

OAK CREEK

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2018

Version 3 - Final Budget
(Adopted 7/24/2017)

Prepared by:



OAK CREEK

Community Development District

Table of Contents

	<u>Page #</u>
<u>OPERATING BUDGET</u>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	1-2
Budget Narrative	3-6
Exhibit A - Allocation of Fund Balances	7
<u>DEBT SERVICE BUDGET</u>	
Series 2015	
Summary of Revenues, Expenditures and Changes in Fund Balances	8
Amortization Schedule	9-10
<u>SUPPORTING BUDGET SCHEDULES</u>	
2017-2018 Non-Ad Valorem Assessment Summary	11

Oak Creek

Community Development District

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	THRU	MAY-	PROJECTED	BUDGET
		FY 2017	APR-2017	SEPT-2017	FY 2017	FY 2018
REVENUES						
Interest - Investments	\$ 2,044	\$ -	\$ 2,760	\$ 3,000	\$ 5,760	\$ 3,000
Special Assmnts- Tax Collector	480,392	480,392	463,370	17,022	480,392	480,392
Special Assmnts- Discounts	(16,211)	(19,216)	(17,512)	-	(17,512)	(19,216)
Other Miscellaneous Revenues	-	-	1,119	-	1,119	-
TOTAL REVENUES	466,225	461,176	449,737	20,022	469,759	464,176
EXPENDITURES						
<i>Administrative</i>						
P/R-Board of Supervisors	10,600	12,000	6,600	6,000	12,600	12,000
FICA Taxes	122	-	-	-	-	-
ProfServ-Arbitrage Rebate	600	650	-	600	600	600
ProfServ-Dissemination Agent	-	5,000	-	5,000	5,000	5,000
ProfServ-Engineering	19,551	12,000	36,327	36,327	72,654	12,000
ProfServ-Legal Services	28,332	24,000	12,133	12,133	24,266	24,000
ProfServ-Mgmt Consulting Serv	43,500	43,500	25,375	21,750	47,125	43,500
ProfServ-Property Appraiser	150	150	150	-	150	150
ProfServ-Trustee Fees	-	3,500	3,233	-	3,233	3,500
ProfServ-Web Site Maintenance	2,017	1,200	1,200	-	1,200	1,200
Auditing Services	3,300	3,500	3,400	-	3,400	3,523
Postage and Freight	677	1,000	849	606	1,455	1,500
Rentals & Leases	600	600	350	250	600	600
Public Officials Insurance	1,890	3,878	1,895	-	1,895	2,085
Printing and Binding	942	2,500	834	596	1,430	1,500
Legal Advertising	643	1,000	292	500	792	1,000
Misc-Bank Charges	60	-	-	-	-	-
Misc-Assessmnt Collection Cost	8,209	9,608	8,917	340	9,257	9,608
Office Supplies	132	300	238	140	378	400
Annual District Filing Fee	-	175	175	-	175	175
Dues, Licenses, Subscriptions	530	-	-	-	-	-
Total Administrative	121,855	124,561	101,968	84,243	186,211	122,340
<i>Public Safety</i>						
Contracts-Security Services	910	10,000	1,960	1,400	3,360	3,600
Total Public Safety	910	10,000	1,960	1,400	3,360	3,600
<i>Electric Utility Services</i>						
Electricity - Streetlighting	22,259	23,000	12,782	9,085	21,867	23,000
Utility Services	13,008	15,460	6,765	5,885	12,650	15,460
Total Electric Utility Services	35,267	38,460	19,547	14,970	34,517	38,460
<i>Garbage/Solid Waste Services</i>						
Utility - Refuse Removal	698	800	407	300	707	800
Solid Waste Disposal Assessm.	608	600	527	-	527	600
Total Garbage/Solid Waste Services	1,306	1,400	934	300	1,234	1,400
<i>Water-Sewer Comb Services</i>						
Utility Services	9,017	11,000	6,635	3,750	10,385	11,000
Total Water-Sewer Comb Services	9,017	11,000	6,635	3,750	10,385	11,000

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	THRU	MAY-	PROJECTED	BUDGET
		FY 2017	APR-2017	SEPT-2017	FY 2017	FY 2018
Flood Control/Stormwater Mgmt						
Contracts-Aquatic Control	16,547	16,320	10,170	7,450	17,620	18,000
Stormwater Assessment	536	550	531	-	531	550
R&M-Storm Water - Pond	6,946	18,964	34,534	6,000	40,534	3,000
Total Flood Control/Stormwater Mgmt	24,029	35,834	45,235	13,450	58,685	21,550
Other Physical Environment						
Contracts-Landscape	77,588	102,000	67,432	36,000	103,432	84,000
Liability/Property Insurance	6,774	7,800	7,173	-	7,173	7,800
R&M-Entry Feature	242	2,500	1,327	948	2,275	2,500
R&M-Irrigation	4,531	5,000	2,133	1,524	3,657	5,000
R&M-Mulch	-	-	-	-	-	15,000
R&M-Plant&Tree Replacement	10,898	10,000	2,020	9,506	11,526	10,000
Total Other Physical Environment	100,033	127,300	80,085	47,977	128,062	124,300
Capital Expenditures & Projects						
Misc-Contingency	4,500	29,221	-	5,000	5,000	14,131
Capital Improvements	26,000	15,000	45,125	187,000	232,125	50,000
Total Capital Expenditures & Projects	30,500	44,221	45,125	192,000	237,125	64,131
Road and Street Facilities						
R&M-Parking Lots	-	2,500	-	2,500	2,500	2,500
R&M-Sidewalks	-	5,000	75	4,925	5,000	5,000
R&M-Streetlights	-	1,500	-	1,500	1,500	1,500
Total Road and Street Facilities	-	9,000	75	8,925	9,000	9,000
Parks and Recreation						
Contracts-Mgmt Services	41,260	9,996	5,831	4,165	9,996	9,996
Contract-Pools	-	12,600	7,350	5,250	12,600	12,600
Contractual Maint. Services	-	26,304	14,922	16,305	31,227	33,000
Telephone/Fax/Internet Services	1,691	2,327	1,355	970	2,325	2,400
R&M-Clubhouse	3,049	-	-	-	-	-
R&M-Facility	164	3,500	150	3,350	3,500	3,500
R&M-Pools	12,980	400	-	400	400	400
R&M-Playground	520	1,500	-	900	900	1,000
Op Supplies - General	-	2,773	2,806	2,004	4,810	5,500
Total Parks and Recreation	59,664	59,400	32,414	33,344	65,758	68,396
TOTAL EXPENDITURES	382,581	461,176	333,978	400,359	734,337	464,176
Net change in fund balance	83,644	-	115,759	(380,337)	(264,578)	-
FUND BALANCE, BEGINNING	656,254	739,898	739,898	-	739,898	475,320
FUND BALANCE, ENDING	\$ 739,898	\$ 739,898	\$ 855,657	\$ (380,337)	\$ 475,320	\$ 475,320

Budget Narrative
Fiscal Year 2018

REVENUES

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 - Discounts

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

EXPENDITURES

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 in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending all 12 meetings.

Professional Services – 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 budgeted amount is based on standard fees charged for this service.

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 is based on standard fees charged for this service.

Professional Services-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.

Professional Services-Legal Services

The District's legal counsel will provide general legal services to the District, i.e. attendance and preparation for monthly meetings, review of operating and maintenance contracts, and other specifically requested assignments.

Professional Services- Management Consulting 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 its Exhibit "A".

Professional Services-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 general budget in the amount of \$150 for the annual inclusion of Notice of Proposed Property Taxes.

Professional Services-Trustee Fees

The District issued Series 2015 Special Assessment Revenue Refunding 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.

Professional Service-Web Site Development

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

Budget Narrative
Fiscal Year 2018

Expenditures - Administrative (continued)

Professional Service-Web Site Development

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

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 the current engagement fee with the audit firm Grau & Associates.

Postage & Freight

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

Rentals & Leases

The District pays Country Walk CDD \$50 per month for use of their meeting hall for monthly board meetings.

Public Officials Insurance

The District's General Liability & Public Officials Liability Insurance policy is with Florida Municipal Insurance Agency which specializes in providing insurance coverage to governmental agencies. The budgeted amount for the fiscal year is based on prior year premiums plus any anticipated market adjustments.

Printing & Binding

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

Legal Advertising

The District advertises various notices for monthly board meetings and other public hearings in a newspaper of general circulation.

Misc – Assessment Collection Cost

The District reimburses the Pasco County Tax Collector for 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. This budget is based on 2% of the anticipated assessment collections.

Office Supplies

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

Annual District Filing Fee

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

Expenditures – Public Safety

Contracts – Security Services

The District has contracted with Golden Eye Technology for gate security services.

Expenditures – Electric Utility Services

Electricity - Streetlighting

Services provided by Withlacoochee Electric for streetlighting.

Utility Services

Electric usage for District facilities and assets as calculated by Withlacoochee Electric.

Budget Narrative
Fiscal Year 2018

Expenditures – Garbage/Solid Waste Services

Utility – Refuse Removal

Refuse removal for District facilities provided by Waste Connections of Florida.

Solid Waste Disposal Assessments

An annual assessment by the Board of County Commissioners as it relates to the District's waste disposal.

Expenditures – Water-Sewer Combined Services

Utility Services

Water irrigation usage for District facilities and assets as calculated by Pasco County Utilities.

Expenditures – Flood Control/Stormwater Mgmt

Contracts-Aquatic Control

The District has contracted with Aquatic Systems Inc for monthly lake and wetland services.

Stormwater Assessment

Pasco County Non-Ad Valorem Stormwater annual Assessment.

R&M-Storm Water-Pond

Includes expenses incurred for the maintenance of drainage ponds.

Expenditures – Other Physical Environment

Contracts-Landscape

The District has contracted with Landscape Maintenance Professionals to provide landscaping services for the District.

Liability/Property Insurance

Property & Liability Insurance includes coverage of the cabana, pools, irrigation, and pool pumps.

R&M-Entry Feature

Includes expenses incurred for the maintenance of entry walls.

R&M-Irrigation

Includes the cost of irrigation repairs as needed throughout the District.

R&M-Mulch

The District has an agreement with LMP to the provide mulch for the District's common area.

R&M-Plant & Tree Replacement

The District has an agreement with LMP to the provide annuals and miscellaneous landscaping for the District's common area.

Budget Narrative
Fiscal Year 2018

Expenditures – Capital Expenditures & Projects

Misc - Contingency

The District incurs expenses to operate and maintain Capital Assets which do not extend the life of the asset.

Capital Outlay

The District designates funds to improve and/or replace assets or to extend the useful life of assets. The cost per event exceeds \$5,000.

Expenditures – Roads & Street Facilities

R&M-Parking Lots

Includes expenses incurred for the maintenance of District parking lots.

R&M-Sidewalks

Includes expenses incurred for the maintenance of District sidewalks.

R&M-Streetlights

Includes expenses incurred for the maintenance of District streetlights.

Expenditures – Parks & Recreation

Contracts-Management Services

The District has contracted with Severn Trent Services as the on-site management representative to manage day to day operations and oversight of any outside contractors. STS is responsible for the general maintenance of the amenities (based on a seasonal schedule) as outlined in Exhibit A of the First Amendment to the Management Advisory Services Agreement dated March 28, 2016.

Contractual Maint. Services

Innovative provides the manpower needed to manage the day to day operations of the district's assets. The staff is under the management and direction of Severn Trent Services.

Contract-Pools

The District has contracted with SunCoast to provide monthly pool services. These services include chemical balance, debris removal from surface and bottom of swimming pool, vaccumiing, tile cleaning and skimming. Also included are operational checks of pumps, filter system, chemical feeders, flow meters and vacuum gauges. Chemicals included.

Telephone/Fax/Internet Services

Includes internet services incurred by the District from Brighthouse for the cameras in the pool facility area.

R&M-Facility

Includes expenses incurred for the maintenance of District's cabana and pool area.

R&M-Pool

Includes expenses incurred for the maintenance of District's pool which are not covered in the contracted amount.

R&M-Playground

Includes expenses incurred for the maintenance of District's playground and park area.

Op Supplies - General

Expenses related to the day to day operation of the facility, playground and parks.

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2018	\$ 475,320
Net Change in Fund Balance - Fiscal Year 2018	-
Reserves - Fiscal Year 2018 Additions	-
Total Funds Available (Estimated) - 9/30/2018	475,320

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

Deposits	3,055
Subtotal	<u>3,055</u>

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital	116,045 ⁽¹⁾
Stormwater System	5,000
Community Recreation	262,025
Entry Features/Landscape - ST	5,000
Entry Features/Landscape - LT	10,108
Equipment - ST	13,534
Equipment - LT	1,841
Subtotal	<u>413,553</u>

Total Allocation of Available Funds	416,608
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Total Unassigned (undesignated) Cash	\$ 58,712
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Notes

(1) Represents approximately 3 months of operating expenditures

Oak Creek

Community Development District

Debt Service 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- SEPT-2017	PROJECTED FY 2017	BUDGET FY 2018
Interest - Investments	\$ 257	\$ -	\$ 296	\$ 175	\$ 471	\$ -
Special Assmnts- Tax Collector	437,163	437,163	421,673	15,490	437,163	437,163
Special Assmnts- Discounts	(14,752)	(17,487)	(15,936)	-	(15,936)	(17,487)
TOTAL REVENUES	422,668	419,676	406,033	15,665	421,698	419,676
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	7,473	8,743	8,115	310	8,425	8,743
Total Administrative	7,473	8,743	8,115	310	8,425	8,743
<i>Debt Service</i>						
Principal Debt Retirement Series A-1	150,000	150,000	-	150,000	150,000	155,000
Principal Debt Retirement Series A-2	35,000	40,000	-	40,000	40,000	40,000
Principal Prepayment Series A-2	-	-	-	5,000	5,000	-
Interest Expense Series A-1	95,362	155,562	77,781	77,781	155,562	152,186
Interest Expense Series A-2	39,690	64,312	32,156	32,156	64,312	61,950
Total Debt Service	320,052	409,874	109,937	304,937	414,874	409,136
TOTAL EXPENDITURES	327,525	418,617	118,052	305,247	423,299	417,880
Excess (deficiency) of revenues Over (under) expenditures	95,143	1,059	287,981	(289,582)	(1,601)	1,797
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	-	1,059	-	-	-	1,797
TOTAL OTHER SOURCES (USES)	-	1,059	-	-	-	1,797
Net change in fund balance	95,143	1,059	287,981	(289,582)	(1,601)	1,797
FUND BALANCE, BEGINNING	236,259	331,402	331,402	-	331,402	329,801
FUND BALANCE, ENDING	\$ 331,402	\$ 332,461	\$ 619,383	\$ (289,582)	\$ 329,801	\$ 331,597

AMORTIZATION SCHEDULE

SPECIAL ASSESSMENT REFUNDING BONDS

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/1/2017			76,093.13	76,093.13	303,873.76
5/1/2018	155,000.00	2.250%	76,093.13	231,093.13	
11/1/2018			74,349.38	74,349.38	305,442.51
5/1/2019	160,000.00	2.300%	74,349.38	234,349.38	
11/1/2019			72,509.38	72,509.38	306,858.76
5/1/2020	165,000.00	2.625%	72,509.38	237,509.38	
11/1/2020			70,343.75	70,343.75	307,853.13
5/1/2021	165,000.00	3.000%	70,343.75	235,343.75	
11/1/2021			67,868.75	67,868.75	303,212.50
5/1/2022	170,000.00	3.300%	67,868.75	237,868.75	
11/1/2022			65,063.75	65,063.75	302,932.50
5/1/2023	180,000.00	3.500%	65,063.75	245,063.75	
11/1/2023			61,913.75	61,913.75	306,977.50
5/1/2024	185,000.00	3.750%	61,913.75	246,913.75	
11/1/2024			58,445.00	58,445.00	305,358.75
5/1/2025	190,000.00	3.850%	58,445.00	248,445.00	
11/1/2025			54,787.50	54,787.50	303,232.50
5/1/2026	200,000.00	4.000%	54,787.50	254,787.50	
11/1/2026			50,787.50	50,787.50	305,575.00
5/1/2027	210,000.00	4.450%	50,787.50	260,787.50	
11/1/2027			46,115.00	46,115.00	306,902.50
5/1/2028	220,000.00	4.450%	46,115.00	266,115.00	
11/1/2028			41,220.00	41,220.00	307,335.00
5/1/2029	230,000.00	4.450%	41,220.00	271,220.00	
11/1/2029			36,102.50	36,102.50	307,322.50
5/1/2030	240,000.00	4.450%	36,102.50	276,102.50	
11/1/2030			30,762.50	30,762.50	306,865.00
5/1/2031	250,000.00	4.450%	30,762.50	280,762.50	
11/1/2031			25,200.00	25,200.00	305,962.50
5/1/2032	260,000.00	4.500%	25,200.00	285,200.00	
11/1/2032			19,350.00	19,350.00	304,550.00
5/1/2033	275,000.00	4.500%	19,350.00	294,350.00	
11/1/2033			13,162.50	13,162.50	307,512.50
5/1/2034	285,000.00	4.500%	13,162.50	298,162.50	
11/1/2034			6,750.00	6,750.00	304,912.50
5/1/2035	300,000.00	4.500%	6,750.00	306,750.00	
11/1/2035					306,750.00
	3,840,000.00		1,741,648.78	5,581,648.78	5,809,429.41

AMORTIZATION SCHEDULE

SPECIAL ASSESSMENT REFUNDING BONDS

Period Ending	Total Outstanding Par Balance	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/1/2017	1,180,000			30,975.00	30,975.00	108,131.25
5/1/2018	1,180,000	40,000.00	5.250%	30,975.00	70,975.00	
11/1/2018	1,140,000			29,925.00	29,925.00	100,900.00
5/1/2019	1,140,000	45,000.00	5.250%	29,925.00	74,925.00	
11/1/2019	1,095,000			28,743.75	28,743.75	103,668.75
5/1/2020	1,095,000	45,000.00	5.250%	28,743.75	73,743.75	
11/1/2020	1,050,000			27,562.50	27,562.50	101,306.25
5/1/2021	1,050,000	45,000.00	5.250%	27,562.50	72,562.50	
11/1/2021	1,005,000			26,381.25	26,381.25	98,943.75
5/1/2022	1,005,000	50,000.00	5.250%	26,381.25	76,381.25	
11/1/2022	955,000			25,068.75	25,068.75	101,450.00
5/1/2023	955,000	55,000.00	5.250%	25,068.75	80,068.75	
11/1/2023	900,000			23,625.00	23,625.00	103,693.75
5/1/2024	900,000	55,000.00	5.250%	23,625.00	78,625.00	
11/1/2024	845,000			22,181.25	22,181.25	100,806.25
5/1/2025	845,000	60,000.00	5.250%	22,181.25	82,181.25	
11/1/2025	785,000			20,606.25	20,606.25	102,787.50
5/1/2026	785,000	60,000.00	5.250%	20,606.25	80,606.25	
11/1/2026	725,000			19,031.25	19,031.25	99,637.50
5/1/2027	725,000	65,000.00	5.250%	19,031.25	84,031.25	
11/1/2027	660,000			17,325.00	17,325.00	101,356.25
5/1/2028	660,000	70,000.00	5.250%	17,325.00	87,325.00	
11/1/2028	590,000			15,487.50	15,487.50	102,812.50
5/1/2029	590,000	70,000.00	5.250%	15,487.50	85,487.50	
11/1/2029	520,000			13,650.00	13,650.00	99,137.50
5/1/2030	520,000	75,000.00	5.250%	13,650.00	88,650.00	
11/1/2030	445,000			11,681.25	11,681.25	100,331.25
5/1/2031	445,000	80,000.00	5.250%	11,681.25	91,681.25	
11/1/2031	365,000			9,581.25	9,581.25	101,262.50
5/1/2032	365,000	85,000.00	5.250%	9,581.25	94,581.25	
11/1/2032	280,000			7,350.00	7,350.00	101,931.25
5/1/2033	280,000	90,000.00	5.250%	7,350.00	97,350.00	
11/1/2033	190,000			4,987.50	4,987.50	102,337.50
5/1/2034	190,000	95,000.00	5.250%	4,987.50	99,987.50	
11/1/2034	95,000			2,493.75	2,493.75	102,481.25
5/1/2035	95,000	95,000.00	5.250%	2,493.75	97,493.75	
11/1/2035	-					97,493.75
		1,180,000.00		673,312.50	1,853,312.50	1,930,468.75

Oak Creek

Community Development District

Supporting Budget Schedules

Fiscal Year 2018

**Comparison of Non-Ad Valorem Assessment Rates
Fiscal Year 2018 vs. Fiscal Year 2017**

Product	General Fund 001			2015A DS Per Unit			Total Assessments per Unit			O&M	Bond	Prepaid
	FY 2018	FY 2017	Percent Change	FY 2018	FY 2017	Percent Change	FY 2018	FY 2017	Percent Change	Units	Units 2015	Units
50' lot	\$793.25	\$793.25	0%	\$730.20	\$730.20	0%	\$1,523.45	\$1,523.45	0%	272	272	2
60' lot	\$951.90	\$951.90	0%	\$863.34	\$863.34	0%	\$1,815.24	\$1,815.24	0%	278	278	0
										550	550	2