

PROFORMA ASSESSMENT CALCULATION UNDER REVISED METHOD TO BE AMENDED IN CHARTER

PARCEL ADMIN CALCULATION

Parcels Added To		Acres	SF	ERU	G&A
Association	Description				
1	Ph 1A & Town Square	0.35	15,246.00	Full Rate	15.25 250.51
2	Ph 1A & Town Square	0.23	10,018.80	Full Rate	10.02 164.62
3	Ph 1A & Town Square	1.15	50,094.00	Full Rate	50.09 823.11
4	Ph 1A & Town Square	0.24	10,454.40	Full Rate	10.45 171.78
5	Ph 1A & Town Square	0.30	13,068.00	Full Rate	13.07 214.72
6	Future Crown Parcel	5.00	217,800.00	Full Rate	217.80 3,578.74
Owl Creek Substation	Unplatted	7.33	319,294.80	Half Rate	159.65 2,623.21
Ecologic	Unplatted	3.95	172,062.00	Fourth Rate	43.02 706.80
TCU Site	Unplatted	62.29	2,713,352.40	Fourth Rate	678.34 11,145.97
LG Tract	Unplatted	10.00	435,600.00	Tenth Rate	43.56 715.75 Ag Use
Tract 6	Cypress Pkwy	12.96	564,537.60	Full Rate	564.54 9,276.08
Tract 7	Cypress Pkwy	17.00	740,520.00	Full Rate	740.52 12,167.70
		120.80	5,262,048.00		2,546.30 41,839.00
Full Rate		37.23	1,621,738.80		
Half Rate		7.33	319,294.80		
		44.56	1,941,033.60		

PARCEL FOUNDERS SQUARE SERVICE AREA CALCULATION

Parcels Added To		Acres	SF	ERU	G&A
Association	Description				
1	Ph 1A & Town Square	0.35	15,246.00	Full Rate	15.25 8,276.44
2	Ph 1A & Town Square	0.23	10,018.80	Full Rate	10.02 5,438.81
3	Ph 1A & Town Square	1.15	50,094.00	Full Rate	50.09 27,194.03
4	Ph 1A & Town Square	0.24	10,454.40	Full Rate	10.45 5,675.28
5	Ph 1A & Town Square	0.30	13,068.00	Full Rate	13.07 7,094.09
Future	Square Expansion	3.17	138,000.00	Full Rate	138.00 74,914.68
		5.44	236,881.20		236.88 128,593.33

G&A Revenues			
Commercial Assessments	\$ 41,839.00		
Developer Subsidy	0		
TOTAL G&A Revenues	41,839.00		
G&A Expenses			
Staff	23,399		
Audit/Tax	3,250		
Legal	600		
Management Fees	18,000		
Meeting Expense	450		
Postage	425		
Insurance	5,700	\$/ERU	ERU's
Office Supplies	240		
Taxes	500		
Admin Overhead Reimb	(10,725)		
Sub-Total G&A	41,839	\$ 16.43	\$ 2,546.30
TOTAL Surplus/(Deficit)	\$ -		
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Founder's Bldg Service Area Revenues			
Commercial Assessments	53,678.65		
Subsidy Future Parcels	74,914.68		
TOTAL Founder's Revenues	128,593.33		
Service Area - Founder's			
Admin Overhead	7,500		
Cleaning/Porter	10,000		
Landscape Maintenance	28,464		
Mulch	16,400		
Security	20,964		
Street Light - Lease	36,240		
Repairs and Maintenance	1,500		
Electric	3,900	\$/ERU	ERU's
General Supplies	400		
Insurance	3,225		
Sub-Total - Service Area Founder's	128,593	542.860	236.88
TOTAL Surplus/(Deficit)	\$ 0.33		