

WATERGRASS

Community Development District II

Annual Operating and Debt Service Budgets

Fiscal Year 2018

Version 2 - Adopted Budget:
(Adopted 8/16/17)

Prepared by:



WATERGRASS

Community Development District II

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Community Development District II

Operating Budget

Fiscal Year 2018

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2018 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2016	BUDGET FY 2017	THRU APR-2017	MAY - SEP-2017	PROJECTED FY 2017	BUDGET FY 2018
Interest - Investments	\$ 5	\$ -	\$ 198	\$ 350	\$ 548	\$ 500
Interlocal Agreement	-	1,256	-	1,256	1,256	(1,712)
Interest - Tax Collector	55	-	9	6	15	-
Rents or Royalties	2,804	1,000	1,145	1,145	2,290	1,000
Special Assmnts- Tax Collector	561,741	589,953	562,159	27,794	589,953	586,159
Special Assmnts- CDD Collected	274,122	282,840	282,840	-	282,840	289,647
Special Assmnts- Discounts	(17,443)	(23,598)	(18,626)	-	(18,626)	(23,446)
Other Miscellaneous Revenues	1,283	-	3	2	5	-
Access Cards	164	100	23	77	100	100
TOTAL REVENUES	822,731	851,551	827,751	30,631	858,382	852,247

EXPENDITURES

Administrative

ProfServ-Engineering	-	5,000	-	2,083	2,083	5,000
ProfServ-Legal Services	8,445	5,000	3,106	2,219	5,325	5,000
ProfServ-Property Appraiser	150	150	-	150	150	150
ProfServ-Web Site Maintenance	2,000	1,000	583	416	999	1,000
Auditing Services	3,700	3,700	3,700	-	3,700	3,700
Contracts-Mgmt Services	11,000	11,550	6,738	4,813	11,551	11,550
Postage and Freight	607	150	471	336	807	150
Public Officials Insurance	1,256	2,250	2,250	-	2,250	2,475
Printing and Binding	1,242	650	563	402	965	1,200
Legal Advertising	2,130	2,500	423	2,077	2,500	2,500
Misc-Assessmnt Collection Cost	8,209	11,799	10,871	928	11,799	11,723
Bank Fees	-	-	12	15	27	36
Dues, Licenses, Subscriptions	915	455	175	280	455	455
Total Administrative	39,654	44,204	28,892	13,720	42,612	44,939

Utility Services

Electricity - Streetlighting	77,324	79,673	48,301	34,501	82,802	83,000
Utility - Irrigation & Landscape Lighting	1,126	6,400	1,487	1,062	2,549	1,200
Building Utilities	17,664	15,000	12,407	8,862	21,269	25,000
Total Utility Services	96,114	101,073	62,195	44,425	106,620	109,200

Garbage/Solid Waste Services

Utility - Refuse Removal	572	624	364	260	624	624
Solid Waste Disposal Assessm.	630	632	550	-	550	600
Total Garbage/Solid Waste Services	1,202	1,256	914	260	1,174	1,224

Water-Sewer Comb Services

Utility Services	13,539	15,000	4,963	3,545	8,508	15,000
Total Water-Sewer Comb Services	13,539	15,000	4,963	3,545	8,508	15,000

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2018 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ADOPTED BUDGET FY 2017	ACTUAL THRU APR-2017	PROJECTED MAY - SEP-2017	TOTAL PROJECTED FY 2017	ANNUAL BUDGET FY 2018
<i>Flood Control/Stormwater Mgmt</i>						
Contracts-Lakes	30,480	24,960	17,910	14,350	32,260	32,260
Stormwater Assessment	878	737	1,128	-	1,128	1,000
R&M-Mitigation	7,100	21,500	4,000	17,500	21,500	21,500
Total Flood Control/Stormwater Mgmt	38,458	47,197	23,038	31,850	54,888	54,760
<i>Other Physical Environment</i>						
Contracts-Landscape	219,288	224,700	127,838	91,313	219,151	224,700
Insurance - Property	14,611	9,121	9,220	-	9,220	10,142
Insurance - General Liability	9,823	2,750	2,750	-	2,750	3,025
R&M-Fertilizer	31,234	29,124	11,220	8,014	19,234	29,124
R&M-Mulch	26,040	35,000	-	35,000	35,000	35,000
R&M-Pest Control	14,804	15,076	6,537	4,669	11,206	15,076
R&M-Playscape	-	10,000	-	10,000	10,000	10,000
R&M-Annals	-	1,110	248	862	1,110	1,110
R&M-Wall	-	4,700	-	4,700	4,700	4,700
R&M-Plant&Tree Replacement	3,467	10,000	3,153	6,847	10,000	10,000
R&M-Pressure Washing	-	15,000	17,550	-	17,550	20,000
Miscellaneous Maintenance	22,934	2,500	1,275	911	2,186	2,500
Irrigation Maintenance	24,670	17,472	15,193	2,279	17,472	16,968
Irrigation Repairs & Replacem.	-	3,400	-	3,400	3,400	3,400
Holiday Lighting & Decorations	4,275	15,000	15,400	-	15,400	15,000
Total Other Physical Environment	371,146	394,953	210,384	167,995	378,379	400,745
<i>Road and Street Facilities</i>						
R&M-Sidewalks	-	16,650	-	16,650	16,650	16,650
R&M-Street Signs	2,210	500	-	500	500	500
R&M-Streetlights	-	500	-	500	500	500
R&M-Roads	2,000	5,000	5,478	-	5,478	5,000
Total Road and Street Facilities	4,210	22,650	5,478	17,650	23,128	22,650
<i>Parks and Recreations</i>						
Payroll-Other	1,743	-	7,603	5,431	13,034	13,210
Contracts-On-Site Management	47,487	54,048	36,167	25,834	62,001	62,000
Contracts-Security Services	5,486	4,740	2,240	1,600	3,840	4,740
Contracts-Pools	19,700	27,600	16,100	11,500	27,600	27,600
Contracts-Cleaning Services	-	9,600	3,240	2,314	5,554	9,600
Expense Reimbursement	1,330	1,800	-	1,800	1,800	1,800
Telephone/Fax/Internet Services	5,931	7,380	2,988	2,134	5,122	7,380
R&M-Air Conditioning	-	850	850	-	850	850
R&M-Court Maintenance	3,450	1,000	1,938	-	1,938	1,000
R&M-Playground	-	2,500	-	2,500	2,500	2,500
Maintenance & Repairs	9,516	3,000	4,715	-	4,715	3,000
Misc-Contingency	-	75,000	16,360	15,000	31,360	32,349

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2018 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ADOPTED BUDGET FY 2017	ACTUAL THRU APR-2017	PROJECTED MAY - SEP-2017	TOTAL PROJECTED FY 2017	ANNUAL BUDGET FY 2018
Office Supplies	743	3,200	377	269	646	3,200
Capital Outlay	14,642	-	-	-	-	-
Total Parks and Recreations	110,028	190,718	92,578	68,382	160,960	169,229
Special Events						
Misc-Special Events	9,386	9,500	5,601	3,899	9,500	9,500
Total Special Events	9,386	9,500	5,601	3,899	9,500	9,500
Other Uses						
Misc.-Interlocal Agreement	91,917	-	-	-	-	-
Misc.-Contingency	1,571	-	-	-	-	-
Capital Reserve	-	25,000	-	-	-	25,000
Total Other Uses	93,488	25,000	-	-	-	25,000
TOTAL EXPENDITURES	777,225	851,551	434,043	351,726	785,769	852,247
Excess (deficiency) of revenues Over (under) expenditures	45,506	-	393,708	(321,095)	72,613	-
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	45,506	-	393,708	(321,095)	72,613	-
TOTAL OTHER SOURCES (USES)	45,506	-	393,708	(321,095)	72,613	-
Net change in fund balance	91,012	-	393,708	(321,095)	72,613	-
FUND BALANCE, BEGINNING	117,025	162,531	162,531	-	162,531	235,144
FUND BALANCE, ENDING	\$ 162,531	\$ 162,531	\$ 556,239	\$ (321,095)	\$ 235,144	\$ 235,144

Budget Narrative
Fiscal Year 2018**REVENUES****Interest-Investments**

Interest earned on money market account investments.

Miscellaneous-Interlocal Agreement

This amount is paid from Watergrass Community Development District I per the budget and interlocal agreement to level assessments.

Rents or Royalties

The District receives rental revenue for the rental of the clubhouse and district facilities.

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 directly bill the developer for their portion of property within the District 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.

Access Cards

The District collects a nominal fee for each access device distributed.

EXPENDITURES**Administrative****Professional Services-Engineering**

The District's engineer provides general engineering services to the District as requested.

Professional Services-Legal Services

The District's Attorney provides general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisors and the District Manager.

Professional Services-Property Appraiser

The Property Appraiser provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Property Appraiser for necessary administrative costs incurred to provide this service. 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 budgeted amount for property appraiser costs was based on historical cost.

Professional Services – Web Site Development

The District receives website services provided by Severn Trent.

Budget Narrative
Fiscal Year 2018**EXPENDITURES****Administrative** (continued)**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 is estimated based on prior year fees.

Contracts-Management Services

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Severn Trent Environmental Services, Inc. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "B" of the Management Agreement.

Postage and Freight

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Public Officials Insurance

The District's Public Officials Liability Insurance policy is with Stahl & Associates. The budgeted amount allows for a projected increase in the premium.

Printing and Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, budget and audit copies, et cet.

Legal Advertising

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

Miscellaneous-Assessment Collection Costs

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 budgeted amount for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Bank Fees

Monthly banking service charges.

Dues, Licenses and Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity Division of Community Development in the amount of \$175. Pool permit costs are also recorded here.

Utility Services**Electricity-Streetlighting**

Electricity for street lighting is provided by W.R.E.C.

Utility-Irrigation and Landscape Lighting

Electricity for irrigation and landscape lighting is provided by W.R.E.C.

Budget Narrative
Fiscal Year 2018**EXPENDITURES****Utility Services** (continued)**Building Utilities**

Electricity for the clubhouse is provided by W.R.E.C.

Garbage/Solid Waste Services**Utility-Refuse Removal**

Refuse removal services are provided by Progressive Waste Solutions at a cost of \$52/month.

Solid Waste Disposal Assessment

The District incurs an annual solid waste disposal assessment paid to Pasco County Utilities Service Branch.

Water-Sewer Comb Services**Utility Services**

Water and sewer services throughout the District are provided by Pasco County Utilities Service Branch.

Flood Control/Stormwater Mgmt**Contracts-Lakes**

The District receives monthly lake maintenance provided under contract with Florida Natives Nursery at a cost of \$1,780 per month. The agreement includes three (3) optional additional treatments for submersed aquatic vegetation at a cost of \$1,200 each.

Stormwater Assessments

The District incurs an annual stormwater assessment paid to Mike Fasano, Tax Collector.

R&M-Mitigation

Florida Natives Nursery provides wetland monitoring and mitigation services.

Other Physical Environment**Contracts-Landscape**

The District receives monthly landscape maintenance provided under contract with Vivicon. The District reimburses Watergrass Community Development District I for a pro-rata share of landscape costs per the interlocal agreement. The current monthly reimbursement amount is \$483/month.

Insurance-Property

Property insurance is currently provided by Egis Insurance Advisors.

Insurance-General Liability

General liability insurance is currently provided by Stahl & Associates. Inc.

Budget Narrative
Fiscal Year 2018**EXPENDITURES****Other Physical Environment** (continued)**R&M-Fertilizer**

Fertilizer costs are incurred as needed.

R&M-Mulch

Mulch installation throughout the District.

R&M-Pest Control

Vivicon provides periodic pest control services as needed. Fire ant prevention is included here.

R&M-Playscape

Costs to maintain the playground areas, including the purchase and installation of mulch at the playground site.

R&M-Annuals

Installation of flowers throughout the district

R&M-Wall

Anticipated costs for repair and maintenance of the wall structures.

R&M-Plant and Tree Replacement

Flower installations and other costs associated with the installation and replacement of plants and trees.

R&M-Pressure Washing

Pressure washing services throughout the District including entrances, park sidewalks and clubhouse.

Miscellaneous Maintenance

Various ancillary maintenance costs not included within another budget line item.

Irrigation Maintenance

Repair and maintenance of the District's irrigation system as provided by the contract with Vivicon.

Irrigation Repairs and Replacement

Additional repair and maintenance irrigation system costs that are not included within the contract with Vivicon.

Holiday Lighting & Decorations

Includes costs for professional holiday lighting installation and removal.

Roads and Street Facilities**R&M-Sidewalks**

Repair and maintenance of sidewalks throughout the District.

R&M-Street Signs

Repair and maintenance of street signs throughout the District.

Budget Narrative
Fiscal Year 2018**EXPENDITURES****Roads and Street Facilities** (continued)**R&M-Streetlights**

Repair and maintenance of streetlights throughout the District.

R&M-Roads

Repair and maintenance of roads throughout the District.

Parks and Recreations**Payroll-Other**

Payroll processed by Innovative for part-time on-site staff.

Contracts-On-Site Management

Amenity management services are provided as contracted by Severn Trent.

Contracts-Security Services

Securiteam provides video monitoring of the clubhouse and fitness center.

Contracts-Pools

Monthly pool maintenance services are provided by Suncoast.

Contracts-Cleaning Services

The District has contracted with United Building Maintenance to provide cleaning services.

Expense Reimbursement

Expense reimbursements to Rizzetta Amenity Services, Inc. for mileage and cellular services.

Telephone/Fax/Internet Services

Telephone, fax and internet services costs are recorded here in addition to a monthly subscription to MailChimp.

R&M-Air Conditioning

Costs to repair and maintain four (4) air conditioning units four (4) times per year.

R&M-Court Maintenance

Costs to maintain the tennis courts throughout the District.

R&M-Playground

Repair and maintenance costs associated with District playgrounds.

Maintenance and Repairs

Various ancillary park and recreation maintenance and repair costs not included within another budgeted line item.

Miscellaneous-Contingency

This line item captures costs not budgeted for within another line item.

Budget Narrative
Fiscal Year 2018

EXPENDITURES

Parks and Recreations (continued)**Office Supplies**

Various office supplies for the District including ink, envelopes, paper, business cards and other supplies purchased as needed for the operation of the District.

Special Events**Miscellaneous-Special Events**

The District occasionally holds special events for the benefit of the public.

Other Uses**Capital Reserve**

The District intends to set aside funds for larger projects anticipated in the future.

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Community Development District II

Exhibit "A" Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2018	\$ 235,144
Net Change in Fund Balance - Fiscal Year 2018	-
Reserves - Fiscal Year 2018 Additions	25,000
Total Funds Available (Estimated) - 9/30/2018	260,144

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

Deposits	2,626
Subtotal	<u>2,626</u>

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital	213,062 ⁽¹⁾
Reserves-Capital Reserves (FY 2016)	25,000
Reserves-Capital Reserves (FY 2017)	25,000
Reserves-Capital Reserves (FY 2018)	25,000
Subtotal	<u>75,000</u>

Total Allocation of Available Funds	77,626
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Total Unassigned (undesignated) Cash	<u>\$ 182,518</u>
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Notes

(1) Represents approximately 3 months of operating expenditures

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Community Development District II

Debt Service Budgets

Fiscal Year 2018

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2018 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ADOPTED BUDGET FY 2017	ACTUAL THRU APR-2017	PROJECTED MAY - SEP-2017	TOTAL PROJECTED FY 2017	ANNUAL BUDGET FY 2018
REVENUES						
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	14,279	13,422	12,790	632	13,422	14,262
Special Assmnts- Discounts	(443)	(537)	(424)	-	(424)	(570)
TOTAL REVENUES	13,836	12,885	12,366	632	12,998	13,692
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	277	268	247	21	268	285
Total Administrative	277	268	247	21	268	285
TOTAL EXPENDITURES	277	268	247	21	268	285
Excess (deficiency) of revenues Over (under) expenditures	13,559	12,617	12,119	611	12,730	13,406
OTHER FINANCING SOURCES (USES)						
Other NonOperating Uses	(13,559)	-	(12,119)	(611)	(12,730)	(13,406)
Contribution to (Use of) Fund Balance	-	12,617	-	-	-	-
TOTAL OTHER SOURCES (USES)	(13,559)	12,617	(12,119)	(611)	(12,730)	(13,406)
Net change in fund balance	-	12,617	-	-	-	-
FUND BALANCE, BEGINNING	-	-	-	-	-	-
FUND BALANCE, ENDING	\$ -	\$ 12,617	\$ -	\$ -	\$ -	\$ -

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2018 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ADOPTED BUDGET FY 2017	ACTUAL THRU APR-2017	PROJECTED MAY - SEP-2017	TOTAL PROJECTED FY 2017	ANNUAL BUDGET FY 2018
REVENUES						
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	511,633	511,633	487,529	24,104	511,633	511,633
Special Assmnts- Prepayment	1,195,873	-	730,769	-	730,769	-
Special Assmnts- CDD Collected	245,819	469,129	392,454	4,052	396,506	377,679
Special Assmnts- Discounts	(15,887)	(20,465)	(16,153)	-	(16,153)	(20,465)
TOTAL REVENUES	1,937,438	960,297	1,594,599	28,156	1,622,755	868,847
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	9,915	10,233	9,428	805	10,233	10,233
Total Administrative	9,915	10,233	9,428	805	10,233	10,233
TOTAL EXPENDITURES	9,915	10,233	9,428	805	10,233	10,233
Excess (deficiency) of revenues Over (under) expenditures	1,927,523	950,064	1,585,171	27,351	1,612,522	858,614
OTHER FINANCING SOURCES (USES)						
Other NonOperating Uses	(2,163,879)	(914,290)	(1,585,172)	(27,351)	(1,612,523)	(858,614)
Contribution to (Use of) Fund Balance	-	35,774	-	-	-	-
TOTAL OTHER SOURCES (USES)	(2,163,879)	(878,516)	(1,585,172)	(27,351)	(1,612,523)	(858,614)
Net change in fund balance	(236,356)	35,774	(1)	-	(1)	-
FUND BALANCE, BEGINNING	236,357	1	1	-	1	-
FUND BALANCE, ENDING	\$ 1	\$ 35,775	\$ -	\$ -	\$ -	\$ -

Budget Narrative
Fiscal Year 2018**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 debt service expenditures during the Fiscal Year.

Special Assessments-CDD Collected

The District will directly bill the developer for their portion of assessable property within the District 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****Miscellaneous-Assessment Collection Cost**

The District reimburses the County 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 budgeted amount for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Other Non-Operating Uses

Net revenues received will be transferred to the appropriate trust accounts of Watergrass Community Development District I.

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Community Development District II

Supporting Budget Schedules

Fiscal Year 2018

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Community Development District II

Summary of Assessments

Platted* Product	Parcel	District	Total Admin Units	Total Field Units	Total 2005 Units	Total 2007 Units	ERU Per Product	Total Admin ERUS	Admin %age of EAUs	Total Field ERUS	Field %age of EAUs	Admin per Unit	Field Per Unit	FY 2018 Total O&M Per Unit	FY 2017 Total O&M Per Unit	Percent Change	2005 DS Per Unit	2007 DS Per Unit	FY 2018 Total Annual Assessment	FY 2017 Total Annual Assessment	Percent Change
55'	A-1	Watergrass	87.00	87.00			1.38	119.63	4.51%	119.63	6.79%	\$ 82.11	\$ 954.48	\$ 1,036.60	\$ 1,043.31	-1%	\$ 935.00	\$ -	\$ 1,971.60	\$ 1,978.31	0%
40'	A-2	Watergrass	87.00	87.00			1.00	87.00	3.28%	87.00	4.94%	\$ 59.72	\$ 694.17	\$ 753.89	\$ 758.77	-1%	\$ 679.95	\$ -	\$ 1,433.84	\$ 1,438.72	0%
60'	B-1	Watergrass	60.00	60.00			1.5	90.00	3.39%	90.00	5.11%	\$ 89.58	\$ 1,041.25	\$ 1,130.83	\$ 1,138.15	-1%	\$ 1,020.00	\$ -	\$ 2,150.83	\$ 2,158.15	0%
75'	B-2	Watergrass	60.00	60.00			1.88	112.50	4.24%	112.50	6.38%	\$ 111.97	\$ 1,301.57	\$ 1,413.54	\$ 1,422.69	-1%	\$ 1,275.00	\$ -	\$ 2,688.54	\$ 2,697.69	0%
75'	B-3	Watergrass	61.00	61.00			1.88	114.38	4.31%	114.38	6.49%	\$ 111.97	\$ 1,301.57	\$ 1,413.54	\$ 1,422.69	-1%	\$ 1,275.00	\$ -	\$ 2,688.54	\$ 2,697.69	0%
65'	B-4	Watergrass	76.00	76.00			1.63	123.50	4.66%	123.50	7.01%	\$ 97.04	\$ 1,128.03	\$ 1,225.07	\$ 1,233.00	-1%	\$ 1,105.00	\$ -	\$ 2,330.07	\$ 2,338.00	0%
70'	B5-B6	Watergrass II	46.00	46.00		46.00	1.75	80.50	3.03%	80.50	4.57%	\$ 104.51	\$ 1,214.80	\$ 1,319.30	\$ 1,327.84	-1%	\$ -	\$ 1,189.91	\$ 2,509.21	\$ 2,517.75	0%
40'	C-1	Watergrass II	21.00	21.00	21.00		1.00	21.00	0.79%	21.00	1.19%	\$ 59.72	\$ 694.17	\$ 753.89	\$ 758.77	-1%	\$ 679.15	\$ -	\$ 1,433.04	\$ 1,437.92	0%
40'	C-1	Watergrass II	42.00	42.00		42.00	1.00	42.00	1.58%	42.00	2.38%	\$ 59.72	\$ 694.17	\$ 753.89	\$ 758.77	-1%	\$ -	\$ 679.95	\$ 1,433.84	\$ 1,438.72	0%
Villas	C-2	Watergrass II	126.00	126.00			0.80	100.80	3.80%	100.80	5.72%	\$ 47.77	\$ 555.34	\$ 603.11	\$ 607.01	-1%	\$ -	\$ 523.90	\$ 1,127.01	\$ 1,130.91	0%
65'	D-1	Watergrass II	91.00	91.00			1.63	147.88	5.57%	147.88	8.39%	\$ 97.04	\$ 1,128.03	\$ 1,225.07	\$ 1,233.00	-1%	\$ -	\$ 1,104.92	\$ 2,329.99	\$ 2,337.92	0%
65'	D-2	Watergrass II	35.00	35.00			1.63	56.88	2.14%	56.88	3.23%	\$ 97.04	\$ 1,128.03	\$ 1,225.07	\$ 1,233.00	-1%	\$ -	\$ 1,104.92	\$ 2,329.99	\$ 2,337.92	0%
75'	D-3	Watergrass II	40.00	40.00		40.00	1.88	75.00	2.83%	75.00	4.25%	\$ 111.97	\$ 1,301.57	\$ 1,413.54	\$ 1,422.69	-1%	\$ -	\$ 1,274.91	\$ 2,688.45	\$ 2,697.60	0%
85'	D-4	Watergrass II	68.00	68.00		68.00	2.13	144.84	5.46%	144.84	8.22%	\$ 127.20	\$ 1,478.58	\$ 1,605.78	\$ 1,616.18	-1%	\$ -	\$ 1,444.89	\$ 3,050.67	\$ 3,061.07	0%
55'	DD-1	Watergrass II	79.00	79.00		79.00	1.38	108.63	4.10%	108.63	6.16%	\$ 82.11	\$ 954.48	\$ 1,036.60	\$ 1,043.31	-1%	\$ -	\$ 934.93	\$ 1,971.53	\$ 1,978.24	0%
Unplatted**																					
85'	E-1	Watergrass II	67.00	-			2.13	142.71	5.38%	-	0.00%	\$ 119.57	\$ -	\$ 119.57	\$ 99.56	20%	\$ -	\$ -	\$ 119.57	\$ 99.56	20%
65'	E-2	Watergrass II	77.00	-			1.63	125.13	4.72%	-	0.00%	\$ 91.22	\$ -	\$ 91.22	\$ 75.95	20%	\$ -	\$ -	\$ 91.22	\$ 75.95	20%
75'	E-3	Watergrass II	87.00	-			1.88	163.13	6.15%	-	0.00%	\$ 105.25	\$ -	\$ 105.25	\$ 87.64	20%	\$ -	\$ -	\$ 105.25	\$ 87.64	20%
55'	F-1	Watergrass II	69.00	-			1.38	94.88	3.58%	-	0.00%	\$ 77.19	\$ -	\$ 77.19	\$ 64.27	20%	\$ -	\$ -	\$ 77.19	\$ 64.27	20%
65'	F-2	Watergrass II	74.00	-			1.63	120.25	4.53%	-	0.00%	\$ 91.22	\$ -	\$ 91.22	\$ 75.95	20%	\$ -	\$ -	\$ 91.22	\$ 75.95	20%
55'	F-3	Watergrass II	34.00	-			1.38	46.75	1.76%	-	0.00%	\$ 77.19	\$ -	\$ 77.19	\$ 64.27	20%	\$ -	\$ -	\$ 77.19	\$ 64.27	20%
75'	G-1	Watergrass II	17.00	-			1.88	31.88	1.20%	-	0.00%	\$ 105.25	\$ -	\$ 105.25	\$ 87.64	20%	\$ -	\$ -	\$ 105.25	\$ 87.64	20%
75'	H-1	Watergrass II	72.00	-			1.88	135.00	5.09%	-	0.00%	\$ 105.25	\$ -	\$ 105.25	\$ 87.64	20%	\$ -	\$ -	\$ 105.25	\$ 87.64	20%
TH	J	Watergrass II	40.00	-		40.00	0.75	30.00	1.13%	-	0.00%	\$ 42.10	\$ -	\$ 42.10	\$ 35.06	20%	\$ -	\$ 490.91	\$ 533.01	\$ 525.97	20%
TCMF - FR	Towncenter	Watergrass II	359.00	359.00		359.00	0.10	35.90	1.35%	35.90	2.04%	\$ 5.61	\$ 65.25	\$ 70.87	\$ 71.32	-1%	\$ -	\$ 52.90	\$ 123.77	\$ 124.22	0%
TCMF - FS	Towncenter	Watergrass II	75.00	75.00		75.00	0.75	56.25	2.12%	56.25	3.19%	\$ 42.10	\$ 489.39	\$ 531.49	\$ 534.93	-1%	\$ -	\$ 490.91	\$ 1,022.40	\$ 1,025.84	0%
Office/Comm	Office/Commercial	Watergrass II	24.61	24.61		24.61	10	246.10	9.28%	246.10	13.96%	\$ 561.35	\$ 6,525.19	\$ 7,086.55	\$ 7,132.416828	-1%	\$ -	\$ 5,347.00	\$ 12,433.55	\$ 12,479.42	0%
								2,652.48	100%	1,762.77	100%										

* Platted Lands include 6% Gross Up for Discounts and Collection Costs

** Unplatted Lands are net the Discounts and Collection Costs