

# **OVEROAKS**

Community Development District

## ***Annual Operating and Debt Service Budget***

Adopted Budget  
Meeting on 07/24/2023

Prepared by:



# OVEROAKS

Community Development District

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## **Overoaks**

Community Development District

## **Operating Budget**

Adopted Budget

# OVEROAKS

Community Development District

General Fund

## Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2024 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2021	FY 2022	BUDGET	THRU	JUL	PROJECTED	BUDGET
			FY 2023	JUN 2023	SEP 2023	FY 2023	FY 2024
<b>REVENUES</b>							
Interest - Investments	\$ 1,575	\$ 2,711	\$ 2,500	\$ 19,527	\$ 2,374	\$ 21,901	\$ 20,595
Interest - Tax Collector	1	13	-	468	-	468	-
Special Assmnts- Tax Collector	345,665	345,759	446,435	446,435	-	446,435	514,879
Special Assmnts- Delinquent	-	-	-	95	-	95	-
Special Assmnts- Discounts	(12,733)	(12,767)	(17,857)	(16,562)	-	(16,562)	(20,594)
Other Miscellaneous Revenues	5,000	-	-	-	-	-	-
<b>TOTAL REVENUES</b>	<b>339,508</b>	<b>335,716</b>	<b>431,078</b>	<b>449,963</b>	<b>2,374</b>	<b>452,337</b>	<b>514,879</b>

### EXPENDITURES

#### Administrative

P/R-Board of Supervisors	3,600	2,200	4,000	3,000	800	3,800	4,000
FICA Taxes	275	168	306	230	61	291	306
ProfServ-Dissemination Agent	1,000	2,000	1,000	-	1,000	1,000	1,000
ProfServ-Engineering	5,750	7,324	5,000	495	4,505	5,000	5,000
ProfServ-Legal Services	2,133	14,501	5,000	10,805	797	11,602	5,000
ProfServ-Mgmt Consulting Serv	56,793	58,502	60,252	45,189	15,063	60,252	62,060
ProfServ-Property Appraiser	410	666	1,100	707	-	707	1,100
ProfServ-Special Assessment	3,006	3,096	3,189	3,189	-	3,189	3,285
ProfServ-Trustee Fees	-	5,388	10,000	5,388	-	5,388	10,000
Auditing Services	7,700	7,700	7,800	7,700	-	7,700	7,800
Postage and Freight	1,412	3,220	650	174	476	650	650
Insurance - General Liability	11,890	8,905	13,079	8,905	-	8,905	9,796
Printing and Binding	1,101	161	1,000	136	864	1,000	1,000
Legal Advertising	61	2,290	1,000	1,093	1,093	2,186	1,000
Miscellaneous Services	202	811	1,200	1,553	250	1,803	1,200
Misc-Assessmnt Collection Cost	4,229	4,047	8,929	8,597	332	8,929	10,298
Office Supplies	105	-	250	-	250	250	-
Annual District Filing Fee	175	175	175	175	-	175	175
<b>Total Administrative</b>	<b>99,842</b>	<b>121,154</b>	<b>123,930</b>	<b>97,336</b>	<b>25,491</b>	<b>122,827</b>	<b>123,669</b>

#### The Oaks Master Association

ProfServ-Field Management	5,464	8,504	5,797	4,348	1,449	5,797	5,971
Contracts-Landscape	48,826	82,723	101,262	68,784	23,905	92,689	101,262
Contracts-Lakes	13,719	14,449	13,320	11,470	4,749	16,219	16,719
Utility - General	3,504	5,646	3,700	2,292	1,408	3,700	4,000
R&M-Parks	8,207	5,320	10,000	4,210	5,790	10,000	15,000
R&M-Signage	135	-	2,000	-	2,000	2,000	2,000
Wetland Maintenance	-	7,818	17,250	-	17,250	17,250	17,250
Misc-Contingency	466	17,257	20,303	8,819	11,484	20,303	85,750
Reserves Other	-	-	10,000	-	-	-	10,000
<b>Total The Oaks Master Association</b>	<b>80,321</b>	<b>141,717</b>	<b>183,632</b>	<b>99,923</b>	<b>68,035</b>	<b>167,958</b>	<b>257,952</b>

# OVEROAKS

Community Development District

General Fund

## Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2024 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2021	FY 2022	BUDGET FY 2023	THRU JUN 2023	JUL SEP 2023	PROJECTED FY 2023	BUDGET FY 2024
<b>Shingle Creek Reserve</b>							
ProfServ-Field Management	5,464	8,504	5,797	4,348	1,449	5,797	5,971
Contracts-Landscape	45,381	57,241	59,538	40,416	8,227	48,643	59,538
Contracts-Lakes	7,265	7,651	7,876	7,709	1,144	8,853	9,000
Utility - General	13,246	8,447	10,000	10,947	3,649	12,984	13,000
R&M-Parks	31,214	5,555	15,000	720	14,280	15,000	20,000
R&M-Signage	1,475	-	3,000	35	2,965	3,000	3,000
Wetland Maintenance	-	13,592	7,750	-	7,750	7,750	7,750
Misc-Contingency	7,254	6,596	4,555	1,507	502	2,571	5,000
Reserves Other	-	-	10,000	-	-	-	10,000
<b>Total Shingle Creek Reserve</b>	<b>111,299</b>	<b>107,586</b>	<b>123,516</b>	<b>65,682</b>	<b>39,966</b>	<b>104,598</b>	<b>133,259</b>
<b>TOTAL EXPENDITURES</b>	<b>291,462</b>	<b>370,457</b>	<b>431,078</b>	<b>262,941</b>	<b>133,492</b>	<b>395,383</b>	<b>514,880</b>
Excess (deficiency) of revenues							
Over (under) expenditures	48,046	(34,741)	-	187,022	(131,118)	56,954	-
<b>OTHER FINANCING SOURCES (USES)</b>							
Operating Transfers-Out	(125,000)	-	-	-	-	-	-
Surplus Refund	(99,999)	-	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>(224,999)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	(176,953)	(34,741)	-	187,022	(131,118)	56,954	-
<b>FUND BALANCE, BEGINNING</b>	<b>948,308</b>	<b>771,355</b>	<b>736,617</b>	<b>736,617</b>	<b>-</b>	<b>736,617</b>	<b>793,571</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 771,355</b>	<b>\$ 736,617</b>	<b>\$ 736,617</b>	<b>\$ 923,639</b>	<b>\$ (131,118)</b>	<b>\$ 793,571</b>	<b>\$ 793,571</b>

**Exhibit "A"**

Allocation of Fund Balances  
Annual Operating Budget

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance-Fiscal Year 2024	\$ 793,571
Net Change in Fund Balance - Fiscal Year 2024	-
Reserves - Fiscal Year 2024 Additions	20,000

<b>Total Funds Available (Estimated) - 9/30/2024</b>	<b>813,571</b>
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**ALLOCATION OF AVAILABLE FUNDS**

***Nonspendable Fund Balance***

Deposits	1,070
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***Assigned Fund Balance***

Operating Reserve - Operating Capital		128,720 <sup>(1)</sup>
Reserve - Other Shingle Creek FY2023	10,000	
Reserve - Other Shingle Creek FY2024	<u>10,000</u>	
		20,000
Reserve - Other Oaks FY2023	10,000	
Reserve - Other Oaks FY2024	<u>10,000</u>	
		20,000

<b>Total Allocation of Available Funds</b>	<b>169,790</b>
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<b>Total Unassigned (undesignated) Cash</b>	<b><u>\$ 643,781</u></b>
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**Notes**

(1) Represents approximately 3 months of operating expenditures

**Budget Narrative**  
Fiscal Year 2024**REVENUES****Interest - Investments**

The district earns interest income on their Money Market account with BankUnited.

**Special Assessment – Tax Collector**

The district will levy a Non-Ad Valorem assessment on all sold and platted parcels 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****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 4 scheduled 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 - 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 with Ada Site Compliance Inc.

**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 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 monthly meetings, review of operating and maintenance contracts, and other specifically requested assignments.

**Budget Narrative**

Fiscal Year 2024

**Expenditures - Administrative (continued)****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 with a moderate increase requested this year.

**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 a unit price per parcel.

**Professional Services – Special Assessment**

Administrative costs to prepare the District's Special Assessment Roll.

**Professional Services - Trustee**

The district pays US Bank an annual fee for trustee services on all the Series Capital Improvement Revenue Bond. The budgeted amount for the fiscal year is based on standard fees charged plus any out-of-pocket expenses.

**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 contracted fees from prior year's engagement letter.

**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. Public Risk Insurance Agency 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 is required to advertise various notices for Board meetings and other public hearings in a newspaper of general circulation.

**Miscellaneous Services**

Website annual renewal and any other miscellaneous expenses that incurred during the year



**Budget Narrative**  
Fiscal Year 2024

**Expenditures - Administrative (continued)**

**Misc - Assessment Collection Cost**

The district reimburses the Osceola 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 fiscal year budget for collection costs was based on a maximum of 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 filling fee**

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

**Expenditures – The Oaks Master Association**

**Professional Service-Field Management**

**\$5,971**

The district has currently a contract with Inframark - Infrastructure Management Services for the operation of the Property and its contractors

**Contracts-Landscape**

**\$101,262**

The district has currently a contract with CEPRA-Landscape - Scheduled maintenance consists of pruning, mowing, edging, blowing, and applying pest and disease control chemicals to sod. Unscheduled maintenance consists of replacing damaged sod and adding new sod.

**Contracts-Lakes**

**\$15,000**

Scheduled maintenance consists of monthly inspections and treatment of lakes. Herbicide will consist of chemical treatments. Algae control will include hand removal and chemical treatments of the lakes and waterways contract with Estate Management Services, Inc.

**Utility-General**

**\$3,700**

This is for electricity and reclaimed water for accounts with Kissimmee Utility Authority and TOHO Water Authority.

**R&M-Parks**

**\$15,000**

Scheduled maintenance includes repairs and replacements of equipment in the park areas, playground, natural trails maintenance and boatlift maintenance.

**R&M-Signage**

**\$2,000**

Scheduled maintenance of the signage consists of cleaning and general maintenance. Unscheduled maintenance consists of minor repair and replacement, touch-up painting.

**Budget Narrative**  
Fiscal Year 2024

**Expenditures – The Oaks Master Association (continued)**

<b>Wetland Maintenance</b>	<b>\$17,250</b>
Scheduled maintenance of lakes consists of cleaning and general maintenance.	
<b>Misc. Contingency</b>	<b>\$32,410</b>
This category is for any other field-related expenditure that is not cover in other categories.	
<b>Reserve-Other</b>	<b>\$10,000</b>
Funds to set aside for major repairs or modifications.	

**Expenditures – Shingle Creek Reserve at the Oaks**

<b>Professional Service-Field Management</b>	<b>\$5,971</b>
The district has currently a contract with Inframark - Infrastructure Management Services for the operation of the Property and its contractors	
<b>Contracts-Landscape</b>	<b>\$59,538</b>
Scheduled maintenance consists of pruning, mowing, edging, blowing, and applying pest and disease control chemicals to sod. Unscheduled maintenance consists of replacing damaged sod and adding new sod.	
<b>Contracts-Lakes</b>	<b>\$9,000</b>
Scheduled maintenance consists of monthly inspections and treatment of lakes. Herbicide well consist of chemical treatments. Algae control will include hand removal and chemical treatments of the lakes and waterways contract with Estate Management Services, Inc.	
<b>Utility-General</b>	<b>\$13,000</b>
This is for electricity and reclaimed water for accounts with Kissimmee Utility Authority and TOHO Water Authority.	
<b>R&amp;M-Parks</b>	<b>\$20,000</b>
Scheduled maintenance includes repairs and replacements of equipment in the park areas, playground, natural trails maintenance and boatlift maintenance.	
<b>R&amp;M - Signage</b>	<b>\$3,000</b>
Scheduled maintenance of the signage consists of cleaning and general maintenance. Unscheduled maintenance consists of minor repairs and replacement, and touch-up painting.	
<b>Wetland Maintenance</b>	<b>\$7,750</b>
This category is for maintenance of wetland areas throughout the district.	
<b>Misc. Contingency</b>	<b>\$5,000</b>
This category is for any other field-related expenditure that is not cover in other categories.	
<b>Reserve-Other</b>	<b>\$10,000</b>
Funds to set aside for major repairs or modifications.	

## **Overoaks**

Community Development District

## **Debt Service Budgets**

Adopted Budget

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2024 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2022	BUDGET FY 2023	THRU JUN 2023	JUL SEPT 2023	PROJECTED FY 2023	BUDGET FY 2024
<b>REVENUES</b>						
Interest - Investments	\$ 7	\$ 200	\$ 10	\$ 3	\$ 13	\$ 200
Special Assmnts- Tax Collector	411,201	335,246	335,246	-	335,246	335,246
Special Assmnts- Prepayment	-	-	6,062	-	6,062	-
Special Assmnts- Delinquent	-	-	113	-	113	-
Special Assmnts- Discounts	(15,147)	(13,410)	(12,437)	-	(12,437)	(13,410)
<b>TOTAL REVENUES</b>	<b>396,061</b>	<b>322,036</b>	<b>328,994</b>	<b>3</b>	<b>328,997</b>	<b>322,036</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	5,062	6,705	6,454	-	6,454	6,705
<b>Total Administrative</b>	<b>5,062</b>	<b>6,705</b>	<b>6,454</b>	<b>-</b>	<b>6,454</b>	<b>6,705</b>
<i>Debt Service</i>						
Principal Debt Retirement	160,000	-	-	-	-	-
Principal Debt Retirement A-1	1,155,000	225,000	225,000	-	225,000	225,000
Prepayments Series A-1	-	-	7,000	-	7,000	-
Principal Debt Retirement A-2	2,610,000	-	-	-	-	-
Interest Expense	51,194	-	-	-	-	-
Interest Expense Series A-1	35,372	93,225	93,225	-	93,225	87,037
Interest Expense Series A-2	79,931	-	-	-	-	-
Cost of Issuance	166,715	-	-	-	-	-
<b>Total Debt Service</b>	<b>4,258,212</b>	<b>318,225</b>	<b>325,225</b>	<b>-</b>	<b>325,225</b>	<b>312,037</b>
<b>TOTAL EXPENDITURES</b>	<b>4,263,274</b>	<b>324,930</b>	<b>331,679</b>	<b>-</b>	<b>331,679</b>	<b>318,742</b>
Excess (deficiency) of revenues						
Over (under) expenditures	(3,867,213)	(2,894)	(2,685)	3	(2,682)	3,294
<b>OTHER FINANCING SOURCES (USES)</b>						
Interfund Transfer-in	125,001	-	-	-	-	-
Proceeds of Refunding Bonds	3,765,000	-	-	-	-	-
Pymt to Escrow Acct-Refunding	(20,499)	-	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>3,869,502</b>	<b>(2,894)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	2,289	(2,894)	(2,685)	3	(2,682)	3,294
<b>FUND BALANCE, BEGINNING</b>	<b>189,551</b>	<b>196,655</b>	<b>196,655</b>	<b>-</b>	<b>196,655</b>	<b>193,973</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 191,840</b>	<b>\$ 193,761</b>	<b>\$ 193,970</b>	<b>\$ 3</b>	<b>\$ 193,973</b>	<b>\$ 197,267</b>

**AMORTIZATION SCHEDULE**

Capital Improvement Revenue Refunding Bonds, Series 2020

<b>DATE</b>	<b>BALANCE</b>	<b>RATE</b>	<b>PRINCIPAL</b>	<b>INTEREST</b>	<b>TOTAL</b>
11/1/2023	3,165,000			43,518.75	
5/1/2024	3,165,000	2.750%	225,000	43,518.75	312,037
11/1/2024	2,940,000			40,425.00	
5/1/2025	2,940,000	2.750%	230,000	40,425.00	310,850
11/1/2025	2,710,000			37,262.50	
5/1/2026	2,710,000	2.750%	240,000	37,262.50	314,525
11/1/2026	2,470,000			33,962.50	
5/1/2027	2,470,000	2.750%	245,000	33,962.50	312,925
11/1/2027	2,225,000			30,593.75	
5/1/2028	2,225,000	2.750%	250,000	30,593.75	311,187
11/1/2028	1,975,000			27,156.25	
5/1/2029	1,975,000	2.750%	260,000	27,156.25	314,312
11/1/2029	1,715,000			23,581.25	
5/1/2030	1,715,000	2.750%	265,000	23,581.25	312,162
11/1/2030	1,450,000			19,937.50	
5/1/2031	1,450,000	2.750%	275,000	19,937.50	314,875
11/1/2031	1,175,000			16,156.25	
5/1/2032	1,175,000	2.750%	280,000	16,156.25	312,312
11/1/2032	895,000			12,306.25	
5/1/2033	895,000	2.750%	290,000	12,306.25	314,612
11/1/2033	605,000			8,318.75	
5/1/2034	605,000	2.750%	295,000	8,318.75	311,637
11/1/2034	310,000			4,262.49	
5/1/2035	310,000	2.750%	310,000	4,262.49	318,525
<b>Total</b>			<b>\$ 3,165,000</b>	<b>\$ 594,962</b>	

**Budget Narrative**  
Fiscal Year 2024

**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 sold and platted parcels within the district in order to pay for the debt service 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**

***Expenditures - Administrative***

**Misc - Assessment Collection Cost**

The district reimburses the Osceola 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 fiscal year budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

***Expenditures – 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 debt twice during the year.

## **Overoaks**

Community Development District

## **Supporting Budget Schedules**

Adopted Budget

Comparison of Non-Ad Valorem Assessment Rates  
Fiscal Year 2024 vs. Fiscal Year 2023

Village	General Fund						Debt Service Funds			Total Assessments per Unit			Units
	The Oaks O&M			Shingle Creek O&M			FY2024	FY2023	Percent Change	FY2024	FY2023	Percent Change	
	FY2024	FY2023	Percent Change	FY2024	FY2023	Percent Change							
Eagles Nest	\$256.97	\$216.97	18.44%	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$256.97	\$216.97	18.44%	84
Phase 1A-1	\$256.97	\$216.97	18.44%	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$256.97	\$216.97	18.44%	141
Osprey Cove	\$256.97	\$216.97	18.44%	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$256.97	\$216.97	18.44%	116
Phase 1A-2	\$256.97	\$216.97	18.44%	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$256.97	\$216.97	18.44%	166
The Oaks Phase 1B-1	\$256.97	\$216.97	18.44%	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$256.97	\$216.97	18.44%	397
Tournament Court	\$256.97	\$216.97	18.44%	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$256.97	\$216.97	18.44%	13
Shingle Creek Reserve 37ft	\$256.97	\$216.97	18.44%	\$264.98	\$245.61	7.89%	\$513.51	\$513.51	0.00%	\$1,035.45	\$976.08	6.08%	144
Shingle Creek Reserve 60ft	\$256.97	\$216.97	18.44%	\$264.98	\$245.61	7.89%	\$643.92	\$643.92	0.00%	\$1,165.87	\$1,106.50	5.37%	247
Shingle Creek Reserve 70ft	\$256.97	\$216.97	18.44%	\$264.98	\$245.61	7.89%	\$725.43	\$725.43	0.00%	\$1,247.38	\$1,188.01	5.00%	144
													<b>1,452</b>