

VISTA LAKES

Community Development District

Annual Operating and Debt Service Budget **Fiscal Year 2020**

Version 1.0 - Adopted Budget
(Adopted - 08/08/19)

Prepared by:



VISTA LAKES

Community Development District

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Vista Lakes

Community Development District

Operating Budget

Fiscal Year 2020

Summary of Revenues, Expenditures and Changes in Fund Balances
FY 2020 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2017	FY 2018	BUDGET FY 2019	THRU JUN-2019	JUL- SEP-19	PROJECTED FY 2019	BUDGET FY 2020
REVENUES							
Interest - Investments	\$ 13,291	\$ 25,753	\$ 6,000	\$ 15,792	\$ 5,264	\$ 21,056	\$ 6,000
Interlocal Agreement	39,334	43,726	40,000	-	40,000	40,000	40,000
Interest - Tax Collector	1,117	3,468	2,000	2,949	-	2,949	2,000
Special Assmnts- Tax Collector	1,188,719	1,188,895	1,188,895	1,161,917	26,978	1,188,895	1,188,895
Special Assmnts- Other (CVS)	1,916	4,169	7,380	719	6,661	7,380	240
Special Assmnts- Delinquent	652	-	-	-	-	-	-
Special Assmnts- Discounts	(42,634)	(43,907)	(47,556)	(43,526)	(4,030)	(47,556)	(47,556)
Settlements	55,548	-	-	-	-	-	-
Other Miscellaneous Revenues	6,816	-	-	-	-	-	-
TOTAL REVENUES	1,264,759	1,222,104	1,196,719	1,137,851	74,873	1,212,724	1,189,579
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	5,400	4,600	4,000	3,600	400	4,000	5,000
FICA Taxes	413	352	306	275	31	306	383
ProfServ-Arbitrage Rebate	600	1,200	900	-	900	900	1,200
ProfServ-Dissemination Agent	-	1,000	1,000	-	1,000	1,000	1,000
ProfServ-Engineering	27,399	26,564	15,000	12,684	4,228	16,912	15,000
ProfServ-Legal Services	34,558	34,762	20,000	12,936	4,312	17,248	20,000
ProfServ-Mgmt Consulting Serv	52,425	53,998	55,618	41,713	13,904	55,617	57,287
ProfServ-Property Appraiser	2,196	2,196	2,196	2,196	-	2,196	2,196
ProfServ-Special Assessment	5,330	5,330	5,330	5,810	-	5,810	5,330
ProfServ-Trustee Fees	7,228	7,596	8,500	-	8,500	8,500	8,500
Auditing Services	5,546	5,500	5,500	5,700	-	5,700	5,500
Postage and Freight	769	995	800	706	235	941	800
Insurance - General Liability	7,888	5,195	9,545	11,134	-	11,134	12,250
Website ADA Compliance	-	-	-	-	-	-	15,000
Printing and Binding	1,987	3,330	2,500	2,686	895	3,581	2,500
Legal Advertising	1,456	2,463	1,428	3	1,425	1,428	1,428
Miscellaneous Services	1,068	3,908	1,000	642	214	856	1,000
Misc-Assessmnt Collection Cost	1,183	1,611	2,000	2,170	241	2,411	2,000
Office Supplies	1,026	187	550	121	429	550	550
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	156,647	160,962	136,348	102,551	36,715	139,266	157,098
<i>Field</i>							
ProfServ-Field Management	30,000	68,526	66,435	49,826	16,609	66,435	68,428
Contracts-Lake and Wetland	22,916	19,992	26,556	19,050	6,350	25,400	21,000
Contracts-Fountain	-	-	-	-	-	-	9,732
Contracts-On-Site Maintenance	29,434	500	15,500	3,575	1,192	4,767	-
Communication - Teleph - Field	6,876	7,238	6,540	5,449	1,816	7,265	6,540
Electricity - Streetlighting	67,976	69,275	72,000	50,326	16,775	67,101	72,000
Utility - Water & Sewer	78,354	55,698	70,000	54,239	18,080	72,319	70,000
Streetlights Gated	65,997	62,248	70,000	49,974	16,658	66,632	70,000
Streetlights Non-Gated	112,843	104,459	115,000	86,294	28,765	115,059	115,000
R&M-Common Area	6,026	32,361	15,000	15,730	5,243	20,973	10,000
R&M-Fountain	19,925	27,963	24,000	24,335	8,112	32,447	25,000
R&M-Gate	8,442	1,364	3,600	183	61	244	-
Misc-Contingency	8,275	7,527	10,000	20,120	6,707	26,827	15,000
Holiday Lighting & Decorations	381	5,216	-	-	-	-	15,000
Total Field	457,445	462,367	494,631	379,101	126,367	505,468	497,700

Summary of Revenues, Expenditures and Changes in Fund Balances
FY 2020 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ACTUAL FY 2018	ADOPTED BUDGET FY 2019	ACTUAL THRU JUN-2019	PROJECTED JUL- SEP-19	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
Landscape Services							
Contracts-Landscape	317,309	317,547	447,309	270,891	90,297	361,188	349,480
Contracts-Landscape Consultant	-	-	5,400	1,000	4,400	5,400	5,400
Contracts-Annuals	-	-	-	-	-	-	23,457
Contracts-Mulch	-	-	-	-	-	-	30,000
Lease - Building	7,200	7,380	7,440	5,580	1,860	7,440	7,440
R&M-Irrigation	27,491	20,945	30,000	27,129	9,043	36,172	30,000
R&M-Mulch	-	15,876	30,000	-	30,000	30,000	-
R&M-Trees and Trimming	-	10,351	15,000	2,958	12,042	15,000	10,000
R&M-Plant&Tree Replacement	43,877	20,757	60,000	110,797	-	110,797	40,000
Total Landscape Services	395,877	392,856	595,149	418,355	147,642	565,997	495,777
Reserves							
Reserve	1,647	24,658	90,700	2,075	-	2,075	92,300
Total Reserves	1,647	24,658	90,700	2,075	-	2,075	92,300
TOTAL EXPENDITURES & RESERVES	1,011,616	1,040,843	1,316,828	902,082	310,724	1,212,806	1,242,875
Excess (deficiency) of revenues Over (under) expenditures	253,143	181,261	(120,109)	235,769	(235,851)	(82)	(53,296)
OTHER FINANCING SOURCES (USES)							
Operating Transfers-Out	-	652	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	652	-	-	-	-	-
Net change in fund balance	253,143	181,913	(120,109)	235,769	(235,851)	(82)	(53,296)
FUND BALANCE, BEGINNING	1,634,557	1,887,700	2,069,613	2,069,613	-	2,069,613	2,069,531
FUND BALANCE, ENDING	\$ 1,887,700	\$ 2,069,613	\$ 1,949,504	\$ 2,305,382	\$ (235,851)	\$ 2,069,531	\$ 2,016,235

Budget Narrative
Fiscal Year 2020**REVENUES****Interest Income (Investments)**

The District earns interest on each of their operating and investment accounts.

Interlocal Agreement/Streetlighting Reimbursement

Reimbursement for the non-gated Streetlighting accounts per agreement with the City of Orlando (Duke Energy.)

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 197.3632 and Section 197.162 of the Florida Statutes, discounts are allowed for early payment of assessments collected by the Tax Collector and only when the Tax Collector is using the uniform methodology. 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, 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 the meetings.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Professional Services – Arbitrage Rebate Calculation

The District contracted with Amtec to annually calculate the District's arbitrage rebate liability on its bonds. The budgeted amount for the fiscal year is based in the negotiated contract.

Professional Services – Dissemination Agent

The bond indenture requests a special annual report on the District's development activity. The District has contracted with Disclosure Services, LLC. to provide these reports. The amount is based upon the contract amount.

Budget Narrative
Fiscal Year 2020

EXPENDITURES- Administrative (Continued)

Professional Services-Engineering

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

Professional Services-Legal Services

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

Professional Services- Management Services

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

Services Provided	Fee
Management Services	\$53,086
Information Technology Services	\$1,126
Rentals & Leases	\$3,075
Total	\$57,287

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 budget for property appraiser costs is based on a flat fee.

Professional Services- Special Assessment

These fees are for preparation of the annual assessment roll that is certified to the tax collector.

Professional Services- Trustee

The District pays US Bank an annual fee for trustee services on the Series 2017 Special Assessment Bond. The budgeted amount for the fiscal year is based on prior year spending.

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 prior year spending plus contingency.

Budget Narrative
Fiscal Year 2020**EXPENDITURES- Administrative (Continued)****Postage & Freight**

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

Insurance – General Liability

The District's General Liability & Public Officials Liability Insurance policy is with **Public Risk 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 10% in order to be conservative.

Printing & Binding

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

Legal Advertising

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

Miscellaneous Services

Monthly bank charges.

Misc. – 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 Tax Collector charges the District based on the number of units placed on the roll. To be conservative, the budget for collection costs is based on a maximum of 2% of the anticipated assessment collections, which is the maximum percentage allowed by law.

Office Supplies

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

Annual District filling fee

The District is required to pay an annual fee of \$175 to the Department of Community Affairs.

Budget Narrative
Fiscal Year 2020

FIELD

ProfServ-Field Management

The District has a contract with Inframark - Infrastructure Management Services for services in the administration and operation of the Property and its contractors.

Contracts- Lake and Wetland

The District has a contract with Aquatic Systems, Inc for lake and wetland maintenance.

Contracts On-Site Maintenance

The District pays 100% of the payroll for employees utilized in the field for operations and maintenance of District assets.

Communication-Telephone-Field

Includes monthly service fee for local services for the gate entry systems.

Electricity- Streetlighting

Electrical usage for the District facilities and assets.

Utility Water & Sewer

This represents the estimated cost for water, sewer and irrigation services. The budget amount is based on historical usage.

Streetlights- Gated

Electrical usage for the light poles and fixtures for all of the private or gated communities within the District.

Streetlights- Non- Gated

Electrical usage for the light poles and fixtures in the public roads. These also represent the poles for which we will be reimbursed from the City of Orlando.

R&M Common Area

The cost of any maintenance expenses that are incurred during the year such as painting, pressure washing, repairs, etc.

R&M Gate Repair

Repairs and maintenance to the gate entry.

R&M Fountain

Repair and maintenance to the District's Fountain(s)

Budget Narrative
Fiscal Year 2020

FIELD (Continued)

Misc-Contingency

Represents the potential excess of unscheduled maintenance expenses not included in budget categories or not anticipated in specific line items.

Holiday Lighting & Decoration

Represents the seasonal holiday decorations throughout the District.

LANDSCAPE

Contracts-Landscape

The District has a contract with Servello & Sons Inc. to provide services for: mowing, edging, fertilization, pest control and maintenance of sods and plant beds.

R&M- Irrigation

Repairs and maintenance to irrigation system.

Building Lease

To pay the lease on a storage building used by the district for the field staff and irrigation equipment.

R&M- Mulch

Pine bark and pine straw for landscape and berms.

R&M- Trees Trimming

Preventative maintenance and tree trimming services.

R&M- Plant & Tree Replacement

Annuals, plants and shrubs provided at community sign walls and median throughout Vista Lakes.

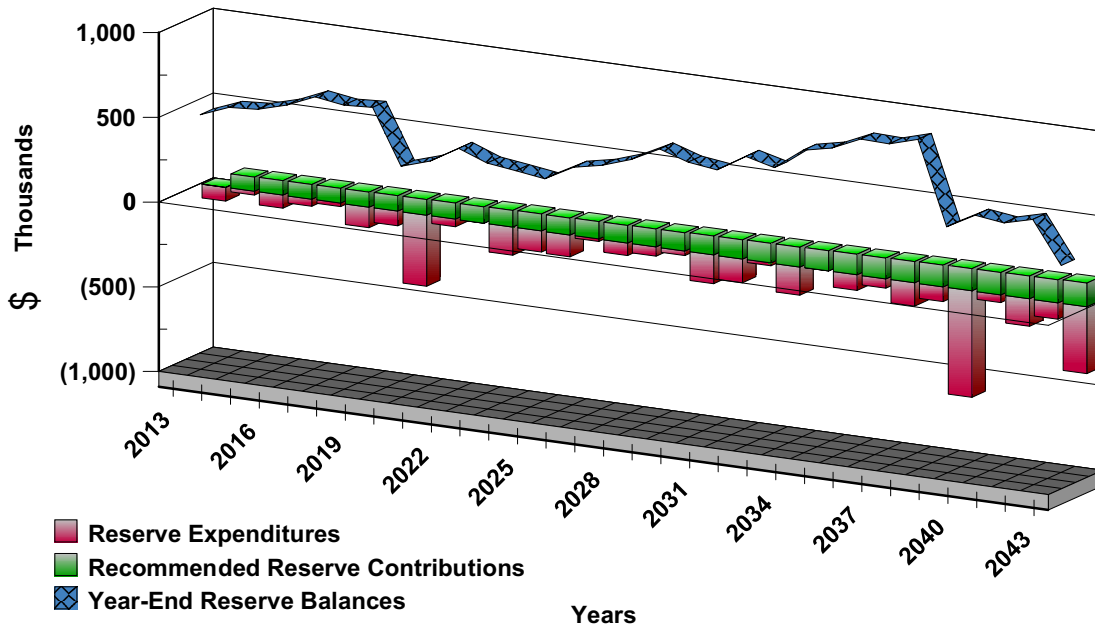
RESERVE

Reserve

For this fiscal year, the District will reserve \$90,700 for future capital projects. These capital expenditures are based on a reserve study performed by Reserve Advisors, Inc, dated 6/18/2013.

Vista Lakes CDD
Recommended Reserve Funding Table and Graph

Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)
2014	83,000	521,066	2024	99,200	382,077	2034	118,700	738,312
2015	84,500	532,945	2025	101,000	358,289	2035	120,800	774,144
2016	86,000	582,294	2026	102,800	449,217	2036	123,000	850,966
2017	87,500	654,360	2027	104,700	485,240	2037	125,200	846,513
2018	89,100	629,475	2028	106,600	541,276	2038	127,500	896,460
2019	90,700	638,692	2029	108,500	628,858	2039	129,800	404,634
2020	92,300	316,200	2030	110,500	574,886	2040	132,100	496,572
2021	94,000	368,624	2031	112,500	552,955	2041	134,500	474,241
2022	95,700	468,489	2032	114,500	655,785	2042	136,900	520,265
2023	97,400	403,692	2033	116,600	612,890	2043	139,400	269,639



Respectfully submitted on July 29, 2013 by
RESERVE ADVISORS, INC.



Alan M. Ebert, PRA¹, RS², Associate Director of Quality Assurance
Visual Inspection and Report by: Kyle L. Nelson



¹ PRA (Professional Reserve Analyst) is the professional designation of the Association of Professional Reserve Analysts. Learn more about APRA at <http://www.apra-usa.com>.

² RS (Reserve Specialist) is the reserve provider professional designation of the Community Associations Institute (CAI) representing America's more than 300,000 condominium, cooperative and homeowners associations.

VISTA LAKES

Community Development District

Exhibit "A" Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2020	\$ 2,069,531
Net Change in Fund Balance - Fiscal Year 2020	(53,296)
Reserves - Fiscal Year 2020	92,300
Total Funds Available (Estimated) - 09/30/2019	2,108,535

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital	287,644 ⁽¹⁾
Reserves - Fences / Walls	264,369
Reserves- Irrigation System	116,952
Reserves - Other	127,419
Res-Pav/Concrete/Basin/Curb	490,842
Reserves - Ponds / Lakes	223,184
Reserves-Reserve Study	1,247
FY 2019 Reserves	90,700
FY 2020 Reserves	92,300
Subtotal	<u>1,694,657</u>
Total Allocation of Available Funds	1,694,657

Total Unassigned (undesignated) Cash	\$ 413,878
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Notes

(1) Represents approximately 3 months of operating expenditures

Vista Lakes

Community Development District

Debt Service Budgets

Fiscal Year 2020

Summary of Revenues, Expenditures and Changes in Fund Balances
FY 2020 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2017	FY 2018	BUDGET	THRU	JUL-	PROJECTED	BUDGET
			FY 2019	JUN-2019	SEP-19	2019	FY 2020
REVENUES							
Interest - Investments	\$ 21	\$ 667	\$ -	\$ 884	\$ 295	\$ 1,179	\$ 500
Interest - Tax Collector	-	160	-	1,847	-	1,847	200
Special Assmnts- Tax Collector	-	743,128	743,127	729,629	13,498	743,127	743,127
Special Assmnts- Discounts	-	(28,008)	(29,725)	(27,809)	-	(27,809)	(29,725)
TOTAL REVENUES	21	715,947	713,402	704,551	13,793	718,344	714,102
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	-	987	14,862	1,290	143	1,433	14,863
Cost of Issuance	237,094	-	-	-	-	-	-
Total Administrative	237,094	987	14,862	1,290	143	1,433	14,863
<i>Debt Service</i>							
Principal Debt Retirement A-1	3,395,000	181,000	186,000	186,000	-	186,000	192,000
Principal Debt Retirement A-2	5,710,000	247,000	254,000	254,000	-	254,000	263,000
Interest Expense Series A-1	59,130	75,133	99,634	99,634	-	99,634	93,868
Interest Expense Series A-2	102,130	122,714	164,116	164,115	-	164,115	156,114
Total Debt Service	9,266,260	625,847	703,750	703,749	-	703,749	704,982
TOTAL EXPENDITURES	9,503,354	626,834	718,612	705,039	143	705,182	719,845
Excess (deficiency) of revenues							
Over (under) expenditures	(9,503,333)	89,113	(5,210)	(488)	13,649	13,161	(5,743)
OTHER FINANCING SOURCES (USES)							
Interfund Transfer - In	823,675	(652)	-	-	-	-	-
Proceeds of Refunding Bonds	8,852,000	-	-	-	-	-	(5,743)
TOTAL OTHER SOURCES (USES)	9,675,675	(652)	-	-	-	-	(5,743)
Net change in fund balance	172,342	88,461	(5,210)	(488)	13,649	13,161	(5,743)
FUND BALANCE, BEGINNING	-	172,342	260,803	260,803	-	260,803	273,964
FUND BALANCE, ENDING	\$ 172,342	\$ 260,803	\$ 255,593	\$ 260,315	\$ 13,649	\$ 273,964	\$ 268,221

AMORTIZATION SCHEDULE

SPECIAL ASSESSMENT BONDS

Payment Date	Rate	Principal	Interest	Total Debt Payment	Total Production
1-Nov-19			46,934	46,934	
1-May-20	3.100%	192,000	46,934	238,934	192,000
1-Nov-20			43,958	43,958	
1-May-21	3.100%	198,000	43,958	241,958	198,000
1-Nov-21			40,889	40,889	
1-May-22	3.100%	204,000	40,889	244,889	204,000
1-Nov-22			37,727	37,727	
1-May-23	3.100%	211,000	37,727	248,727	211,000
1-Nov-23			34,457	34,457	
1-May-24	3.100%	218,000	34,457	252,457	218,000
1-Nov-24			31,078	31,078	
1-May-25	3.100%	224,000	31,078	255,078	224,000
1-Nov-25			27,606	27,606	
1-May-26	3.100%	231,000	27,606	258,606	231,000
1-Nov-26			24,025	24,025	
1-May-27	3.100%	239,000	24,025	263,025	239,000
1-Nov-27			20,321	20,321	
1-May-28	3.100%	246,000	20,321	266,321	246,000
1-Nov-28			16,508	16,508	
1-May-29	3.100%	254,000	16,508	270,508	254,000
1-Nov-29			12,571	12,571	
1-May-30	3.100%	262,000	12,571	274,571	262,000
1-Nov-30			8,510	8,510	
1-May-31	3.100%	270,000	8,510	278,510	270,000
1-Nov-31			4,325	4,325	
1-May-32	3.100%	279,000	4,325	283,325	279,000
Totals		\$3,028,000	\$ 697,810.00	\$ 3,725,810.00	\$3,028,000

AMORTIZATION SCHEDULE

SPECIAL ASSESSMENT BONDS

Payment Date	Rate	Principal	Interest	Total Debt Payment	Total Production
1-Nov-19			78,057	78,057	
1-May-20	3.150%	263,000	78,057	341,057	263,000
1-Nov-20			73,915	73,915	
1-May-21	3.150%	271,000	73,915	344,915	271,000
1-Nov-21			69,647	69,647	
1-May-22	3.150%	280,000	69,647	349,647	280,000
1-Nov-22			65,237	65,237	
1-May-23	3.150%	289,000	65,237	354,237	289,000
1-Nov-23			60,685	60,685	
1-May-24	3.150%	298,000	60,685	358,685	298,000
1-Nov-24			55,991	55,991	
1-May-25	3.150%	307,000	55,991	362,991	307,000
1-Nov-25			51,156	51,156	
1-May-26	3.150%	317,000	51,156	368,156	317,000
1-Nov-26			46,163	46,163	
1-May-27	3.150%	327,000	46,163	373,163	327,000
1-Nov-27			41,013	41,013	
1-May-28	3.150%	338,000	41,013	379,013	338,000
1-Nov-28			35,690	35,690	
1-May-29	3.150%	349,000	35,690	384,690	349,000
1-Nov-29			30,193	30,193	
1-May-30	3.150%	360,000	30,193	390,193	360,000
1-Nov-30			24,523	24,523	
1-May-31	3.150%	371,000	24,523	395,523	371,000
1-Nov-31			18,680	18,680	
1-May-32	3.150%	383,000	18,680	401,680	383,000
1-Nov-32			12,647	12,647	
1-May-33	3.150%	395,000	12,647	407,647	395,000
1-Nov-33			06,426	06,426	
1-May-34	3.150%	408,000	06,426	414,426	408,000
Totals		\$4,956,000	\$1,340,042	\$6,296,042	\$4,956,000

Budget Narrative
Fiscal Year 2020

REVENUES

Interest - Investments

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

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 debt service expenditures. The District will assess the maximum annual debt service amount.

Special Assessment – Discounts

Per Section 197.3632 and Section 197.162 of the Florida Statutes, discounts are allowed for early payment of assessments collected by the Tax Collector and only when the Tax Collector is using the uniform methodology. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

ADMINISTRATIVE

Misc. – 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 Tax Collector charges the District based on the number of units placed on the roll. To be conservative, the budget for collection costs is based on a maximum of 2% of the anticipated assessment collections, which is the maximum percentage allowed by law.

DEBT SERVICE

Principal Debt Retirement

The District pays regular principal payments annually in order to pay down/retire the debt.

Interest Expense

The District pays interest expense on the outstanding debt twice a year.

Vista Lakes

Community Development District

Supporting Budget Schedules

Fiscal Year 2020

2019-2020 Non-Ad Valorem Assessment Summary

2017 Series A-1 Bond Issue

Village	Unit Type	Subdivision Name	Total # of Units	Assessments				
				O & M	Debt Service 2017 Series	FY 2020 Total	FY 2019 Total	Difference
N-1	60' Villa	Pembroke	127	\$ 588	\$ 389	\$ 977	\$ 977	\$ -
N-2	50' Patio	Amhurst	106	\$ 490	\$ 318	\$ 808	\$ 808	\$ -
N-4,5	50' Patio	Champaign	148	\$ 490	\$ 318	\$ 808	\$ 808	\$ -
N-7	80' Pool	Melrose	81	\$ 784	\$ 495	\$ 1,279	\$ 1,279	\$ -
N-10	Condo	Central Park	296	\$ 367	\$ 64	\$ 431	\$ 431	\$ -
N-13	60' Villa	Waverly	119	\$ 588	\$ 425	\$ 1,012	\$ 1,012	\$ -
N-15	70' Pool	Carlisle	125	\$ 686	\$ 495	\$ 1,181	\$ 1,181	\$ -
		Total	1,002					

2017 Series A-2 Bond Issue

Parcel	Unit Type	Subdivision Name	Total # of Units	Assessments				
				O & M	Debt Service 2017 Series	FY 2020 Total	FY 2019 Total	Difference
N-3	60' Villa-ungated	Colonie	79	\$ 588	\$ 452	\$ 1,040	\$ 1,040	\$ -
N-6	50' Patio-ungated	Champlain	63	\$ 490	\$ 377	\$ 867	\$ 867	\$ -
N-8	50' Patio-ungated	Newport	243	\$ 490	\$ 377	\$ 867	\$ 867	\$ -
N-9	50' Patio-ungated	Newport	57	\$ 490	\$ 377	\$ 867	\$ 867	\$ -
N-11	60' Villa-ungated	Avon	128	\$ 588	\$ 452	\$ 1,040	\$ 1,040	\$ -
N-14	80' Manor-gated	Warwick	54	\$ 784	\$ 603	\$ 1,387	\$ 1,387	\$ -
N-14	70' Manor-gated	Warwick	55	\$ 686	\$ 528	\$ 1,213	\$ 1,213	\$ -
N-16,17	70' Manor-gated	Windsor	146	\$ 686	\$ 528	\$ 1,213	\$ 1,213	\$ -
	Church	Warwick	6	\$ 686	\$ 528	\$ 1,213	\$ 1,213	\$ -
	Townhomes	Gentry Park	116	\$ 367	\$ 188	\$ 556	\$ 556	\$ -
	Condo	Horizons	240	\$ 367	\$ 75	\$ 443	\$ 443	\$ -
		Total	1,187					

Parcel	Unit Type	Subdivision Name	Total # of Units	Assessments				
				O & M	Debt Service 2017 Series	FY 2020 Total	FY 2019 Total	Difference
	Commercial		161,000	\$ 47,321	\$ 30,332	\$ 77,653	\$ 77,653	\$ -
		Total	161,000					