

2020



PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT



FISCAL YEAR 2020
FINAL ANNUAL OPERATING BUDGET

AUGUST 28, 2019

PARKWAY CENTER

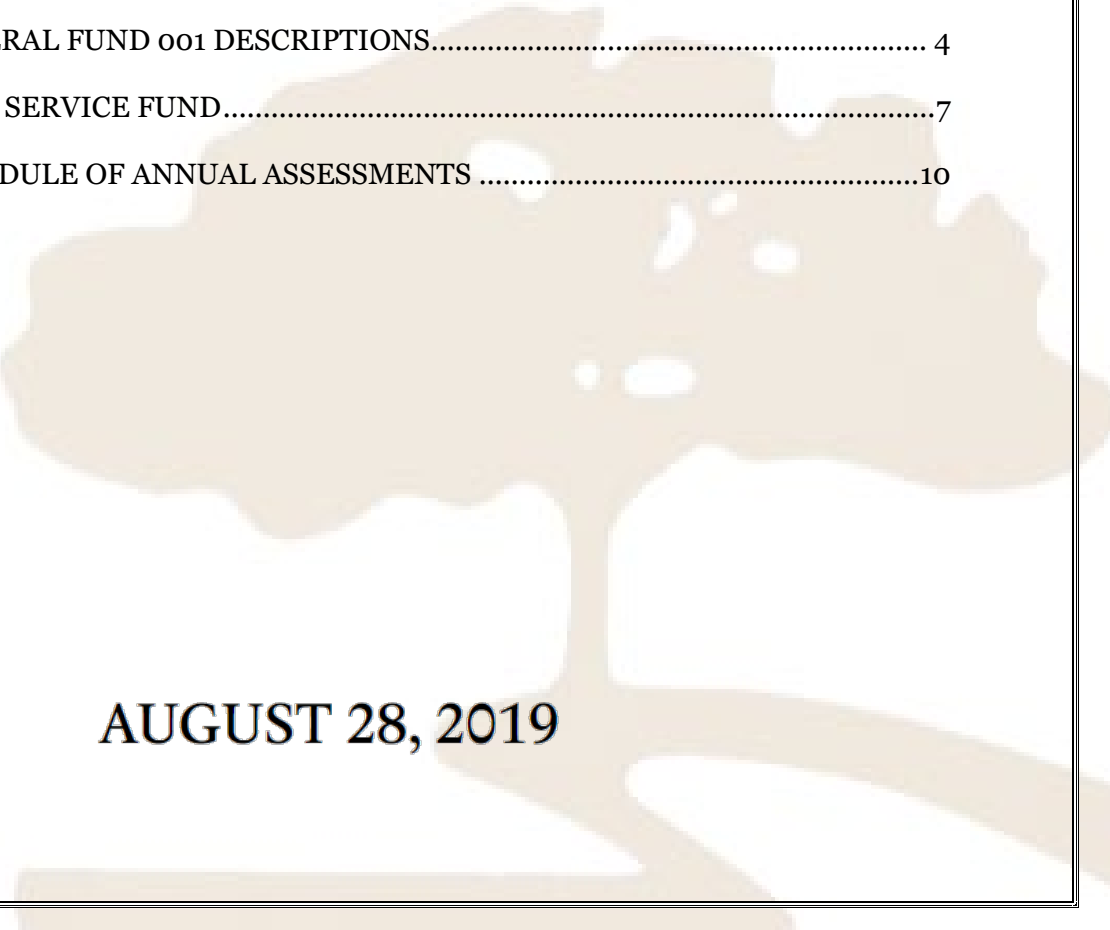
COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2020 FINAL ANNUAL OPERATING BUDGET

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AUGUST 28, 2019



PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

The Parkway Center Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2020, which begins on October 1, 2019. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
001	General Fund	Operations and Maintenance of Community Facilities Financed by Non-Ad Valorem Assessments
201	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2008 Special Assessment Refunding Bonds
202	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2018-1 Special Assessment Refunding Bonds
203	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2018-2 Special Assessment Bonds (Amenity Project)

Facilities of the District

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

Maintenance of the Facilities

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2019 Final Operating Budget	Current Period Actuals 10/1/18 - 2/28/19	Projected Revenues & Expenditures 3/1/19 to 9/30/19	Total Actuals and Projections Through 9/30/19	Over/(Under) Budget Through 9/30/19
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	540,847.00	540,096.94	11,010.49	551,107.43	10,260.43
TOTAL SPECIAL ASSESSMENTS	540,847.00	540,096.94	11,010.49	551,107.43	10,260.43
INTEREST EARNINGS					
Interest Earnings	50.00	0.00	0.00	0.00	(50.00)
TOTAL INTEREST EARNINGS	50.00	0.00	0.00	0.00	(50.00)
OTHER MISCELLANEOUS REVENUES					
Miscellaneous	0.00	894.32	0.00	894.32	894.32
Undesignated Reserves	9,211.84	0.00	35,067.30	35,067.30	25,855.46
TOTAL OTHER MISCELLANEOUS REVENUES	9,211.84	894.32	35,067.30	35,961.62	26,749.78
TOTAL REVENUES	\$550,108.84	\$540,991.26	\$46,077.79	\$587,069.05	\$36,960.21
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	10,000.00	4,000.00	6,000.00	10,000.00	0.00
TOTAL LEGISLATIVE	10,000.00	4,000.00	6,000.00	10,000.00	0.00
FINANCIAL & ADMINISTRATIVE					
District Manager	28,840.00	12,016.65	16,823.35	28,840.00	0.00
Recording Secretary	4,000.00	2,309.60	3,233.44	5,543.04	1,543.04
District Engineer	6,000.00	1,772.40	2,481.36	4,253.76	(1,746.24)
Disclosure Report	1,000.00	0.00	6,000.00	6,000.00	5,000.00
Trustees Fees	8,500.00	6,207.79	6,207.79	12,415.58	3,915.58
Accounting Services	28,677.00	12,032.05	16,844.87	28,876.92	199.92
Auditing Services	7,900.00	0.00	8,000.00	8,000.00	100.00
Arbitrage Rebate Calculation	1,300.00	0.00	0.00	0.00	(1,300.00)
Postage, Phone, Faxes, Copies	600.00	618.01	865.21	1,483.22	883.22
Public Officials Insurance	3,025.00	3,463.30	0.00	3,463.30	438.30
Legal Advertising	1,100.00	0.00	0.00	0.00	(1,100.00)
Bank Fees	186.00	225.42	315.59	541.01	355.01
Dues, Licenses & Fees	200.00	6,947.64	0.00	6,947.64	6,747.64
Miscellaneous Fees	500.00	0.00	0.00	0.00	(500.00)
Office Supplies	200.00	0.00	0.00	0.00	(200.00)
Technology Services	2,000.00	1,265.65	1,771.91	3,037.56	1,037.56
Website Administration	1,000.00	2,000.00	2,800.00	4,800.00	3,800.00
Interest Payments	0.00	840.00	0.00	840.00	840.00
TOTAL FINANCIAL & ADMINISTRATIVE	95,028.00	49,698.51	65,343.52	115,042.03	20,014.03
LEGAL COUNSEL					
District Counsel	15,000.00	3,385.06	4,739.08	8,124.14	(6,875.86)
TOTAL LEGAL COUNSEL	15,000.00	3,385.06	4,739.08	8,124.14	(6,875.86)
ELECTRIC UTILITY SERVICES					
Street Lighting/Amenity/Monuments/Wells/Spa	91,000.00	29,460.68	41,244.95	70,705.63	(20,294.37)
TOTAL ELECTRIC UTILITY SERVICES	91,000.00	29,460.68	41,244.95	70,705.63	(20,294.37)
OTHER PHYSICAL ENVIRONMENT					
Property & Casualty Insurance	11,000.00	7,290.00	0.00	7,290.00	(3,710.00)
Entry & Walls Maintenance	2,000.00	229.50	321.30	550.80	(1,449.20)
Landscape Maintenance - Contract	215,833.84	71,668.60	125,420.05	197,088.65	(18,745.19)
Landscape Maintenance - Other	0.00	2,959.25	4,142.95	7,102.20	7,102.20
Field Manager	27,707.00	11,544.65	16,162.51	27,707.16	0.16
Irrigation Maintenance	2,000.00	3,692.38	5,169.33	8,861.71	6,861.71
Plant Replacement Program	10,500.00	1,075.00	1,505.00	2,580.00	(7,920.00)
Mitigation & Monitoring	0.00	17,917.15	0.00	17,917.15	17,917.15
Waterway Management Program-Contract	14,040.00	6,905.00	9,667.00	16,572.00	2,532.00
Waterway Management Program - Other	5,000.00	8,051.00	11,271.40	19,322.40	14,322.40
Staffing for Clubhouse	3,000.00	0.00	0.00	0.00	(3,000.00)
Pool Service	2,000.00	0.00	0.00	0.00	(2,000.00)
Clubhouse Security Systems	10,000.00	44.99	62.99	107.98	(9,892.02)
TOTAL OTHER PHYSICAL ENVIRONMENT	303,080.84	131,377.52	173,722.53	305,100.05	2,019.21
ROAD & STREET FACILITIES					
Street/Decorative Light Maintenance	1,000.00	95.00	133.00	228.00	(772.00)
Pavement & Signage Repairs	2,500.00	550.00	770.00	1,320.00	(1,180.00)
Holiday Lighting	5,000.00	10,000.00	14,000.00	24,000.00	19,000.00
TOTAL ROAD & STREET FACILITIES	8,500.00	10,645.00	14,903.00	25,548.00	17,048.00
PARKS & RECREATION					
Playground/Amenity	3,000.00	2,519.50	3,527.30	6,046.80	3,046.80
Security Patrol	24,000.00	19,376.00	27,126.40	46,502.40	22,502.40
Special Events	500.00	0.00	0.00	0.00	(500.00)
TOTAL PARKS & RECREATION	27,500.00	21,895.50	30,653.70	52,549.20	25,049.20
TOTAL EXPENDITURES	\$550,108.84	\$250,462.27	\$336,606.78	\$587,069.05	\$36,960.21
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$290,528.99	(\$290,528.99)	\$0.00	\$0.00

FISCAL YEAR 2019 BUDGET ANALYSIS

PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2019 Final Operating Budget	Total Actuals and Projections Through 9/30/19	Over/(Under) Budget Through 9/30/19	Fiscal Year 2020 Final Operating Budget	Increase / (Decrease) from FY 2019 to FY 2020
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	540,847.00	551,107.43	10,260.43	708,251.98	167,404.98
Operations & Maintenance Assmts-Off Roll	0.00	0.00	0.00	34,858.02	34,858.02
TOTAL SPECIAL ASSESSMENTS	540,847.00	551,107.43	10,260.43	743,110.00	202,263.00
INTEREST EARNINGS					
Interest Earnings	50.00	0.00	(50.00)	0.00	(50.00)
TOTAL INTEREST EARNINGS	50.00	0.00	(50.00)	0.00	(50.00)
OTHER MISCELLANEOUS REVENUES					
Miscellaneous	0.00	894.32	894.32	0.00	0.00
Undesignated Reserves	9,211.84	35,067.30	25,855.46	0.00	(9,211.84)
TOTAL OTHER MISCELLANEOUS REVENUES	9,211.84	35,961.62	26,749.78	0.00	(9,211.84)
TOTAL REVENUES	\$550,108.84	\$587,069.05	\$36,960.21	\$743,110.00	\$193,001.16
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	10,000.00	10,000.00	0.00	10,000.00	0.00
TOTAL LEGISLATIVE	10,000.00	10,000.00	0.00	10,000.00	0.00
FINANCIAL & ADMINISTRATIVE					
District Manager	28,840.00	28,840.00	0.00	28,840.00	0.00
Recording Secretary	4,000.00	5,543.04	1,543.04	4,000.00	0.00
District Engineer	6,000.00	4,253.76	(1,746.24)	5,000.00	(1,000.00)
Disclosure Report	1,000.00	6,000.00	5,000.00	6,000.00	5,000.00
Trustees Fees	8,500.00	12,415.58	3,915.58	12,500.00	4,000.00
Accounting Services	28,677.00	28,876.92	199.92	28,677.00	0.00
Auditing Services	7,900.00	8,000.00	100.00	8,000.00	100.00
Arbitrage Rebate Calculation	1,300.00	0.00	(1,300.00)	1,300.00	0.00
Postage, Phone, Faxes, Copies	600.00	1,483.22	883.22	1,500.00	900.00
Public Officials Insurance	3,025.00	3,463.30	438.30	2,900.00	(125.00)
Legal Advertising	1,100.00	0.00	(1,100.00)	1,100.00	0.00
Bank Fees	186.00	541.01	355.01	186.00	0.00
Dues, Licenses & Fees	200.00	6,947.64	6,747.64	200.00	0.00
Miscellaneous Fees	500.00	0.00	(500.00)	500.00	0.00
Office Supplies	200.00	0.00	(200.00)	200.00	0.00
Technology Services	2,000.00	3,037.56	1,037.56	2,000.00	0.00
Website Administration	1,000.00	4,800.00	3,800.00	2,000.00	1,000.00
Interest Payments	0.00	840.00	840.00	0.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	95,028.00	115,042.03	20,014.03	104,903.00	9,875.00
LEGAL COUNSEL					
District Counsel	15,000.00	8,124.14	(6,875.86)	10,000.00	(5,000.00)
TOTAL LEGAL COUNSEL	15,000.00	8,124.14	(6,875.86)	10,000.00	(5,000.00)
ELECTRIC UTILITY SERVICES					
Street Lighting/Amenity/Monuments/Wells/Spa	91,000.00	70,705.63	(20,294.37)	150,000.00	59,000.00
TOTAL ELECTRIC UTILITY SERVICES	91,000.00	70,705.63	(20,294.37)	150,000.00	59,000.00
OTHER PHYSICAL ENVIRONMENT					
Property & Casualty Insurance	11,000.00	7,290.00	(3,710.00)	30,000.00	19,000.00
Entry & Walls Maintenance	2,000.00	550.80	(1,449.20)	2,000.00	0.00
Landscape Maintenance - Contract	215,833.84	197,088.65	(18,745.19)	240,000.00	24,166.16
Landscape Maintenance - Other	0.00	7,102.20	7,102.20	7,500.00	7,500.00
Field Manager	27,707.00	27,707.16	0.16	27,707.00	0.00
Irrigation Maintenance	2,000.00	8,861.71	6,861.71	7,500.00	5,500.00
Plant Replacement Program	10,500.00	2,580.00	(7,920.00)	7,500.00	(3,000.00)
Mitigation & Monitoring	0.00	17,917.15	17,917.15	10,000.00	10,000.00
Waterway Management Program-Contract	14,040.00	16,572.00	2,532.00	17,500.00	3,460.00
Waterway Management Program - Other	5,000.00	19,322.40	14,322.40	5,000.00	0.00
Staffing for Clubhouse	3,000.00	0.00	(3,000.00)	25,000.00	22,000.00
Pool Service	2,000.00	0.00	(2,000.00)	15,000.00	13,000.00
Clubhouse Security Systems	10,000.00	107.98	(9,892.02)	5,000.00	(5,000.00)
TOTAL OTHER PHYSICAL ENVIRONMENT	303,080.84	305,100.05	2,019.21	399,707.00	96,626.16
ROAD & STREET FACILITIES					
Street/Decorative Light Maintenance	1,000.00	228.00	(772.00)	1,000.00	0.00
Pavement & Signage Repairs	2,500.00	1,320.00	(1,180.00)	2,500.00	0.00
Holiday Lighting	5,000.00	24,000.00	19,000.00	15,000.00	10,000.00
TOTAL ROAD & STREET FACILITIES	8,500.00	25,548.00	17,048.00	18,500.00	10,000.00
PARKS & RECREATION					
Playground/Amenity	3,000.00	6,046.80	3,046.80	10,000.00	7,000.00
Security Patrol	24,000.00	46,502.40	22,502.40	35,000.00	11,000.00
Special Events	500.00	0.00	(500.00)	5,000.00	4,500.00
TOTAL PARKS & RECREATION	27,500.00	52,549.20	25,049.20	50,000.00	22,500.00
TOTAL EXPENDITURES	\$550,108.84	\$587,069.05	\$36,960.21	\$743,110.00	\$193,001.16
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Legislative

Supervisor's Fees

The amount paid to each Supervisor for the time devoted to the District business and monthly meetings. The amount permitted is \$200.00 per meeting for each member of the Board.

Financial & Administrative

District Manager

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of Supervisors.

Recording Secretary

As part of the consulting managers contract, the District retains a Recording Secretary to prepare and record the minutes of the official district records of proceeding.

District Engineer

Requirements for legal services are estimated annual expenditures on as needed basis and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, contract preparation and review, etc.

Disclosure Report

This is required of the District as part of the bond indentures.

Trustees Fees

This is required of the District as part of the bond indentures.

Auditing Services

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

Arbitrage Rebate Calculation

This is required of the District as part of the bond indentures.

Financial Services

As part of the consulting managers contract, the District retains Financial Services to process invoices, tax-roll preparation and record the District's transactions in compliance with governmental accounting standards.

Travel Per Diem

This applies at the current rate of mileage reimbursement for official District business.

Postage, Phone, Fax, Copies

Cost of materials and service to produce agendas and conduct day-to-day business of the District.

Rentals & Leases

This is required of the District to store its official records.

Public Officials Insurance

The District carries Public Officials Liability in the amount of \$1,000,000.

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Legal Advertising

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

The District is required to file with the County and State each year.

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Investment Reporting Fees

This is to provide an investment report to the District on a quarterly basis.

Office Supplies

Cost of daily supplies required by the District to facilitate operations.

Technology Services

This is to upgrade and keep current the operating components to comply with new governmental accounting standards along with basic website maintenance.

Website Administration

This is for maintenance and administration of the District's official website.

Capital Outlay

This is to purchase new equipment as required.

Legal Counsel

District Counsel

Requirements for legal services are estimated annual expenditures on an as needed basis and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, contract preparation and review, etc.

Electric Utility Services

Electric Utility Services

This item is for street lights, pool, recreation facility and other common element electricity needs.

Water-Sewer Combination Services

Water Utility Services

This item is for service to satisfy common element water needs.

Other Physical Environment

Field Manager

As an anticipated addendum to the consulting managers contract, the District will retain the services of a Field Manager. The Field Manager is responsible for the day-to-day field operations. These responsibilities include, but are not limited to, preparing and bidding of services and commodities, contract administration, hiring and maintaining qualified personnel, preparation of and implementation of operating schedules and policies, insuring compliance with all operating permits, prepare and implement field operating budgets, provide information/education to public regarding District programs. The fee for this service is reviewed annually.

PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Property & Casualty Insurance

The District carries \$1,000,000 in general liability and also has sovereign immunity.

Entry & Walls Maintenance

This item is for maintaining the main entry feature and other common area walls.

Landscape Maintenance - Contract

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

Landscape Maintenance - Other

Landscape fees that do not fall within the scope of services covered under the landscape contract.

Miscellaneous Maintenance

To provide for unbudgeted repairs and maintenance.

Irrigation Maintenance

Repairs necessary for everyday operation of the irrigation system to ensure its effectiveness.

Plant Replacement Program

This item is for landscape items that may need to be replaced during the year.

Waterway Mgt Program - Contract

This item is for the contract that maintains the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water.

Waterway Mgt Program - Other

This category is for the unforeseen items that are not under contract to maintain the multiple waterways in the District.

Waterway Mgt Program - Erosion Con

This category is for the erosion issues that are not under contract that may occur along the banks of the multiple waterways in the District.

Capital Improvements

This item provides for capital improvements relating to the District's physical environment.

Road & Street Facilities

Decorative Light Maintenance

This item provides for maintenance and repairs of the street lights and decorative lighting throughout the District.

Pavement and Signage Repairs

This item provides for maintenance and repairs of the signage throughout the District.

Street Sweeping

This item provides for cleaning of the District roadways.

Parks & Recreation

Security Patrol

This item is for the contractual service of the Sheriffs office or a private vendor to provide random patrols of the District assets and the community as a whole.

Capital Improvements

This item provides for capital improvements relating to the District's parks and recreational areas.

PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2008

REVENUES

CDD Debt Service Assessments	\$	167,316
TOTAL REVENUES	\$	167,316

EXPENDITURES

Series 2008 May Bond Principal Payment	\$	95,000
Series 2008 May Bond Interest Payment	\$	37,307
Series 2008 November Bond Interest Payment	\$	35,008
TOTAL EXPENDITURES	\$	167,316
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2019	\$	1,520,000
Principal Payment Applied Toward Series 2008 Bonds	\$	95,000
Bonds Outstanding - Period Ending 11/1/2020	\$	1,425,000

PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2018-1

REVENUES

CDD Debt Service Assessments	\$	377,119
TOTAL REVENUES	\$	377,119

EXPENDITURES

Series 2018-1 May Bond Principal Payment	\$	210,000
Series 2018-1 May Bond Interest Payment	\$	85,397
Series 2018-1 November Bond Interest Payment	\$	81,722
TOTAL EXPENDITURES	\$	377,119
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2019	\$	4,215,000
Principal Payment Applied Toward Series 2018-1 Bonds	\$	210,000
Bonds Outstanding - Period Ending 11/1/2020	\$	4,005,000

PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2018-2

AMENITY PROJECT

REVENUES

CDD Debt Service Assessments	\$	286,595
TOTAL REVENUES	\$	286,595

EXPENDITURES

Series 2018-2 May Bond Principal Payment	\$	80,000
Series 2018-2 May Bond Interest Payment	\$	103,998
Series 2018-2 November Bond Interest Payment	\$	102,598
TOTAL EXPENDITURES	\$	286,595
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2019	\$	4,685,000
Principal Payment Applied Toward Series 2018-2 Bonds	\$	80,000
Bonds Outstanding - Period Ending 11/1/2020	\$	4,605,000

PARKWAY CENTER

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS ⁽¹⁾

Lot Size	ERU Value	O&M Unit Count ⁽²⁾	Senior Bond DS Unit Count	Fiscal Year 2019			Fiscal Year 2020 ⁽³⁾					Inc/(Dec) in Annual CDD Fees Per Unit ⁽⁴⁾	
				Debt Service Per Unit	O&M Per Unit	Fiscal Year 2019 Total Assessment	Senior Bond Debt Service Per Unit	Amenity Bond Debt Service Per Unit	O&M Per Unit	O&M - Amenity Per Unit	Fiscal Year 2020 Total Assessment	Debt Service	O&M
Phase 1 - Series 2008													
SF 40'	1.00	199	199	\$325.00	\$318.98	\$643.98	\$318.06	\$178.91	\$314.86	\$100.86	\$912.69	\$171.97	\$96.74
SF 50'	1.25	217	217	\$406.00	\$398.72	\$804.72	\$397.53	\$178.91	\$393.58	\$100.86	\$1,070.88	\$170.44	\$95.72
SF 65'	1.50	73	72	\$487.00	\$478.47	\$965.47	\$477.09	\$178.91	\$472.29	\$100.86	\$1,229.15	\$169.00	\$94.68
Phase 2 - Series 2018-1													
Townhome	0.75	604	416	\$324.00	\$239.23	\$563.23	\$272.30	\$178.91	\$236.15	\$100.86	\$788.22	\$127.21	\$97.78
SF 50'	1.25	532	530	\$541.00	\$398.72	\$939.72	\$453.83	\$178.91	\$393.58	\$100.86	\$1,127.18	\$91.74	\$95.72
SF 50' Eagle's Nest	1.25	75	75	\$0.00	\$0.00	\$0.00			\$393.58	\$100.86	\$494.44	\$0.00	\$494.44
SF 60'	1.50	96	96	\$649.00	\$478.47	\$1,127.47	\$544.59	\$178.91	\$472.29	\$100.86	\$1,296.65	\$74.50	\$94.68
		1,796	1,605										

Notations:

- ⁽¹⁾ Annual assessments are adjusted for the 6% County collection costs and statutory early payment discounts.
- ⁽²⁾ Phase 1: Additional 50' lot platted and merged with HOA tract
- ⁽³⁾ Debt Service Assessments are subject to change upon the Eagle's Nest lots plat & levy based on receipt of Certificates of Occupancy
- O&M Amenity is based on the Amenity related changes in the expenses which are spread evenly across the properties
- ⁽⁴⁾ An increase in assessments creates a positive figure; conversely, a decrease in assessments creates a negative figure.