total Revenues	\$ 1,351,822
EXPENDITURES	
Principal Payments	770,000
Interest Payments	560,913
Miscellaneous / Extra Redemption	20,909
Total Expenditures	\$ 1,351,822
Excess / (Shortfall)	\$ -

Series 2019A-1 Bifurcated Bond Information			
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

Fiscal Year
2026/2027
Annual Budget

REVENUES	
Interest Income	0
Net Debt Collections	745,877
Total Revenues	\$ 745,877
EXPENDITURES	
Principal Payments	430,000
Interest Payments	312,800
Miscellaneous / Extra Redemption	3,077
Total Expenditures	\$ 745,877
Excess / (Shortfall)	\$ -

Series 2019A-2 Bifurcated Bond Information			
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
2026/2027
Annual Budget

REVENUES

Interest Income	0
Net Debt Collections	1,267,269
Total Revenues	\$ 1,267,269

EXPENDITURES

Principal Payments	745,000
Interest Payments	490,985
Miscellaneous / Extra Redemption	31,284
Total Expenditures	\$ 1,267,269

Excess / (Shortfall)	\$ -
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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
2026/2027
Annual Budget

REVENUES

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

EXPENDITURES

Principal Payments	325,000
Interest Payments	512,163
Miscellaneous / Extra Redemption	504
Total Expenditures	\$ 837,666

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

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

Unit 5 - Debt Service

**Fiscal Year
2026/2027
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		655,000
2017A Interest Payments		344,396
2017B Principal Payments		1,759,265
2017B Interest Payments		829,330
Other / Extra Redemption		37,729
Total Expenditures	\$	3,625,720

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

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

Series 2017B Bond Information

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

Unit 7 - Debt Service

Fiscal Year

2026/2027

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
Net Village G-1B PH 3 Debt Collections	85,150
Total Revenues	\$ 2,943,289

EXPENDITURES

2019 Master Principal Payments	635,000
2019 Master Interest Payments	1,333,719
2019 Village B Principal Payments	25,000
2019 Village B Interest Payments	56,869
2021 Village F1 & F5 Principal Payments	180,000
2021 Village F1 & F5 Interest Payments	261,350
2023 Village F3 & G-1B Principal Payments	70,000
2023 Village F3 & G-1B Interest Payments	283,725
2025 Village G-1B PH 3 Principal Payments	19,000
2025 Village G-1B PH 3 Interest Payments	65,576
Other / Extra Redemption	13,051
Total Expenditures	\$ 2,943,289

Excess / (Shortfall)	\$ -
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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		

Series 2025 Village G-1B PH 3 Bond Information

Original Par Amount =	\$1,258,000	Annual Principal Payments Due =	May 1st
Average Interest Rate =	6.17%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	Oct 2025		
Maturity Date =	May 2055		

Unit 8 - Debt Service

Fiscal Year

2026/2027

Annual Budget

REVENUES

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

Total Revenues	\$ 1,877,572
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EXPENDITURES

2021 Master Principal Payments	295,000
2021 Master Interest Payments	426,159
2022 Neighborhood Principal Payments	280,000
2022 Neighborhood Interest Payments	871,725

Other / Extra Redemption	4,688
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Total Expenditures	\$ 1,877,572
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Excess / (Shortfall)	\$ -
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Series 2021 Master Bond Information

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

Series 2022 Neighborhood Bond Information

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

Unit 9 - Debt Service

Fiscal Year

2026/2027

Annual Budget

REVENUES

Interest	0
Net Master Debt Collections	1,165,466

Total Revenues	\$ 1,165,466
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EXPENDITURES

2023 Master Principal Payments	280,000
2023 Master Interest Payments	884,794

Other / Extra Redemption	672
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Total Expenditures	\$ 1,165,466
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Excess / (Shortfall)	\$ -
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Series 2023 Master Bond Information

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

Unit 10 - Debt Service

Fiscal Year

2026/2027

Annual Budget

REVENUES

Interest	0
Net 2024 AA1 Debt Collections	1,306,478
Net 2025 AA2 Debt Collections	559,487

Total Revenues	\$ 1,865,966
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EXPENDITURES

2024 AA1 Principal Payments	305,000
2024 AA1 Interest Payments	1,002,594
2025 AA2 Principal Payments	135,000
2025 AA2 Interest Payments	423,363
Other / Extra Redemption	9

Total Expenditures	\$ 1,865,966
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Excess / (Shortfall)	\$ -
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Series 2024 AA1 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		

Series 2025 AA2 Bond Information

Original Par Amount =	\$8,360,000	Annual Principal Payments Due =	May 1st
Average Interest Rate =	5.37%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	November 2025		
Maturity Date =	May 2055		

Unit 11 - Debt Service

Fiscal Year

2026/2027

Annual Budget

REVENUES

Interest	0
Net Master Debt Collections	822,939

Total Revenues	\$ 822,939
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EXPENDITURES

2025 Master Principal Payments	0
2025 Master Interest Payments	822,938

Other / Extra Redemption	1
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Total Expenditures	\$ 822,939
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Excess / (Shortfall)	\$ -
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Series 2025 Master Bond Information

Original Par Amount =	\$17,325,000	Annual Principal Payments Due =	May 1st
Average Interest Rate =	4.75%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	November 2025		
Maturity Date =	May 2032		

Unit 12 - Debt Service

Fiscal Year

2026/2027

Annual Budget

REVENUES

Interest	0
Net 2025 AA1 Debt Collections	712,850
Net 2026 AA2 Debt Collections	510,230

Total Revenues	\$ 1,223,080
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EXPENDITURES

2025 AA1 Principal Payments	145,000
2025 AA1 Interest Payments	567,588
2026 AA2 Principal Payments	115,000
2026 AA2 Interest Payments	393,518
Other / Extra Redemption	1,975

Total Expenditures	\$ 1,223,080
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Excess / (Shortfall)	\$ -
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Series 2025 AA1 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		

Series 2026 AA2 Bond Information

Original Par Amount =	\$7,510,000	Annual Principal Payments Due =	May 1st
Average Interest Rate =	5.48%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	May 2026		
Maturity Date =	May 2056		

Unit 13 - Debt Service

Fiscal Year

2026/2027

Annual Budget

REVENUES

Interest	0
Net Master Debt Collections	145,031

Total Revenues	\$ 145,031
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EXPENDITURES

2025 Master Principal Payments	35,000
2025 Master Interest Payments	108,338

Other / Extra Redemption	1,694
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Total Expenditures	\$ 145,031
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Excess / (Shortfall)	\$ -
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Series 2025 Master Bond Information

Original Par Amount =	\$2,145,000	Annual Principal Payments Due =	May 1st
Average Interest Rate =	5.37%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	Dec 2025		
Maturity Date =	May 2055		

Assessment Recap - District Proper

A	B	C	F	G	F	G
Lot Type		Units	Total Fiscal Year 2025/2026 Assessment	Total Fiscal Year 2025/2026 Assessment Per Unit	Total Fiscal Year 2026/2027 Projected Assessment	Total Fiscal Year 2026/2027 Projected Assessment Per Unit
Developed Lots In Unit 1 Only	Administrative <u>Debt</u>	523	\$ 18,766.04 \$ -	\$ 35.88 \$ -	\$ 25,473.73 \$ -	\$ 48.71 \$ -
	Sub-Total		\$ 18,766.04	\$ 35.88	\$ 25,473.73	\$ 48.71
Developed Lots In Unit 2	Administrative <u>Debt</u>	1,868	\$ 67,026.69 \$ -	\$ 35.88 \$ -	\$ 90,984.56 \$ -	\$ 48.71 \$ -
	Sub-Total		\$ 67,026.69	\$ 35.88	\$ 90,984.56	\$ 48.71
Developed Lots In Unit 3	Administrative <u>Debt</u>	1,935	\$ 69,430.75 \$ -	\$ 35.88 \$ -	\$ 94,247.92 \$ -	\$ 48.71 \$ -
	Sub-Total		\$ 69,430.75	\$ 35.88	\$ 94,247.92	\$ 48.71
Developed Lots In Unit 4	Administrative <u>Debt</u>	1,043	\$ 37,424.43 \$ -	\$ 35.88 \$ -	\$ 50,801.34 \$ -	\$ 48.71 \$ -
	Sub-Total		\$ 37,424.43	\$ 35.88	\$ 50,801.34	\$ 48.71
Developed Lots In Unit 7	Administrative <u>Debt</u>	1,851	\$ 66,416.70 \$ -	\$ 35.88 \$ -	\$ 90,156.54 \$ -	\$ 48.71 \$ -
	Sub-Total		\$ 66,416.70	\$ 35.88	\$ 90,156.54	\$ 48.71
Developed Lots In Unit 8	Administrative <u>Debt</u>	844	\$ 30,284.01 \$ -	\$ 35.88 \$ -	\$ 41,108.65 \$ -	\$ 48.71 \$ -
	Sub-Total		\$ 30,284.01	\$ 35.88	\$ 41,108.65	\$ 48.71
Developed Lots In Unit 9	Administrative <u>Debt</u>	469	\$ 16,828.44 \$ -	\$ 35.88 \$ -	\$ 22,843.55 \$ -	\$ 48.71 \$ -
	Sub-Total		\$ 16,828.44	\$ 35.88	\$ 22,843.55	\$ 48.71
Developed Lots In Unit 10	Administrative <u>Debt</u>	420	\$ 15,070.24 \$ -	\$ 35.88 \$ -	\$ 20,456.91 \$ -	\$ 48.71 \$ -
	Sub-Total		\$ 15,070.24	\$ 35.88	\$ 20,456.91	\$ 48.71
Developed Lots In Unit 11	Administrative <u>Debt</u>	0	\$ - \$ -	\$ 35.88 \$ -	\$ - \$ -	\$ 48.71 \$ -
	Sub-Total		\$ -	\$ 35.88	\$ -	\$ 48.71
Developed Lots In Sarasota County (Not in Unit 1)	Administrative <u>Debt</u>	0	\$ - \$ -	\$ 35.88 \$ -	\$ - \$ -	\$ 48.71 \$ -
	Sub-Total		\$ -	\$ 35.88	\$ -	\$ 48.71
All Other Acreage	Administrative <u>Debt</u>	11,875	\$ 426,093.12 \$ -	\$ 35.88 \$ -	\$ 578,394.88 \$ -	\$ 48.71 \$ -
	Sub-Total		\$ 426,093.12	\$ 35.88	\$ 578,394.88	\$ 48.71
Total		20,828	\$ 747,340.43		\$ 1,014,468.09	

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	F	G
Lot Type		Units	Total Fiscal Year 2025/2026 Assessment	Total Fiscal Year 2025/2026 Assessment Per Unit	Total Fiscal Year 2026/2027 Projected Assessment	Total Fiscal Year 2026/2027 Projected Assessment Per Unit
Developed Lots In Unit 1 Only	Administrative <u>Debt</u>	523	\$ 183,848.74 \$ 87,243.07	\$ 351.53 \$ 166.81	\$ 194,717.95 \$ 74,138.07	\$ 372.31 \$ 141.76
	Sub-Total		\$ 271,091.80	\$ 518.34	\$ 268,856.02	\$ 514.07
Developed Lots In Unit 2	Administrative <u>Debt</u>	1,868	\$ 656,652.85 \$ 311,606.22	\$ 351.53 \$ 166.81	\$ 695,474.43 \$ 264,799.08	\$ 372.31 \$ 141.76
	Sub-Total		\$ 968,259.07	\$ 518.34	\$ 960,273.51	\$ 514.07
Developed Lots In Unit 3	Administrative <u>Debt</u>	1,935	\$ 680,205.17 \$ 322,782.67	\$ 351.53 \$ 166.81	\$ 720,419.18 \$ 274,296.69	\$ 372.31 \$ 141.76
	Sub-Total		\$ 1,002,987.84	\$ 518.34	\$ 994,715.86	\$ 514.07
Developed Lots In Unit 4	Administrative <u>Debt</u>	1,043	\$ 366,642.89 \$ 173,985.70	\$ 351.53 \$ 166.81	\$ 388,318.97 \$ 147,850.88	\$ 372.31 \$ 141.76
	Sub-Total		\$ 540,628.59	\$ 518.34	\$ 536,169.84	\$ 514.07
Developed Lots In Unit 7	Admin / Maint <u>Debt</u>	1,851	\$ 650,676.88 \$ 308,770.40	\$ 351.53 \$ 166.81	\$ 689,145.17 \$ 262,389.24	\$ 372.31 \$ 141.76
	Sub-Total		\$ 959,447.29	\$ 518.34	\$ 951,534.40	\$ 514.07
Developed Lots In Unit 8	Administrative <u>Debt</u>	844	\$ 296,688.97 \$ 140,789.96	\$ 351.53 \$ 166.81	\$ 314,229.35 \$ 119,641.55	\$ 372.31 \$ 141.76
	Sub-Total		\$ 437,478.94	\$ 518.34	\$ 433,870.90	\$ 514.07
Developed Lots In Unit 9	Administrative <u>Debt</u>	469	\$ 164,866.27 \$ 78,235.18	\$ 351.53 \$ 166.81	\$ 174,613.23 \$ 66,483.28	\$ 372.31 \$ 141.76
	Sub-Total		\$ 243,101.45	\$ 518.34	\$ 241,096.51	\$ 514.07
Developed Lots In Unit 10	Administrative <u>Debt</u>	420	\$ - \$ -	\$ 351.53 \$ 166.81	\$ - \$ -	\$ 372.31 \$ 141.76
	Sub-Total		\$ -	\$ 518.34	\$ -	\$ 514.07
Developed Lots In Unit 11	Administrative <u>Debt</u>	0	\$ - \$ -	\$ 351.53 \$ 166.81	\$ - \$ -	\$ 372.31 \$ 141.76
	Sub-Total		\$ -	\$ 518.34	\$ -	\$ 514.07
Developed Lots In Unit 12	Administrative <u>Debt</u>	0	\$ - \$ -	\$ 351.53 \$ 166.81	\$ - \$ -	\$ 372.31 \$ 141.76
	Sub-Total		\$ -	\$ 518.34	\$ -	\$ 514.07
All Other Unit 1 Acreage	Administrative <u>Debt</u>	8,712	\$ 2,179,117.23 \$ 1,034,072.25	\$ 351.53 \$ 166.81	\$ 3243561.687 \$ 1,234,973.00	\$ 372.31 \$ 141.76
	Sub-Total		\$ 3,213,189.48	\$ 518.34	\$ 4,478,534.68	\$ 514.07
Total Admin / Maint			\$ 5,326,340.43		\$ 6,576,850.00	
Total Debt			\$ 2,527,546.81		\$ 2,504,109.04	
Total		17,665	\$ 7,853,887.23		\$ 9,080,959.04	

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 **17,665.00** assessable units in Unit 1.

Assessment Recap - Unit 2 (Total Gross)

A	B	C	E	F	I	H	I
Lot Type		Percentage	Admin / Maint Assessment Allocation	Units	Total Fiscal Year 2025/2026 Per Unit	Total Fiscal Year 2026/2027 Projected Assessment	Total Fiscal Year 2026/2027 Projected Per Unit
2019 A-1							
Island Walk Single Family	Admin / Maint Debt	23.73%	12,673.74	1,750 1,747	\$ 7.24 \$ 379.89	\$ 12,673.74 \$ 663,667.83	\$ 7.24 \$ 379.89
					\$ 387.13	\$ 676,341.57	\$ 387.13
Island Walk Multi Family	Admin / Maint Debt	1.59%	850.17	118	\$ 7.20 \$ 378.22	\$ 850.17 \$ 44,629.96	\$ 7.20 \$ 378.22
					\$ 385.42	\$ 45,480.13	\$ 385.42
Gran Paradiso Single Family	Admin / Maint Debt	16.49%	8,808.28	1,090 1,061	\$ 8.08 \$ 424.10	\$ 8,808.28 \$ 449,970.10	\$ 8.08 \$ 424.10
					\$ 432.18	\$ 458,778.38	\$ 432.18
Gran Paradiso Multi Family (3 BDR)	Admin / Maint Debt	3.35%	1,790.87	260	\$ 6.89 \$ 361.34	\$ 1,790.87 \$ 93,948.40	\$ 6.89 \$ 361.34
					\$ 368.23	\$ 95,739.27	\$ 368.23
Gran Paradiso Multi Family (2 BDR)	Admin / Maint Debt	6.73%	3,593.25	585 577	\$ 6.14 \$ 322.17	\$ 3,593.25 \$ 185,892.09	\$ 6.14 \$ 322.17
					\$ 328.31	\$ 189,485.34	\$ 328.31
Preserve Single Family	Admin / Maint Debt	1.49%	796.63	110	\$ 7.24 \$ -	\$ 796.63 \$ -	\$ 7.24 \$ -
					\$ 7.24	\$ 796.63	\$ 7.24
Preserve Multi Family	Admin / Maint Debt	1.52%	814.15	113	\$ 7.20 \$ -	\$ 814.15 \$ -	\$ 7.20 \$ -
					\$ 7.20	\$ 814.15	\$ 7.20
2019 A-2							
Thomas 167 * Multi Family (3 BDR)	Admin / Maint Debt	1.00%	534.11	76	\$ 7.03 \$ 368.91	\$ 534.11 \$ 28,037.16	\$ 7.03 \$ 368.91
					\$ 375.94	\$ 28,571.27	\$ 375.94
Thomas 167 * Multi Family (2 BDR)	Admin / Maint Debt	1.65%	879.50	140	\$ 6.28 \$ 329.74	\$ 879.50 \$ 46,163.60	\$ 6.28 \$ 329.74
					\$ 336.02	\$ 47,043.10	\$ 336.02
Thomas 167 * Commercial	Admin / Maint Debt	42.44%	22,668.88	92.49 40.64	\$ 245.10 \$ 12,863.47	\$ 22,668.88 \$ 719,285.37	\$ 245.10 \$ 17,698.08
					\$ 13,108.57	\$ 741,954.25	\$ 17,943.18
						\$ 53,409.57	
						\$ 2,231,594.51	
Total		100.00%	\$ 53,409.57	4,283		\$ 2,283,393.30	

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

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 2025/2026 Assessment Per Unit	Total Fiscal Year 2026/2027 Projected Assessment	Total Fiscal Year 2026/2027 Projected Assessment Per Unit	
Pre Lennar	2 Bdr Sam 35	Admin / Maint	5	\$ 323.57	\$ 1,100.80	\$ 220.16
		Debt	4	\$ 1,093.10	\$ 4,372.40	\$ 1,093.10
		Sub-Total		\$ 1,416.67	\$ 5,473.20	\$ 1,313.26
	3 Bdr Sam 70	Admin / Maint	6	\$ 323.57	\$ 1,320.96	\$ 220.16
		Debt	5	\$ 1,432.12	\$ 7,160.60	\$ 1,432.12
		Sub-Total		\$ 1,755.69	\$ 8,481.56	\$ 1,652.28
	3 Bdr Sam 80	Admin / Maint	5	\$ 323.57	\$ 1,100.80	\$ 220.16
		Debt	4	\$ 1,559.05	\$ 6,236.20	\$ 1,559.05
		Sub-Total		\$ 1,882.62	\$ 7,337.00	\$ 1,779.21
	3 Bdr Lee 45	Admin / Maint		\$ 323.57	\$ 880.64	\$ 220.16
		Debt	4	\$ 1,227.41	\$ 4,909.64	\$ 1,227.41
		Sub-Total		\$ 1,550.98	\$ 5,790.28	\$ 1,447.57
	3 Bdr Lee 65	Admin / Maint	10	\$ 323.57	\$ 2,201.61	\$ 220.16
		Debt	8	\$ 1,380.47	\$ 11,043.76	\$ 1,380.47
		Sub-Total		\$ 1,704.04	\$ 13,245.37	\$ 1,600.63
Total	Pre Lennar	30	Gross	\$ 6,604.82	\$ 33,722.60	Gross
Lennar	35'	Admin / Maint	333	\$ 323.57	\$ 73,313.46	\$ 220.16
		Debt	326	\$ 521.28	\$ 169,937.28	\$ 521.28
		Sub-Total		\$ 844.85	\$ 243,250.74	\$ 741.44
	Townhome	Admin / Maint	252	\$ 323.57	\$ 55,480.46	\$ 220.16
		Debt	251	\$ 521.28	\$ 130,841.28	\$ 521.28
		Sub-Total		\$ 844.85	\$ 186,321.74	\$ 741.44
	Coach	Admin / Maint		\$ 323.57	\$ 57,241.74	\$ 220.16
		Debt	260	\$ 627.66	\$ 163,191.60	\$ 627.66
		Sub-Total		\$ 951.23	\$ 220,433.34	\$ 847.82
	45'	Admin / Maint		\$ 323.57	\$ 12,989.47	\$ 220.16
		Debt	59	\$ 627.66	\$ 37,031.94	\$ 627.66
		Sub-Total		\$ 951.23	\$ 50,021.41	\$ 847.82
	52'	Admin / Maint	337	\$ 323.57	\$ 74,194.10	\$ 220.16
		Debt	332	\$ 734.04	\$ 243,701.28	\$ 734.04
		Sub-Total		\$ 1,057.61	\$ 317,895.38	\$ 954.20
62'	Admin / Maint	289	\$ 323.57	\$ 63,626.40	\$ 220.16	
	Debt	278	\$ 840.42	\$ 233,636.76	\$ 840.42	
	Sub-Total		\$ 1,163.99	\$ 297,263.16	\$ 1,060.58	
65'	Admin / Maint	53	\$ 323.57	\$ 11,668.51	\$ 220.16	
	Debt	52	\$ 840.42	\$ 43,701.84	\$ 840.42	
	Sub-Total		\$ 1,163.99	\$ 55,370.35	\$ 1,060.58	
70'	Admin / Maint	56	\$ 323.57	\$ 12,328.99	\$ 220.16	
	Debt	55	\$ 840.42	\$ 46,223.10	\$ 840.42	
	Sub-Total		\$ 1,163.99	\$ 58,552.09	\$ 1,060.58	
75'	Admin / Maint	201	\$ 323.57	\$ 43,371.63	\$ 220.16	
	Debt	197	\$ 946.81	\$ 186,521.57	\$ 946.81	
	Sub-Total		\$ 1,270.38	\$ 229,893.20	\$ 1,166.97	
80'	Admin / Maint	65	\$ 323.57	\$ 14,310.43	\$ 220.16	
	Debt	63	\$ 946.81	\$ 59,649.03	\$ 946.81	
	Sub-Total		\$ 1,270.38	\$ 73,959.46	\$ 1,166.97	
Total	Lennar	1,905	Gross	\$ 418,525.18	\$ 1,314,435.68	Gross
TOTAL GROSS			1,935	Total Gross	\$ 426,010.64	Total Gross
					\$ 1,348,158.28	
TOTAL NET			1,935	Total Net	\$ 400,450.00	Total Net
					\$ 1,267,268.78	

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 2025/2026		Total Fiscal Year 2026/2027 Projected		
			Assessment Per Unit	Assessment	Assessment Per Unit	Assessment	
Renaissance	35' Villas	Admin / Maint		\$ 99.23	\$ 21,647.71	\$ 96.64	
		Debt	224	\$ 678.03	\$ 151,879.15	\$ 678.03	
		Sub-Total		\$ 777.27	\$ 173,526.86	\$ 774.67	
	50' SF	Admin / Maint	273	\$ 99.23	\$ 26,383.15	\$ 96.64	
		Debt	272	\$ 998.94	\$ 272,709.57	\$ 998.94	
		Sub-Total		\$ 1,098.17	\$ 299,092.72	\$ 1,095.58	
	60' SF	Admin / Maint		\$ 99.23	\$ 18,651.82	\$ 96.64	
		Debt	193	\$ 1,212.87	\$ 234,084.36	\$ 1,212.87	
		Sub-Total		\$ 1,312.11	\$ 252,736.19	\$ 1,309.51	
Total	Renaissance	690	Gross	\$ 66,682.69	\$ 658,673.09	Gross	
Oasis	60' SF	Admin / Maint		\$ 99.23	\$ 8,891.02	\$ 96.64	
		Debt	92	\$ 829.89	\$ 76,350.21	\$ 829.89	
		Sub-Total		\$ 929.13	\$ 85,241.24	\$ 926.54	
	70' SF	Admin / Maint		\$ 99.23	\$ 4,252.23	\$ 96.64	
		Debt	44	\$ 980.00	\$ 43,120.00	\$ 980.00	
		Sub-Total		\$ 1,079.23	\$ 47,372.23	\$ 1,076.64	
	Total	Oasis	136	Gross	\$ 13,143.25	\$ 119,470.21	Gross
	Preserve	33' Villas	Admin / Maint		\$ 99.23	\$ 8,697.74	\$ 96.64
			Debt	90	\$ 424.61	\$ 38,214.57	\$ 424.61
Sub-Total				\$ 523.84	\$ 46,912.32	\$ 521.25	
50' SF		Admin / Maint		\$ 99.23	\$ 10,630.57	\$ 96.64	
		Debt	110	\$ 679.79	\$ 74,776.60	\$ 679.79	
		Sub-Total		\$ 779.02	\$ 85,407.17	\$ 776.43	
Total		Preserve	200	Gross	\$ 19,328.31	\$ 112,991.17	Gross
TOTAL GROSS			1,026	Total Gross	\$ 99,154.26	Total Gross	
					\$ 891,134.47		
TOTAL NET			1,026	Total Net	\$ 93,205.00	Total Net	
					\$ 837,666.40		

Assessment is calculated by the 2016 Unit 4 Special Methodology Report

Methodology Report Table F Data Attached

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

Assessment Recap - Unit 4 (Collection Method)

A	B	C	D	E	F	G	H	I	J	
TOTAL GROSS					PLATTED ON ROLL GROSS			DIRECT BILL GROSS		
Subdivision	Product Type	Total Units	Total Fiscal Year 2026/2027 Projected Assessment	Total Fiscal Year 2026/2027 Projected Assessment Per Unit	Platted Units	Fiscal Year 2026/2027 Platted Total Assessments	Fiscal Year 2026/2027 Platted Per Unit Assessments			
Renaissance	35' Villas	Admin / Maint	\$ 21,647.71	\$ 96.64	276	\$ 26,673.07	\$ 96.64	\$ (5,025.36)		
		Debt	\$ 151,879.15	\$ 678.03		\$ 187,136.81	\$ 678.03			\$ (35,257.66)
		Sub-Total	\$ 173,526.86	\$ 774.67		\$ 213,809.88	\$ 774.67			\$ (40,283.02)
	50' SF	Admin / Maint	273	\$ 26,383.15	\$ 96.64	251	\$ 24,257.04	\$ 96.64	\$ 2,126.11	
		Debt	272	\$ 272,709.57	\$ 998.94	250	\$ 249,734.04	\$ 998.94	\$ 22,975.53	
		Sub-Total		\$ 299,092.72	\$ 1,095.58		\$ 273,991.08	\$ 1,095.58	\$ 25,101.65	
	60' SF	Admin / Maint		\$ 18,651.82	\$ 96.64		\$ 14,882.80	\$ 96.64	\$ 3,769.02	
		Debt	193	\$ 234,084.36	\$ 1,212.87	154	\$ 186,782.34	\$ 1,212.87	\$ 47,302.02	
		Sub-Total		\$ 252,736.19	\$ 1,309.51		\$ 201,665.14	\$ 1,309.51	\$ 51,071.04	
	Total	Renaissance	690	\$ 66,682.69	Gross	681	\$ 65,812.91	Platted On Roll Gross	\$ 869.77	Direct Bill Gross
			\$ 658,673.09			\$ 623,653.19		\$ 35,019.89		
Oasis	60' SF	Admin / Maint	\$ 8,891.02	\$ 96.64	76	\$ 7,344.76	\$ 96.64	\$ 1,546.27		
		Debt	92	\$ 76,350.21		\$ 829.89	\$ 63,071.91	\$ 829.89	\$ 13,278.30	
		Sub-Total		\$ 85,241.24		\$ 926.54		\$ 70,416.67	\$ 926.54	\$ 14,824.56
	50' SF	Admin / Maint		\$ -	\$ 96.64	17	\$ 1,642.91	\$ 96.64	\$ (1,642.91)	
		Debt	0	\$ -	\$ 691.58		\$ 11,756.86	\$ 691.58	\$ (11,756.86)	
		Sub-Total		\$ -	\$ 788.22			\$ 13,399.77	\$ 788.22	\$ (13,399.77)
	70' SF	Admin / Maint		\$ 4,252.23	\$ 96.64	46	\$ 4,445.51	\$ 96.64	\$ (193.28)	
		Debt	44	\$ 43,120.00	\$ 980.00		\$ 45,080.00	\$ 980.00	\$ (1,960.00)	
		Sub-Total		\$ 47,372.23	\$ 1,076.64			\$ 49,525.51	\$ 1,076.64	\$ (2,153.28)
Total	Oasis	136	\$ 13,143.25	Gross	139	\$ 13,433.18	Platted On Roll Gross	\$ (289.92)	Direct Bill Gross	
			\$ 119,470.21			\$ 119,908.77		\$ (438.56)		
Preserve	33' Villas	Admin / Maint	\$ 8,697.74	\$ 96.64	113	\$ 10,920.50	\$ 96.64	\$ (2,222.76)		
		Debt	90	\$ 38,214.57		\$ 424.61	\$ 47,980.52	\$ 424.61	\$ (9,765.95)	
		Sub-Total		\$ 46,912.32		\$ 521.25		\$ 58,901.02	\$ 521.25	\$ (11,988.70)
	50' SF	Admin / Maint		\$ 10,630.57	\$ 96.64	110	\$ 10,630.57	\$ 96.64	\$ -	
		Debt	110	\$ 74,776.60	\$ 679.79		\$ 74,776.60	\$ 679.79	\$ -	
		Sub-Total		\$ 85,407.17	\$ 776.43			\$ 85,407.17	\$ 776.43	\$ -
Total	Preserve	200	\$ 19,328.31	Gross	223	\$ 21,551.07	Platted On Roll Gross	\$ (2,222.76)	Direct Bill Gross	
			\$ 112,991.17			\$ 122,757.12		\$ (9,765.95)		
TOTAL GROSS		1,026	\$ 99,154.26	Total Gross	1,043	\$ 100,797.16	Total Platted On Roll Gross	\$ (1,642.91)	Total Direct Bill Gross	
			\$ 891,134.47			\$ 866,319.08		\$ 24,815.38		
TOTAL NET		1,026	\$ 93,205.00	Total Net	1,043	\$ 94,749.33	Total Platted On Roll Net	\$ (1,544.33)	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)

Product Type	A	B	C	D		E		F	
				Total Fiscal Year		Total Fiscal Year		Total Fiscal Year	
				Assessment Per Unit	2025/2026	Projected Assessment	2026/2027	Projected Assessment Per Unit	2026/2027
			Total Units						
Unit 7 Master									
50' Single Family	Admin / Maint	1,897	\$	81.93	\$	118,590.57	\$	62.51	
	Debt		\$	830.00	\$	1,571,771.00	\$	830.00	
	Sub-Total		\$	911.93	\$	1,690,361.57	\$	892.51	
74' Single Family	Admin / Maint	77	\$	81.93	\$	4,813.64	\$	62.51	
	Debt		\$	1,228.40	\$	94,586.80	\$	1,228.40	
	Sub-Total		\$	1,310.33	\$	99,400.44	\$	1,290.91	
Coach	Admin / Maint	216	\$	81.93	\$	13,503.20	\$	62.51	
	Debt		\$	622.50	\$	134,460.00	\$	622.50	
	Sub-Total		\$	704.43	\$	147,963.20	\$	685.01	
2-Story Units	Admin / Maint	296	\$	81.93	\$	18,504.38	\$	62.51	
	Debt		\$	456.50	\$	135,124.00	\$	456.50	
	Sub-Total		\$	538.43	\$	153,628.38	\$	519.01	
4-Story Units	Admin / Maint	390	\$	81.93	\$	24,380.77	\$	62.51	
	Debt		\$	415.00	\$	161,850.00	\$	415.00	
	Sub-Total		\$	496.93	\$	186,230.77	\$	477.51	
Total		2,876				\$ 179,792.55		Gross	
						\$ 2,097,791.80			
Unit 7 Village B									
50' Single Family	Admin / Maint	111	\$	830.00	\$	92,130.00	\$	830.00	
	Debt		\$		\$		\$		
	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	102	\$	622.50	\$	63,495.00	\$	622.50	
	Debt		\$		\$		\$		
	Sub-Total		\$	622.50	\$	63,495.00	\$	622.50	
F1 - 50' Single Family	Admin / Maint	92	\$	830.00	\$	76,360.00	\$	830.00	
	Debt		\$		\$		\$		
	Sub-Total		\$	830.00	\$	76,360.00	\$	830.00	
F1 - 60' Single Family	Admin / Maint	76	\$	996.00	\$	75,696.00	\$	996.00	
	Debt		\$		\$		\$		
	Sub-Total		\$	996.00	\$	75,696.00	\$	996.00	
F5 - Dup/Paired Villa	Admin / Maint	158	\$	498.00	\$	78,684.00	\$	498.00	
	Debt		\$		\$		\$		
	Sub-Total		\$	498.00	\$	78,684.00	\$	498.00	
F5 - 40' Single Family	Admin / Maint	115	\$	664.00	\$	76,360.00	\$	664.00	
	Debt		\$		\$		\$		
	Sub-Total		\$	664.00	\$	76,360.00	\$	664.00	
F5 - 50' Single Family	Admin / Maint	125	\$	830.00	\$	103,750.00	\$	830.00	
	Debt		\$		\$		\$		
	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	97	\$	829.60	\$	80,471.20	\$	829.60	
	Debt		\$		\$		\$		
	Sub-Total		\$	829.60	\$	80,471.20	\$	829.60	
F3 - 60' SF	Admin / Maint	109	\$	995.52	\$	108,511.68	\$	995.52	
	Debt		\$		\$		\$		
	Sub-Total		\$	995.52	\$	108,511.68	\$	995.52	
G-1B - Paired Villa	Admin / Maint	30	\$	497.76	\$	14,932.80	\$	497.76	
	Debt		\$		\$		\$		
	Sub-Total		\$	497.76	\$	14,932.80	\$	497.76	
G-1B - 40' SF	Admin / Maint	41	\$	663.68	\$	27,210.88	\$	663.68	
	Debt		\$		\$		\$		
	Sub-Total		\$	663.68	\$	27,210.88	\$	663.68	
G-1B - 50' SF	Admin / Maint	175	\$	829.60	\$	145,180.00	\$	829.60	
	Debt		\$		\$		\$		
	Sub-Total		\$	829.60	\$	145,180.00	\$	829.60	
Total		452				\$ 376,306.56		Gross	
Unit 7 Village G1-B PH 3									
G-1B - Paired Villa	Admin / Maint	66	\$	-	\$	32,853.48	\$	497.78	
	Debt		\$		\$		\$		
	Sub-Total		\$	-	\$	32,853.48	\$	497.78	
G-1B - 40' SF	Admin / Maint	76	\$	-	\$	49,552.76	\$	652.01	
	Debt		\$		\$		\$		
	Sub-Total		\$	-	\$	49,552.76	\$	652.01	
G-1B - 50' SF	Admin / Maint	10	\$	-	\$	8,179.30	\$	817.93	
	Debt		\$		\$		\$		
	Sub-Total		\$	-	\$	8,179.30	\$	817.93	
Total		152				\$ 90,585.54		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 2026/2027		Total Fiscal Year 2026/2027		Total Fiscal Year 2026/2027		Total Fiscal Year 2026/2027		
		Projected Assessment	Projected Assess Per Unit	Platted Units	Platted Assessment	Platted Assess Per Unit	Platted Units	Platted Assessment	Platted Assess Per Unit	
Unit 7 Master										
50' Single Family or 50' SF Equivalents	Admin / Maint	1,897	\$ 118,590.57	\$ 62.51	2,260.96	\$ 141,343.45	\$ 62.51	\$ (22,752.89)		
	Debt	1,894	\$ 1,571,771.00	\$ 830.00	1,969.97	\$ 1,635,075.10	\$ 830.00	\$ (63,304.10)		
	Sub-Total		\$ 1,690,361.57	\$ 892.51		\$ 1,776,418.55	\$ 892.51	\$ (86,056.99)		
74' Single Family	Admin / Maint	77	\$ 4,813.64	\$ 62.51	0.00	\$ -	\$ 62.51	\$ 4,813.64		
	Debt		\$ 94,586.80	\$ 1,228.40		\$ -	\$ 1,228.40	\$ 94,586.80		
	Sub-Total		\$ 99,400.44	\$ 1,290.91		\$ -	\$ 1,290.91	\$ 99,400.44		
Coach	Admin / Maint	216	\$ 13,503.20	\$ 62.51	0.00	\$ -	\$ 62.51	\$ 13,503.20		
	Debt		\$ 134,460.00	\$ 622.50		\$ -	\$ 622.50	\$ 134,460.00		
	Sub-Total		\$ 147,963.20	\$ 685.01		\$ -	\$ 685.01	\$ 147,963.20		
2-Story Units	Admin / Maint	296	\$ 18,504.38	\$ 62.51	0.00	\$ -	\$ 62.51	\$ 18,504.38		
	Debt		\$ 135,124.00	\$ 456.50		\$ -	\$ 456.50	\$ 135,124.00		
	Sub-Total		\$ 153,628.38	\$ 519.01		\$ -	\$ 519.01	\$ 153,628.38		
4-Story Units	Admin / Maint	390	\$ 24,380.77	\$ 62.51	0.00	\$ -	\$ 62.51	\$ 24,380.77		
	Debt		\$ 161,850.00	\$ 415.00		\$ -	\$ 415.00	\$ 161,850.00		
	Sub-Total		\$ 186,230.77	\$ 477.51		\$ -	\$ 477.51	\$ 186,230.77		
TOTAL GROSS		2,876	\$ 179,792.55		Total Gross	2,260.96	\$ 141,343.45	Total Platted On Roll Gross	\$ 38,449.10	Total Direct Bill Gross
			\$ 2,097,791.80			1,969.97	\$ 1,635,075.10		\$ 462,716.70	
TOTAL NET		2,876	\$ 169,005.00		Total Net	2,260.96	\$ 132,862.85	Total Platted On Roll Net	\$ 36,142.15	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	\$ 92,130.00		Total Gross	111	\$ 92,130.00	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	\$ -		
	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	\$ 474,345.00		Total Gross	668	\$ 473,183.00	Total Platted On Roll Gross	\$ 1,162.00	Total Direct Bill Gross
			\$ 474,345.00				\$ 473,183.00		\$ 1,162.00	
TOTAL NET		668	\$ 445,884.30		Total Net	668	\$ 444,792.02	Total Platted On Roll Net	\$ 1,092.28	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	\$ 376,306.56		Total Gross	452	\$ 376,306.56	Total Platted On Roll Gross	\$ -	Total Direct Bill Gross
			\$ 376,306.56				\$ 376,306.56		\$ -	
TOTAL NET		452	\$ 353,728.17		Total Net	452	\$ 353,728.17	Total Platted On Roll Net	\$ -	Total Direct Bill Net
			\$ 353,728.17				\$ 353,728.17		\$ -	
Unit 7 Village G-1B PH 3										
G-1B - Paired Villa	Debt	66	\$ 32,853.48	\$ 497.78	66	\$ 32,853.48	\$ 497.78	\$ -		
	Sub-Total		\$ 32,853.48	\$ 497.78		\$ 32,853.48	\$ 497.78	\$ -		
G-1B - 40' SF	Debt	76	\$ 49,552.76	\$ 652.01	76	\$ 49,552.76	\$ 652.01	\$ -		
	Sub-Total		\$ 49,552.76	\$ 652.01		\$ 49,552.76	\$ 652.01	\$ -		
G-1B - 50' SF	Debt	10	\$ 8,179.30	\$ 817.93	10	\$ 8,179.30	\$ 817.93	\$ -		
	Sub-Total		\$ 8,179.30	\$ 817.93		\$ 8,179.30	\$ 817.93	\$ -		
TOTAL GROSS		152	\$ 90,585.54		Total Gross	152	\$ 90,585.54	Total Platted On Roll Gross	\$ -	Total Direct Bill Gross
			\$ 90,585.54				\$ 90,585.54		\$ -	
TOTAL NET		152	\$ 85,150.41		Total Net	152	\$ 85,150.41	Total Platted On Roll Net	\$ -	Total Direct Bill Net
			\$ 85,150.41				\$ 85,150.41		\$ -	
<p>There 3 units unit with pre-paid bonds.</p> <p>1 x 65' F4, 2 x 50' Antigua</p>										

Assessment Recap - Unit 8 (Total Gross)

A	B	C	D	E	F
Product Type		Total Units	Total Fiscal Year 2025/2026 Assessment Per Unit	Total Fiscal Year 2026/2027 Projected Assessment	Total Fiscal Year 2026/2027 Projected Assessment Per Unit

Unit 8 Master

50' Single Family	Admin / Maint		\$ 103.88	\$ 20,412.64	\$ 81.65
	<u>Debt</u>	250	\$ 697.38	\$ 174,345.00	\$ 697.38
	Sub-Total		\$ 801.26	\$ 194,757.64	\$ 779.03
75' Single Family	Admin / Maint		\$ 103.88	\$ 11,431.08	\$ 81.65
	<u>Debt</u>	140	\$ 875.66	\$ 122,592.40	\$ 875.66
	Sub-Total		\$ 979.54	\$ 134,023.48	\$ 957.31
Coach	Admin / Maint		\$ 103.88	\$ 21,882.35	\$ 81.65
	<u>Debt</u>	268	\$ 613.49	\$ 164,415.32	\$ 613.49
	Sub-Total		\$ 717.37	\$ 186,297.67	\$ 695.14
Carriage	Admin / Maint	0.80 ERU	\$ -	\$ -	\$ -
	<u>Debt</u>	???	\$ -	\$ -	\$ -
	Sub-Total		\$ -	\$ -	\$ -
2-Story Units	Admin / Maint		\$ 103.88	\$ 21,882.35	\$ 81.65
	<u>Debt</u>	268	\$ 524.34	\$ 140,523.12	\$ 524.34
	Sub-Total		\$ 628.22	\$ 162,405.47	\$ 605.99
4-Story Units	Admin / Maint		\$ 103.88	\$ 31,843.72	\$ 81.65
	<u>Debt</u>	390	\$ 435.20	\$ 169,728.00	\$ 435.20
	Sub-Total		\$ 539.08	\$ 201,571.72	\$ 516.85
Total		1,316		\$ 107,452.13 \$ 771,603.84	Gross

Unit 8 Neighborhood Debt

52' Single Family	<u>Debt</u>	259	\$ 1,052.31	\$ 272,548.29	\$ 1,052.31
	Sub-Total		\$ 1,052.31	\$ 272,548.29	\$ 1,052.31
75' Single Family	<u>Debt</u>	166	\$ 1,321.32	\$ 219,339.12	\$ 1,321.32
	Sub-Total		\$ 1,321.32	\$ 219,339.12	\$ 1,321.32
Coach	<u>Debt</u>	300	\$ 925.72	\$ 277,716.00	\$ 925.72
	Sub-Total		\$ 925.72	\$ 277,716.00	\$ 925.72
Carriage	<u>Debt</u>	0	\$ -	\$ -	\$ -
	Sub-Total		\$ -	\$ -	\$ -
2-Story Units	<u>Debt</u>	228	\$ 791.21	\$ 180,395.88	\$ 791.21
	Sub-Total		\$ 791.21	\$ 180,395.88	\$ 791.21
4-Story Units	<u>Debt</u>	420	\$ 656.70	\$ 275,814.00	\$ 656.70
	Sub-Total		\$ 656.70	\$ 275,814.00	\$ 656.70
Total		1,373		\$ - \$ 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 2026/2027		Total Fiscal Year 2026/2027		Platted Units	Total Fiscal Year 2026/2027		Total Fiscal Year 2026/2027		Platted Units	Total Fiscal Year 2026/2027		Total Fiscal Year 2026/2027			
		Projected Assessment	Projected Assessment Per Unit	Projected Assessment	Projected Assessment Per Unit		Platted Assessment	Platted Assessment Per Unit	Platted Assessment	Platted Assessment Per Unit							
Unit 8 Master																	
50' Single Family	Admin / Maint		\$ 20,412.64	\$ 81.65			\$ 21,065.84	\$ 81.65		\$ (653.20)							
	Debt	250	\$ 174,345.00	\$ 697.38		258	\$ 179,924.04	\$ 697.38		\$ (5,579.04)							
	Sub-Total		\$ 194,757.64	\$ 779.03			\$ 200,989.88	\$ 779.03		\$ (6,232.24)							
75' Single Family	Admin / Maint		\$ 11,431.08	\$ 81.65			\$ 13,880.59	\$ 81.65		\$ (2,449.52)							
	Debt	140	\$ 122,592.40	\$ 875.66		170	\$ 148,862.20	\$ 875.66		\$ (26,269.80)							
	Sub-Total		\$ 134,023.48	\$ 957.31			\$ 162,742.79	\$ 957.31		\$ (28,719.32)							
Coach	Admin / Maint		\$ 21,882.35	\$ 81.65			\$ 6,532.04	\$ 81.65		\$ 15,350.30							
	Debt	268	\$ 164,415.32	\$ 613.49		80	\$ 49,079.20	\$ 613.49		\$ 115,336.12							
	Sub-Total		\$ 186,297.67	\$ 695.14			\$ 55,611.24	\$ 695.14		\$ 130,686.42							
2-Story Units	Admin / Maint		\$ 21,882.35	\$ 81.65			\$ 12,737.49	\$ 81.65		\$ 9,144.86							
	Debt	268	\$ 140,523.12	\$ 524.34		156	\$ 81,797.04	\$ 524.34		\$ 58,726.08							
	Sub-Total		\$ 162,405.47	\$ 605.99			\$ 94,534.53	\$ 605.99		\$ 67,870.94							
4-Story Units	Admin / Maint		\$ 31,843.72	\$ 81.65			\$ 14,697.10	\$ 81.65		\$ 17,146.62							
	Debt	390	\$ 169,728.00	\$ 435.20		180	\$ 78,336.00	\$ 435.20		\$ 91,392.00							
	Sub-Total		\$ 201,571.72	\$ 516.85			\$ 93,033.10	\$ 516.85		\$ 108,538.62							
TOTAL GROSS		1,316	\$ 107,452.13	Total Gross	844	\$ 68,913.07	Total Platted On Roll Gross	\$ 38,539.06	Total Direct Bill Gross	\$ 771,603.84	\$ 537,998.48	\$ 233,605.36					
TOTAL NET		1,316	\$ 101,005.00	Total Net	844	\$ 64,778.28	Total Platted On Roll Net	\$ 36,226.72	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	\$ 1,225,813.29	Total Gross	844	\$ 811,812.74	Total Platted On Roll Gross	\$ 414,000.55	Total Direct Bill Gross	\$ 1,152,264.49	\$ 763,103.98	\$ 389,160.52					
TOTAL NET		1,373	\$ 1,152,264.49	Total Net	844	\$ 763,103.98	Total Platted On Roll Net	\$ 389,160.52	Total Direct Bill Net								

Assessment Recap - Unit 9 (Total Gross)

A	B	C	D	E	F
Product Type		Total Units	Total Fiscal Year 2025/2026 Assessment Per Unit	Total Fiscal Year 2026/2027 Projected Assessment	Total Fiscal Year 2026/2027 Projected Assessment Per Unit
Unit 9 Master					
50' Single Family	Admin / Maint		\$ 306.24	\$ 26,474.04	\$ 116.11
	Debt	228	\$ 1,754.57	\$ 400,041.96	\$ 1,754.57
	Sub-Total		\$ 2,060.81	\$ 426,516.00	\$ 1,870.68
62' Single Family	Admin / Maint	97	\$ 306.24	\$ 11,263.08	\$ 116.11
	Debt	96	\$ 2,175.67	\$ 208,864.32	\$ 2,175.67
	Sub-Total		\$ 2,481.91	\$ 220,127.40	\$ 2,291.78
75' Single Family	Admin / Maint		\$ 306.24	\$ 9,405.25	\$ 116.11
	Debt	81	\$ 2,631.86	\$ 213,180.66	\$ 2,631.86
	Sub-Total		\$ 2,938.10	\$ 222,585.91	\$ 2,747.97
85' Single Family	Admin / Maint		\$ 306.24	\$ 7,315.19	\$ 116.11
	Debt	63	\$ 2,982.77	\$ 187,914.51	\$ 2,982.77
	Sub-Total		\$ 3,289.01	\$ 195,229.70	\$ 3,098.88
Coach	Admin / Maint		\$ 306.24	\$ 30,654.15	\$ 116.11
	Debt	264	\$ 877.29	\$ 231,604.56	\$ 877.29
	Sub-Total		\$ 1,183.53	\$ 262,258.71	\$ 993.40
Total		733		\$ 85,111.70	Gross
				\$ 1,241,606.01	

There is 1 unit with pre-paid bonds.

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 2026/2027		Platted Units	Total Fiscal Year 2026/2027		Total Fiscal Year 2026/2027	Total Fiscal Year 2026/2027
		Projected Assessment	Projected Assessment Per Unit		Platted Assessment	Platted Assessment Per Unit		

Unit 9 Master

50' Single Family	Admin / Maint		\$ 26,474.04	\$ 116.11		\$ 26,474.04	\$ 116.11	\$ -
	Debt	228	\$ 400,041.96	\$ 1,754.57	228	\$ 400,041.96	\$ 1,754.57	\$ -
	Sub-Total		\$ 426,516.00	\$ 1,870.68		\$ 426,516.00	\$ 1,870.68	\$ -
62' Single Family	Admin / Maint		\$ 6,618.51	\$ 116.11		\$ 6,618.51	\$ 116.11	\$ -
	Debt	57	\$ 124,013.19	\$ 2,175.67	57	\$ 124,013.19	\$ 2,175.67	\$ -
	Sub-Total		\$ 130,631.70	\$ 2,291.78		\$ 130,631.70	\$ 2,291.78	\$ -
62' Single Family	Admin / Maint	40	\$ 4,644.57	\$ 116.11	40	\$ 4,644.57	\$ 116.11	\$ -
Buy Down	Debt	39	\$ 83,102.37	\$ 2,130.83	39	\$ 83,102.37	\$ 2,130.83	\$ -
	Sub-Total		\$ 87,746.94	\$ 2,246.94		\$ 87,746.94	\$ 2,246.94	\$ -
75' Single Family	Admin / Maint		\$ 9,405.25	\$ 116.11		\$ 9,405.25	\$ 116.11	\$ -
	Debt	81	\$ 213,180.66	\$ 2,631.86	81	\$ 213,180.66	\$ 2,631.86	\$ -
	Sub-Total		\$ 222,585.91	\$ 2,747.97		\$ 222,585.91	\$ 2,747.97	\$ -
85' Single Family	Admin / Maint		\$ 7,315.19	\$ 116.11		\$ 7,315.19	\$ 116.11	\$ -
	Debt	63	\$ 187,914.51	\$ 2,982.77	63	\$ 187,914.51	\$ 2,982.77	\$ -
	Sub-Total		\$ 195,229.70	\$ 3,098.88		\$ 195,229.70	\$ 3,098.88	\$ -
Coach	Admin / Maint		\$ 30,654.15	\$ 116.11		\$ -	\$ 116.11	\$ 30,654.15
	Debt	264	\$ 231,604.56	\$ 877.29	0	\$ -	\$ 877.29	\$ 231,604.56
	Sub-Total		\$ 262,258.71	\$ 993.40		\$ -	\$ 993.40	\$ 262,258.71

TOTAL GROSS	733	\$ 85,111.70	Total Gross	469	\$ 54,457.56	Total Platted On Roll Gross	\$ 30,654.15	Total Direct Bill Gross
		\$ 1,239,857.25			\$ 1,008,252.69		\$ 231,604.56	

TOTAL NET	733	\$ 80,005.00	Total Net	469	\$ 51,190.10	Total Platted On Roll Net	\$ 28,814.90	Total Direct Bill Net
		\$ 1,165,465.82			\$ 947,757.53		\$ 217,708.29	

There is 1 unit with pre-paid bonds.

Assessment Recap - Unit 10 (Total Gross)

A	B	C	D	E	F
Product		Total	Total Fiscal Year 2025/2026	Total Fiscal Year 2026/2027 Projected	Total Fiscal Year 2026/2027 Projected
Type		Units	Assessment Per Unit	Assessment	Assessment Per Unit

Unit 10 2024 AA1

Coach	Admin / Maint		\$ 591.98	\$ 52,594.22	\$ 398.44
	Debt	132	\$ 1,134.52	\$ 149,756.64	\$ 1,134.52
	Sub-Total		\$ 1,726.50	\$ 202,350.86	\$ 1,532.96
Townhomes	Admin / Maint		\$ 591.98	\$ 14,742.32	\$ 398.44
	Debt	37	\$ 1,361.42	\$ 50,372.54	\$ 1,361.42
	Sub-Total		\$ 1,953.40	\$ 65,114.86	\$ 1,759.86
50' Single Family	Admin / Maint		\$ 591.98	\$ 35,062.81	\$ 398.44
	Debt	88	\$ 2,269.04	\$ 199,675.52	\$ 2,269.04
	Sub-Total		\$ 2,861.02	\$ 234,738.33	\$ 2,667.48
65' Single Family	Admin / Maint		\$ 591.98	\$ 94,828.97	\$ 398.44
	Debt	238	\$ 2,949.75	\$ 702,040.50	\$ 2,949.75
	Sub-Total		\$ 3,541.73	\$ 796,869.47	\$ 3,348.19
65' Single Family BD Buy Down	Admin / Maint		\$ 591.98	\$ 19,523.61	\$ 398.44
	Debt	49	\$ 2,752.35	\$ 134,865.15	\$ 2,752.35
	Sub-Total		\$ 3,344.33	\$ 154,388.76	\$ 3,150.79
75' Single Family	Admin / Maint		\$ 591.98	\$ 17,929.85	\$ 398.44
	Debt	45	\$ 3,403.56	\$ 153,160.20	\$ 3,403.56
	Sub-Total		\$ 3,995.54	\$ 171,090.05	\$ 3,802.00
Total		589		\$ 234,681.78 \$ 1,389,870.55	Gross

Unit 10 2025 AA2

50' Single Family	Admin / Maint		\$ -	\$ 41,039.43	\$ 398.44
	Debt	103	\$ -	\$ 240,886.10	\$ 2,338.70
	Sub-Total		\$ -	\$ 281,925.53	\$ 2,737.14
65' Single Family	Admin / Maint		\$ -	\$ 5,976.62	\$ 398.44
	Debt	15	\$ -	\$ 45,604.65	\$ 3,040.31
	Sub-Total		\$ -	\$ 51,581.27	\$ 3,438.75
75' Single Family	Admin / Maint		\$ -	\$ 35,062.81	\$ 398.44
	Debt	88	\$ -	\$ 308,708.40	\$ 3,508.05
	Sub-Total		\$ -	\$ 343,771.21	\$ 3,906.49
Total		206		\$ 82,078.86 \$ 595,199.15	Gross

Grand Total		795		\$ 316,760.64 \$ 1,985,069.70	Gross
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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 2026/2027		Total Fiscal Year 2026/2027		Platted Units	Total Fiscal Year 2026/2027		Total Fiscal Year 2026/2027								
		Projected Assessment	Projected Assessment Per Unit	Platted Assessment	Platted Assessment Per Unit												
Unit 10 2024 AA1																	
Coach	Admin / Maint Debt	132	\$ 52,594.22	\$ 149,756.64	\$ 398.44	\$ 1,134.52	0	\$ -	\$ 398.44	\$ 1,134.52	\$ 52,594.22	\$ 149,756.64					
	Sub-Total		\$ 202,350.86	\$ 1,532.96				\$ -	\$ 1,532.96		\$ 202,350.86	\$ 1,532.96					
Townhomes	Admin / Maint Debt	37	\$ 14,742.32	\$ 50,372.54	\$ 398.44	\$ 1,361.42	0	\$ -	\$ 398.44	\$ 1,361.42	\$ 14,742.32	\$ 50,372.54					
	Sub-Total		\$ 65,114.86	\$ 1,759.86				\$ -	\$ 1,759.86		\$ 65,114.86	\$ 1,759.86					
50' Single Family	Admin / Maint Debt	88	\$ 35,062.81	\$ 199,675.52	\$ 398.44	\$ 2,269.04	88	\$ 35,062.81	\$ 199,675.52	\$ 2,269.04	\$ -	\$ -					
	Sub-Total		\$ 234,738.33	\$ 2,667.48				\$ 234,738.33	\$ 2,667.48		\$ -	\$ -					
65' Single Family	Admin / Maint Debt	238	\$ 94,828.97	\$ 702,040.50	\$ 398.44	\$ 2,949.75	238	\$ 94,828.97	\$ 702,040.50	\$ 2,949.75	\$ -	\$ -					
	Sub-Total		\$ 796,869.47	\$ 3,348.19				\$ 796,869.47	\$ 3,348.19		\$ -	\$ -					
65' Single Family BD	Admin / Maint Debt	49	\$ 19,523.61	\$ 134,865.15	\$ 398.44	\$ 2,752.35	49	\$ 19,523.61	\$ 134,865.15	\$ 2,752.35	\$ -	\$ -					
	Sub-Total		\$ 154,388.76	\$ 3,150.79				\$ 154,388.76	\$ 3,150.79		\$ -	\$ -					
75' Single Family	Admin / Maint Debt	45	\$ 17,929.85	\$ 153,160.20	\$ 398.44	\$ 3,403.56	45	\$ 17,929.85	\$ 153,160.20	\$ 3,403.56	\$ -	\$ -					
	Sub-Total		\$ 171,090.05	\$ 3,802.00				\$ 171,090.05	\$ 3,802.00		\$ -	\$ -					
TOTAL GROSS		589	\$ 234,681.78	\$ 1,389,870.55	Total Gross	420	\$ 167,345.24	\$ 1,189,741.37	Total Platted On Roll Gross	\$ 67,336.54	\$ 200,129.18	Total Direct Bill Gross					
TOTAL NET		589	\$ 220,600.87	\$ 1,306,478.32	Total Net	420	\$ 157,304.53	\$ 1,118,356.89	Total Platted On Roll Net	\$ 63,296.35	\$ 188,121.43	Total Direct Bill Net					
Unit 10 2025 AA2																	
50' Single Family	Admin / Maint Debt	103	\$ 41,039.43	\$ 240,886.10	\$ 398.44	\$ 2,338.70	0	\$ -	\$ 398.44	\$ 2,338.70	\$ 41,039.43	\$ 240,886.10					
	Sub-Total		\$ 281,925.53	\$ 2,737.14				\$ -	\$ 2,737.14		\$ 281,925.53	\$ 2,737.14					
65' Single Family	Admin / Maint Debt	15	\$ 5,976.62	\$ 45,604.65	\$ 398.44	\$ 3,040.31	0	\$ -	\$ 398.44	\$ 3,040.31	\$ 5,976.62	\$ 45,604.65					
	Sub-Total		\$ 51,581.27	\$ 3,438.75				\$ -	\$ 3,438.75		\$ 51,581.27	\$ 3,438.75					
75' Single Family	Admin / Maint Debt	88	\$ 35,062.81	\$ 308,708.40	\$ 398.44	\$ 3,508.05	0	\$ -	\$ 398.44	\$ 3,508.05	\$ 35,062.81	\$ 308,708.40					
	Sub-Total		\$ 343,771.21	\$ 3,906.49				\$ -	\$ 3,906.49		\$ 343,771.21	\$ 3,906.49					
TOTAL GROSS		206	\$ 82,078.86	\$ 595,199.15	Total Gross	0	\$ -	\$ -	Total Platted On Roll Gross	\$ 82,078.86	\$ 595,199.15	Total Direct Bill Gross					
TOTAL NET		206	\$ 77,154.13	\$ 559,487.20	Total Net	0	\$ -	\$ -	Total Platted On Roll Net	\$ 77,154.13	\$ 559,487.20	Total Direct Bill Net					

Assessment Recap - Unit 11 (Total Gross)

A	B	C	D	E	F
Product Type		Total Units	Total Fiscal Year 2025/2026 Assessment Per Unit	Total Fiscal Year 2026/2027 Projected Assessment	Total Fiscal Year 2026/2027 Projected Assessment Per Unit
Unit 11 2025 AA1					
Villa	Admin / Maint		\$ 103.17	\$ 19,864.70	\$ 382.01
	Debt	52	\$ -	\$ 125,813.48	\$ 2,419.49
	Sub-Total		\$ 103.17	\$ 145,678.18	\$ 2,801.50
45' Single Family	Admin / Maint		\$ 103.17	\$ 28,651.01	\$ 382.01
	Debt	75	\$ -	\$ 217,753.50	\$ 2,903.38
	Sub-Total		\$ 103.17	\$ 246,404.51	\$ 3,285.39
52' Single Family	Admin / Maint		\$ 103.17	\$ 6,876.24	\$ 382.01
	Debt	18	\$ -	\$ 60,390.36	\$ 3,355.02
	Sub-Total		\$ 103.17	\$ 67,266.60	\$ 3,737.03
57' Single Family	Admin / Maint		\$ 103.17	\$ 22,920.81	\$ 382.01
	Debt	60	\$ -	\$ 220,657.20	\$ 3,677.62
	Sub-Total		\$ 103.17	\$ 243,578.01	\$ 4,059.63
72' Single Family	Admin / Maint		\$ 103.17	\$ 20,628.73	\$ 382.01
	Debt	54	\$ -	\$ 250,852.14	\$ 4,645.41
	Sub-Total		\$ 103.17	\$ 271,480.87	\$ 5,027.42
Total		259		\$ 316,760.64	\$ 875,466.68
					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 2026/2027		Platted Units	Total Fiscal Year 2026/2027	
		Projected Assessment	Projected Assessment Per Unit		Platted Assessment	Platted Assessment Per Unit

Unit 11 2025 AA1

Villa	Admin / Maint		\$ 19,864.70	\$ 382.01		\$ -	\$ 382.01	\$ 19,864.70
	Debt	52	\$ 125,813.48	\$ 2,419.49	0	\$ -	\$ 2,419.49	\$ 125,813.48
	Sub-Total		\$ 145,678.18	\$ 2,801.50		\$ -	\$ 2,801.50	\$ 145,678.18
45' Single Family	Admin / Maint		\$ 28,651.01	\$ 382.01		\$ -	\$ 382.01	\$ 28,651.01
	Debt	75	\$ 217,753.50	\$ 2,903.38	0	\$ -	\$ 2,903.38	\$ 217,753.50
	Sub-Total		\$ 246,404.51	\$ 3,285.39		\$ -	\$ 3,285.39	\$ 246,404.51
52' Single Family	Admin / Maint		\$ 6,876.24	\$ 382.01		\$ -	\$ 382.01	\$ 6,876.24
	Debt	18	\$ 60,390.36	\$ 3,355.02	0	\$ -	\$ 3,355.02	\$ 60,390.36
	Sub-Total		\$ 67,266.60	\$ 3,737.03		\$ -	\$ 3,737.03	\$ 67,266.60
57' Single Family	Admin / Maint		\$ 22,920.81	\$ 382.01		\$ -	\$ 382.01	\$ 22,920.81
	Debt	60	\$ 220,657.20	\$ 3,677.62	0	\$ -	\$ 3,677.62	\$ 220,657.20
	Sub-Total		\$ 243,578.01	\$ 4,059.63		\$ -	\$ 4,059.63	\$ 243,578.01
72' Single Family	Admin / Maint		\$ 20,628.73	\$ 382.01		\$ -	\$ 382.01	\$ 20,628.73
	Debt	54	\$ 250,852.14	\$ 4,645.41	0	\$ -	\$ 4,645.41	\$ 250,852.14
	Sub-Total		\$ 271,480.87	\$ 5,027.42		\$ -	\$ 5,027.42	\$ 271,480.87
TOTAL GROSS		259	\$ 98,941.49	Total Gross	0	\$ -	Total Platted On Roll Gross	\$ 98,941.49
			\$ 875,466.68			\$ -		\$ 875,466.68
TOTAL NET		259	\$ 93,005.00	Total Net	0	\$ -	Total Platted On Roll Net	\$ 93,005.00
			\$ 822,938.68			\$ -		\$ 822,938.68

Assessment Recap - Unit 12 (Total Gross)

A	B	C	D	E	F
Product		Total	Total Fiscal Year	Total Fiscal Year	Total Fiscal Year
Type		Units	2025/2026	2026/2027	2026/2027
			Assessment Per Unit	Projected	Projected
				Assessment	Assessment Per Unit

Unit 12 2025 AA1

Bexley - Townhome 20'	Admin / Maint		\$ 613.32	\$ 14,266.32	\$ 356.66
	<u>Debt</u>	40	\$ 829.25	\$ 33,170.00	\$ 829.25
	Sub-Total		\$ 1,442.57	\$ 47,436.32	\$ 1,185.91
Bexely - Cottage 35'	Admin / Maint		\$ 613.32	\$ 12,483.03	\$ 356.66
	<u>Debt</u>	35	\$ 1,451.19	\$ 50,791.65	\$ 1,451.19
	Sub-Total		\$ 2,064.51	\$ 63,274.68	\$ 1,807.85
Bexley - SF 55'	Admin / Maint		\$ 613.32	\$ 19,616.20	\$ 356.66
	<u>Debt</u>	55	\$ 2,280.44	\$ 125,424.20	\$ 2,280.44
	Sub-Total		\$ 2,893.76	\$ 145,040.40	\$ 2,637.10
Bexley - SF 60'	Admin / Maint		\$ 613.32	\$ 19,616.20	\$ 356.66
	<u>Debt</u>	55	\$ 2,487.76	\$ 136,826.80	\$ 2,487.76
	Sub-Total		\$ 3,101.08	\$ 156,443.00	\$ 2,844.42
Oakbend - SF 50'	Admin / Maint		\$ 613.32	\$ 32,812.55	\$ 356.66
	<u>Debt</u>	92	\$ 2,073.13	\$ 190,727.96	\$ 2,073.13
	Sub-Total		\$ 2,686.45	\$ 223,540.51	\$ 2,429.79
Oakbend - SF 60'	Admin / Maint		\$ 613.32	\$ 31,742.57	\$ 356.66
	<u>Debt</u>	89	\$ 2,487.76	\$ 221,410.64	\$ 2,487.76
	Sub-Total		\$ 3,101.08	\$ 253,153.21	\$ 2,844.42
Total		366		\$ 130,536.87	Gross
				\$ 758,351.25	

Unit 12 2026 AA2

West Lake - SF 50'	Admin / Maint		\$ -	\$ -	\$ 356.66
	<u>Debt</u>	0	\$ -	\$ -	\$ 2,339.65
	Sub-Total		\$ -	\$ -	\$ 2,696.31
West Lake - SF 65'	Admin / Maint		\$ -	\$ 19,972.85	\$ 356.66
	<u>Debt</u>	56	\$ -	\$ 170,326.24	\$ 3,041.54
	Sub-Total		\$ -	\$ 190,299.09	\$ 3,398.20
West Lake - SF 75'	Admin / Maint		\$ -	\$ 19,259.54	\$ 356.66
	<u>Debt</u>	54	\$ -	\$ 189,511.38	\$ 3,509.47
	Sub-Total		\$ -	\$ 208,770.92	\$ 3,866.13
West Lake - SF 85'	Admin / Maint		\$ -	\$ 16,406.27	\$ 356.66
	<u>Debt</u>	46	\$ -	\$ 182,960.40	\$ 3,977.40
	Sub-Total		\$ -	\$ 199,366.67	\$ 4,334.06
Total		156		\$ 55,638.66	Gross
				\$ 542,798.02	

Grankd Total		522		\$ 186,175.53	Gross
				\$ 1,301,149.27	

Assessment Recap - Unit 13 (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 2026/2027		Platted Units	Total Fiscal Year 2026/2027		Platted Units	Platted Assessment Per Unit
		Projected Assessment	Projected Assessment Per Unit		Platted Assessment	Platted Assessment Per Unit		

Unit 13 Master

Townhome	Admin / Maint		\$ 85,111.70	\$ 582.96		\$ -	\$ 582.96	\$ 85,111.70
	Debt	146	\$ 154,288.42	\$ 1,056.77	0	\$ -	\$ 1,056.77	\$ 154,288.42
	Sub-Total		\$ 239,400.12	\$ 1,639.73		\$ -	\$ 1,639.73	\$ 239,400.12
0	Admin / Maint		\$ -	\$ -		\$ -	\$ -	\$ -
	Debt	0	\$ -	\$ -	0	\$ -	\$ -	\$ -
	Sub-Total		\$ -	\$ -		\$ -	\$ -	\$ -
0	Admin / Maint		\$ -	\$ -		\$ -	\$ -	\$ -
	Debt	0	\$ -	\$ -	0	\$ -	\$ -	\$ -
	Sub-Total		\$ -	\$ -		\$ -	\$ -	\$ -
0	Admin / Maint		\$ -	\$ -		\$ -	\$ -	\$ -
	Debt	0	\$ -	\$ -	0	\$ -	\$ -	\$ -
	Sub-Total		\$ -	\$ -		\$ -	\$ -	\$ -
0	Admin / Maint		\$ -	\$ -		\$ -	\$ -	\$ -
	Debt	0	\$ -	\$ -	0	\$ -	\$ -	\$ -
	Sub-Total		\$ -	\$ -		\$ -	\$ -	\$ -
0	Admin / Maint		\$ -	\$ -		\$ -	\$ -	\$ -
	Debt	0	\$ -	\$ -	0	\$ -	\$ -	\$ -
	Sub-Total		\$ -	\$ -		\$ -	\$ -	\$ -

TOTAL GROSS	146	\$ 85,111.70	Total Gross	0	\$ -	Total Platted On Roll Gross	\$ 85,111.70	Total Direct Bill Gross
		\$ 154,288.42			\$ -		\$ 154,288.42	

TOTAL NET	146	\$ 80,005.00	Total Net	0	\$ -	Total Platted On Roll Net	\$ 80,005.00	Total Direct Bill Net
		\$ 145,031.11			\$ -		\$ 145,031.11	

Assesments - Island Walk

Island Walk Assessment Breakdown							Island Walk Assessment Changes		
Product Type		District Proper Fiscal Year 2026/2027 Assessment Per Unit	Unit 1 Fiscal Year 2026/2027 Assessment Per Unit	Unit 2 Fiscal Year 2026/2027 Assessment Per Unit	All Units Total Fiscal Year 2026/2027 Assessment Per Unit	Total Fiscal Year 2025/2026 Assessment Per Unit	Total Fiscal Year 2026/2027 Assessment Per Unit	Total Change +/- From Previous Year Per Unit	
Single Family	Admin / Maint	\$ 48.71	\$ 372.31	\$ 7.24	\$ 428.26	\$ 941.35	\$ 949.91	\$ 8.56	
	Debt	\$ -	\$ 141.76	\$ 379.89	\$ 521.65				
	Sub-Total	\$ 48.71	\$ 514.07	\$ 387.13	\$ 949.91				
Multi Family	Admin / Maint	\$ 48.71	\$ 372.31	\$ 7.20	\$ 428.22	\$ 939.64	\$ 948.20	\$ 8.56	
	Debt	\$ -	\$ 141.76	\$ 378.22	\$ 519.98				
	Sub-Total	\$ 48.71	\$ 514.07	\$ 385.42	\$ 948.20				
Any Lot Outside Unit 2 Boundary	Admin / Maint	\$ 48.71	\$ 372.31	\$ -	\$ 421.02	\$ 554.22	\$ 562.78	\$ 8.56	
	Debt	\$ -	\$ 141.76	\$ -	\$ 141.76				
	Sub-Total	\$ 48.71	\$ 514.07	\$ -	\$ 562.78				

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

Island Walk Assessment History							
Product Type		Fiscal Year 2022/2023 Assessment Per Unit	Fiscal Year 2023/2024 Assessment Per Unit	Fiscal Year 2024/2025 Assessment Per Unit	Fiscal Year 2025/2026 Assessment Per Unit	Total Fiscal Year 2026/2027 Assessment Per Unit	
Single Family	Admin / Maint	\$ 155.22	\$ 252.47	\$ 298.28	\$ 394.65	\$ 428.26	
	Debt	\$ 524.63	\$ 552.35	\$ 555.64	\$ 546.70	\$ 521.65	
	Sub-Total	\$ 679.85	\$ 804.82	\$ 853.92	\$ 941.35	\$ 949.91	
Multi Family	Admin / Maint	\$ 155.19	\$ 252.43	\$ 298.24	\$ 394.61	\$ 428.22	
	Debt	\$ 522.96	\$ 550.68	\$ 553.97	\$ 545.03	\$ 519.98	
	Sub-Total	\$ 678.15	\$ 803.11	\$ 852.21	\$ 939.64	\$ 948.20	
Any Lot Outside Unit 2 Boundary	Admin / Maint	\$ 147.59	\$ 244.70	\$ 291.04	\$ 387.41	\$ 421.02	
	Debt	\$ 144.74	\$ 172.46	\$ 175.75	\$ 166.81	\$ 141.76	
	Sub-Total	\$ 292.33	\$ 417.16	\$ 466.79	\$ 554.22	\$ 562.78	

Gran Paradiso Assessment Breakdown								
Product Type	District Proper	Unit 1		Unit 2		Unit 3		All Units Total Fiscal Year 2026/2027 Assessment Per Unit
		Total Fiscal Year 2026/2027 Assessment Per Unit	Total Fiscal Year 2026/2027 Assessment Per Unit	Total Fiscal Year 2026/2027 Assessment Per Unit	Total Fiscal Year 2026/2027 Assessment Per Unit	Total Fiscal Year 2026/2027 Assessment Per Unit		
2 Bdr Sam 35	Admin / Maint	\$ 48.71	\$ 372.31	\$ 8.08	\$ 220.16	\$ 649.26		
	Debt	\$ -	\$ 141.76	\$ 424.10	\$ 1,093.10	\$ 1,658.96		
	Sub-Total	\$ 48.71	\$ 514.07	\$ 432.18	\$ 1,313.26	\$ 2,308.22		
3 Bdr Sam 70	Admin / Maint	\$ 48.71	\$ 372.31	\$ 8.08	\$ 220.16	\$ 649.26		
	Debt	\$ -	\$ 141.76	\$ 424.10	\$ 1,432.12	\$ 1,997.98		
	Sub-Total	\$ 48.71	\$ 514.07	\$ 432.18	\$ 1,652.28	\$ 2,647.24		
3 Bdr Sam 80	Admin / Maint	\$ 48.71	\$ 372.31	\$ 8.08	\$ 220.16	\$ 649.26		
	Debt	\$ -	\$ 141.76	\$ 424.10	\$ 1,559.05	\$ 2,124.91		
	Sub-Total	\$ 48.71	\$ 514.07	\$ 432.18	\$ 1,779.21	\$ 2,774.17		
3 Bdr Lee 45	Admin / Maint	\$ 48.71	\$ 372.31	\$ 8.08	\$ 220.16	\$ 649.26		
	Debt	\$ -	\$ 141.76	\$ 424.10	\$ 1,227.41	\$ 1,793.27		
	Sub-Total	\$ 48.71	\$ 514.07	\$ 432.18	\$ 1,447.57	\$ 2,442.53		
3 Bdr Lee 65	Admin / Maint	\$ 48.71	\$ 372.31	\$ 8.08	\$ 220.16	\$ 649.26		
	Debt	\$ -	\$ 141.76	\$ 424.10	\$ 1,380.47	\$ 1,946.33		
	Sub-Total	\$ 48.71	\$ 514.07	\$ 432.18	\$ 1,600.63	\$ 2,595.59		
35'	Admin / Maint	\$ 48.71	\$ 372.31	\$ 6.14	\$ 220.16	\$ 647.32		
	Debt	\$ -	\$ 141.76	\$ 322.17	\$ 521.28	\$ 985.21		
	Sub-Total	\$ 48.71	\$ 514.07	\$ 328.31	\$ 741.44	\$ 1,632.53		
Townhome	Admin / Maint	\$ 48.71	\$ 372.31	\$ 6.14	\$ 220.16	\$ 647.32		
	Debt	\$ -	\$ 141.76	\$ 322.17	\$ 521.28	\$ 985.21		
	Sub-Total	\$ 48.71	\$ 514.07	\$ 328.31	\$ 741.44	\$ 1,632.53		
Coach	Admin / Maint	\$ 48.71	\$ 372.31	\$ 6.89	\$ 220.16	\$ 648.07		
	Debt	\$ -	\$ 141.76	\$ 361.34	\$ 627.66	\$ 1,130.76		
	Sub-Total	\$ 48.71	\$ 514.07	\$ 368.23	\$ 847.82	\$ 1,778.83		
45'	Admin / Maint	\$ 48.71	\$ 372.31	\$ 8.08	\$ 220.16	\$ 649.26		
	Debt	\$ -	\$ 141.76	\$ 424.10	\$ 627.66	\$ 1,193.52		
	Sub-Total	\$ 48.71	\$ 514.07	\$ 432.18	\$ 847.82	\$ 1,842.78		
52'	Admin / Maint	\$ 48.71	\$ 372.31	\$ 8.08	\$ 220.16	\$ 649.26		
	Debt	\$ -	\$ 141.76	\$ 424.10	\$ 734.04	\$ 1,299.90		
	Sub-Total	\$ 48.71	\$ 514.07	\$ 432.18	\$ 954.20	\$ 1,949.16		
62'	Admin / Maint	\$ 48.71	\$ 372.31	\$ 8.08	\$ 220.16	\$ 649.26		
	Debt	\$ -	\$ 141.76	\$ 424.10	\$ 840.42	\$ 1,406.28		
	Sub-Total	\$ 48.71	\$ 514.07	\$ 432.18	\$ 1,060.58	\$ 2,055.54		
65'	Admin / Maint	\$ 48.71	\$ 372.31	\$ 8.08	\$ 220.16	\$ 649.26		
	Debt	\$ -	\$ 141.76	\$ 424.10	\$ 840.42	\$ 1,406.28		
	Sub-Total	\$ 48.71	\$ 514.07	\$ 432.18	\$ 1,060.58	\$ 2,055.54		
70'	Admin / Maint	\$ 48.71	\$ 372.31	\$ 8.08	\$ 220.16	\$ 649.26		
	Debt	\$ -	\$ 141.76	\$ 424.10	\$ 840.42	\$ 1,406.28		
	Sub-Total	\$ 48.71	\$ 514.07	\$ 432.18	\$ 1,060.58	\$ 2,055.54		
75'	Admin / Maint	\$ 48.71	\$ 372.31	\$ 8.08	\$ 220.16	\$ 649.26		
	Debt	\$ -	\$ 141.76	\$ 424.10	\$ 946.81	\$ 1,512.67		
	Sub-Total	\$ 48.71	\$ 514.07	\$ 432.18	\$ 1,166.97	\$ 2,161.93		
80'	Admin / Maint	\$ 48.71	\$ 372.31	\$ 8.08	\$ 220.16	\$ 649.26		
	Debt	\$ -	\$ 141.76	\$ 424.10	\$ 946.81	\$ 1,512.67		
	Sub-Total	\$ 48.71	\$ 514.07	\$ 432.18	\$ 1,166.97	\$ 2,161.93		

Gran Paradiso Assessment Changes		
Total Fiscal Year 2025/2026 Assessment Per Unit	Total Fiscal Year 2026/2027 Assessment Per Unit	Total Change +/- From Previous Year Per Unit
\$ 2,403.08	\$ 2,308.22	\$ (94.85)
\$ 2,742.10	\$ 2,647.24	\$ (94.85)
\$ 2,869.03	\$ 2,774.17	\$ (94.85)
\$ 2,537.39	\$ 2,442.53	\$ (94.85)
\$ 2,690.45	\$ 2,595.59	\$ (94.85)
\$ 1,727.39	\$ 1,632.53	\$ (94.85)
\$ 1,873.68	\$ 1,778.83	\$ (94.85)
\$ 1,937.64	\$ 1,842.78	\$ (94.85)
\$ 2,044.02	\$ 1,949.16	\$ (94.85)
\$ 2,150.40	\$ 2,055.54	\$ (94.85)
\$ 2,150.40	\$ 2,055.54	\$ (94.85)
\$ 2,256.79	\$ 2,161.93	\$ (94.85)
\$ 2,256.79	\$ 2,161.93	\$ (94.85)

Gran Paradiso Assessment History						
Product Type	Total Fiscal Year 2022/2023 Assessment Per Unit	Total Fiscal Year 2023/2024 Assessment Per Unit	Total Fiscal Year 2024/2025 Assessment Per Unit	Total Fiscal Year 2025/2026 Assessment Per Unit	Total Fiscal Year 2026/2027 Assessment Per Unit	
2 Bdr Sam 35	Admin / Maint	\$ 304.56	\$ 501.65	\$ 543.47	\$ 719.07	\$ 649.26
	Debt	\$ 1,661.94	\$ 1,689.66	\$ 1,692.95	\$ 1,684.01	\$ 1,658.96
	Sub-Total	\$ 1,966.50	\$ 2,191.31	\$ 2,236.42	\$ 2,403.08	\$ 2,308.22
3 Bdr Sam 70	Admin / Maint	\$ 304.56	\$ 501.65	\$ 543.47	\$ 719.07	\$ 649.26
	Debt	\$ 2,000.96	\$ 2,028.68	\$ 2,031.97	\$ 2,023.03	\$ 1,997.98
	Sub-Total	\$ 2,305.52	\$ 2,530.33	\$ 2,575.44	\$ 2,742.10	\$ 2,647.24
3 Bdr Sam 80	Admin / Maint	\$ 304.56	\$ 501.65	\$ 543.47	\$ 719.07	\$ 649.26
	Debt	\$ 2,127.89	\$ 2,155.61	\$ 2,158.90	\$ 2,149.96	\$ 2,124.91
	Sub-Total	\$ 2,432.45	\$ 2,657.26	\$ 2,702.37	\$ 2,869.03	\$ 2,774.17
3 Bdr Lee 45	Admin / Maint	\$ 304.56	\$ 501.65	\$ 543.47	\$ 719.07	\$ 649.26
	Debt	\$ 1,796.25	\$ 1,823.97	\$ 1,827.26	\$ 1,818.32	\$ 1,793.27
	Sub-Total	\$ 2,100.81	\$ 2,325.62	\$ 2,370.73	\$ 2,537.39	\$ 2,442.53
3 Bdr Lee 65	Admin / Maint	\$ 304.56	\$ 501.65	\$ 543.47	\$ 719.07	\$ 649.26
	Debt	\$ 1,949.31	\$ 1,977.03	\$ 1,980.32	\$ 1,971.38	\$ 1,946.33
	Sub-Total	\$ 2,253.87	\$ 2,478.68	\$ 2,523.79	\$ 2,690.45	\$ 2,595.59
35'	Admin / Maint	\$ 302.51	\$ 499.57	\$ 541.53	\$ 717.13	\$ 647.32
	Debt	\$ 988.19	\$ 1,015.91	\$ 1,019.20	\$ 1,010.26	\$ 985.21
	Sub-Total	\$ 1,290.70	\$ 1,515.48	\$ 1,560.73	\$ 1,727.39	\$ 1,632.53
Townhome	Admin / Maint	\$ 302.51	\$ 499.57	\$ 541.53	\$ 717.13	\$ 647.32
	Debt	\$ 988.19	\$ 1,015.91	\$ 1,019.20	\$ 1,010.26	\$ 985.21
	Sub-Total	\$ 1,290.70	\$ 1,515.48	\$ 1,560.73	\$ 1,727.39	\$ 1,632.53
Coach	Admin / Maint	\$ 303.30	\$ 500.37	\$ 542.28	\$ 717.87	\$ 648.07
	Debt	\$ 1,133.74	\$ 1,161.46	\$ 1,164.75	\$ 1,155.81	\$ 1,130.76
	Sub-Total	\$ 1,437.04	\$ 1,661.83	\$ 1,707.03	\$ 1,873.68	\$ 1,778.83
45'	Admin / Maint	\$ 304.56	\$ 501.65	\$ 543.47	\$ 719.07	\$ 649.26
	Debt	\$ 1,196.50	\$ 1,224.22	\$ 1,227.51	\$ 1,218.57	\$ 1,193.52
	Sub-Total	\$ 1,501.06	\$ 1,725.87	\$ 1,770.98	\$ 1,937.64	\$ 1,842.78
52'	Admin / Maint	\$ 304.56	\$ 501.65	\$ 543.47	\$ 719.07	\$ 649.26
	Debt	\$ 1,302.88	\$ 1,330.60	\$ 1,333.89	\$ 1,324.95	\$ 1,299.90
	Sub-Total	\$ 1,607.44	\$ 1,832.25	\$ 1,877.36	\$ 2,044.02	\$ 1,949.16
62'	Admin / Maint	\$ 304.56	\$ 501.65	\$ 543.47	\$ 719.07	\$ 649.26
	Debt	\$ 1,409.26	\$ 1,436.98	\$ 1,440.27	\$ 1,431.33	\$ 1,406.28
	Sub-Total	\$ 1,713.82	\$ 1,938.63	\$ 1,983.74	\$ 2,150.40	\$ 2,055.54
65'	Admin / Maint	\$ 304.56	\$ 501.65	\$ 543.47	\$ 719.07	\$ 649.26
	Debt	\$ 1,409.26	\$ 1,436.98	\$ 1,440.27	\$ 1,431.33	\$ 1,406.28
	Sub-Total	\$ 1,713.82	\$ 1,938.63	\$ 1,983.74	\$ 2,150.40	\$ 2,055.54
70'	Admin / Maint	\$ 304.56	\$ 501.65	\$ 543.47	\$ 719.07	\$ 649.26
	Debt	\$ 1,409.26	\$ 1,436.98	\$ 1,440.27	\$ 1,431.33	\$ 1,406.28
	Sub-Total	\$ 1,713.82	\$ 1,938.63	\$ 1,983.74	\$ 2,150.40	\$ 2,055.54
75'	Admin / Maint	\$ 304.56	\$ 501.65	\$ 543.47	\$ 719.07	\$ 649.26
	Debt	\$ 1,515.65	\$ 1,543.37	\$ 1,546.66	\$ 1,537.72	\$ 1,512.67
	Sub-Total	\$ 1,820.21	\$ 2,045.02	\$ 2,090.13	\$ 2,256.79	\$ 2,161.93
80'	Admin / Maint	\$ 304.56	\$ 501.65	\$ 543.47	\$ 719.07	\$ 649.26
	Debt	\$ 1,515.65	\$ 1,543.37	\$ 1,546.66	\$ 1,537.72	\$ 1,512.67
	Sub-Total	\$ 1,820.21	\$ 2,045.02	\$ 2,090.13	\$ 2,256.79	\$ 2,161.93

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	Unit 1	Unit 2	Unit 4	All Units
		Total Fiscal Year 2026/2027 Assessment Per Unit	Total Fiscal Year 2026/2027 Assessment Per Unit	Total Fiscal Year 2026/2027 Assessment Per Unit	Total Fiscal Year 2026/2027 Assessment Per Unit	Total Fiscal Year 2026/2027 Assessment Per Unit
Renaissance 35' Villa	Admin / Maint	\$ 48.71	\$ 372.31	\$ -	\$ 96.64	\$ 517.66
	Debt	\$ -	\$ 141.76	\$ -	\$ 678.03	\$ 819.79
	Sub-Total	\$ 48.71	\$ 514.07	\$ -	\$ 774.67	\$ 1,337.45
Renaissance 50'	Admin / Maint	\$ 48.71	\$ 372.31	\$ -	\$ 96.64	\$ 517.66
	Debt	\$ -	\$ 141.76	\$ -	\$ 998.94	\$ 1,140.70
	Sub-Total	\$ 48.71	\$ 514.07	\$ -	\$ 1,095.58	\$ 1,658.36
Renaissance 60'	Admin / Maint	\$ 48.71	\$ 372.31	\$ -	\$ 96.64	\$ 517.66
	Debt	\$ -	\$ 141.76	\$ -	\$ 1,212.87	\$ 1,354.63
	Sub-Total	\$ 48.71	\$ 514.07	\$ -	\$ 1,309.51	\$ 1,872.29
Oasis 60'	Admin / Maint	\$ 48.71	\$ 372.31	\$ -	\$ 96.64	\$ 517.66
	Debt	\$ -	\$ 141.76	\$ -	\$ 829.89	\$ 971.65
	Sub-Total	\$ 48.71	\$ 514.07	\$ -	\$ 926.54	\$ 1,489.32
Oasis 70'	Admin / Maint	\$ 48.71	\$ 372.31	\$ -	\$ 96.64	\$ 517.66
	Debt	\$ -	\$ 141.76	\$ -	\$ 980.00	\$ 1,121.76
	Sub-Total	\$ 48.71	\$ 514.07	\$ -	\$ 1,076.64	\$ 1,639.42
Preserve 33' Villa	Admin / Maint	\$ 48.71	\$ 372.31	\$ 7.20	\$ 96.64	\$ 524.87
	Debt	\$ -	\$ 141.76	\$ -	\$ 424.61	\$ 566.37
	Sub-Total	\$ 48.71	\$ 514.07	\$ 7.20	\$ 521.25	\$ 1,091.23
Preserve 50'	Admin / Maint	\$ 48.71	\$ 372.31	\$ 7.24	\$ 96.64	\$ 524.90
	Debt	\$ -	\$ 141.76	\$ -	\$ 679.79	\$ 821.55
	Sub-Total	\$ 48.71	\$ 514.07	\$ 7.24	\$ 776.43	\$ 1,346.45

Renaissance, Oasis, & Preserve Assessment Changes		
Total Fiscal Year 2025/2026 Assessment Per Unit	Total Fiscal Year 2026/2027 Assessment Per Unit	Total Change +/- From Previous Year Per Unit
\$ 1,331.49	\$ 1,337.45	\$ 5.97
\$ 1,652.39	\$ 1,658.36	\$ 5.97
\$ 1,866.33	\$ 1,872.29	\$ 5.97
\$ 1,483.35	\$ 1,489.32	\$ 5.97
\$ 1,633.45	\$ 1,639.42	\$ 5.97
\$ 1,085.26	\$ 1,091.23	\$ 5.97
\$ 1,340.48	\$ 1,346.45	\$ 5.97

*Note: Oasis is introducing a 50' category in Phase II of construction. 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.

Renaissance, Oasis, & Preserve Assessment History						
Product Type		Total Fiscal Year 2022/2023	Total Fiscal Year 2023/2024	Total Fiscal Year 2024/2025	Total Fiscal Year 2025/2026	Total Fiscal Year 2026/2027
		Assessment Per Unit	Assessment Per Unit	Assessment Per Unit	Assessment Per Unit	Assessment Per Unit
Renaissance 35' Villa	Admin / Maint	\$ 248.95	\$ 347.72	\$ 388.20	\$ 486.64	\$ 517.66
	Debt	\$ 822.77	\$ 850.49	\$ 853.78	\$ 844.84	\$ 819.79
	Sub-Total	\$ 1,071.72	\$ 1,198.21	\$ 1,241.98	\$ 1,331.49	\$ 1,337.45
Renaissance 50'	Admin / Maint	\$ 248.95	\$ 347.72	\$ 388.20	\$ 486.64	\$ 517.66
	Debt	\$ 1,143.68	\$ 1,171.40	\$ 1,174.69	\$ 1,165.75	\$ 1,140.70
	Sub-Total	\$ 1,392.63	\$ 1,519.11	\$ 1,562.89	\$ 1,652.39	\$ 1,658.36
Renaissance 60'	Admin / Maint	\$ 248.95	\$ 347.72	\$ 388.20	\$ 486.64	\$ 517.66
	Debt	\$ 1,357.61	\$ 1,385.33	\$ 1,388.62	\$ 1,379.68	\$ 1,354.63
	Sub-Total	\$ 1,606.56	\$ 1,733.05	\$ 1,776.82	\$ 1,866.33	\$ 1,872.29
Oasis 60'	Admin / Maint	\$ 248.95	\$ 347.72	\$ 388.20	\$ 486.64	\$ 517.66
	Debt	\$ 974.63	\$ 1,002.35	\$ 1,005.64	\$ 996.70	\$ 971.65
	Sub-Total	\$ 1,223.58	\$ 1,350.07	\$ 1,393.84	\$ 1,483.35	\$ 1,489.32
Oasis 70'	Admin / Maint	\$ 248.95	\$ 347.72	\$ 388.20	\$ 486.64	\$ 517.66
	Debt	\$ 1,124.74	\$ 1,152.46	\$ 1,155.75	\$ 1,146.81	\$ 1,121.76
	Sub-Total	\$ 1,373.69	\$ 1,500.18	\$ 1,543.95	\$ 1,633.45	\$ 1,639.42
Preserve 33' Villa	Admin / Maint	\$ 256.58	\$ 355.45	\$ 395.40	\$ 493.85	\$ 524.87
	Debt	\$ 569.35	\$ 597.07	\$ 600.36	\$ 591.42	\$ 566.37
	Sub-Total	\$ 825.93	\$ 952.51	\$ 995.76	\$ 1,085.26	\$ 1,091.23
Preserve 50'	Admin / Maint	\$ 256.55	\$ 355.49	\$ 395.44	\$ 493.89	\$ 524.90
	Debt	\$ 824.53	\$ 852.25	\$ 855.54	\$ 846.60	\$ 821.55
	Sub-Total	\$ 1,081.07	\$ 1,207.73	\$ 1,250.98	\$ 1,340.48	\$ 1,346.45

Assessments - Unit 7 Villages

Unit 7 Villages Assessment Breakdown					
Product Type		District Proper	Unit 1	Unit 7	All Units
		Total Fiscal Year 2026/2027 Assessment Per Unit	Total Fiscal Year 2026/2027 Assessment Per Unit	Total Fiscal Year 2026/2027 Assessment Per Unit	Total Fiscal Year 2026/2027 Assessment Per Unit
50'	Admin / Maint	\$ 48.71	\$ 372.31	\$ 62.51	\$ 483.53
	Debt	\$ -	\$ 141.76	\$ 830.00	\$ 971.76
	Sub-Total	\$ 48.71	\$ 514.07	\$ 892.51	\$ 1,455.29
74'	Admin / Maint	\$ 48.71	\$ 372.31	\$ 62.51	\$ 483.53
	Debt	\$ -	\$ 141.76	\$ 1,228.40	\$ 1,370.16
	Sub-Total	\$ 48.71	\$ 514.07	\$ 1,290.91	\$ 1,853.69
Coach	Admin / Maint	\$ 48.71	\$ 372.31	\$ 62.51	\$ 483.53
	Debt	\$ -	\$ 141.76	\$ 622.50	\$ 764.26
	Sub-Total	\$ 48.71	\$ 514.07	\$ 685.01	\$ 1,247.79
2-Story	Admin / Maint	\$ 48.71	\$ 372.31	\$ 62.51	\$ 483.53
	Debt	\$ -	\$ 141.76	\$ 456.50	\$ 598.26
	Sub-Total	\$ 48.71	\$ 514.07	\$ 519.01	\$ 1,081.79
4-Story	Admin / Maint	\$ 48.71	\$ 372.31	\$ 62.51	\$ 483.53
	Debt	\$ -	\$ 141.76	\$ 415.00	\$ 556.76
	Sub-Total	\$ 48.71	\$ 514.07	\$ 477.51	\$ 1,040.29
Village B 50'	Admin / Maint	\$ 48.71	\$ 372.31	\$ 62.51	\$ 483.53
	Debt	\$ -	\$ 141.76	\$ 1,660.00	\$ 1,801.76
	Sub-Total	\$ 48.71	\$ 514.07	\$ 1,722.51	\$ 2,285.29
Village F1 37'	Admin / Maint	\$ 48.71	\$ 372.31	\$ 62.51	\$ 483.53
	Debt	\$ -	\$ 141.76	\$ 1,245.00	\$ 1,386.76
	Sub-Total	\$ 48.71	\$ 514.07	\$ 1,307.51	\$ 1,870.29
Village F1 50'	Admin / Maint	\$ 48.71	\$ 372.31	\$ 62.51	\$ 483.53
	Debt	\$ -	\$ 141.76	\$ 1,690.00	\$ 1,801.76
	Sub-Total	\$ 48.71	\$ 514.07	\$ 1,722.51	\$ 2,285.29
Village F1 60'	Admin / Maint	\$ 48.71	\$ 372.31	\$ 62.51	\$ 483.53
	Debt	\$ -	\$ 141.76	\$ 1,992.00	\$ 2,133.76
	Sub-Total	\$ 48.71	\$ 514.07	\$ 2,054.51	\$ 2,617.29
Village F5 Dup/Paird Villas	Admin / Maint	\$ 48.71	\$ 372.31	\$ 62.51	\$ 483.53
	Debt	\$ -	\$ 141.76	\$ 996.00	\$ 1,137.76
	Sub-Total	\$ 48.71	\$ 514.07	\$ 1,058.51	\$ 1,621.29
Village F5 40'	Admin / Maint	\$ 48.71	\$ 372.31	\$ 62.51	\$ 483.53
	Debt	\$ -	\$ 141.76	\$ 1,328.00	\$ 1,469.76
	Sub-Total	\$ 48.71	\$ 514.07	\$ 1,390.51	\$ 1,953.29
Village F5 50'	Admin / Maint	\$ 48.71	\$ 372.31	\$ 62.51	\$ 483.53
	Debt	\$ -	\$ 141.76	\$ 1,660.00	\$ 1,801.76
	Sub-Total	\$ 48.71	\$ 514.07	\$ 1,722.51	\$ 2,285.29
Village F3 50'	Admin / Maint	\$ 48.71	\$ 372.31	\$ 62.51	\$ 483.53
	Debt	\$ -	\$ 141.76	\$ 1,659.60	\$ 1,801.36
	Sub-Total	\$ 48.71	\$ 514.07	\$ 1,722.11	\$ 2,284.89
Village F3 60'	Admin / Maint	\$ 48.71	\$ 372.31	\$ 62.51	\$ 483.53
	Debt	\$ -	\$ 141.76	\$ 1,991.52	\$ 2,133.28
	Sub-Total	\$ 48.71	\$ 514.07	\$ 2,054.03	\$ 2,616.81
Village G-1B Dup/Paird Villas	Admin / Maint	\$ 48.71	\$ 372.31	\$ 62.51	\$ 483.53
	Debt	\$ -	\$ 141.76	\$ 1,078.76	\$ 1,220.52
	Sub-Total	\$ 48.71	\$ 514.07	\$ 1,141.27	\$ 1,704.05
Village G-1B 40'	Admin / Maint	\$ 48.71	\$ 372.31	\$ 62.51	\$ 483.53
	Debt	\$ -	\$ 141.76	\$ 1,327.68	\$ 1,469.44
	Sub-Total	\$ 48.71	\$ 514.07	\$ 1,390.19	\$ 1,952.97
Village G-1B 50'	Admin / Maint	\$ 48.71	\$ 372.31	\$ 62.51	\$ 483.53
	Debt	\$ -	\$ 141.76	\$ 1,659.60	\$ 1,801.36
	Sub-Total	\$ 48.71	\$ 514.07	\$ 1,722.11	\$ 2,284.89
Village G-1B PH 3 Dup/Paird Villas	Admin / Maint	\$ 48.71	\$ 372.31	\$ 62.51	\$ 483.53
	Debt	\$ -	\$ 141.76	\$ 1,078.76	\$ 1,220.54
	Sub-Total	\$ 48.71	\$ 514.07	\$ 1,141.29	\$ 1,704.07
Village G-1B PH 3 40'	Admin / Maint	\$ 48.71	\$ 372.31	\$ 62.51	\$ 483.53
	Debt	\$ -	\$ 141.76	\$ 1,316.01	\$ 1,457.77
	Sub-Total	\$ 48.71	\$ 514.07	\$ 1,378.52	\$ 1,941.30
Village G-1B PH 3 50'	Admin / Maint	\$ 48.71	\$ 372.31	\$ 62.51	\$ 483.53
	Debt	\$ -	\$ 141.76	\$ 1,647.93	\$ 1,789.69
	Sub-Total	\$ 48.71	\$ 514.07	\$ 1,710.44	\$ 2,273.22

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

Unit 7 Villages Assessment Changes		
Total Fiscal Year 2024/2025 Assessment Per Unit	Total Fiscal Year 2026/2027 Assessment Per Unit	Total Change +/- From Previous Year Per Unit
\$ 1,466.15	\$ 1,455.29	\$ (10.86)
\$ 1,864.55	\$ 1,853.69	\$ (10.86)
\$ 1,258.65	\$ 1,247.79	\$ (10.86)
\$ 1,092.65	\$ 1,081.79	\$ (10.86)
\$ 1,051.15	\$ 1,040.29	\$ (10.86)
\$ 2,296.15	\$ 2,285.29	\$ (10.86)
\$ 1,881.15	\$ 1,870.29	\$ (10.86)
\$ 2,296.15	\$ 2,285.29	\$ (10.86)
\$ 2,628.15	\$ 2,617.29	\$ (10.86)
\$ 1,632.15	\$ 1,621.29	\$ (10.86)
\$ 1,964.15	\$ 1,953.29	\$ (10.86)
\$ 2,296.15	\$ 2,285.29	\$ (10.86)
\$ 2,295.75	\$ 2,284.89	\$ (10.86)
\$ 2,627.67	\$ 2,616.81	\$ (10.86)
\$ 1,714.91	\$ 1,704.05	\$ (10.86)
\$ 1,963.83	\$ 1,952.97	\$ (10.86)
\$ 2,295.75	\$ 2,284.89	\$ (10.86)
\$ -	\$ 1,704.07	\$ 1,704.07
\$ -	\$ 1,941.30	\$ 1,941.30
\$ -	\$ 2,273.22	\$ 2,273.22

Unit 7 Villages Assessment History						
Product Type		Total Fiscal Year 2022/2023	Total Fiscal Year 2023/2024	Total Fiscal Year 2024/2025	Total Fiscal Year 2025/2026	Total Fiscal Year 2026/2027
		Assessment Per Unit	Assessment Per Unit	Assessment Per Unit	Assessment Per Unit	Assessment Per Unit
50'	Admin / Maint	\$ 287.10	\$ 403.72	\$ 401.83	\$ 469.34	\$ 483.53
	Debt	\$ 974.74	\$ 1,002.46	\$ 1,005.75	\$ 986.91	\$ 971.76
	Sub-Total	\$ 1,261.84	\$ 1,406.18	\$ 1,407.58	\$ 1,456.25	\$ 1,455.29
74'	Admin / Maint	\$ 287.10	\$ 403.72	\$ 401.83	\$ 469.34	\$ 483.53
	Debt	\$ 1,373.14	\$ 1,400.86	\$ 1,404.15	\$ 1,395.21	\$ 1,370.16
	Sub-Total	\$ 1,660.24	\$ 1,804.58	\$ 1,805.98	\$ 1,864.55	\$ 1,853.69
Coach	Admin / Maint	\$ 287.10	\$ 403.72	\$ 401.83	\$ 469.34	\$ 483.53
	Debt	\$ 767.24	\$ 794.96	\$ 798.25	\$ 789.31	\$ 764.26
	Sub-Total	\$ 1,054.34	\$ 1,198.68	\$ 1,200.08	\$ 1,258.65	\$ 1,247.79
2-Story	Admin / Maint	\$ 287.10	\$ 403.72	\$ 401.83	\$ 469.34	\$ 483.53
	Debt	\$ 601.24	\$ 628.96	\$ 632.25	\$ 623.31	\$ 598.26
	Sub-Total	\$ 888.34	\$ 1,032.68	\$ 1,034.08	\$ 1,092.65	\$ 1,081.79
4-Story	Admin / Maint	\$ 287.10	\$ 403.72	\$ 401.83	\$ 469.34	\$ 483.53
	Debt	\$ 559.74	\$ 587.46	\$ 590.75	\$ 581.81	\$ 556.76
	Sub-Total	\$ 846.84	\$ 991.18	\$ 992.58	\$ 1,051.15	\$ 1,040.29
Village B 50'	Admin / Maint	\$ 287.10	\$ 403.72	\$ 401.83	\$ 469.34	\$ 483.53
	Debt	\$ 1,804.74	\$ 1,832.46	\$ 1,835.75	\$ 1,826.81	\$ 1,801.76
	Sub-Total	\$ 2,091.84	\$ 2,236.18	\$ 2,237.58	\$ 2,296.15	\$ 2,285.29
Village F1 37'	Admin / Maint	\$ 287.10	\$ 403.72	\$ 401.83	\$ 469.34	\$ 483.53
	Debt	\$ 1,389.74	\$ 1,417.46	\$ 1,420.75	\$ 1,411.81	\$ 1,386.76
	Sub-Total	\$ 1,676.84	\$ 1,821.18	\$ 1,822.58	\$ 1,881.15	\$ 1,870.29
Village F1 50'	Admin / Maint	\$ 287.10	\$ 403.72	\$ 401.83	\$ 469.34	\$ 483.53
	Debt	\$ 1,804.74	\$ 1,832.46	\$ 1,835.75	\$ 1,826.81	\$ 1,801.76
	Sub-Total	\$ 2,091.84	\$ 2,236.18	\$ 2,237.58	\$ 2,296.15	\$ 2,285.29
Village F1 60'	Admin / Maint	\$ 287.10	\$ 403.72	\$ 401.83	\$ 469.34	\$ 483.53
	Debt	\$ 2,136.74	\$ 2,164.46	\$ 2,167.75	\$ 2,158.81	\$ 2,133.76
	Sub-Total	\$ 2,423.84	\$ 2,568.18	\$ 2,569.58	\$ 2,628.15	\$ 2,617.29
Village F5 Dup/Paird Villas	Admin / Maint	\$ 287.10	\$ 403.72	\$ 401.83	\$ 469.34	\$ 483.53
	Debt	\$ 1,140.74	\$ 1,168.46	\$ 1,171.75	\$ 1,162.81	\$ 1,137.76
	Sub-Total	\$ 1,427.84	\$ 1,572.18	\$ 1,573.58	\$ 1,632.15	\$ 1,621.29
Village F5 40'	Admin / Maint	\$ 287.10	\$ 403.72	\$ 401.83	\$ 469.34	\$ 483.53
	Debt	\$ 1,472.74	\$ 1,500.46	\$ 1,503.75	\$ 1,494.81	\$ 1,469.76
	Sub-Total	\$ 1,759.84	\$ 1,904.18	\$ 1,905.58	\$ 1,964.15	\$ 1,953.29
Village F5 50'	Admin / Maint	\$ 287.10	\$ 403.72	\$ 401.83	\$ 469.34	\$ 483.53
	Debt	\$ 1,804.74	\$ 1,832.46	\$ 1,835.75	\$ 1,826.81	\$ 1,801.76
	Sub-Total	\$ 2,091.84	\$ 2,236.18	\$ 2,237.58	\$ 2,296.15	\$ 2,285.29
Village F3 50'	Admin / Maint	\$ -	\$ -	\$ 401.83	\$ 469.34	\$ 483.53
	Debt	\$ -	\$ -	\$ 1,835.35	\$ 1,826.41	\$ 1,801.36
	Sub-Total	\$ -	\$ -	\$ 2,237.18	\$ 2,295.75	\$ 2,284.89
Village F3 60'	Admin / Maint	\$ -	\$ -	\$ 401.83	\$ 469.34	\$ 483.53
	Debt	\$ -	\$ -	\$ 2,167.27	\$ 2,158.33	\$ 2,133.28
	Sub-Total	\$ -	\$ -	\$ 2,569.10	\$ 2,627.67	\$ 2,616.81
Village G-1B Dup/Paird Villas	Admin / Maint	\$ -	\$ -	\$ 401.83	\$ 469.34	\$ 483.53
	Debt	\$ -	\$ -	\$ 1,254.51	\$ 1,245.57	\$ 1,220.52
	Sub-Total	\$ -	\$ -	\$ 1,656.34	\$ 1,714.91	\$ 1,704.05
Village G-1B 40'	Admin / Maint	\$ -	\$ -	\$ 401.83	\$ 469.34	\$ 483.53
	Debt	\$ -	\$ -	\$ 1,503.43	\$ 1,494.49	\$ 1,469.44
	Sub-Total	\$ -	\$ -	\$ 1,905.26	\$ 1,963.83	\$ 1,952.97
Village G-1B 50'	Admin / Maint	\$ -	\$ -	\$ 401.83	\$ 469.34	\$ 483.53
	Debt	\$ -	\$ -	\$ 1,835.35	\$ 1,826.41	\$ 1,801.36
	Sub-Total	\$ -	\$ -	\$ 2,237.18	\$ 2,295.75	\$ 2,284.89
Village G-1B PH 3 Dup/Paird Villas	Admin / Maint	\$ -	\$ -	\$ -	\$ -	\$ 483.53
	Debt	\$ -	\$ -	\$ -	\$ -	\$ 1,220.54
	Sub-Total	\$ -	\$ -	\$ -	\$ -	\$ 1,704.07
Village G-1B PH 3 40'	Admin / Maint	\$ -	\$ -	\$ -	\$ -	\$ 483.53
	Debt	\$ -	\$ -	\$ -	\$ -	\$ 1,457.77
	Sub-Total	\$ -	\$ -	\$ -	\$ -	\$ 1,941.30
Village G-1B PH 3 50'	Admin / Maint	\$ -	\$ -	\$ -	\$ -	\$ 483.53
	Debt	\$ -	\$ -	\$ -	\$ -	\$ 1,789.69
	Sub-Total	\$ -	\$ -	\$ -	\$ -	\$ 2,273.22

Assessments - Unit 8 Villages

Unit 8 Villages Assessment Breakdown						Unit 8 Villages Assessment Changes		
Product Type		District Proper Total Fiscal Year 2026/2027 Assessment Per Unit	Unit 1 Total Fiscal Year 2026/2027 Assessment Per Unit	Unit 8 Total Fiscal Year 2026/2027 Assessment Per Unit	All Units Total Fiscal Year 2026/2027 Assessment Per Unit	Total Fiscal Year 2025/2026 Assessment Per Unit	Total Fiscal Year 2026/2027 Assessment Per Unit	Total Change +/-(-) From Previous Year Per Unit
50'	Admin / Maint	\$ 48.71	\$ 372.31	\$ 81.65	\$ 502.67	\$ 2,407.79	\$ 2,394.12	\$ (13.67)
	Debt	\$ -	\$ 141.76	\$ 1,749.69	\$ 1,891.45			
	Sub-Total	\$ 48.71	\$ 514.07	\$ 1,831.34	\$ 2,394.12			
75'	Admin / Maint	\$ 48.71	\$ 372.31	\$ 81.65	\$ 502.67	\$ 2,855.08	\$ 2,841.41	\$ (13.67)
	Debt	\$ -	\$ 141.76	\$ 2,196.98	\$ 2,338.74			
	Sub-Total	\$ 48.71	\$ 514.07	\$ 2,278.63	\$ 2,841.41			
Coach	Admin / Maint	\$ 48.71	\$ 372.31	\$ 81.65	\$ 502.67	\$ 2,197.31	\$ 2,183.64	\$ (13.67)
	Debt	\$ -	\$ 141.76	\$ 1,539.21	\$ 1,680.97			
	Sub-Total	\$ 48.71	\$ 514.07	\$ 1,620.86	\$ 2,183.64			
2-Story	Admin / Maint	\$ 48.71	\$ 372.31	\$ 81.65	\$ 502.67	\$ 1,973.65	\$ 1,959.98	\$ (13.67)
	Debt	\$ -	\$ 141.76	\$ 1,315.55	\$ 1,457.31			
	Sub-Total	\$ 48.71	\$ 514.07	\$ 1,397.20	\$ 1,959.98			
4-Story	Admin / Maint	\$ 48.71	\$ 372.31	\$ 81.65	\$ 502.67	\$ 1,750.00	\$ 1,736.33	\$ (13.67)
	Debt	\$ -	\$ 141.76	\$ 1,091.90	\$ 1,233.66			
	Sub-Total	\$ 48.71	\$ 514.07	\$ 1,173.55	\$ 1,736.33			

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

Unit 8 Villages Assessment History						
Product Type		Total Fiscal Year 2022/2023 Assessment Per Unit	Total Fiscal Year 2023/2024 Assessment Per Unit	Total Fiscal Year 2024/2025 Assessment Per Unit	Total Fiscal Year 2025/2026 Assessment Per Unit	Total Fiscal Year 2026/2027 Assessment Per Unit
50'	Admin / Maint	\$ 268.37	\$ 365.48	\$ 398.96	\$ 491.29	\$ 502.67
	Debt	\$ 842.12	\$ 1,922.15	\$ 1,925.44	\$ 1,916.50	\$ 1,891.45
	Sub-Total	\$ 1,110.49	\$ 2,287.63	\$ 2,324.40	\$ 2,407.79	\$ 2,394.12
75'	Admin / Maint	\$ 268.37	\$ 365.48	\$ 398.96	\$ 491.29	\$ 502.67
	Debt	\$ 1,020.40	\$ 2,369.44	\$ 2,372.73	\$ 2,363.79	\$ 2,338.74
	Sub-Total	\$ 1,288.77	\$ 2,734.92	\$ 2,771.69	\$ 2,855.08	\$ 2,841.41
Coach	Admin / Maint	\$ 268.37	\$ 365.48	\$ 398.96	\$ 491.29	\$ 502.67
	Debt	\$ 758.23	\$ 1,711.67	\$ 1,714.96	\$ 1,706.02	\$ 1,680.97
	Sub-Total	\$ 1,026.60	\$ 2,077.15	\$ 2,113.92	\$ 2,197.31	\$ 2,183.64
2-Story	Admin / Maint	\$ 268.37	\$ 365.48	\$ 398.96	\$ 491.29	\$ 502.67
	Debt	\$ 669.08	\$ 1,488.01	\$ 1,491.30	\$ 1,482.36	\$ 1,457.31
	Sub-Total	\$ 937.45	\$ 1,853.49	\$ 1,890.26	\$ 1,973.65	\$ 1,959.98
4-Story	Admin / Maint	\$ 268.37	\$ 365.48	\$ 398.96	\$ 491.29	\$ 502.67
	Debt	\$ 579.94	\$ 1,264.36	\$ 1,267.65	\$ 1,258.71	\$ 1,233.66
	Sub-Total	\$ 848.31	\$ 1,629.84	\$ 1,666.61	\$ 1,750.00	\$ 1,736.33

Assessments - Unit 9 Villages

Unit 9 Villages Assessment Breakdown						Unit 9 Villages Assessment Changes		
Product Type		District Proper Total Fiscal Year 2026/2027 Assessment Per Unit	Unit 1 Total Fiscal Year 2026/2027 Assessment Per Unit	Unit 9 Total Fiscal Year 2026/2027 Assessment Per Unit	All Units Total Fiscal Year 2026/2027 Assessment Per Unit	Total Fiscal Year 2025/2026 Assessment Per Unit	Total Fiscal Year 2026/2027 Assessment Per Unit	Total Change +/- From Previous Year Per Unit
50'	Admin / Maint	\$ 48.71	\$ 372.31	\$ 116.11	\$ 537.13	\$ 2,615.03	\$ 2,433.46	\$ (181.57)
	Debt	\$ -	\$ 141.76	\$ 1,754.57	\$ 1,896.33			
	Sub-Total	\$ 48.71	\$ 514.07	\$ 1,870.68	\$ 2,433.46			
62'	Admin / Maint	\$ 48.71	\$ 372.31	\$ 116.11	\$ 537.13	\$ 3,036.13	\$ 2,854.56	\$ (181.57)
	Debt	\$ -	\$ 141.76	\$ 2,175.67	\$ 2,317.43			
	Sub-Total	\$ 48.71	\$ 514.07	\$ 2,291.78	\$ 2,854.56			
75'	Admin / Maint	\$ 48.71	\$ 372.31	\$ 116.11	\$ 537.13	\$ 3,492.32	\$ 3,310.75	\$ (181.57)
	Debt	\$ -	\$ 141.76	\$ 2,631.86	\$ 2,773.62			
	Sub-Total	\$ 48.71	\$ 514.07	\$ 2,747.97	\$ 3,310.75			
85'	Admin / Maint	\$ 48.71	\$ 372.31	\$ 116.11	\$ 537.13	\$ 3,843.23	\$ 3,661.66	\$ (181.57)
	Debt	\$ -	\$ 141.76	\$ 2,982.77	\$ 3,124.53			
	Sub-Total	\$ 48.71	\$ 514.07	\$ 3,098.88	\$ 3,661.66			
Coach	Admin / Maint	\$ 48.71	\$ 372.31	\$ 116.11	\$ 537.13	\$ 1,737.75	\$ 1,556.18	\$ (181.57)
	Debt	\$ -	\$ 141.76	\$ 877.29	\$ 1,019.05			
	Sub-Total	\$ 48.71	\$ 514.07	\$ 993.40	\$ 1,556.18			

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

Unit 9 Villages Assessment History						
Product Type		Total Fiscal Year 2022/2023 Assessment Per Unit	Total Fiscal Year 2023/2024 Assessment Per Unit	Total Fiscal Year 2024/2025 Assessment Per Unit	Total Fiscal Year 2025/2026 Assessment Per Unit	Total Fiscal Year 2026/2027 Assessment Per Unit
50'	Admin / Maint	\$ -	\$ 509.07	\$ 597.28	\$ 693.65	\$ 537.13
	Debt	\$ -	\$ 1,927.03	\$ 1,930.32	\$ 1,921.38	\$ 1,896.33
	Sub-Total	\$ -	\$ 2,436.10	\$ 2,527.60	\$ 2,615.03	\$ 2,433.46
62'	Admin / Maint	\$ -	\$ 509.07	\$ 597.28	\$ 693.65	\$ 537.13
	Debt	\$ -	\$ 2,348.13	\$ 2,351.42	\$ 2,342.48	\$ 2,317.43
	Sub-Total	\$ -	\$ 2,857.20	\$ 2,948.70	\$ 3,036.13	\$ 2,854.56
75'	Admin / Maint	\$ -	\$ 509.07	\$ 597.28	\$ 693.65	\$ 537.13
	Debt	\$ -	\$ 2,804.32	\$ 2,807.61	\$ 2,798.67	\$ 2,773.62
	Sub-Total	\$ -	\$ 3,313.39	\$ 3,404.89	\$ 3,492.32	\$ 3,310.75
85'	Admin / Maint	\$ -	\$ 509.07	\$ 597.28	\$ 693.65	\$ 537.13
	Debt	\$ -	\$ 3,155.23	\$ 3,158.52	\$ 3,149.58	\$ 3,124.53
	Sub-Total	\$ -	\$ 3,664.30	\$ 3,755.80	\$ 3,843.23	\$ 3,661.66
Coach	Admin / Maint	\$ -	\$ 509.07	\$ 597.28	\$ 693.65	\$ 537.13
	Debt	\$ -	\$ 1,049.75	\$ 1,053.04	\$ 1,044.10	\$ 1,019.05
	Sub-Total	\$ -	\$ 1,558.82	\$ 1,650.32	\$ 1,737.75	\$ 1,556.18

Assessments - Unit 10 Villages

Unit 10 Villages Assessment Breakdown						Unit 10 Villages Assessment Changes				
Product Type	District Proper	Unit 1		Unit 10		All Units		Total Fiscal Year 2025/2026 Assessment Per Unit	Total Fiscal Year 2026/2027 Assessment Per Unit	Total Change +/- From Previous Year Per Unit
		Total Fiscal Year 2026/2027 Assessment Per Unit	Total Fiscal Year 2026/2027 Assessment Per Unit	Total Fiscal Year 2026/2027 Assessment Per Unit	Total Fiscal Year 2026/2027 Assessment Per Unit					
Coach	Admin / Maint	\$ 48.71	\$ 372.31	\$ 398.44	\$ 819.46					
	Debt	\$ -	\$ 141.76	\$ 1,134.52	\$ 1,276.28					
	Sub-Total	\$ 48.71	\$ 514.07	\$ 1,532.96	\$ 2,095.74	\$ 2,280.72	\$ 2,095.74	\$ (184.98)		
Townhomes	Admin / Maint	\$ 48.71	\$ 372.31	\$ 398.44	\$ 819.46					
	Debt	\$ -	\$ 141.76	\$ 1,361.42	\$ 1,503.18					
	Sub-Total	\$ 48.71	\$ 514.07	\$ 1,759.86	\$ 2,322.64	\$ 2,507.62	\$ 2,322.64	\$ (184.98)		
50' SF	Admin / Maint	\$ 48.71	\$ 372.31	\$ 398.44	\$ 819.46					
	Debt	\$ -	\$ 141.76	\$ 2,269.04	\$ 2,410.80					
	Sub-Total	\$ 48.71	\$ 514.07	\$ 2,667.48	\$ 3,230.26	\$ 3,415.24	\$ 3,230.26	\$ (184.98)		
65' SF	Admin / Maint	\$ 48.71	\$ 372.31	\$ 398.44	\$ 819.46					
	Debt	\$ -	\$ 141.76	\$ 2,949.75	\$ 3,091.51					
	Sub-Total	\$ 48.71	\$ 514.07	\$ 3,348.19	\$ 3,910.97	\$ 4,095.95	\$ 3,910.97	\$ (184.98)		
65' SF - BD	Admin / Maint	\$ 48.71	\$ 372.31	\$ 398.44	\$ 819.46					
	Debt	\$ -	\$ 141.76	\$ 2,752.35	\$ 2,894.11					
	Sub-Total	\$ 48.71	\$ 514.07	\$ 3,150.79	\$ 3,713.57	\$ 3,898.55	\$ 3,713.57	\$ (184.98)		
75' SF	Admin / Maint	\$ 48.71	\$ 372.31	\$ 398.44	\$ 819.46					
	Debt	\$ -	\$ 141.76	\$ 3,403.56	\$ 3,545.32					
	Sub-Total	\$ 48.71	\$ 514.07	\$ 3,802.00	\$ 4,364.78	\$ 4,549.76	\$ 4,364.78	\$ (184.98)		
50' SF AA2	Admin / Maint	\$ 48.71	\$ 372.31	\$ 398.44	\$ 819.46					
	Debt	\$ -	\$ 141.76	\$ 2,338.70	\$ 2,480.46					
	Sub-Total	\$ 48.71	\$ 514.07	\$ 2,737.14	\$ 3,299.92	\$ -	\$ 3,299.92	\$ 3,299.92		
65' SF AA2	Admin / Maint	\$ 48.71	\$ 372.31	\$ 398.44	\$ 819.46					
	Debt	\$ -	\$ 141.76	\$ 3,040.31	\$ 3,182.07					
	Sub-Total	\$ 48.71	\$ 514.07	\$ 3,438.75	\$ 4,001.53	\$ -	\$ 4,001.53	\$ 4,001.53		
75' SF AA2	Admin / Maint	\$ 48.71	\$ 372.31	\$ 398.44	\$ 819.46					
	Debt	\$ -	\$ 141.76	\$ 3,508.05	\$ 3,649.81					
	Sub-Total	\$ 48.71	\$ 514.07	\$ 3,906.49	\$ 4,469.27	\$ -	\$ 4,469.27	\$ 4,469.27		

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

Unit 10 Villages Assessment History						
Product Type		Total Fiscal Year 2022/2023	Total Fiscal Year 2023/2024	Total Fiscal Year 2024/2025	Total Fiscal Year 2025/2026	Total Fiscal Year 2026/2027
		Assessment Per Unit	Assessment Per Unit	Assessment Per Unit	Assessment Per Unit	Assessment Per Unit
Coach	Admin / Maint	\$ -	\$ -	\$ 930.52	\$ 979.39	\$ 819.46
	Debt	\$ -	\$ -	\$ 1,310.27	\$ 1,301.33	\$ 1,276.28
	Sub-Total	\$ -	\$ -	\$ 2,240.79	\$ 2,280.72	\$ 2,095.74
Townhomes	Admin / Maint	\$ -	\$ -	\$ 930.52	\$ 979.39	\$ 819.46
	Debt	\$ -	\$ -	\$ 1,537.17	\$ 1,528.23	\$ 1,503.18
	Sub-Total	\$ -	\$ -	\$ 2,467.69	\$ 2,507.62	\$ 2,322.64
50' SF	Admin / Maint	\$ -	\$ -	\$ 930.52	\$ 979.39	\$ 819.46
	Debt	\$ -	\$ -	\$ 2,444.79	\$ 2,435.85	\$ 2,410.80
	Sub-Total	\$ -	\$ -	\$ 3,375.31	\$ 3,415.24	\$ 3,230.26
65' SF	Admin / Maint	\$ -	\$ -	\$ 930.52	\$ 979.39	\$ 819.46
	Debt	\$ -	\$ -	\$ 3,125.50	\$ 3,116.56	\$ 3,091.51
	Sub-Total	\$ -	\$ -	\$ 4,056.02	\$ 4,095.95	\$ 3,910.97
65' SF - BD	Admin / Maint	\$ -	\$ -	\$ -	\$ 979.39	\$ 819.46
	Debt	\$ -	\$ -	\$ -	\$ 2,919.16	\$ 2,894.11
	Sub-Total	\$ -	\$ -	\$ -	\$ 3,898.55	\$ 3,713.57
75' SF	Admin / Maint	\$ -	\$ -	\$ 930.52	\$ 979.39	\$ 819.46
	Debt	\$ -	\$ -	\$ 3,579.31	\$ 3,570.37	\$ 3,545.32
	Sub-Total	\$ -	\$ -	\$ 4,509.83	\$ 4,549.76	\$ 4,364.78
50' SF AA2	Admin / Maint	\$ -	\$ -	\$ -	\$ -	\$ 819.46
	Debt	\$ -	\$ -	\$ -	\$ -	\$ 2,480.46
	Sub-Total	\$ -	\$ -	\$ -	\$ -	\$ 3,299.92
65' SF AA2	Admin / Maint	\$ -	\$ -	\$ -	\$ -	\$ 819.46
	Debt	\$ -	\$ -	\$ -	\$ -	\$ 3,182.07
	Sub-Total	\$ -	\$ -	\$ -	\$ -	\$ 4,001.53
75' SF AA2	Admin / Maint	\$ -	\$ -	\$ -	\$ -	\$ 819.46
	Debt	\$ -	\$ -	\$ -	\$ -	\$ 3,649.81
	Sub-Total	\$ -	\$ -	\$ -	\$ -	\$ 4,469.27

Assessments - Unit 11 Villages

Unit 11 Villages Assessment Breakdown					Unit 11 Villages Assessment Changes			
Product Type		District Proper	Unit 1	Unit 11	All Units	Total Fiscal Year	Total Fiscal Year	Total Change +/(-)
		Total Fiscal Year 2026/2027 Assessment Per Unit	Total Fiscal Year 2026/2027 Assessment Per Unit	Total Fiscal Year 2026/2027 Assessment Per Unit	Total Fiscal Year 2026/2027 Assessment Per Unit	2025/2026 Assessment Per Unit	2026/2027 Assessment Per Unit	From Previous Year Per Unit
Villa	Admin / Maint	\$ 48.71	\$ 372.31	\$ 382.01	\$ 803.03	\$ 657.39	\$ 3,364.28	\$ 2,706.90
	Debt	\$ -	\$ 141.76	\$ 2,419.49	\$ 2,561.25			
	Sub-Total	\$ 48.71	\$ 514.07	\$ 2,801.50	\$ 3,364.28			
45' Single Family	Admin / Maint	\$ 48.71	\$ 372.31	\$ 382.01	\$ 803.03	\$ 657.39	\$ 3,848.17	\$ 3,190.79
	Debt	\$ -	\$ 141.76	\$ 2,903.38	\$ 3,045.14			
	Sub-Total	\$ 48.71	\$ 514.07	\$ 3,285.39	\$ 3,848.17			
52' Single Family	Admin / Maint	\$ 48.71	\$ 372.31	\$ 382.01	\$ 803.03	\$ 657.39	\$ 4,299.81	\$ 3,642.43
	Debt	\$ -	\$ 141.76	\$ 3,355.02	\$ 3,496.78			
	Sub-Total	\$ 48.71	\$ 514.07	\$ 3,737.03	\$ 4,299.81			
57' Single Family	Admin / Maint	\$ 48.71	\$ 372.31	\$ 382.01	\$ 803.03	\$ 657.39	\$ 4,622.41	\$ 3,965.03
	Debt	\$ -	\$ 141.76	\$ 3,677.62	\$ 3,819.38			
	Sub-Total	\$ 48.71	\$ 514.07	\$ 4,059.63	\$ 4,622.41			
72' Single Family	Admin / Maint	\$ 48.71	\$ 372.31	\$ 382.01	\$ 803.03	\$ 657.39	\$ 5,590.20	\$ 4,932.82
	Debt	\$ -	\$ 141.76	\$ 4,645.41	\$ 4,787.17			
	Sub-Total	\$ 48.71	\$ 514.07	\$ 5,027.42	\$ 5,590.20			

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

Unit 11 Villages Assessment History						
Product Type		Total Fiscal Year	Total Fiscal Year	Total Fiscal Year	Total Fiscal Year	Total Fiscal Year
		2022/2023 Assessment Per Unit	2023/2024 Assessment Per Unit	2024/2025 Assessment Per Unit	2025/2026 Assessment Per Unit	2026/2027 Assessment Per Unit
Villa	Admin / Maint	\$ -	\$ -	\$ -	\$ 490.58	\$ 803.03
	Debt	\$ -	\$ -	\$ -	\$ 166.81	\$ 2,561.25
	Sub-Total	\$ -	\$ -	\$ -	\$ 657.39	\$ 3,364.28
45' Single Family	Admin / Maint	\$ -	\$ -	\$ -	\$ 490.58	\$ 803.03
	Debt	\$ -	\$ -	\$ -	\$ 166.81	\$ 3,045.14
	Sub-Total	\$ -	\$ -	\$ -	\$ 657.39	\$ 3,848.17
52' Single Family	Admin / Maint	\$ -	\$ -	\$ -	\$ 490.58	\$ 803.03
	Debt	\$ -	\$ -	\$ -	\$ 166.81	\$ 3,496.78
	Sub-Total	\$ -	\$ -	\$ -	\$ 657.39	\$ 4,299.81
57' Single Family	Admin / Maint	\$ -	\$ -	\$ -	\$ 490.58	\$ 803.03
	Debt	\$ -	\$ -	\$ -	\$ 166.81	\$ 3,819.38
	Sub-Total	\$ -	\$ -	\$ -	\$ 657.39	\$ 4,622.41
72' Single Family	Admin / Maint	\$ -	\$ -	\$ -	\$ 490.58	\$ 803.03
	Debt	\$ -	\$ -	\$ -	\$ 166.81	\$ 4,787.17
	Sub-Total	\$ -	\$ -	\$ -	\$ 657.39	\$ 5,590.20

Assessments - Unit 12 Villages

Unit 12 Villages Assessment Breakdown						Unit 12 Villages Assessment Changes		
Product Type	District Proper	Total Fiscal Year 2026/2027		Total Fiscal Year 2026/2027		Total Fiscal Year 2026/2027		Total Change +/- From Previous Year Per Unit
		Assessment Per Unit	Per Unit	Assessment Per Unit	Per Unit	Assessment Per Unit	Per Unit	
Bexley - Townhome 20' AA1	Admin / Maint	\$ 48.71	\$ 372.31	\$ 356.66	\$ 777.68			
	Debt	\$ -	\$ 141.76	\$ 829.25	\$ 971.01			
	Sub-Total	\$ 48.71	\$ 514.07	\$ 1,185.91	\$ 1,748.69	\$ 1,996.79	\$ 1,748.69	\$ (248.10)
Bexley - Cottage 35' AA1	Admin / Maint	\$ 48.71	\$ 372.31	\$ 356.66	\$ 777.68			
	Debt	\$ -	\$ 141.76	\$ 1,451.19	\$ 1,592.95			
	Sub-Total	\$ 48.71	\$ 514.07	\$ 1,807.85	\$ 2,370.63	\$ 2,618.73	\$ 2,370.63	\$ (248.10)
Bexley - SF 55' AA1	Admin / Maint	\$ 48.71	\$ 372.31	\$ 356.66	\$ 777.68			
	Debt	\$ -	\$ 141.76	\$ 2,280.44	\$ 2,422.20			
	Sub-Total	\$ 48.71	\$ 514.07	\$ 2,637.10	\$ 3,199.88	\$ 3,447.98	\$ 3,199.88	\$ (248.10)
Bexley - SF 60' AA1	Admin / Maint	\$ 48.71	\$ 372.31	\$ 356.66	\$ 777.68			
	Debt	\$ -	\$ 141.76	\$ 2,487.76	\$ 2,629.52			
	Sub-Total	\$ 48.71	\$ 514.07	\$ 2,844.42	\$ 3,407.20	\$ 3,655.30	\$ 3,407.20	\$ (248.10)
Oakbend - SF 50' AA1	Admin / Maint	\$ 48.71	\$ 372.31	\$ 356.66	\$ 777.68			
	Debt	\$ -	\$ 141.76	\$ 2,073.13	\$ 2,214.89			
	Sub-Total	\$ 48.71	\$ 514.07	\$ 2,429.79	\$ 2,992.57	\$ 3,240.67	\$ 2,992.57	\$ (248.10)
Oakbend - SF 60' AA1	Admin / Maint	\$ 48.71	\$ 372.31	\$ 356.66	\$ 777.68			
	Debt	\$ -	\$ 141.76	\$ 2,487.76	\$ 2,629.52			
	Sub-Total	\$ 48.71	\$ 514.07	\$ 2,844.42	\$ 3,407.20	\$ 3,655.30	\$ 3,407.20	\$ (248.10)
West Lake - SF 50' AA2	Admin / Maint	\$ 48.71	\$ 372.31	\$ 356.66	\$ 777.68			
	Debt	\$ -	\$ 141.76	\$ 2,339.65	\$ 2,481.41			
	Sub-Total	\$ 48.71	\$ 514.07	\$ 2,696.31	\$ 3,259.09	\$ -	\$ 3,259.09	\$ 3,259.09
West Lake - SF 65' AA2	Admin / Maint	\$ 48.71	\$ 372.31	\$ 356.66	\$ 777.68			
	Debt	\$ -	\$ 141.76	\$ 3,041.54	\$ 3,183.30			
	Sub-Total	\$ 48.71	\$ 514.07	\$ 3,398.20	\$ 3,960.98	\$ -	\$ 3,960.98	\$ 3,960.98
West Lake - SF 75' AA2	Admin / Maint	\$ 48.71	\$ 372.31	\$ 356.66	\$ 777.68			
	Debt	\$ -	\$ 141.76	\$ 3,539.47	\$ 3,651.23			
	Sub-Total	\$ 48.71	\$ 514.07	\$ 3,866.13	\$ 4,428.91	\$ -	\$ 4,428.91	\$ 4,428.91
West Lake - SF 85' AA2	Admin / Maint	\$ 48.71	\$ 372.31	\$ 356.66	\$ 777.68			
	Debt	\$ -	\$ 141.76	\$ 3,977.40	\$ 4,119.16			
	Sub-Total	\$ 48.71	\$ 514.07	\$ 4,334.06	\$ 4,896.84	\$ -	\$ 4,896.84	\$ 4,896.84

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

Unit 12 Villages Assessment History											
Product Type	District Proper	Total Fiscal Year 2022/2023		Total Fiscal Year 2023/2024		Total Fiscal Year 2024/2025		Total Fiscal Year 2025/2026		Total Fiscal Year 2026/2027	
		Assessment Per Unit	Per Unit	Assessment Per Unit	Per Unit	Assessment Per Unit	Per Unit	Assessment Per Unit	Per Unit	Assessment Per Unit	Per Unit
Bexley - Townhome 20' AA1	Admin / Maint	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000.73	\$ -	\$ 777.68	\$ -
	Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 996.06	\$ -	\$ 971.01	\$ -
	Sub-Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,996.79	\$ -	\$ 1,748.69	\$ -
Bexley - Cottage 35' AA1	Admin / Maint	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000.73	\$ -	\$ 777.68	\$ -
	Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,618.00	\$ -	\$ 1,592.95	\$ -
	Sub-Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,618.73	\$ -	\$ 2,370.63	\$ -
Bexley - SF 55' AA1	Admin / Maint	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000.73	\$ -	\$ 777.68	\$ -
	Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,447.25	\$ -	\$ 2,422.20	\$ -
	Sub-Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,447.98	\$ -	\$ 3,199.88	\$ -
Bexley - SF 60' AA1	Admin / Maint	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000.73	\$ -	\$ 777.68	\$ -
	Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,654.57	\$ -	\$ 2,629.52	\$ -
	Sub-Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,655.30	\$ -	\$ 3,407.20	\$ -
Oakbend - SF 50' AA1	Admin / Maint	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000.73	\$ -	\$ 777.68	\$ -
	Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,239.94	\$ -	\$ 2,214.89	\$ -
	Sub-Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,240.67	\$ -	\$ 2,992.57	\$ -
Oakbend - SF 60' AA1	Admin / Maint	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000.73	\$ -	\$ 777.68	\$ -
	Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,654.57	\$ -	\$ 2,629.52	\$ -
	Sub-Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,655.30	\$ -	\$ 3,407.20	\$ -
West Lake - SF 50' AA2	Admin / Maint	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 777.68	\$ -
	Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,481.41	\$ -
	Sub-Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,259.09	\$ -
West Lake - SF 65' AA2	Admin / Maint	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 777.68	\$ -
	Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,183.30	\$ -
	Sub-Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,960.98	\$ -
West Lake - SF 75' AA2	Admin / Maint	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 777.68	\$ -
	Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,651.23	\$ -
	Sub-Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,428.91	\$ -
West Lake - SF 85' AA2	Admin / Maint	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 777.68	\$ -
	Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,119.16	\$ -
	Sub-Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,896.84	\$ -

Assessments - Unit 13 Villages

Unit 13 Villages Assessment Breakdown						Unit 13 Villages Assessment Changes		
Product Type		District Proper	Unit 1	Unit 13	All Units	Total Fiscal Year 2025/2026 Assessment Per Unit	Total Fiscal Year 2026/2027 Assessment Per Unit	Total Change +/- From Previous Year Per Unit
		Total Fiscal Year 2026/2027 Assessment Per Unit	Total Fiscal Year 2026/2027 Assessment Per Unit	Total Fiscal Year 2026/2027 Assessment Per Unit	Total Fiscal Year 2026/2027 Assessment Per Unit			
Townhome	Admin / Maint	\$ 48.71	\$ 372.31	\$ 582.96	\$ 1,003.98			
	Debt	\$ -	\$ 141.76	\$ 1,056.77	\$ 1,198.53			
	Sub-Total	\$ 48.71	\$ 514.07	\$ 1,639.73	\$ 2,202.51	\$ -	\$ 2,202.51	\$ 2,202.51
0	Admin / Maint	\$ -	\$ -	\$ -	\$ -			
	Debt	\$ -	\$ -	\$ -	\$ -			
	Sub-Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
0	Admin / Maint	\$ -	\$ -	\$ -	\$ -			
	Debt	\$ -	\$ -	\$ -	\$ -			
	Sub-Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
0	Admin / Maint	\$ -	\$ -	\$ -	\$ -			
	Debt	\$ -	\$ -	\$ -	\$ -			
	Sub-Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
0	Admin / Maint	\$ -	\$ -	\$ -	\$ -			
	Debt	\$ -	\$ -	\$ -	\$ -			
	Sub-Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
0	Admin / Maint	\$ -	\$ -	\$ -	\$ -			
	Debt	\$ -	\$ -	\$ -	\$ -			
	Sub-Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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

Unit 13 Villages Assessment History						
Product Type		Total Fiscal Year	Total Fiscal Year	Total Fiscal Year	Total Fiscal Year	Total Fiscal Year
		2022/2023 Assessment Per Unit	2023/2024 Assessment Per Unit	2024/2025 Assessment Per Unit	2025/2026 Assessment Per Unit	2026/2027 Assessment Per Unit
Townhome	Admin / Maint	\$ -	\$ -	\$ -	\$ -	\$ 1,003.98
	Debt	\$ -	\$ -	\$ -	\$ -	\$ 1,198.53
	Sub-Total	\$ -	\$ -	\$ -	\$ -	\$ 2,202.51
0	Admin / Maint	\$ -	\$ -	\$ -	\$ -	\$ -
	Debt	\$ -	\$ -	\$ -	\$ -	\$ -
	Sub-Total	\$ -	\$ -	\$ -	\$ -	\$ -
0	Admin / Maint	\$ -	\$ -	\$ -	\$ -	\$ -
	Debt	\$ -	\$ -	\$ -	\$ -	\$ -
	Sub-Total	\$ -	\$ -	\$ -	\$ -	\$ -
0	Admin / Maint	\$ -	\$ -	\$ -	\$ -	\$ -
	Debt	\$ -	\$ -	\$ -	\$ -	\$ -
	Sub-Total	\$ -	\$ -	\$ -	\$ -	\$ -
0	Admin / Maint	\$ -	\$ -	\$ -	\$ -	\$ -
	Debt	\$ -	\$ -	\$ -	\$ -	\$ -
	Sub-Total	\$ -	\$ -	\$ -	\$ -	\$ -

Assessments - Thomas 167 & Other

Thomas 167 Assessment Breakdown						Thomas 167 Assessment Changes		
Product Type		District Proper	Unit 1	Unit 2	All Units	Total Fiscal Year 2025/2026 Assessment Per Unit	Total Fiscal Year 2026/2027 Assessment Per Unit	Total Change +/- From Previous Year Per Unit
		Total Fiscal Year 2026/2027 Assessment Per Unit	Total Fiscal Year 2026/2027 Assessment Per Unit	Total Fiscal Year 2026/2027 Assessment Per Unit	Total Fiscal Year 2026/2027 Assessment Per Unit			
Thomas 167 *	Admin / Maint	\$ 48.71	\$ 372.31	\$ 7.03	\$ 428.05	\$ 930.16	\$ 938.72	\$ 8.56
Multi	Debt	\$ -	\$ 141.76	\$ 368.91	\$ 510.67			
Family (3 BDR)	Sub-Total	\$ 48.71	\$ 514.07	\$ 375.94	\$ 938.72			
Thomas 167 *	Admin / Maint	\$ 48.71	\$ 372.31	\$ 6.28	\$ 427.30	\$ 890.24	\$ 898.80	\$ 8.56
Multi	Debt	\$ -	\$ 141.76	\$ 329.74	\$ 471.50			
Family (2 BDR)	Sub-Total	\$ 48.71	\$ 514.07	\$ 336.02	\$ 898.80			
Thomas 167 *	Admin / Maint	\$ 48.71	\$ 372.31	\$ 245.10	\$ 666.12	\$ 18,472.35	\$ 18,505.96	\$ 33.61
Commercial	Debt	\$ -	\$ 141.76	\$ 17,698.08	\$ 17,839.84			
	Sub-Total	\$ 48.71	\$ 514.07	\$ 17,943.18	\$ 18,505.96			

Undeveloped and/or Unassigned Land Assessment Breakdown						Undeveloped and/or Unassigned Land Assessment Changes		
Product Type		District Proper	Unit 1	Unit 2	All Units	Total Fiscal Year 2025/2026 Assessment Per Unit	Total Fiscal Year 2026/2027 Assessment Per Unit	Total Change +/- From Previous Year Per Unit
		Total Fiscal Year 2026/2027 Assessment Per Unit	Total Fiscal Year 2026/2027 Assessment Per Unit	Total Fiscal Year 2026/2027 Assessment Per Unit	Total Fiscal Year 2026/2027 Assessment Per Unit			
Land Inside U1	Admin / Maint	\$ 48.71	\$ 372.31	\$ -	\$ 421.02	\$ 554.22	\$ 562.78	\$ 8.56
Boundary	Debt	\$ -	\$ 141.76	\$ -	\$ 141.76			
Per 1/2 Acre or Less	Sub-Total	\$ 48.71	\$ 514.07	\$ -	\$ 562.78			
Land Outside U1	Admin / Maint	\$ 48.71	\$ -	\$ -	\$ 48.71	\$ 35.88	\$ 48.71	\$ 12.83
Boundary	Debt	\$ -	\$ -	\$ -	\$ -			
Per 1/2 Acre or Less	Sub-Total	\$ 48.71	\$ -	\$ -	\$ 48.71			

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

Thomas 167 Assessment History						
Product Type		Total Fiscal Year 2022/2023	Total Fiscal Year 2023/2024	Total Fiscal Year 2024/2025	Total Fiscal Year 2025/2026	Total Fiscal Year 2026/2027
		Assessment Per Unit	Assessment Per Unit	Assessment Per Unit	Assessment Per Unit	Assessment Per Unit
Thomas 167 *	Admin / Maint	\$ 155.00	\$ 252.24	\$ 298.07	\$ 394.44	\$ 428.05
Multi	Debt	\$ 513.65	\$ 541.37	\$ 544.66	\$ 535.72	\$ 510.67
Family (3 BDR)	Sub-Total	\$ 668.65	\$ 793.61	\$ 842.73	\$ 930.16	\$ 938.72
Thomas 167 *	Admin / Maint	\$ 154.22	\$ 251.44	\$ 297.32	\$ 393.69	\$ 427.30
Multi	Debt	\$ 474.48	\$ 502.20	\$ 505.49	\$ 496.55	\$ 471.50
Family (2 BDR)	Sub-Total	\$ 628.70	\$ 753.64	\$ 802.81	\$ 890.24	\$ 898.80
Thomas 167 *	Admin / Maint	\$ 406.06	\$ 507.61	\$ 536.14	\$ 632.51	\$ 666.12
Commercial	Debt	\$ 13,008.21	\$ 13,035.93	\$ 13,039.22	\$ 13,030.28	\$ 17,839.84
	Sub-Total	\$ 13,414.27	\$ 13,543.54	\$ 13,575.36	\$ 13,662.79	\$ 18,505.96

Undeveloped and/or Unassigned Land Assessment History						
Product Type		Total Fiscal Year 2022/2023	Total Fiscal Year 2023/2024	Total Fiscal Year 2024/2025	Total Fiscal Year 2025/2026	Total Fiscal Year 2026/2027
		Assessment Per Unit	Assessment Per Unit	Assessment Per Unit	Assessment Per Unit	Assessment Per Unit
Land Inside U1	Admin / Maint	\$ 147.59	\$ 244.70	\$ 291.04	\$ 387.41	\$ 421.02
Boundary	Debt	\$ 144.74	\$ 172.46	\$ 175.75	\$ 166.81	\$ 141.76
Per 1/2 Acre or Less	Sub-Total	\$ 292.33	\$ 417.16	\$ 466.79	\$ 554.22	\$ 562.78
Land Outside U1	Admin / Maint	\$ 14.84	\$ 12.45	\$ 20.27	\$ 35.88	\$ 48.71
Boundary	Debt	\$ -	\$ -	\$ -	\$ -	\$ -
Per 1/2 Acre or Less	Sub-Total	\$ 14.84	\$ 12.45	\$ 20.27	\$ 35.88	\$ 48.71

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								
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								
Town Center*								
Single Family Residents	DU	0	0	0	\$235.00	\$0.00	\$0.00	\$0.00
Multi Family 3BDR or larger	DU	76	0	76	\$368.91	\$28,037.16	\$3,744.72	\$284,598.86
Multi Family 2BDR or smaller	DU	140	0	140	\$329.74	\$46,163.60	\$3,347.12	\$468,596.24
Assessable Commercial/Office	AC	92.49	0	92.49	\$12,863.47	\$1,189,742.35	\$130,574.17	\$12,076,804.91
Total Town Center*						\$1,263,943.11		\$12,830,000.00
GRAND TOTAL						\$2,770,326.51		\$28,020,000.05

Notes:

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

Debt Assessment Methodology - Unit 3

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

* Does not include county fees and discounts.

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

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

Debt Assessment Methodology - Unit 4

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

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

Note: Oasis is introducing a 50' category in Phase II of construction. 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

Unit 7 Village G-1B PH 3						
Product Type	Number of Units	ERU Factor	Total ERU	Gross Assessment Per ERU *	Gross Assessment Per Unit	Gross Assessment Per Product Type *
G-1B - Paired Villa	66	0.60	39.60	\$ 818	\$ 497.76	\$ 32,853.48
G-1B - 40' SF	76	0.80	60.80	\$ 818	\$ 652.01	\$ 49,552.76
G-1B - 50' SF	10	1.00	10.00	\$ 818	\$ 817.93	\$ 8,179.30
Totals	152		110.40			90,585.54

*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
Carriage		0.80				
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
Carriage		0.80				
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 2024 AA1 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

Unit 10 2025 AA2 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	103	1.000	103.00	\$ 2,339	\$ 2,339	\$ 240,886
65' SF	15	1.300	19.50	\$ 2,339	\$ 3,040	\$ 45,605
75' SF	88	1.500	132.00	\$ 2,339	\$ 3,508	\$ 308,708
Totals	206	.	254.50			595,199

*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 2025 AA1 Bond						
Product Type	Number of Units	ERU Factor	Total ERU	Gross Assessment Per ERU *	Gross Assessment Per Unit	Gross Assessment Per Product Type *
Villa	52	0.750	39.00	\$ 3,226	\$ 2,419	\$ 125,813
45' SF	75	0.900	67.50	\$ 3,226	\$ 2,903	\$ 217,754
52' SF	18	1.040	18.72	\$ 3,226	\$ 3,355	\$ 60,390
57' SF	60	1.140	68.40	\$ 3,226	\$ 3,678	\$ 220,657
72' SF	54	1.440	77.76	\$ 3,226	\$ 4,645	\$ 250,852
Totals	259		271.38			875,467

*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 2025 AA1 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

Unit 12 2026 AA2 Bond						
Product Type	Number of Units	ERU Factor	Total ERU	Gross Assessment Per ERU *	Gross Assessment Per Unit	Gross Assessment Per Product Type *
West Lake - SF 50'	0	1.000	0.00	\$ 2,340	\$ 2,340	\$ -
West Lake - SF 65'	56	1.300	72.80	\$ 2,340	\$ 3,042	\$ 170,326
West Lake - SF 75'	54	1.500	81.00	\$ 2,340	\$ 3,509	\$ 189,511
West Lake - SF 85'	46	1.700	78.20	\$ 2,340	\$ 3,977	\$ 182,960
Totals	156	.	232.00			542,798

*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 13

Unit 13 Master Bond						
Product Type	Number of Units	ERU Factor	Total ERU	Gross Assessment Per ERU *	Gross Assessment Per Unit	Gross Assessment Per Product Type *
Townhome	146	0.700	102.20	\$ 1,510	\$ 1,057	\$ 154,288
Totals	146	.	102.20			154,288

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

West Villages
Improvement District
Unit 6 - Master Irrigation Utility

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

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- 1 Proposed Operating Budget
- 2 Proposed Capital Improvements Budget

**WEST VILLAGES IMPROVEMENT DISTRICT - UNIT 6
MASTER IRRIGATION UTILITY REGULAR OPERATIONS BUDGET
FISCAL YEAR 2026/2027**

OPERATING

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
Revenues				
Well Availability Charge	\$ 354,575.63	\$ 465,000.00	\$ 543,000.00	5.5% increase per request from co-permittee Ranch Entities
Base Charge	\$ 199,786.05	\$ 265,000.00	\$ 325,000.00	Increase due to additional units and per rate study
Water Usage	\$ 1,184,938.97	\$ 1,260,000.00	\$ 1,360,000.00	Increase due to additional units and per rate study
Interest / Other Income	\$ 25,991.91	\$ 241,500.00	\$ 25,000.00	
Unit 1 Common Area Irrigation	\$ -	\$ -	\$ 185,000.00	
Special Assessment (1)	\$ 385,113.30	\$ 829,787.00	\$ -	
TOTAL REVENUES	\$ 2,150,405.86	\$ 3,061,287.00	\$ 2,438,000.00	
EXPENDITURES				
Operating Expenditures				
Engineering	\$ 207,193.77	\$ 75,000.00	\$ 75,000.00	
Professional Services	\$ 240,312.50	\$ 150,000.00	\$ 150,000.00	FDEP Reporting, WUP Management etc.
Engineering - Extraordinary		\$ 25,000.00	\$ -	
Management	\$ 79,999.92	\$ 120,000.00	\$ 150,000.00	
Operations Administration	\$ 210,000.00	\$ 240,000.00	\$ 280,000.00	
Legal	\$ 2,583.00	\$ 10,000.00	\$ 10,000.00	
Legal - Extraordinary Cost (GP Lawsuit)	\$ 856,866.14	\$ 750,000.00	\$ -	
Audit	\$ 4,095.00	\$ 5,000.00	\$ 5,000.00	
Miscellaneous	\$ 2,839.82	\$ 25,000.00	\$ 10,000.00	
Misc - Extraordinary Cost (GP Lawsuit)	\$ 7,125.00	\$ 30,000.00	\$ -	
Utility System - Repairs & Maintenance	\$ 309,992.87	\$ 415,000.00	\$ 400,000.00	
Electricity	\$ 214,676.69	\$ 230,000.00	\$ 250,000.00	
Water (Purchase Reclaimed Water)	\$ 71,050.69	\$ 125,000.00	\$ 150,000.00	
Fuel & Oil	\$ -	\$ 20,000.00	\$ 20,000.00	
Well Availability Payment	\$ 799,015.35	\$ 465,000.00	\$ 543,000.00	
Base Charge Payment	\$ -	\$ 265,000.00	\$ 325,000.00	Money transferred to capital recovery account
PIL Extraordinary Erosion	\$ -	\$ 35,000.00	\$ 30,000.00	
Insurance	\$ -	\$ 26,500.00	\$ 40,000.00	
Total Operating Expenditures	\$ 3,005,750.75	\$ 3,011,500.00	\$ 2,438,000.00	
Capital Improvements - Not Developer Funded				
Infrastructure Improvements	\$ -	\$ -	\$ -	
Infrastructure Improvements Engineering	\$ -	\$ -	\$ -	
Total Capital Improvements	\$ -	\$ -	\$ -	
TOTAL EXPENDITURES	\$ 3,005,750.75	\$ 3,011,500.00	\$ 2,438,000.00	
County Appraiser & Tax Collector Fee	\$ -	\$ (16,596.00)	\$ -	2% County Collection Fee
Discounts for Early Payments	\$ -	\$ (33,191.00)	\$ -	4% Early Payment to County Discount
Excess / (Shortfall)	\$ (855,344.89)	\$ -	\$ -	

**WEST VILLAGES IMPROVEMENT DISTRICT - UNIT 6
 MASTER IRRIGATION UTILITY CAPITAL IMPROVEMENTS BUDGET
 FISCAL YEAR 2026/2027**

CAPITAL IMPROVEMENTS

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
Developer Funding				Total Est. Developer subsidies are \$6.2 Million as of 4/30/2026
Developer Subsidy for Operating	\$ -	\$ 60,000.00	\$ -	
Developer Subsidy for Capital	\$ 694,216.20	\$ 975,000.00	\$ 926,500.00	
TOTAL REVENUES	\$ 694,216.20	\$ 1,035,000.00	\$ 926,500.00	
EXPENDITURES				
Operating Expenditures				
Developer Funded Operating Expenditures	\$ -	\$ 60,000.00	\$ -	
Total Operating Expenditures	\$ -	\$ 60,000.00	\$ -	
Capital Improvements				
Infrastructure Improvements	\$ 662,459.81	\$ 900,000.00	\$ 851,500.00	Well 193 Connection; Preserve, Oasis & Tortuga Connections
Infrastructure Improvements Engineering	\$ 31,756.39	\$ 75,000.00	\$ 75,000.00	
Total Capital Improvements	\$ 694,216.20	\$ 975,000.00	\$ 926,500.00	
TOTAL EXPENDITURES	\$ 694,216.20	\$ 1,035,000.00	\$ 926,500.00	
Excess / (Shortfall)	\$ -	\$ -	\$ -	

**FIRST AMENDMENT TO LANDSCAPE MAINTENANCE AGREEMENT
BETWEEN THE WEST VILLAGES IMPROVEMENT DISTRICT AND JUNIPER
LANDSCAPING OF FLORIDA, LLC**

THIS FIRST AMENDMENT (this “First Amendment”) is effective this 12th day of June 2026, by and between:

WEST VILLAGES IMPROVEMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 189, Florida Statutes, and whose address is 2501-A Burns Road, Palm Beach Gardens, Florida 33410 (the “District”); and

JUNIPER LANDSCAPING OF FLORIDA, LLC, a Florida limited liability company, with a mailing address of 4415 Metro Parkway, STE 300, Fort Myers, Florida 33916 (the “Contractor,” and together with the District, the “Parties”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government created and existing pursuant to Chapter 2004-456, *Laws of Florida*, as amended (the “Act”) for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure and providing certain public services; and

WHEREAS, District and Contractor entered into that certain *Landscape Maintenance Agreement between the West Villages Improvement District and Juniper Landscaping of Florida, LLC*, dated January 1, 2025 (the “Agreement”); and

WHEREAS, Section 20 of the Agreement provides that the Parties may amend the Agreement when such amendment is in writing and authorized by both Parties; and

WHEREAS, the Parties now desire to amend the Agreement to add to the Scope of Services and increase the total compensation due to the Contractor as set forth in more detail below and in the Contractor’s proposal attached hereto as **Exhibit A**; and

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

SECTION 1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and are incorporated as a material part of this First Amendment.

SECTION 2. AMENDMENT OF AGREEMENT. Exhibit A of the Agreement is hereby amended to provide for the additional services set forth in the attached **Exhibit A** (hereinafter the “Additional Services”) for those areas more particularly depicted in the maps attached hereto as **Exhibit B**. As compensation for the Additional Services, the District agrees to pay One Hundred

Seventy-Three Thousand Five Hundred Ninety-Two Dollars and Eighty-Seven Cents (\$173,592.87) per year to the Contractor in accordance with the terms of the Agreement.

SECTION 3. AFFIRMATION OF THE AGREEMENT. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Except as described in Section 2 of this First Amendment, nothing herein shall modify the rights and obligations of the Parties under the Agreement. All of the remaining provisions, including, but not limited to, the engagement of services, indemnification, and sovereign immunity provisions, remain in full effect and fully enforceable.

SECTION 4. AUTHORIZATION. The execution of this First Amendment has been duly authorized by the appropriate body or official of the Parties, both Parties have complied with all the requirements of law, and both the Parties have full power and authority to comply with the terms and provisions of this First Amendment.

SECTION 5. EXECUTION IN COUNTERPARTS. This First Amendment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

IN WITNESS WHEREOF, the Parties hereto have executed this First Amendment on the day and year first written above.

ATTEST:

**WEST VILLAGES IMPROVEMENT
DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

WITNESS:

**JUNIPER LANDSCAPING OF
FLORIDA, LLC**, a Florida limited liability
company

Name: _____

By: _____

Its: _____

Exhibit A: Scope of Additional Services
Exhibit B: Maps of Additional Service Areas

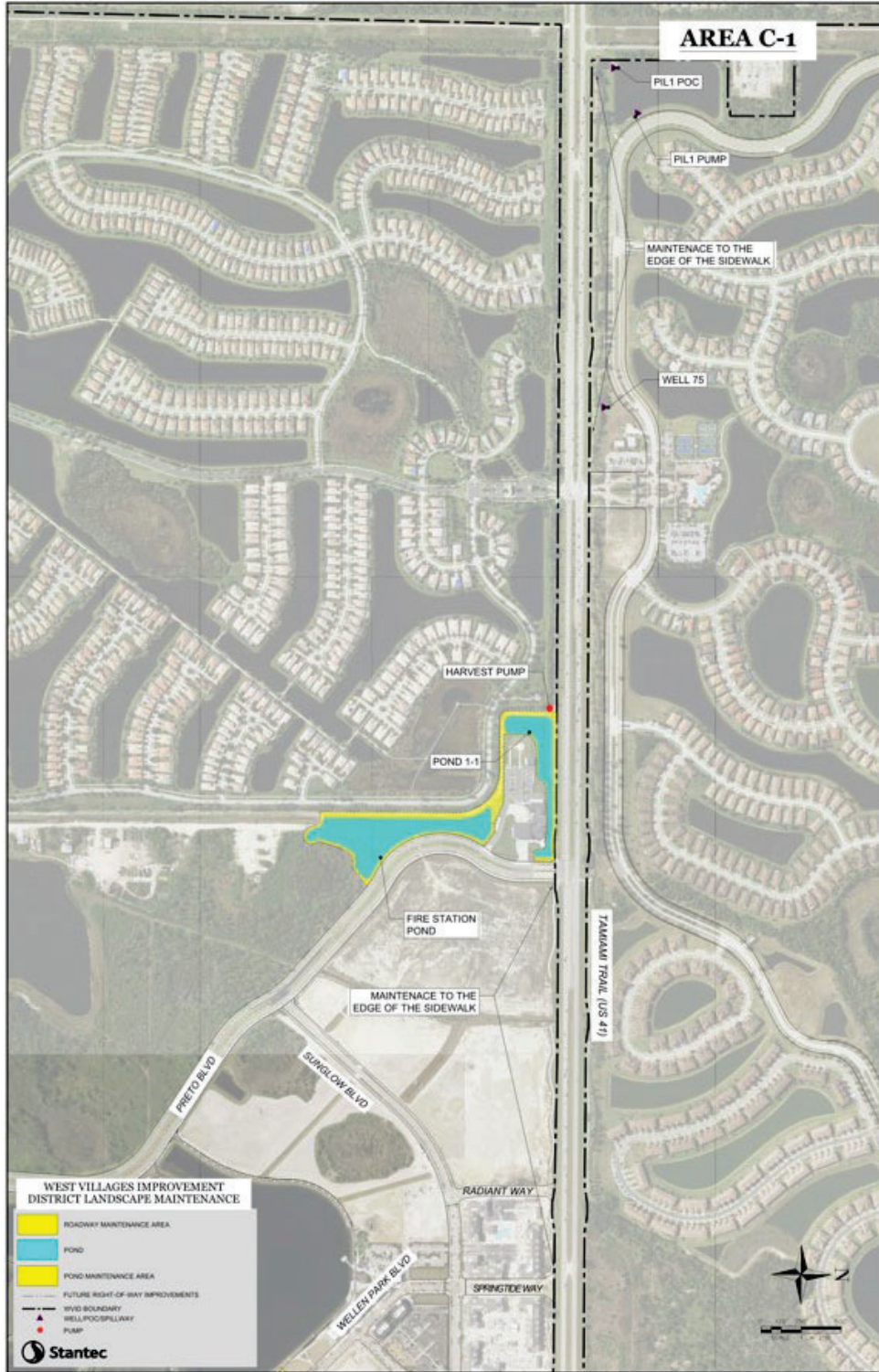
Exhibit A

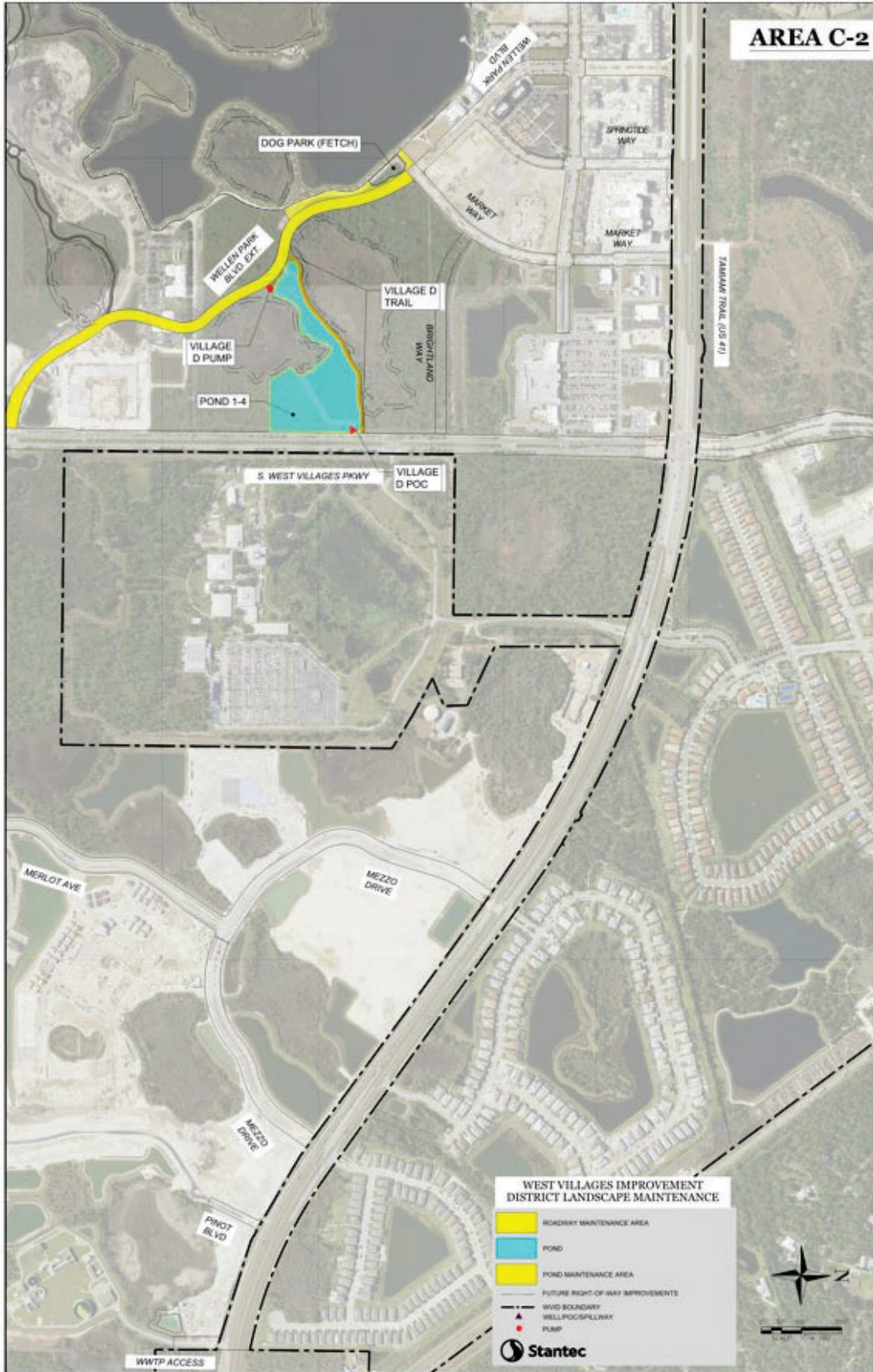


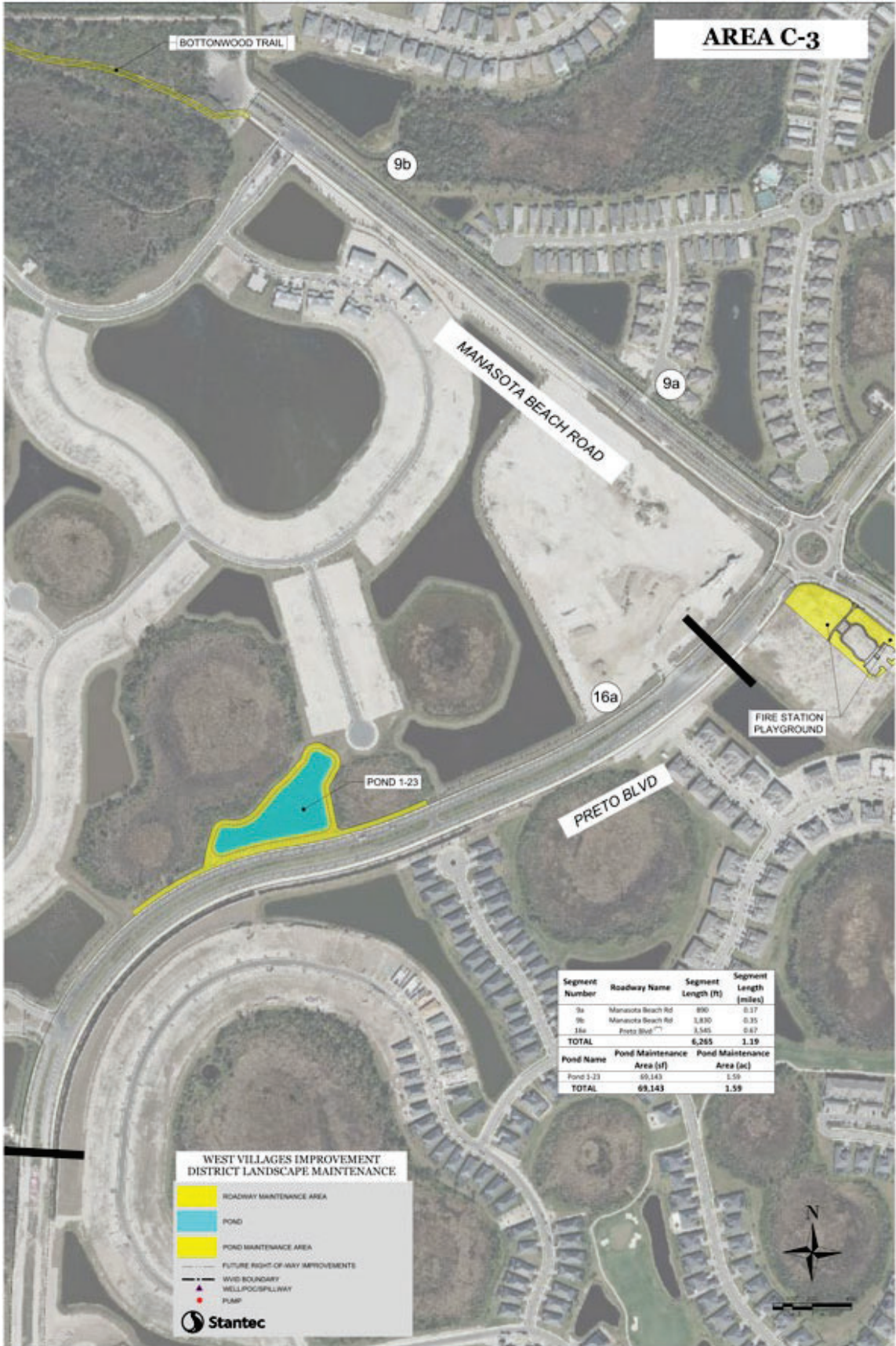
C-1. Pond Behind Station 86 \ Included with US41 Contract Price Location: Corner of Preto and US41	\$0.0
C-2. Fetch Dog Park Location: Downtown Wellen Park at End of Market Way	\$15,047.13
C-2. Wellen Park Blvd Location: Wellen Park Blvd from Market Way to West Villages Pkwy	\$27,006.12
C-3. Fire Station 87 Playground Location: Preto and Manansota Beach Rd.	\$37,136.15
C-4. ButtonWood Trail Location: West end of Manasota Beach rd and long West side of Palmera	\$29,519.07
C-5. Manasota Beach rd. East Extension Location: Manasota Beach Sub Phase 2 (School to River Road)	\$64,884.40

Exhibit B

Maps of Additional Service Areas

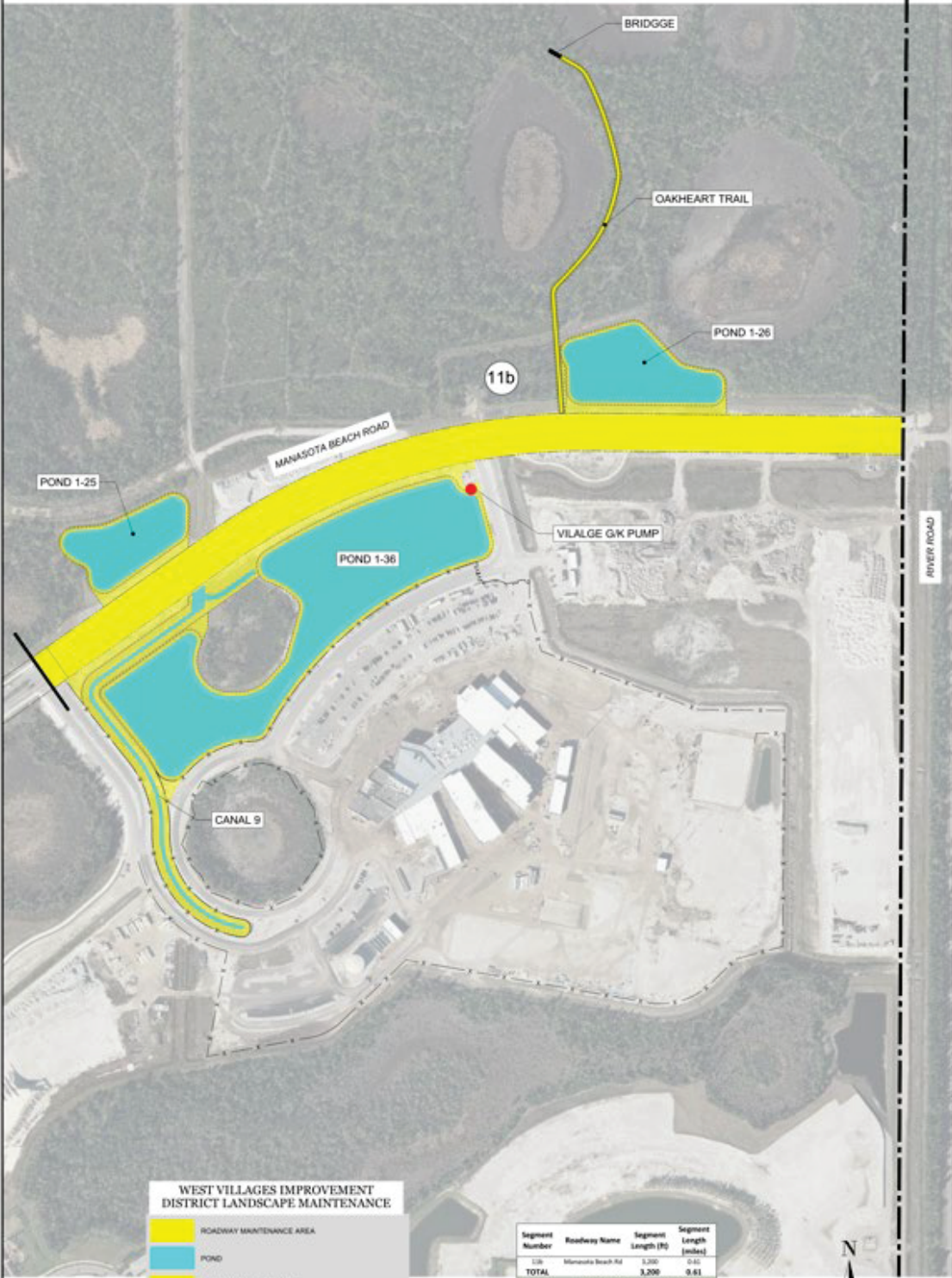








AREA C-5



WEST VILLAGES IMPROVEMENT DISTRICT LANDSCAPE MAINTENANCE

- ROADWAY MAINTENANCE AREA
 - POND
 - POND MAINTENANCE AREA
 - FUTURE RIGHT-OF-WAY IMPROVEMENTS
 - WVD BOUNDARY
 - WELLS/POC/SPILLWAY
 - PUMP
- Stantec**

Segment Number	Roadway Name	Segment Length (ft)	Segment Length (miles)
11b	Manasota Beach Rd	3,200	0.61
TOTAL		3,200	0.61

Pond Name	Pond Maintenance Area (sq ft)	Pond Maintenance Area (ac)
Pond 1-25	33,000	0.76
Pond 1-26	43,000	0.98
Pond 1-36	157,000	3.60
TOTAL	233,000	5.34



**FIRST AMENDMENT TO LANDSCAPE MAINTENANCE AGREEMENT
BETWEEN THE WEST VILLAGES IMPROVEMENT DISTRICT AND SUNNYGROVE
LANDSCAPE AND IRRIGATION MAINTENANCE, LLC**

THIS FIRST AMENDMENT (this “First Amendment”) is effective this 12th day of June 2026, by and between:

WEST VILLAGES IMPROVEMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 189, Florida Statutes, and whose address is 2501-A Burns Road, Palm Beach Gardens, Florida 33410 (the “District”); and

SUNNYGROVE LANDSCAPE AND IRRIGATION MAINTENANCE, LLC, a Florida limited liability company, with a mailing address of PO Box 347, Fort Myers, Florida 33913 (the “Contractor,” and together with the District, the “Parties”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government created and existing pursuant to Chapter 2004-456, *Laws of Florida*, as amended (the “Act”) for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure and providing certain public services; and

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WHEREAS, Section 20 of the Agreement provides that the Parties may amend the Agreement when such amendment is in writing and authorized by both Parties; and

WHEREAS, the Parties now desire to amend the Agreement to add to the Scope of Services and increase the total compensation due to the Contractor as set forth in more detail below and in the Contractor’s proposal attached hereto as **Exhibit A**; and

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Twenty-Seven Thousand Dollars and Twenty-Four Cents (\$227,000.24) per year to the Contractor in accordance with the terms of the Agreement.

SECTION 3. AFFIRMATION OF THE AGREEMENT. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Except as described in Section 2 of this First Amendment, nothing herein shall modify the rights and obligations of the Parties under the Agreement. All of the remaining provisions, including, but not limited to, the engagement of services, indemnification, and sovereign immunity provisions, remain in full effect and fully enforceable.

SECTION 4. AUTHORIZATION. The execution of this First Amendment has been duly authorized by the appropriate body or official of the Parties, both Parties have complied with all the requirements of law, and both the Parties have full power and authority to comply with the terms and provisions of this First Amendment.

SECTION 5. EXECUTION IN COUNTERPARTS. This First Amendment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

IN WITNESS WHEREOF, the Parties hereto have executed this First Amendment on the day and year first written above.

ATTEST:

WEST VILLAGES IMPROVEMENT DISTRICT

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

WITNESS:

SUNNYGROVE LANDSCAPE AND IRRIGATION MAINTENANCE, LLC, a Florida limited liability company

Name: _____

By: _____

Its: _____

- Exhibit A:** Scope of Additional Services
- Exhibit B:** Maps of Additional Service Areas

Exhibit A

Scope of Additional Services



**Sunnygrove Landscape & Irrigation
Maintenance, LLC**

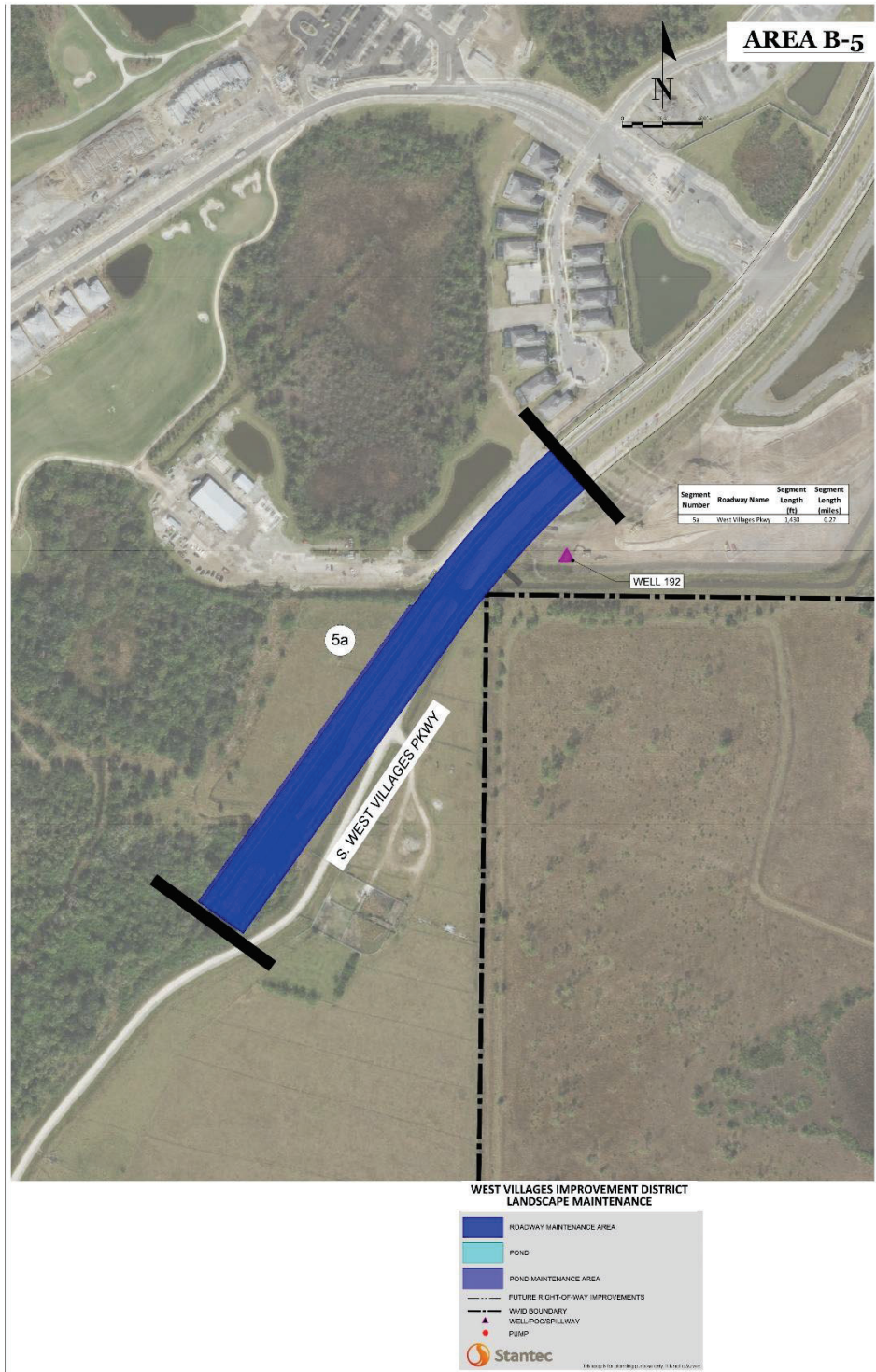
P.O. Box 347 Estero, FL 33928
Phone: (239) 992-1818 Fax: (239) 992-3564

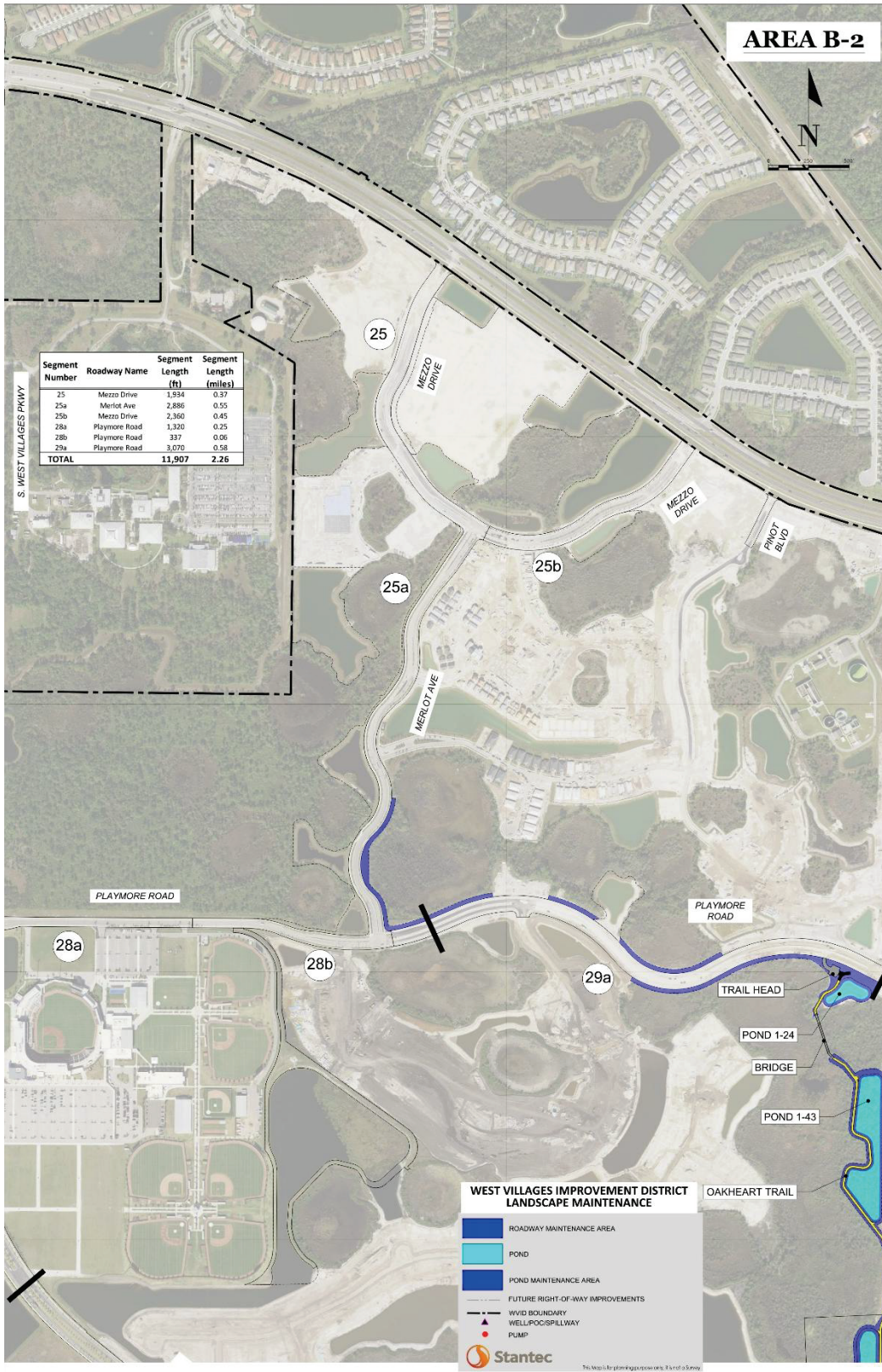
**Landscape Management Services Proposal for:
West Villages Improvement District**

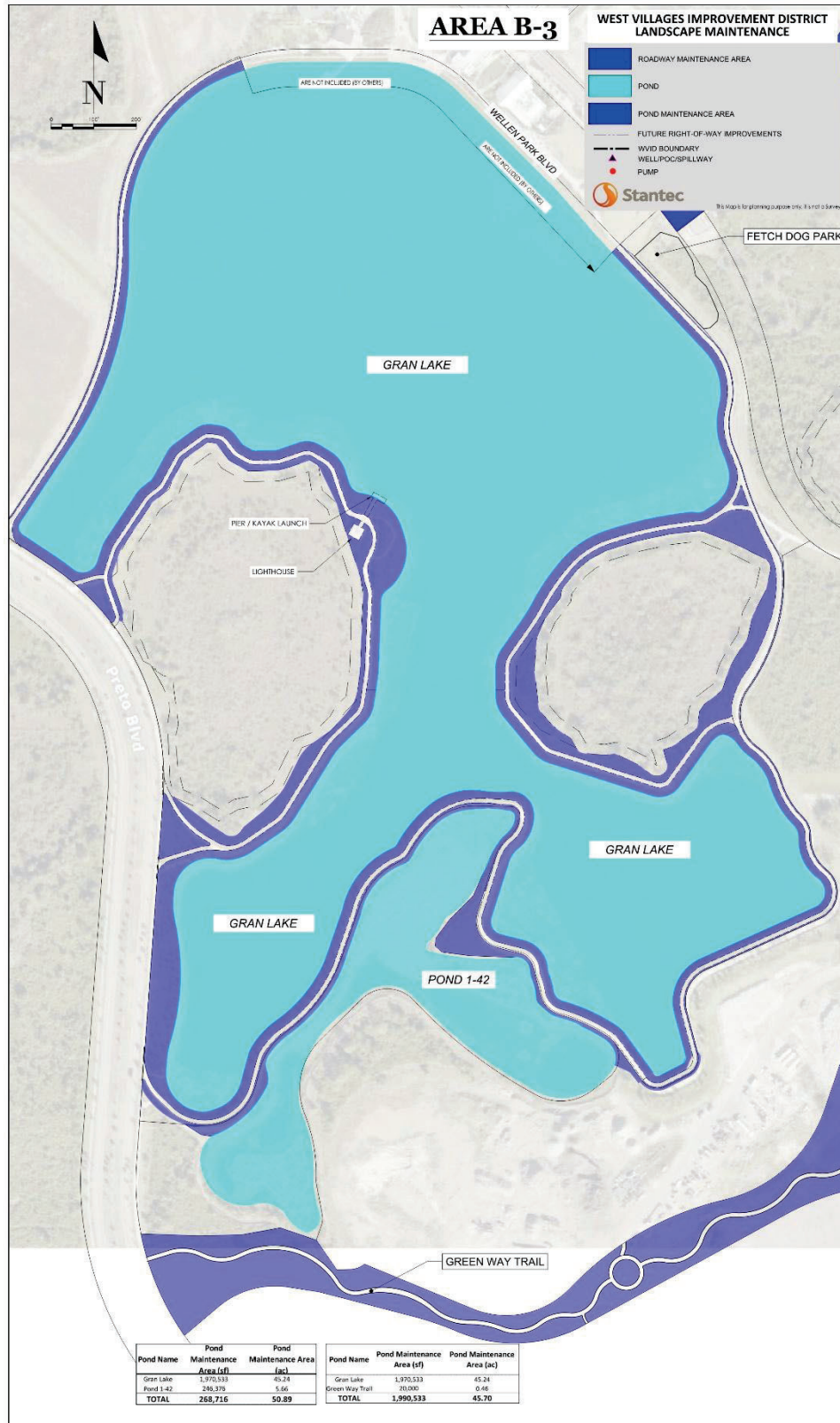
B-5 West Villages Pkwy Southern Extension Location: South of Everly rear entrance	\$59,692.00
B-2, B-4 Oakheart Trail Location: Begin of trail at Eastern end of Playmore Rd. and runs along east side of Brightmore boundary to Manasota Beach rd.	\$51,606.26
B-3 Greenway Trail Location: North of the Oakbend Community and connects Preto Blvd and Wellen Park Blvd.	\$58,211.98
B-3 Grand Lake Trail Location: This trail is around the perimeter of the Grand Lake which is south of downtown Wellen Park.	\$57,490.00

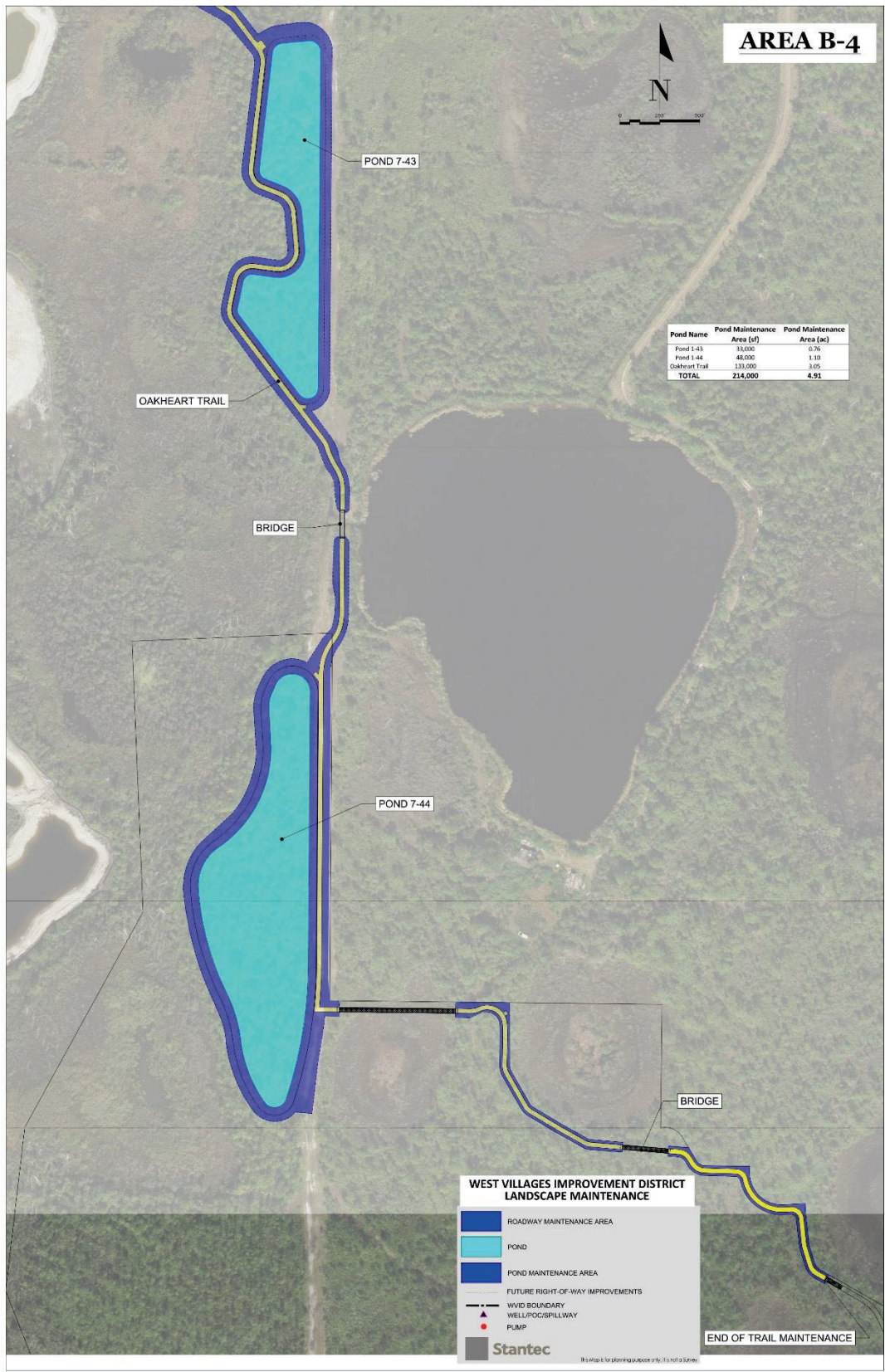
Exhibit B

Maps of Additional Service Areas









This instrument was prepared by and upon recording should be returned to:

Lindsay Whelan, Esq.
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

**AGREEMENT REGARDING THE INCLUSION OF
CERTAIN REAL PROPERTY IN UNIT OF DEVELOPMENT NO. 1**

THIS AGREEMENT (the “**Agreement**”) is made and entered into this 12th day of June, 2026 (the “**Effective Date**”), by and between:

WEST VILLAGES IMPROVEMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 2004-456, *Laws of Florida*, with a mailing address of 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the “**District**”); and

WINCHESTER FLORIDA RANCH, LLLP, a Florida limited liability limited partnership and the owner of certain lands within the District, with a mailing address of 3600 Midtown Drive, Suite 1050, Tampa, Florida 33607 (the “**Landowner**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government created and existing pursuant to Chapter 2004-456, Laws of Florida, as amended (the “**Special Act**”) for the purpose of constructing, acquiring, and maintaining infrastructure improvements and services; and

WHEREAS, in accordance with Section 11 of the Special Act, the District previously adopted Resolution 2004-13 establishing Unit of Development No. 1 within the District (“**Unit No. 1**”); and

WHEREAS, the District has thereafter amended the geographical boundary of Unit No. 1 to add approximately 806.58 additional acres to such unit pursuant to agreements entered into with the respective landowners of such property; and

WHEREAS, on August 31, 2017, the District issued its West Villages Improvement District Special Assessment Revenue Refunding Bonds, Series 2017 (Unit of Development No. 1), in the aggregate principal amount of \$32,165,000 (the “**Series 2017 Bonds**”), to finance the design, construction, and/or acquisition of certain master public infrastructure improvements and facilities within Unit No. 1 relating to the District’s “**Series 2007 Project**” and “**Series 2017 Project**” (collectively, the “**Unit No. 1 Project**”); and

WHEREAS, the scope of the Unit No. 1 Project is described in more detail in that certain i) *Amended Unit of Development No. 1 Plan of Improvements*, dated November 20, 2015 as amended by the *Amendment to Amended Unit of Development No. 1 Plan of Improvements*, dated July 14, 2022 and the *Second Amendment to Amended Unit of Development No. 1 Plan of Improvements*, dated March 7, 2025 relative to the Series 2007 Project, and ii) *Plan of Improvements for 2017 Refinancing*, dated June 29, 2017 as amended by the *Amendment to Plan of Improvements for 2017 Refinancing*, dated July 14, 2022 and the *Second Amendment to Plan of Improvements for 2017 Refinancing*, dated March 7, 2025 relative to the Series 2017 Project (collectively, the “**Current Plan of Improvements**”); and

WHEREAS, the District has levied debt service special assessments (the “**Series 2017 Debt Assessments**”) on all developable benefitted land within Unit No. 1, as the boundary has been amended from time to time, in order to secure the Series 2017 Bonds in accordance with that certain i) *Unit 1 Report of Engineer*, dated March 14, 2006 as amended by the *First Amendment*, dated April 25, 2006, the *Second Amendment to the Unit 1 Report of Engineer*, dated July 14, 2022 and the *Third Amendment to the Unit 1 Report of Engineer*, dated March 7, 2025 relative to the Series 2007 Project, and ii) *Amended and Restated Assessment Methodology Report of Benefits for 2017 Refinancing*, dated March 7, 2025 relative to the Series 2017 Project (collectively, the “**Current Assessment Report of Benefits**”); and

WHEREAS, the Landowner is the owner of the entirety of the real property described in the attached **Exhibit A** (hereinafter, the “**Property**”) consisting of approximately 1,256.38 acres located within the jurisdictional boundaries of the District; and

WHEREAS, the Landowner and the District now desire to amend the current boundary of Unit No. 1 to include the Property within such unit (hereinafter, the “**Unit Amendment**”); and

WHEREAS, in furtherance thereof, in order to update the Current Plan of Improvements relating to the Unit Amendment, the District prepared that certain i) *Third Amendment to Amended Unit of Development No. 1 Plan of Improvements*, dated June 12, 2026 relative to the Series 2007 Project, and the ii) *Third Amendment to the 2017 Plan of Improvements*, dated June 12, 2026 relative to the Series 2017 Project (collectively, the “**Revised Plan of Improvements**”), attached hereto as **Composite Exhibit B**; and

WHEREAS, in order to properly allocate the costs of the Revised Plan of Improvements against all developable benefitted property now included within Unit No. 1, the District has also prepared that certain i) *Fourth Amendment to the Unit 1 Report of Engineer*, dated June 12, 2026 relative to the Series 2007 Project, and ii) *Amended and Restated Assessment Methodology Report of Benefits (Series 2017 Project)*, dated June 12, 2026 relative to the Series 2017 Project (collectively, the “**Revised Assessment Report of Benefits**”), attached hereto as **Composite Exhibit C**; and

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

SECTION 1. RECITALS. The above Recitals are true and correct and are hereby incorporated herein by this reference.

SECTION 2. AMENDMENT OF UNIT NO. 1. Commencing as of the Effective Date of this Agreement, the Property shown in **Exhibit A** shall thereupon and thereafter be a part of and included within boundaries of the District's Unit No. 1. By execution of this Agreement, the Landowner hereby consents to the inclusion of the Property shown in **Exhibit A** in Unit No. 1 and the District hereby approves the inclusion of the Property shown in **Exhibit A** in Unit No. 1.

SECTION 3. CONSENT TO REVISED PLAN OF IMPROVEMENTS. The Landowner consents to the revisions to the Unit No. 1 Project as set forth in the Current Plan of Improvements resulting from the inclusion of the Property within the boundary of Unit No. 1 in the manner set forth in the Revised Plan of Improvements attached hereto as **Composite Exhibit B**.

SECTION 4. ACKNOWLEDGMENT OF BENEFIT TO THE PROPERTY; CONSENT TO REVISED ASSESSMENT REPORT OF BENEFITS AND THE IMPOSITION AND ALLOCATION OF NON-AD VALOREM SPECIAL ASSESSMENTS RELATIVE TO THE PROPERTY.

- A.** The Landowner acknowledges and agrees that the Property receives the same benefit from the Unit No. 1 Project, as may be amended from time to time, as similarly classified parcels of real property within Unit No. 1, and as a result the Property shall be subject to the same apportionment, method of assessment, and rate of non-ad valorem assessment as is or will be applied, assessed and levied annually by the District upon other similarly classified parcels of real property located within Unit No. 1.
- B.** The Landowner consents to revisions to the assessment methodology set forth in the Current Assessment Report of Benefits resulting from the inclusion of the Property within the boundary of Unit No. 1 in the manner set forth in the Revised Assessment Report of Benefits attached hereto as **Composite Exhibit C**.
- C.** Promptly after the Effective Date of this Agreement, the District shall undertake an assessment hearing to levy and impose the Series 2017 Debt Assessments on the Property pursuant to the Revised Plan of Improvements and the Revised Assessment Report of Benefits. The Landowner acknowledges and agrees that the District shall undertake such process and waives its right to protest the allocation of the Series 2017 Debt Assessments on the Property.

SECTION 5. AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

SECTION 6. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing executed by both parties hereto.

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

SECTION 8. NOTICES. All notices, requests, consents and other communications under this Agreement (“**Notices**”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to the District: West Villages Improvement District
2501A Burns Road
Palm Beach Gardens, Florida 33410
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to Landowner: Winchester Florida Ranch, LLLP
3600 Midtown Drive, Suite 1050
Tampa, Florida 33607
Attn: Rick Severance
Attn: Nicole Swartz

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth in this Agreement. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addresses of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addresses set forth in this Agreement.

SECTION 9. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal parties to this Agreement and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties to this Agreement any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the parties to this Agreement and their respective representatives, successors, and assigns.

SECTION 10. CONTROLLING LAW; VENUE. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue shall be in Sarasota County, Florida.

SECTION 11. PUBLIC RECORDS. The Landowner understands and agrees that all documents of any kind provided to the District or to District staff relative to this Agreement may be public records and will be treated as such in accord with Florida law.

SECTION 12. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and doubtful language will not be interpreted or construed against any party.

SECTION 13. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 14. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

SECTION 15. RECORDING. This Agreement shall be recorded in the Official Records of Sarasota County, Florida and all terms, conditions, and covenants contained herein shall be deemed to run with the land.

[SIGNATURES ON NEXT PAGE]

IN WITNESS THEREOF, the parties execute this Agreement the day and year first written above.

WITNESSES

WEST VILLAGES IMPROVEMENT DISTRICT

By: _____
Name: _____
Address: _____

By: _____
Name: John Luczynski
Title: Chairman, Board of Supervisors

By: _____
Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 2026, by John Luczynski, as Chairman of the Board of Supervisors of West Villages Improvement District, on its behalf. He [____] is personally known to me or [____] produced _____ as identification.

Notary Public, State of Florida

Personally Known _____
OR Produced Identification _____
Type of Identification _____

WITNESSES

By: _____
Name: _____
Address: _____

By: _____
Name: _____
Address: _____

**WINCHESTER FLORIDA RANCH,
LLLP, a Florida limited liability limited
partnership**

By: _____
Name: _____
Title: _____

**STATE OF FLORIDA
COUNTY OF _____**

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ____ day of _____ 2026, by _____, as _____ of Winchester Florida Ranch, LLLP, a Delaware limited liability limited partnership, for and on behalf of said entity. He/She [] is personally known to me or [] produced _____ as identification.

NOTARY STAMP:

Signature of Notary Public

Printed Name of Notary Public

EXHIBIT A

Legal Description of the Property

A PARCEL OF LAND LOCATED IN SECTIONS 17, 18, 19, 20, AND 21, TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 40 SOUTH, RANGE 20 EAST;

THENCE NORTH 89°08'18" WEST, A DISTANCE OF 257.03 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21 TO THE POINT OF BEGINNING AND A POINT ALONG THE WESTERLY RIGHT OF WAY OF SOUTH RIVER ROAD;

THENCE SOUTH 45°57'10" WEST, A DISTANCE OF 2,512.42 FEET ALONG SAID RIGHT OF WAY TO THE SOUTHEAST CORNER OF STORMWATER MANAGEMENT PARCEL PER SAID INSTRUMENT NO. 2000163356;

THENCE ALONG THE BOUNDARY OF SAID PARCEL FOR THE FOLLOWING FIFTEEN (15) COURSES:

- 1) NORTH 44°02'50" WEST, A DISTANCE OF 339.35 FEET;
- 2) SOUTH 45°57'10" WEST, A DISTANCE OF 134.51 FEET;
- 3) NORTH 44°02'50" WEST, A DISTANCE OF 446.63 FEET;
- 4) SOUTH 45°57'10" WEST, A DISTANCE OF 1,065.78 FEET;
- 5) NORTH 61°12'33" EAST, A DISTANCE OF 95.75 FEET;
- 6) NORTH 87°43'01" EAST, A DISTANCE OF 117.40 FEET;
- 7) SOUTH 45°00'35" EAST, A DISTANCE OF 149.83 FEET;
- 8) SOUTH 26°34'18" EAST, A DISTANCE OF 89.62 FEET;
- 9) SOUTH 34°31'02" EAST, A DISTANCE OF 49.50 FEET;
- 10) NORTH 68°55'13" EAST, A DISTANCE OF 137.11 FEET;
- 11) SOUTH 44°02'50" EAST, A DISTANCE OF 145.92 FEET;
- 12) NORTH 45°57'10" EAST, A DISTANCE OF 289.58 FEET;
- 13) SOUTH 44°02'50" EAST, A DISTANCE OF 75.21 FEET;
- 14) SOUTH 45°57'10" WEST, A DISTANCE OF 39.98 FEET;
- 15) SOUTH 44°02'50" EAST, A DISTANCE OF 123.85 FEET RETURNING TO LAST SAID RIGHT OF WAY;

THENCE SOUTH 45°57'10" WEST, A DISTANCE OF 549.95 FEET ALONG LAST SAID RIGHT OF WAY;

THENCE NORTH 56°29'30" WEST, A DISTANCE OF 1,725.40 FEET;

THENCE NORTH 59°19'33" WEST, A DISTANCE OF 1,950.73 FEET;

THENCE NORTH 67°56'40" WEST, A DISTANCE OF 1,826.95 FEET;
THENCE NORTH 89°35'32" WEST, A DISTANCE OF 691.19 FEET;
THENCE SOUTH 86°34'53" WEST, A DISTANCE OF 1,084.68 FEET;
THENCE SOUTH 74°21'30" WEST, A DISTANCE OF 1,642.49 FEET;
THENCE SOUTH 49°22'31" WEST, A DISTANCE OF 1,581.32 FEET;
THENCE NORTH 46°59'24" WEST, A DISTANCE OF 718.14 FEET TO THE EASTERLY
LINE OF BOCA ROYALE EAST - PHASE 1 PER SAID INSTRUMENT NO. 2023083466;
THENCE ALONG SAID EASTERLY LINE FOR THE FOLLOWING FIFTEEN (15)
COURSES:

- 1) NORTH 43°00'36" EAST, A DISTANCE OF 596.17 FEET TO A POINT ON A NON-TANGENT CURVE;
- 2) ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 235.00 FEET, A CENTRAL ANGLE OF 45°53'09", AN ARC LENGTH OF 188.20 FEET, A CHORD OF WHICH BEARS NORTH 15°37'39" EAST, A CHORD LENGTH OF 183.21 FEET TO A NON-TANGENT LINE;
- 3) NORTH 11°47'01" WEST, A DISTANCE OF 113.15 FEET;
- 4) NORTH 14°28'39" WEST, A DISTANCE OF 195.78 FEET TO A POINT ON A NON-TANGENT CURVE;
- 5) ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 605.00 FEET, A CENTRAL ANGLE OF 31°18'52", AN ARC LENGTH OF 330.66 FEET, A CHORD OF WHICH BEARS NORTH 30°09'02" WEST, A CHORD LENGTH OF 326.56 FEET TO A POINT OF COMPOUND CURVATURE;
- 6) ALONG SAID COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 2072.08 FEET, A CENTRAL ANGLE OF 06°01'32", AN ARC LENGTH OF 217.91 FEET, A CHORD OF WHICH BEARS NORTH 41°19'32" WEST, A CHORD LENGTH OF 217.81 FEET TO A POINT OF REVERSE CURVATURE;
- 7) ALONG SAID REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 227.13 FEET, A CENTRAL ANGLE OF 37°40'01", AN ARC LENGTH OF 149.32 FEET, A CHORD OF WHICH BEARS NORTH 25°56'48" WEST, A CHORD LENGTH OF 146.64 FEET TO A POINT OF TANGENCY;
- 8) THENCE NORTH 07°06'47" WEST, A DISTANCE OF 587.07 FEET TO A POINT ON A NON-TANGENT CURVE;
- 9) ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 545.08 FEET, A CENTRAL ANGLE OF 55°06'21", AN ARC LENGTH OF 524.25 FEET, A CHORD OF WHICH BEARS NORTH 34°05'32" WEST, A CHORD LENGTH OF 504.27 FEET TO A NON-TANGENT LINE;
- 10) THENCE NORTH 61°06'42" WEST, A DISTANCE OF 171.47 FEET TO A POINT ON A NON-TANGENT CURVE;
- 11) ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 900.00 FEET, A CENTRAL ANGLE OF 45°23'50", AN ARC LENGTH OF 713.10 FEET, A CHORD OF WHICH BEARS NORTH 00°52'32" EAST, A CHORD LENGTH OF 694.59 FEET TO A NON-TANGENT LINE;
- 12) THENCE NORTH 20°03'25" WEST, A DISTANCE OF 232.61 FEET;
- 13) THENCE NORTH 22°34'03" WEST, A DISTANCE OF 101.02 FEET;
- 14) THENCE NORTH 49°42'48" WEST, A DISTANCE OF 101.45 FEET;

15) THENCE NORTH 63°22'46" WEST, A DISTANCE OF 454.30 FEET TO THE EASTERLY BOUNDARY OF PARCEL 2 PER SAID INSTRUMENT NO. 2023083467; THENCE ALONG LAST SAID EASTERLY LINE FOR THE FOLLOWING TEN (10) COURSES:

- 1) NORTH 34°55'31" EAST, A DISTANCE OF 422.97 FEET;
- 2) NORTH 34°12'19" EAST, A DISTANCE OF 90.38 FEET TO A POINT ON A NON-TANGENT CURVE;
- 3) ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 507.03 FEET, A CENTRAL ANGLE OF 43°59'49", AN ARC LENGTH OF 389.34 FEET, A CHORD OF WHICH BEARS NORTH 08°50'45" EAST, A CHORD LENGTH OF 379.85 FEET TO A POINT ON A NON-TANGENT LINE;
- 4) NORTH 12°24'13" WEST, A DISTANCE OF 351.33 FEET TO A POINT OF TANGENCY;
- 5) ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 455.00 FEET, A CENTRAL ANGLE OF 59°53'24", AN ARC LENGTH OF 475.60 FEET, A CHORD OF WHICH BEARS NORTH 42°21'04" WEST, A CHORD LENGTH OF 454.24 FEET TO A NON-TANGENT LINE;
- 6) NORTH 24°04'44" EAST, A DISTANCE OF 375.32 FEET;
- 7) NORTH 32°28'34" WEST, A DISTANCE OF 365.15 FEET;
- 8) NORTH 83°14'28" EAST, A DISTANCE OF 274.84 FEET;
- 9) NORTH 32°39'24" WEST, A DISTANCE OF 159.81 FEET;
- 10) NORTH 00°00'00" EAST, A DISTANCE OF 414.51 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 18;

THENCE SOUTH 89°38'15" EAST, A DISTANCE OF 582.51 FEET ALONG LAST SAID NORTH LINE TO THE NORTH QUARTER CORNER OF SECTION 18;

THENCE SOUTH 89°38'34" EAST, A DISTANCE OF 2,674.68 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER TO THE NORTHWEST CORNER OF SECTION 17;

THENCE SOUTH 88°05'46" EAST, A DISTANCE OF 5,336.32 FEET ALONG THE NORTH LINE OF SAID SECTION 17 TO NORTHEAST CORNER OF SAID SECTION 17 AND THE WESTERLY BOUNDARY OF DEED PER SAID INSTRUMENT NO. 2024128774, BEING A POINT ON A NON-TANGENT CURVE;

THENCE ALONG LAST SAID WEST AND SOUTH BOUNDARY LINE FOR THE FOLLOWING FIVE (5) COURSES:

- 1) ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2135.00 FEET, A CENTRAL ANGLE OF 02°47'35", AN ARC LENGTH OF 104.08 FEET, A CHORD OF WHICH BEARS SOUTH 36°51'28" WEST, A CHORD LENGTH OF 104.07 FEET TO A POINT OF TANGENCY;
- 2) THENCE SOUTH 35°27'53" WEST, A DISTANCE OF 935.32 FEET;
- 3) THENCE SOUTH 54°32'07" EAST, A DISTANCE OF 96.77 FEET TO A POINT OF CURVATURE;
- 4) ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 17°13'23", AN ARC LENGTH OF 300.60 FEET, A CHORD

OF WHICH BEARS SOUTH 63°08'49" EAST, A CHORD LENGTH OF 299.47 FEET TO A POINT OF TANGENCY;

5) THENCE SOUTH 71°45'30" EAST, A DISTANCE OF 257.26 FEET TO THE EAST LINE OF SAID SECTION 17;

THENCE SOUTH 00°45'27" WEST, A DISTANCE OF 4,158.34 FEET ALONG SAID EAST LINE TO THE NORTHWEST CORNER OF SECTION 21;

THENCE SOUTH 89°08'18" EAST, A DISTANCE OF 2,642.50 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21 TO THE NORTH QUARTER CORNER OF SAID SECTION 21;

THENCE SOUTH 89°08'18" EAST, A DISTANCE OF 2,387.04 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21 TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 54,728,087 SQUARE FEET, OR 1,256.3840 ACRES, MORE OR LESS;

SKETCH OF DESCRIPTION
SEC. 17, 18, 19, 20, & 21 - T40S-R20E

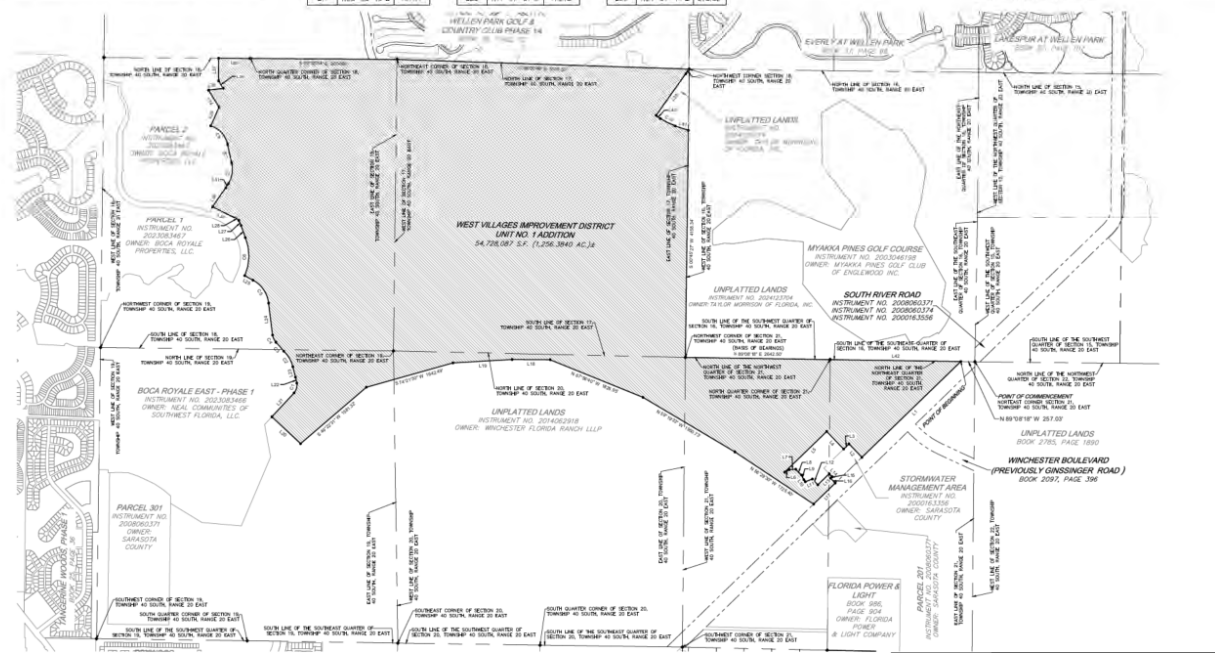
Curve #	Radius	Delta	Length	Chord Bearing	Chord Dist
C1	235.667	47°57'09"	188.207	N03°37'33"E	183.21
C2	805.007	21°16'52"	335.668	N02°09'12"W	329.367
C3	2873.08	8°19'32"	217.81	N87°19'32"W	217.81
C4	227.75	37°46'01"	148.32	N02°58'48"E	148.84
C5	545.08	50°06'21"	524.22	N03°05'32"W	504.27
C6	900.007	49°23'07"	713.107	N02°52'32"E	684.08
C7	507.03	43°59'49"	388.34	N89°07'45"E	379.85
C8	455.007	59°57'24"	475.602	N82°21'04"W	454.24
C9	218.007	27°47'53"	104.08	S08°31'28"W	104.07
C10	1000.00	17°32'31"	300.807	S83°08'49"E	299.47

Line #	Direction	Length
L1	S45° 57' 10"W	2513.42
L2	N84° 02' 50"W	339.30
L3	S45° 57' 10"W	334.91
L4	N84° 02' 50"E	448.83
L5	S45° 57' 10"W	1045.18
L6	N87° 42' 07"E	85.75
L7	N87° 42' 07"E	117.42
L8	S45° 02' 35"E	149.83
L9	S28° 34' 18"E	89.62
L10	S34° 31' 02"E	46.307
L11	N87° 55' 13"E	137.117

Line #	Direction	Length
L12	S44° 02' 50"E	145.82
L13	N42° 57' 10"E	288.54
L14	S44° 02' 50"E	75.37
L15	S49° 57' 10"E	39.88
L16	S44° 02' 50"E	123.80
L17	S45° 57' 10"W	549.93
L18	N88° 35' 32"W	691.18
L19	S88° 34' 52"W	1084.86
L20	N48° 59' 24"W	718.14
L21	N47° 00' 36"E	596.17
L22	N11° 47' 07"W	113.15

Line #	Direction	Length
L23	N14° 28' 39"W	185.78
L24	N67° 08' 47"W	587.07
L25	N81° 08' 42"W	175.47
L26	N09° 02' 02"E	233.81
L27	N22° 34' 03"W	101.02
L28	N48° 42' 48"W	101.45
L29	N43° 02' 31"E	454.307
L30	N34° 02' 31"E	422.97
L31	N34° 12' 10"E	80.38
L32	N12° 24' 12"W	381.33
L33	N24° 04' 44"E	375.30

Line #	Direction	Length
L34	N32° 28' 34"W	383.15
L35	N48° 14' 28"E	274.84
L36	N32° 28' 34"W	158.81
L37	N09° 02' 02"E	814.81
L38	S08° 30' 18"E	582.51
L39	S35° 23' 03"W	935.32
L40	S54° 23' 07"E	86.77
L41	S71° 45' 30"E	257.26
L42	S07° 08' 18"E	2387.04



COMPOSITE EXHIBIT B

Revised Plan of Improvements

West Villages Improvement District

Unit of Development No. 1

Third Amendment to Amended Unit No. 1 Plan of Improvements
Engineer's Report dated November 20, 2015

June 12, 2026



Prepared for:
West Villages Improvement District
2501 A Burns Rd
Palm Beach Gardens, FL 33410
Phone: 941.244.2703

Submittal to: West Villages Improvement District

2501 A Burns Rd
Palm Beach Gardens, FL 33410
Phone: 941.244.2703

Prepared by:
Stantec Consulting Services Inc.
777 S Harbour Island Blvd, Suite 600
Tampa, FL 33602
Phone: 813.242.9302

Project/File: 238202292

1 Purpose and Scope

The purpose of this Third Amendment to the Amended Unit No. 1 Plan of Improvements Engineer's Report prepared by Stantec Consulting Services Inc. on November 20, 2015, as amended by the Amendment to Amended Unit 1 Plan of Improvements Engineer's Report, dated July 14, 2022 by Dewberry Engineers, as amended by Second Amendment to Amended Unit 1 Plan of Improvements Engineer's Report, dated March 7, 2025 by Dewberry Engineers is to revise and update the area and boundary. The new area will be 10,253.58 acres. An updated sketch and legal description for the revised Unit of Development No. 1 boundary is included in Appendix A1. There are no additional changes to the original Engineer's.



Giacomo Licari, P.E.

Florida Registration No. 72415

Exhibits

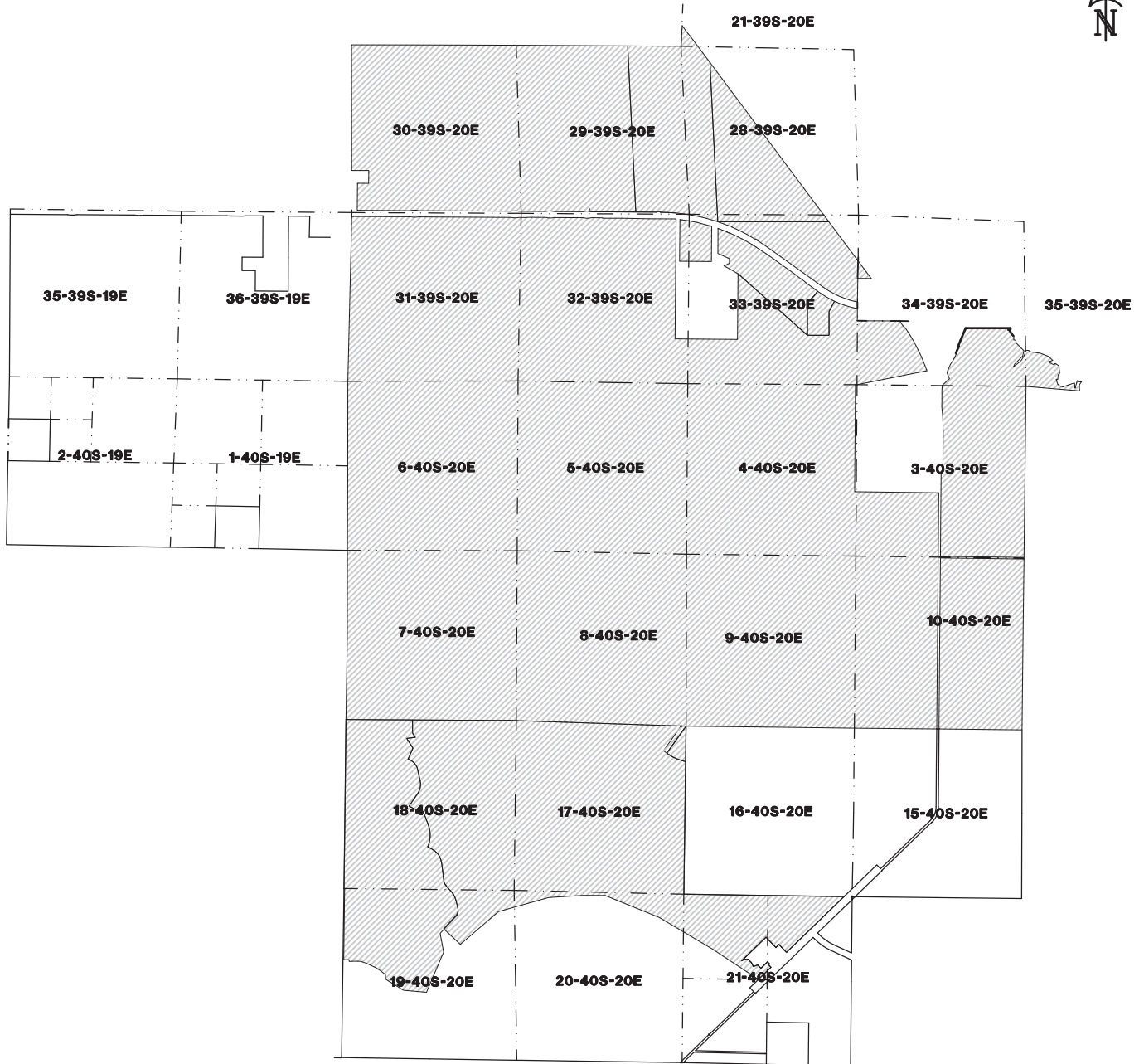


Appendix A - Exhibits

A.1 Unit 1 – Sketch & Legal Description



WEST VILLAGES IMPROVEMENT DISTRICT UNIT 1 BOUNDARY



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EXHIBIT OF
WEST VILLAGES IMPROVEMENT DISTRICT, UNIT 1
TOWNSHIPS 39 & 40 SOUTH, RANGE 20 EAST,
SARASOTA COUNTY, FLORIDA

Stantec

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DESCRIPTION: WEST VILLAGES IMPROVEMENT DISTRICT UNIT 1 BOUNDARY

PARCEL "A"

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

That portion of the Southeast Quarter of Section 34, lying West of the Myakka River, South of the South line of lands described in Official Record Instrument No. 2000002794, Public Records of Sarasota County, Florida (River Road Office Park, Inc.), and easterly of the maintained right of way line of a paved road running from River Road to the South line of the Northeast Quarter of said Section 34, (Old River Road), less and except the following:

That portion described in Official Record Instrument No. 1999111833, Public Records of Sarasota County, Florida, (Right of Way for County Road #777).

All of Section 35 lying West of the Myakka River.

LANDS LOCATED IN TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

All of Section 3, lying easterly of the maintained right of way line of County Road No. 777 (South River Road), less and except the following:

That portion conveyed in Order of Taking recorded in Official Record Book 2679, Page2750-2754, of the Public Records of Sarasota County, Florida (County Road No 777);

All of Section 10, lying easterly of the maintained right of way line of County Road No. 777 (South River Road).

ALSO;

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

All of Section 31, less and except the following:
Right-of-way of U. S. Highway # 41 (State Road # 45).

All of Section 32, less and except the following:
Right-of-way of U. S. Highway # 41 (State Road # 45);
A portion of lands described in Official Records Book 1571, Page 2172 of the Public Records of Sarasota County, Florida, further described as follows:

Commence at the southeast corner of Section 32; thence N.00°30'20"E. along the east line of said Section 32, a distance of 1,403.73 feet to the POINT OF BEGINNING; thence N.89°29'35"W., a distance of 410.09 feet; thence N.00°30'25"E., a distance of 3,763.88 feet to the point of curvature of a non-tangent curve to the right, having a radius of 5,603.58 feet and a central angle of 01°13'57"; thence Easterly along the arc of said curve, a distance of 120.55 feet, said curve having a chord bearing and distance of S.84°00'58"E., 120.54 feet, to the point of tangency of said curve; thence S.00°30'25"W., a distance of 1,315.78 feet; thence S.89°29'35"E., a distance of 290.03 feet to said east line of Section 32; thence S.00°30'20"W. along said east line, a distance of 2,436.60 feet to the POINT OF BEGINNING.

LANDS LOCATED IN TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

That portion of Section 3, lying westerly of the maintained Right-of-way line of County Road #777 (South River Road), less and except the following:

That portion conveyed in Official Record Instrument No. 2000002794 of the Public Records of Sarasota County, Florida, (River Road Office Park, Inc.);

All of Section 4, Less and except the following:
That portion described in Official Record Instrument No. 2000002794, of the Public Records of Sarasota County, Florida, (River Road Office Park, Inc.).

All of Section 5.

All of Section 6.

All of Section 7.

All of Section 8.

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All of Section 9.

That portion of Section 10, lying westerly of the maintained right-of-way for County Road # 777 (South River Road)

ALSO;

PARCEL "C"

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

All of Section 29, less and except the following:

The Easterly 1670.80 feet thereof as measured perpendicular to the East line of said Section 29; Right-of-way for U.S. Highway #41 (State Road #45).

All of Section 30, less and except the following:

Right-of-way for U.S. Highway #41 (State Road #45);

That portion conveyed to Florida Power and Light Company consisting of approximately 4.66 acres in the SW1/4 as described in Official Record Book 1036, Page 802, Public Records of Sarasota County, Florida;

That portion lying West of lands described in Official Record Book 1036, Page 802, South of the westerly extension of the North line of said lands described in Official Records Book 1036, Page 802, and North of the northerly Right-of-way line of U.S. Highway #41.

ALSO;

PARCEL D-1

A Parcel of Land lying in Sections 21, 28, 29, 32 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the Northeast Corner of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.03°31'33"E., a distance of 648.44 feet to a point on the Southwesterly Right of Way Line of West River Road, (County Road #777) per Florida Department of Transportation Right of Way Map, Section 17502- 2902, Road Plat Book 2, Page 44; thence along said Southwesterly Right of Way Line of West River Road the following Five (5) courses and distances: (1) S.33°54'28"E., a distance of 130.46 feet; (2) thence S.36°46'13"E., a distance of 100.00 feet; (3) thence S.39°37'57"E., a distance of 200.25 feet; (4) thence S.36°46'13"E., a distance of 392.99 feet; (5) thence S.36°46'13"E., a distance of 625.17 feet to a point on the Easterly line of the Westerly 883.58 feet of Section 28, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.02°48'38"E., along the Easterly Line of the Westerly 883.58 feet of said Section 29, and its southerly extension, a distance of 5003.37 feet to a point on the Northerly Right of Way Line of U.S. Highway No. 41, (State Road No. 45) per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the left having a radius of 5791.58 feet, a central angle of 18°04'29", a chord bearing of N.80°36'08"W., and a chord length of 1819.46 feet; thence along the arc of said curve an arc length of 1827.03 feet to the end of said curve; thence continue along said Northerly Right of Way Line of U.S. Highway No. 41 following four (4) courses and distances: (1) N.67°02'13"W., a distance of 40.90 feet; (2) thence N.89°30'05"W., a distance of 50.02 feet; (3) thence S.72°44'31"W., a distance of 52.35 feet; (4) thence N.89°38'31"W., a distance of 639.57 feet to a point on the Westerly Line of the Easterly 1670.80 feet of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.02°48'38"W., along the Westerly Line of the Easterly 1670.80 feet of said Section 29, a distance of 5223.69 feet to a point on the North Line of said Section 29, Township 39 South, Range 20 East; thence S.89°37'21"E., along said North Line of Section 29, a distance of 1673.39 feet to the POINT OF BEGINNING.

ALSO;

PARCEL D-3

A Parcel of Land lying in Sections 32 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

COMMENCE at the Northeast Corner of Section 32, Township 39 South, Range 20 East, Sarasota County Florida; thence S.00°30'20"W., along the East Line of said Section 32, a distance of 200.54 feet to a point on the Southerly Right of Way Line of U.S. Highway No.41 (State Road No. 45), per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the left having a radius of 5603.58 feet, a central angle of 02°59'30", a chord bearing of N.81°54'15"W., and a chord length of 292.55 feet; thence along the arc of said curve and the Southerly Right of Way of said U.S. Highway No. 41, an arc length of 292.59 feet to the POINT OF BEGINNING, same being a point on the East Line of a 120 foot wide perpetual Non-Exclusive easement as recorded in Official Records Book 2785, Page 641, per Public Records of Sarasota County Florida; thence S.00°30'25"W., along the East Line of said 120 foot wide perpetual Non-Exclusive easement, a distance of 1315.78 feet to a point on the Northerly Line of Lands of Manatee Community College described in Official Records Book 1571, Page 2172, per Public Records of Sarasota County, Florida; thence S.89°29'35"E., along said Northerly Line of Manatee Community

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College a distance of 999.96 feet to a point on the West Line of a 200 foot wide Access Easement per Official Records Book 1571, Pages 2172 through 2175 and Official Records Book 2389, Pages 528 through 530 per Public Records of Sarasota County, Florida; thence N.00°30'25"E., along the West Line of said 200 foot Wide Access Easement, a distance of 1109.46 feet to a point on said Southerly Right of Way of U.S. Highway No.41, same being a point on a curve to the left having a radius of 5597.58 feet, a central angle of 04°30'38", a chord bearing of N.75°11'44"W., and a chord length of 440.55 feet; thence along the arc of said curve and said Southerly Right of Way an arc length of 440.66 feet to the end of said curve; thence N.12°32'57"E., a distance of 6.00 feet to the point of curvature of a curve to the left having a radius of 5603.58 feet, a central angle of 05°56'57", a chord bearing of N.80°25'31"W., and a chord length of 581.58 feet; thence along the arc of said curve an arc length of 581.84 feet to the POINT OF BEGINNING.

ALSO;

PARCEL "E"

A Parcel of Land lying in Sections 28 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

COMMENCE at the Southwest Corner of Section 28, Township 39 South, Range 20 East; thence S.89°44'12"E., along the South Line of said Section 28, a distance of 884.85 feet to the POINT OF BEGINNING, same being a point on the Easterly Line of the Westerly 883.58 feet of Section 28, Township 39 South, Range 20 East; thence S.02°48'38"E., along said Easterly Line of the Westerly 883.58 feet, a distance of 227.61 feet to a point on the Northerly Right of Way Line of U.S. Highway No. 41, (State Road No. 45) per Florida Department of Transportation Right of Way Map, Section 17010-2508; thence EAST, a distance of 3489.12 feet to a point on the Westerly Right of Way Line of West River Road, (County Road #777) per Florida Department of Transportation Right of Way Map, Section 17502-2902, Road Plat Book 2, Page 44; thence N.36°46'13"W., along said Westerly Right of Way Line of West River Road, a distance of 6238.56 feet; to a point on the Easterly Line of the Westerly 883.58 feet of Section 28; thence S.02°48'38"E., along said Easterly Line of the Westerly 883.58 feet of Section 28, a distance of 4775.76 feet to the POINT OF BEGINNING.

ALSO;

PARCEL F-1

A Parcel of Land lying in Section 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows: COMMENCE at the East Quarter Corner of Section 33, Township 39 South, Range 20 East, Sarasota County Florida; thence S.00°16'02"W., along the East line of said Section 33, a distance of 289.08 feet to a point on the Southerly Right of Way Line of U.S. Highway No.41, (State Road No. 45), per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the right having a radius of 3011.73 feet, a central angle of 24°58'49", a chord bearing of N.66°51'56"W., and a chord length of 1032.71 feet; thence along the arc of said curve and said Southerly Right of Way of U.S. No. 41, an arc length of 1313.08 feet to the point of tangency of said curve; thence N.54°22'31"W., along said Southerly Right of Way, a distance of 66.57 feet to the POINT OF BEGINNING, same being the Northwest corner of Lands described in Official Records Instrument #1998166153, per Public Records of Sarasota County, Florida; thence along the Westerly line of said Lands described in Official Records Instrument #1998166153 the following three (3) courses and distances: (1) S.35°37'26"W., a distance of 161.93 feet to the point of curvature of a curve to the right having a radius of 559.97 feet, a central angle of 29°49'56", a chord bearing of S.50°32'24"W., and a chord length of 288.28 feet; (2) thence along the arc of said curve an arc length of 291.56 feet to the end of said curve; (3) thence S.00°01'27"W., a distance of 1074.23 feet; thence N.48°24'50"W., leaving said Westerly Line, a distance of 2914.38 feet to the Northeast corner of Lands described as Manatee Community College per Official Records Book 1571, Page 2172, same being the point of curvature of a curve to the left having a radius of 4577.37 feet, a central angle of 06°20'23", a chord bearing of N.60°40'02"W., and a chord length of 506.22 feet; thence along the arc of said curve and Northerly Line of Lands described as Manatee Community College, an arc length of 506.48 feet to the end of said curve, same being the Southeast corner of lands described in Official Records Book 2389, Page 529, Public Records of Sarasota County, Florida; thence N.65°18'18"E., along the Easterly Line of said lands described in Official Records Book 2389, Page 529, a distance of 188.09 feet; thence continue N.00°00'19"W., along said Easterly Line, a distance of 144.96 feet to the Northeast corner of said Lands; thence N.65°21'46"W along the Northerly Line of said Lands, a distance of 400.68 feet to the Northwest corner of said Lands, same being a point on the Easterly Line of a 200 foot wide Access Easement per Official Records Book 1571, Pages 2172 through 2175 and Official Records Book 2389, Pages 528 through 530, Public Records of Sarasota County, Florida; thence N.00°30'25"E., along the Easterly Line of said 200 foot wide Access Easement, a distance of 786.89 feet to the Southerly Right of Way of U.S. No. 41,(State Road No. 45), same being a point on a curve to the right having a radius of 5597.58 feet, a central angle of 03°08'33", a chord bearing of S.69°13'16"E., and a chord length of 306.97 feet; thence along the arc of said curve an arc length of 307.01 feet to the end of said curve; thence continue along said Southerly Right of Way Line the following fourteen (14) courses and distances: (1) S.22°19'13"W., a distance of 10.00 feet to a point on a curve to the right having a radius of 5587.58 feet, a central angle of 00°45'15", a chord bearing of S.67°16'21"E., and a chord length of 73.55 feet; (2) thence along the arc of said curve an arc length of 73.55 feet to the end of said curve; (3) thence N.23°06'16"E., a distance of 10.00 feet to a point on a curve to the right having a radius of 5597.58 feet, a central angle of 08°17'44", a chord bearing of S.62°44'52"E., and a chord length of 809.74 feet;(4) thence along the arc of said curve an arc length of 810.45 feet to the end of said curve; (5) thence S.31°08'57"W., a distance of 10.00 feet to a point on a curve to the right having a

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radius of 5587.58 feet, a central angle of 00°45'12", a chord bearing of S.58°13'22"E., and a chord length of 73.47 feet; (6) thence along the arc of said curve an arc length of 73.47 feet to the end of said curve; (7) thence N.32°24'25"E., a distance of 10.00 feet to a point on a curve to the right having a radius of 5597.58 feet, a central angle of 03°28'13", a chord bearing of S.56°06'38"E., and a chord length of 338.98 feet; (8) thence along the arc of said curve an arc length of 339.03 feet to the end of said curve; (9) thence S.56°35'34"E.; a distance of 155.08 feet; (10) thence S.54°22'31"E., a distance of 1102.52 feet; (11) thence S.51°00'40"E., a distance of 101.66 feet; (12) thence S.54°20'43"E., a distance of 199.02 feet; (13) thence S.48°43'03"E., a distance of 100.71 feet; (14) thence S.54°22'31"E., a distance of 447.75 feet to the POINT OF BEGINNING.

ALSO;

PARCEL F-2

A Parcel of Land lying in Sections 33 and 34, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the East Quarter Corner of Section 33, Township 39 South, Range 20 East, Sarasota County Florida; thence S.00°16'02"W., along the East line of said Section 33, a distance of 81.44 feet to a point on the Northerly Right of Way Line of U.S. Highway No.41,(State Road No. 45), per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the right having a radius of 2807.73 feet, a central angle of 24°13'02", a chord bearing of N.66°29'02"W., and a chord length of 1177.92 feet; thence along the arc of said curve and said Northerly Right of Way Line of U.S. Highway No.41, an arc length of 1186.74 feet to the point of tangency of said curve; thence continue along said Northerly Right of Way Line of U.S. Highway No. 41, the following Ten (10) courses and distances: (1) N.54°22'31"W., a distance of 2172.53 feet to the point of curvature of a curve to the left having a radius of 5791.58 feet, a central angle of 03°43'16", a chord bearing of N.56°14'10"W., and a chord length of 376.08 feet; (2) thence along the arc of said curve an arc length of 376.14 feet to the end of said curve; (3) thence N.31°53'06"E., a distance of 16.00 feet to a point on a curve to the left having a radius of 5807.58 feet, a central angle of 00°30'09", a chord bearing of N.58°20'53"W., and a chord length of 50.95 feet; (4) thence along the arc of said curve an arc length of 50.95 feet to the end of said curve; (5) thence S.31°21'44"W., a distance of 16.00 feet to a point on a curve to the left having a radius of 5791.58 feet, a central angle of 08°17'48", a chord bearing of N.62°44'51"W., and a chord length of 837.92 feet; (6) thence along the arc of said curve an arc length of 838.65 feet to the end of said curve; (7) thence N.23°06'15"E., a distance of 16.00 feet to a point on a curve to the left having a radius of 5807.58 feet, a central angle of 00°45'12", a chord bearing of N.67°16'21"W., and a chord length of 76.37 feet; (8) thence along the arc of said curve an arc length of 76.37 feet to the end of said curve; (9) thence S.22°21'03"W., a distance of 16.00 feet to a point on a curve to the left having a radius of 5791.58 feet, a central angle of 03°54'56", a chord bearing of N.69°36'26"W., and a chord length of 395.72 feet; (10) thence along the arc of said curve an arc length of 395.79 feet to the end of said curve; thence N.90°00'00"E., leaving said Northerly Right of Way Line of U.S. Highway No.41, a distance of 3489.12 feet to a point on the Southwesterly Right of Way Line of West River Road (County Road #777), per Florida Department of Transportation Right of Way Map, Section 17502-2902, Plat Book 2, Page 44; thence S.36°46'13"E., along the Southeasterly Right of Way Line of said River Road, a distance of 2225.56 feet; thence N.89°48'07"W., leaving said Southerly Right of Way Line, a distance of 421.78 feet to a point on the East Line of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.00°58'25"W., along the East Line of said Section 33, a distance of 659.46 feet to the POINT OF BEGINNING.

ALSO;

PARCEL "H"

A portion of Sections 33 and 34, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the Southeast corner of Section 32, Township 39 South, Range 20 East; thence N.00°30'20"E., along the East line of said Section 32, a distance of 1,403.73 feet to the south boundary line of lands described in Official Records Book 1571 at Page 2172, of the Public Records of Sarasota County, Florida; thence along said south boundary line and the east boundary line of said lands described in Official Records Book 1571, at Page 2172 the following two (2) courses: (1) S.89°29'35"E., a distance of 1550.12 feet; (2) thence N.00°30'25"E., a distance of 2062.70 feet to the Northeast corner of said lands; thence S.48°24'50"E., a distance of 2914.38 feet to the Southwest corner of lands described in Official Records Instrument 1998166154, of the Public Records Sarasota County, Florida; thence along the boundary of said lands described in Official Records Instrument 1998166154 the following three (3) courses: (1) S.89°58'33"E., a distance 676.50 feet; (2) thence N.00°01'27"E., a distance of 752.33 feet; (3) thence N.28°06'22"E., a distance of 362.06 feet to a point on the southerly right of way line of U.S. Highway No. 41, as per Florida Department of Transportation Right of Way Map, Section 17010-2508, said point being on a curve concave to the northeast and having a radius of 3011.73 feet, a central angle of 14°28'18", a chord bearing of S.72°07'12"E. and a chord distance of 758.67 feet; thence in an easterly direction, along the arc of said curve, an arc distance of 760.69 feet to a point on the West line of Section 34, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.00°16'02"W., along the West line of said Section 34, and leaving said southerly right of way line, a distance of 379.82 feet; thence S.89°37'27"E., a distance of 1329.90 feet to a point on the westerly right of way line of County Road #777 (South River Road) as per Florida Department of Transportation Right of Way Map, Section 17550-2601; thence along said westerly right of way line, the following six (6) courses; (1) S.00°07'30"W., a distance of 5.48 feet; (2) thence S.89°23'52"E., a distance of 9.74 feet; (3) thence

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FOR: WEST VILLAGES IMPROVEMENT DISTRICT May 27, 2026 - 11:47:34 EDMEJIA|C:\Users\edmejia\OneDrive - Stantec\Desktop\215613193v-spex03_revE.dwg

EXHIBIT OF
WEST VILLAGES IMPROVEMENT DISTRICT, UNIT 1
TOWNSHIPS 39 & 40 SOUTH, RANGE 20 EAST,
SARASOTA COUNTY, FLORIDA



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TASK CODE: 210	DRAWN BY: EDM	CHKD BY: JRJ	CAD FILE: 215613193v-spex03	PROJECT NO: 215613193	SHEET 5 OF 8	DRAWING INDEX NO: 215613193v-spex03	REV: E
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S.36°39'07"E., a distance of 64.18 feet to the point of curvature of a circular curve to the right, having a radius of 5599.32 feet, a central angle of 02°00'54", a chord bearing of S.35°38'40"E. and a chord distance of 196.90 feet; (4) thence southeasterly, along the arc of said curve, an arc distance of 196.91 feet to the end of said curve; (5) thence N.55°21'47"E., radial to the last described curve, a distance of 20.00 feet to a point on a curve concentric with the last described curve and having a radius of 5619.32 feet, a central angle of 15°31'30", a chord bearing of S.26°52'28"E. and a chord distance of 1517.98 feet; (6) thence in a southerly direction along the arc of said curve, an arc distance of 1522.64 feet to the Northeast corner of lands described in Official Records Instrument 2000002794, of the Public Records Sarasota County, Florida; thence S.78°41'04"W., along the northerly line of said lands described in Official Records Instrument 2000002794, a distance of 2240.20 feet to the Southeast corner of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.89°39'52"W., along the South line of said Section 33, a distance of 5318.90 feet to the POINT OF BEGINNING.

ALSO;

PARCEL ORI 2017060110 (aka DIOCESE PARCEL)

A portion of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

Commence at the East Quarter corner of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida (DNR certified corner record #4526); thence S.00°14'28"W., along the East line of the Southeast Quarter of said Section 33, a distance of 289.02 feet to a point on the southerly right of way line of U.S. Highway No. 41 (State Road No. 45) (204 feet wide), same being a point on a curve to the right, having: a radius of 3011.73 feet, a central angle of 14°28'16", a chord bearing of N.72°08'43"W. and a chord length of 758.65 feet; thence along said southerly right of way line, along the arc of said curve, an arc length of 760.67 feet to the POINT OF BEGINNING; thence S.28°04'55"W., leaving said southerly right of way line, a distance of 362.11 feet; thence SOUTH, a distance of 752.37 feet; thence WEST, a distance of 676.53 feet; thence NORTH, a distance of 1074.28 feet to a point on a curve to the left, having: a radius of 560.00 feet, a central angle of 29°49'56", a chord bearing of N.50°30'57"E. and a chord length of 288.29 feet; thence along the arc of said curve, an arc length of 291.58 feet to the point of tangency of said curve; thence N.35°35'59"E., a distance of 161.97 feet to a point on said southerly right of way line of U.S. Highway No. 41; thence S.54°24'01"E., along said southerly right of way line, a distance of 66.57 feet to the point of curvature of a curve to the left, having: a radius of 3011.73 feet, a central angle of 10°30'33", a chord bearing of S.59°39'18"E. and a chord length of 551.64 feet; thence continue along said southerly right of way line, along the arc of said curve, an arc length of 552.42 feet to the POINT OF BEGINNING.

ALSO;

ESPLANADE AT WELLEN PARK

A parcel of land lying in Section 17, Township 40 South, Range 20 East, Sarasota County, Florida and being more particularly described as follows:

Begin at the Northwest corner of said Section 16, thence along the West boundary of said Section 16, S 00°46'22" W, a distance of 1117.01 feet; thence N 71°45'30" W, a distance of 256.95 feet; thence northwesterly, 300.60 feet along the arc of a tangent curve to the right having a radius of 1000.00 feet and a central angle of 17°13'23" (chord bearing N 63°08'49" W, 299.47 feet); thence N 54°32'07" W, a distance of 96.77 feet; thence N 35°27'53" E, a distance of 935.32 feet; thence northeasterly, 104.08 feet along the arc of a tangent curve to the right having a radius of 2135.00 feet and a central angle of 02°47'35" (chord bearing N 36°51'40" E, 104.07 feet) to the POINT OF BEGINNING.

ALSO;

BOCA ROYAL EAST

A parcel of land being a portion of those lands according to Official Records Instrument 2014062918 of the Public Records of Sarasota County, Florida, lying in Sections 18 and 19, Township 40 South, Range 20 East, Sarasota County, Florida more particularly described as follows:

Beginning at the southwest corner of Section 18, Township 40 South, Range 20 East, Sarasota County, Florida; thence North 00°45'50" East, along the west line of the Southwest 1/4 of said Section 18, a distance of 2,651.17 feet to the northwest corner of said Southwest 1/4 of Section 18; thence N.00°36'40"E., along the west line of the Northwest 1/4 of said Section 18, a distance of 2,655.20 feet to the northwest corner of said Section 18; thence S.89°38'51"E., along the north line of the Northwest 1/4 of said Section 18, a distance of 2,092.37 feet; thence leaving said north line S.00°00'00"E., a distance of 414.55 feet; thence S.32°39'24"E., a distance of 159.81 feet; thence S.83°14'28"W., a distance of 274.84 feet; thence S.32°28'34"E., a distance of 365.15 feet; thence S.24°04'44"W., a distance of 375.32 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.17°42'12"W., a radial distance of 455.00 feet; thence Southeasterly along the arc, through a central angle of 59°53'24", a distance of 475.60 feet; thence along a line non-tangent to said curve, S.12°24'13"E., a distance of 351.33 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.76°50'51"W., a radial distance of 507.03 feet; thence Southerly along the arc, through a central angle of 43°59'49", a distance of 389.34 feet; thence along a line non-tangent to said curve, S.34°12'19"W., a distance of 90.38 feet; thence S.34°55'31"W., a distance of 422.97 feet; thence S.63°22'46"E., a distance of

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454.30 feet; thence S.49°42'48"E., a distance of 101.45 feet; thence S.22°34'03"E., a distance of 101.02 feet; thence S.20°03'25"E., a distance of 232.61 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.68°10'37"W., a radial distance of 900.00 feet; thence Southerly along the arc, through a central angle of 45°23'50", a distance of 713.10 feet; thence along a line non-tangent to said curve, S.61°06'42"E., a distance of 171.47 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.28°21'20"W., a radial distance of 545.08 feet; thence Southeasterly along the arc, through a central angle of 55°06'21", a distance of 524.25 feet; thence along a line non-tangent to said curve, S.07°06'47"E., a distance of 423.04 feet; thence continue Southerly along said line, a distance of 164.03 feet to a point of curve to the left having a radius of 227.13 feet and a central angle of 37°40'01"; thence Southeasterly along the arc a distance of 149.32 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.45°39'42"W., a radial distance of 2,072.08 feet; thence Southeasterly along the arc, through a central angle of 06°01'31", a distance of 217.91 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.44°11'34"W., a radial distance of 605.00 feet; thence Southeasterly along the arc, through a central angle of 31°18'52", a distance of 330.66 feet; thence along a line non-tangent to said curve, S.14°28'39"E., a distance of 195.78 feet; thence S.11°47'01"E., a distance of 113.15 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.82°41'03"W., a radial distance of 235.00 feet; thence Southerly along the arc, through a central angle of 45°53'09", a distance of 188.20 feet; thence along a line non-tangent to said curve, S.43°00'36"W., a distance of 788.64 feet; thence S.10°26'23"E., a distance of 600.46 feet; thence S.23°03'06"W., a distance of 1,367.66 feet; thence N.84°52'31"W., a distance of 722.42 feet; thence N.58°42'27"W., a distance of 666.92 feet; thence N.00°47'09"E., a distance of 135.53 feet; thence N.49°50'04"W., a distance of 178.34 feet; thence N.56°18'11"W., a distance of 190.18 feet; thence N.64°57'23"W., a distance of 166.26 feet; thence N.65°14'22"W., a distance of 167.94 feet; thence N.70°38'32"W., a distance of 189.13 feet; thence N.88°28'31"W., a distance of 211.61 feet; thence S.86°45'40"W., a distance of 125.61 feet; thence N.89°12'51"W., a distance of 30.00 feet; thence N.00°47'09"E., a distance of 54.02 feet; thence N.89°12'51"W., to west line of Northwest 1/4 of Section 19, Township 40 South, Range 20 East, Sarasota County, Florida, a distance of 170.03 feet; thence N.00°47'09"E., along said west line, a distance of 2,227.97 feet to the POINT OF BEGINNING.

AND ALSO;

WEST VILLAGES PARKWAY EXTENSION (WINCHESTER FLORIDA)

Commence at the southeast corner of Section 8, Township 40 South, Range 20 East, Sarasota County, Florida, said point also being the southwest corner of Tract 603, as depicted and recorded in Everly at Wellen Park, subdivision, Plat Book 57, Page 66 in the Public Records of Sarasota County, Florida, said point also being the POINT OF BEGINNING lying on a curve to the left, having a radius of 2135.00 feet and a chord which bears S.36°57'00"W. 97.61 feet; thence Southwesterly along the arc of said curve, through a central angle of 02°37'11", a distance of 97.62 feet; thence S.35°27'53"W., a distance of 941.78 feet; thence N.54°32'07"W., a distance of 130.00 feet; thence N.35°27'53"E., a distance of 941.98 feet to southeast corner of Tract 603 as depicted and recorded in Wellen Park Golf and Country Club, Phase 1A, subdivision, Plat Book 56, Page 75 of said Public Records, said point also being the beginning of a non-tangent curve to the right having a radius of 2265.00 feet, a chord which bears N.41°58'19"E., 499.99 feet, and a central angle of 12°40'25"; thence Northeasterly along the southeasterly line of said Tract 603 of said Wellen Park Golf and Country Club, Phase 1A, a distance of 501.01 feet to the south line of Tract 101 as depicted and recorded in Manasota Beach Ranchlands Plat No. 1, subdivision, Plat Book 55, Page 367 in said Public Records; thence S.41°41'28"E., along said southerly line a distance of 130.00 feet to the intersection with said Tract 603 of said Everly at Wellen Park, subdivision, said point also being the beginning of a non-tangent curve to the left having a radius of 2135.00 feet, a chord which bears S.43°17'04"W., 373.97 feet, and a central angle of 10°02'56"; thence Southwesterly along the northwesterly line of said Tract 603 and the arc of said curve, a distance of 374.45 feet to the POINT OF BEGINNING, being and lying in Sections 8, 9 and 17, Township 40 South, Range 20 East, Sarasota County, Florida

LESS AND EXCEPT:

Commence at the southeast corner of Section 8, Township 40 South, Range 20 East, Sarasota County, Florida, said point also being the southwest corner of Tract 603, as depicted and recorded in Everly at Wellen Park, subdivision, Plat Book 57, Page 66 in the Public Records of Sarasota County, Florida, said point also being the POINT OF BEGINNING; thence N.88°05'49"W., along the south line of Section 8, a distance of 158.99 feet to the southeast corner of Tract 603 as depicted and recorded in Wellen Park Golf and Country Club, Phase 1A, subdivision, Plat Book 56, Page 75 of said Public Records, said point also being the beginning of a non-tangent curve to the right having a radius of 2265.00 feet, a chord which bears N.42°05'31"E. 490.57 feet, and a central angle of 12°26'02"; thence Northeasterly along the southeasterly line of said Tract 603 of said Wellen Park Golf and Country Club, Phase 1A, a distance of 491.53 feet; to the south line of Tract 101 as depicted and recorded in Manasota Bach Ranchlands Plat No. 1, subdivision, Plat Book 55, Page 367 in said Public Records; thence S.41°41'29"E., along said southerly line a distance of 130.00 feet to the intersection with said Tract 603 of said Everly at Wellen Park, subdivision, said point also being the beginning of a non-tangent curve to the left having a radius of 2135.00 feet, a chord which bears S.43°17'04"W. 373.97 feet, and a central angle of 10°02'56"; thence Southwesterly along the arc of said curve, a distance of 374.45 feet to the POINT OF BEGINNING, being and lying in Sections 8 and 9, Township 40 South, Range 20 East, Sarasota County, Florida.

AND ALSO;

A parcel of land located in Sections 17, 18, 19, 20, and 21, Township 40 South, Range 20 East, Sarasota County, Florida, more particularly described as follows:

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Commencing at the northeast corner of Section 21, Township 40 South, Range 20 East; thence North 89°08'18" West, a distance of 257.03 feet along the north line of the Northeast Quarter of said Section 21 to the POINT OF BEGINNING and a point along the westerly right of way of South River Road; thence South 45°57'10" West, a distance of 2,512.42 feet along said right of way to the southeast corner of stormwater management parcel per said Instrument No. 2000163356; thence along the boundary of said parcel for the following fifteen (15) courses: (1) North 44°02'50" West, a distance of 339.35 feet; (2) South 45°57'10" West, a distance of 134.51 feet; (3) North 44°02'50" West, a distance of 446.63 feet; (4) South 45°57'10" West, a distance of 1,065.78 feet; (5) North 61°12'33" East, a distance of 95.75 feet; (6) North 87°43'01" East, a distance of 117.40 feet; (7) South 45°00'35" East, a distance of 149.83 feet; (8) South 26°34'18" East, a distance of 89.62 feet; (9) South 34°31'02" East, a distance of 49.50 feet; (10) North 68°55'13" East, a distance of 137.11 feet; (11) South 44°02'50" east, a distance of 145.92 feet; (12) North 45°57'10" East, a distance of 289.58 feet; (13) South 44°02'50" East, a distance of 75.21 feet; (14) South 45°57'10" West, a distance of 39.98 feet; (15) South 44°02'50" East, a distance of 123.85 feet returning to last said right of way; thence South 45°57'10" West, a distance of 549.95 feet along last said right of way; thence North 56°29'30" West, a distance of 1,725.40 feet; thence North 59°19'33" West, a distance of 1,950.73 feet; thence North 67°56'40" West, a distance of 1,826.95 feet; thence North 89°35'32" West, a distance of 691.19 feet; thence South 86°34'53" West, a distance of 1,084.68 feet; thence South 74°21'30" West, a distance of 1,642.49 feet; thence South 49°22'31" West, a distance of 1,581.32 feet; thence North 46°59'24" West, a distance of 718.14 feet to the easterly line of Boca Royale East – Phase 1 per said Instrument No. 2023083466; thence along said easterly line for the following fifteen (15) courses: (1) North 43°00'36" East, a distance of 596.17 feet to a point on a non-tangent curve; (2) along said non-tangent curve to the left, having a radius of 235.00 feet, a central angle of 45°53'09", an arc length of 188.20 feet, a chord of which bears North 15°37'39" East, a chord length of 183.21 feet to a non-tangent line; (3) North 11°47'01" West, a distance of 113.15 feet; (4) North 14°28'39" West, a distance of 195.78 feet to a point on a non-tangent curve; (5) along said non-tangent curve to the left, having a radius of 605.00 feet, a central angle of 31°18'52", an arc length of 330.66 feet, a chord of which bears North 30°09'02" West, a chord length of 326.56 feet to a point of compound curvature; (6) along said compound curve to the left, having a radius of 2072.08 feet, a central angle of 06°01'32", an arc length of 217.91 feet, a chord of which bears North 41°19'32" West, a chord length of 217.81 feet to a point of reverse curvature; (7) along said reverse curve to the right, having a radius of 227.13 feet, a central angle of 37°40'01", an arc length of 149.32 feet, a chord of which bears North 25°56'48" West, a chord length of 146.64 feet to a point of tangency; (8) thence North 07°06'47" West, a distance of 587.07 feet to a point on a non-tangent curve; (9) along said non-tangent curve to the left, having a radius of 545.08 feet, a central angle of 55°06'21", an arc length of 524.25 feet, a chord of which bears North 34°05'32" West, a chord length of 504.27 feet to a non-tangent line; (10) thence North 61°06'42" West, a distance of 171.47 feet to a point on a non-tangent curve; (11) along said non-tangent curve to the left, having a radius of 900.00 feet, a central angle of 45°23'50", an arc length of 713.10 feet, a chord of which bears North 00°52'32" East, a chord length of 694.59 feet to a non-tangent line; (12) thence North 20°03'25" West, a distance of 232.61 feet; (13) thence North 22°34'03" West, a distance of 101.02 feet; (14) thence North 49°42'48" West, a distance of 101.45 feet; (15) thence North 63°22'46" West, a distance of 454.30 feet to the easterly boundary of Parcel 2 per said Instrument No. 2023083467; thence along last said easterly line for the following ten (10) courses: (1) North 34°55'31" East, a distance of 422.97 feet; (2) North 34°12'19" East, a distance of 90.38 feet to a point on a non-tangent curve; (3) along said non-tangent curve to the left, having a radius of 507.03 feet, a central angle of 43°59'49", an arc length of 389.34 feet, a chord of which bears North 08°50'45" East, a chord length of 379.85 feet to a point on a non-tangent line; (4) North 12°24'13" West, a distance of 351.33 feet to a point of tangency; (5) along said tangent curve to the left, having a radius of 455.00 feet, a central angle of 59°53'24", an arc length of 475.60 feet, a chord of which bears North 42°21'04" West, a chord length of 454.24 feet to a non-tangent line; (6) North 24°04'44" East, a distance of 375.32 feet; (7) North 32°28'34" West, a distance of 365.15 feet; (8) North 83°14'28" East, a distance of 274.84 feet; (9) North 32°39'24" West, a distance of 159.81 feet; (10) North 00°00'00" East, a distance of 414.51 feet to the north line of the Northwest Quarter of Section 18; thence South 89°38'15" East, a distance of 582.51 feet along last said north line to the North Quarter corner of Section 18; thence South 89°38'34" East, a distance of 2,674.68 feet along the north line of the Northeast Quarter to the Northwest corner of Section 17; thence South 88°05'46" East, a distance of 5,336.32 feet along the north line of said Section 17 to northeast corner of said Section 17 and the westerly boundary of deed per said Instrument No. 2024128774, being a point on a non-tangent curve; thence along last said west and south boundary line for the following five (5) courses: (1) along said non-tangent curve to the left, having a radius of 2135.00 feet, a central angle of 02°47'35", an arc length of 104.08 feet, a chord of which bears South 36°51'28" West, a chord length of 104.07 feet to a point of tangency; (2) thence South 35°27'53" West, a distance of 935.32 feet; (3) thence South 54°32'07" East, a distance of 96.77 feet to a point of curvature; (4) along said tangent curve to the left, having a radius of 1,000.00 feet, a central angle of 17°13'23", an arc length of 300.60 feet, a chord of which bears South 63°08'49" East, a chord length of 299.47 feet to a point of tangency; (5) thence South 71°45'30" East, a distance of 257.26 feet to the east line of said Section 17; thence South 00°45'27" West, a distance of 4,158.34 feet along said east line to the northwest corner of Section 21; thence South 89°08'18" East, a distance of 2,642.50 feet along the north line of the Northwest Quarter of said Section 21 to the North Quarter corner of said Section 21; thence South 89°08'18" East, a distance of 2,387.04 feet along the north line of the Northeast Quarter of said Section 21 to the POINT OF BEGINNING;

Overall Parcel contains 10,253.58 acres, more or less.

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West Villages Improvement District

Unit of Development No. 1

Third Amendment to 2017 Plan of Improvements

June 12, 2026



Prepared for:
West Villages Improvement District
2501 A Burns Rd
Palm Beach Gardens, FL 33410
Phone: 941.244.2703

Submittal to: West Villages Improvement District

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Palm Beach Gardens, FL 33410
Phone: 941.244.2703

Prepared by:
Stantec Consulting Services Inc.
777 S Harbour Island Blvd, Suite 600
Tampa, FL 33602
Phone: 813.242.9302

Project/File: 238202292

1 Purpose and Scope

The purpose of this Third Amendment to the Unit No. 1 Plan of Improvements prepared by Stantec Consulting Services Inc. on June 19, 2017, as amended by the First Amendment by Dewberry Engineers on July 14, 2022, as amended by the Second Amendment prepared by Dewberry Engineers on March 7, 2025, is to revise and update the Unit 1 area and boundary. The new area will be 10,253.58 acres. An updated sketch and legal description for the revised Unit of Development No. 1 boundary is included in Appendix A1. There are no additional changes to the original Engineer's.

A handwritten signature in blue ink, appearing to read 'G. Licari', is positioned above the printed name.

Giacomo Licari, P.E.

Florida Registration No. 72415

Exhibits



Appendix A - Exhibits

A.1 Unit 1 – Sketch & Legal Description



WEST VILLAGES IMPROVEMENT DISTRICT UNIT 1 BOUNDARY



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EXHIBIT OF
WEST VILLAGES IMPROVEMENT DISTRICT, UNIT 1
TOWNSHIPS 39 & 40 SOUTH, RANGE 20 EAST,
SARASOTA COUNTY, FLORIDA



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DESCRIPTION: WEST VILLAGES IMPROVEMENT DISTRICT UNIT 1 BOUNDARY

PARCEL "A"

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

That portion of the Southeast Quarter of Section 34, lying West of the Myakka River, South of the South line of lands described in Official Record Instrument No. 2000002794, Public Records of Sarasota County, Florida (River Road Office Park, Inc.), and easterly of the maintained right of way line of a paved road running from River Road to the South line of the Northeast Quarter of said Section 34, (Old River Road), less and except the following:

That portion described in Official Record Instrument No. 1999111833, Public Records of Sarasota County, Florida, (Right of Way for County Road #777).

All of Section 35 lying West of the Myakka River.

LANDS LOCATED IN TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

All of Section 3, lying easterly of the maintained right of way line of County Road No. 777 (South River Road), less and except the following:

That portion conveyed in Order of Taking recorded in Official Record Book 2679, Page2750-2754, of the Public Records of Sarasota County, Florida (County Road No 777);

All of Section 10, lying easterly of the maintained right of way line of County Road No. 777 (South River Road).

ALSO;

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

All of Section 31, less and except the following:
Right-of-way of U. S. Highway # 41 (State Road # 45).

All of Section 32, less and except the following:
Right-of-way of U. S. Highway # 41 (State Road # 45);
A portion of lands described in Official Records Book 1571, Page 2172 of the Public Records of Sarasota County, Florida, further described as follows:

Commence at the southeast corner of Section 32; thence N.00°30'20"E. along the east line of said Section 32, a distance of 1,403.73 feet to the POINT OF BEGINNING; thence N.89°29'35"W., a distance of 410.09 feet; thence N.00°30'25"E., a distance of 3,763.88 feet to the point of curvature of a non-tangent curve to the right, having a radius of 5,603.58 feet and a central angle of 01°13'57"; thence Easterly along the arc of said curve, a distance of 120.55 feet, said curve having a chord bearing and distance of S.84°00'58"E., 120.54 feet, to the point of tangency of said curve; thence S.00°30'25"W., a distance of 1,315.78 feet; thence S.89°29'35"E., a distance of 290.03 feet to said east line of Section 32; thence S.00°30'20"W. along said east line, a distance of 2,436.60 feet to the POINT OF BEGINNING.

LANDS LOCATED IN TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

That portion of Section 3, lying westerly of the maintained Right-of-way line of County Road #777 (South River Road), less and except the following:

That portion conveyed in Official Record Instrument No. 2000002794 of the Public Records of Sarasota County, Florida, (River Road Office Park, Inc.);

All of Section 4, Less and except the following:
That portion described in Official Record Instrument No. 2000002794, of the Public Records of Sarasota County, Florida, (River Road Office Park, Inc.).

All of Section 5.

All of Section 6.

All of Section 7.

All of Section 8.

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All of Section 9.

That portion of Section 10, lying westerly of the maintained right-of-way for County Road # 777 (South River Road)

ALSO;

PARCEL "C"

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

All of Section 29, less and except the following:

The Easterly 1670.80 feet thereof as measured perpendicular to the East line of said Section 29; Right-of-way for U.S. Highway #41 (State Road #45).

All of Section 30, less and except the following:

Right-of-way for U.S. Highway #41 (State Road #45);

That portion conveyed to Florida Power and Light Company consisting of approximately 4.66 acres in the SW1/4 as described in Official Record Book 1036, Page 802, Public Records of Sarasota County, Florida;

That portion lying West of lands described in Official Record Book 1036, Page 802, South of the westerly extension of the North line of said lands described in Official Records Book 1036, Page 802, and North of the northerly Right-of-way line of U.S. Highway #41.

ALSO;

PARCEL D-1

A Parcel of Land lying in Sections 21, 28, 29, 32 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the Northeast Corner of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.03°31'33"E., a distance of 648.44 feet to a point on the Southwesterly Right of Way Line of West River Road, (County Road #777) per Florida Department of Transportation Right of Way Map, Section 17502- 2902, Road Plat Book 2, Page 44; thence along said Southwesterly Right of Way Line of West River Road the following Five (5) courses and distances: (1) S.33°54'28"E., a distance of 130.46 feet; (2) thence S.36°46'13"E., a distance of 100.00 feet; (3) thence S.39°37'57"E., a distance of 200.25 feet; (4) thence S.36°46'13"E., a distance of 392.99 feet; (5) thence S.36°46'13"E., a distance of 625.17 feet to a point on the Easterly line of the Westerly 883.58 feet of Section 28, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.02°48'38"E., along the Easterly Line of the Westerly 883.58 feet of said Section 29, and its southerly extension, a distance of 5003.37 feet to a point on the Northerly Right of Way Line of U.S. Highway No. 41, (State Road No. 45) per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the left having a radius of 5791.58 feet, a central angle of 18°04'29", a chord bearing of N.80°36'08"W., and a chord length of 1819.46 feet; thence along the arc of said curve an arc length of 1827.03 feet to the end of said curve; thence continue along said Northerly Right of Way Line of U.S. Highway No. 41 following four (4) courses and distances: (1) N.67°02'13"W., a distance of 40.90 feet; (2) thence N.89°30'05"W., a distance of 50.02 feet; (3) thence S.72°44'31"W., a distance of 52.35 feet; (4) thence N.89°38'31"W., a distance of 639.57 feet to a point on the Westerly Line of the Easterly 1670.80 feet of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.02°48'38"W., along the Westerly Line of the Easterly 1670.80 feet of said Section 29, a distance of 5223.69 feet to a point on the North Line of said Section 29, Township 39 South, Range 20 East; thence S.89°37'21"E., along said North Line of Section 29, a distance of 1673.39 feet to the POINT OF BEGINNING.

ALSO;

PARCEL D-3

A Parcel of Land lying in Sections 32 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

COMMENCE at the Northeast Corner of Section 32, Township 39 South, Range 20 East, Sarasota County Florida; thence S.00°30'20"W., along the East Line of said Section 32, a distance of 200.54 feet to a point on the Southerly Right of Way Line of U.S. Highway No.41 (State Road No. 45), per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the left having a radius of 5603.58 feet, a central angle of 02°59'30", a chord bearing of N.81°54'15"W., and a chord length of 292.55 feet; thence along the arc of said curve and the Southerly Right of Way of said U.S. Highway No. 41, an arc length of 292.59 feet to the POINT OF BEGINNING, same being a point on the East Line of a 120 foot wide perpetual Non-Exclusive easement as recorded in Official Records Book 2785, Page 641, per Public Records of Sarasota County Florida; thence S.00°30'25"W., along the East Line of said 120 foot wide perpetual Non-Exclusive easement, a distance of 1315.78 feet to a point on the Northerly Line of Lands of Manatee Community College described in Official Records Book 1571, Page 2172, per Public Records of Sarasota County, Florida; thence S.89°29'35"E., along said Northerly Line of Manatee Community

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College a distance of 999.96 feet to a point on the West Line of a 200 foot wide Access Easement per Official Records Book 1571, Pages 2172 through 2175 and Official Records Book 2389, Pages 528 through 530 per Public Records of Sarasota County, Florida; thence N.00°30'25"E., along the West Line of said 200 foot Wide Access Easement, a distance of 1109.46 feet to a point on said Southerly Right of Way of U.S. Highway No.41, same being a point on a curve to the left having a radius of 5597.58 feet, a central angle of 04°30'38", a chord bearing of N.75°11'44"W., and a chord length of 440.55 feet; thence along the arc of said curve and said Southerly Right of Way an arc length of 440.66 feet to the end of said curve; thence N.12°32'57"E., a distance of 6.00 feet to the point of curvature of a curve to the left having a radius of 5603.58 feet, a central angle of 05°56'57", a chord bearing of N.80°25'31"W., and a chord length of 581.58 feet; thence along the arc of said curve an arc length of 581.84 feet to the POINT OF BEGINNING.

ALSO;

PARCEL "E"

A Parcel of Land lying in Sections 28 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

COMMENCE at the Southwest Corner of Section 28, Township 39 South, Range 20 East; thence S.89°44'12"E., along the South Line of said Section 28, a distance of 884.85 feet to the POINT OF BEGINNING, same being a point on the Easterly Line of the Westerly 883.58 feet of Section 28, Township 39 South, Range 20 East; thence S.02°48'38"E., along said Easterly Line of the Westerly 883.58 feet, a distance of 227.61 feet to a point on the Northerly Right of Way Line of U.S. Highway No. 41, (State Road No. 45) per Florida Department of Transportation Right of Way Map, Section 17010-2508; thence EAST, a distance of 3489.12 feet to a point on the Westerly Right of Way Line of West River Road, (County Road #777) per Florida Department of Transportation Right of Way Map, Section 17502-2902, Road Plat Book 2, Page 44; thence N.36°46'13"W., along said Westerly Right of Way Line of West River Road, a distance of 6238.56 feet; to a point on the Easterly Line of the Westerly 883.58 feet of Section 28; thence S.02°48'38"E., along said Easterly Line of the Westerly 883.58 feet of Section 28, a distance of 4775.76 feet to the POINT OF BEGINNING.

ALSO;

PARCEL F-1

A Parcel of Land lying in Section 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows: COMMENCE at the East Quarter Corner of Section 33, Township 39 South, Range 20 East, Sarasota County Florida; thence S.00°16'02"W., along the East line of said Section 33, a distance of 289.08 feet to a point on the Southerly Right of Way Line of U.S. Highway No.41, (State Road No. 45), per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the right having a radius of 3011.73 feet, a central angle of 24°58'49", a chord bearing of N.66°51'56"W., and a chord length of 1032.71 feet; thence along the arc of said curve and said Southerly Right of Way of U.S. No. 41, an arc length of 1313.08 feet to the point of tangency of said curve; thence N.54°22'31"W., along said Southerly Right of Way, a distance of 66.57 feet to the POINT OF BEGINNING, same being the Northwest corner of Lands described in Official Records Instrument #1998166153, per Public Records of Sarasota County, Florida; thence along the Westerly line of said Lands described in Official Records Instrument #1998166153 the following three (3) courses and distances: (1) S.35°37'26"W., a distance of 161.93 feet to the point of curvature of a curve to the right having a radius of 559.97 feet, a central angle of 29°49'56", a chord bearing of S.50°32'24"W., and a chord length of 288.28 feet; (2) thence along the arc of said curve an arc length of 291.56 feet to the end of said curve; (3) thence S.00°01'27"W., a distance of 1074.23 feet; thence N.48°24'50"W., leaving said Westerly Line, a distance of 2914.38 feet to the Northeast corner of Lands described as Manatee Community College per Official Records Book 1571, Page 2172, same being the point of curvature of a curve to the left having a radius of 4577.37 feet, a central angle of 06°20'23", a chord bearing of N.60°40'02"W., and a chord length of 506.22 feet; thence along the arc of said curve and Northerly Line of Lands described as Manatee Community College, an arc length of 506.48 feet to the end of said curve, same being the Southeast corner of lands described in Official Records Book 2389, Page 529, Public Records of Sarasota County, Florida; thence N.65°18'18"E., along the Easterly Line of said lands described in Official Records Book 2389, Page 529, a distance of 188.09 feet; thence continue N.00°00'19"W., along said Easterly Line, a distance of 144.96 feet to the Northeast corner of said Lands; thence N.65°21'46"W along the Northerly Line of said Lands, a distance of 400.68 feet to the Northwest corner of said Lands, same being a point on the Easterly Line of a 200 foot wide Access Easement per Official Records Book 1571, Pages 2172 through 2175 and Official Records Book 2389, Pages 528 through 530, Public Records of Sarasota County, Florida; thence N.00°30'25"E., along the Easterly Line of said 200 foot wide Access Easement, a distance of 786.89 feet to the Southerly Right of Way of U.S. No. 41,(State Road No. 45), same being a point on a curve to the right having a radius of 5597.58 feet, a central angle of 03°08'33", a chord bearing of S.69°13'16"E., and a chord length of 306.97 feet; thence along the arc of said curve an arc length of 307.01 feet to the end of said curve; thence continue along said Southerly Right of Way Line the following fourteen (14) courses and distances: (1) S.22°19'13"W., a distance of 10.00 feet to a point on a curve to the right having a radius of 5587.58 feet, a central angle of 00°45'15", a chord bearing of S.67°16'21"E., and a chord length of 73.55 feet; (2) thence along the arc of said curve an arc length of 73.55 feet to the end of said curve; (3) thence N.23°06'16"E., a distance of 10.00 feet to a point on a curve to the right having a radius of 5597.58 feet, a central angle of 08°17'44", a chord bearing of S.62°44'52"E., and a chord length of 809.74 feet;(4) thence along the arc of said curve an arc length of 810.45 feet to the end of said curve; (5) thence S.31°08'57"W., a distance of 10.00 feet to a point on a curve to the right having a

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radius of 5587.58 feet, a central angle of 00°45'12", a chord bearing of S.58°13'22"E., and a chord length of 73.47 feet; (6) thence along the arc of said curve an arc length of 73.47 feet to the end of said curve; (7) thence N.32°24'25"E., a distance of 10.00 feet to a point on a curve to the right having a radius of 5597.58 feet, a central angle of 03°28'13", a chord bearing of S.56°06'38"E., and a chord length of 338.98 feet; (8) thence along the arc of said curve an arc length of 339.03 feet to the end of said curve; (9) thence S.56°35'34"E.; a distance of 155.08 feet; (10) thence S.54°22'31"E., a distance of 1102.52 feet; (11) thence S.51°00'40"E., a distance of 101.66 feet; (12) thence S.54°20'43"E., a distance of 199.02 feet; (13) thence S.48°43'03"E., a distance of 100.71 feet; (14) thence S.54°22'31"E., a distance of 447.75 feet to the POINT OF BEGINNING.

ALSO;

PARCEL F-2

A Parcel of Land lying in Sections 33 and 34, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the East Quarter Corner of Section 33, Township 39 South, Range 20 East, Sarasota County Florida; thence S.00°16'02"W., along the East line of said Section 33, a distance of 81.44 feet to a point on the Northerly Right of Way Line of U.S. Highway No.41,(State Road No. 45), per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the right having a radius of 2807.73 feet, a central angle of 24°13'02", a chord bearing of N.66°29'02"W., and a chord length of 1177.92 feet; thence along the arc of said curve and said Northerly Right of Way Line of U.S. Highway No.41, an arc length of 1186.74 feet to the point of tangency of said curve; thence continue along said Northerly Right of Way Line of U.S. Highway No. 41, the following Ten (10) courses and distances: (1) N.54°22'31"W., a distance of 2172.53 feet to the point of curvature of a curve to the left having a radius of 5791.58 feet, a central angle of 03°43'16", a chord bearing of N.56°14'10"W., and a chord length of 376.08 feet; (2) thence along the arc of said curve an arc length of 376.14 feet to the end of said curve; (3) thence N.31°53'06"E., a distance of 16.00 feet to a point on a curve to the left having a radius of 5807.58 feet, a central angle of 00°30'09", a chord bearing of N.58°20'53"W., and a chord length of 50.95 feet; (4) thence along the arc of said curve an arc length of 50.95 feet to the end of said curve; (5) thence S.31°21'44"W., a distance of 16.00 feet to a point on a curve to the left having a radius of 5791.58 feet, a central angle of 08°17'48", a chord bearing of N.62°44'51"W., and a chord length of 837.92 feet; (6) thence along the arc of said curve an arc length of 838.65 feet to the end of said curve; (7) thence N.23°06'15"E., a distance of 16.00 feet to a point on a curve to the left having a radius of 5807.58 feet, a central angle of 00°45'12", a chord bearing of N.67°16'21"W., and a chord length of 76.37 feet; (8) thence along the arc of said curve an arc length of 76.37 feet to the end of said curve; (9) thence S.22°21'03"W., a distance of 16.00 feet to a point on a curve to the left having a radius of 5791.58 feet, a central angle of 03°54'56", a chord bearing of N.69°36'26"W., and a chord length of 395.72 feet; (10) thence along the arc of said curve an arc length of 395.79 feet to the end of said curve; thence N.90°00'00"E., leaving said Northerly Right of Way Line of U.S. Highway No.41, a distance of 3489.12 feet to a point on the Southwesterly Right of Way Line of West River Road (County Road #777), per Florida Department of Transportation Right of Way Map, Section 17502-2902, Plat Book 2, Page 44; thence S.36°46'13"E., along the Southeasterly Right of Way Line of said River Road, a distance of 2225.56 feet; thence N.89°48'07"W., leaving said Southerly Right of Way Line, a distance of 421.78 feet to a point on the East Line of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.00°58'25"W., along the East Line of said Section 33, a distance of 659.46 feet to the POINT OF BEGINNING.

ALSO;

PARCEL "H"

A portion of Sections 33 and 34, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the Southeast corner of Section 32, Township 39 South, Range 20 East; thence N.00°30'20"E., along the East line of said Section 32, a distance of 1,403.73 feet to the south boundary line of lands described in Official Records Book 1571 at Page 2172, of the Public Records of Sarasota County, Florida; thence along said south boundary line and the east boundary line of said lands described in Official Records Book 1571, at Page 2172 the following two (2) courses: (1) S.89°29'35"E., a distance of 1550.12 feet; (2) thence N.00°30'25"E., a distance of 2062.70 feet to the Northeast corner of said lands; thence S.48°24'50"E., a distance of 2914.38 feet to the Southwest corner of lands described in Official Records Instrument 1998166154, of the Public Records Sarasota County, Florida; thence along the boundary of said lands described in Official Records Instrument 1998166154 the following three (3) courses: (1) S.89°58'33"E., a distance 676.50 feet; (2) thence N.00°01'27"E., a distance of 752.33 feet; (3) thence N.28°06'22"E., a distance of 362.06 feet to a point on the southerly right of way line of U.S. Highway No. 41, as per Florida Department of Transportation Right of Way Map, Section 17010-2508, said point being on a curve concave to the northeast and having a radius of 3011.73 feet, a central angle of 14°28'18", a chord bearing of S.72°07'12"E. and a chord distance of 758.67 feet; thence in an easterly direction, along the arc of said curve, an arc distance of 760.69 feet to a point on the West line of Section 34, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.00°16'02"W., along the West line of said Section 34, and leaving said southerly right of way line, a distance of 379.82 feet; thence S.89°37'27"E., a distance of 1329.90 feet to a point on the westerly right of way line of County Road #777 (South River Road) as per Florida Department of Transportation Right of Way Map, Section 17550-2601; thence along said westerly right of way line, the following six (6) courses; (1) S.00°07'30"W., a distance of 5.48 feet; (2) thence S.89°23'52"E., a distance of 9.74 feet; (3) thence

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S.36°39'07"E., a distance of 64.18 feet to the point of curvature of a circular curve to the right, having a radius of 5599.32 feet, a central angle of 02°00'54", a chord bearing of S.35°38'40"E. and a chord distance of 196.90 feet; (4) thence southeasterly, along the arc of said curve, an arc distance of 196.91 feet to the end of said curve; (5) thence N.55°21'47"E., radial to the last described curve, a distance of 20.00 feet to a point on a curve concentric with the last described curve and having a radius of 5619.32 feet, a central angle of 15°31'30", a chord bearing of S.26°52'28"E. and a chord distance of 1517.98 feet; (6) thence in a southerly direction along the arc of said curve, an arc distance of 1522.64 feet to the Northeast corner of lands described in Official Records Instrument 2000002794, of the Public Records Sarasota County, Florida; thence S.78°41'04"W., along the northerly line of said lands described in Official Records Instrument 2000002794, a distance of 2240.20 feet to the Southeast corner of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.89°39'52"W., along the South line of said Section 33, a distance of 5318.90 feet to the POINT OF BEGINNING.

ALSO;

PARCEL ORI 2017060110 (aka DIOCESE PARCEL)

A portion of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

Commence at the East Quarter corner of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida (DNR certified corner record #4526); thence S.00°14'28"W., along the East line of the Southeast Quarter of said Section 33, a distance of 289.02 feet to a point on the southerly right of way line of U.S. Highway No. 41 (State Road No. 45) (204 feet wide), same being a point on a curve to the right, having: a radius of 3011.73 feet, a central angle of 14°28'16", a chord bearing of N.72°08'43"W. and a chord length of 758.65 feet; thence along said southerly right of way line, along the arc of said curve, an arc length of 760.67 feet to the POINT OF BEGINNING; thence S.28°04'55"W., leaving said southerly right of way line, a distance of 362.11 feet; thence SOUTH, a distance of 752.37 feet; thence WEST, a distance of 676.53 feet; thence NORTH, a distance of 1074.28 feet to a point on a curve to the left, having: a radius of 560.00 feet, a central angle of 29°49'56", a chord bearing of N.50°30'57"E. and a chord length of 288.29 feet; thence along the arc of said curve, an arc length of 291.58 feet to the point of tangency of said curve; thence N.35°35'59"E., a distance of 161.97 feet to a point on said southerly right of way line of U.S. Highway No. 41; thence S.54°24'01"E., along said southerly right of way line, a distance of 66.57 feet to the point of curvature of a curve to the left, having: a radius of 3011.73 feet, a central angle of 10°30'33", a chord bearing of S.59°39'18"E. and a chord length of 551.64 feet; thence continue along said southerly right of way line, along the arc of said curve, an arc length of 552.42 feet to the POINT OF BEGINNING.

ALSO;

ESPLANADE AT WELLEN PARK

A parcel of land lying in Section 17, Township 40 South, Range 20 East, Sarasota County, Florida and being more particularly described as follows:

Begin at the Northwest corner of said Section 16, thence along the West boundary of said Section 16, S 00°46'22" W, a distance of 1117.01 feet; thence N 71°45'30" W, a distance of 256.95 feet; thence northwesterly, 300.60 feet along the arc of a tangent curve to the right having a radius of 1000.00 feet and a central angle of 17°13'23" (chord bearing N 63°08'49" W, 299.47 feet); thence N 54°32'07" W, a distance of 96.77 feet; thence N 35°27'53" E, a distance of 935.32 feet; thence northeasterly, 104.08 feet along the arc of a tangent curve to the right having a radius of 2135.00 feet and a central angle of 02°47'35" (chord bearing N 36°51'40" E, 104.07 feet) to the POINT OF BEGINNING.

ALSO;

BOCA ROYAL EAST

A parcel of land being a portion of those lands according to Official Records Instrument 2014062918 of the Public Records of Sarasota County, Florida, lying in Sections 18 and 19, Township 40 South, Range 20 East, Sarasota County, Florida more particularly described as follows:

Beginning at the southwest corner of Section 18, Township 40 South, Range 20 East, Sarasota County, Florida; thence North 00°45'50" East, along the west line of the Southwest 1/4 of said Section 18, a distance of 2,651.17 feet to the northwest corner of said Southwest 1/4 of Section 18; thence N.00°36'40"E., along the west line of the Northwest 1/4 of said Section 18, a distance of 2,655.20 feet to the northwest corner of said Section 18; thence S.89°38'51"E., along the north line of the Northwest 1/4 of said Section 18, a distance of 2,092.37 feet; thence leaving said north line S.00°00'00"E., a distance of 414.55 feet; thence S.32°39'24"E., a distance of 159.81 feet; thence S.83°14'28"W., a distance of 274.84 feet; thence S.32°28'34"E., a distance of 365.15 feet; thence S.24°04'44"W., a distance of 375.32 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.17°42'12"W., a radial distance of 455.00 feet; thence Southeasterly along the arc, through a central angle of 59°53'24", a distance of 475.60 feet; thence along a line non-tangent to said curve, S.12°24'13"E., a distance of 351.33 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.76°50'51"W., a radial distance of 507.03 feet; thence Southerly along the arc, through a central angle of 43°59'49", a distance of 389.34 feet; thence along a line non-tangent to said curve, S.34°12'19"W., a distance of 90.38 feet; thence S.34°55'31"W., a distance of 422.97 feet; thence S.63°22'46"E., a distance of

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454.30 feet; thence S.49°42'48"E., a distance of 101.45 feet; thence S.22°34'03"E., a distance of 101.02 feet; thence S.20°03'25"E., a distance of 232.61 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.68°10'37"W., a radial distance of 900.00 feet; thence Southerly along the arc, through a central angle of 45°23'50", a distance of 713.10 feet; thence along a line non-tangent to said curve, S.61°06'42"E., a distance of 171.47 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.28°21'20"W., a radial distance of 545.08 feet; thence Southeasterly along the arc, through a central angle of 55°06'21", a distance of 524.25 feet; thence along a line non-tangent to said curve, S.07°06'47"E., a distance of 423.04 feet; thence continue Southerly along said line, a distance of 164.03 feet to a point of curve to the left having a radius of 227.13 feet and a central angle of 37°40'01"; thence Southeasterly along the arc a distance of 149.32 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.45°39'42"W., a radial distance of 2,072.08 feet; thence Southeasterly along the arc, through a central angle of 06°01'31", a distance of 217.91 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.44°11'34"W., a radial distance of 605.00 feet; thence Southeasterly along the arc, through a central angle of 31°18'52", a distance of 330.66 feet; thence along a line non-tangent to said curve, S.14°28'39"E., a distance of 195.78 feet; thence S.11°47'01"E., a distance of 113.15 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.82°41'03"W., a radial distance of 235.00 feet; thence Southerly along the arc, through a central angle of 45°53'09", a distance of 188.20 feet; thence along a line non-tangent to said curve, S.43°00'36"W., a distance of 788.64 feet; thence S.10°26'23"E., a distance of 600.46 feet; thence S.23°03'06"W., a distance of 1,367.66 feet; thence N.84°52'31"W., a distance of 722.42 feet; thence N.58°42'27"W., a distance of 666.92 feet; thence N.00°47'09"E., a distance of 135.53 feet; thence N.49°50'04"W., a distance of 178.34 feet; thence N.56°18'11"W., a distance of 190.18 feet; thence N.64°57'23"W., a distance of 166.26 feet; thence N.65°14'22"W., a distance of 167.94 feet; thence N.70°38'32"W., a distance of 189.13 feet; thence N.88°28'31"W., a distance of 211.61 feet; thence S.86°45'40"W., a distance of 125.61 feet; thence N.89°12'51"W., a distance of 30.00 feet; thence N.00°47'09"E., a distance of 54.02 feet; thence N.89°12'51"W., to west line of Northwest 1/4 of Section 19, Township 40 South, Range 20 East, Sarasota County, Florida, a distance of 170.03 feet; thence N.00°47'09"E., along said west line, a distance of 2,227.97 feet to the POINT OF BEGINNING.

AND ALSO;

WEST VILLAGES PARKWAY EXTENSION (WINCHESTER FLORIDA)

Commence at the southeast corner of Section 8, Township 40 South, Range 20 East, Sarasota County, Florida, said point also being the southwest corner of Tract 603, as depicted and recorded in Everly at Wellen Park, subdivision, Plat Book 57, Page 66 in the Public Records of Sarasota County, Florida, said point also being the POINT OF BEGINNING lying on a curve to the left, having a radius of 2135.00 feet and a chord which bears S.36°57'00"W. 97.61 feet; thence Southwesterly along the arc of said curve, through a central angle of 02°37'11", a distance of 97.62 feet; thence S.35°27'53"W., a distance of 941.78 feet; thence N.54°32'07"W., a distance of 130.00 feet; thence N.35°27'53"E., a distance of 941.98 feet to southeast corner of Tract 603 as depicted and recorded in Wellen Park Golf and Country Club, Phase 1A, subdivision, Plat Book 56, Page 75 of said Public Records, said point also being the beginning of a non-tangent curve to the right having a radius of 2265.00 feet, a chord which bears N.41°58'19"E., 499.99 feet, and a central angle of 12°40'25"; thence Northeasterly along the southeasterly line of said Tract 603 of said Wellen Park Golf and Country Club, Phase 1A, a distance of 501.01 feet to the south line of Tract 101 as depicted and recorded in Manasota Beach Ranchlands Plat No. 1, subdivision, Plat Book 55, Page 367 in said Public Records; thence S.41°41'28"E., along said southerly line a distance of 130.00 feet to the intersection with said Tract 603 of said Everly at Wellen Park, subdivision, said point also being the beginning of a non-tangent curve to the left having a radius of 2135.00 feet, a chord which bears S.43°17'04"W., 373.97 feet, and a central angle of 10°02'56"; thence Southwesterly along the northwesterly line of said Tract 603 and the arc of said curve, a distance of 374.45 feet to the POINT OF BEGINNING, being and lying in Sections 8, 9 and 17, Township 40 South, Range 20 East, Sarasota County, Florida

LESS AND EXCEPT:

Commence at the southeast corner of Section 8, Township 40 South, Range 20 East, Sarasota County, Florida, said point also being the southwest corner of Tract 603, as depicted and recorded in Everly at Wellen Park, subdivision, Plat Book 57, Page 66 in the Public Records of Sarasota County, Florida, said point also being the POINT OF BEGINNING; thence N.88°05'49"W., along the south line of Section 8, a distance of 158.99 feet to the southeast corner of Tract 603 as depicted and recorded in Wellen Park Golf and Country Club, Phase 1A, subdivision, Plat Book 56, Page 75 of said Public Records, said point also being the beginning of a non-tangent curve to the right having a radius of 2265.00 feet, a chord which bears N.42°05'31"E. 490.57 feet, and a central angle of 12°26'02"; thence Northeasterly along the southeasterly line of said Tract 603 of said Wellen Park Golf and Country Club, Phase 1A, a distance of 491.53 feet; to the south line of Tract 101 as depicted and recorded in Manasota Bach Ranchlands Plat No. 1, subdivision, Plat Book 55, Page 367 in said Public Records; thence S.41°41'29"E., along said southerly line a distance of 130.00 feet to the intersection with said Tract 603 of said Everly at Wellen Park, subdivision, said point also being the beginning of a non-tangent curve to the left having a radius of 2135.00 feet, a chord which bears S.43°17'04"W. 373.97 feet, and a central angle of 10°02'56"; thence Southwesterly along the arc of said curve, a distance of 374.45 feet to the POINT OF BEGINNING, being and lying in Sections 8 and 9, Township 40 South, Range 20 East, Sarasota County, Florida.

AND ALSO;

A parcel of land located in Sections 17, 18, 19, 20, and 21, Township 40 South, Range 20 East, Sarasota County, Florida, more particularly described as follows:

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SARASOTA COUNTY, FLORIDA



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Commencing at the northeast corner of Section 21, Township 40 South, Range 20 East; thence North 89°08'18" West, a distance of 257.03 feet along the north line of the Northeast Quarter of said Section 21 to the POINT OF BEGINNING and a point along the westerly right of way of South River Road; thence South 45°57'10" West, a distance of 2,512.42 feet along said right of way to the southeast corner of stormwater management parcel per said Instrument No. 2000163356; thence along the boundary of said parcel for the following fifteen (15) courses: (1) North 44°02'50" West, a distance of 339.35 feet; (2) South 45°57'10" West, a distance of 134.51 feet; (3) North 44°02'50" West, a distance of 446.63 feet; (4) South 45°57'10" West, a distance of 1,065.78 feet; (5) North 61°12'33" East, a distance of 95.75 feet; (6) North 87°43'01" East, a distance of 117.40 feet; (7) South 45°00'35" East, a distance of 149.83 feet; (8) South 26°34'18" East, a distance of 89.62 feet; (9) South 34°31'02" East, a distance of 49.50 feet; (10) North 68°55'13" East, a distance of 137.11 feet; (11) South 44°02'50" east, a distance of 145.92 feet; (12) North 45°57'10" East, a distance of 289.58 feet; (13) South 44°02'50" East, a distance of 75.21 feet; (14) South 45°57'10" West, a distance of 39.98 feet; (15) South 44°02'50" East, a distance of 123.85 feet returning to last said right of way; thence South 45°57'10" West, a distance of 549.95 feet along last said right of way; thence North 56°29'30" West, a distance of 1,725.40 feet; thence North 59°19'33" West, a distance of 1,950.73 feet; thence North 67°56'40" West, a distance of 1,826.95 feet; thence North 89°35'32" West, a distance of 691.19 feet; thence South 86°34'53" West, a distance of 1,084.68 feet; thence South 74°21'30" West, a distance of 1,642.49 feet; thence South 49°22'31" West, a distance of 1,581.32 feet; thence North 46°59'24" West, a distance of 718.14 feet to the easterly line of Boca Royale East – Phase 1 per said Instrument No. 2023083466; thence along said easterly line for the following fifteen (15) courses: (1) North 43°00'36" East, a distance of 596.17 feet to a point on a non-tangent curve; (2) along said non-tangent curve to the left, having a radius of 235.00 feet, a central angle of 45°53'09", an arc length of 188.20 feet, a chord of which bears North 15°37'39" East, a chord length of 183.21 feet to a non-tangent line; (3) North 11°47'01" West, a distance of 113.15 feet; (4) North 14°28'39" West, a distance of 195.78 feet to a point on a non-tangent curve; (5) along said non-tangent curve to the left, having a radius of 605.00 feet, a central angle of 31°18'52", an arc length of 330.66 feet, a chord of which bears North 30°09'02" West, a chord length of 326.56 feet to a point of compound curvature; (6) along said compound curve to the left, having a radius of 2072.08 feet, a central angle of 06°01'32", an arc length of 217.91 feet, a chord of which bears North 41°19'32" West, a chord length of 217.81 feet to a point of reverse curvature; (7) along said reverse curve to the right, having a radius of 227.13 feet, a central angle of 37°40'01", an arc length of 149.32 feet, a chord of which bears North 25°56'48" West, a chord length of 146.64 feet to a point of tangency; (8) thence North 07°06'47" West, a distance of 587.07 feet to a point on a non-tangent curve; (9) along said non-tangent curve to the left, having a radius of 545.08 feet, a central angle of 55°06'21", an arc length of 524.25 feet, a chord of which bears North 34°05'32" West, a chord length of 504.27 feet to a non-tangent line; (10) thence North 61°06'42" West, a distance of 171.47 feet to a point on a non-tangent curve; (11) along said non-tangent curve to the left, having a radius of 900.00 feet, a central angle of 45°23'50", an arc length of 713.10 feet, a chord of which bears North 00°52'32" East, a chord length of 694.59 feet to a non-tangent line; (12) thence North 20°03'25" West, a distance of 232.61 feet; (13) thence North 22°34'03" West, a distance of 101.02 feet; (14) thence North 49°42'48" West, a distance of 101.45 feet; (15) thence North 63°22'46" West, a distance of 454.30 feet to the easterly boundary of Parcel 2 per said Instrument No. 2023083467; thence along last said easterly line for the following ten (10) courses: (1) North 34°55'31" East, a distance of 422.97 feet; (2) North 34°12'19" East, a distance of 90.38 feet to a point on a non-tangent curve; (3) along said non-tangent curve to the left, having a radius of 507.03 feet, a central angle of 43°59'49", an arc length of 389.34 feet, a chord of which bears North 08°50'45" East, a chord length of 379.85 feet to a point on a non-tangent line; (4) North 12°24'13" West, a distance of 351.33 feet to a point of tangency; (5) along said tangent curve to the left, having a radius of 455.00 feet, a central angle of 59°53'24", an arc length of 475.60 feet, a chord of which bears North 42°21'04" West, a chord length of 454.24 feet to a non-tangent line; (6) North 24°04'44" East, a distance of 375.32 feet; (7) North 32°28'34" West, a distance of 365.15 feet; (8) North 83°14'28" East, a distance of 274.84 feet; (9) North 32°39'24" West, a distance of 159.81 feet; (10) North 00°00'00" East, a distance of 414.51 feet to the north line of the Northwest Quarter of Section 18; thence South 89°38'15" East, a distance of 582.51 feet along last said north line to the North Quarter corner of Section 18; thence South 89°38'34" East, a distance of 2,674.68 feet along the north line of the Northeast Quarter to the Northwest corner of Section 17; thence South 88°05'46" East, a distance of 5,336.32 feet along the north line of said Section 17 to northeast corner of said Section 17 and the westerly boundary of deed per said Instrument No. 2024128774, being a point on a non-tangent curve; thence along last said west and south boundary line for the following five (5) courses: (1) along said non-tangent curve to the left, having a radius of 2135.00 feet, a central angle of 02°47'35", an arc length of 104.08 feet, a chord of which bears South 36°51'28" West, a chord length of 104.07 feet to a point of tangency; (2) thence South 35°27'53" West, a distance of 935.32 feet; (3) thence South 54°32'07" East, a distance of 96.77 feet to a point of curvature; (4) along said tangent curve to the left, having a radius of 1,000.00 feet, a central angle of 17°13'23", an arc length of 300.60 feet, a chord of which bears South 63°08'49" East, a chord length of 299.47 feet to a point of tangency; (5) thence South 71°45'30" East, a distance of 257.26 feet to the east line of said Section 17; thence South 00°45'27" West, a distance of 4,158.34 feet along said east line to the northwest corner of Section 21; thence South 89°08'18" East, a distance of 2,642.50 feet along the north line of the Northwest Quarter of said Section 21 to the North Quarter corner of said Section 21; thence South 89°08'18" East, a distance of 2,387.04 feet along the north line of the Northeast Quarter of said Section 21 to the POINT OF BEGINNING;

Overall Parcel contains 10,253.58 acres, more or less.

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EXHIBIT OF
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TOWNSHIPS 39 & 40 SOUTH, RANGE 20 EAST,
SARASOTA COUNTY, FLORIDA



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COMPOSITE EXHIBIT C

Revised Assessment Report of Benefits

West Villages Improvement District

Unit of Development No. 1

Fourth Amendment to the 2007 Engineer's Report

June 12, 2026



Prepared for:
West Villages Improvement District
2501 A Burns Rd
Palm Beach Gardens, FL 33410
Phone: 941.244.2703

Submittal to: West Villages Improvement District

2501 A Burns Rd
Palm Beach Gardens, FL 33410
Phone: 941.244.2703

Prepared by:
Stantec Consulting Services Inc.
777 S Harbour Island Blvd, Suite 600
Tampa, FL 33602
Phone: 813.242.9302

Project/File: 238202292

1 Purpose and Scope

The purpose of this Fourth Amendment to the Engineer's Report prepared by Kimley Horn on March 14, 2006, as amended by the First Amendment dated April 25, 2006, Second Amendment by Dewberry Engineers on July 14, 2022 and Third Amendment by Dewberry Engineers on March 20, 2025, is to revise and update the Unit 1 area and boundary. The new area will be 10,253.58 acres. The cost of the Project, as described in the approved Plan of Improvements, as amended, is \$49,896,365.31. This total benefit amount divided by 17,665 of half-acre or less portions of lands that will be specially benefitted by the Project equals \$2,824.59 of benefit per half-acre or less portion of land. An updated sketch and legal description for the revised Unit of Development No. 1 boundary is included in Appendix A1. There are no additional changes to the original Engineer's.



Giacomo Licari, P.E.

Florida Registration No. 72415

Exhibits

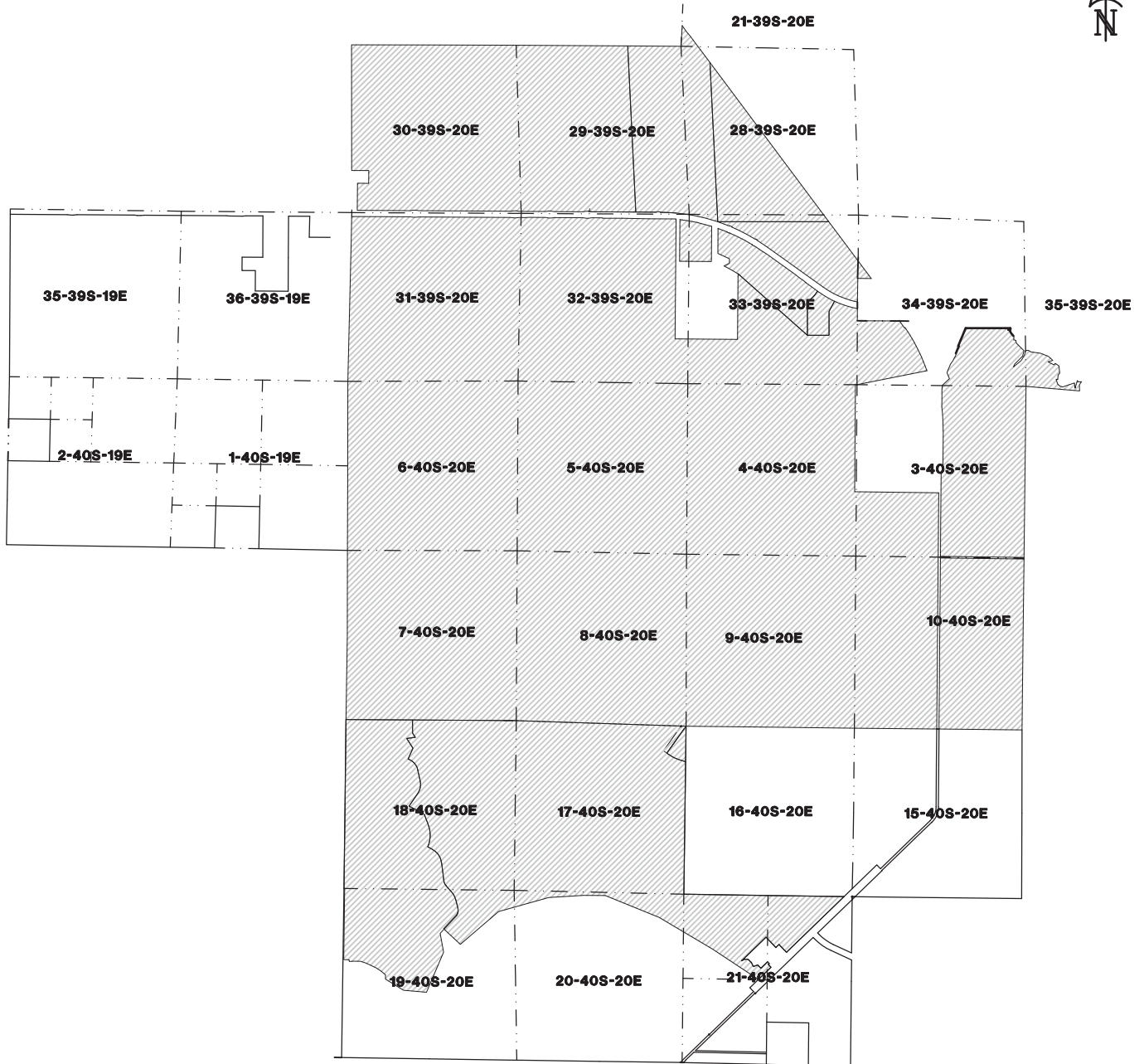


Appendix A - Exhibits

A.1 Unit 1 – Sketch & Legal Description



WEST VILLAGES IMPROVEMENT DISTRICT UNIT 1 BOUNDARY



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DESCRIPTION: WEST VILLAGES IMPROVEMENT DISTRICT UNIT 1 BOUNDARY

PARCEL "A"

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

That portion of the Southeast Quarter of Section 34, lying West of the Myakka River, South of the South line of lands described in Official Record Instrument No. 2000002794, Public Records of Sarasota County, Florida (River Road Office Park, Inc.), and easterly of the maintained right of way line of a paved road running from River Road to the South line of the Northeast Quarter of said Section 34, (Old River Road), less and except the following:

That portion described in Official Record Instrument No. 1999111833, Public Records of Sarasota County, Florida, (Right of Way for County Road #777).

All of Section 35 lying West of the Myakka River.

LANDS LOCATED IN TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

All of Section 3, lying easterly of the maintained right of way line of County Road No. 777 (South River Road), less and except the following:

That portion conveyed in Order of Taking recorded in Official Record Book 2679, Page2750-2754, of the Public Records of Sarasota County, Florida (County Road No 777);

All of Section 10, lying easterly of the maintained right of way line of County Road No. 777 (South River Road).

ALSO;

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

All of Section 31, less and except the following:
Right-of-way of U. S. Highway # 41 (State Road # 45).

All of Section 32, less and except the following:
Right-of-way of U. S. Highway # 41 (State Road # 45);
A portion of lands described in Official Records Book 1571, Page 2172 of the Public Records of Sarasota County, Florida, further described as follows:

Commence at the southeast corner of Section 32; thence N.00°30'20"E. along the east line of said Section 32, a distance of 1,403.73 feet to the POINT OF BEGINNING; thence N.89°29'35"W., a distance of 410.09 feet; thence N.00°30'25"E., a distance of 3,763.88 feet to the point of curvature of a non-tangent curve to the right, having a radius of 5,603.58 feet and a central angle of 01°13'57"; thence Easterly along the arc of said curve, a distance of 120.55 feet, said curve having a chord bearing and distance of S.84°00'58"E., 120.54 feet, to the point of tangency of said curve; thence S.00°30'25"W., a distance of 1,315.78 feet; thence S.89°29'35"E., a distance of 290.03 feet to said east line of Section 32; thence S.00°30'20"W. along said east line, a distance of 2,436.60 feet to the POINT OF BEGINNING.

LANDS LOCATED IN TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

That portion of Section 3, lying westerly of the maintained Right-of-way line of County Road #777 (South River Road), less and except the following:

That portion conveyed in Official Record Instrument No. 2000002794 of the Public Records of Sarasota County, Florida, (River Road Office Park, Inc.);

All of Section 4, Less and except the following:
That portion described in Official Record Instrument No. 2000002794, of the Public Records of Sarasota County, Florida, (River Road Office Park, Inc.).

All of Section 5.

All of Section 6.

All of Section 7.

All of Section 8.

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EXHIBIT OF
WEST VILLAGES IMPROVEMENT DISTRICT, UNIT 1
TOWNSHIPS 39 & 40 SOUTH, RANGE 20 EAST,
SARASOTA COUNTY, FLORIDA



Stantec

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TASK CODE: 210	DRAWN BY: EDM	CHKD BY: JRJ	CAD FILE: 215613193v-spex03	PROJECT NO: 215613193	SHEET 2 OF 8	DRAWING INDEX NO: 215613193v-spex03	REV: E
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All of Section 9.

That portion of Section 10, lying westerly of the maintained right-of-way for County Road # 777 (South River Road)

ALSO;

PARCEL "C"

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

All of Section 29, less and except the following:

The Easterly 1670.80 feet thereof as measured perpendicular to the East line of said Section 29; Right-of-way for U.S. Highway #41 (State Road #45).

All of Section 30, less and except the following:

Right-of-way for U.S. Highway #41 (State Road #45);

That portion conveyed to Florida Power and Light Company consisting of approximately 4.66 acres in the SW1/4 as described in Official Record Book 1036, Page 802, Public Records of Sarasota County, Florida;

That portion lying West of lands described in Official Record Book 1036, Page 802, South of the westerly extension of the North line of said lands described in Official Records Book 1036, Page 802, and North of the northerly Right-of-way line of U.S. Highway #41.

ALSO;

PARCEL D-1

A Parcel of Land lying in Sections 21, 28, 29, 32 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the Northeast Corner of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.03°31'33"E., a distance of 648.44 feet to a point on the Southwesterly Right of Way Line of West River Road, (County Road #777) per Florida Department of Transportation Right of Way Map, Section 17502- 2902, Road Plat Book 2, Page 44; thence along said Southwesterly Right of Way Line of West River Road the following Five (5) courses and distances: (1) S.33°54'28"E., a distance of 130.46 feet; (2) thence S.36°46'13"E., a distance of 100.00 feet; (3) thence S.39°37'57"E., a distance of 200.25 feet; (4) thence S.36°46'13"E., a distance of 392.99 feet; (5) thence S.36°46'13"E., a distance of 625.17 feet to a point on the Easterly line of the Westerly 883.58 feet of Section 28, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.02°48'38"E., along the Easterly Line of the Westerly 883.58 feet of said Section 29, and its southerly extension, a distance of 5003.37 feet to a point on the Northerly Right of Way Line of U.S. Highway No. 41, (State Road No. 45) per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the left having a radius of 5791.58 feet, a central angle of 18°04'29", a chord bearing of N.80°36'08"W., and a chord length of 1819.46 feet; thence along the arc of said curve an arc length of 1827.03 feet to the end of said curve; thence continue along said Northerly Right of Way Line of U.S. Highway No. 41 following four (4) courses and distances: (1) N.67°02'13"W., a distance of 40.90 feet; (2) thence N.89°30'05"W., a distance of 50.02 feet; (3) thence S.72°44'31"W., a distance of 52.35 feet; (4) thence N.89°38'31"W., a distance of 639.57 feet to a point on the Westerly Line of the Easterly 1670.80 feet of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.02°48'38"W., along the Westerly Line of the Easterly 1670.80 feet of said Section 29, a distance of 5223.69 feet to a point on the North Line of said Section 29, Township 39 South, Range 20 East; thence S.89°37'21"E., along said North Line of Section 29, a distance of 1673.39 feet to the POINT OF BEGINNING.

ALSO;

PARCEL D-3

A Parcel of Land lying in Sections 32 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

COMMENCE at the Northeast Corner of Section 32, Township 39 South, Range 20 East, Sarasota County Florida; thence S.00°30'20"W., along the East Line of said Section 32, a distance of 200.54 feet to a point on the Southerly Right of Way Line of U.S. Highway No.41 (State Road No. 45), per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the left having a radius of 5603.58 feet, a central angle of 02°59'30", a chord bearing of N.81°54'15"W., and a chord length of 292.55 feet; thence along the arc of said curve and the Southerly Right of Way of said U.S. Highway No. 41, an arc length of 292.59 feet to the POINT OF BEGINNING, same being a point on the East Line of a 120 foot wide perpetual Non-Exclusive easement as recorded in Official Records Book 2785, Page 641, per Public Records of Sarasota County Florida; thence S.00°30'25"W., along the East Line of said 120 foot wide perpetual Non-Exclusive easement, a distance of 1315.78 feet to a point on the Northerly Line of Lands of Manatee Community College described in Official Records Book 1571, Page 2172, per Public Records of Sarasota County, Florida; thence S.89°29'35"E., along said Northerly Line of Manatee Community

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SARASOTA COUNTY, FLORIDA



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College a distance of 999.96 feet to a point on the West Line of a 200 foot wide Access Easement per Official Records Book 1571, Pages 2172 through 2175 and Official Records Book 2389, Pages 528 through 530 per Public Records of Sarasota County, Florida; thence N.00°30'25"E., along the West Line of said 200 foot Wide Access Easement, a distance of 1109.46 feet to a point on said Southerly Right of Way of U.S. Highway No.41, same being a point on a curve to the left having a radius of 5597.58 feet, a central angle of 04°30'38", a chord bearing of N.75°11'44"W., and a chord length of 440.55 feet; thence along the arc of said curve and said Southerly Right of Way an arc length of 440.66 feet to the end of said curve; thence N.12°32'57"E., a distance of 6.00 feet to the point of curvature of a curve to the left having a radius of 5603.58 feet, a central angle of 05°56'57", a chord bearing of N.80°25'31"W., and a chord length of 581.58 feet; thence along the arc of said curve an arc length of 581.84 feet to the POINT OF BEGINNING.

ALSO;

PARCEL "E"

A Parcel of Land lying in Sections 28 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

COMMENCE at the Southwest Corner of Section 28, Township 39 South, Range 20 East; thence S.89°44'12"E., along the South Line of said Section 28, a distance of 884.85 feet to the POINT OF BEGINNING, same being a point on the Easterly Line of the Westerly 883.58 feet of Section 28, Township 39 South, Range 20 East; thence S.02°48'38"E., along said Easterly Line of the Westerly 883.58 feet, a distance of 227.61 feet to a point on the Northerly Right of Way Line of U.S. Highway No. 41, (State Road No. 45) per Florida Department of Transportation Right of Way Map, Section 17010-2508; thence EAST, a distance of 3489.12 feet to a point on the Westerly Right of Way Line of West River Road, (County Road #777) per Florida Department of Transportation Right of Way Map, Section 17502-2902, Road Plat Book 2, Page 44; thence N.36°46'13"W., along said Westerly Right of Way Line of West River Road, a distance of 6238.56 feet; to a point on the Easterly Line of the Westerly 883.58 feet of Section 28; thence S.02°48'38"E., along said Easterly Line of the Westerly 883.58 feet of Section 28, a distance of 4775.76 feet to the POINT OF BEGINNING.

ALSO;

PARCEL F-1

A Parcel of Land lying in Section 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows: COMMENCE at the East Quarter Corner of Section 33, Township 39 South, Range 20 East, Sarasota County Florida; thence S.00°16'02"W., along the East line of said Section 33, a distance of 289.08 feet to a point on the Southerly Right of Way Line of U.S. Highway No.41, (State Road No. 45), per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the right having a radius of 3011.73 feet, a central angle of 24°58'49", a chord bearing of N.66°51'56"W., and a chord length of 1032.71 feet; thence along the arc of said curve and said Southerly Right of Way of U.S. No. 41, an arc length of 1313.08 feet to the point of tangency of said curve; thence N.54°22'31"W., along said Southerly Right of Way, a distance of 66.57 feet to the POINT OF BEGINNING, same being the Northwest corner of Lands described in Official Records Instrument #1998166153, per Public Records of Sarasota County, Florida; thence along the Westerly line of said Lands described in Official Records Instrument #1998166153 the following three (3) courses and distances: (1) S.35°37'26"W., a distance of 161.93 feet to the point of curvature of a curve to the right having a radius of 559.97 feet, a central angle of 29°49'56", a chord bearing of S.50°32'24"W., and a chord length of 288.28 feet; (2) thence along the arc of said curve an arc length of 291.56 feet to the end of said curve; (3) thence S.00°01'27"W., a distance of 1074.23 feet; thence N.48°24'50"W., leaving said Westerly Line, a distance of 2914.38 feet to the Northeast corner of Lands described as Manatee Community College per Official Records Book 1571, Page 2172, same being the point of curvature of a curve to the left having a radius of 4577.37 feet, a central angle of 06°20'23", a chord bearing of N.60°40'02"W., and a chord length of 506.22 feet; thence along the arc of said curve and Northerly Line of Lands described as Manatee Community College, an arc length of 506.48 feet to the end of said curve, same being the Southeast corner of lands described in Official Records Book 2389, Page 529, Public Records of Sarasota County, Florida; thence N.65°18'18"E., along the Easterly Line of said lands described in Official Records Book 2389, Page 529, a distance of 188.09 feet; thence continue N.00°00'19"W., along said Easterly Line, a distance of 144.96 feet to the Northeast corner of said Lands; thence N.65°21'46"W along the Northerly Line of said Lands, a distance of 400.68 feet to the Northwest corner of said Lands, same being a point on the Easterly Line of a 200 foot wide Access Easement per Official Records Book 1571, Pages 2172 through 2175 and Official Records Book 2389, Pages 528 through 530, Public Records of Sarasota County, Florida; thence N.00°30'25"E., along the Easterly Line of said 200 foot wide Access Easement, a distance of 786.89 feet to the Southerly Right of Way of U.S. No. 41,(State Road No. 45), same being a point on a curve to the right having a radius of 5597.58 feet, a central angle of 03°08'33", a chord bearing of S.69°13'16"E., and a chord length of 306.97 feet; thence along the arc of said curve an arc length of 307.01 feet to the end of said curve; thence continue along said Southerly Right of Way Line the following fourteen (14) courses and distances: (1) S.22°19'13"W., a distance of 10.00 feet to a point on a curve to the right having a radius of 5587.58 feet, a central angle of 00°45'15", a chord bearing of S.67°16'21"E., and a chord length of 73.55 feet; (2) thence along the arc of said curve an arc length of 73.55 feet to the end of said curve; (3) thence N.23°06'16"E., a distance of 10.00 feet to a point on a curve to the right having a radius of 5597.58 feet, a central angle of 08°17'44", a chord bearing of S.62°44'52"E., and a chord length of 809.74 feet;(4) thence along the arc of said curve an arc length of 810.45 feet to the end of said curve; (5) thence S.31°08'57"W., a distance of 10.00 feet to a point on a curve to the right having a

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radius of 5587.58 feet, a central angle of 00°45'12", a chord bearing of S.58°13'22"E., and a chord length of 73.47 feet; (6) thence along the arc of said curve an arc length of 73.47 feet to the end of said curve; (7) thence N.32°24'25"E., a distance of 10.00 feet to a point on a curve to the right having a radius of 5597.58 feet, a central angle of 03°28'13", a chord bearing of S.56°06'38"E., and a chord length of 338.98 feet; (8) thence along the arc of said curve an arc length of 339.03 feet to the end of said curve; (9) thence S.56°35'34"E.; a distance of 155.08 feet; (10) thence S.54°22'31"E., a distance of 1102.52 feet; (11) thence S.51°00'40"E., a distance of 101.66 feet; (12) thence S.54°20'43"E., a distance of 199.02 feet; (13) thence S.48°43'03"E., a distance of 100.71 feet; (14) thence S.54°22'31"E., a distance of 447.75 feet to the POINT OF BEGINNING.

ALSO;

PARCEL F-2

A Parcel of Land lying in Sections 33 and 34, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the East Quarter Corner of Section 33, Township 39 South, Range 20 East, Sarasota County Florida; thence S.00°16'02"W., along the East line of said Section 33, a distance of 81.44 feet to a point on the Northerly Right of Way Line of U.S. Highway No.41,(State Road No. 45), per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the right having a radius of 2807.73 feet, a central angle of 24°13'02", a chord bearing of N.66°29'02"W., and a chord length of 1177.92 feet; thence along the arc of said curve and said Northerly Right of Way Line of U.S. Highway No.41, an arc length of 1186.74 feet to the point of tangency of said curve; thence continue along said Northerly Right of Way Line of U.S. Highway No. 41, the following Ten (10) courses and distances: (1) N.54°22'31"W., a distance of 2172.53 feet to the point of curvature of a curve to the left having a radius of 5791.58 feet, a central angle of 03°43'16", a chord bearing of N.56°14'10"W., and a chord length of 376.08 feet; (2) thence along the arc of said curve an arc length of 376.14 feet to the end of said curve; (3) thence N.31°53'06"E., a distance of 16.00 feet to a point on a curve to the left having a radius of 5807.58 feet, a central angle of 00°30'09", a chord bearing of N.58°20'53"W., and a chord length of 50.95 feet; (4) thence along the arc of said curve an arc length of 50.95 feet to the end of said curve; (5) thence S.31°21'44"W., a distance of 16.00 feet to a point on a curve to the left having a radius of 5791.58 feet, a central angle of 08°17'48", a chord bearing of N.62°44'51"W., and a chord length of 837.92 feet; (6) thence along the arc of said curve an arc length of 838.65 feet to the end of said curve; (7) thence N.23°06'15"E., a distance of 16.00 feet to a point on a curve to the left having a radius of 5807.58 feet, a central angle of 00°45'12", a chord bearing of N.67°16'21"W., and a chord length of 76.37 feet; (8) thence along the arc of said curve an arc length of 76.37 feet to the end of said curve; (9) thence S.22°21'03"W., a distance of 16.00 feet to a point on a curve to the left having a radius of 5791.58 feet, a central angle of 03°54'56", a chord bearing of N.69°36'26"W., and a chord length of 395.72 feet; (10) thence along the arc of said curve an arc length of 395.79 feet to the end of said curve; thence N.90°00'00"E., leaving said Northerly Right of Way Line of U.S. Highway No.41, a distance of 3489.12 feet to a point on the Southwesterly Right of Way Line of West River Road (County Road #777), per Florida Department of Transportation Right of Way Map, Section 17502-2902, Plat Book 2, Page 44; thence S.36°46'13"E., along the Southeasterly Right of Way Line of said River Road, a distance of 2225.56 feet; thence N.89°48'07"W., leaving said Southerly Right of Way Line, a distance of 421.78 feet to a point on the East Line of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.00°58'25"W., along the East Line of said Section 33, a distance of 659.46 feet to the POINT OF BEGINNING.

ALSO;

PARCEL "H"

A portion of Sections 33 and 34, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the Southeast corner of Section 32, Township 39 South, Range 20 East; thence N.00°30'20"E., along the East line of said Section 32, a distance of 1,403.73 feet to the south boundary line of lands described in Official Records Book 1571 at Page 2172, of the Public Records of Sarasota County, Florida; thence along said south boundary line and the east boundary line of said lands described in Official Records Book 1571, at Page 2172 the following two (2) courses: (1) S.89°29'35"E., a distance of 1550.12 feet; (2) thence N.00°30'25"E., a distance of 2062.70 feet to the Northeast corner of said lands; thence S.48°24'50"E., a distance of 2914.38 feet to the Southwest corner of lands described in Official Records Instrument 1998166154, of the Public Records Sarasota County, Florida; thence along the boundary of said lands described in Official Records Instrument 1998166154 the following three (3) courses: (1) S.89°58'33"E., a distance 676.50 feet; (2) thence N.00°01'27"E., a distance of 752.33 feet; (3) thence N.28°06'22"E., a distance of 362.06 feet to a point on the southerly right of way line of U.S. Highway No. 41, as per Florida Department of Transportation Right of Way Map, Section 17010-2508, said point being on a curve concave to the northeast and having a radius of 3011.73 feet, a central angle of 14°28'18", a chord bearing of S.72°07'12"E. and a chord distance of 758.67 feet; thence in an easterly direction, along the arc of said curve, an arc distance of 760.69 feet to a point on the West line of Section 34, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.00°16'02"W., along the West line of said Section 34, and leaving said southerly right of way line, a distance of 379.82 feet; thence S.89°37'27"E., a distance of 1329.90 feet to a point on the westerly right of way line of County Road #777 (South River Road) as per Florida Department of Transportation Right of Way Map, Section 17550-2601; thence along said westerly right of way line, the following six (6) courses; (1) S.00°07'30"W., a distance of 5.48 feet; (2) thence S.89°23'52"E., a distance of 9.74 feet; (3) thence

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S.36°39'07"E., a distance of 64.18 feet to the point of curvature of a circular curve to the right, having a radius of 5599.32 feet, a central angle of 02°00'54", a chord bearing of S.35°38'40"E. and a chord distance of 196.90 feet; (4) thence southeasterly, along the arc of said curve, an arc distance of 196.91 feet to the end of said curve; (5) thence N.55°21'47"E., radial to the last described curve, a distance of 20.00 feet to a point on a curve concentric with the last described curve and having a radius of 5619.32 feet, a central angle of 15°31'30", a chord bearing of S.26°52'28"E. and a chord distance of 1517.98 feet; (6) thence in a southerly direction along the arc of said curve, an arc distance of 1522.64 feet to the Northeast corner of lands described in Official Records Instrument 2000002794, of the Public Records Sarasota County, Florida; thence S.78°41'04"W., along the northerly line of said lands described in Official Records Instrument 2000002794, a distance of 2240.20 feet to the Southeast corner of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.89°39'52"W., along the South line of said Section 33, a distance of 5318.90 feet to the POINT OF BEGINNING.

ALSO;

PARCEL ORI 2017060110 (aka DIOCESE PARCEL)

A portion of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

Commence at the East Quarter corner of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida (DNR certified corner record #4526); thence S.00°14'28"W., along the East line of the Southeast Quarter of said Section 33, a distance of 289.02 feet to a point on the southerly right of way line of U.S. Highway No. 41 (State Road No. 45) (204 feet wide), same being a point on a curve to the right, having: a radius of 3011.73 feet, a central angle of 14°28'16", a chord bearing of N.72°08'43"W. and a chord length of 758.65 feet; thence along said southerly right of way line, along the arc of said curve, an arc length of 760.67 feet to the POINT OF BEGINNING; thence S.28°04'55"W., leaving said southerly right of way line, a distance of 362.11 feet; thence SOUTH, a distance of 752.37 feet; thence WEST, a distance of 676.53 feet; thence NORTH, a distance of 1074.28 feet to a point on a curve to the left, having: a radius of 560.00 feet, a central angle of 29°49'56", a chord bearing of N.50°30'57"E. and a chord length of 288.29 feet; thence along the arc of said curve, an arc length of 291.58 feet to the point of tangency of said curve; thence N.35°35'59"E., a distance of 161.97 feet to a point on said southerly right of way line of U.S. Highway No. 41; thence S.54°24'01"E., along said southerly right of way line, a distance of 66.57 feet to the point of curvature of a curve to the left, having: a radius of 3011.73 feet, a central angle of 10°30'33", a chord bearing of S.59°39'18"E. and a chord length of 551.64 feet; thence continue along said southerly right of way line, along the arc of said curve, an arc length of 552.42 feet to the POINT OF BEGINNING.

ALSO;

ESPLANADE AT WELLEN PARK

A parcel of land lying in Section 17, Township 40 South, Range 20 East, Sarasota County, Florida and being more particularly described as follows:

Begin at the Northwest corner of said Section 16, thence along the West boundary of said Section 16, S 00°46'22" W, a distance of 1117.01 feet; thence N 71°45'30" W, a distance of 256.95 feet; thence northwesterly, 300.60 feet along the arc of a tangent curve to the right having a radius of 1000.00 feet and a central angle of 17°13'23" (chord bearing N 63°08'49" W, 299.47 feet); thence N 54°32'07" W, a distance of 96.77 feet; thence N 35°27'53" E, a distance of 935.32 feet; thence northeasterly, 104.08 feet along the arc of a tangent curve to the right having a radius of 2135.00 feet and a central angle of 02°47'35" (chord bearing N 36°51'40" E, 104.07 feet) to the POINT OF BEGINNING.

ALSO;

BOCA ROYAL EAST

A parcel of land being a portion of those lands according to Official Records Instrument 2014062918 of the Public Records of Sarasota County, Florida, lying in Sections 18 and 19, Township 40 South, Range 20 East, Sarasota County, Florida more particularly described as follows:

Beginning at the southwest corner of Section 18, Township 40 South, Range 20 East, Sarasota County, Florida; thence North 00°45'50" East, along the west line of the Southwest 1/4 of said Section 18, a distance of 2,651.17 feet to the northwest corner of said Southwest 1/4 of Section 18; thence N.00°36'40"E., along the west line of the Northwest 1/4 of said Section 18, a distance of 2,655.20 feet to the northwest corner of said Section 18; thence S.89°38'51"E., along the north line of the Northwest 1/4 of said Section 18, a distance of 2,092.37 feet; thence leaving said north line S.00°00'00"E., a distance of 414.55 feet; thence S.32°39'24"E., a distance of 159.81 feet; thence S.83°14'28"W., a distance of 274.84 feet; thence S.32°28'34"E., a distance of 365.15 feet; thence S.24°04'44"W., a distance of 375.32 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.17°42'12"W., a radial distance of 455.00 feet; thence Southeasterly along the arc, through a central angle of 59°53'24", a distance of 475.60 feet; thence along a line non-tangent to said curve, S.12°24'13"E., a distance of 351.33 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.76°50'51"W., a radial distance of 507.03 feet; thence Southerly along the arc, through a central angle of 43°59'49", a distance of 389.34 feet; thence along a line non-tangent to said curve, S.34°12'19"W., a distance of 90.38 feet; thence S.34°55'31"W., a distance of 422.97 feet; thence S.63°22'46"E., a distance of

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SARASOTA COUNTY, FLORIDA



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454.30 feet; thence S.49°42'48"E., a distance of 101.45 feet; thence S.22°34'03"E., a distance of 101.02 feet; thence S.20°03'25"E., a distance of 232.61 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.68°10'37"W., a radial distance of 900.00 feet; thence Southerly along the arc, through a central angle of 45°23'50", a distance of 713.10 feet; thence along a line non-tangent to said curve, S.61°06'42"E., a distance of 171.47 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.28°21'20"W., a radial distance of 545.08 feet; thence Southeasterly along the arc, through a central angle of 55°06'21", a distance of 524.25 feet; thence along a line non-tangent to said curve, S.07°06'47"E., a distance of 423.04 feet; thence continue Southerly along said line, a distance of 164.03 feet to a point of curve to the left having a radius of 227.13 feet and a central angle of 37°40'01"; thence Southeasterly along the arc a distance of 149.32 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.45°39'42"W., a radial distance of 2,072.08 feet; thence Southeasterly along the arc, through a central angle of 06°01'31", a distance of 217.91 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.44°11'34"W., a radial distance of 605.00 feet; thence Southeasterly along the arc, through a central angle of 31°18'52", a distance of 330.66 feet; thence along a line non-tangent to said curve, S.14°28'39"E., a distance of 195.78 feet; thence S.11°47'01"E., a distance of 113.15 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.82°41'03"W., a radial distance of 235.00 feet; thence Southerly along the arc, through a central angle of 45°53'09", a distance of 188.20 feet; thence along a line non-tangent to said curve, S.43°00'36"W., a distance of 788.64 feet; thence S.10°26'23"E., a distance of 600.46 feet; thence S.23°03'06"W., a distance of 1,367.66 feet; thence N.84°52'31"W., a distance of 722.42 feet; thence N.58°42'27"W., a distance of 666.92 feet; thence N.00°47'09"E., a distance of 135.53 feet; thence N.49°50'04"W., a distance of 178.34 feet; thence N.56°18'11"W., a distance of 190.18 feet; thence N.64°57'23"W., a distance of 166.26 feet; thence N.65°14'22"W., a distance of 167.94 feet; thence N.70°38'32"W., a distance of 189.13 feet; thence N.88°28'31"W., a distance of 211.61 feet; thence S.86°45'40"W., a distance of 125.61 feet; thence N.89°12'51"W., a distance of 30.00 feet; thence N.00°47'09"E., a distance of 54.02 feet; thence N.89°12'51"W., to west line of Northwest 1/4 of Section 19, Township 40 South, Range 20 East, Sarasota County, Florida, a distance of 170.03 feet; thence N.00°47'09"E., along said west line, a distance of 2,227.97 feet to the POINT OF BEGINNING.

AND ALSO;

WEST VILLAGES PARKWAY EXTENSION (WINCHESTER FLORIDA)

Commence at the southeast corner of Section 8, Township 40 South, Range 20 East, Sarasota County, Florida, said point also being the southwest corner of Tract 603, as depicted and recorded in Everly at Wellen Park, subdivision, Plat Book 57, Page 66 in the Public Records of Sarasota County, Florida, said point also being the POINT OF BEGINNING lying on a curve to the left, having a radius of 2135.00 feet and a chord which bears S.36°57'00"W. 97.61 feet; thence Southwesterly along the arc of said curve, through a central angle of 02°37'11", a distance of 97.62 feet; thence S.35°27'53"W., a distance of 941.78 feet; thence N.54°32'07"W., a distance of 130.00 feet; thence N.35°27'53"E., a distance of 941.98 feet to southeast corner of Tract 603 as depicted and recorded in Wellen Park Golf and Country Club, Phase 1A, subdivision, Plat Book 56, Page 75 of said Public Records, said point also being the beginning of a non-tangent curve to the right having a radius of 2265.00 feet, a chord which bears N.41°58'19"E., 499.99 feet, and a central angle of 12°40'25"; thence Northeasterly along the southeasterly line of said Tract 603 of said Wellen Park Golf and Country Club, Phase 1A, a distance of 501.01 feet to the south line of Tract 101 as depicted and recorded in Manasota Beach Ranchlands Plat No. 1, subdivision, Plat Book 55, Page 367 in said Public Records; thence S.41°41'28"E., along said southerly line a distance of 130.00 feet to the intersection with said Tract 603 of said Everly at Wellen Park, subdivision, said point also being the beginning of a non-tangent curve to the left having a radius of 2135.00 feet, a chord which bears S.43°17'04"W., 373.97 feet, and a central angle of 10°02'56"; thence Southwesterly along the northwesterly line of said Tract 603 and the arc of said curve, a distance of 374.45 feet to the POINT OF BEGINNING, being and lying in Sections 8, 9 and 17, Township 40 South, Range 20 East, Sarasota County, Florida

LESS AND EXCEPT:

Commence at the southeast corner of Section 8, Township 40 South, Range 20 East, Sarasota County, Florida, said point also being the southwest corner of Tract 603, as depicted and recorded in Everly at Wellen Park, subdivision, Plat Book 57, Page 66 in the Public Records of Sarasota County, Florida, said point also being the POINT OF BEGINNING; thence N.88°05'49"W., along the south line of Section 8, a distance of 158.99 feet to the southeast corner of Tract 603 as depicted and recorded in Wellen Park Golf and Country Club, Phase 1A, subdivision, Plat Book 56, Page 75 of said Public Records, said point also being the beginning of a non-tangent curve to the right having a radius of 2265.00 feet, a chord which bears N.42°05'31"E. 490.57 feet, and a central angle of 12°26'02"; thence Northeasterly along the southeasterly line of said Tract 603 of said Wellen Park Golf and Country Club, Phase 1A, a distance of 491.53 feet; to the south line of Tract 101 as depicted and recorded in Manasota Bach Ranchlands Plat No. 1, subdivision, Plat Book 55, Page 367 in said Public Records; thence S.41°41'29"E., along said southerly line a distance of 130.00 feet to the intersection with said Tract 603 of said Everly at Wellen Park, subdivision, said point also being the beginning of a non-tangent curve to the left having a radius of 2135.00 feet, a chord which bears S.43°17'04"W. 373.97 feet, and a central angle of 10°02'56"; thence Southwesterly along the arc of said curve, a distance of 374.45 feet to the POINT OF BEGINNING, being and lying in Sections 8 and 9, Township 40 South, Range 20 East, Sarasota County, Florida.

AND ALSO;

A parcel of land located in Sections 17, 18, 19, 20, and 21, Township 40 South, Range 20 East, Sarasota County, Florida, more particularly described as follows:

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Commencing at the northeast corner of Section 21, Township 40 South, Range 20 East; thence North 89°08'18" West, a distance of 257.03 feet along the north line of the Northeast Quarter of said Section 21 to the POINT OF BEGINNING and a point along the westerly right of way of South River Road; thence South 45°57'10" West, a distance of 2,512.42 feet along said right of way to the southeast corner of stormwater management parcel per said Instrument No. 2000163356; thence along the boundary of said parcel for the following fifteen (15) courses: (1) North 44°02'50" West, a distance of 339.35 feet; (2) South 45°57'10" West, a distance of 134.51 feet; (3) North 44°02'50" West, a distance of 446.63 feet; (4) South 45°57'10" West, a distance of 1,065.78 feet; (5) North 61°12'33" East, a distance of 95.75 feet; (6) North 87°43'01" East, a distance of 117.40 feet; (7) South 45°00'35" East, a distance of 149.83 feet; (8) South 26°34'18" East, a distance of 89.62 feet; (9) South 34°31'02" East, a distance of 49.50 feet; (10) North 68°55'13" East, a distance of 137.11 feet; (11) South 44°02'50" East, a distance of 145.92 feet; (12) North 45°57'10" East, a distance of 289.58 feet; (13) South 44°02'50" East, a distance of 75.21 feet; (14) South 45°57'10" West, a distance of 39.98 feet; (15) South 44°02'50" East, a distance of 123.85 feet returning to last said right of way; thence South 45°57'10" West, a distance of 549.95 feet along last said right of way; thence North 56°29'30" West, a distance of 1,725.40 feet; thence North 59°19'33" West, a distance of 1,950.73 feet; thence North 67°56'40" West, a distance of 1,826.95 feet; thence North 89°35'32" West, a distance of 691.19 feet; thence South 86°34'53" West, a distance of 1,084.68 feet; thence South 74°21'30" West, a distance of 1,642.49 feet; thence South 49°22'31" West, a distance of 1,581.32 feet; thence North 46°59'24" West, a distance of 718.14 feet to the easterly line of Boca Royale East – Phase 1 per said Instrument No. 2023083466; thence along said easterly line for the following fifteen (15) courses: (1) North 43°00'36" East, a distance of 596.17 feet to a point on a non-tangent curve; (2) along said non-tangent curve to the left, having a radius of 235.00 feet, a central angle of 45°53'09", an arc length of 188.20 feet, a chord of which bears North 15°37'39" East, a chord length of 183.21 feet to a non-tangent line; (3) North 11°47'01" West, a distance of 113.15 feet; (4) North 14°28'39" West, a distance of 195.78 feet to a point on a non-tangent curve; (5) along said non-tangent curve to the left, having a radius of 605.00 feet, a central angle of 31°18'52", an arc length of 330.66 feet, a chord of which bears North 30°09'02" West, a chord length of 326.56 feet to a point of compound curvature; (6) along said compound curve to the left, having a radius of 2072.08 feet, a central angle of 06°01'32", an arc length of 217.91 feet, a chord of which bears North 41°19'32" West, a chord length of 217.81 feet to a point of reverse curvature; (7) along said reverse curve to the right, having a radius of 227.13 feet, a central angle of 37°40'01", an arc length of 149.32 feet, a chord of which bears North 25°56'48" West, a chord length of 146.64 feet to a point of tangency; (8) thence North 07°06'47" West, a distance of 587.07 feet to a point on a non-tangent curve; (9) along said non-tangent curve to the left, having a radius of 545.08 feet, a central angle of 55°06'21", an arc length of 524.25 feet, a chord of which bears North 34°05'32" West, a chord length of 504.27 feet to a non-tangent line; (10) thence North 61°06'42" West, a distance of 171.47 feet to a point on a non-tangent curve; (11) along said non-tangent curve to the left, having a radius of 900.00 feet, a central angle of 45°23'50", an arc length of 713.10 feet, a chord of which bears North 00°52'32" East, a chord length of 694.59 feet to a non-tangent line; (12) thence North 20°03'25" West, a distance of 232.61 feet; (13) thence North 22°34'03" West, a distance of 101.02 feet; (14) thence North 49°42'48" West, a distance of 101.45 feet; (15) thence North 63°22'46" West, a distance of 454.30 feet to the easterly boundary of Parcel 2 per said Instrument No. 2023083467; thence along last said easterly line for the following ten (10) courses: (1) North 34°55'31" East, a distance of 422.97 feet; (2) North 34°12'19" East, a distance of 90.38 feet to a point on a non-tangent curve; (3) along said non-tangent curve to the left, having a radius of 507.03 feet, a central angle of 43°59'49", an arc length of 389.34 feet, a chord of which bears North 08°50'45" East, a chord length of 379.85 feet to a point on a non-tangent line; (4) North 12°24'13" West, a distance of 351.33 feet to a point of tangency; (5) along said tangent curve to the left, having a radius of 455.00 feet, a central angle of 59°53'24", an arc length of 475.60 feet, a chord of which bears North 42°21'04" West, a chord length of 454.24 feet to a non-tangent line; (6) North 24°04'44" East, a distance of 375.32 feet; (7) North 32°28'34" West, a distance of 365.15 feet; (8) North 83°14'28" East, a distance of 274.84 feet; (9) North 32°39'24" West, a distance of 159.81 feet; (10) North 00°00'00" East, a distance of 414.51 feet to the north line of the Northwest Quarter of Section 18; thence South 89°38'15" East, a distance of 582.51 feet along last said north line to the North Quarter corner of Section 18; thence South 89°38'34" East, a distance of 2,674.68 feet along the north line of the Northeast Quarter to the Northwest corner of Section 17; thence South 88°05'46" East, a distance of 5,336.32 feet along the north line of said Section 17 to northeast corner of said Section 17 and the westerly boundary of deed per said Instrument No. 2024128774, being a point on a non-tangent curve; thence along last said west and south boundary line for the following five (5) courses: (1) along said non-tangent curve to the left, having a radius of 2135.00 feet, a central angle of 02°47'35", an arc length of 104.08 feet, a chord of which bears South 36°51'28" West, a chord length of 104.07 feet to a point of tangency; (2) thence South 35°27'53" West, a distance of 935.32 feet; (3) thence South 54°32'07" East, a distance of 96.77 feet to a point of curvature; (4) along said tangent curve to the left, having a radius of 1,000.00 feet, a central angle of 17°13'23", an arc length of 300.60 feet, a chord of which bears South 63°08'49" East, a chord length of 299.47 feet to a point of tangency; (5) thence South 71°45'30" East, a distance of 257.26 feet to the east line of said Section 17; thence South 00°45'27" West, a distance of 4,158.34 feet along said east line to the northwest corner of Section 21; thence South 89°08'18" East, a distance of 2,642.50 feet along the north line of the Northwest Quarter of said Section 21 to the North Quarter corner of said Section 21; thence South 89°08'18" East, a distance of 2,387.04 feet along the north line of the Northeast Quarter of said Section 21 to the POINT OF BEGINNING;

Overall Parcel contains 10,253.58 acres, more or less.

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**WEST VILLAGES IMPROVEMENT DISTRICT
UNIT 1
Series 2017 Refunding Bonds**

**Amended and Restated Assessment Methodology Report of Benefits
for 2017 Refinancing**

JUNE 12, 2026

Submitted by:

Special District Services, Inc.

2501A Burns Road
Palm Beach Gardens, Fla. 33410

Toll Free: 877.737.4922

Fax: 561.630.4923

www.sdsinc.org

1.0 INTRODUCTION

The West Villages is a development consisting of residential Neighborhoods and Villages with associated Neighborhood and Village Centers, and a proposed mixed-use Town Center containing approximately 12,440 acres located in the City of North Port, Florida. The West Villages is contained within the West Villages Improvement District (the "District"). The West Villages Improvement District ("WVID") was created by and operates under Chapter 2004-456, Laws of Florida (the "Act") and operates pursuant to the Act and applicable provisions of Chapter 298, Florida Statutes. Unit of Development No. 1 ("Unit 1") was designated to provide for Master Planning, Standards Development, plus the construction, financing, long-term administration, and management of certain public infrastructure required for the District.

The purpose of this Amended and Restated Report is to revise the acreage and half-acre or less calculations for Unit 1 after a boundary amendment adding an additional approximately 1,256.38 acres to Unit 1.

In accordance with that certain *Report of Engineer*, dated March 14, 2006, the *First Amendment to the Report of Engineer*, dated April 26, 2006, each prepared by the then-current District Engineer, Kimley-Horn and Associates, Inc., and the *Second Amendment to the Report of Engineer*, dated July 14, 2022, and the *Third Amendment to the 2007 Engineer's Report*, dated March 7, 2025, each prepared by Dewberry Engineers, Inc. (the "Original Reports"), along with other associated reports, the District levied and imposed special assessments securing its \$34,895,000 in Special Assessment Bonds, Series 2007 (Unit of Development No. 1) (the "Series 2007 Bonds"), which bonds are refunded by its \$32,165,000 in Special Assessment Revenue Refunding Bonds, Series 2017 (Unit of Development No. 1) (the "Series 2017 Bonds").

In such reports, the District Engineer specifically determined:

"The new area will be 8,997.2 acres. The cost of the Project, as described in the approved Plan of Improvements, as amended, is \$49,896,365.31. This total benefit amount divided by 15,404 of half-acre or less portions of lands that will be specially benefitted by the Project equals \$3,239.18 of benefit per half-acre or less portion of land.

For purposes of this Report, the District Engineer has determined that the calculation of the half-acre portions of land shall be as follows:

- a) Each parcel of land not subject to a legally constituted condominium and having an area less than or equal to one-half acre shall represent one "Half-Acre Portion of Land"*
- b) Each parcel of land not subject to a legally constituted condominium and having an area (the "Total Area") equal to or greater than one acre shall*

constitute a number of “Half-Acre Portions of Land” equal to the sum of (i) 2 times the number of whole acres (the “Whole Acres”) included within the Total Area, plus (ii) that number of Half Acre Portions of Land equal to the result of (x) the Total Area minus the Whole Acres divided by (y) 0.50, rounded up to the next higher whole number.

- c) Any land that is subject to a legally constituted condominium shall not be allocated benefits pursuant to (a) or (b) above, but each condominium unit shall constitute one Half Acre Portion of Land.*
- d) The Determined Benefits allocated to each parcel of land or condominium unit in the Unit shall equal the total Determined Benefit multiplied by the number of Half-Acre Portions of Land represented by such parcel or condominium divided by the total Half-Acre Portions of Land for all parcels and condominium in the Unit.*
- e) The allocation of benefits shall be performed annually based upon the final tax roll for the Unit.”*

The District has refunded the Series 2007 Bonds with the Series 2017 Bonds to, among other things, take advantage of interest rate savings which will result in new capital to be used for newly-contemplated infrastructure improvements while maintaining the same per parcel annual debt assessment. The purpose of this report is to memorialize this refinancing and provide assurance there will be no change in the non-ad valorem assessments to secure the Series 2017 Bonds (the “Series 2017 Assessments”).

Table 1 provides a computation of the annual non-ad valorem assessments assessed, imposed and levied against and peculiar to each assessable residential unit subject to the Series 2017 Assessments and demonstrates that the Series 2017 Assessments provide sufficient revenue to meet the maximum annual debt service requirement for the Series 2017 Bonds. The anticipated effect of the refunding of the Series 2007 Bonds will result in an increased par debt amount of outstanding District debt. However, due to the reduced interest rate associated with the re-issuance, the annual payment of debt assessments will stay the same and the new capital will be used for newly-contemplated infrastructure improvements.

In order to ensure that there is sufficient special assessment revenue to pay the Series 2017 Bonds, the District is required to perform an analysis which requires a determination of the amount of non-ad valorem assessments assessed, imposed and levied against and peculiar to each product type in order to meet the required debt service on the Series 2017 Bonds. Based on a Series 2017 refunding bond size of \$32,165,000, the maximum annual debt service for the Series 2017 Bonds is \$2,377,180, which has not been adjusted to include a 4% discount for early payment of assessments, a 1% fee for the Tax Collector, and a 1% service fee for the Property Appraiser (see attached Table 1).

Since the total amount of the Series 2007 Bonds and the Series 2017 Bonds new capital do not exceed \$44,906,755.77, which is 90% of the total benefits number of \$49,896,365.31 as described in the Original Reports, the benefit findings discussed in the report and Exhibit D as well as the 15,404 units (the estimated and projected number half-acre or less portions of land in the Unit) and methodology described in the Original Reports do not change and are incorporated herein by reference relative to the Series 2017 Bonds. In that regard, it is concluded that the allocation of special benefits remain unchanged as they flow peculiar to each acre, lot or unit within the District and that the apportionment of the special benefits for the Series 2017 Assessments remains fair and reasonable. It is also concluded that the Series 2017 Assessments remain not in excess of the special benefits peculiar to the property as apportioned.

Please note that Special District Services, Inc. is a management company and does not hold a certificate of authorization to perform engineering services in Florida. As such, this report is not the Report of Engineer as referenced in Florida Statutes 298.

Table 1

Series 2017 Bonds Summary – Note: Total Est. Annual Assessment Per Unit Does NOT Change Due to the Refunding

Product Type	Number of Units	Series 2007 Bonds Est. Annual Assessment per Unit*	Total Est. Annual Assessment	Series 2007 Existing Par Amount	Series 2007 Existing Par Amount Per Unit	Series 2017 Future Par Amount	Series 2017 Future Par Amount Per Unit	Series 2017 Bonds Est. Annual Assessment per Unit*
All	17,665	\$144.95	\$2,377,180	\$29,575,000	\$1,920	\$32,165,000	\$1,821	\$134.57

**Does not include discounts and fees; annual assessment per Unit fluctuates each given based on the number of assessable units*

RESOLUTION 2026-10

[UNIT NO. 1 2026 BOUNDARY AMENDMENT]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT SETTING A PUBLIC HEARING ON THE DISTRICT'S CONSIDERATION OF THE REVISED PLAN OF IMPROVEMENTS FOR UNIT OF DEVELOPMENT NO. 1 RELATIVE TO THE AMENDMENT OF THE BOUNDARY OF SUCH UNIT; FILING THE PROPOSED REVISED PLAN OF IMPROVEMENTS WITH THE DISTRICT SECRETARY; PROVIDING FOR PUBLISHED AND MAILED NOTICE AS SET FORTH IN SECTION 298.301, FLORIDA STATUTES; SETTING A PUBLIC HEARING TO BE HELD ON AUGUST 13, 2026, AT 1:00 P.M. AT THE COMMISSION CHAMBERS, 4970 CITY HALL BOULEVARD, NORTH PORT, FLORIDA 34286, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON THE CONSIDERATION OF THE REVISED PLAN OF IMPROVEMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the West Villages Improvement District (the "**District**"), is a local unit of special-purpose government created and existing pursuant to Chapter 2004-456, *Laws of Florida*, as amended (the "**Act**"), and is situated in the City of North Port, Florida and unincorporated Sarasota County, Florida; and

WHEREAS, in accordance with Section 11 of the Act, the District previously adopted Resolution 2004-13 establishing Unit of Development No. 1 relative to approximately 8,194 acres within the District ("**Unit No. 1**") which was subsequently amended to add an additional 806.58 acres to such unit; and

WHEREAS, on August 3, 2006, the Circuit Court of the Twentieth Judicial Circuit of Florida, in and for Sarasota County, Florida, rendered its final judgment validating the District's proposed issuance of up to \$44,905,000 aggregate principal amount of special assessment bonds, the proceeds of which bonds were to be applied to finance certain infrastructure improvements to be undertaken by the District within Unit No. 1; and

WHEREAS, on August 31, 2017, the District issued its West Villages Improvement District Special Assessment Revenue Refunding Bonds, Series 2017 (Unit of Development No. 1), in the aggregate principal amount of \$32,165,000 (the "**Series 2017 Bonds**"), to finance the design, construction, and/or acquisition of certain master public infrastructure improvements and facilities within Unit No. 1 relating to the District's "**Series 2007 Project**" and "**Series 2017 Project**" (collectively, the "**Unit No. 1 Project**"); and

WHEREAS, the scope of the Unit No. 1 Project is described in more detail in that certain i) *Amended Unit of Development No. 1 Plan of Improvements*, dated November 20, 2015 as amended by the *Amendment to Amended Unit of Development No. 1 Plan of Improvements*, dated July 14, 2022 and the *Second Amendment to Amended Unit of Development No. 1 Plan of Improvements*, dated March 7, 2025 relative to the Series 2007 Project, and ii) *Plan of Improvements for 2017 Refinancing*, dated June 29, 2017 as amended by the *Amendment to Plan of Improvements for 2017 Refinancing*, dated July 14, 2022 and the *Second Amendment to Plan of Improvements for 2017 Refinancing*, dated March 7, 2025 relative to the Series 2017 Project (collectively, the “**Current Plan of Improvements**”); and

WHEREAS, the District has levied debt service special assessments (the “**Series 2017 Debt Assessments**”) on all developable benefitted land within Unit No. 1, as the boundary has been amended from time to time, in order to secure the Series 2017 Bonds in accordance with that certain i) *Unit 1 Report of Engineer*, dated March 14, 2006 as amended by the *First Amendment*, dated April 25, 2006, the *Second Amendment to the Unit 1 Report of Engineer*, dated July 14, 2022 and the *Third Amendment to the Unit 1 Report of Engineer*, dated March 7, 2025 relative to the Series 2007 Project, and ii) *Amended and Restated Assessment Methodology Report of Benefits for 2017 Refinancing*, dated March 7, 2025 relative to the Series 2017 Project (collectively, the “**Current Assessment Report of Benefits**”); and

WHEREAS, concurrent with the adoption of this Resolution, the District has entered into that certain *Agreement Regarding the Inclusion of Certain Real Property in Unit of Development No. 1* with Winchester Florida Ranch, LLLP (the “**Boundary Amendment Agreement**”) approving the inclusion of approximately 1,256.38 additional acres to the geographical boundary of Unit No. 1 (hereinafter, the “**Boundary Amendment Property**”); and

WHEREAS, the District now has a need to levy and impose the Series 2017 Debt Assessments on the Boundary Amendment Property in proportion to the property’s benefit from the Unit No. 1 Project and to reallocate the Series 2017 Debt Assessments on the existing lands within Unit No. 1; and

WHEREAS, it is in the best interest of the District and its residents and landowners to impose the Series 2017 Debt Assessments on the Boundary Amendment Property and to reallocate the Series 2017 Debt Assessments on the existing lands within Unit No. 1; and

WHEREAS, pursuant to the Boundary Amendment Agreement, the owner of the Boundary Amendment Property has consented to the levy and imposition of the Series 2017 Debt Assessments on the Boundary Amendment Property; and

WHEREAS, in furtherance thereof, in order to update the Current Plan of Improvements relating to the Unit Amendment, the District prepared that certain i) *Third Amendment to Amended Unit of Development No. 1 Plan of Improvements*, dated June 12, 2026 relative to the Series 2007 Project, and ii) *Third Amendment to the 2017 Plan of Improvements*, dated June 12, 2026 relative to the Series 2017 Project (collectively, the “**Revised Plan of Improvements**”), attached hereto as **Composite Exhibit A**; and

WHEREAS, in accordance with Section 298.301(2), *Florida Statutes*, the Board hereby desires to adopt this Resolution declaring its intent to consider adoption of the Revised Plan of Improvements.

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

SECTION 1. INTENT TO CONSIDER ADOPTION OF THE REVISED PLAN OF IMPROVEMENTS. The District’s Board of Supervisors (the “**Board**”) hereby determines that it is in the best interest of the District and its residents and landowners to impose the Series 2017 Debt Assessments on the Boundary Amendment Property and to reallocate the Series 2017 Debt Assessments on the existing lands within Unit No. 1. The Board hereby declares its intent to consider adoption of the proposed Revised Plan of Improvements.

SECTION 2. FILING OF THE PROPOSED REVISED PLAN OF IMPROVEMENTS WITH THE DISTRICT SECRETARY; NOTICE OF FILING OF SAME.

- A. Upon the adoption of this Resolution, the Revised Plan of Improvements is accordingly filed with the Secretary of the District. A copy of the proposed Revised Plan of Improvements is attached hereto as **Composite Exhibit A**.
- B. The Board hereby directs the preparation and publication of a notice of the public hearing on the adoption of the proposed Revised Plan of Improvements in the manner set forth in Section 298.301(2), *Florida Statutes*, which shall be published once a week for three (3) consecutive weeks in a newspaper of general circulation in Sarasota County. Additionally, the Board hereby directs a mailing of the notice of public hearing to those entities required to be so served pursuant to Section 298.301(3), *Florida Statutes*.

SECTION 2. PUBLIC HEARING ON ADOPTION OF THE PROPOSED REVISED PLAN OF IMPROVEMENTS. The Board hereby declares that a public hearing shall be held at 1:00 P.M., August 13, 2026 at the Commission Chambers, 4970 City Hall Boulevard, North Port, Florida 34286 for the purpose of hearing written comment and objection on the District’s proposed adoption of the Revised Plan of Improvements.

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

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

PASSED AND ADOPTED, this 12th day of June, 2026.

ATTEST:

**WEST VILLAGES
IMPROVEMENT DISTRICT**

Secretary/Asst. Secretary

Chairman/Vice-Chairman

Composite Exhibit A: Revised Plan of Improvements

Composite Exhibit A

Revised Plan of Improvements

West Villages Improvement District

Unit of Development No. 1

Third Amendment to Amended Unit No. 1 Plan of Improvements
Engineer's Report dated November 20, 2015

June 12, 2026



Prepared for:
West Villages Improvement District
2501 A Burns Rd
Palm Beach Gardens, FL 33410
Phone: 941.244.2703

Submittal to: West Villages Improvement District

2501 A Burns Rd
Palm Beach Gardens, FL 33410
Phone: 941.244.2703

Prepared by:
Stantec Consulting Services Inc.
777 S Harbour Island Blvd, Suite 600
Tampa, FL 33602
Phone: 813.242.9302

Project/File: 238202292

1 Purpose and Scope

The purpose of this Third Amendment to the Amended Unit No. 1 Plan of Improvements Engineer's Report prepared by Stantec Consulting Services Inc. on November 20, 2015, as amended by the Amendment to Amended Unit 1 Plan of Improvements Engineer's Report, dated July 14, 2022 by Dewberry Engineers, as amended by Second Amendment to Amended Unit 1 Plan of Improvements Engineer's Report, dated March 7, 2025 by Dewberry Engineers is to revise and update the area and boundary. The new area will be 10,253.58 acres. An updated sketch and legal description for the revised Unit of Development No. 1 boundary is included in Appendix A1. There are no additional changes to the original Engineer's.



Giacomo Licari, P.E.

Florida Registration No. 72415

Exhibits

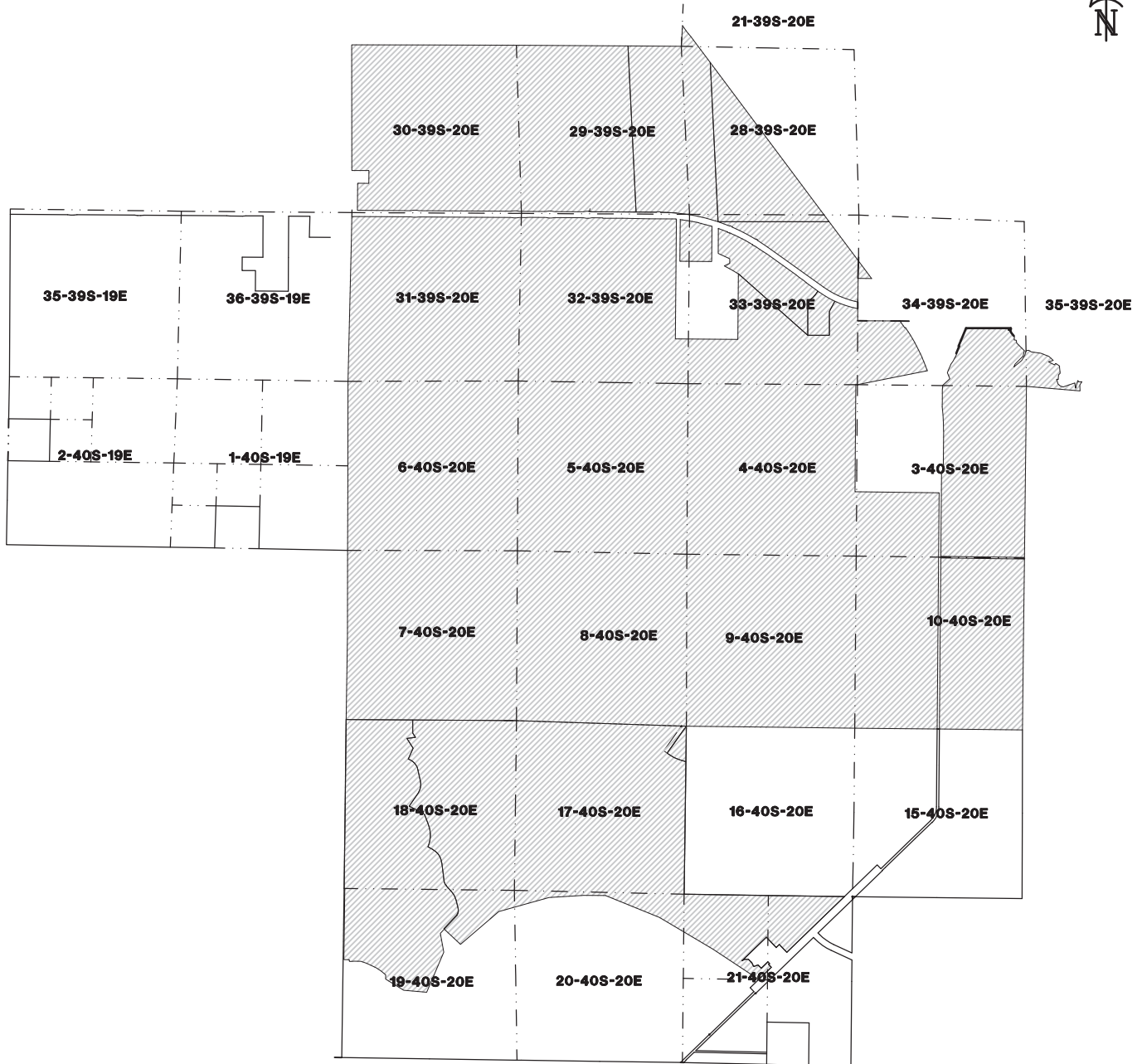


Appendix A - Exhibits

A.1 Unit 1 – Sketch & Legal Description



WEST VILLAGES IMPROVEMENT DISTRICT UNIT 1 BOUNDARY



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EXHIBIT OF
WEST VILLAGES IMPROVEMENT DISTRICT, UNIT 1
TOWNSHIPS 39 & 40 SOUTH, RANGE 20 EAST,
SARASOTA COUNTY, FLORIDA



Stantec

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DESCRIPTION: WEST VILLAGES IMPROVEMENT DISTRICT UNIT 1 BOUNDARY

PARCEL "A"

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

That portion of the Southeast Quarter of Section 34, lying West of the Myakka River, South of the South line of lands described in Official Record Instrument No. 2000002794, Public Records of Sarasota County, Florida (River Road Office Park, Inc.), and easterly of the maintained right of way line of a paved road running from River Road to the South line of the Northeast Quarter of said Section 34, (Old River Road), less and except the following:

That portion described in Official Record Instrument No. 1999111833, Public Records of Sarasota County, Florida, (Right of Way for County Road #777).

All of Section 35 lying West of the Myakka River.

LANDS LOCATED IN TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

All of Section 3, lying easterly of the maintained right of way line of County Road No. 777 (South River Road), less and except the following:

That portion conveyed in Order of Taking recorded in Official Record Book 2679, Page2750-2754, of the Public Records of Sarasota County, Florida (County Road No 777);

All of Section 10, lying easterly of the maintained right of way line of County Road No. 777 (South River Road).

ALSO;

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

All of Section 31, less and except the following:
Right-of-way of U. S. Highway # 41 (State Road # 45).

All of Section 32, less and except the following:
Right-of-way of U. S. Highway # 41 (State Road # 45);
A portion of lands described in Official Records Book 1571, Page 2172 of the Public Records of Sarasota County, Florida, further described as follows:

Commence at the southeast corner of Section 32; thence N.00°30'20"E. along the east line of said Section 32, a distance of 1,403.73 feet to the POINT OF BEGINNING; thence N.89°29'35"W., a distance of 410.09 feet; thence N.00°30'25"E., a distance of 3,763.88 feet to the point of curvature of a non-tangent curve to the right, having a radius of 5,603.58 feet and a central angle of 01°13'57"; thence Easterly along the arc of said curve, a distance of 120.55 feet, said curve having a chord bearing and distance of S.84°00'58"E., 120.54 feet, to the point of tangency of said curve; thence S.00°30'25"W., a distance of 1,315.78 feet; thence S.89°29'35"E., a distance of 290.03 feet to said east line of Section 32; thence S.00°30'20"W. along said east line, a distance of 2,436.60 feet to the POINT OF BEGINNING.

LANDS LOCATED IN TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

That portion of Section 3, lying westerly of the maintained Right-of-way line of County Road #777 (South River Road), less and except the following:

That portion conveyed in Official Record Instrument No. 2000002794 of the Public Records of Sarasota County, Florida, (River Road Office Park, Inc.);

All of Section 4, Less and except the following:
That portion described in Official Record Instrument No. 2000002794, of the Public Records of Sarasota County, Florida, (River Road Office Park, Inc.).

All of Section 5.

All of Section 6.

All of Section 7.

All of Section 8.

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All of Section 9.

That portion of Section 10, lying westerly of the maintained right-of-way for County Road # 777 (South River Road)

ALSO;

PARCEL "C"

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

All of Section 29, less and except the following:

The Easterly 1670.80 feet thereof as measured perpendicular to the East line of said Section 29; Right-of-way for U.S. Highway #41 (State Road #45).

All of Section 30, less and except the following:

Right-of-way for U.S. Highway #41 (State Road #45);

That portion conveyed to Florida Power and Light Company consisting of approximately 4.66 acres in the SW1/4 as described in Official Record Book 1036, Page 802, Public Records of Sarasota County, Florida;

That portion lying West of lands described in Official Record Book 1036, Page 802, South of the westerly extension of the North line of said lands described in Official Records Book 1036, Page 802, and North of the northerly Right-of-way line of U.S. Highway #41.

ALSO;

PARCEL D-1

A Parcel of Land lying in Sections 21, 28, 29, 32 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the Northeast Corner of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.03°31'33"E., a distance of 648.44 feet to a point on the Southwesterly Right of Way Line of West River Road, (County Road #777) per Florida Department of Transportation Right of Way Map, Section 17502- 2902, Road Plat Book 2, Page 44; thence along said Southwesterly Right of Way Line of West River Road the following Five (5) courses and distances: (1) S.33°54'28"E., a distance of 130.46 feet; (2) thence S.36°46'13"E., a distance of 100.00 feet; (3) thence S.39°37'57"E., a distance of 200.25 feet; (4) thence S.36°46'13"E., a distance of 392.99 feet; (5) thence S.36°46'13"E., a distance of 625.17 feet to a point on the Easterly line of the Westerly 883.58 feet of Section 28, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.02°48'38"E., along the Easterly Line of the Westerly 883.58 feet of said Section 29, and its southerly extension, a distance of 5003.37 feet to a point on the Northerly Right of Way Line of U.S. Highway No. 41, (State Road No. 45) per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the left having a radius of 5791.58 feet, a central angle of 18°04'29", a chord bearing of N.80°36'08"W., and a chord length of 1819.46 feet; thence along the arc of said curve an arc length of 1827.03 feet to the end of said curve; thence continue along said Northerly Right of Way Line of U.S. Highway No. 41 following four (4) courses and distances: (1) N.67°02'13"W., a distance of 40.90 feet; (2) thence N.89°30'05"W., a distance of 50.02 feet; (3) thence S.72°44'31"W., a distance of 52.35 feet; (4) thence N.89°38'31"W., a distance of 639.57 feet to a point on the Westerly Line of the Easterly 1670.80 feet of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.02°48'38"W., along the Westerly Line of the Easterly 1670.80 feet of said Section 29, a distance of 5223.69 feet to a point on the North Line of said Section 29, Township 39 South, Range 20 East; thence S.89°37'21"E., along said North Line of Section 29, a distance of 1673.39 feet to the POINT OF BEGINNING.

ALSO;

PARCEL D-3

A Parcel of Land lying in Sections 32 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

COMMENCE at the Northeast Corner of Section 32, Township 39 South, Range 20 East, Sarasota County Florida; thence S.00°30'20"W., along the East Line of said Section 32, a distance of 200.54 feet to a point on the Southerly Right of Way Line of U.S. Highway No.41 (State Road No. 45), per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the left having a radius of 5603.58 feet, a central angle of 02°59'30", a chord bearing of N.81°54'15"W., and a chord length of 292.55 feet; thence along the arc of said curve and the Southerly Right of Way of said U.S. Highway No. 41, an arc length of 292.59 feet to the POINT OF BEGINNING, same being a point on the East Line of a 120 foot wide perpetual Non-Exclusive easement as recorded in Official Records Book 2785, Page 641, per Public Records of Sarasota County Florida; thence S.00°30'25"W., along the East Line of said 120 foot wide perpetual Non-Exclusive easement, a distance of 1315.78 feet to a point on the Northerly Line of Lands of Manatee Community College described in Official Records Book 1571, Page 2172, per Public Records of Sarasota County, Florida; thence S.89°29'35"E., along said Northerly Line of Manatee Community

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College a distance of 999.96 feet to a point on the West Line of a 200 foot wide Access Easement per Official Records Book 1571, Pages 2172 through 2175 and Official Records Book 2389, Pages 528 through 530 per Public Records of Sarasota County, Florida; thence N.00°30'25"E., along the West Line of said 200 foot Wide Access Easement, a distance of 1109.46 feet to a point on said Southerly Right of Way of U.S. Highway No.41, same being a point on a curve to the left having a radius of 5597.58 feet, a central angle of 04°30'38", a chord bearing of N.75°11'44"W., and a chord length of 440.55 feet; thence along the arc of said curve and said Southerly Right of Way an arc length of 440.66 feet to the end of said curve; thence N.12°32'57"E., a distance of 6.00 feet to the point of curvature of a curve to the left having a radius of 5603.58 feet, a central angle of 05°56'57", a chord bearing of N.80°25'31"W., and a chord length of 581.58 feet; thence along the arc of said curve an arc length of 581.84 feet to the POINT OF BEGINNING.

ALSO;

PARCEL "E"

A Parcel of Land lying in Sections 28 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

COMMENCE at the Southwest Corner of Section 28, Township 39 South, Range 20 East; thence S.89°44'12"E., along the South Line of said Section 28, a distance of 884.85 feet to the POINT OF BEGINNING, same being a point on the Easterly Line of the Westerly 883.58 feet of Section 28, Township 39 South, Range 20 East; thence S.02°48'38"E., along said Easterly Line of the Westerly 883.58 feet, a distance of 227.61 feet to a point on the Northerly Right of Way Line of U.S. Highway No. 41, (State Road No. 45) per Florida Department of Transportation Right of Way Map, Section 17010-2508; thence EAST, a distance of 3489.12 feet to a point on the Westerly Right of Way Line of West River Road, (County Road #777) per Florida Department of Transportation Right of Way Map, Section 17502-2902, Road Plat Book 2, Page 44; thence N.36°46'13"W., along said Westerly Right of Way Line of West River Road, a distance of 6238.56 feet; to a point on the Easterly Line of the Westerly 883.58 feet of Section 28; thence S.02°48'38"E., along said Easterly Line of the Westerly 883.58 feet of Section 28, a distance of 4775.76 feet to the POINT OF BEGINNING.

ALSO;

PARCEL F-1

A Parcel of Land lying in Section 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows: COMMENCE at the East Quarter Corner of Section 33, Township 39 South, Range 20 East, Sarasota County Florida; thence S.00°16'02"W., along the East line of said Section 33, a distance of 289.08 feet to a point on the Southerly Right of Way Line of U.S. Highway No.41, (State Road No. 45), per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the right having a radius of 3011.73 feet, a central angle of 24°58'49", a chord bearing of N.66°51'56"W., and a chord length of 1032.71 feet; thence along the arc of said curve and said Southerly Right of Way of U.S. No. 41, an arc length of 1313.08 feet to the point of tangency of said curve; thence N.54°22'31"W., along said Southerly Right of Way, a distance of 66.57 feet to the POINT OF BEGINNING, same being the Northwest corner of Lands described in Official Records Instrument #1998166153, per Public Records of Sarasota County, Florida; thence along the Westerly line of said Lands described in Official Records Instrument #1998166153 the following three (3) courses and distances: (1) S.35°37'26"W., a distance of 161.93 feet to the point of curvature of a curve to the right having a radius of 559.97 feet, a central angle of 29°49'56", a chord bearing of S.50°32'24"W., and a chord length of 288.28 feet; (2) thence along the arc of said curve an arc length of 291.56 feet to the end of said curve; (3) thence S.00°01'27"W., a distance of 1074.23 feet; thence N.48°24'50"W., leaving said Westerly Line, a distance of 2914.38 feet to the Northeast corner of Lands described as Manatee Community College per Official Records Book 1571, Page 2172, same being the point of curvature of a curve to the left having a radius of 4577.37 feet, a central angle of 06°20'23", a chord bearing of N.60°40'02"W., and a chord length of 506.22 feet; thence along the arc of said curve and Northerly Line of Lands described as Manatee Community College, an arc length of 506.48 feet to the end of said curve, same being the Southeast corner of lands described in Official Records Book 2389, Page 529, Public Records of Sarasota County, Florida; thence N.65°18'18"E., along the Easterly Line of said lands described in Official Records Book 2389, Page 529, a distance of 188.09 feet; thence continue N.00°00'19"W., along said Easterly Line, a distance of 144.96 feet to the Northeast corner of said Lands; thence N.65°21'46"W along the Northerly Line of said Lands, a distance of 400.68 feet to the Northwest corner of said Lands, same being a point on the Easterly Line of a 200 foot wide Access Easement per Official Records Book 1571, Pages 2172 through 2175 and Official Records Book 2389, Pages 528 through 530, Public Records of Sarasota County, Florida; thence N.00°30'25"E., along the Easterly Line of said 200 foot wide Access Easement, a distance of 786.89 feet to the Southerly Right of Way of U.S. No. 41,(State Road No. 45), same being a point on a curve to the right having a radius of 5597.58 feet, a central angle of 03°08'33", a chord bearing of S.69°13'16"E., and a chord length of 306.97 feet; thence along the arc of said curve an arc length of 307.01 feet to the end of said curve; thence continue along said Southerly Right of Way Line the following fourteen (14) courses and distances: (1) S.22°19'13"W., a distance of 10.00 feet to a point on a curve to the right having a radius of 5587.58 feet, a central angle of 00°45'15", a chord bearing of S.67°16'21"E., and a chord length of 73.55 feet; (2) thence along the arc of said curve an arc length of 73.55 feet to the end of said curve; (3) thence N.23°06'16"E., a distance of 10.00 feet to a point on a curve to the right having a radius of 5597.58 feet, a central angle of 08°17'44", a chord bearing of S.62°44'52"E., and a chord length of 809.74 feet;(4) thence along the arc of said curve an arc length of 810.45 feet to the end of said curve; (5) thence S.31°08'57"W., a distance of 10.00 feet to a point on a curve to the right having a

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radius of 5587.58 feet, a central angle of 00°45'12", a chord bearing of S.58°13'22"E., and a chord length of 73.47 feet; (6) thence along the arc of said curve an arc length of 73.47 feet to the end of said curve; (7) thence N.32°24'25"E., a distance of 10.00 feet to a point on a curve to the right having a radius of 5597.58 feet, a central angle of 03°28'13", a chord bearing of S.56°06'38"E., and a chord length of 338.98 feet; (8) thence along the arc of said curve an arc length of 339.03 feet to the end of said curve; (9) thence S.56°35'34"E.; a distance of 155.08 feet; (10) thence S.54°22'31"E., a distance of 1102.52 feet; (11) thence S.51°00'40"E., a distance of 101.66 feet; (12) thence S.54°20'43"E., a distance of 199.02 feet; (13) thence S.48°43'03"E., a distance of 100.71 feet; (14) thence S.54°22'31"E., a distance of 447.75 feet to the POINT OF BEGINNING.

ALSO;

PARCEL F-2

A Parcel of Land lying in Sections 33 and 34, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the East Quarter Corner of Section 33, Township 39 South, Range 20 East, Sarasota County Florida; thence S.00°16'02"W., along the East line of said Section 33, a distance of 81.44 feet to a point on the Northerly Right of Way Line of U.S. Highway No.41,(State Road No. 45), per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the right having a radius of 2807.73 feet, a central angle of 24°13'02", a chord bearing of N.66°29'02"W., and a chord length of 1177.92 feet; thence along the arc of said curve and said Northerly Right of Way Line of U.S. Highway No.41, an arc length of 1186.74 feet to the point of tangency of said curve; thence continue along said Northerly Right of Way Line of U.S. Highway No. 41, the following Ten (10) courses and distances: (1) N.54°22'31"W., a distance of 2172.53 feet to the point of curvature of a curve to the left having a radius of 5791.58 feet, a central angle of 03°43'16", a chord bearing of N.56°14'10"W., and a chord length of 376.08 feet; (2) thence along the arc of said curve an arc length of 376.14 feet to the end of said curve; (3) thence N.31°53'06"E., a distance of 16.00 feet to a point on a curve to the left having a radius of 5807.58 feet, a central angle of 00°30'09", a chord bearing of N.58°20'53"W., and a chord length of 50.95 feet; (4) thence along the arc of said curve an arc length of 50.95 feet to the end of said curve; (5) thence S.31°21'44"W., a distance of 16.00 feet to a point on a curve to the left having a radius of 5791.58 feet, a central angle of 08°17'48", a chord bearing of N.62°44'51"W., and a chord length of 837.92 feet; (6) thence along the arc of said curve an arc length of 838.65 feet to the end of said curve; (7) thence N.23°06'15"E., a distance of 16.00 feet to a point on a curve to the left having a radius of 5807.58 feet, a central angle of 00°45'12", a chord bearing of N.67°16'21"W., and a chord length of 76.37 feet; (8) thence along the arc of said curve an arc length of 76.37 feet to the end of said curve; (9) thence S.22°21'03"W., a distance of 16.00 feet to a point on a curve to the left having a radius of 5791.58 feet, a central angle of 03°54'56", a chord bearing of N.69°36'26"W., and a chord length of 395.72 feet; (10) thence along the arc of said curve an arc length of 395.79 feet to the end of said curve; thence N.90°00'00"E., leaving said Northerly Right of Way Line of U.S. Highway No.41, a distance of 3489.12 feet to a point on the Southwesterly Right of Way Line of West River Road (County Road #777), per Florida Department of Transportation Right of Way Map, Section 17502-2902, Plat Book 2, Page 44; thence S.36°46'13"E., along the Southeasterly Right of Way Line of said River Road, a distance of 2225.56 feet; thence N.89°48'07"W., leaving said Southerly Right of Way Line, a distance of 421.78 feet to a point on the East Line of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.00°58'25"W., along the East Line of said Section 33, a distance of 659.46 feet to the POINT OF BEGINNING.

ALSO;

PARCEL "H"

A portion of Sections 33 and 34, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the Southeast corner of Section 32, Township 39 South, Range 20 East; thence N.00°30'20"E., along the East line of said Section 32, a distance of 1,403.73 feet to the south boundary line of lands described in Official Records Book 1571 at Page 2172, of the Public Records of Sarasota County, Florida; thence along said south boundary line and the east boundary line of said lands described in Official Records Book 1571, at Page 2172 the following two (2) courses: (1) S.89°29'35"E., a distance of 1550.12 feet; (2) thence N.00°30'25"E., a distance of 2062.70 feet to the Northeast corner of said lands; thence S.48°24'50"E., a distance of 2914.38 feet to the Southwest corner of lands described in Official Records Instrument 1998166154, of the Public Records Sarasota County, Florida; thence along the boundary of said lands described in Official Records Instrument 1998166154 the following three (3) courses: (1) S.89°58'33"E., a distance 676.50 feet; (2) thence N.00°01'27"E., a distance of 752.33 feet; (3) thence N.28°06'22"E., a distance of 362.06 feet to a point on the southerly right of way line of U.S. Highway No. 41, as per Florida Department of Transportation Right of Way Map, Section 17010-2508, said point being on a curve concave to the northeast and having a radius of 3011.73 feet, a central angle of 14°28'18", a chord bearing of S.72°07'12"E. and a chord distance of 758.67 feet; thence in an easterly direction, along the arc of said curve, an arc distance of 760.69 feet to a point on the West line of Section 34, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.00°16'02"W., along the West line of said Section 34, and leaving said southerly right of way line, a distance of 379.82 feet; thence S.89°37'27"E., a distance of 1329.90 feet to a point on the westerly right of way line of County Road #777 (South River Road) as per Florida Department of Transportation Right of Way Map, Section 17550-2601; thence along said westerly right of way line, the following six (6) courses; (1) S.00°07'30"W., a distance of 5.48 feet; (2) thence S.89°23'52"E., a distance of 9.74 feet; (3) thence

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FOR: WEST VILLAGES IMPROVEMENT DISTRICT May 27, 2026 - 11:47:34 EDMEJIA|C:\Users\edmejia\OneDrive - Stantec\Desktop\215613193v-spex03_revE.dwg

EXHIBIT OF
WEST VILLAGES IMPROVEMENT DISTRICT, UNIT 1
TOWNSHIPS 39 & 40 SOUTH, RANGE 20 EAST,
SARASOTA COUNTY, FLORIDA



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TASK CODE: 210	DRAWN BY: EDM	CHKD BY: JRJ	CAD FILE: 215613193v-spex03	PROJECT NO: 215613193	SHEET 5 OF 8	DRAWING INDEX NO: 215613193v-spex03	REV: E
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S.36°39'07"E., a distance of 64.18 feet to the point of curvature of a circular curve to the right, having a radius of 5599.32 feet, a central angle of 02°00'54", a chord bearing of S.35°38'40"E. and a chord distance of 196.90 feet; (4) thence southeasterly, along the arc of said curve, an arc distance of 196.91 feet to the end of said curve; (5) thence N.55°21'47"E., radial to the last described curve, a distance of 20.00 feet to a point on a curve concentric with the last described curve and having a radius of 5619.32 feet, a central angle of 15°31'30", a chord bearing of S.26°52'28"E. and a chord distance of 1517.98 feet; (6) thence in a southerly direction along the arc of said curve, an arc distance of 1522.64 feet to the Northeast corner of lands described in Official Records Instrument 2000002794, of the Public Records Sarasota County, Florida; thence S.78°41'04"W., along the northerly line of said lands described in Official Records Instrument 2000002794, a distance of 2240.20 feet to the Southeast corner of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.89°39'52"W., along the South line of said Section 33, a distance of 5318.90 feet to the POINT OF BEGINNING.

ALSO;

PARCEL ORI 2017060110 (aka DIOCESE PARCEL)

A portion of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

Commence at the East Quarter corner of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida (DNR certified corner record #4526); thence S.00°14'28"W., along the East line of the Southeast Quarter of said Section 33, a distance of 289.02 feet to a point on the southerly right of way line of U.S. Highway No. 41 (State Road No. 45) (204 feet wide), same being a point on a curve to the right, having: a radius of 3011.73 feet, a central angle of 14°28'16", a chord bearing of N.72°08'43"W. and a chord length of 758.65 feet; thence along said southerly right of way line, along the arc of said curve, an arc length of 760.67 feet to the POINT OF BEGINNING; thence S.28°04'55"W., leaving said southerly right of way line, a distance of 362.11 feet; thence SOUTH, a distance of 752.37 feet; thence WEST, a distance of 676.53 feet; thence NORTH, a distance of 1074.28 feet to a point on a curve to the left, having: a radius of 560.00 feet, a central angle of 29°49'56", a chord bearing of N.50°30'57"E. and a chord length of 288.29 feet; thence along the arc of said curve, an arc length of 291.58 feet to the point of tangency of said curve; thence N.35°35'59"E., a distance of 161.97 feet to a point on said southerly right of way line of U.S. Highway No. 41; thence S.54°24'01"E., along said southerly right of way line, a distance of 66.57 feet to the point of curvature of a curve to the left, having: a radius of 3011.73 feet, a central angle of 10°30'33", a chord bearing of S.59°39'18"E. and a chord length of 551.64 feet; thence continue along said southerly right of way line, along the arc of said curve, an arc length of 552.42 feet to the POINT OF BEGINNING.

ALSO;

ESPLANADE AT WELLEN PARK

A parcel of land lying in Section 17, Township 40 South, Range 20 East, Sarasota County, Florida and being more particularly described as follows:

Begin at the Northwest corner of said Section 16, thence along the West boundary of said Section 16, S 00°46'22" W, a distance of 1117.01 feet; thence N 71°45'30" W, a distance of 256.95 feet; thence northwesterly, 300.60 feet along the arc of a tangent curve to the right having a radius of 1000.00 feet and a central angle of 17°13'23" (chord bearing N 63°08'49" W, 299.47 feet); thence N 54°32'07" W, a distance of 96.77 feet; thence N 35°27'53" E, a distance of 935.32 feet; thence northeasterly, 104.08 feet along the arc of a tangent curve to the right having a radius of 2135.00 feet and a central angle of 02°47'35" (chord bearing N 36°51'40" E, 104.07 feet) to the POINT OF BEGINNING.

ALSO;

BOCA ROYAL EAST

A parcel of land being a portion of those lands according to Official Records Instrument 2014062918 of the Public Records of Sarasota County, Florida, lying in Sections 18 and 19, Township 40 South, Range 20 East, Sarasota County, Florida more particularly described as follows:

Beginning at the southwest corner of Section 18, Township 40 South, Range 20 East, Sarasota County, Florida; thence North 00°45'50" East, along the west line of the Southwest 1/4 of said Section 18, a distance of 2,651.17 feet to the northwest corner of said Southwest 1/4 of Section 18; thence N.00°36'40"E., along the west line of the Northwest 1/4 of said Section 18, a distance of 2,655.20 feet to the northwest corner of said Section 18; thence S.89°38'51"E., along the north line of the Northwest 1/4 of said Section 18, a distance of 2,092.37 feet; thence leaving said north line S.00°00'00"E., a distance of 414.55 feet; thence S.32°39'24"E., a distance of 159.81 feet; thence S.83°14'28"W., a distance of 274.84 feet; thence S.32°28'34"E., a distance of 365.15 feet; thence S.24°04'44"W., a distance of 375.32 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.17°42'12"W., a radial distance of 455.00 feet; thence Southeasterly along the arc, through a central angle of 59°53'24", a distance of 475.60 feet; thence along a line non-tangent to said curve, S.12°24'13"E., a distance of 351.33 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.76°50'51"W., a radial distance of 507.03 feet; thence Southerly along the arc, through a central angle of 43°59'49", a distance of 389.34 feet; thence along a line non-tangent to said curve, S.34°12'19"W., a distance of 90.38 feet; thence S.34°55'31"W., a distance of 422.97 feet; thence S.63°22'46"E., a distance of

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EXHIBIT OF
WEST VILLAGES IMPROVEMENT DISTRICT, UNIT 1
TOWNSHIPS 39 & 40 SOUTH, RANGE 20 EAST,
SARASOTA COUNTY, FLORIDA



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TASK CODE: 210	DRAWN BY: EDM	CHKD BY: JRJ	CAD FILE: 215613193v-spex03	PROJECT NO: 215613193	SHEET 6 OF 8	DRAWING INDEX NO: 215613193v-spex03	REV: E
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454.30 feet; thence S.49°42'48"E., a distance of 101.45 feet; thence S.22°34'03"E., a distance of 101.02 feet; thence S.20°03'25"E., a distance of 232.61 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.68°10'37"W., a radial distance of 900.00 feet; thence Southerly along the arc, through a central angle of 45°23'50", a distance of 713.10 feet; thence along a line non-tangent to said curve, S.61°06'42"E., a distance of 171.47 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.28°21'20"W., a radial distance of 545.08 feet; thence Southeasterly along the arc, through a central angle of 55°06'21", a distance of 524.25 feet; thence along a line non-tangent to said curve, S.07°06'47"E., a distance of 423.04 feet; thence continue Southerly along said line, a distance of 164.03 feet to a point of curve to the left having a radius of 227.13 feet and a central angle of 37°40'01"; thence Southeasterly along the arc a distance of 149.32 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.45°39'42"W., a radial distance of 2,072.08 feet; thence Southeasterly along the arc, through a central angle of 06°01'31", a distance of 217.91 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.44°11'34"W., a radial distance of 605.00 feet; thence Southeasterly along the arc, through a central angle of 31°18'52", a distance of 330.66 feet; thence along a line non-tangent to said curve, S.14°28'39"E., a distance of 195.78 feet; thence S.11°47'01"E., a distance of 113.15 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.82°41'03"W., a radial distance of 235.00 feet; thence Southerly along the arc, through a central angle of 45°53'09", a distance of 188.20 feet; thence along a line non-tangent to said curve, S.43°00'36"W., a distance of 788.64 feet; thence S.10°26'23"E., a distance of 600.46 feet; thence S.23°03'06"W., a distance of 1,367.66 feet; thence N.84°52'31"W., a distance of 722.42 feet; thence N.58°42'27"W., a distance of 666.92 feet; thence N.00°47'09"E., a distance of 135.53 feet; thence N.49°50'04"W., a distance of 178.34 feet; thence N.56°18'11"W., a distance of 190.18 feet; thence N.64°57'23"W., a distance of 166.26 feet; thence N.65°14'22"W., a distance of 167.94 feet; thence N.70°38'32"W., a distance of 189.13 feet; thence N.88°28'31"W., a distance of 211.61 feet; thence S.86°45'40"W., a distance of 125.61 feet; thence N.89°12'51"W., a distance of 30.00 feet; thence N.00°47'09"E., a distance of 54.02 feet; thence N.89°12'51"W., to west line of Northwest 1/4 of Section 19, Township 40 South, Range 20 East, Sarasota County, Florida, a distance of 170.03 feet; thence N.00°47'09"E., along said west line, a distance of 2,227.97 feet to the POINT OF BEGINNING.

AND ALSO;

WEST VILLAGES PARKWAY EXTENSION (WINCHESTER FLORIDA)

Commence at the southeast corner of Section 8, Township 40 South, Range 20 East, Sarasota County, Florida, said point also being the southwest corner of Tract 603, as depicted and recorded in Everly at Wellen Park, subdivision, Plat Book 57, Page 66 in the Public Records of Sarasota County, Florida, said point also being the POINT OF BEGINNING lying on a curve to the left, having a radius of 2135.00 feet and a chord which bears S.36°57'00"W. 97.61 feet; thence Southwesterly along the arc of said curve, through a central angle of 02°37'11", a distance of 97.62 feet; thence S.35°27'53"W., a distance of 941.78 feet; thence N.54°32'07"W., a distance of 130.00 feet; thence N.35°27'53"E., a distance of 941.98 feet to southeast corner of Tract 603 as depicted and recorded in Wellen Park Golf and Country Club, Phase 1A, subdivision, Plat Book 56, Page 75 of said Public Records, said point also being the beginning of a non-tangent curve to the right having a radius of 2265.00 feet, a chord which bears N.41°58'19"E., 499.99 feet, and a central angle of 12°40'25"; thence Northeasterly along the southeasterly line of said Tract 603 of said Wellen Park Golf and Country Club, Phase 1A, a distance of 501.01 feet to the south line of Tract 101 as depicted and recorded in Manasota Beach Ranchlands Plat No. 1, subdivision, Plat Book 55, Page 367 in said Public Records; thence S.41°41'28"E., along said southerly line a distance of 130.00 feet to the intersection with said Tract 603 of said Everly at Wellen Park, subdivision, said point also being the beginning of a non-tangent curve to the left having a radius of 2135.00 feet, a chord which bears S.43°17'04"W., 373.97 feet, and a central angle of 10°02'56"; thence Southwesterly along the northwesterly line of said Tract 603 and the arc of said curve, a distance of 374.45 feet to the POINT OF BEGINNING, being and lying in Sections 8, 9 and 17, Township 40 South, Range 20 East, Sarasota County, Florida

LESS AND EXCEPT:

Commence at the southeast corner of Section 8, Township 40 South, Range 20 East, Sarasota County, Florida, said point also being the southwest corner of Tract 603, as depicted and recorded in Everly at Wellen Park, subdivision, Plat Book 57, Page 66 in the Public Records of Sarasota County, Florida, said point also being the POINT OF BEGINNING; thence N.88°05'49"W., along the south line of Section 8, a distance of 158.99 feet to the southeast corner of Tract 603 as depicted and recorded in Wellen Park Golf and Country Club, Phase 1A, subdivision, Plat Book 56, Page 75 of said Public Records, said point also being the beginning of a non-tangent curve to the right having a radius of 2265.00 feet, a chord which bears N.42°05'31"E. 490.57 feet, and a central angle of 12°26'02"; thence Northeasterly along the southeasterly line of said Tract 603 of said Wellen Park Golf and Country Club, Phase 1A, a distance of 491.53 feet; to the south line of Tract 101 as depicted and recorded in Manasota Bach Ranchlands Plat No. 1, subdivision, Plat Book 55, Page 367 in said Public Records; thence S.41°41'29"E., along said southerly line a distance of 130.00 feet to the intersection with said Tract 603 of said Everly at Wellen Park, subdivision, said point also being the beginning of a non-tangent curve to the left having a radius of 2135.00 feet, a chord which bears S.43°17'04"W. 373.97 feet, and a central angle of 10°02'56"; thence Southwesterly along the arc of said curve, a distance of 374.45 feet to the POINT OF BEGINNING, being and lying in Sections 8 and 9, Township 40 South, Range 20 East, Sarasota County, Florida.

AND ALSO;

A parcel of land located in Sections 17, 18, 19, 20, and 21, Township 40 South, Range 20 East, Sarasota County, Florida, more particularly described as follows:

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FOR: WEST VILLAGES IMPROVEMENT DISTRICT May 27, 2026 - 11:47:34 EDMEJIA|C:\Users\edmejia\OneDrive - Stantec\Desktop\215613193v-spex03_revE.dwg

EXHIBIT OF
WEST VILLAGES IMPROVEMENT DISTRICT, UNIT 1
TOWNSHIPS 39 & 40 SOUTH, RANGE 20 EAST,
SARASOTA COUNTY, FLORIDA



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TASK CODE: 210	DRAWN BY: EDM	CHKD BY: JRJ	CAD FILE: 215613193v-spex03	PROJECT NO: 215613193	SHEET 7 OF 8	DRAWING INDEX NO: 215613193v-spex03	REV: E
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Commencing at the northeast corner of Section 21, Township 40 South, Range 20 East; thence North 89°08'18" West, a distance of 257.03 feet along the north line of the Northeast Quarter of said Section 21 to the POINT OF BEGINNING and a point along the westerly right of way of South River Road; thence South 45°57'10" West, a distance of 2,512.42 feet along said right of way to the southeast corner of stormwater management parcel per said Instrument No. 2000163356; thence along the boundary of said parcel for the following fifteen (15) courses: (1) North 44°02'50" West, a distance of 339.35 feet; (2) South 45°57'10" West, a distance of 134.51 feet; (3) North 44°02'50" West, a distance of 446.63 feet; (4) South 45°57'10" West, a distance of 1,065.78 feet; (5) North 61°12'33" East, a distance of 95.75 feet; (6) North 87°43'01" East, a distance of 117.40 feet; (7) South 45°00'35" East, a distance of 149.83 feet; (8) South 26°34'18" East, a distance of 89.62 feet; (9) South 34°31'02" East, a distance of 49.50 feet; (10) North 68°55'13" East, a distance of 137.11 feet; (11) South 44°02'50" east, a distance of 145.92 feet; (12) North 45°57'10" East, a distance of 289.58 feet; (13) South 44°02'50" East, a distance of 75.21 feet; (14) South 45°57'10" West, a distance of 39.98 feet; (15) South 44°02'50" East, a distance of 123.85 feet returning to last said right of way; thence South 45°57'10" West, a distance of 549.95 feet along last said right of way; thence North 56°29'30" West, a distance of 1,725.40 feet; thence North 59°19'33" West, a distance of 1,950.73 feet; thence North 67°56'40" West, a distance of 1,826.95 feet; thence North 89°35'32" West, a distance of 691.19 feet; thence South 86°34'53" West, a distance of 1,084.68 feet; thence South 74°21'30" West, a distance of 1,642.49 feet; thence South 49°22'31" West, a distance of 1,581.32 feet; thence North 46°59'24" West, a distance of 718.14 feet to the easterly line of Boca Royale East – Phase 1 per said Instrument No. 2023083466; thence along said easterly line for the following fifteen (15) courses: (1) North 43°00'36" East, a distance of 596.17 feet to a point on a non-tangent curve; (2) along said non-tangent curve to the left, having a radius of 235.00 feet, a central angle of 45°53'09", an arc length of 188.20 feet, a chord of which bears North 15°37'39" East, a chord length of 183.21 feet to a non-tangent line; (3) North 11°47'01" West, a distance of 113.15 feet; (4) North 14°28'39" West, a distance of 195.78 feet to a point on a non-tangent curve; (5) along said non-tangent curve to the left, having a radius of 605.00 feet, a central angle of 31°18'52", an arc length of 330.66 feet, a chord of which bears North 30°09'02" West, a chord length of 326.56 feet to a point of compound curvature; (6) along said compound curve to the left, having a radius of 2072.08 feet, a central angle of 06°01'32", an arc length of 217.91 feet, a chord of which bears North 41°19'32" West, a chord length of 217.81 feet to a point of reverse curvature; (7) along said reverse curve to the right, having a radius of 227.13 feet, a central angle of 37°40'01", an arc length of 149.32 feet, a chord of which bears North 25°56'48" West, a chord length of 146.64 feet to a point of tangency; (8) thence North 07°06'47" West, a distance of 587.07 feet to a point on a non-tangent curve; (9) along said non-tangent curve to the left, having a radius of 545.08 feet, a central angle of 55°06'21", an arc length of 524.25 feet, a chord of which bears North 34°05'32" West, a chord length of 504.27 feet to a non-tangent line; (10) thence North 61°06'42" West, a distance of 171.47 feet to a point on a non-tangent curve; (11) along said non-tangent curve to the left, having a radius of 900.00 feet, a central angle of 45°23'50", an arc length of 713.10 feet, a chord of which bears North 00°52'32" East, a chord length of 694.59 feet to a non-tangent line; (12) thence North 20°03'25" West, a distance of 232.61 feet; (13) thence North 22°34'03" West, a distance of 101.02 feet; (14) thence North 49°42'48" West, a distance of 101.45 feet; (15) thence North 63°22'46" West, a distance of 454.30 feet to the easterly boundary of Parcel 2 per said Instrument No. 2023083467; thence along last said easterly line for the following ten (10) courses: (1) North 34°55'31" East, a distance of 422.97 feet; (2) North 34°12'19" East, a distance of 90.38 feet to a point on a non-tangent curve; (3) along said non-tangent curve to the left, having a radius of 507.03 feet, a central angle of 43°59'49", an arc length of 389.34 feet, a chord of which bears North 08°50'45" East, a chord length of 379.85 feet to a point on a non-tangent line; (4) North 12°24'13" West, a distance of 351.33 feet to a point of tangency; (5) along said tangent curve to the left, having a radius of 455.00 feet, a central angle of 59°53'24", an arc length of 475.60 feet, a chord of which bears North 42°21'04" West, a chord length of 454.24 feet to a non-tangent line; (6) North 24°04'44" East, a distance of 375.32 feet; (7) North 32°28'34" West, a distance of 365.15 feet; (8) North 83°14'28" East, a distance of 274.84 feet; (9) North 32°39'24" West, a distance of 159.81 feet; (10) North 00°00'00" East, a distance of 414.51 feet to the north line of the Northwest Quarter of Section 18; thence South 89°38'15" East, a distance of 582.51 feet along last said north line to the North Quarter corner of Section 18; thence South 89°38'34" East, a distance of 2,674.68 feet along the north line of the Northeast Quarter to the Northwest corner of Section 17; thence South 88°05'46" East, a distance of 5,336.32 feet along the north line of said Section 17 to northeast corner of said Section 17 and the westerly boundary of deed per said Instrument No. 2024128774, being a point on a non-tangent curve; thence along last said west and south boundary line for the following five (5) courses: (1) along said non-tangent curve to the left, having a radius of 2135.00 feet, a central angle of 02°47'35", an arc length of 104.08 feet, a chord of which bears South 36°51'28" West, a chord length of 104.07 feet to a point of tangency; (2) thence South 35°27'53" West, a distance of 935.32 feet; (3) thence South 54°32'07" East, a distance of 96.77 feet to a point of curvature; (4) along said tangent curve to the left, having a radius of 1,000.00 feet, a central angle of 17°13'23", an arc length of 300.60 feet, a chord of which bears South 63°08'49" East, a chord length of 299.47 feet to a point of tangency; (5) thence South 71°45'30" East, a distance of 257.26 feet to the east line of said Section 17; thence South 00°45'27" West, a distance of 4,158.34 feet along said east line to the northwest corner of Section 21; thence South 89°08'18" East, a distance of 2,642.50 feet along the north line of the Northwest Quarter of said Section 21 to the North Quarter corner of said Section 21; thence South 89°08'18" East, a distance of 2,387.04 feet along the north line of the Northeast Quarter of said Section 21 to the POINT OF BEGINNING;

Overall Parcel contains 10,253.58 acres, more or less.

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EXHIBIT OF
WEST VILLAGES IMPROVEMENT DISTRICT, UNIT 1
TOWNSHIPS 39 & 40 SOUTH, RANGE 20 EAST,
SARASOTA COUNTY, FLORIDA



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Stantec is a global leader in sustainable engineering, architecture, and environmental consulting. The diverse perspectives of our partners and interested parties drive us to think beyond what's previously been done on critical issues like climate change, digital transformation, and future-proofing our cities and infrastructure. We innovate at the intersection of community, creativity, and client relationships to advance communities everywhere, so that together we can redefine what's possible.

West Villages Improvement District

Unit of Development No. 1

Third Amendment to 2017 Plan of Improvements

June 12, 2026



Prepared for:
West Villages Improvement District
2501 A Burns Rd
Palm Beach Gardens, FL 33410
Phone: 941.244.2703

Submittal to: West Villages Improvement District

2501 A Burns Rd
Palm Beach Gardens, FL 33410
Phone: 941.244.2703

Prepared by:
Stantec Consulting Services Inc.
777 S Harbour Island Blvd, Suite 600
Tampa, FL 33602
Phone: 813.242.9302

Project/File: 238202292

1 Purpose and Scope

The purpose of this Third Amendment to the Unit No. 1 Plan of Improvements prepared by Stantec Consulting Services Inc. on June 19, 2017, as amended by the First Amendment by Dewberry Engineers on July 14, 2022, as amended by the Second Amendment prepared by Dewberry Engineers on March 7, 2025, is to revise and update the Unit 1 area and boundary. The new area will be 10,253.58 acres. An updated sketch and legal description for the revised Unit of Development No. 1 boundary is included in Appendix A1. There are no additional changes to the original Engineer's.

A handwritten signature in blue ink, appearing to read 'G. Licari', is positioned above the printed name.

Giacomo Licari, P.E.

Florida Registration No. 72415

Exhibits

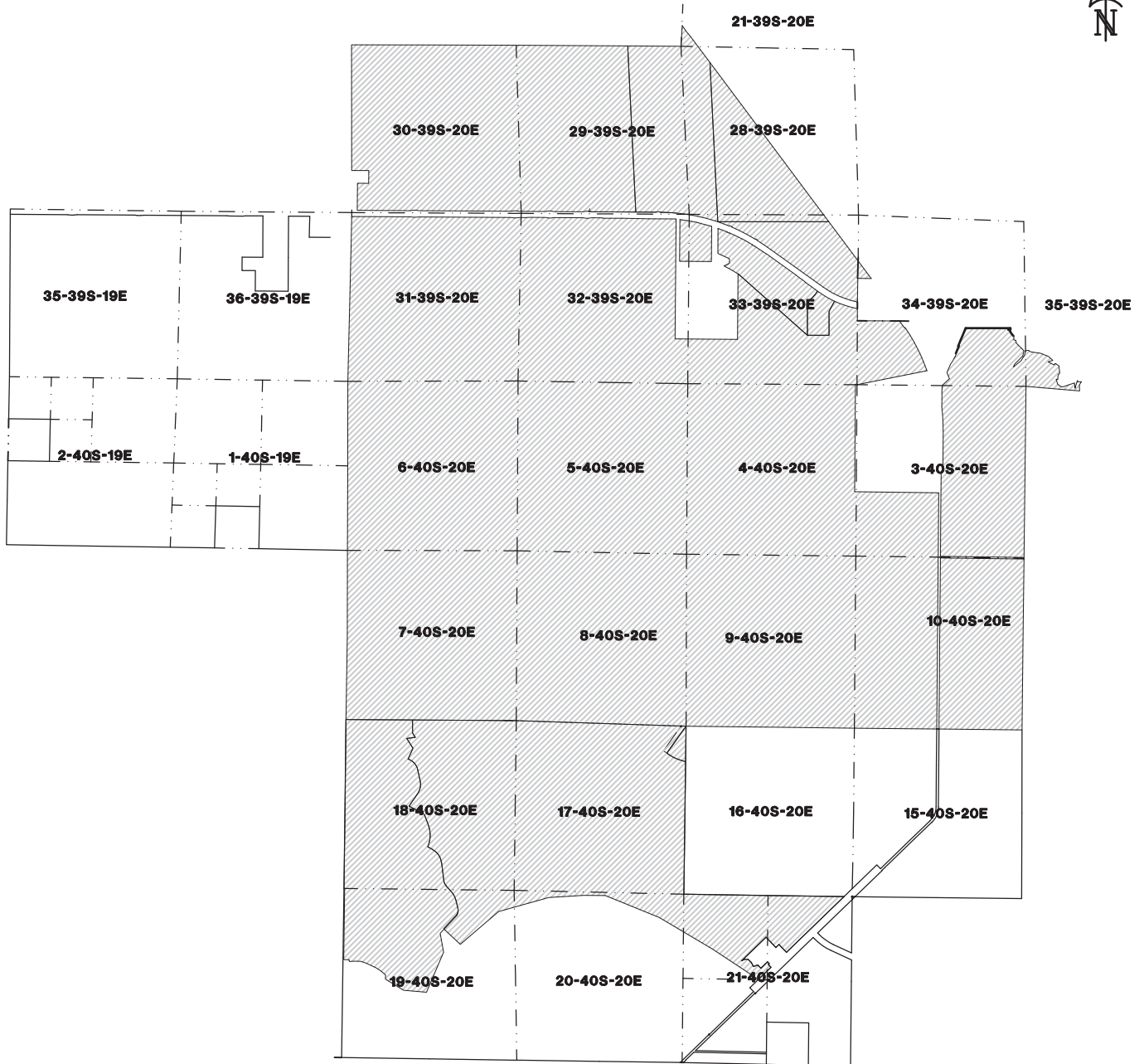


Appendix A - Exhibits

A.1 Unit 1 – Sketch & Legal Description



WEST VILLAGES IMPROVEMENT DISTRICT UNIT 1 BOUNDARY



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DESCRIPTION: WEST VILLAGES IMPROVEMENT DISTRICT UNIT 1 BOUNDARY

PARCEL "A"

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

That portion of the Southeast Quarter of Section 34, lying West of the Myakka River, South of the South line of lands described in Official Record Instrument No. 2000002794, Public Records of Sarasota County, Florida (River Road Office Park, Inc.), and easterly of the maintained right of way line of a paved road running from River Road to the South line of the Northeast Quarter of said Section 34, (Old River Road), less and except the following:

That portion described in Official Record Instrument No. 1999111833, Public Records of Sarasota County, Florida, (Right of Way for County Road #777).

All of Section 35 lying West of the Myakka River.

LANDS LOCATED IN TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

All of Section 3, lying easterly of the maintained right of way line of County Road No. 777 (South River Road), less and except the following:

That portion conveyed in Order of Taking recorded in Official Record Book 2679, Page2750-2754, of the Public Records of Sarasota County, Florida (County Road No 777);

All of Section 10, lying easterly of the maintained right of way line of County Road No. 777 (South River Road).

ALSO;

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

All of Section 31, less and except the following:
Right-of-way of U. S. Highway # 41 (State Road # 45).

All of Section 32, less and except the following:
Right-of-way of U. S. Highway # 41 (State Road # 45);
A portion of lands described in Official Records Book 1571, Page 2172 of the Public Records of Sarasota County, Florida, further described as follows:

Commence at the southeast corner of Section 32; thence N.00°30'20"E. along the east line of said Section 32, a distance of 1,403.73 feet to the POINT OF BEGINNING; thence N.89°29'35"W., a distance of 410.09 feet; thence N.00°30'25"E., a distance of 3,763.88 feet to the point of curvature of a non-tangent curve to the right, having a radius of 5,603.58 feet and a central angle of 01°13'57"; thence Easterly along the arc of said curve, a distance of 120.55 feet, said curve having a chord bearing and distance of S.84°00'58"E., 120.54 feet, to the point of tangency of said curve; thence S.00°30'25"W., a distance of 1,315.78 feet; thence S.89°29'35"E., a distance of 290.03 feet to said east line of Section 32; thence S.00°30'20"W. along said east line, a distance of 2,436.60 feet to the POINT OF BEGINNING.

LANDS LOCATED IN TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

That portion of Section 3, lying westerly of the maintained Right-of-way line of County Road #777 (South River Road), less and except the following:

That portion conveyed in Official Record Instrument No. 2000002794 of the Public Records of Sarasota County, Florida, (River Road Office Park, Inc.);

All of Section 4, Less and except the following:
That portion described in Official Record Instrument No. 2000002794, of the Public Records of Sarasota County, Florida, (River Road Office Park, Inc.).

All of Section 5.

All of Section 6.

All of Section 7.

All of Section 8.

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All of Section 9.

That portion of Section 10, lying westerly of the maintained right-of-way for County Road # 777 (South River Road)

ALSO;

PARCEL "C"

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

All of Section 29, less and except the following:

The Easterly 1670.80 feet thereof as measured perpendicular to the East line of said Section 29; Right-of-way for U.S. Highway #41 (State Road #45).

All of Section 30, less and except the following:

Right-of-way for U.S. Highway #41 (State Road #45);

That portion conveyed to Florida Power and Light Company consisting of approximately 4.66 acres in the SW1/4 as described in Official Record Book 1036, Page 802, Public Records of Sarasota County, Florida;

That portion lying West of lands described in Official Record Book 1036, Page 802, South of the westerly extension of the North line of said lands described in Official Records Book 1036, Page 802, and North of the northerly Right-of-way line of U.S. Highway #41.

ALSO;

PARCEL D-1

A Parcel of Land lying in Sections 21, 28, 29, 32 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the Northeast Corner of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.03°31'33"E., a distance of 648.44 feet to a point on the Southwesterly Right of Way Line of West River Road, (County Road #777) per Florida Department of Transportation Right of Way Map, Section 17502- 2902, Road Plat Book 2, Page 44; thence along said Southwesterly Right of Way Line of West River Road the following Five (5) courses and distances: (1) S.33°54'28"E., a distance of 130.46 feet; (2) thence S.36°46'13"E., a distance of 100.00 feet; (3) thence S.39°37'57"E., a distance of 200.25 feet; (4) thence S.36°46'13"E., a distance of 392.99 feet; (5) thence S.36°46'13"E., a distance of 625.17 feet to a point on the Easterly line of the Westerly 883.58 feet of Section 28, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.02°48'38"E., along the Easterly Line of the Westerly 883.58 feet of said Section 29, and its southerly extension, a distance of 5003.37 feet to a point on the Northerly Right of Way Line of U.S. Highway No. 41, (State Road No. 45) per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the left having a radius of 5791.58 feet, a central angle of 18°04'29", a chord bearing of N.80°36'08"W., and a chord length of 1819.46 feet; thence along the arc of said curve an arc length of 1827.03 feet to the end of said curve; thence continue along said Northerly Right of Way Line of U.S. Highway No. 41 following four (4) courses and distances: (1) N.67°02'13"W., a distance of 40.90 feet; (2) thence N.89°30'05"W., a distance of 50.02 feet; (3) thence S.72°44'31"W., a distance of 52.35 feet; (4) thence N.89°38'31"W., a distance of 639.57 feet to a point on the Westerly Line of the Easterly 1670.80 feet of Section 29, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.02°48'38"W., along the Westerly Line of the Easterly 1670.80 feet of said Section 29, a distance of 5223.69 feet to a point on the North Line of said Section 29, Township 39 South, Range 20 East; thence S.89°37'21"E., along said North Line of Section 29, a distance of 1673.39 feet to the POINT OF BEGINNING.

ALSO;

PARCEL D-3

A Parcel of Land lying in Sections 32 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

COMMENCE at the Northeast Corner of Section 32, Township 39 South, Range 20 East, Sarasota County Florida; thence S.00°30'20"W., along the East Line of said Section 32, a distance of 200.54 feet to a point on the Southerly Right of Way Line of U.S. Highway No.41 (State Road No. 45), per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the left having a radius of 5603.58 feet, a central angle of 02°59'30", a chord bearing of N.81°54'15"W., and a chord length of 292.55 feet; thence along the arc of said curve and the Southerly Right of Way of said U.S. Highway No. 41, an arc length of 292.59 feet to the POINT OF BEGINNING, same being a point on the East Line of a 120 foot wide perpetual Non-Exclusive easement as recorded in Official Records Book 2785, Page 641, per Public Records of Sarasota County Florida; thence S.00°30'25"W., along the East Line of said 120 foot wide perpetual Non-Exclusive easement, a distance of 1315.78 feet to a point on the Northerly Line of Lands of Manatee Community College described in Official Records Book 1571, Page 2172, per Public Records of Sarasota County, Florida; thence S.89°29'35"E., along said Northerly Line of Manatee Community

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College a distance of 999.96 feet to a point on the West Line of a 200 foot wide Access Easement per Official Records Book 1571, Pages 2172 through 2175 and Official Records Book 2389, Pages 528 through 530 per Public Records of Sarasota County, Florida; thence N.00°30'25"E., along the West Line of said 200 foot Wide Access Easement, a distance of 1109.46 feet to a point on said Southerly Right of Way of U.S. Highway No.41, same being a point on a curve to the left having a radius of 5597.58 feet, a central angle of 04°30'38", a chord bearing of N.75°11'44"W., and a chord length of 440.55 feet; thence along the arc of said curve and said Southerly Right of Way an arc length of 440.66 feet to the end of said curve; thence N.12°32'57"E., a distance of 6.00 feet to the point of curvature of a curve to the left having a radius of 5603.58 feet, a central angle of 05°56'57", a chord bearing of N.80°25'31"W., and a chord length of 581.58 feet; thence along the arc of said curve an arc length of 581.84 feet to the POINT OF BEGINNING.

ALSO;

PARCEL "E"

A Parcel of Land lying in Sections 28 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

COMMENCE at the Southwest Corner of Section 28, Township 39 South, Range 20 East; thence S.89°44'12"E., along the South Line of said Section 28, a distance of 884.85 feet to the POINT OF BEGINNING, same being a point on the Easterly Line of the Westerly 883.58 feet of Section 28, Township 39 South, Range 20 East; thence S.02°48'38"E., along said Easterly Line of the Westerly 883.58 feet, a distance of 227.61 feet to a point on the Northerly Right of Way Line of U.S. Highway No. 41, (State Road No. 45) per Florida Department of Transportation Right of Way Map, Section 17010-2508; thence EAST, a distance of 3489.12 feet to a point on the Westerly Right of Way Line of West River Road, (County Road #777) per Florida Department of Transportation Right of Way Map, Section 17502-2902, Road Plat Book 2, Page 44; thence N.36°46'13"W., along said Westerly Right of Way Line of West River Road, a distance of 6238.56 feet; to a point on the Easterly Line of the Westerly 883.58 feet of Section 28; thence S.02°48'38"E., along said Easterly Line of the Westerly 883.58 feet of Section 28, a distance of 4775.76 feet to the POINT OF BEGINNING.

ALSO;

PARCEL F-1

A Parcel of Land lying in Section 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows: COMMENCE at the East Quarter Corner of Section 33, Township 39 South, Range 20 East, Sarasota County Florida; thence S.00°16'02"W., along the East line of said Section 33, a distance of 289.08 feet to a point on the Southerly Right of Way Line of U.S. Highway No.41, (State Road No. 45), per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the right having a radius of 3011.73 feet, a central angle of 24°58'49", a chord bearing of N.66°51'56"W., and a chord length of 1032.71 feet; thence along the arc of said curve and said Southerly Right of Way of U.S. No. 41, an arc length of 1313.08 feet to the point of tangency of said curve; thence N.54°22'31"W., along said Southerly Right of Way, a distance of 66.57 feet to the POINT OF BEGINNING, same being the Northwest corner of Lands described in Official Records Instrument #1998166153, per Public Records of Sarasota County, Florida; thence along the Westerly line of said Lands described in Official Records Instrument #1998166153 the following three (3) courses and distances: (1) S.35°37'26"W., a distance of 161.93 feet to the point of curvature of a curve to the right having a radius of 559.97 feet, a central angle of 29°49'56", a chord bearing of S.50°32'24"W., and a chord length of 288.28 feet; (2) thence along the arc of said curve an arc length of 291.56 feet to the end of said curve; (3) thence S.00°01'27"W., a distance of 1074.23 feet; thence N.48°24'50"W., leaving said Westerly Line, a distance of 2914.38 feet to the Northeast corner of Lands described as Manatee Community College per Official Records Book 1571, Page 2172, same being the point of curvature of a curve to the left having a radius of 4577.37 feet, a central angle of 06°20'23", a chord bearing of N.60°40'02"W., and a chord length of 506.22 feet; thence along the arc of said curve and Northerly Line of Lands described as Manatee Community College, an arc length of 506.48 feet to the end of said curve, same being the Southeast corner of lands described in Official Records Book 2389, Page 529, Public Records of Sarasota County, Florida; thence N.65°18'18"E., along the Easterly Line of said lands described in Official Records Book 2389, Page 529, a distance of 188.09 feet; thence continue N.00°00'19"W., along said Easterly Line, a distance of 144.96 feet to the Northeast corner of said Lands; thence N.65°21'46"W along the Northerly Line of said Lands, a distance of 400.68 feet to the Northwest corner of said Lands, same being a point on the Easterly Line of a 200 foot wide Access Easement per Official Records Book 1571, Pages 2172 through 2175 and Official Records Book 2389, Pages 528 through 530, Public Records of Sarasota County, Florida; thence N.00°30'25"E., along the Easterly Line of said 200 foot wide Access Easement, a distance of 786.89 feet to the Southerly Right of Way of U.S. No. 41,(State Road No. 45), same being a point on a curve to the right having a radius of 5597.58 feet, a central angle of 03°08'33", a chord bearing of S.69°13'16"E., and a chord length of 306.97 feet; thence along the arc of said curve an arc length of 307.01 feet to the end of said curve; thence continue along said Southerly Right of Way Line the following fourteen (14) courses and distances: (1) S.22°19'13"W., a distance of 10.00 feet to a point on a curve to the right having a radius of 5587.58 feet, a central angle of 00°45'15", a chord bearing of S.67°16'21"E., and a chord length of 73.55 feet; (2) thence along the arc of said curve an arc length of 73.55 feet to the end of said curve; (3) thence N.23°06'16"E., a distance of 10.00 feet to a point on a curve to the right having a radius of 5597.58 feet, a central angle of 08°17'44", a chord bearing of S.62°44'52"E., and a chord length of 809.74 feet;(4) thence along the arc of said curve an arc length of 810.45 feet to the end of said curve; (5) thence S.31°08'57"W., a distance of 10.00 feet to a point on a curve to the right having a

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radius of 5587.58 feet, a central angle of 00°45'12", a chord bearing of S.58°13'22"E., and a chord length of 73.47 feet; (6) thence along the arc of said curve an arc length of 73.47 feet to the end of said curve; (7) thence N.32°24'25"E., a distance of 10.00 feet to a point on a curve to the right having a radius of 5597.58 feet, a central angle of 03°28'13", a chord bearing of S.56°06'38"E., and a chord length of 338.98 feet; (8) thence along the arc of said curve an arc length of 339.03 feet to the end of said curve; (9) thence S.56°35'34"E.; a distance of 155.08 feet; (10) thence S.54°22'31"E., a distance of 1102.52 feet; (11) thence S.51°00'40"E., a distance of 101.66 feet; (12) thence S.54°20'43"E., a distance of 199.02 feet; (13) thence S.48°43'03"E., a distance of 100.71 feet; (14) thence S.54°22'31"E., a distance of 447.75 feet to the POINT OF BEGINNING.

ALSO;

PARCEL F-2

A Parcel of Land lying in Sections 33 and 34, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the East Quarter Corner of Section 33, Township 39 South, Range 20 East, Sarasota County Florida; thence S.00°16'02"W., along the East line of said Section 33, a distance of 81.44 feet to a point on the Northerly Right of Way Line of U.S. Highway No.41,(State Road No. 45), per Florida Department of Transportation Right of Way Map, Section 17010-2508, same being a point on a curve to the right having a radius of 2807.73 feet, a central angle of 24°13'02", a chord bearing of N.66°29'02"W., and a chord length of 1177.92 feet; thence along the arc of said curve and said Northerly Right of Way Line of U.S. Highway No.41, an arc length of 1186.74 feet to the point of tangency of said curve; thence continue along said Northerly Right of Way Line of U.S. Highway No. 41, the following Ten (10) courses and distances: (1) N.54°22'31"W., a distance of 2172.53 feet to the point of curvature of a curve to the left having a radius of 5791.58 feet, a central angle of 03°43'16", a chord bearing of N.56°14'10"W., and a chord length of 376.08 feet; (2) thence along the arc of said curve an arc length of 376.14 feet to the end of said curve; (3) thence N.31°53'06"E., a distance of 16.00 feet to a point on a curve to the left having a radius of 5807.58 feet, a central angle of 00°30'09", a chord bearing of N.58°20'53"W., and a chord length of 50.95 feet; (4) thence along the arc of said curve an arc length of 50.95 feet to the end of said curve; (5) thence S.31°21'44"W., a distance of 16.00 feet to a point on a curve to the left having a radius of 5791.58 feet, a central angle of 08°17'48", a chord bearing of N.62°44'51"W., and a chord length of 837.92 feet; (6) thence along the arc of said curve an arc length of 838.65 feet to the end of said curve; (7) thence N.23°06'15"E., a distance of 16.00 feet to a point on a curve to the left having a radius of 5807.58 feet, a central angle of 00°45'12", a chord bearing of N.67°16'21"W., and a chord length of 76.37 feet; (8) thence along the arc of said curve an arc length of 76.37 feet to the end of said curve; (9) thence S.22°21'03"W., a distance of 16.00 feet to a point on a curve to the left having a radius of 5791.58 feet, a central angle of 03°54'56", a chord bearing of N.69°36'26"W., and a chord length of 395.72 feet; (10) thence along the arc of said curve an arc length of 395.79 feet to the end of said curve; thence N.90°00'00"E., leaving said Northerly Right of Way Line of U.S. Highway No.41, a distance of 3489.12 feet to a point on the Southwesterly Right of Way Line of West River Road (County Road #777), per Florida Department of Transportation Right of Way Map, Section 17502-2902, Plat Book 2, Page 44; thence S.36°46'13"E., along the Southeasterly Right of Way Line of said River Road, a distance of 2225.56 feet; thence N.89°48'07"W., leaving said Southerly Right of Way Line, a distance of 421.78 feet to a point on the East Line of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.00°58'25"W., along the East Line of said Section 33, a distance of 659.46 feet to the POINT OF BEGINNING.

ALSO;

PARCEL "H"

A portion of Sections 33 and 34, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the Southeast corner of Section 32, Township 39 South, Range 20 East; thence N.00°30'20"E., along the East line of said Section 32, a distance of 1,403.73 feet to the south boundary line of lands described in Official Records Book 1571 at Page 2172, of the Public Records of Sarasota County, Florida; thence along said south boundary line and the east boundary line of said lands described in Official Records Book 1571, at Page 2172 the following two (2) courses: (1) S.89°29'35"E., a distance of 1550.12 feet; (2) thence N.00°30'25"E., a distance of 2062.70 feet to the Northeast corner of said lands; thence S.48°24'50"E., a distance of 2914.38 feet to the Southwest corner of lands described in Official Records Instrument 1998166154, of the Public Records Sarasota County, Florida; thence along the boundary of said lands described in Official Records Instrument 1998166154 the following three (3) courses: (1) S.89°58'33"E., a distance 676.50 feet; (2) thence N.00°01'27"E., a distance of 752.33 feet; (3) thence N.28°06'22"E., a distance of 362.06 feet to a point on the southerly right of way line of U.S. Highway No. 41, as per Florida Department of Transportation Right of Way Map, Section 17010-2508, said point being on a curve concave to the northeast and having a radius of 3011.73 feet, a central angle of 14°28'18", a chord bearing of S.72°07'12"E. and a chord distance of 758.67 feet; thence in an easterly direction, along the arc of said curve, an arc distance of 760.69 feet to a point on the West line of Section 34, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.00°16'02"W., along the West line of said Section 34, and leaving said southerly right of way line, a distance of 379.82 feet; thence S.89°37'27"E., a distance of 1329.90 feet to a point on the westerly right of way line of County Road #777 (South River Road) as per Florida Department of Transportation Right of Way Map, Section 17550-2601; thence along said westerly right of way line, the following six (6) courses; (1) S.00°07'30"W., a distance of 5.48 feet; (2) thence S.89°23'52"E., a distance of 9.74 feet; (3) thence

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FOR: WEST VILLAGES IMPROVEMENT DISTRICT May 27, 2026 - 11:47:34 EDMEJIA|C:\Users\edmejia\OneDrive - Stantec\Desktop\215613193v-spex03_revE.dwg

EXHIBIT OF
WEST VILLAGES IMPROVEMENT DISTRICT, UNIT 1
TOWNSHIPS 39 & 40 SOUTH, RANGE 20 EAST,
SARASOTA COUNTY, FLORIDA



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TASK CODE: 210	DRAWN BY: EDM	CHKD BY: JRJ	CAD FILE: 215613193v-spex03	PROJECT NO: 215613193	SHEET 5 OF 8	DRAWING INDEX NO: 215613193v-spex03	REV: E
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S.36°39'07"E., a distance of 64.18 feet to the point of curvature of a circular curve to the right, having a radius of 5599.32 feet, a central angle of 02°00'54", a chord bearing of S.35°38'40"E. and a chord distance of 196.90 feet; (4) thence southeasterly, along the arc of said curve, an arc distance of 196.91 feet to the end of said curve; (5) thence N.55°21'47"E., radial to the last described curve, a distance of 20.00 feet to a point on a curve concentric with the last described curve and having a radius of 5619.32 feet, a central angle of 15°31'30", a chord bearing of S.26°52'28"E. and a chord distance of 1517.98 feet; (6) thence in a southerly direction along the arc of said curve, an arc distance of 1522.64 feet to the Northeast corner of lands described in Official Records Instrument 2000002794, of the Public Records Sarasota County, Florida; thence S.78°41'04"W., along the northerly line of said lands described in Official Records Instrument 2000002794, a distance of 2240.20 feet to the Southeast corner of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.89°39'52"W., along the South line of said Section 33, a distance of 5318.90 feet to the POINT OF BEGINNING.

ALSO;

PARCEL ORI 2017060110 (aka DIOCESE PARCEL)

A portion of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

Commence at the East Quarter corner of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida (DNR certified corner record #4526); thence S.00°14'28"W., along the East line of the Southeast Quarter of said Section 33, a distance of 289.02 feet to a point on the southerly right of way line of U.S. Highway No. 41 (State Road No. 45) (204 feet wide), same being a point on a curve to the right, having: a radius of 3011.73 feet, a central angle of 14°28'16", a chord bearing of N.72°08'43"W. and a chord length of 758.65 feet; thence along said southerly right of way line, along the arc of said curve, an arc length of 760.67 feet to the POINT OF BEGINNING; thence S.28°04'55"W., leaving said southerly right of way line, a distance of 362.11 feet; thence SOUTH, a distance of 752.37 feet; thence WEST, a distance of 676.53 feet; thence NORTH, a distance of 1074.28 feet to a point on a curve to the left, having: a radius of 560.00 feet, a central angle of 29°49'56", a chord bearing of N.50°30'57"E. and a chord length of 288.29 feet; thence along the arc of said curve, an arc length of 291.58 feet to the point of tangency of said curve; thence N.35°35'59"E., a distance of 161.97 feet to a point on said southerly right of way line of U.S. Highway No. 41; thence S.54°24'01"E., along said southerly right of way line, a distance of 66.57 feet to the point of curvature of a curve to the left, having: a radius of 3011.73 feet, a central angle of 10°30'33", a chord bearing of S.59°39'18"E. and a chord length of 551.64 feet; thence continue along said southerly right of way line, along the arc of said curve, an arc length of 552.42 feet to the POINT OF BEGINNING.

ALSO;

ESPLANADE AT WELLEN PARK

A parcel of land lying in Section 17, Township 40 South, Range 20 East, Sarasota County, Florida and being more particularly described as follows:

Begin at the Northwest corner of said Section 16, thence along the West boundary of said Section 16, S 00°46'22" W, a distance of 1117.01 feet; thence N 71°45'30" W, a distance of 256.95 feet; thence northwesterly, 300.60 feet along the arc of a tangent curve to the right having a radius of 1000.00 feet and a central angle of 17°13'23" (chord bearing N 63°08'49" W, 299.47 feet); thence N 54°32'07" W, a distance of 96.77 feet; thence N 35°27'53" E, a distance of 935.32 feet; thence northeasterly, 104.08 feet along the arc of a tangent curve to the right having a radius of 2135.00 feet and a central angle of 02°47'35" (chord bearing N 36°51'40" E, 104.07 feet) to the POINT OF BEGINNING.

ALSO;

BOCA ROYAL EAST

A parcel of land being a portion of those lands according to Official Records Instrument 2014062918 of the Public Records of Sarasota County, Florida, lying in Sections 18 and 19, Township 40 South, Range 20 East, Sarasota County, Florida more particularly described as follows:

Beginning at the southwest corner of Section 18, Township 40 South, Range 20 East, Sarasota County, Florida; thence North 00°45'50" East, along the west line of the Southwest 1/4 of said Section 18, a distance of 2,651.17 feet to the northwest corner of said Southwest 1/4 of Section 18; thence N.00°36'40"E., along the west line of the Northwest 1/4 of said Section 18, a distance of 2,655.20 feet to the northwest corner of said Section 18; thence S.89°38'51"E., along the north line of the Northwest 1/4 of said Section 18, a distance of 2,092.37 feet; thence leaving said north line S.00°00'00"E., a distance of 414.55 feet; thence S.32°39'24"E., a distance of 159.81 feet; thence S.83°14'28"W., a distance of 274.84 feet; thence S.32°28'34"E., a distance of 365.15 feet; thence S.24°04'44"W., a distance of 375.32 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.17°42'12"W., a radial distance of 455.00 feet; thence Southeasterly along the arc, through a central angle of 59°53'24", a distance of 475.60 feet; thence along a line non-tangent to said curve, S.12°24'13"E., a distance of 351.33 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.76°50'51"W., a radial distance of 507.03 feet; thence Southerly along the arc, through a central angle of 43°59'49", a distance of 389.34 feet; thence along a line non-tangent to said curve, S.34°12'19"W., a distance of 90.38 feet; thence S.34°55'31"W., a distance of 422.97 feet; thence S.63°22'46"E., a distance of

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EXHIBIT OF
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TOWNSHIPS 39 & 40 SOUTH, RANGE 20 EAST,
SARASOTA COUNTY, FLORIDA



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TASK CODE: 210	DRAWN BY: EDM	CHKD BY: JRJ	CAD FILE: 215613193v-spex03	PROJECT NO: 215613193	SHEET 6 OF 8	DRAWING INDEX NO: 215613193v-spex03	REV: E
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454.30 feet; thence S.49°42'48"E., a distance of 101.45 feet; thence S.22°34'03"E., a distance of 101.02 feet; thence S.20°03'25"E., a distance of 232.61 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.68°10'37"W., a radial distance of 900.00 feet; thence Southerly along the arc, through a central angle of 45°23'50", a distance of 713.10 feet; thence along a line non-tangent to said curve, S.61°06'42"E., a distance of 171.47 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.28°21'20"W., a radial distance of 545.08 feet; thence Southeasterly along the arc, through a central angle of 55°06'21", a distance of 524.25 feet; thence along a line non-tangent to said curve, S.07°06'47"E., a distance of 423.04 feet; thence continue Southerly along said line, a distance of 164.03 feet to a point of curve to the left having a radius of 227.13 feet and a central angle of 37°40'01"; thence Southeasterly along the arc a distance of 149.32 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.45°39'42"W., a radial distance of 2,072.08 feet; thence Southeasterly along the arc, through a central angle of 06°01'31", a distance of 217.91 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.44°11'34"W., a radial distance of 605.00 feet; thence Southeasterly along the arc, through a central angle of 31°18'52", a distance of 330.66 feet; thence along a line non-tangent to said curve, S.14°28'39"E., a distance of 195.78 feet; thence S.11°47'01"E., a distance of 113.15 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.82°41'03"W., a radial distance of 235.00 feet; thence Southerly along the arc, through a central angle of 45°53'09", a distance of 188.20 feet; thence along a line non-tangent to said curve, S.43°00'36"W., a distance of 788.64 feet; thence S.10°26'23"E., a distance of 600.46 feet; thence S.23°03'06"W., a distance of 1,367.66 feet; thence N.84°52'31"W., a distance of 722.42 feet; thence N.58°42'27"W., a distance of 666.92 feet; thence N.00°47'09"E., a distance of 135.53 feet; thence N.49°50'04"W., a distance of 178.34 feet; thence N.56°18'11"W., a distance of 190.18 feet; thence N.64°57'23"W., a distance of 166.26 feet; thence N.65°14'22"W., a distance of 167.94 feet; thence N.70°38'32"W., a distance of 189.13 feet; thence N.88°28'31"W., a distance of 211.61 feet; thence S.86°45'40"W., a distance of 125.61 feet; thence N.89°12'51"W., a distance of 30.00 feet; thence N.00°47'09"E., a distance of 54.02 feet; thence N.89°12'51"W., to west line of Northwest 1/4 of Section 19, Township 40 South, Range 20 East, Sarasota County, Florida, a distance of 170.03 feet; thence N.00°47'09"E., along said west line, a distance of 2,227.97 feet to the POINT OF BEGINNING.

AND ALSO;

WEST VILLAGES PARKWAY EXTENSION (WINCHESTER FLORIDA)

Commence at the southeast corner of Section 8, Township 40 South, Range 20 East, Sarasota County, Florida, said point also being the southwest corner of Tract 603, as depicted and recorded in Everly at Wellen Park, subdivision, Plat Book 57, Page 66 in the Public Records of Sarasota County, Florida, said point also being the POINT OF BEGINNING lying on a curve to the left, having a radius of 2135.00 feet and a chord which bears S.36°57'00"W. 97.61 feet; thence Southwesterly along the arc of said curve, through a central angle of 02°37'11", a distance of 97.62 feet; thence S.35°27'53"W., a distance of 941.78 feet; thence N.54°32'07"W., a distance of 130.00 feet; thence N.35°27'53"E., a distance of 941.98 feet to southeast corner of Tract 603 as depicted and recorded in Wellen Park Golf and Country Club, Phase 1A, subdivision, Plat Book 56, Page 75 of said Public Records, said point also being the beginning of a non-tangent curve to the right having a radius of 2265.00 feet, a chord which bears N.41°58'19"E., 499.99 feet, and a central angle of 12°40'25"; thence Northeasterly along the southeasterly line of said Tract 603 of said Wellen Park Golf and Country Club, Phase 1A, a distance of 501.01 feet to the south line of Tract 101 as depicted and recorded in Manasota Beach Ranchlands Plat No. 1, subdivision, Plat Book 55, Page 367 in said Public Records; thence S.41°41'28"E., along said southerly line a distance of 130.00 feet to the intersection with said Tract 603 of said Everly at Wellen Park, subdivision, said point also being the beginning of a non-tangent curve to the left having a radius of 2135.00 feet, a chord which bears S.43°17'04"W., 373.97 feet, and a central angle of 10°02'56"; thence Southwesterly along the northwesterly line of said Tract 603 and the arc of said curve, a distance of 374.45 feet to the POINT OF BEGINNING, being and lying in Sections 8, 9 and 17, Township 40 South, Range 20 East, Sarasota County, Florida

LESS AND EXCEPT:

Commence at the southeast corner of Section 8, Township 40 South, Range 20 East, Sarasota County, Florida, said point also being the southwest corner of Tract 603, as depicted and recorded in Everly at Wellen Park, subdivision, Plat Book 57, Page 66 in the Public Records of Sarasota County, Florida, said point also being the POINT OF BEGINNING; thence N.88°05'49"W., along the south line of Section 8, a distance of 158.99 feet to the southeast corner of Tract 603 as depicted and recorded in Wellen Park Golf and Country Club, Phase 1A, subdivision, Plat Book 56, Page 75 of said Public Records, said point also being the beginning of a non-tangent curve to the right having a radius of 2265.00 feet, a chord which bears N.42°05'31"E. 490.57 feet, and a central angle of 12°26'02"; thence Northeasterly along the southeasterly line of said Tract 603 of said Wellen Park Golf and Country Club, Phase 1A, a distance of 491.53 feet; to the south line of Tract 101 as depicted and recorded in Manasota Bach Ranchlands Plat No. 1, subdivision, Plat Book 55, Page 367 in said Public Records; thence S.41°41'29"E., along said southerly line a distance of 130.00 feet to the intersection with said Tract 603 of said Everly at Wellen Park, subdivision, said point also being the beginning of a non-tangent curve to the left having a radius of 2135.00 feet, a chord which bears S.43°17'04"W. 373.97 feet, and a central angle of 10°02'56"; thence Southwesterly along the arc of said curve, a distance of 374.45 feet to the POINT OF BEGINNING, being and lying in Sections 8 and 9, Township 40 South, Range 20 East, Sarasota County, Florida.

AND ALSO;

A parcel of land located in Sections 17, 18, 19, 20, and 21, Township 40 South, Range 20 East, Sarasota County, Florida, more particularly described as follows:

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FOR: WEST VILLAGES IMPROVEMENT DISTRICT May 27, 2026 - 11:47:34 EDMEJIA|C:\Users\edmejia\OneDrive - Stantec\Desktop\215613193v-spex03_revE.dwg

EXHIBIT OF
WEST VILLAGES IMPROVEMENT DISTRICT, UNIT 1
TOWNSHIPS 39 & 40 SOUTH, RANGE 20 EAST,
SARASOTA COUNTY, FLORIDA



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TASK CODE: 210	DRAWN BY: EDM	CHKD BY: JRJ	CAD FILE: 215613193v-spex03	PROJECT NO: 215613193	SHEET 7 OF 8	DRAWING INDEX NO: 215613193v-spex03	REV: E
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Commencing at the northeast corner of Section 21, Township 40 South, Range 20 East; thence North 89°08'18" West, a distance of 257.03 feet along the north line of the Northeast Quarter of said Section 21 to the POINT OF BEGINNING and a point along the westerly right of way of South River Road; thence South 45°57'10" West, a distance of 2,512.42 feet along said right of way to the southeast corner of stormwater management parcel per said Instrument No. 2000163356; thence along the boundary of said parcel for the following fifteen (15) courses: (1) North 44°02'50" West, a distance of 339.35 feet; (2) South 45°57'10" West, a distance of 134.51 feet; (3) North 44°02'50" West, a distance of 446.63 feet; (4) South 45°57'10" West, a distance of 1,065.78 feet; (5) North 61°12'33" East, a distance of 95.75 feet; (6) North 87°43'01" East, a distance of 117.40 feet; (7) South 45°00'35" East, a distance of 149.83 feet; (8) South 26°34'18" East, a distance of 89.62 feet; (9) South 34°31'02" East, a distance of 49.50 feet; (10) North 68°55'13" East, a distance of 137.11 feet; (11) South 44°02'50" east, a distance of 145.92 feet; (12) North 45°57'10" East, a distance of 289.58 feet; (13) South 44°02'50" East, a distance of 75.21 feet; (14) South 45°57'10" West, a distance of 39.98 feet; (15) South 44°02'50" East, a distance of 123.85 feet returning to last said right of way; thence South 45°57'10" West, a distance of 549.95 feet along last said right of way; thence North 56°29'30" West, a distance of 1,725.40 feet; thence North 59°19'33" West, a distance of 1,950.73 feet; thence North 67°56'40" West, a distance of 1,826.95 feet; thence North 89°35'32" West, a distance of 691.19 feet; thence South 86°34'53" West, a distance of 1,084.68 feet; thence South 74°21'30" West, a distance of 1,642.49 feet; thence South 49°22'31" West, a distance of 1,581.32 feet; thence North 46°59'24" West, a distance of 718.14 feet to the easterly line of Boca Royale East – Phase 1 per said Instrument No. 2023083466; thence along said easterly line for the following fifteen (15) courses: (1) North 43°00'36" East, a distance of 596.17 feet to a point on a non-tangent curve; (2) along said non-tangent curve to the left, having a radius of 235.00 feet, a central angle of 45°53'09", an arc length of 188.20 feet, a chord of which bears North 15°37'39" East, a chord length of 183.21 feet to a non-tangent line; (3) North 11°47'01" West, a distance of 113.15 feet; (4) North 14°28'39" West, a distance of 195.78 feet to a point on a non-tangent curve; (5) along said non-tangent curve to the left, having a radius of 605.00 feet, a central angle of 31°18'52", an arc length of 330.66 feet, a chord of which bears North 30°09'02" West, a chord length of 326.56 feet to a point of compound curvature; (6) along said compound curve to the left, having a radius of 2072.08 feet, a central angle of 06°01'32", an arc length of 217.91 feet, a chord of which bears North 41°19'32" West, a chord length of 217.81 feet to a point of reverse curvature; (7) along said reverse curve to the right, having a radius of 227.13 feet, a central angle of 37°40'01", an arc length of 149.32 feet, a chord of which bears North 25°56'48" West, a chord length of 146.64 feet to a point of tangency; (8) thence North 07°06'47" West, a distance of 587.07 feet to a point on a non-tangent curve; (9) along said non-tangent curve to the left, having a radius of 545.08 feet, a central angle of 55°06'21", an arc length of 524.25 feet, a chord of which bears North 34°05'32" West, a chord length of 504.27 feet to a non-tangent line; (10) thence North 61°06'42" West, a distance of 171.47 feet to a point on a non-tangent curve; (11) along said non-tangent curve to the left, having a radius of 900.00 feet, a central angle of 45°23'50", an arc length of 713.10 feet, a chord of which bears North 00°52'32" East, a chord length of 694.59 feet to a non-tangent line; (12) thence North 20°03'25" West, a distance of 232.61 feet; (13) thence North 22°34'03" West, a distance of 101.02 feet; (14) thence North 49°42'48" West, a distance of 101.45 feet; (15) thence North 63°22'46" West, a distance of 454.30 feet to the easterly boundary of Parcel 2 per said Instrument No. 2023083467; thence along last said easterly line for the following ten (10) courses: (1) North 34°55'31" East, a distance of 422.97 feet; (2) North 34°12'19" East, a distance of 90.38 feet to a point on a non-tangent curve; (3) along said non-tangent curve to the left, having a radius of 507.03 feet, a central angle of 43°59'49", an arc length of 389.34 feet, a chord of which bears North 08°50'45" East, a chord length of 379.85 feet to a point on a non-tangent line; (4) North 12°24'13" West, a distance of 351.33 feet to a point of tangency; (5) along said tangent curve to the left, having a radius of 455.00 feet, a central angle of 59°53'24", an arc length of 475.60 feet, a chord of which bears North 42°21'04" West, a chord length of 454.24 feet to a non-tangent line; (6) North 24°04'44" East, a distance of 375.32 feet; (7) North 32°28'34" West, a distance of 365.15 feet; (8) North 83°14'28" East, a distance of 274.84 feet; (9) North 32°39'24" West, a distance of 159.81 feet; (10) North 00°00'00" East, a distance of 414.51 feet to the north line of the Northwest Quarter of Section 18; thence South 89°38'15" East, a distance of 582.51 feet along last said north line to the North Quarter corner of Section 18; thence South 89°38'34" East, a distance of 2,674.68 feet along the north line of the Northeast Quarter to the Northwest corner of Section 17; thence South 88°05'46" East, a distance of 5,336.32 feet along the north line of said Section 17 to northeast corner of said Section 17 and the westerly boundary of deed per said Instrument No. 2024128774, being a point on a non-tangent curve; thence along last said west and south boundary line for the following five (5) courses: (1) along said non-tangent curve to the left, having a radius of 2135.00 feet, a central angle of 02°47'35", an arc length of 104.08 feet, a chord of which bears South 36°51'28" West, a chord length of 104.07 feet to a point of tangency; (2) thence South 35°27'53" West, a distance of 935.32 feet; (3) thence South 54°32'07" East, a distance of 96.77 feet to a point of curvature; (4) along said tangent curve to the left, having a radius of 1,000.00 feet, a central angle of 17°13'23", an arc length of 300.60 feet, a chord of which bears South 63°08'49" East, a chord length of 299.47 feet to a point of tangency; (5) thence South 71°45'30" East, a distance of 257.26 feet to the east line of said Section 17; thence South 00°45'27" West, a distance of 4,158.34 feet along said east line to the northwest corner of Section 21; thence South 89°08'18" East, a distance of 2,642.50 feet along the north line of the Northwest Quarter of said Section 21 to the North Quarter corner of said Section 21; thence South 89°08'18" East, a distance of 2,387.04 feet along the north line of the Northeast Quarter of said Section 21 to the POINT OF BEGINNING;

Overall Parcel contains 10,253.58 acres, more or less.

This is NOT a Survey and Not valid without all sheets.

FOR: WEST VILLAGES IMPROVEMENT DISTRICT May 27, 2026 - 11:47:34 EDMEJIA|C:\Users\edmejia\OneDrive - Stantec\Desktop\215613193v-spex03_revE.dwg

EXHIBIT OF
WEST VILLAGES IMPROVEMENT DISTRICT, UNIT 1
TOWNSHIPS 39 & 40 SOUTH, RANGE 20 EAST,
SARASOTA COUNTY, FLORIDA



Stantec

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Stantec is a global leader in sustainable engineering, architecture, and environmental consulting. The diverse perspectives of our partners and interested parties drive us to think beyond what's previously been done on critical issues like climate change, digital transformation, and future-proofing our cities and infrastructure. We innovate at the intersection of community, creativity, and client relationships to advance communities everywhere, so that together we can redefine what's possible.

RESOLUTION 2026-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE ISSUANCE OF THE WEST VILLAGES IMPROVEMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS (UNIT OF DEVELOPMENT NO. 12), SERIES 2026 (ASSESSMENT AREA TWO); RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRMAN, VICE CHAIRMAN, TREASURER, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE ISSUANCE AND CLOSING OF THE WEST VILLAGES IMPROVEMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS (UNIT OF DEVELOPMENT NO. 12), SERIES 2026 (ASSESSMENT AREA TWO); DETERMINING SUCH ACTIONS AS BEING IN ACCORDANCE WITH THE AUTHORIZATION GRANTED BY THE BOARD; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the West Villages Improvement District (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 2004-456, *Laws of Florida*, as amended (the “Act”); and

WHEREAS, the District previously adopted resolutions authorizing the issuance of bonds within the scope of the Act, including \$7,510,000 West Villages Improvement District Capital Improvement Revenue Bonds (Unit of Development No. 12), Series 2026 (Assessment Area Two) (the “Series 2026 Bonds”); and

WHEREAS, the District closed on the issuance of the Series 2026 Bonds on May 19, 2026; and

WHEREAS, as prerequisites to the issuance of the Series 2026 Bonds, the Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff including the District Manager, Financial Advisor, Bond Counsel and District Counsel were required to execute and/or deliver various documents (the “Closing Documents”); and

WHEREAS, the District desires to ratify, confirm, and approve all actions of the District Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff in closing the sale of the Series 2026 Bonds.

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

SECTION 1. The issuance and closing of the Series 2026 Bonds is in the best interests of the District.

SECTION 2. The issuance of the Series 2026 Bonds, the adoption of resolutions relating to such bonds, and all actions taken in the furtherance of the closing on such bonds, are hereby declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed.

SECTION 3. The actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Series 2026 Bonds, including the execution and delivery of the Closing Documents, and such other certifications or other documents required for the closing on the Series 2026 Bonds, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved, and confirmed in all respects.

SECTION 4. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 5. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 12th day of June, 2026.

ATTEST:

**WEST VILLAGES IMPROVEMENT
DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors