

OAKSTEAD

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2013

Version 3 - FINAL Budget:
(ADOPTED 8/21/12)

Prepared by:



Table of Contents

	<u>Page #</u>
<u>OPERATING BUDGET</u>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	1-2
Exhibit A - Allocation of Fund Balances	3
Budget Narrative	4-10
 <u>DEBT SERVICE BUDGETS</u>	
Series 2006	
Summary of Revenues, Expenditures and Changes in Fund Balances	11
Amortization Schedule	12
 <u>SUPPORTING BUDGET SCHEDULES</u>	
2012-2013 Non-Ad Valorem Assessment Summary	13

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2013 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2011	BUDGET FY 2012	THRU JULY-2012	AUG - SEP-2012	PROJECTED FY 2012	BUDGET FY 2013
REVENUES						
Interest - Investments	\$ 8,679	\$ 4,000	\$ 3,098	\$ 500	\$ 3,598	\$ 3,000
Room Rentals	3,653	3,000	3,052	800	3,852	3,000
Special Events	695	1,000	1,364	-	1,364	1,000
Other Charges For Services	6,040	2,500	2,086	250	2,336	2,500
Net Incr (Decr) In FMV-Invest	-	-	931	-	931	-
Special Assmnts- Tax Collector	1,042,827	1,057,038	1,057,176	-	1,057,176	1,057,038
Special Assmnts- Discounts	(37,499)	(42,282)	(38,532)	-	(38,532)	(42,282)
Gate Bar Code/Remotes	2,361	1,500	2,017	100	2,117	1,500
TOTAL REVENUES	1,026,756	1,026,756	1,031,192	1,650	1,032,842	1,025,756
EXPENDITURES						
<i>Administrative</i>						
P/R-Board of Supervisors	14,400	18,000	12,000	4,000	16,000	18,000
FICA Taxes	1,102	1,377	918	306	1,224	1,377
Unemployment Compensation	-	150	-	150	150	150
ProfServ-Arbitrage Rebate	600	1,250	-	600	600	600
ProfServ-Dissemination Agent	1,000	1,000	1,000	-	1,000	1,000
ProfServ-Engineering	9,120	15,000	4,226	845	5,071	12,000
ProfServ-Legal Services	9,270	17,600	9,537	1,907	11,444	15,000
ProfServ-Mgmt Consulting Serv	52,800	52,800	44,000	8,800	52,800	52,800
ProfServ-Property Appraiser	150	150	150	-	150	150
ProfServ-Special Assessment	12,000	12,000	12,000	-	12,000	12,000
ProfServ-Trustee	4,389	5,000	3,850	1,150	5,000	5,000
ProfServ-Web Site Development	615	1,000	508	350	858	3,000
Auditing Services	10,000	10,000	7,500	-	7,500	7,000
Postage and Freight	2,103	2,000	1,244	249	1,493	2,000
Insurance - General Liability	6,652	9,900	5,360	1,072	6,432	11,385
Printing and Binding	1,078	1,500	939	188	1,127	1,500
Legal Advertising	723	1,000	1,291	258	1,549	1,000
Misc-Bank Charges	1,202	1,500	985	250	1,235	1,500
Misc-Assessmnt Collection Cost	13,329	21,141	20,360	-	20,360	21,141
Office Supplies	104	500	48	10	58	500
Annual District Filing Fee	175	175	175	-	175	175
Total Administrative	140,812	173,043	126,091	20,135	146,226	167,278
<i>Field</i>						
Payroll-Salaries	40,314	41,525	36,375	6,326	42,701	42,770
FICA Taxes	3,084	3,175	2,783	484	3,267	3,272
Unemployment Compensation	-	150	-	150	150	150
Contracts-Landscape	210,002	235,000	148,987	63,900	212,887	235,000
Contracts-Landscape Consultant	18,540	18,500	15,450	3,090	18,540	18,540
Contracts-Lakes	27,399	27,000	22,190	4,438	26,628	27,000
Contracts-Florida Highway Patr	-	15,000	10,960	4,040	15,000	15,000
Communication-Gate Phones	4,729	5,000	4,224	866	5,090	5,000
Electricity - Streetlighting	91,842	100,000	74,668	15,000	89,668	100,000
Utility - Reclaimed Water	30,797	30,000	6,697	23,303	30,000	30,000
Insurance - Property	10,758	12,705	9,850	1,970	11,820	14,611

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2013 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2011	BUDGET FY 2012	THRU JULY-2012	AUG - SEP-2012	PROJECTED FY 2012	BUDGET FY 2013
R&M-Aquascaping	3,250	5,000	-	5,000	5,000	5,000
R&M-Entry Feature	10,573	8,000	5,783	400	6,183	8,800
R&M-Fountain	450	1,000	285	715	1,000	1,000
R&M-Gate	19,469	15,000	8,039	6,961	15,000	15,000
R&M-Irrigation	6,210	8,000	5,320	2,680	8,000	8,000
R&M-Sidewalks	8,743	10,000	650	9,350	10,000	10,000
R&M-Mitigation	6,000	7,100	6,850	250	7,100	4,600
Miscellaneous Services	10,298	6,300	5,330	970	6,300	6,300
Misc-Property Taxes	1,719	1,800	1,564	-	1,564	1,800
Op Supplies - Field Manager	-	800	420	380	800	800
Capital Improvements - General	4,713	15,000	-	15,000	15,000	15,000
Impr - Lake Bank Restoration	11,000	-	-	-	-	-
Reserve - Ponds	-	15,000	6,611	-	6,611	16,868
Reserve - Roadways	-	75,000	8,691	-	8,691	74,692
Total Field	519,890	656,055	381,727	165,273	547,000	659,203
Parks and Recreation						
Payroll-Salaries	94,491	41,525	38,952	6,357	45,309	42,770
Payroll-Hourly	-	50,470	40,795	9,675	50,470	57,230
FICA Taxes	7,228	7,037	6,037	1,226	7,263	7,650
Workers' Compensation	5,706	7,000	4,122	2,878	7,000	7,000
Unemployment Compensation	347	350	-	350	350	350
Contracts-Security Services	13,410	2,200	1,944	256	2,200	2,500
Contracts-Pest Control	975	1,300	985	170	1,155	1,300
Communication - Telephone	2,689	3,000	2,412	408	2,820	3,000
Utility - Gas	348	500	265	60	325	500
Utility - Refuse Removal	997	1,500	831	166	997	1,500
Utility - Water & Sewer	8,936	10,000	5,654	1,131	6,785	10,000
R&M-Clubhouse	9,570	15,000	11,616	3,384	15,000	15,000
R&M-Pools	17,419	14,000	13,309	2,662	15,971	14,000
Miscellaneous Services	4,067	2,500	2,070	430	2,500	2,500
Misc-Newsletters	-	-	-	-	-	3,700
Misc-Public Relations	9,202	9,000	6,269	1,254	7,523	8,000
Solid Waste Disposal Assmnt	-	1,500	1,134	-	1,134	1,500
Office Supplies	2,940	2,000	320	750	1,070	2,000
Cleaning Supplies	4,227	4,000	3,054	611	3,665	4,000
Op Supplies - Clubhouse	2,596	2,500	1,576	800	2,376	2,500
Capital Outlay	15,620	12,275	11,628	-	11,628	12,275
Cap Outlay-ADA Requirements	-	1	-	-	-	1
Reserve - Clubhouse	-	10,000	6,000	-	6,000	-
Total Parks and Recreation	200,768	197,658	158,973	32,568	191,541	199,276
TOTAL EXPENDITURES	861,470	1,026,756	666,791	217,976	884,767	1,025,756
Net change in fund balance	165,286	-	364,401	(216,326)	148,075	0
FUND BALANCE, BEGINNING	649,183	814,469	814,469	-	814,469	962,544
FUND BALANCE, ENDING	\$ 814,469	\$ 814,469	\$1,178,870	\$ (216,326)	\$ 962,544	\$ 962,544

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2013	\$ 962,544
Net Change in Fund Balance - Fiscal Year 2013	-
Reserves - Fiscal Year 2013 Additions	91,560
Total Funds Available (Estimated) - 9/30/2013	1,054,104

ALLOCATION OF AVAILABLE FUNDS***Nonspendable Fund Balance***

Prepaid Items		6,082
Deposits		884
	Subtotal	6,966

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital	(1)	233,549
Reserves - Asset Replacement		267,574
Reserves - Ponds		32,389
Reserves - Roadways		141,309
Reserves - Clubhouse		4,000
Reserves - Weymouth		52,471
Reserves - Ponds (FY13)		16,868
Reserves - Roadways (FY13)		74,692
	Subtotal	822,852

Total Allocation of Available Funds	829,818
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Total Unassigned (undesignated) Cash	\$ 224,286
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Notes

(1) Represents approximately 3 months of operating expenditures

Oakstead
Community Development District

GENERAL FUND BUDGET

REVENUES:

Interest - Investments

The District earns interest on the monthly average collected balance for their operating accounts.

Special Assessment - Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

Special Assessment – Discount

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

Amenities Revenue

The District will earn revenue through clubhouse room rentals, gate remote sales & various commissions.

EXPENDITURES:

Administrative:

P/R Board of Supervisor Salaries

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated for a meeting attendance and to receive \$200 per meeting plus payroll taxes.

Profserv-Arbitrage Rebate

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series of Benefit Special Assessment Bonds. The amount is based on standard fees charged for this service.

Profserv-Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b) (5), which relates to additional reporting requirements for unrelated bond issues. The District has contracted for this service and the amount is based on the contracted amount.

Oakstead

Community Development District

GENERAL FUND BUDGET

Profserv-Engineering

The District's engineer will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc. Fees are based on prior year activity.

Profserv-Legal Services

The District's legal counsel will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating and maintenance contracts, etc. Fees are based on prior year legal expenses.

ProfServ-Mgmt Consulting Serv

The District receives Management, Accounting and Administrative services as part of the Management Agreement with **Severn Trent Environmental Services, Inc.** These services are further outlined in Exhibit "A" of the Management Agreement. The fees are related to the current contracted fees in the Management Agreement.

ProfServ - Property Appraiser

The District contracts with the Pasco County Property Appraiser for the purpose of placing the District's non-ad valorem tax assessments on the Notice of Proposed Property Taxes, thereby allowing the Tax Collector to collect such assessments. The District will fund the Property Appraiser's general budget in the amount of \$150 for the annual inclusion of Notice of Proposed Property Taxes.

ProfServ-Special Assessments

The District has contracted with Severn Trent to administer, levy and collect the Operating and Maintenance and Debt Service assessment. See Exhibit "A" of the Management Agreement.

ProfServ-Trustee

The District issued Series of Special Assessment Bonds that are deposited with a Trustee to handle all trustee matters. The annual trustee fee is based on standard fees charged plus any out of pockets expenses.

ProfServ-Web Site Development

The District incurs fees as they relate to the development and ongoing maintenance of its own website.

Oakstead

Community Development District

GENERAL FUND BUDGET

Auditing Services

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. Fee is based on existing year engagement letter.

Postage & Freight

Mailing of agenda packages, overnight deliveries & correspondence.

Insurance – General Liability

The District will incur expenditures for public officials' liability insurance for the Board & Staff. A 15% increase is projected.

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, etc in a newspaper of general circulation.

Misc – Bank Charges

Bank Fees charged by SunTrust on the main operating acct.

Misc-Assessment Collection Fee

The District reimburses the Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The FY2013 budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Office Supplies

Miscellaneous office supplies required in the preparation of agenda packages.

Annual District Filing Fee

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

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Community Development District

GENERAL FUND BUDGET

OPERATIONS and MAINTENANCE:

Field:

Payroll-Salaried (Field Manager)

Payroll for the Field Manager who oversees the day to day operations of Common Area and corresponding payroll and unemployment taxes.

Contracts – Florida Highway Patrol

The District has contracted with the state of Florida to patrol the neighborhoods.

Contracts-Landscape

The District currently has a contract with **Greenbriar Landscaping** to provide landscaping services for the District. These services include monthly grounds maintenance, fertilizer, pesticides, tree trimming, annuals & mulching.

Contracts-Landscape Consultant

The District currently has a contract with **OLM** to provide monthly landscaping inspections throughout the District.

Contracts –Lakes

The District will contract to maintain the lakes located within the District. The contract will include aquatic weed control & water chemistry testing required by FEC plant management program. The District currently has a contract with **American EcoSystems** to provide monthly lake management services.

Communication-Gate Phone

All telephone expenses incurred by the District as they relate to security for the common area.

Electricity - Streetlighting

Services provided by **Progress Energy** for streetlighting as well as Common Area & Clubhouse.

Utility – Reclaimed Water

Water irrigation usage for District facilities and assets. Costs are based on historical expenses.

Oakstead

Community Development District

GENERAL FUND BUDGET

Insurance - Property

Property Insurance is provided by PGIT and includes coverage of the clubhouse, guard house, pools, irrigation, and pool pumps. Projected 15% increase included.

R&M-Aquascaping

Includes expenses incurred for the maintenance pond plantings.

R&M-Entry Feature

Includes expenses incurred for the maintenance of entry walls.

R&M-Fountain

The District has several fountains that require periodic maintenance & repairs.

R&M-Gate

The District has several entry gates that require periodic maintenance & repairs.

R&M-Irrigation

Includes the cost of irrigation repairs provided by **Greenbriar Landscaping** and Field Manager purchases.

R&M-Sidewalks

Includes expenses incurred for the maintenance of District sidewalks.

R&M-Mitigation

The District is required to establish a surface water quality program which will consist of sampling & analysis from various points within the District. It is required that the District reports on the mitigation maintenance.

Miscellaneous – Property Taxes

Pasco County Non-Ad Valorem Stormwater Assessment.

Op Supplies - Clubhouse

Expenses related to the day to day operation of the Field Manager.

Miscellaneous Services

The District incurs expenses to operate and maintain the Mule vehicle. Also includes the monthly reimbursement of miles/tolls expenses incurred by the Field Manager.

Oakstead
Community Development District

GENERAL FUND BUDGET

Park & Recreation:

Payroll-Salaried (Clubhouse)

Payroll for the Activities Director who oversees the day to day operations of Clubhouse & Recreation facilities & special events.

Payroll-Hourly (Clubhouse)

Includes the recreational staff's payroll.

Communications-Telephone

Telephone expenses incurred by the District as they relate to recreational facilities and include high speed internet connection.

Utility – Gas

Natural gas usage for District facilities and assets provided by **TECO**. Costs that are based on historical expenses.

Utility – Refuse Removal

Refuse removal for District facilities provided by **Waste Services of Florida**. Costs are based on historical expenses.

Miscellaneous County Tax Bill

The District pays an annual Pasco County Solid Waste Disposal Assessment based on refuse removal provided by the hauler.

Utility – Water & Sewer

Water usage for District's recreational facilities including the pools.

R&M-Clubhouse

The District incurs expenses to maintain its recreation facilities.

Contracts-Security Services

The District has contracted with **HPI & ADT** for clubhouse security.

Contracts-Pest Control

The District has contracted with **Phoenix Service System** for monthly exterminating services.

Oakstead

Community Development District

GENERAL FUND BUDGET

R&M-Pools

The District incurs expenses related to the repair & maintenance of swimming pools which includes chemicals.

Miscellaneous Services

The District purchases remote transmitters that are subsequently sold to the homeowners for a small fee. Includes the monthly reimbursement of miles/tolls expenses incurred by the Park Manager & staff for District use. Also includes other Clubhouse expenses that do not fall under other categories.

Misc – Public Relations

Expenses that are related to District social functions.

Office Supplies

The clubhouse manager will purchase necessary office supplies from local vendors.

Cleaning Supplies

Expenses related to the cleaning of the recreational facility and related supplies.

Op Supplies - Clubhouse

Expenses related to the day to day operation of the facility.

Capital Outlay

The District designates funds to improve and/or replace assets or to extend the useful life of assets and is expensed in the current fiscal year.

Reserves-Clubhouse

The District designates funds to build cash reserves in anticipation of unexpected expenses in subsequent fiscal years.

OAKSTEAD

Community Development District

Series 2006 A-1 and A-2 Debt Service Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2013 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2011	BUDGET FY 2012	THRU JULY-2012	AUG - SEP-2012	PROJECTED FY 2012	BUDGET FY 2013
REVENUES						
Interest - Investments	\$ 550	\$ -	\$ 198	\$ -	\$ 198	\$ -
Special Assmnts- Tax Collector	841,935	842,495	841,935	-	841,935	841,884
Special Assmnts- Discounts	(30,275)	(33,700)	(30,687)	-	(30,687)	(33,675)
TOTAL REVENUES	812,210	808,795	811,446	-	811,446	808,209
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	10,761	16,850	16,215	-	16,215	16,838
Total Administrative	10,761	16,850	16,215	-	16,215	16,838
<i>Debt Service</i>						
Debt Retirement Series A-1	305,000	175,000	175,000	-	175,000	180,000
Debt Retirement Series A-2	-	145,000	145,000	-	145,000	150,000
Prepayments Series A-1	-	-	5,000	-	5,000	-
Prepayments Series A-2	10,000	-	5,000	-	5,000	-
Interest Expense Series A	486,213	-	-	-	-	-
Interest Expense Series A-1	-	250,812	250,700	-	250,700	244,250
Interest Expense Series A-2	-	224,457	223,894	-	223,894	219,019
Total Debt Service	801,213	795,269	804,594	-	804,594	793,269
TOTAL EXPENDITURES	811,974	812,119	820,809	-	820,809	810,106
Excess (deficiency) of revenues Over (under) expenditures	236	(3,324)	(9,363)	-	(9,363)	(1,898)
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	-	(3,324)	-	-	-	(1,898)
TOTAL OTHER SOURCES (USES)	-	(3,324)	-	-	-	(1,898)
Net change in fund balance	236	(3,324)	(9,363)	-	(9,363)	(1,898)
FUND BALANCE, BEGINNING	315,082	315,318	315,318	-	315,318	305,955
FUND BALANCE, ENDING	\$315,318	\$ 311,994	\$ 305,955	\$ -	\$ 305,955	\$ 304,057

**Oakstead
Community Development District
Debt Amortization Fund 203
Series 2006**

Date	Principal	Extraordinary Redemption	Interest	Principal Balance
				\$12,300,000.00
11/1/2011		\$10,000.00	\$237,634.38	\$10,855,000.00
5/1/2012	\$320,000.00		\$237,634.38	\$10,535,000.00
11/1/2012			\$231,634.38	\$10,535,000.00
5/1/2013	\$330,000.00		\$231,634.38	\$10,205,000.00
11/1/2013			\$225,446.88	\$10,205,000.00
5/1/2014	\$340,000.00		\$225,446.88	\$9,865,000.00
11/1/2014			\$218,859.38	\$9,865,000.00
5/1/2015	\$355,000.00		\$218,859.38	\$9,510,000.00
11/1/2015			\$211,981.25	\$9,510,000.00
5/1/2016	\$375,000.00		\$211,981.25	\$9,135,000.00
11/1/2016			\$204,481.25	\$9,135,000.00
5/1/2017	\$385,000.00		\$204,481.25	\$8,750,000.00
11/1/2017			\$196,300.00	\$8,750,000.00
5/1/2018	\$400,000.00		\$196,300.00	\$8,350,000.00
11/1/2018			\$187,800.00	\$8,350,000.00
5/1/2019	\$420,000.00		\$187,800.00	\$7,930,000.00
11/1/2019			\$178,425.00	\$7,930,000.00
5/1/2020	\$440,000.00		\$178,425.00	\$7,490,000.00
11/1/2020			\$168,525.00	\$7,490,000.00
5/1/2021	\$460,000.00		\$168,525.00	\$7,030,000.00
11/1/2021			\$158,175.00	\$7,030,000.00
5/1/2022	\$485,000.00		\$158,175.00	\$6,545,000.00
11/1/2022			\$147,262.50	\$6,545,000.00
5/1/2023	\$505,000.00		\$147,262.50	\$6,040,000.00
11/1/2023			\$135,900.00	\$6,040,000.00
5/1/2024	\$525,000.00		\$135,900.00	\$5,515,000.00
11/1/2024			\$124,087.50	\$5,515,000.00
5/1/2025	\$550,000.00		\$124,087.50	\$4,965,000.00
11/1/2025			\$111,712.50	\$4,965,000.00
5/1/2026	\$575,000.00		\$111,712.50	\$4,390,000.00
11/1/2026			\$98,775.00	\$4,390,000.00
5/1/2027	\$605,000.00		\$98,775.00	\$3,785,000.00
11/1/2027			\$85,162.50	\$3,785,000.00
5/1/2028	\$630,000.00		\$85,162.50	\$3,155,000.00
11/1/2028			\$70,987.50	\$3,155,000.00
5/1/2029	\$660,000.00		\$70,987.50	\$2,495,000.00
11/1/2029			\$56,137.50	\$2,495,000.00
5/1/2030	\$690,000.00		\$56,137.50	\$1,805,000.00
11/1/2030			\$40,612.50	\$1,805,000.00
5/1/2031	\$720,000.00		\$40,612.50	\$1,085,000.00
11/1/2031			\$24,412.50	\$1,085,000.00
5/1/2032	\$740,000.00		\$24,412.50	\$345,000.00
11/1/2032			\$7,762.50	\$345,000.00
5/1/2033	\$345,000.00		\$7,762.50	\$0.00
	\$12,280,000.00	\$20,000.00	\$8,612,026.80	

OAKSTEAD

Community Development District

All Funds

Comparison of Assessment Rates Fiscal Year 2013 vs. Fiscal Year 2012

Parcel	General Fund 001 (O&M)		Debt Service		Total Assessments per Unit		Units
	FY 2013	FY 2012	FY 2013	FY 2012	FY 2013	FY 2012	
		Percent Change			Percent Change	Percent Change	
PHASE 1							
Parcel 1	\$884.88	\$ 884.88	0.0%	\$871.81	\$871.81	0.0%	69.00
Parcel 4	\$884.88	\$ 884.88	0.0%	\$659.92	\$659.92	0.0%	164.00
Parcel 4	\$884.88	\$ 884.88	0.0%	\$80.65	\$80.65	0.0%	1.00
Parcel 6A	\$884.88	\$ 884.88	0.0%	\$527.93	\$527.93	0.0%	103.00
Parcel 6A	\$884.88	\$ 884.88	0.0%	\$64.52	\$64.52	0.0%	1.00
Parcel 7	\$884.88	\$ 884.88	0.0%	\$791.90	\$791.90	0.0%	71.00
Parcel 9	\$884.88	\$ 884.88	0.0%	\$659.92	\$659.92	0.0%	109.00
Parcel 10	\$884.88	\$ 884.88	0.0%	\$712.89	\$712.89	0.0%	140.00
Parcel 10	\$884.88	\$ 884.88	0.0%	\$87.12	\$87.12	0.0%	1.00
Total Phase 1							659.00
PHASE 2							
Parcel 2	\$884.88	\$ 884.88	0.0%	\$1,529.21	\$1,529.21	0.0%	44.00
Parcel 5	\$884.88	\$ 884.88	0.0%	\$764.13	\$764.13	0.0%	206.00
Parcel 6B	\$884.88	\$ 884.88	0.0%	\$610.92	\$610.92	0.0%	128.00
Parcel 8	\$884.88	\$ 884.88	0.0%	\$610.92	\$610.92	0.0%	145.00
Parcel 8	\$884.88	\$ 884.88	0.0%	\$66.42	\$66.42	0.0%	1.00
Total Phase 2							524.00
Tract 5	\$2,043.87	\$ 2,044.26	0.0%	\$0.00	\$0.00	n/a	5.00
							1,188.00