

Rivington
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year Budget 2023

Adopted Budget:
(Adopted 9/8/2022)

Prepared by:



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Rivington
Community Development District

Operating Budget
Fiscal Year Budget 2023

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Adopted Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2022	ACTUAL THRU JUL-2022	PROJECTED AUG- SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
REVENUES					
Special Assmnts- Tax Collector	\$ 243,200	\$ 241,579	\$ 1,621	\$ 243,200	\$ 284,799
Special Assmnts- CDD Collected	33,635	33,634	-	33,634	414,851
Special Assmnts- Discounts	(9,729)	(7,428)	-	(7,428)	(11,392)
TOTAL REVENUES	267,106	267,785	1,621	269,406	688,258
EXPENDITURES					
<i>Administrative</i>					
P/R-Board of Supervisors	6,000	3,200	2,800	6,000	6,000
FICA Taxes	459	245	214	459	459
ProfServ-Dissemination Agent	1,000	-	1,000	1,000	1,000
ProfServ-Engineering	10,000	7,581	2,419	10,000	15,000
ProfServ-Mgmt Consulting	48,000	40,000	8,000	48,000	49,440
ProfServ-Property Appraiser	608	91	-	91	712
ProfServ-Tax Collector	608	65	-	65	712
ProfServ-Trustee Fees	4,500	2,357	2,143	4,500	10,000
Attorney Fees	15,000	16,147	3,229	19,376	20,000
Auditing Services	5,000	-	5,000	5,000	5,000
Travel and Per Diem	100	-	100	100	100
Communication - Telephone	100	-	100	100	200
Postage	100	226	45	271	600
Insurance	5,000	5,175	-	5,175	7,763
Printing and Binding	100	-	100	100	200
Legal Advertising	3,000	6,461	1,292	7,753	6,000
Misc-Contingency	200	581	-	581	1,500
Other Current Charges	100	-	100	100	500
Website Expense	3,065	3,064	-	3,064	3,500
Office Supplies	100	-	100	100	200
Dues, Licenses, Subscriptions	175	175	-	175	175
Capital Outlay	200	-	200	200	1,000
Total Administrative	103,415	85,368	26,843	112,211	130,061
<i>Field</i>					
Field Operations	5,371	12,378	2,476	14,854	11,000
Electricity - Streetlights	25,200	33,321	7,888	41,209	85,000
R&M-Aquatic Weed Control	3,120	4,000	800	4,800	9,500
Amenity Maintenance & Repairs	70,000	-	-	-	70,000
Landscape Maintenance	60,000	43,284	10,040	53,324	80,000
Total Field	163,691	92,983	21,204	114,187	255,500

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Adopted Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2022	ACTUAL THRU JUL-2022	PROJECTED AUG- SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
Reserves					
First-Quarter Operating Expenses	-	-	-	-	97,000
Assessment Stabilization	-	-	-	-	100,000
Amenity Center Facilities	-	-	-	-	25,400
Landscape Enhancements or Replacements	-	-	-	-	30,000
Miscellaneous Projects	-	-	-	-	49,585
Total Reserves	-	-	-	-	301,985
TOTAL EXPENDITURES & RESERVES	267,106	178,351	48,047	226,398	687,546
Excess (deficiency) of revenues					
Over (under) expenditures	-	89,434	(46,426)	43,008	712
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	-	-	-	-	712
TOTAL OTHER SOURCES (USES)	-	-	-	-	712
Net change in fund balance	-	89,434	(46,426)	43,008	712
FUND BALANCE, BEGINNING	43,240	43,240	-	43,240	86,248
FUND BALANCE, ENDING	\$ 43,240	\$ 132,674	\$ (46,426)	\$ 86,248	\$ 86,960

Budget Narrative
Fiscal Year 2023

REVENUES

Special Assessments-Tax Collector

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

Special Assessments-CDD Collected

The District will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the operating expenditures during the fiscal year.

Special Assessments-Discounts

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.

EXPENDITURES

Administrative

P/R-Board of Supervisors

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon all supervisors attending 6 meetings.

FICA Taxes

Payroll taxes for supervisor salaries are calculated as 7.65% of payroll.

Professional Services-Dissemination Agent

The District is required by the Securities and Exchange Commission to comply with Rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service by Inframark – Infrastructure Management Services.

Professional Services-Engineering

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specially requested assignments.

Professional Services-Management Consulting

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services. Also included are costs for Information Technology charges to process the District's financial activities, i.e. accounts payable, financial statements, budgets, etc., on a main frame computer owned by Inframark Infrastructure Management Services in accordance with the management contract.

Professional Services-Property Appraiser

The District has an agreement with the Volusia County Tax Collector who collects the District's non-ad valorem assessments on the County tax roll. The anticipated amount is based on current rates, half of .5% for both tax collector and property appraiser.

Professional Services-Tax Collector

The District has an agreement with the Volusia County Tax Collector who collects the District's non-ad valorem assessments on the County tax roll. The anticipated amount is based on current rates, half of .5% for both tax collector and property appraiser.

Professional Services-Trustee Fees

The District issued a series 2020 bond and series 2022 note, with funds deposited with a Trustee, to handle all trustee matters. The annual trustee fee is based on standard fees charged plus any out-of-pocket expenses.

Budget Narrative
Fiscal Year 2023

Administrative (continued)

Attorney Fees

The District's legal counsel will be providing general legal services to the District, i.e., attending and preparing for Board meetings, reviewing operation and maintenance contracts, and other work performed at the direction of the Board.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on an optional renewal within an existing engagement letter.

Travel and Per Diem

Supervisors may be reimbursed for their travel expenses to and from District meetings.

Communication – Telephone

In the course of regular District activities, conference call charges and facsimile fees may be incurred.

Postage

FedEx charges and reimbursements made to Inframark for actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence. The fiscal year budget is based on prior year spending and anticipated needs.

Insurance

The District's General Liability and Public Officials Liability insurance policies are with Egis Insurance Advisors.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects. The budgeted amount for the fiscal year is based on prior year spending and anticipated needs.

Legal Advertising

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

Misc-Contingency

This includes miscellaneous expenses that may be incurred during the year that are not included in another budgeted line item.

Other Current Charges

This represents any bank fees or miscellaneous charges incurred during the year.

Website Expense

This line item is for costs associated with the District's website, including annual domain name and hosting, quarterly monitoring, and monthly maintenance.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Dues, Licenses, Subscriptions

The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity Division of Community Development.

Capital Outlay

Funds set aside for capital projects as determined by the district board.

Budget Narrative
Fiscal Year 2023**Field****Field Operations**

Includes water utility charges due to Volusia County Water, for monthly service.

Electricity - Streetlights

Street lighting usage for District facilities and assets. The District leases light poles from FPL, which cost includes the lease, usage, and maintenance.

R&M-Aquatic Weed Control

The District contracts with Aquatic Weed Control to provide monthly waterway services.

Amenity Maintenance & Repairs

Costs associated with amenity maintenance and repairs.

Landscape Maintenance

The District contracts with Cepra Landscape to provide monthly landscape maintenance.

Miscellaneous Expenses

This category is for any miscellaneous field expenditures not anticipated for the fiscal year.

Rivington
Community Development District

Debt Service Budgets
Fiscal Year Budget 2023

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Adopted Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2022	ACTUAL THRU JUL-2022	PROJECTED AUG- SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
REVENUES					
Interest - Investments	\$ 260	\$ 365	\$ 73	\$ 438	\$ 260
Special Assmnts- Tax Collector	401,806	399,128	2,678	401,806	392,628
Special Assmnts- Prepayment	-	304,763	-	304,763	-
Special Assmnts- Discounts	(15,811)	(12,271)	-	(12,271)	(15,705)
TOTAL REVENUES	386,255	691,985	2,751	694,736	377,182
EXPENDITURES					
<i>Administrative</i>					
ProfServ-Tax Collector	988	257	-	257	1,963
Total Administrative	988	257	-	257	1,963
<i>Debt Service</i>					
Principal Debt Retirement	145,000	130,000	-	130,000	135,000
Principal Prepayments	-	590,000	-	590,000	-
Interest Expense	264,631	255,863	-	255,863	238,850
Total Debt Service	409,631	975,863	-	975,863	373,850
TOTAL EXPENDITURES	410,619	976,120	-	976,120	375,813
Excess (deficiency) of revenues					
Over (under) expenditures	(24,364)	(284,135)	2,751	(281,384)	1,369
OTHER FINANCING SOURCES (USES)					
Operating Transfers-Out	-	(164)	-	(164)	-
Contribution to (Use of) Fund Balance	(24,364)	-	-	-	1,369
TOTAL OTHER SOURCES (USES)	(24,364)	(164)	-	(164)	1,369
Net change in fund balance	(24,364)	(284,299)	2,751	(281,548)	1,369
FUND BALANCE, BEGINNING	740,489	740,489	-	740,489	458,941
FUND BALANCE, ENDING	\$ 716,125	\$ 456,190	\$ 2,751	\$ 458,941	\$ 460,310

Amortization Schedule
Series 2020 Special Assessment Bonds

Date	Outstanding Balance	Principal	Rate	Interest	Total	Annual
11/1/2022	6,360,000			119,425	119,425	371,684
5/1/2023	6,360,000	135,000	2.875%	119,425	254,425	
11/1/2023	6,225,000			117,484	117,484	371,909
5/1/2024	6,225,000	140,000	2.875%	117,484	257,484	
11/1/2024	6,085,000			115,472	115,472	372,956
5/1/2025	6,085,000	145,000	2.875%	115,472	260,472	
11/1/2025	5,940,000			113,388	113,388	373,859
5/1/2026	5,940,000	150,000	3.375%	113,388	263,388	
11/1/2026	5,790,000			110,856	110,856	374,244
5/1/2027	5,790,000	150,000	3.375%	110,856	260,856	
11/1/2027	5,640,000			108,325	108,325	369,181
5/1/2028	5,640,000	160,000	3.375%	108,325	268,325	
11/1/2028	5,480,000			105,625	105,625	373,950
5/1/2029	5,480,000	165,000	3.375%	105,625	270,625	
11/1/2029	5,315,000			102,841	102,841	373,466
5/1/2030	5,315,000	170,000	3.375%	102,841	272,841	
11/1/2030	5,145,000			99,972	99,972	372,813
5/1/2031	5,145,000	175,000	3.375%	99,972	274,972	
11/1/2031	4,970,000			97,019	97,019	371,991
5/1/2032	4,970,000	180,000	3.750%	97,019	277,019	
11/1/2032	4,790,000			93,644	93,644	370,663
5/1/2033	4,790,000	190,000	3.750%	93,644	283,644	
11/1/2033	4,600,000			90,081	90,081	373,725
5/1/2034	4,600,000	195,000	3.750%	90,081	285,081	
11/1/2034	4,405,000			86,425	86,425	371,506
5/1/2035	4,405,000	205,000	3.750%	86,425	291,425	
11/1/2035	4,200,000			82,581	82,581	374,006
5/1/2036	4,200,000	210,000	3.750%	82,581	292,581	
11/1/2036	3,990,000			78,644	78,644	371,225
5/1/2037	3,990,000	220,000	3.750%	78,644	298,644	
11/1/2037	3,770,000			74,519	74,519	373,163
5/1/2038	3,770,000	225,000	3.750%	74,519	299,519	
11/1/2038	3,545,000			70,300	70,300	369,819
5/1/2039	3,545,000	235,000	3.750%	70,300	305,300	
11/1/2039	3,310,000			65,894	65,894	371,194
5/1/2040	3,310,000	245,000	3.750%	65,894	310,894	
11/1/2040	3,065,000			61,300	61,300	372,194
5/1/2041	3,065,000	255,000	4.000%	61,300	316,300	
11/1/2041	2,810,000			56,200	56,200	372,500
5/1/2042	2,810,000	265,000	4.000%	56,200	321,200	
11/1/2042	2,545,000			50,900	50,900	372,100
5/1/2043	2,545,000	275,000	4.000%	50,900	325,900	
11/1/2043	2,270,000			45,400	45,400	371,300
5/1/2044	2,270,000	285,000	4.000%	45,400	330,400	
11/1/2044	1,985,000			39,700	39,700	370,100
5/1/2045	1,985,000	300,000	4.000%	39,700	339,700	
11/1/2045	1,685,000			33,700	33,700	373,400
5/1/2046	1,685,000	310,000	4.000%	33,700	343,700	
11/1/2046	1,375,000			27,500	27,500	371,200
5/1/2047	1,375,000	325,000	4.000%	27,500	352,500	
11/1/2047	1,050,000			21,000	21,000	373,500
5/1/2048	1,050,000	335,000	4.000%	21,000	356,000	
11/1/2048	715,000			14,300	14,300	370,300
5/1/2049	715,000	350,000	4.000%	14,300	364,300	
11/1/2049	365,000			7,300	7,300	371,600
5/1/2050	365,000	365,000	4.000%	7,300	372,300	
		6,360,000		4,179,588	10,539,588	

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Adopted Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2022	ACTUAL THRU JUL-2022	PROJECTED AUG- SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
REVENUES					
Interest - Investments	\$ -	\$ 459	\$ -	\$ 459	\$ -
Special Assmnts- Tax Collector	-	-	-	-	81,219
Special Assmnts- CDD Collected	-	-	-	-	565,377
Special Assmnts- Discounts	-	-	-	-	(22,615)
TOTAL REVENUES	-	459	-	459	623,980
EXPENDITURES					
<i>Administrative</i>					
ProfServ-Tax Collector	-	-	-	-	2,827
Total Administrative	-	-	-	-	2,827
<i>Debt Service</i>					
Principal Debt Retirement	-	-	-	-	205,000
Interest Expense	-	-	-	-	474,393
Total Debt Service	-	-	-	-	679,393
TOTAL EXPENDITURES	-	-	-	-	682,220
Excess (deficiency) of revenues					
Over (under) expenditures	-	459	-	459	(58,239)
OTHER FINANCING SOURCES (USES)					
Bond Proceeds	-	577,473	-	577,473	-
Operating Transfers-Out	-	(256)	-	(256)	-
TOTAL OTHER SOURCES (USES)	-	577,217	-	577,217	-
Net change in fund balance	-	577,676	-	577,676	(58,239)
FUND BALANCE, BEGINNING	-	-	-	-	577,676
FUND BALANCE, ENDING	\$ -	\$ 577,676	\$ -	\$ 577,676	\$ 519,437

Amortization Schedule
Series 2022 Special Assessment Bonds

Date	Outstanding Balance	Principal	Rate	Interest	Total	Annual
11/1/2022	11,250,000			256,002	256,002	
5/1/2023	11,250,000	205,000	2.875%	218,391	423,391	679,393
11/1/2023	11,045,000			215,059	215,059	
5/1/2024	11,045,000	215,000	2.875%	215,059	430,059	645,119
11/1/2024	10,830,000			211,566	211,566	
5/1/2025	10,830,000	220,000	2.875%	211,566	431,566	643,131
11/1/2025	10,610,000			207,991	207,991	
5/1/2026	10,610,000	230,000	3.375%	207,991	437,991	645,981
11/1/2026	10,380,000			204,253	204,253	
5/1/2027	10,380,000	235,000	3.375%	204,253	439,253	643,506
11/1/2027	10,145,000			200,434	200,434	
5/1/2028	10,145,000	245,000	3.375%	200,434	445,434	645,869
11/1/2028	9,900,000			195,994	195,994	
5/1/2029	9,900,000	255,000	3.375%	195,994	450,994	646,988
11/1/2029	9,645,000			191,372	191,372	
5/1/2030	9,645,000	265,000	3.375%	191,372	456,372	647,744
11/1/2030	9,380,000			186,569	186,569	
5/1/2031	9,380,000	270,000	3.375%	186,569	456,569	643,138
11/1/2031	9,110,000			181,675	181,675	
5/1/2032	9,110,000	280,000	3.750%	181,675	461,675	643,350
11/1/2032	8,830,000			176,600	176,600	
5/1/2033	8,830,000	295,000	3.750%	176,600	471,600	648,200
11/1/2033	8,535,000			170,700	170,700	
5/1/2034	8,535,000	305,000	3.750%	170,700	475,700	646,400
11/1/2034	8,230,000			164,600	164,600	
5/1/2035	8,230,000	320,000	3.750%	164,600	484,600	649,200
11/1/2035	7,910,000			158,200	158,200	
5/1/2036	7,910,000	330,000	3.750%	158,200	488,200	646,400
11/1/2036	7,580,000			151,600	151,600	
5/1/2037	7,580,000	345,000	3.750%	151,600	496,600	648,200
11/1/2037	7,235,000			144,700	144,700	
5/1/2038	7,235,000	360,000	3.750%	144,700	504,700	649,400
11/1/2038	6,875,000			137,500	137,500	
5/1/2039	6,875,000	375,000	3.750%	137,500	512,500	650,000
11/1/2039	6,500,000			130,000	130,000	
5/1/2040	6,500,000	390,000	3.750%	130,000	520,000	650,000
11/1/2040	6,110,000			122,200	122,200	
5/1/2041	6,110,000	405,000	4.000%	122,200	527,200	649,400
11/1/2041	5,705,000			114,100	114,100	
5/1/2042	5,705,000	420,000	4.000%	114,100	534,100	648,200
11/1/2042	5,285,000			105,700	105,700	
5/1/2043	5,285,000	440,000	4.000%	105,700	545,700	651,400
11/1/2043	4,845,000			96,900	96,900	
5/1/2044	4,845,000	455,000	4.000%	96,900	551,900	648,800
11/1/2044	4,390,000			87,800	87,800	
5/1/2045	4,390,000	475,000	4.000%	87,800	562,800	650,600
11/1/2045	3,915,000			78,300	78,300	
5/1/2046	3,915,000	495,000	4.000%	78,300	573,300	651,600
11/1/2046	3,420,000			68,400	68,400	
5/1/2047	3,420,000	515,000	4.000%	68,400	583,400	651,800
11/1/2047	2,905,000			58,100	58,100	
5/1/2048	2,905,000	535,000	4.000%	58,100	593,100	651,200
11/1/2048	2,370,000			47,400	47,400	
5/1/2049	2,370,000	555,000	4.000%	47,400	602,400	649,800
11/1/2049	1,815,000			36,300	36,300	
5/1/2050	1,815,000	580,000	4.000%	36,300.00	616,300	652,600
11/1/2050	1,235,000			24,700.00	24,700	
5/1/2051	1,235,000	605,000	4.000%	24,700.00	629,700	654,400
11/1/2051	630,000			12,600.00	12,600	
5/1/2052	630,000	630,000	4.000%	12,600.00	642,600	655,200
		11,250,000		8,237,018	19,487,018	

Budget Narrative
Fiscal Year 2023

REVENUES

Interest-Investments

The District earns interest income on their trust accounts with US Bank.

Special Assessments-Tax Collector

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

Special Assessments-CDD Collected

The District will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Special Assessments-Discounts

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.

EXPENDITURES

Administrative

ProfServ-Tax Collector

The District compensates Volusia County Tax Collector for the cost of collecting assessments, 0.5% based on total assessments collected.

Debt Service

Principal Debt Retirement

The District pays principal payments due within the current year for the series 2020 and 2022 bonds.

Interest Expense

The District pays interest payments due within the current year for the series 2020 and 2022 bonds.

Rivington
Community Development District

Supporting Budget Schedules
Fiscal Year Budget 2023

Comparison of Assessment Rates
Fiscal Year 2023 vs. Fiscal Year 2022

Product	O&M Units	2020 DS Units	2022 DS Units	O&M			Series 2020 DS			Series 2022 DS			Total Per Unit		
				FY 2023	FY 2022	Percent Change	FY 2023	FY 2022	Percent Change	FY 2023	FY 2022	Percent Change	FY 2023	FY 2022	Percent Change
Platted Phase 1															
Townhome 20'	6	6		\$ 800.00	\$ 800.00	0%	\$ 713.51	\$ 713.51	0%	\$ -	\$ -	n/a	\$ 1,513.50	\$ 1,513.51	0%
Townhome 20'	30	30		\$ 800.00	\$ 800.00	0%	\$ 687.64	\$ 687.64	0%	\$ -	\$ -	n/a	\$ 1,487.64	\$ 1,487.64	0%
Townhome 24'	6	6		\$ 800.00	\$ 800.00	0%	\$ 856.21	\$ 856.21	0%	\$ -	\$ -	n/a	\$ 1,656.21	\$ 1,656.21	0%
Townhome 24'	18	18		\$ 800.00	\$ 800.00	0%	\$ 825.17	\$ 825.17	0%	\$ -	\$ -	n/a	\$ 1,625.17	\$ 1,625.17	0%
Single Family 34'	34	34		\$ 800.00	\$ 800.00	0%	\$ 1,212.96	\$ 1,212.96	0%	\$ -	\$ -	n/a	\$ 2,012.96	\$ 2,012.96	0%
Single Family 34'	57	57		\$ 800.00	\$ 800.00	0%	\$ 1,062.72	\$ 1,062.72	0%	\$ -	\$ -	n/a	\$ 1,862.72	\$ 1,862.72	0%
Single Family 40'	2	2		\$ 800.00	\$ 800.00	0%	\$ 1,427.01	\$ 1,427.01	0%	\$ -	\$ -	n/a	\$ 2,227.01	\$ 2,227.01	0%
Single Family 50'	32	32		\$ 800.00	\$ 800.00	0%	\$ 1,783.77	\$ 1,783.77	0%	\$ -	\$ -	n/a	\$ 2,583.76	\$ 2,583.77	0%
Single Family 50'	119	119		\$ 800.00	\$ 800.00	0%	\$ 1,562.83	\$ 1,562.83	0%	\$ -	\$ -	n/a	\$ 2,362.82	\$ 2,362.83	0%
Phase 2 A															
Single Family 50'	52		52	\$ 800.00	\$ -	n/a	\$ -	\$ -	n/a	\$ 1,561.90	\$ -	n/a	\$ 2,361.90	\$ -	n/a
Sub-Total	356	304	52												
UnPlatted Phase 2 - 4															
Townhome 20'	240		240	\$ 800.00	\$ -	n/a	\$ -	\$ -	n/a	\$ 739.30	\$ -	n/a	\$ 1,539.30	\$ -	n/a
Single Family 34'	157		157	\$ 800.00	\$ -	n/a	\$ -	\$ -	n/a	\$ 1,168.30	\$ -	n/a	\$ 1,968.30	\$ -	n/a
Single Family 40'	5		5	\$ 800.00	\$ -	n/a	\$ -	\$ -	n/a	\$ 1,374.47	\$ -	n/a	\$ 2,174.47	\$ -	n/a
Single Family 50'	128		128	\$ 800.00	\$ -	n/a	\$ -	\$ -	n/a	\$ 1,561.90	\$ -	n/a	\$ 2,361.90	\$ -	n/a
Single Family 60'	13		13	\$ 800.00	\$ -	n/a	\$ -	\$ -	n/a	\$ 1,874.28	\$ -	n/a	\$ 2,674.28	\$ -	n/a
Sub-Total	543	0	543												
Total	899	304	595												