

Baytree

Community Development District

Proposed Budget

FY 2009

8/6/2008

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Baytree
Community Development District
Proposed Budget FY 2009

Description	Amended Budget FY2008	Actual thru 6/30/2008	Projected Next 3 Months	Total Projected 9/30/08	Proposed Budget FY 2009
Revenues					
Maintenance Assessments	\$718,529	\$715,600	\$2,929	\$718,529	\$650,700
Interest Income - Investments	\$4,600	\$2,339	\$1,875	\$4,214	\$5,000
Miscellaneous Income (IOB Cost Share Agreement) ¹	\$40,699	\$18,000	\$22,699	\$40,699	\$31,259
Miscellaneous Income	\$500	\$13,210	\$1,500	\$14,710	\$3,800
Unappropriated Fund Balance	\$354,748	\$408,912	\$0	\$408,912	\$0
Total Revenues	\$1,119,076	\$1,158,061	\$29,003	\$1,187,064	\$690,759

Expenditures

Administrative

Supervisor Fees	\$8,000	\$6,000	\$1,000	\$7,000	\$8,000
FICA Expenses	\$612	\$459	\$77	\$536	\$612
Engineering	\$21,810	\$6,937	\$10,000	\$16,937	\$17,000
Attorney Fees	\$22,000	\$23,562	\$6,000	\$29,562	\$25,000
Management Fees	\$36,750	\$27,563	\$9,187	\$36,750	\$38,588
Annual Audit	\$6,500	\$6,000	\$500	\$6,500	\$6,500
Assessment Administration	\$7,500	\$7,500	\$0	\$7,500	\$7,500
Computer Time	\$1,000	\$750	\$250	\$1,000	\$1,000
Telephone	\$250	\$7	\$50	\$57	\$250
Postage	\$3,000	\$2,579	\$750	\$3,329	\$3,500
Insurance	\$14,200	\$11,243	\$0	\$11,243	\$10,069
Printing & Binding	\$7,000	\$3,176	\$3,000	\$6,176	\$6,000
Legal Advertising	\$1,000	\$503	\$400	\$903	\$600
Other Current Charges	\$2,200	\$810	\$500	\$1,310	\$1,500
Office Supplies	\$1,000	\$156	\$150	\$306	\$750
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
CDD Website	\$1,100	\$850	\$150	\$1,000	\$600
Administrative Expenses	\$134,097	\$98,270	\$32,014	\$130,284	\$127,644

(1) Amount projected is contingent upon discussion with IOB.

Baytree

Community Development District

Proposed Budget FY 2009

Description	Amended Budget FY2008	Actual thru 6/30/2008	Projected Next 3 Months	Total Projected 9/30/08	Proposed Budget FY 2009
<i>Operation and Maintenance</i>					
Security	\$136,514	\$113,502	\$34,476	\$147,978	\$117,670
Additional Security	\$0	\$0	\$0	\$0	\$3,500
Gate Maint. Contract	\$0	\$0	\$0	\$0	\$4,250
Maintenance - Gatehouse	\$27,500	\$9,476	\$10,500	\$19,976	\$20,000
Telephone - Gatehouse	\$2,700	\$1,566	\$900	\$2,466	\$2,700
Field Management Fees	\$23,400	\$17,083	\$6,317	\$23,400	\$26,250
Utilities	\$70,400	\$43,463	\$26,000	\$69,463	\$66,000
Maintenance - Lakes	\$34,150	\$26,528	\$7,576	\$34,104	\$35,179
Maintenance - Landscape	\$86,068	\$64,310	\$21,600	\$85,910	\$88,756
Maintenance - Additional Landscape	\$32,144	\$18,909	\$5,000	\$23,909	\$15,000
Maintenance - Pool	\$16,922	\$11,799	\$5,123	\$16,922	\$18,304
Maintenance - Irrigation	\$10,000	\$5,627	\$1,900	\$7,527	\$10,000
Maintenance - Lighting	\$4,000	\$1,481	\$750	\$2,231	\$4,000
Maintenance - Monuments	\$14,600	\$7,433	\$1,000	\$8,433	\$7,500
Maintenance - Other Field (R&M General)	\$6,000	\$3,713	\$2,200	\$5,913	\$6,000
Maintenance - Playground	\$1,000	\$549	\$0	\$549	\$500
Maintenance - Tennis Court Area	\$2,000	\$250	\$500	\$750	\$1,000
Operating Supplies	\$5,500	\$212	\$750	\$962	\$3,000
Sidewalk Cleaning	\$7,500	\$7,125	\$0	\$7,125	\$14,960
Miscellaneous	\$5,000	\$960	\$1,000	\$1,960	\$3,547
O&M Expenses	\$485,398	\$333,986	\$125,592	\$459,578	\$448,116
<i>Reserves</i>					
Capital Projects-Paving	\$95,750	\$86,914	\$0	\$86,914	\$60,000
Capital Projects-Others	\$47,403	\$39,288	\$11,970	\$51,258	\$40,000
Landscaping Reserves	\$0	\$0	\$0	\$0	\$15,000
Operating Reserve	\$100,041	\$41,310	\$160,794	\$202,104	\$0
Reserves	\$243,194	\$167,512	\$172,764	\$340,276	\$115,000
<i>Line of Credit</i>					
Principal Expense	\$250,000	\$250,000	\$0	\$250,000	\$0
Interest Expense	\$6,387	\$6,927	\$0	\$6,927	\$0
Line of Credit	\$256,387	\$256,927	\$0	\$256,927	\$0
Total Expenses	\$1,119,076	\$856,695	\$330,369	\$1,187,064	\$690,760
Excess Revenues	(\$0)	\$301,366	(\$301,366)	\$0	(\$0)

Baytree Community Development District

REVENUES:

Maintenance Assessments

The District will levy a Non Ad Valorem Assessment on all taxable property within the Baytree Community Development District in order to pay for operating & maintenance expenditures for the Fiscal Year.

Interest Income

Represents estimated interest earnings from cash balances in the District's operating account with Wachovia and investments through US Bank.

Miscellaneous Income (IOB Cost Share Agreement)

Represents estimated earnings from Isles of Baytree.

Miscellaneous Income

Represents estimated earnings from the sale of security gate transponder and pool access cards.

EXPENDITURES

Administrative:

Supervisor Fees

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated \$200 per meeting.

FICA Expenses

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

Engineering

The District currently has a contract with PBS&J Engineering to provide engineering service to the District. The contract includes preparation for monthly board meetings, contract specifications, bidding, etc. This contract expires when the scope of the work is completed or termination occurs.

Attorney Fees

The District contracts for legal counsel services. This contract includes preparation for monthly board meetings, contract review, etc.

Management Fees

The District has contracted with Governmental Management Services-Central Florida, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reporting, annual audits, etc.

Annual Audit

The District is required by Florida Statute to arrange for an Independent audit of its financial records on an annual basis. The budget is based on the current rate for the annual audit.

Baytree Community Development District

Assessment Administration

Expenses related to administering the Annual Assessments on the tax roll with the Brevard County Tax Collector.

Computer Time

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a mainframe computer leased by Governmental Management Services-Central Florida, LLC.

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability, public official's liability and property insurance coverage is provided by the Preferred Governmental Insurance Trust (PGIT).

Printing & Binding

The District incurs charges for printing and binding agenda packages and printing computerized checks, correspondence, stationery, envelopes, photocopies and other printed material.

Legal Advertising

The District does most of its legal advertising in the Florida Today. Based on prior years cost for advertising monthly meetings, special meetings, public hearings, etc. the amount should not exceed \$1,000.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

The District incurs charges for supplies that need to be purchased during the fiscal year, including copier and printer toner cartridges, paper, file folders, binders, pens, paper clips, and other such office supplies.

Dues, License & Subscriptions

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

Operation and Maintenance:

Security

The District currently has a contract with Security Operations and Solutions, Inc. to provide security service for the District. Admiral Security Services selected at the 7/2/08 CDD Meeting. Budget amount based on contract with Admiral Security Services.

- *Vendor: Admiral Security Services*
 - *Contract cost of \$12.62 per hour for front guard house*

Baytree Community Development District

Additional Security

Additional funds for security needs in the Baytree CDD.

Gate Maintenance Contract

Annual contract amount from ACT for maintenance of the new gate system.

Maintenance- Gatehouse

Represents maintenance contract for gates, and any other maintenance cost the District may incur at the security gate house, i.e. plumbing, gate repairs, etc.

Telephone- Gatehouse

The District has a telephone in the gate house which is only used for local phone calls. The amount is based on minimum monthly charges from BellSouth.

Field Management Fees

The District has a contract with Governmental Management Services-Central Florida, LLC to provide on-site management services for the District.

Utilities

The District currently pays for electric, water/sewer and gas.

Maintenance- Lakes

The District currently has a contract with ECOR to maintain its 66.46 acres of lakes. Includes additional funds for grass carp and inflationary increases.

- *Current Vendor: ECOR Industries*
 - *Contract cost of \$2,292 monthly for Lake Maintenance, \$350 every other month for Natural Areas Management*

Maintenance- Landscape

The District currently has a contract with Tropic Care, Inc. to maintain its 352,000 Square Feet of Landscaping. Includes additional funds annuals replacement and for inflationary increases.

- *Current Vendor: Tropic-Care*
 - *Contract cost of \$7,168 monthly, \$250 quarterly for annual replacement*

Maintenance- Additional Landscape

Funding for trimming, replacement of trees/plants, and other routine landscape maintenance not covered under the landscape vendor contract.

Maintenance- Pool

The District has constructed a community swimming pool which requires maintenance service five times per week. Additional funds for repair, supplies, and inflationary increases.

- *Current Vendor: Beach Pools*
 - *Contract cost of \$600 monthly for pool maintenance*
- *Current Vendor: J & I Janitorial Services*
 - *Contract cost of \$320 monthly for janitorial services*

Baytree Community Development District

Maintenance- Irrigation

Represents estimated cost for repairing irrigation line breaks, replacement of sprinklers, etc.

Maintenance– Lighting

Estimated cost for routine/replacement of fixtures.

Maintenance– Monuments

Estimated cost to pressure clean and paint monuments.

Maintenance- Other Field

Miscellaneous cost related to light fixture repair and replacement, dead tree removals, additional pond work, cleaning storm drains, etc

Maintenance– Playground

Estimated cost for routine maintenance.

Maintenance– Tennis Court Area

Estimated cost for routine maintenance.

Operating Supplies

Purchase of supplies for the District's pool, gate house, purchase of transponders and access cards, etc.

Sidewalk Cleaning

Estimated cost for pressure washing the CDD owned sidewalks and all curbing throughout the community.

Miscellaneous

Any other miscellaneous expenses incurred during the year.

Reserves:

Capital Projects- Paving

The District has established a Reserve Account in order to pay for resurfacing of roadways

Capital Projects- Other

Renewal and replacement cost such as replacement cost of the sidewalks, drainage repair, playground equipment, etc. See attached capital improvement program.

Landscaping Reserves

Funding for additional landscaping improvements outside of the contract with landscape vendor.

Operating Reserves

Includes a specific amount of funds allocated annually for unforeseen items and to fund daily operations until assessment reserve is received.

**Baytree
Community Development District**

Exhibit "A"

Allocation of Operating Reserves

Estimated Funds Available

Beginning Fund Balance - Fiscal Year 2008	\$	158,912
Estimated Excess Revenues - Fiscal Year 2008	\$	1,882
Total Estimated Funds Available - 9/30/2008	\$	160,794

Allocation of Funds Available

(1) Operating Reserve - First Quarter Operating Capital	\$	101,445
IOB Roadway Cost Share Fund	\$	10,734
Baytree CDD Pavement Management Allocation	\$	10,287
Maintenance Reserve/Renewal and Replacement	\$	38,328
Total Allocation of Funds	\$	160,794
Total Undesignated Cash	\$	-

(1) Represents approximately 2 months operating expenditures

Baytree

Community Development District

O&M Assessment Calculation

	FY2008	FY2009
Net Assessments	\$718,529	\$650,700
Discounts & Collection (4%)	\$30,060	\$27,222
Gross Assessments	\$748,589	\$677,922
Less : Golf Course (2.25%)	\$16,843	\$15,253
Adjusted Gross	\$731,746	\$662,669
Assessable Units:		
Phase 1	304	304
Phase 2	<u>157</u>	<u>157</u>
Total	461	461
Per Unit Assessments	\$1,587	\$1,437

Baytree CDD - Capital Improvement Program

		FY 2008	FY 2009	FY 2010	FY 2011	FY 2012
Paving Management ¹						
Per Engineer		\$ 85,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000
Paving						

Project Description	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012
Per Engineer					
Gate Entry System					
South Gate Enhancements					
Street Signage					
Gatehouse Modifications					
Sidewalk /Gutter Repair	\$ 7,558	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000
Drainage Maintenance	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Drainage Contingency					
Special Projects	\$ 10,000	\$ -	\$ 3,000	\$ 10,000	\$ 10,000
Curbing Improvements		\$ 16,000			
Tennis Court Resurfacing			\$ 8,000		
Landscape Improvements					
Landscape Design					
Per Onsite Manager					
New Fountain	\$ 6,000				
Playground Equipment		\$ -			
Tennis Court Improvements		\$ 7,000			
Pool Area Refurbishing	\$ 5,000				\$ 5,000
Replace Pump Houses	\$ 3,800				
Total	\$ 42,358	\$ 40,000	\$ 28,000	\$ 27,000	\$ 32,000
Cash Financed	\$ 42,358	\$ 40,000	\$ 28,000	\$ 27,000	\$ 32,000

(1) See pavement rehabilitation schedule for detail

Baytree

Community Development District

Proposed Budget FY 2009

Description	Adopted Budget FY 2008	Actual thru 6/30/2008	Projected Next 3 Months	Total Projected 9/30/08	Proposed Budget FY 2009
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Revenues:

Fund Balance	\$76,474	\$83,139	\$0	\$83,139	\$88,015
Special Assessments	\$186,444	\$185,684	\$760	\$186,444	\$186,444
Interest Income	\$5,960	\$6,388	\$745	\$7,133	\$2,980
Total Revenues	\$268,878	\$275,211	\$1,505	\$276,716	\$277,439

Expenditures:

Trustee Fees	\$4,000	\$2,500	\$0	\$2,500	\$2,500
Interest Expense 11/01	\$17,940	\$18,261	\$0	\$18,261	\$14,490
Prepayment	\$0	\$5,000	\$0	\$5,000	\$0
Principal Expense 05/01	\$145,000	\$145,000	\$0	\$145,000	\$150,000
Interest Expense 05/01	\$17,940	\$17,825	\$115	\$17,940	\$14,490
Total Expenditures	\$184,880	\$188,586	\$115	\$188,701	\$181,480

Excess Revenues/(Expenditures)	\$83,998	\$86,625	\$1,390	\$88,015	\$95,959
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Net Assessments	\$186,444
Discounts & Collections (4%)	\$7,768
Gross Assessments	<u>\$194,212</u>

Phase	Units W/Debt Assessment	Total Per Unit FY 2008	Total Per Unit FY 2009
1	269	\$430	\$430
2	157	\$472	\$472
Golf Course	1	\$4,438	\$4,438
Total	<u>427</u>		

Baytree Community Development District

AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/08	\$ 630,000.00	4.60%		\$ 14,490.00	
05/01/09	\$ 630,000.00	4.60%	\$ 150,000.00	\$ 14,490.00	\$ 175,530.00
11/01/09	\$ 480,000.00	4.60%		\$ 11,040.00	
05/01/10	\$ 480,000.00	4.60%	\$ 155,000.00	\$ 11,040.00	\$ 173,515.00
11/01/10	\$ 325,000.00	4.60%		\$ 7,475.00	
05/01/11	\$ 325,000.00	4.60%	\$ 160,000.00	\$ 7,475.00	\$ 171,270.00
11/01/11	\$ 165,000.00	4.60%		\$ 3,795.00	
05/01/12	\$ 165,000.00	4.60%	\$ 165,000.00	\$ 3,795.00	\$ 168,795.00
			\$ 775,000.00	\$ 109,365.00	\$ 866,425.00

Isles Of Baytree

	FY2009 Proposed
Security	\$121,170
Maintenance - Gatehouse/Agreement	\$24,250
Telephone - Gatehouse	\$2,700
Utilities ¹	\$6,834
Maintenance-Lighting	\$4,000
Capital Reserve - Paving Management ²	\$14,778
Total	\$173,732
Less: Golf Course Contribution (2.25%)	(\$3,909)
Total to be assessed To BayTree CDD & Isles of Baytree HOA	\$169,823
 Total Number of Lots	
Baytree Phase I	304
Baytree Phase II	157
Isles of Baytree	104
	565
 Total Per Lot Assessment	 \$301
Total Expenses divided by Total Units	
 Total Amount Assessed for Isles of Baytree HOA	 \$31,259
Total Per Unit multiplied by 104	

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Notes

Total Utilities

201 Baytree Dr. Grd House	\$2,642
201 Baytree Dr. Grd House-Water	\$161
8005 Kingswood Way- Street Lights	\$4,031
	\$6,834

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Capital Reserve Calculation is based on the following areas:

Baytree Boulevard

National Drive

Kingswood Dr.

Total Area of Pavement	89,711
IOB Shared Roadway Area	22,093
Fraction of Shared Roadways	24.63%
 Total Projected 09 Paving Management	 \$60,000
IOB Shared Cost	\$14,776

Baytree CDD Proposed Roadway Pavement Management Schedule

Est. Years to Rehab	Total Cost of Rehab**	Street	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
7	\$12,824.57	Andover Way	0	0	0	0	0	12,825	0	0	0	0	0	0	0	0	0
12	\$18,912.54	Arundel Way	0	0	0	0	0	0	0	0	0	0	18,913	0	0	0	0
8	\$10,111.78	Ashbourne Court	0	0	0	0	0	0	10,112	0	0	0	0	0	0	0	0
16	\$9,334.05	Ashwell Court	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16	\$32,784.47	Balmoral Way	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9,334
8	\$38,640.44	Balmoral Way	0	0	0	0	0	0	38,640	0	0	0	0	0	0	0	32,784
3	\$33,310.32	Baytree Drive (Daventry to S. Entrance)	0	33,310	0	0	0	0	0	0	0	0	0	0	0	0	0
3	\$20,070.01	Baytree Drive (Bradwick to Daventry)	0	20,070	0	0	0	0	0	0	0	0	0	0	0	0	0
2	\$10,513.00	Baytree Drive (Duncastle to Bradwick)	10,513	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2	\$21,910.84	Baytree Drive (Glastonbury to Duncastle)	21,911	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2	\$19,496.30	Baytree Drive (North of Glastonbury)	19,496	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10	\$13,093.18	Belford Way	0	0	0	0	0	0	0	0	13,093	0	0	0	0	0	0
12	\$15,136.37	Berwick Way	0	0	0	0	0	0	0	0	0	0	15,136	0	0	0	0
16	\$39,982.25	Birchington Lane	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16	\$63,966.75	Bradwick Way (East of Baytree Dr.)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	39,982
8	\$27,551.60	Bradwick Way (West of Baytree Dr.)	0	0	0	0	0	0	27,552	0	0	0	0	0	0	0	63,967
10	\$7,060.05	Chatham Court	0	0	0	0	0	0	0	0	7,060	0	0	0	0	0	0
7	\$38,295.61	Chatsworth Drive	0	0	0	0	0	38,296	0	0	0	0	0	0	0	0	0
15	\$57,094.21	Compton Way (East of Chatsworth)	0	0	0	0	0	0	0	0	0	0	0	0	0	57,094	0
9	\$8,643.50	Compton Way (West of Chatsworth)	0	0	0	0	0	0	8,643	0	0	0	0	0	0	0	0
13	\$8,298.35	Cromwell Place	0	0	0	0	0	0	0	0	0	0	0	8,298	0	0	0
9	\$26,827.27	Daventry Drive	0	0	0	0	0	0	0	26,827	0	0	0	0	0	0	0
7	\$37,583.13	Deerhurst Drive	0	0	0	0	0	37,583	0	0	0	0	0	0	0	0	0
12	\$12,343.92	Dorset Place (West of Balmoral)	0	0	0	0	0	0	0	0	0	0	12,344	0	0	0	0
5	\$7,307.83	Dorset Place (East of Balmoral)	0	0	0	7,308	0	0	0	0	0	0	0	0	0	0	0
5	\$11,805.60	Duncastle Court	0	0	0	11,806	0	0	0	0	0	0	0	0	0	0	0
13	\$8,407.83	Eddystone Way	0	0	0	0	0	0	0	0	0	0	0	8,408	0	0	0
12	\$18,521.17	Glastonbury Place	0	0	0	0	0	0	0	0	0	0	18,521	0	0	0	0
10	\$7,050.17	Kessington Court	0	0	0	0	0	0	0	0	7,050	0	0	0	0	0	0
4	\$45,874.53	Kingswood Way	0	0	45,875	0	0	0	0	0	0	0	0	0	0	0	0
15	\$11,692.26	Linford Court	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9	\$7,412.80	Monrose Way	0	0	0	0	0	0	0	0	0	0	0	7,413	0	0	0
5	\$21,449.61	National Drive	0	0	0	21,450	0	0	0	0	0	0	0	0	0	0	0
11	\$173,707.20	Old Tramway (Baytree to Montrose)	0	0	0	0	0	0	0	0	0	173,707	0	0	0	0	0
6	\$45,536.53	Old Tramway (Montrose to End)	0	0	0	0	45,537	0	0	0	0	0	0	0	0	0	0
10	\$11,779.91	Royston Lane	0	0	0	0	0	0	0	0	11,780	0	0	0	0	0	0
14	\$148,382.49	Sandhurst Drive	0	0	0	0	0	0	0	0	0	0	0	0	148,382	0	0
7	\$23,965.92	Southpointe Court	0	0	0	0	0	23,966	0	0	0	0	0	0	0	0	0
Funds Forwarded From Previous FY			21,021	29,101	35,721	49,846	69,283	83,746	31,077	14,773	31,890	52,907	-60,801	-65,715	-22,421	-110,803	-119,590
Annual Revenue			60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000
Cost of Improvements			51,920	53,380	45,875	40,563	45,537	112,659	76,304	42,884	36,983	173,707	64,914	16,706	148,382	68,786	146,068
Forward Reserve Account Balance ***			29,101	35,721	49,846	69,283	83,746	31,077	14,773	31,890	52,907	-60,801	-65,715	-22,421	-110,803	-119,590	-205,857

***Does not include interest

Current Mill and Overlay Cost \$7.00 Based on FY 2008 actual cost

Assumed Rate of Construction Inflation 3.5%