



*Meadow View at Twin Creek
Community Development District*

Approved Budget

FY 2019

June 21, 2018



Meadow View at Twin Creek
Community Development District
GENERAL FUND BUDGET

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GENERAL FUND BUDGET

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Meadow View at Twin Creek

General Fund

Community Development District

Description	Adopted Budget FY 2018	Actual YTD Thru 4/30/18	Total Projected 5 Months	Total Projected FY 18	Approved Budget FY 2019
Revenues					
Developer Contributions	\$402,012	\$59,755	\$49,096	\$108,315	\$402,012
Maintenance Assessments - Phase 1	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$402,012	\$59,755	\$49,096	\$108,315	\$402,012
Expenditures					
Administrative					
Engineering	\$12,000	\$11,082	\$918	\$12,000	\$12,000
Attorney	\$30,000	\$973	\$14,027	\$15,000	\$30,000
Annual Audit	\$4,000	\$3,417	\$583	\$4,000	\$4,000
Arbitrage	\$1,200	\$0	\$1,200	\$1,200	\$1,200
Dissemination Agent	\$5,000	\$0	\$3,500	\$3,500	\$5,000
Trustee Fee	\$10,000	\$7,902	\$2,098	\$10,000	\$10,000
Management Fees	\$45,000	\$26,250	\$18,750	\$45,000	\$45,000
Information Technology	\$2,000	\$1,167	\$833	\$2,000	\$2,000
Telephone	\$250	\$79	\$171	\$250	\$250
Postage	\$1,000	\$149	\$1	\$150	\$1,000
Insurance	\$5,250	\$5,610	\$0	\$5,100	\$6,171
Printing & Binding	\$4,000	\$771	\$3,229	\$4,000	\$4,000
Legal Advertising	\$3,000	\$779	\$2,221	\$3,000	\$3,000
Other Current Charges	\$500	\$162	\$338	\$500	\$500
Office Supplies	\$500	\$145	\$155	\$300	\$500
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Administrative Expenditures	\$123,875	\$58,659	\$48,026	\$106,175	\$124,796
Grounds Maintenance					
Hydrology Quality/Mitigation	\$6,400	\$0	\$0	\$0	\$6,400
Electric	\$0	\$1,070	\$1,070	\$2,140	\$2,200
Landscape Maintenance	\$100,000	\$0	\$0	\$0	\$100,000
Landscape Contingency	\$30,000	\$0	\$0	\$0	\$30,000
Lake Maintenance	\$12,000	\$0	\$0	\$0	\$12,000
Grounds Maintenance	\$12,000	\$0	\$0	\$0	\$12,000
Pump Repairs	\$2,500	\$0	\$0	\$0	\$2,500
Streetlight Repairs	\$5,000	\$0	\$0	\$0	\$5,000
Irrigation Repairs	\$7,500	\$0	\$0	\$0	\$7,500
Miscellaneous	\$5,000	\$0	\$0	\$0	\$5,000
Contingency	\$97,737	\$0	\$0	\$0	\$94,616
Grounds Maintenance Expenditures	\$278,137	\$1,070	\$1,070	\$2,140	\$277,216
TOTAL EXPENDITURES	\$402,012	\$59,729	\$49,096	\$108,315	\$402,012
Excess Revenues/ Expenditures	\$0	\$26	\$0	\$0	\$0

Meadow View at Twin Creek
Community Development District
GENERAL FUND BUDGET

REVENUES:

Developer Contributions/ Assessments

The District will enter into a Funding Agreement with the Developer to Fund the General Fund expenditures the Fiscal Year.

EXPENDITURES:

Administrative:

Engineering

The District will contract with an engineering firm to provide general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, etc.

Attorney

The District will contract for legal counsel to provide general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District will contract with a licensed CPA firm to prepare the annual audit.

Management Fees

The District will contract for Management, Accounting and Administrative services as part of a Management Agreement with management company.

Information Technology

The cost related to District's accounting and information systems, District website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

Meadow View at Twin Creek
Community Development District
GENERAL FUND BUDGET

Dissemination Fees

The Annual Disclosure Report prepared by Prager & Co, LLC required by the Security and Exchange Commission in order to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Arbitrage

The District is required to annually have an arbitrage rebate calculation on the District's Series 2016 A-1/A-2 Special Assessment Bonds. The District will contract with an independent certified public accounting firm to calculate the rebate liability and submit a report to the District.

Trustee Fees

The District's Series 2016 A-1/A-2 Special Assessment Bonds are held by a Trustee with US Bank. The amount represents the fee for the administration of the District's bond issue.

Telephone

The cost of telephone and fax machine service.

Postage

The cost of mailing agenda packages, overnight deliveries, correspondence, and payments for the District.

Insurance

Represents the estimated cost for public officials and general liability insurance for the District.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, and etc. in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Meadow View at Twin Creek
Community Development District
GENERAL FUND BUDGET

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Grounds Maintenance

Initial Estimates for Landscaping.

Meadow View at Twin Creek
Community Development District

Debt Service Fund
Series 2016 A1 - A2

<i>Description</i>	<i>Adopted Budget FY 2018</i>	<i>Actual Thru 4/30/18</i>	<i>Projected Next 5 Months</i>	<i>Total Projected 9/30/18</i>	<i>Approved Budget FY 2019</i>
<i>Revenues</i>					
<i>Carry Forward Surplus</i>	\$328,247	\$328,450	\$0	\$328,450	\$238,450
<i>Special Assessments 2016-A1</i>	\$443,376	\$304,606	\$138,770	\$443,376	\$471,567
<i>Special Assessments 2016-A2</i>	\$381,610	\$262,172	\$119,438	\$381,610	\$405,931
<i>Special Assessments - Prepayments</i>	\$0	\$1,394,614	\$0	\$0	\$0
<i>Interest Income</i>	\$600	\$561	\$500	\$1,061	\$600
<i>Bond Proceeds</i>	\$0	\$0	\$0	\$0	\$0
<i>TOTAL REVENUES</i>	\$1,153,833	\$2,290,403	\$258,708	\$1,154,497	\$1,116,548
<i>Expenditures</i>					
<i>Series 2016 A1</i>					
<i>Interest - 11/01</i>	\$171,375	\$171,375	\$0	\$171,375	\$169,125
<i>Interest - 05/01</i>	\$171,375	\$0	\$171,375	\$171,375	\$169,125
<i>Principal - 05/01</i>	\$100,000	\$0	\$100,000	\$100,000	\$105,000
<i>Series 2016 A2</i>					
<i>Interest - 11/01</i>	\$156,310	\$156,310	\$0	\$156,310	\$154,280
<i>Interest - 05/01</i>	\$156,310	\$0	\$156,310	\$156,310	\$154,280
<i>Principal - 05/01</i>	\$70,000	\$0	\$70,000	\$70,000	\$75,000
<i>TOTAL EXPENDITURES</i>	\$825,370	\$171,375	\$497,685	\$825,370	\$826,810
<i>EXCESS REVENUES</i>	\$328,463	\$2,119,028	(\$238,977)	\$329,127	\$289,738
			November 1, 2019 - Series 2016A-1		\$166,763
			November 1, 2019 - Series 2016A-2		\$152,105
			Total		\$318,868

BOND DEBT SERVICE

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
 Special Assessment Bonds, Series 2016A1 (Ph 1)
 St Johns County, Florida
 Bank Qualified, Tax Exempt
 [Phase 1 - 302 Units]

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bond Balance	Total Bond Value
11/03/2016						6,640,000	6,640,000
05/01/2017			169,470.83	169,470.83		6,640,000	6,640,000
11/01/2017			171,375.00	171,375.00	340,845.83	6,640,000	6,640,000
05/01/2018	100,000	4.500%	171,375.00	271,375.00		6,540,000	6,540,000
11/01/2018			169,125.00	169,125.00	440,500.00	6,540,000	6,540,000
05/01/2019	105,000	4.500%	169,125.00	274,125.00		6,435,000	6,435,000
11/01/2019			166,762.50	166,762.50	440,887.50	6,435,000	6,435,000
05/01/2020	110,000	4.500%	166,762.50	276,762.50		6,325,000	6,325,000
11/01/2020			164,287.50	164,287.50	441,050.00	6,325,000	6,325,000
05/01/2021	115,000	4.500%	164,287.50	279,287.50		6,210,000	6,210,000
11/01/2021			161,700.00	161,700.00	440,987.50	6,210,000	6,210,000
05/01/2022	120,000	4.500%	161,700.00	281,700.00		6,090,000	6,090,000
11/01/2022			159,000.00	159,000.00	440,700.00	6,090,000	6,090,000
05/01/2023	125,000	4.500%	159,000.00	284,000.00		5,965,000	5,965,000
11/01/2023			156,187.50	156,187.50	440,187.50	5,965,000	5,965,000
05/01/2024	130,000	4.500%	156,187.50	286,187.50		5,835,000	5,835,000
11/01/2024			153,262.50	153,262.50	439,450.00	5,835,000	5,835,000
05/01/2025	140,000	4.500%	153,262.50	293,262.50		5,695,000	5,695,000
11/01/2025			150,112.50	150,112.50	443,375.00	5,695,000	5,695,000
05/01/2026	145,000	4.500%	150,112.50	295,112.50		5,550,000	5,550,000
11/01/2026			146,850.00	146,850.00	441,962.50	5,550,000	5,550,000
05/01/2027	150,000	4.500%	146,850.00	296,850.00		5,400,000	5,400,000
11/01/2027			143,475.00	143,475.00	440,325.00	5,400,000	5,400,000
05/01/2028	160,000	5.000%	143,475.00	303,475.00		5,240,000	5,240,000
11/01/2028			139,475.00	139,475.00	442,950.00	5,240,000	5,240,000
05/01/2029	165,000	5.000%	139,475.00	304,475.00		5,075,000	5,075,000
11/01/2029			135,350.00	135,350.00	439,825.00	5,075,000	5,075,000
05/01/2030	175,000	5.000%	135,350.00	310,350.00		4,900,000	4,900,000
11/01/2030			130,975.00	130,975.00	441,325.00	4,900,000	4,900,000
05/01/2031	185,000	5.000%	130,975.00	315,975.00		4,715,000	4,715,000
11/01/2031			126,350.00	126,350.00	442,325.00	4,715,000	4,715,000
05/01/2032	195,000	5.000%	126,350.00	321,350.00		4,520,000	4,520,000
11/01/2032			121,475.00	121,475.00	442,825.00	4,520,000	4,520,000
05/01/2033	205,000	5.000%	121,475.00	326,475.00		4,315,000	4,315,000
11/01/2033			116,350.00	116,350.00	442,825.00	4,315,000	4,315,000
05/01/2034	215,000	5.000%	116,350.00	331,350.00		4,100,000	4,100,000
11/01/2034			110,975.00	110,975.00	442,325.00	4,100,000	4,100,000
05/01/2035	225,000	5.000%	110,975.00	335,975.00		3,875,000	3,875,000
11/01/2035			105,350.00	105,350.00	441,325.00	3,875,000	3,875,000
05/01/2036	235,000	5.000%	105,350.00	340,350.00		3,640,000	3,640,000
11/01/2036			99,475.00	99,475.00	439,825.00	3,640,000	3,640,000
05/01/2037	250,000	5.000%	99,475.00	349,475.00		3,390,000	3,390,000
11/01/2037			93,225.00	93,225.00	442,700.00	3,390,000	3,390,000
05/01/2038	260,000	5.500%	93,225.00	353,225.00		3,130,000	3,130,000
11/01/2038			86,075.00	86,075.00	439,300.00	3,130,000	3,130,000
05/01/2039	275,000	5.500%	86,075.00	361,075.00		2,855,000	2,855,000
11/01/2039			78,512.50	78,512.50	439,587.50	2,855,000	2,855,000
05/01/2040	290,000	5.500%	78,512.50	368,512.50		2,565,000	2,565,000
11/01/2040			70,537.50	70,537.50	439,050.00	2,565,000	2,565,000
05/01/2041	310,000	5.500%	70,537.50	380,537.50		2,255,000	2,255,000
11/01/2041			62,012.50	62,012.50	442,550.00	2,255,000	2,255,000
05/01/2042	325,000	5.500%	62,012.50	387,012.50		1,930,000	1,930,000

BOND DEBT SERVICE

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
 Special Assessment Bonds, Series 2016A1 (Ph 1)
 St Johns County, Florida
 Bank Qualified, Tax Exempt
 [Phase 1 - 302 Units]

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bond Balance	Total Bond Value
11/01/2042			53,075.00	53,075.00	440,087.50	1,930,000	1,930,000
05/01/2043	345,000	5.500%	53,075.00	398,075.00		1,585,000	1,585,000
11/01/2043			43,587.50	43,587.50	441,662.50	1,585,000	1,585,000
05/01/2044	365,000	5.500%	43,587.50	408,587.50		1,220,000	1,220,000
11/01/2044			33,550.00	33,550.00	442,137.50	1,220,000	1,220,000
05/01/2045	385,000	5.500%	33,550.00	418,550.00		835,000	835,000
11/01/2045			22,962.50	22,962.50	441,512.50	835,000	835,000
05/01/2046	405,000	5.500%	22,962.50	427,962.50		430,000	430,000
11/01/2046			11,825.00	11,825.00	439,787.50	430,000	430,000
05/01/2047	430,000	5.500%	11,825.00	441,825.00			
11/01/2047					441,825.00		
	6,640,000		6,936,020.83	13,576,020.83	13,576,020.83		

BONDDEBT SERVICE

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Bonds, Series 2016A2 (Ph 1)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bond Balance	Total Bond Value
11/03/2016						5,390,000	5,390,000
05/01/2017			154,573.22	154,573.22		5,390,000	5,390,000
11/01/2017			156,310.00	156,310.00	310,883.22	5,390,000	5,390,000
05/01/2018	70,000	5.800%	156,310.00	226,310.00		5,320,000	5,320,000
11/01/2018			154,280.00	154,280.00	380,590.00	5,320,000	5,320,000
05/01/2019	75,000	5.800%	154,280.00	229,280.00		5,245,000	5,245,000
11/01/2019			152,105.00	152,105.00	381,385.00	5,245,000	5,245,000
05/01/2020	75,000	5.800%	152,105.00	227,105.00		5,170,000	5,170,000
11/01/2020			149,930.00	149,930.00	377,035.00	5,170,000	5,170,000
05/01/2021	80,000	5.800%	149,930.00	229,930.00		5,090,000	5,090,000
11/01/2021			147,610.00	147,610.00	377,540.00	5,090,000	5,090,000
05/01/2022	85,000	5.800%	147,610.00	232,610.00		5,005,000	5,005,000
11/01/2022			145,145.00	145,145.00	377,755.00	5,005,000	5,005,000
05/01/2023	90,000	5.800%	145,145.00	235,145.00		4,915,000	4,915,000
11/01/2023			142,535.00	142,535.00	377,680.00	4,915,000	4,915,000
05/01/2024	95,000	5.800%	142,535.00	237,535.00		4,820,000	4,820,000
11/01/2024			139,780.00	139,780.00	377,315.00	4,820,000	4,820,000
05/01/2025	105,000	5.800%	139,780.00	244,780.00		4,715,000	4,715,000
11/01/2025			136,735.00	136,735.00	381,515.00	4,715,000	4,715,000
05/01/2026	110,000	5.800%	136,735.00	246,735.00		4,605,000	4,605,000
11/01/2026			133,545.00	133,545.00	380,280.00	4,605,000	4,605,000
05/01/2027	115,000	5.800%	133,545.00	248,545.00		4,490,000	4,490,000
11/01/2027			130,210.00	130,210.00	378,755.00	4,490,000	4,490,000
05/01/2028	120,000	5.800%	130,210.00	250,210.00		4,370,000	4,370,000
11/01/2028			126,730.00	126,730.00	376,940.00	4,370,000	4,370,000
05/01/2029	130,000	5.800%	126,730.00	256,730.00		4,240,000	4,240,000
11/01/2029			122,960.00	122,960.00	379,690.00	4,240,000	4,240,000
05/01/2030	135,000	5.800%	122,960.00	257,960.00		4,105,000	4,105,000
11/01/2030			119,045.00	119,045.00	377,005.00	4,105,000	4,105,000
05/01/2031	145,000	5.800%	119,045.00	264,045.00		3,960,000	3,960,000
11/01/2031			114,840.00	114,840.00	378,885.00	3,960,000	3,960,000
05/01/2032	155,000	5.800%	114,840.00	269,840.00		3,805,000	3,805,000
11/01/2032			110,345.00	110,345.00	380,185.00	3,805,000	3,805,000
05/01/2033	165,000	5.800%	110,345.00	275,345.00		3,640,000	3,640,000
11/01/2033			105,560.00	105,560.00	380,905.00	3,640,000	3,640,000
05/01/2034	175,000	5.800%	105,560.00	280,560.00		3,465,000	3,465,000
11/01/2034			100,485.00	100,485.00	381,045.00	3,465,000	3,465,000
05/01/2035	185,000	5.800%	100,485.00	285,485.00		3,280,000	3,280,000
11/01/2035			95,120.00	95,120.00	380,605.00	3,280,000	3,280,000
05/01/2036	195,000	5.800%	95,120.00	290,120.00		3,085,000	3,085,000
11/01/2036			89,465.00	89,465.00	379,585.00	3,085,000	3,085,000
05/01/2037	205,000	5.800%	89,465.00	294,465.00		2,880,000	2,880,000
11/01/2037			83,520.00	83,520.00	377,985.00	2,880,000	2,880,000
05/01/2038	220,000	5.800%	83,520.00	303,520.00		2,660,000	2,660,000
11/01/2038			77,140.00	77,140.00	380,660.00	2,660,000	2,660,000
05/01/2039	230,000	5.800%	77,140.00	307,140.00		2,430,000	2,430,000
11/01/2039			70,470.00	70,470.00	377,610.00	2,430,000	2,430,000
05/01/2040	245,000	5.800%	70,470.00	315,470.00		2,185,000	2,185,000
11/01/2040			63,365.00	63,365.00	378,835.00	2,185,000	2,185,000
05/01/2041	260,000	5.800%	63,365.00	323,365.00		1,925,000	1,925,000
11/01/2041			55,825.00	55,825.00	379,190.00	1,925,000	1,925,000
05/01/2042	275,000	5.800%	55,825.00	330,825.00		1,650,000	1,650,000
11/01/2042			47,850.00	47,850.00	378,675.00	1,650,000	1,650,000
05/01/2043	290,000	5.800%	47,850.00	337,850.00		1,360,000	1,360,000
11/01/2043			39,440.00	39,440.00	377,290.00	1,360,000	1,360,000

BOND DEBT SERVICE

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Bonds, Series 2016A2 (Ph 1)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bond Balance	Total Bond Value
05/01/2044	310,000	5.800%	39,440.00	349,440.00		1,050,000	1,050,000
11/01/2044			30,450.00	30,450.00	379,890.00	1,050,000	1,050,000
05/01/2045	330,000	5.800%	30,450.00	360,450.00		720,000	720,000
11/01/2045			20,880.00	20,880.00	381,330.00	720,000	720,000
05/01/2046	350,000	5.800%	20,880.00	370,880.00		370,000	370,000
11/01/2046			10,730.00	10,730.00	381,610.00	370,000	370,000
05/01/2047	370,000	5.800%	10,730.00	380,730.00			
11/01/2047					380,730.00		
	5,390,000		6,299,383.22	11,689,383.22	11,689,383.22		

Meadow View at Twin Creek

Community Development District

Debt Service Fund

Series 2016 B

<i>Description</i>	<i>Adopted Budget FY 2018</i>	<i>Actual Thru 4/30/18</i>	<i>Projected Next 5 Months</i>	<i>Total Projected 9/30/18</i>	<i>Approved Budget FY 2019</i>
Revenues					
<i>Carry Forward Surplus</i>	\$0	\$282,728	\$0	\$282,728	\$282,728
<i>Special Assessments</i>	\$564,300	\$282,150	\$282,150	\$564,300	\$600,467
<i>Interest Income</i>	\$600	\$431	\$169	\$600	\$600
<i>Bond Proceeds</i>	\$0	\$0	\$0	\$0	\$0
<i>TOTAL REVENUES</i>	\$564,900	\$565,309	\$282,319	\$847,628	\$883,795
Expenditures					
<i>Series 2016 B</i>					
<i>Interest - 11/01</i>	\$282,150	\$282,150	\$0	\$282,150	\$282,150
<i>Interest - 05/01</i>	\$282,150	\$0	\$282,150	\$282,150	\$282,150
<i>Principal - 05/01</i>	\$0	\$0	\$0	\$0	\$0
<i>TOTAL EXPENDITURES</i>	\$564,300	\$282,150	\$282,150	\$564,300	\$564,300
<i>EXCESS REVENUES</i>	\$600	\$283,159	\$169	\$283,328	\$319,495

BOND DEBT SERVICE

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Bonds, Series 2016B (Future Phases)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bond Balance	Total Bond Value
11/03/2016						9,405,000	9,405,000
05/01/2017			279,015	279,015		9,405,000	9,405,000
11/01/2017			282,150	282,150	561,165	9,405,000	9,405,000
05/01/2018			282,150	282,150		9,405,000	9,405,000
11/01/2018			282,150	282,150	564,300	9,405,000	9,405,000
05/01/2019			282,150	282,150		9,405,000	9,405,000
11/01/2019			282,150	282,150	564,300	9,405,000	9,405,000
05/01/2020			282,150	282,150		9,405,000	9,405,000
11/01/2020			282,150	282,150	564,300	9,405,000	9,405,000
05/01/2021			282,150	282,150		9,405,000	9,405,000
11/01/2021			282,150	282,150	564,300	9,405,000	9,405,000
05/01/2022			282,150	282,150		9,405,000	9,405,000
11/01/2022			282,150	282,150	564,300	9,405,000	9,405,000
05/01/2023			282,150	282,150		9,405,000	9,405,000
11/01/2023			282,150	282,150	564,300	9,405,000	9,405,000
05/01/2024			282,150	282,150		9,405,000	9,405,000
11/01/2024			282,150	282,150	564,300	9,405,000	9,405,000
05/01/2025			282,150	282,150		9,405,000	9,405,000
11/01/2025			282,150	282,150	564,300	9,405,000	9,405,000
05/01/2026			282,150	282,150		9,405,000	9,405,000
11/01/2026	9,405,000	6.000%	282,150	9,687,150	9,969,300		
	9,405,000		5,639,865	15,044,865	15,044,865		

Meadow View at Twin Creek
Community Development District
 Assessment Chart

Operation and Maintenance Assessment

Product	Number of Planned Units	ERU Factor	Total ERU's	% ERU	Net Annual	Gross Annual	Net Per Unit	Gross Per Unit
TH	196	0.8	156.80	11%	\$103,689	\$110,307	\$529	\$563
43' lots	573	0.9	515.70	36%	\$341,022	\$362,790	\$595	\$633
53' lots	387	1	387.00	27%	\$255,916	\$272,251	\$661	\$703
63' lots	172	1.1	189.20	13%	\$125,114	\$133,100	\$727	\$774
73' lots	66	1.15	75.90	5%	\$50,191	\$53,395	\$760	\$809
90' lots	82	1.2	98.40	7%	\$65,070	\$69,223	\$794	\$844
Total	1476		1,423	100%	\$941,002	\$1,001,066		

Phase I

Product	Units	Net Per Unit	Gross Per Unit	Net Annual	Gross Annual
TH	0	\$529	\$563	\$0	\$0
43	86	\$595	\$633	\$51,183	\$54,450
53	111	\$661	\$703	\$73,402	\$78,087
63	65	\$727	\$774	\$47,282	\$50,300
73	40	\$760	\$809	\$30,419	\$32,361
90	0	\$794	\$844	\$0	\$0
Total	302			\$202,286	\$215,198

Debt Service Assessments

Phase I - Series 2016A-1 Bonds

Product	Units	Net Per Unit	Gross Per Unit	Net Annual	Gross Annual
TH	0	\$0	\$0	\$0	\$0
43	86	\$1,304	\$1,387	\$112,144	\$119,302
53	111	\$1,449	\$1,541	\$160,839	\$171,105
63	65	\$1,594	\$1,696	\$103,610	\$110,223
73	40	\$1,667	\$1,773	\$66,680	\$70,936
90	0	\$0	\$0	\$0	\$0
Total	302			\$443,273	\$471,567

Phase I - Series 2016A-2 Bonds

Product	Units	Net Per Unit	Gross Per Unit	Net Annual	Gross Annual
TH	0	\$0	\$0	\$0	\$0
43	86	\$1,123	\$1,195	\$96,578	\$102,743
53	111	\$1,247	\$1,327	\$138,417	\$147,252
63	65	\$1,372	\$1,460	\$89,180	\$94,872
73	40	\$1,435	\$1,527	\$57,400	\$61,064
90	0	\$0	\$0	\$0	\$0
Total	302			\$381,575	\$405,931

Phases 2 thru 4 - Series 2016B Bonds

Product	Units	Net Per Unit	Gross Per Unit	Net Annual	Gross Annual
TH	196	\$404	\$430	\$79,184	\$84,238
43	487	\$455	\$484	\$221,585	\$235,729
53	276	\$505	\$537	\$139,380	\$148,277
63	107	\$556	\$591	\$59,492	\$63,289
73	26	\$581	\$618	\$15,106	\$16,070
90	82	\$606	\$645	\$49,692	\$52,864
Total	1174			\$564,439	\$600,467