

2017



AVELAR CREEK

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2017
FINAL ANNUAL OPERATING BUDGET

AUGUST 24, 2016



AVELAR CREEK

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2017

PROPOSED ANNUAL OPERATING BUDGET

TABLE OF CONTENTS

<u>SECTION</u>	<u>DESCRIPTION</u>	<u>PAGE</u>
I.	BUDGET INTRODUCTION	1
II.	FISCAL YEAR 2016 BUDGET ANALYSIS.....	2
III.	FINAL OPERATING BUDGET	4
IV.	GENERAL FUND 001 DESCRIPTIONS.....	6
V.	DEBT SERVICE FUND.....	9
VI.	SCHEDULE OF ANNUAL ASSESSMENTS	10

AUGUST 24, 2016

AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

The Avelar Creek Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a "solution" to the State's needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida's effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2017, which begins on October 1, 2016. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
001	General Fund	Operations and Maintenance of Community Facilities Financed by Non-Ad Valorem Assessments
200	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2016 Capital Improvement Revenue Bonds

Facilities of the District

The District's existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

Maintenance of the Facilities

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

AVELAR CREEK

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2016 Operating Budget	Current Period Actuals 10/1/2015 - 3/31/16	Projected Revenues & Expenditures 04/01/16 to 9/30/16	Total Actuals and Projections Through 09/30/16	Over/(Under) Budget Through 09/30/16
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	346,942.00	350,094.67	0.00	350,094.67	3,152.67
TOTAL SPECIAL ASSESSMENTS	346,942.00	350,094.67	0.00	350,094.67	3,152.67
INTEREST EARNINGS					
Interest Earnings	1,000.00	87.25	50.00	137.25	(862.75)
TOTAL INTEREST EARNINGS	1,000.00	87.25	50.00	137.25	(862.75)
OTHER MISCELLANEOUS REVENUES					
Miscellaneous	0.00	85.00	0.00	85.00	85.00
Rental Revenue	1,445.00	867.79	500.00	1,367.79	(77.21)
Undesignated Reserves	11,484.00	0.00	11,454.28	11,454.28	(29.72)
TOTAL OTHER MISCELLANEOUS REVENUES	12,929.00	952.79	11,954.28	12,907.07	(21.93)
TOTAL REVENUES	\$360,871.00	\$351,134.71	\$12,004.28	\$363,138.99	\$2,267.99
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	0.00	3,212.00	4,000.00	7,212.00	7,212.00
TOTAL LEGISLATIVE	0.00	3,212.00	4,000.00	7,212.00	7,212.00
FINANCIAL & ADMINISTRATIVE					
District Manager	25,539.00	12,769.50	12,769.50	25,539.00	0.00
Recording Secretary	3,912.00	1,956.00	1,956.00	3,912.00	0.00
District Engineer	2,400.00	105.00	500.00	605.00	(1,795.00)
Disclosure Report	5,000.00	0.00	5,000.00	5,000.00	0.00
Trustees Fees	4,560.00	2,529.88	2,529.88	5,059.76	499.76
Auditing Services	5,000.00	0.00	5,000.00	5,000.00	0.00
Arbitrage Rebate Calculation	650.00	0.00	650.00	650.00	0.00
Financial Services	20,160.00	10,080.00	10,080.00	20,160.00	0.00
Postage, Phone, Faxes, Copies	500.00	1,236.87	500.00	1,736.87	1,236.87
Rentals & Leases	2,500.00	1,249.98	1,250.02	2,500.00	0.00
Public Officials Insurance	1,150.00	970.07	0.00	970.07	(179.93)
Legal Advertising	300.00	111.90	150.00	261.90	(38.10)
Bank Fees	350.00	195.57	195.57	391.14	41.14
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Miscellaneous Fees	250.00	0.00	0.00	0.00	(250.00)
Investment Reporting Fees	2,200.00	1,099.98	1,100.02	2,200.00	0.00
Office Supplies	130.00	92.89	95.00	187.89	57.89
Technology Services	1,630.00	814.98	815.02	1,630.00	0.00
Website Administration	1,500.00	32.00	500.00	532.00	(968.00)
TOTAL FINANCIAL & ADMINISTRATIVE	77,906.00	33,419.62	43,091.01	76,510.63	(1,395.37)
LEGAL COUNSEL					
District Counsel	3,500.00	550.00	1,000.00	1,550.00	(1,950.00)
TOTAL LEGAL COUNSEL	3,500.00	550.00	1,000.00	1,550.00	(1,950.00)
ELECTRIC UTILITY SERVICES					
Electric Utility Services	40,000.00	20,299.29	22,329.22	42,628.51	2,628.51
TOTAL ELECTRIC UTILITY SERVICES	40,000.00	20,299.29	22,329.22	42,628.51	2,628.51
GARBAGE/SOLID WASTE CONTROL SERVICES					
Garbage Collection	0.00	593.49	593.49	1,186.98	1,186.98
TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES	0.00	593.49	593.49	1,186.98	1,186.98
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	10,000.00	5,559.59	6,085.47	11,645.06	1,645.06
TOTAL WATER-SEWER COMBINATION SERVICES	10,000.00	5,559.59	6,085.47	11,645.06	1,645.06
OTHER PHYSICAL ENVIRONMENT					
Field Manager	13,650.00	6,825.00	6,825.00	13,650.00	0.00
Waterway Management Program - Contract	6,240.00	3,120.00	3,120.00	6,240.00	0.00
Waterway Management Program - Other	1,000.00	1,435.00	750.00	2,185.00	1,185.00
Property & Casualty Insurance	8,000.00	4,691.39	0.00	4,691.39	(3,308.61)
Landscape Maintenance-Contract	89,625.00	39,900.00	39,900.00	79,800.00	(9,825.00)
Miscellaneous Landscape	15,000.00	10,797.50	5,000.00	15,797.50	797.50
Irrigation Maintenance	0.00	1,261.01	750.00	2,011.01	2,011.01
TOTAL OTHER PHYSICAL ENVIRONMENT	133,515.00	68,029.90	56,345.00	124,374.90	(9,140.10)
ROAD & STREET FACILITIES					
Decorative Light Maintenance	2,000.00	1,003.07	1,000.00	2,003.07	3.07
Pavement and Signage Repairs	3,000.00	890.00	1,000.00	1,890.00	(1,110.00)
TOTAL ROAD & STREET FACILITIES	5,000.00	1,893.07	2,000.00	3,893.07	(1,106.93)

FISCAL YEAR 2016 BUDGET ANALYSIS

AVELAR CREEK

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2016 Operating Budget	Current Period Actuals 10/1/2015 - 3/31/16	Projected Revenues & Expenditures 04/01/16 to 9/30/16	Total Actuals and Projections Through 09/30/16	Over/(Under) Budget Through 09/30/16
PARKS & RECREATION					
Staff	20,000.00	9,999.96	10,000.04	20,000.00	0.00
Security Patrol	25,000.00	15,533.00	15,675.00	31,208.00	6,208.00
Club Facility Maintenance	13,500.00	8,644.77	4,500.00	13,144.77	(355.23)
Pool Maint Contract	8,400.00	4,900.00	3,500.00	8,400.00	0.00
Pool Maint-Other	5,000.00	280.44	250.00	530.44	(4,469.56)
Clubhouse Supplies	300.00	0.00	100.00	100.00	(200.00)
Holiday Lighting	2,000.00	1,149.25	500.00	1,649.25	(350.75)
Special Events	4,000.00	1,917.19	1,917.19	3,834.38	(165.62)
Park/Bridge Maintenance	1,250.00	4,521.00	750.00	5,271.00	4,021.00
Security System	500.00	0.00	0.00	0.00	(500.00)
Furniture, Fixtures & Equipment	1,000.00	0.00	0.00	0.00	(1,000.00)
TOTAL PARKS & RECREATION	80,950.00	46,945.61	37,192.23	84,137.84	3,187.84
RESERVES					
Capital Asset Reserves	10,000.00	0.00	10,000.00	10,000.00	0.00
TOTAL RESERVES	10,000.00	0.00	10,000.00	10,000.00	0.00
TOTAL EXPENDITURES	\$360,871.00	\$180,502.57	\$182,636.42	\$363,138.99	\$2,267.99
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$170,632.14	(\$170,632.14)	\$0.00	(\$0.00)

FISCAL YEAR 2016 BUDGET ANALYSIS

AVELAR CREEK

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2016 Operating Budget	Total Actuals and Projections Through 09/30/16	Over/(Under) Budget Through 09/30/16	Fiscal Year 2017 Proposed Operating Budget	Increase / (Decrease) from FY 2016 to FY 2017
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	346,942.00	350,094.67	3,152.67	346,942.00	0.00
TOTAL SPECIAL ASSESSMENTS	346,942.00	350,094.67	3,152.67	346,942.00	0.00
INTEREST EARNINGS					
Interest Earnings	1,000.00	137.25	(862.75)	1,000.00	0.00
TOTAL INTEREST EARNINGS	1,000.00	137.25	(862.75)	1,000.00	0.00
OTHER MISCELLANEOUS REVENUES					
Miscellaneous	0.00	85.00	85.00	0.00	0.00
Rental Revenue	1,445.00	1,367.79	(77.21)	1,445.00	0.00
Undesignated Reserves	11,484.00	11,454.28	(29.72)	11,484.00	0.00
TOTAL OTHER MISCELLANEOUS REVENUES	12,929.00	12,907.07	(21.93)	12,929.00	0.00
TOTAL REVENUES	\$360,871.00	\$363,138.99	\$2,267.99	\$360,871.00	\$0.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	0.00	7,212.00	7,212.00	7,200.00	7,200.00
TOTAL LEGISLATIVE	0.00	7,212.00	7,212.00	7,200.00	7,200.00
FINANCIAL & ADMINISTRATIVE					
District Manager	25,539.00	25,539.00	0.00	25,539.00	0.00
Recording Secretary	3,912.00	3,912.00	0.00	3,912.00	0.00
District Engineer	2,400.00	605.00	(1,795.00)	2,400.00	0.00
Disclosure Report	5,000.00	5,000.00	0.00	5,000.00	0.00
Trustees Fees	4,560.00	5,059.76	499.76	4,560.00	0.00
Auditing Services	5,000.00	5,000.00	0.00	5,000.00	0.00
Arbitrage Rebate Calculation	650.00	650.00	0.00	650.00	0.00
Financial Services	20,160.00	20,160.00	0.00	20,160.00	0.00
Postage, Phone, Faxes, Copies	500.00	1,736.87	1,236.87	500.00	0.00
Rentals & Leases	2,500.00	2,500.00	0.00	2,500.00	0.00
Public Officials Insurance	1,150.00	970.07	(179.93)	1,150.00	0.00
Legal Advertising	300.00	261.90	(38.10)	300.00	0.00
Bank Fees	350.00	391.14	41.14	350.00	0.00
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Miscellaneous Fees	250.00	0.00	(250.00)	250.00	0.00
Investment Reporting Fees	2,200.00	2,200.00	0.00	2,200.00	0.00
Office Supplies	130.00	187.89	57.89	130.00	0.00
Technology Services	1,630.00	1,630.00	0.00	1,630.00	0.00
Website Administration	1,500.00	532.00	(968.00)	1,500.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	77,906.00	76,510.63	(1,395.37)	77,906.00	0.00
LEGAL COUNSEL					
District Counsel	3,500.00	1,550.00	(1,950.00)	0.00	(3,500.00)
TOTAL LEGAL COUNSEL	3,500.00	1,550.00	(1,950.00)	0.00	(3,500.00)
ELECTRIC UTILITY SERVICES					
Electric Utility Services	40,000.00	42,628.51	2,628.51	42,650.00	2,650.00
TOTAL ELECTRIC UTILITY SERVICES	40,000.00	42,628.51	2,628.51	42,650.00	2,650.00
GARBAGE/SOLID WASTE CONTROL SERVICES					
Garbage Collection	0.00	1,186.98	1,186.98	1,200.00	1,200.00
TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES	0.00	1,186.98	1,186.98	1,200.00	1,200.00
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	10,000.00	11,645.06	1,645.06	12,000.00	2,000.00
TOTAL WATER-SEWER COMBINATION SERVICES	10,000.00	11,645.06	1,645.06	12,000.00	2,000.00
OTHER PHYSICAL ENVIRONMENT					
Field Manager	13,650.00	13,650.00	0.00	13,650.00	0.00
Waterway Management Program - Contract	6,240.00	6,240.00	0.00	6,240.00	0.00
Waterway Management Program - Other	1,000.00	2,185.00	1,185.00	2,000.00	1,000.00
Property & Casualty Insurance	8,000.00	4,691.39	(3,308.61)	8,000.00	0.00
Landscape Maintenance-Contract	89,625.00	79,800.00	(9,825.00)	79,800.00	(9,825.00)
Miscellaneous Landscape	15,000.00	15,797.50	797.50	15,000.00	0.00
Irrigation Maintenance	0.00	2,011.01	2,011.01	2,000.00	2,000.00
TOTAL OTHER PHYSICAL ENVIRONMENT	133,515.00	124,374.90	(9,140.10)	126,690.00	(6,825.00)
ROAD & STREET FACILITIES					
Decorative Light Maintenance	2,000.00	2,003.07	3.07	2,000.00	0.00
Pavement and Signage Repairs	3,000.00	1,890.00	(1,110.00)	2,000.00	(1,000.00)
TOTAL ROAD & STREET FACILITIES	5,000.00	3,893.07	(1,106.93)	4,000.00	(1,000.00)

FISCAL YEAR 2017
FINAL ANNUAL OPERATING BUDGET

AVELAR CREEK

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2016 Operating Budget	Total Actuals and Projections Through 09/30/16	Over/(Under) Budget Through 09/30/16	Fiscal Year 2017 Proposed Operating Budget	Increase / (Decrease) from FY 2016 to FY 2017
PARKS & RECREATION					
Staff	20,000.00	20,000.00	0.00	20,000.00	0.00
Security Patrol	25,000.00	31,208.00	6,208.00	30,000.00	5,000.00
Club Facility Maintenance	13,500.00	13,144.77	(355.23)	13,500.00	0.00
Pool Maint Contract	8,400.00	8,400.00	0.00	8,400.00	0.00
Pool Maint-Other	5,000.00	530.44	(4,469.56)	500.00	(4,500.00)
Clubhouse Supplies	300.00	100.00	(200.00)	300.00	0.00
Holiday Lighting	2,000.00	1,649.25	(350.75)	2,000.00	0.00
Special Events	4,000.00	3,834.38	(165.62)	4,000.00	0.00
Park/Bridge Maintenance	1,250.00	5,271.00	4,021.00	5,000.00	3,750.00
Security System	500.00	0.00	(500.00)	500.00	0.00
Furniture, Fixtures & Equipment	1,000.00	0.00	(1,000.00)	1,000.00	0.00
TOTAL PARKS & RECREATION	80,950.00	84,137.84	3,187.84	85,200.00	4,250.00
RESERVES					
Capital Asset Reserves	10,000.00	10,000.00	0.00	4,025.00	(5,975.00)
TOTAL RESERVES	10,000.00	10,000.00	0.00	4,025.00	(5,975.00)
TOTAL EXPENDITURES	\$360,871.00	\$363,138.99	\$2,267.99	\$360,871.00	\$0.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$0.00	(\$0.00)	\$0.00	\$0.00

FISCAL YEAR 2017
FINAL ANNUAL OPERATING BUDGET

AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Financial & Administrative

District Manager

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of Supervisors.

Recording Secretary

As part of the consulting managers contract, the District retains a Recording Secretary to prepare and record the minutes of the official district records of proceeding.

District Engineer

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy and compliance with regulatory permits.

Disclosure Report

This is required of the District as part of the bond indentures.

Trustee Fees

This is required of the District as part of the bond indentures.

Auditing Services

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

Arbitrage Rebate Calculation

This is required of the District as part of the bond indentures.

Financial Services

As part of the consulting managers contract, the District retains Financial Services to process invoices, tax-roll preparation and record the District's transactions in compliance with governmental accounting standards.

Travel Per Diem

This applies at the current rate of mileage reimbursement for official District business.

Postage, Phone, Fax, Copies

Cost of materials and service to produce agendas and conduct day-to-day business of the District.

Rentals & Leases

This is required of the District to store its official records.

Public Official's Insurance

The District carries Public Officials Liability in the amount of \$1,000,000.

Legal Advertising

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

The District is required to file with the County and State each year.

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Investment Reporting Fees

This is to provide an investment report to the District on a quarterly basis.

Office Supplies

Cost of daily supplies required by the District to facilitate operations.

AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Technology Services

This is to upgrade and keep current the operating components to comply with new governmental accounting standards along with basic website maintenance.

Website Administration

This is for maintenance and administration of the Districts official website.

Capital Outlay

This is to purchase new equipment as required.

Legal Counsel

District Counsel

Requirements for legal services are estimated annual expenditures on an as needed basis and also cover such items as attendance at scheduled meetings of the Board of Supervisors, contract preparation and review.

Electric Utility Services

Electric Utility Services

This item is for street lights, pool, recreation facility and other common element electricity needs.

Water-Sewer Combination Services

Water Utility Services

This item is for service to satisfy common element water needs.

Other Physical Environment

Field Manager

As an anticipated addendum to the consulting managers contract, the District will retain the services of a Field Manager. The Field Manager is responsible for the day-to-day field operations. These responsibilities include, but are not limited to, preparing and bidding of services and commodities, contract administration, hiring and maintaining qualified personnel, preparation of and implementation of operating schedules and policies, insuring compliance with all operating permits, prepare and implement field operating budgets and to provide information/education to public regarding District programs. The fee for this service is reviewed annually.

Property & Casualty Insurance

The District carries \$1,000,000 in general liability and also has sovereign immunity.

Landscape Maintenance - Contract

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

Plant Replacement Program

This item is for landscape items that may need to be replaced during the year.

Miscellaneous Landscape

This item is for any unforeseen circumstances that may effect the appearance of the landscape program.

Waterway Mgt. Program - Contract

This item is for the contract that maintains the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water.

Waterway Mgt. Program - Other

This category is for the unforeseen items that are not under contract to maintain the multiple waterways in the District.

Road & Street Facilities

Decorative Light Maintenance

This item provides for maintenance and repairs of the street lights and decorative lighting throughout the District.

Pavement and Signage Repairs

This item provides for maintenance and repairs of the signage throughout the District.

Street Sweeping

This item provides for cleaning of the District roadways.

AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Parks & Recreation

Security Patrol

This item is for the contractual service of the Sheriffs office or a private vendor to provide random patrols of the District assets and the community as a whole.

Club Facility Maintenance

This item is for the monthly cleaning and repairs of the Clubhouse facility.

Pool Maintenance - Contract

The District contracts with a professional pool firm to provide service through a public bid process. This fee includes the contract only.

Pool Maintenance - Other

Pool Area fees that do not fall within the scope of services covered under the pool contract.

Clubhouse Supplies

This item is for the basic commodities and other items for Clubhouse events.

Park/Bridge Maintenance

This item is for repairs to the bridge, benches and picnic tables in the park area.

Special Events

This item is intended to fund supplies such as paper products and decorations for the District's special events.

Staff

Intended to fund full and part time staff to; manage the club facilities, assist in coordinating and identifying maintenance issues, assist residents, enforce District policy & procedure, plan events, and facilitate an overall sense of community in the District.

Security System

This item is for the alarm system and monitoring at the clubhouse.

AVELAR CREEK

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

REVENUES

CDD Debt Service Assessments	\$	332,284
TOTAL REVENUES	\$	332,284

EXPENDITURES

Series 2016 May Bond Principal Payment	\$	115,000
Series 2016 May Bond Interest Payment	\$	110,188
Series 2016 November Bond Interest Payment	\$	107,097
TOTAL EXPENDITURES	\$	332,284
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2016	\$	4,125,000
Principal Payment Applied Toward Series 2016 Bonds	\$	115,000
Bonds Outstanding - Period Ending 11/1/2017	\$	4,010,000

AVELAR CREEK

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS

Lot Size	EAU Value	Unit Count O&M	Unit Count Debt Service	FISCAL YEAR 2016			FISCAL YEAR 2017			Assessment Variance from Previous Year ⁽²⁾
				Debt Service Per Unit	O&M Per Unit	Fiscal Year 2016 Total Assessment ⁽¹⁾	Debt Service Per Unit	O&M Per Unit	Fiscal Year 2017 Total Assessment ⁽¹⁾	
Townhome	0.46	153	153	\$ 310	\$ 313	\$ 623	\$ 264	\$ 313	\$ 577	\$ (46)
SF 40'	1.00	179	179	\$ 680	\$ 679	\$ 1,359	\$ 580	\$ 679	\$ 1,259	\$ (100)
SF 50'	1.25	122	108	\$ 850	\$ 849	\$ 1,699	\$ 725	\$ 849	\$ 1,574	\$ (125)
SF 65'	1.62	95	95	\$ 1,105	\$ 1,101	\$ 2,206	\$ 942	\$ 1,101	\$ 2,043	\$ (163)
Total		549	535							

Notations:

⁽¹⁾ Annual assessments are adjusted for collection costs and early payment discounts of 8%.

⁽²⁾ An increase in assessments creates a positive figure; conversely, a decrease in assessments creates a negative figure.