



*Meadow View at Twin Creek
Community Development
District*

Adopted Budget

FY 2019

August 16, 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

Community Development District

General Fund

Description	Adopted Budget FY 2018	Actual YTD Thru 7/31/18	Total Projected 2 Months	Total Projected FY 18	Adopted Budget FY 2019
Revenues					
Assessments/Developer Contributions	\$402,012	\$154,619	\$4,960	\$159,579	\$941,002
Total Revenues	\$402,012	\$154,619	\$4,960	\$159,579	\$941,002
Expenditures					
<u>Administrative</u>					
Engineering	\$12,000	\$31,492	\$2,074	\$33,565	\$12,000
Attorney	\$30,000	\$9,325	\$1,865	\$11,190	\$30,000
Annual Audit	\$4,000	\$4,000	\$0	\$4,000	\$4,000
Arbitrage	\$1,200	\$0	\$1,200	\$1,200	\$1,200
Dissemination Agent	\$5,000	\$4,250	\$750	\$5,000	\$5,000
Trustee Fee	\$10,000	\$7,902	\$2,098	\$10,000	\$10,000
Management Fees	\$45,000	\$37,500	\$7,500	\$45,000	\$45,000
Information Technology	\$2,000	\$1,667	\$333	\$2,000	\$2,000
Telephone	\$250	\$136	\$114	\$250	\$250
Postage	\$1,000	\$150	\$30	\$181	\$1,000
Insurance	\$5,250	\$5,610	\$0	\$5,610	\$6,171
Printing & Binding	\$4,000	\$1,123	\$225	\$1,348	\$4,000
Legal Advertising	\$3,000	\$2,022	\$404	\$2,426	\$3,000
Other Current Charges	\$500	\$233	\$47	\$280	\$500
Office Supplies	\$500	\$198	\$40	\$237	\$500
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Administrative Expenditures	\$123,875	\$105,782	\$16,680	\$122,462	\$124,796
AMENITY CENTER					
<u>Utilities</u>					
Telephone	\$0	\$0	\$0	\$0	\$6,000
Electric	\$0	\$0	\$0	\$0	\$75,000
Water/Irrigation	\$0	\$0	\$0	\$0	\$20,000
Cable	\$0	\$0	\$0	\$0	\$3,200
Gas	\$0	\$0	\$0	\$0	\$400
Trash Removal	\$0	\$0	\$0	\$0	\$6,000
<u>Security</u>					
Security Monitoring	\$0	\$0	\$0	\$0	\$1,200
Access Cards	\$0	\$0	\$0	\$0	\$1,000
Contracted Security	\$0	\$0	\$0	\$0	\$20,000
<u>Management Contracts</u>					
Facility Management	\$0	\$0	\$0	\$0	\$125,000
Pool Attendants	\$0	\$0	\$0	\$0	\$48,000
Canoe Launch Attendant	\$0	\$0	\$0	\$0	\$28,800
Snack Bar Attendant	\$0	\$0	\$0	\$0	\$16,640
Field Mgmt / Admin	\$0	\$0	\$0	\$0	\$25,000
Pool Maintenance	\$0	\$0	\$0	\$0	\$30,000
Pool Chemicals	\$0	\$0	\$0	\$0	\$15,000
Janitorial	\$0	\$0	\$0	\$0	\$12,000
Facility Maintenance	\$0	\$0	\$0	\$0	\$15,000
AMENITY CENTER CONT'					
Repairs & Maintenance	\$0	\$0	\$0	\$0	\$10,000

Meadow View at Twin Creek
Community Development District

General Fund

Description	<i>Adopted Budget FY 2018</i>	<i>Actual YTD Thru 7/31/18</i>	<i>Total Projected 2 Months</i>	<i>Total Projected FY 18</i>	<i>Adopted Budget FY 2019</i>
Maintenance Reserves	\$0	\$0	\$0	\$0	\$0
New Capital Projects	\$0	\$0	\$0	\$0	\$0
Snack Bar Inventory- CGS	\$0	\$0	\$0	\$0	\$0
Food Service License	\$0	\$0	\$0	\$0	\$250
Special Events	\$0	\$0	\$0	\$0	\$30,000
Holiday Decorations	\$0	\$0	\$0	\$0	\$9,000
Fitness Center Repairs/Supplies	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$0	\$0	\$0	\$0	\$500
ASCAP/BMI Licenses	\$0	\$0	\$0	\$0	\$1,000
Property Insurance	\$0	\$0	\$0	\$0	\$40,000
Amenity Center Expenditures	\$0	\$0	\$0	\$0	\$538,990
Grounds Maintenance					
Hydrology Quality/Mitigation	\$6,400	\$0	\$0	\$0	\$6,400
Electric	\$0	\$9,238	\$3,079	\$12,317	\$2,200
Landscape Maintenance	\$100,000	\$16,533	\$8,267	\$24,800	\$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	\$25,771	\$11,346	\$37,117	\$277,216
TOTAL EXPENDITURES	\$402,012	\$131,553	\$28,026	\$159,579	\$941,002
Excess Revenues/ Expenditures	\$0	\$23,066	-\$23,066	\$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 7/31/18</i>	<i>Projected Next 2 Months</i>	<i>Total Projected 9/30/18</i>	<i>Adopted Budget FY 2019</i>
Revenues					
<i>Carry Forward Surplus</i>	\$328,247	\$328,450	\$0	\$328,450	\$322,305
<i>Special Assessments 2016-A1</i>	\$443,376	\$304,606	\$138,770	\$443,376	\$443,376
<i>Special Assessments 2016-A2</i>	\$381,610	\$262,172	\$119,438	\$381,610	\$229,350
<i>Special Assessments - Prepayments</i>	\$0	\$2,122,229	\$0	\$2,122,229	\$0
<i>Interest Income</i>	\$600	\$1,510	\$500	\$2,010	\$600
TOTAL REVENUES	\$1,153,833	\$3,018,967	\$258,708	\$3,277,675	\$995,631
Expenditures					
<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	\$171,375	\$0	\$171,375	\$169,125
<i>Principal - 05/01</i>	\$100,000	\$100,000	\$0	\$100,000	\$105,000
<i>Series 2016 A2</i>					
<i>Interest - 11/01</i>	\$156,310	\$156,310	\$0	\$156,310	\$92,510
<i>Interest - 05/01</i>	\$156,310	\$156,310	\$0	\$156,310	\$92,510
<i>Principal - 05/01 (Prepayments)</i>	\$0	\$1,075,000	\$1,055,000	\$2,130,000	\$0
<i>Principal - 05/01</i>	\$70,000	\$70,000	\$0	\$70,000	\$45,000
TOTAL EXPENDITURES	\$825,370	\$1,900,370	\$1,055,000	\$2,955,370	\$673,270
EXCESS REVENUES	\$328,463	\$1,118,597	(\$796,292)	\$322,305	\$322,361

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		

BOND DEBT SERVICE

Meadow View at Twin Creeks Community Development District
Special Assessment Bonds, Series 2016A-2

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2018			92,510	92,510	92,510
05/01/2019	45,000	5.800%	92,510	137,510	
11/01/2019			91,205	91,205	228,715
05/01/2020	45,000	5.800%	91,205	136,205	
11/01/2020			89,900	89,900	226,105
05/01/2021	50,000	5.800%	89,900	139,900	
11/01/2021			88,450	88,450	228,350
05/01/2022	50,000	5.800%	88,450	138,450	
11/01/2022			87,000	87,000	225,450
05/01/2023	55,000	5.800%	87,000	142,000	
11/01/2023			85,405	85,405	227,405
05/01/2024	60,000	5.800%	85,405	145,405	
11/01/2024			83,665	83,665	229,070
05/01/2025	60,000	5.800%	83,665	143,665	
11/01/2025			81,925	81,925	225,590
05/01/2026	65,000	5.800%	81,925	146,925	
11/01/2026			80,040	80,040	226,965
05/01/2027	70,000	5.800%	80,040	150,040	
11/01/2027			78,010	78,010	228,050
05/01/2028	75,000	5.800%	78,010	153,010	
11/01/2028			75,835	75,835	228,845
05/01/2029	80,000	5.800%	75,835	155,835	
11/01/2029			73,515	73,515	229,350
05/01/2030	85,000	5.800%	73,515	158,515	
11/01/2030			71,050	71,050	229,565
05/01/2031	85,000	5.800%	71,050	156,050	
11/01/2031			68,585	68,585	224,635
05/01/2032	90,000	5.800%	68,585	158,585	
11/01/2032			65,975	65,975	224,560
05/01/2033	100,000	5.800%	65,975	165,975	
11/01/2033			63,075	63,075	229,050
05/01/2034	105,000	5.800%	63,075	168,075	
11/01/2034			60,030	60,030	228,105
05/01/2035	110,000	5.800%	60,030	170,030	
11/01/2035			56,840	56,840	226,870
05/01/2036	115,000	5.800%	56,840	171,840	
11/01/2036			53,505	53,505	225,345
05/01/2037	125,000	5.800%	53,505	178,505	
11/01/2037			49,880	49,880	228,385
05/01/2038	130,000	5.800%	49,880	179,880	
11/01/2038			46,110	46,110	225,990
05/01/2039	140,000	5.800%	46,110	186,110	
11/01/2039			42,050	42,050	228,160
05/01/2040	145,000	5.800%	42,050	187,050	
11/01/2040			37,845	37,845	224,895
05/01/2041	155,000	5.800%	37,845	192,845	
11/01/2041			33,350	33,350	226,195
05/01/2042	165,000	5.800%	33,350	198,350	
11/01/2042			28,565	28,565	226,915
05/01/2043	175,000	5.800%	28,565	203,565	
11/01/2043			23,490	23,490	227,055
05/01/2044	185,000	5.800%	23,490	208,490	
11/01/2044			18,125	18,125	226,615
05/01/2045	195,000	5.800%	18,125	213,125	

BOND DEBT SERVICE

Meadow View at Twin Creeks Community Development District
 Special Assessment Bonds, Series 2016A-2

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2045			12,470	12,470	225,595
05/01/2046	210,000	5.800%	12,470	222,470	
11/01/2046			6,380	6,380	228,850
05/01/2047	220,000	5.800%	6,380	226,380	
11/01/2047					226,380
	3,190,000		3,489,570	6,679,570	6,679,570

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 7/31/18</i>	<i>Projected Next 2 Months</i>	<i>Total Projected 9/30/18</i>	<i>Adopted Budget FY 2019</i>
<i>Revenues</i>					
<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	\$564,300
<i>Interest Income</i>	\$600	\$664	\$133	\$600	\$600
<i>Bond Proceeds</i>	\$0	\$0	\$0	\$0	\$0
<i>TOTAL REVENUES</i>	\$564,900	\$565,542	\$282,283	\$847,628	\$847,628
<i>Expenditures</i>					
<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	\$282,150	\$282,150	\$282,150	\$282,150
<i>Principal - 05/01</i>	\$0	\$0	\$0	\$0	\$0
<i>TOTAL EXPENDITURES</i>	\$564,300	\$564,300	\$282,150	\$564,300	\$564,300
<i>EXCESS REVENUES</i>	\$600	\$1,242	\$133	\$283,328	\$283,328

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