

Windward at Lakewood Ranch  
FY 2022 Adopted Assessment Methodology

Land Use	Phase 1, # Units	Phase 2, # Units**	ERU/Unit	Total ERUs	Net O&M Per Phase	Gross O&M Per Phase*	Net Annual O&M Per Unit	Gross Annual O&M per Unit*	Net Annual DS Per Phase 1 Unit	Gross Annual DS per Phase 1 Unit*	Total Net Annual Phase 1 Assessment Per Unit	Total Gross Annual Phase 1 Assessment per Unit*
37.5' (Villas)	64	104	0.72	121.15	37,250.56	28,577.77	221.73	235.88	886.82	943.43	1,108.55	1,179.31
45'	86	135	0.87	191.25	58,802.67	54,135.23	266.08	283.06	1,071.57	1,139.97	1,337.65	1,423.03
52'	67	156	1.00	223.00	68,564.69	72,941.07	307.46	327.09	1,231.69	1,310.31	1,539.15	1,637.40
72'	73	95	1.38	232.62	71,521.08	105,349.18	425.72	452.89	1,699.73	1,808.22	2,125.45	2,261.11
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Total	290	490		768.02	\$ 236,139.00	261,003.25						

\* The gross-up includes an allowance for the fees of county staff and the early-payment discount.

\*\* Phase 2 unit bond debt is being paid off by the developer when sold to builders.