

**LEXINGTON**  
Community Development District

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

**Fiscal Year 2024**

**Adopted Budget:**  
(Adopted on 8/10/2023)

# LEXINGTON

Community Development District

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**Lexington**  
**Community Development District**

**Operating Budget**  
Fiscal Year 2024

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2024 Adopted 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	\$ 31	\$ 58	\$ 31	\$ 817	\$ 272	\$ 1,089	\$ 574
Interest - Tax Collector	7	-	-	-	-	-	-
Special Assmnts- Tax Collector	44,139	44,139	44,140	44,075	65	44,140	44,138
Special Assmnts- Discounts	(1,615)	(1,701)	(1,766)	(1,611)	-	(1,611)	(1,766)
Other Miscellaneous Revenues	721	-	451	453	-	453	450
<b>TOTAL REVENUES</b>	<b>43,283</b>	<b>42,496</b>	<b>42,856</b>	<b>43,734</b>	<b>337</b>	<b>44,071</b>	<b>43,397</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
P/R-Board of Supervisors	2,200	2,200	4,000	1,600	1,000	2,600	4,000
FICA Taxes	168	168	306	122	77	199	306
ProfServ-Legal Services	254	781	1,353	245	1,108	1,353	1,353
ProfServ-Mgmt Consulting	19,436	19,436	19,436	14,577	4,859	19,436	20,019
ProfServ-Property Appraiser	658	637	665	637	-	637	665
ProfServ-Trustee Fees	7,187	5,483	7,187	5,824	-	5,824	7,187
ProfServ-Web Site Development	1,721	1,662	1,780	1,553	227	1,780	1,780
Auditing Services	3,900	4,100	4,100	4,200	-	4,200	4,200
Postage and Freight	36	40	80	49	31	80	80
Insurance - General Liability	1,838	1,838	2,022	1,875	-	1,875	2,063
Legal Advertising	187	330	477	-	477	477	477
Misc-Bank Charges	465	694	510	665	222	887	900
Misc-Assessment Collection Cost	471	348	665	637	1	638	662
Office Supplies	10	52	100	171	57	228	300
Annual District Filing Fee	175	-	175	175	-	175	175
<b>Total Administrative</b>	<b>38,706</b>	<b>37,769</b>	<b>42,856</b>	<b>32,330</b>	<b>8,058</b>	<b>40,388</b>	<b>44,167</b>
<b>TOTAL EXPENDITURES</b>	<b>38,706</b>	<b>37,769</b>	<b>42,856</b>	<b>32,330</b>	<b>8,058</b>	<b>40,388</b>	<b>44,167</b>
Excess (deficiency) of revenues							
Over (under) expenditures	4,577	4,727	-	11,404	(7,721)	3,683	(770)
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	(770)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(770)</b>
Net change in fund balance	4,577	4,727	-	11,404	(7,721)	3,683	(770)
<b>FUND BALANCE, BEGINNING</b>	<b>42,649</b>	<b>47,226</b>	<b>51,953</b>	<b>51,953</b>	<b>-</b>	<b>51,953</b>	<b>55,636</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 47,226</b>	<b>\$ 51,953</b>	<b>\$ 51,953</b>	<b>\$ 63,357</b>	<b>\$ (7,721)</b>	<b>\$ 55,636</b>	<b>\$ 54,866</b>

*General Fund*

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**Budget Narrative**  
Fiscal Year 2024

**REVENUES**

**Interest-Investments**

The District earns interest on the monthly average collected balance for their operating accounts.

**Special Assessments-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 Assessments-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**Other Miscellaneous Revenues**

The District may receive monies from additional resources that are not included in any other category.

**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 at which they are in attendance. The amount for the Fiscal Year is based upon all supervisors attending all the meetings.

**FICA Taxes**

Payroll taxes for supervisor salaries are calculated as 7.65% of payroll.

**Professional Services-Legal Services**

The District's Attorney provides general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisors and the District Manager.

**Professional Services-Management Consulting Services**

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

**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 maximum of 1.5% of the anticipated assessment collections.

**Professional Services – Trustee Fees**

The District issued Series Special Assessment Bonds that are deposited with a Trustee to handle all trustee matters. The annual trustee fee is based on standard fees charged plus any out-of-pocket expenses.

*General Fund*

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**Budget Narrative**  
Fiscal Year 2024

**EXPENDITURES**

**Administrative** (continued)

**Professional Services – Web Site Development**

The District incurs fees as they relate to the development and ongoing maintenance of its own website.

**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 is based on historical cost.

**Postage and 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 Preferred Governmental Insurance Trust. They specialize in providing insurance coverage to governmental agencies. The budgeted amount allows for a projected increase in the premium.

**Legal Advertising**

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

**Miscellaneous-Bank Charges**

This includes monthly bank charges.

**Miscellaneous-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 1.5% on the amount of special assessments collected and remitted, whichever is greater. The budgeted amount for collection costs was based on a maximum of 1.5% 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 Filing Fee**

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

**LEXINGTON**

Community Development District

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**Exhibit "A"**  
Allocation of Fund Balances

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2024	\$ 55,636
Net Change in Fund Balance - Fiscal Year 2024	(770)
Reserves - Fiscal Year 2024 Additions	-
<b>Total Funds Available (Estimated) - 9/30/2024</b>	<b>54,866</b>

**ALLOCATION OF AVAILABLE FUNDS**

***Assigned Fund Balance***

Operating Reserve - First Quarter Operating Capital	11,042 <sup>(1)</sup>
Subtotal	<u>11,042</u>
<b>Total Allocation of Available Funds</b>	<b>11,042</b>

<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 43,825</b>
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**Notes**

(1) Represents approximately 3 months of operating expenditures

**Lexington**  
**Community Development District**

**Debt Service Budgets**  
Fiscal Year 2024



**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2024 Adopted 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	\$ 85	\$ 17	\$ 616	\$ 205	\$ 821	\$ 728
Interest - Tax Collector	4	-	-	-	-	-	-
Special Assmnts- Tax Collector	22,692	22,692	22,692	22,692	-	22,692	22,692
Special Assmnts- Discounts	(852)	(638)	(908)	(881)	(27)	(908)	(908)
<b>TOTAL REVENUES</b>	<b>21,845</b>	<b>22,139</b>	<b>21,801</b>	<b>22,427</b>	<b>178</b>	<b>22,605</b>	<b>22,513</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessment Collection Cost	244	516	340	340	-	340	-
ProfServ-Property Appraiser	-	-	-	-	-	-	340
ProfServ-Tax Collector	340	328	340	340	-	340	340
<b>Total Administrative</b>	<b>584</b>	<b>844</b>	<b>680</b>	<b>680</b>	<b>-</b>	<b>680</b>	<b>681</b>
<i>Debt Service</i>							
Principal Debt Retirement	8,000	8,000	9,000	9,000	-	9,000	9,000
Principal Prepayments	-	5,000	-	-	-	-	-
Interest Expense	11,394	10,827	10,260	10,260	-	10,260	9,774
<b>Total Debt Service</b>	<b>19,394</b>	<b>23,827</b>	<b>19,260</b>	<b>19,260</b>	<b>-</b>	<b>19,260</b>	<b>18,774</b>
<b>TOTAL EXPENDITURES</b>	<b>19,978</b>	<b>24,671</b>	<b>19,940</b>	<b>19,940</b>	<b>-</b>	<b>19,940</b>	<b>19,455</b>
Excess (deficiency) of revenues							
Over (under) expenditures	1,867	(2,532)	1,861	2,487	178	2,665	3,058
<b>OTHER FINANCING SOURCES (USES)</b>							
Interfund Transfer - In	-	19,511	-	-	-	-	-
Operating Transfers-Out	-	(21,209)	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	-	1,861	-	-	-	3,058
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>(1,698)</b>	<b>1,861</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,058</b>
Net change in fund balance	1,867	(4,230)	1,861	2,487	178	2,665	3,058
<b>FUND BALANCE, BEGINNING</b>	<b>29,466</b>	<b>31,333</b>	<b>28,802</b>	<b>28,802</b>	<b>-</b>	<b>28,802</b>	<b>31,467</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 31,333</b>	<b>\$ 27,103</b>	<b>\$ 30,663</b>	<b>\$ 31,289</b>	<b>\$ 178</b>	<b>\$ 31,467</b>	<b>\$ 34,525</b>

**Special Assessment Bonds**  
Amortization Schedule

Date	Outstanding Balance	Principal	Rate	Interest	Annual Debt Service
11/1/2023	\$ 181,000		5.4%	\$ 4,887	\$ 4,887
5/1/2024	\$ 181,000	\$ 9,000	5.4%	\$ 4,887	\$ 13,887
11/1/2024	\$ 172,000		5.4%	\$ 4,644	\$ 4,644
5/1/2025	\$ 172,000	\$ 10,000	5.4%	\$ 4,644	\$ 14,644
11/1/2025	\$ 162,000		5.4%	\$ 4,374	\$ 4,374
5/1/2026	\$ 162,000	\$ 10,000	5.4%	\$ 4,374	\$ 14,374
11/1/2026	\$ 152,000		5.4%	\$ 4,104	\$ 4,104
5/1/2027	\$ 152,000	\$ 11,000	5.4%	\$ 4,104	\$ 15,104
11/1/2027	\$ 141,000		5.4%	\$ 3,807	\$ 3,807
5/1/2028	\$ 141,000	\$ 12,000	5.4%	\$ 3,807	\$ 15,807
11/1/2028	\$ 129,000		5.4%	\$ 3,483	\$ 3,483
5/1/2029	\$ 129,000	\$ 11,000	5.4%	\$ 3,483	\$ 14,483
11/1/2029	\$ 118,000		5.4%	\$ 3,186	\$ 3,186
5/1/2030	\$ 118,000	\$ 13,000	5.4%	\$ 3,186	\$ 16,186
11/1/2030	\$ 105,000		5.4%	\$ 2,835	\$ 2,835
5/1/2031	\$ 105,000	\$ 14,000	5.4%	\$ 2,835	\$ 16,835
11/1/2031	\$ 91,000		5.4%	\$ 2,457	\$ 2,457
5/1/2032	\$ 91,000	\$ 14,000	5.4%	\$ 2,457	\$ 16,457
11/1/2032	\$ 77,000		5.4%	\$ 2,079	\$ 2,079
5/1/2033	\$ 77,000	\$ 15,000	5.4%	\$ 2,079	\$ 17,079
11/1/2033	\$ 62,000		5.4%	\$ 1,674	\$ 1,674
5/1/2034	\$ 62,000	\$ 16,000	5.4%	\$ 1,674	\$ 17,674
11/1/2034	\$ 46,000		5.4%	\$ 1,242	\$ 1,242
5/1/2035	\$ 46,000	\$ 16,000	5.4%	\$ 1,242	\$ 17,242
11/1/2035	\$ 30,000		5.4%	\$ 810	\$ 810
5/1/2036	\$ 30,000	\$ 17,000	5.4%	\$ 810	\$ 17,810
11/1/2036	\$ 13,000		5.4%	\$ 351	\$ 351
5/1/2037	\$ 13,000	\$ 13,000	5.4%	\$ 351	\$ 13,351
		\$ 181,000		\$ 79,866	\$ 260,866

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2024 Adopted 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	\$ 9	\$ 397	\$ 118	\$ 4,678	\$ 1,559	\$ 6,237	\$ 5,754
Interest - Tax Collector	25	-	-	-	-	-	-
Special Assmnts- Tax Collector	157,643	157,643	157,643	157,376	267	157,643	157,643
Special Assmnts- Discounts	(5,743)	(6,306)	(6,306)	(5,694)	-	(5,694)	(6,306)
Other Miscellaneous Revenues	-	-	-	651	-	651	-
<b>TOTAL REVENUES</b>	<b>151,934</b>	<b>151,734</b>	<b>151,455</b>	<b>157,011</b>	<b>1,826</b>	<b>158,837</b>	<b>157,091</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Postage and Freight	13	-	-	-	-	-	-
Misc-Assessment Collection Cost	1,676	2,085	2,365	2,262	-	2,262	-
ProfServ-Property Appraiser	-	-	-	-	-	-	2,365
ProfServ-Tax Collector	2,345	2,273	2,365	2,262	-	2,262	2,365
<b>Total Administrative</b>	<b>4,034</b>	<b>4,358</b>	<b>4,730</b>	<b>4,524</b>	<b>-</b>	<b>4,524</b>	<b>4,729</b>
<i>Debt Service</i>							
ProfServ-Tax Collector	2,244	2,273	-	-	-	-	-
Principal Debt Retirement	90,000	90,000	95,000	95,000	-	95,000	100,000
Interest Expense	57,670	54,385	51,100	51,100	-	51,100	47,763
<b>Total Debt Service</b>	<b>147,670</b>	<b>144,385</b>	<b>146,100</b>	<b>146,100</b>	<b>-</b>	<b>146,100</b>	<b>147,763</b>
<b>TOTAL EXPENDITURES</b>	<b>151,704</b>	<b>148,743</b>	<b>150,830</b>	<b>150,624</b>	<b>-</b>	<b>150,624</b>	<b>152,492</b>
Excess (deficiency) of revenues							
Over (under) expenditures	230	2,991	625	6,387	1,826	8,213	4,599
<b>OTHER FINANCING SOURCES (USES)</b>							
Interfund Transfer - In	-	21,209	-	-	-	-	-
Operating Transfers-Out	-	(19,511)	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	-	625	-	-	-	4,599
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>1,698</b>	<b>625</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>4,599</b>
Net change in fund balance	230	4,689	625	6,387	1,826	8,213	4,599
<b>FUND BALANCE, BEGINNING</b>	<b>118,024</b>	<b>118,254</b>	<b>120,913</b>	<b>121,245</b>	<b>-</b>	<b>121,245</b>	<b>129,458</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 118,254</b>	<b>\$ 122,943</b>	<b>\$ 121,538</b>	<b>\$ 127,632</b>	<b>\$ 1,826</b>	<b>\$ 129,458</b>	<b>\$ 134,057</b>

**Special Assessment Bonds**  
Amortization Schedule

Date	Outstanding Balance	Principal	Rate	Interest	Annual Debt Service
11/1/2023	\$ 1,305,000		3.6%	\$ 24,012	\$ 24,012
5/1/2024	\$ 1,305,000	\$ 100,000	3.6%	\$ 23,751	\$ 123,751
11/1/2024	\$ 1,205,000		3.6%	\$ 22,172	\$ 22,172
5/1/2025	\$ 1,205,000	\$ 100,000	3.6%	\$ 21,811	\$ 121,811
11/1/2025	\$ 1,105,000		3.6%	\$ 20,332	\$ 20,332
5/1/2026	\$ 1,105,000	\$ 105,000	3.6%	\$ 20,001	\$ 125,001
11/1/2026	\$ 1,000,000		3.6%	\$ 18,400	\$ 18,400
5/1/2027	\$ 1,000,000	\$ 110,000	3.6%	\$ 18,100	\$ 128,100
11/1/2027	\$ 890,000		3.6%	\$ 16,376	\$ 16,376
5/1/2028	\$ 890,000	\$ 115,000	3.6%	\$ 16,198	\$ 131,198
11/1/2028	\$ 775,000		3.6%	\$ 14,260	\$ 14,260
5/1/2029	\$ 775,000	\$ 120,000	3.6%	\$ 14,028	\$ 134,028
11/1/2029	\$ 655,000		3.6%	\$ 12,052	\$ 12,052
5/1/2030	\$ 655,000	\$ 125,000	3.6%	\$ 11,856	\$ 136,856
11/1/2030	\$ 530,000		3.6%	\$ 9,752	\$ 9,752
5/1/2031	\$ 530,000	\$ 125,000	3.6%	\$ 9,593	\$ 134,593
11/1/2031	\$ 405,000		3.6%	\$ 7,452	\$ 7,452
5/1/2032	\$ 405,000	\$ 130,000	3.6%	\$ 7,371	\$ 137,371
11/1/2032	\$ 275,000		3.6%	\$ 5,060	\$ 5,060
5/1/2033	\$ 275,000	\$ 135,000	3.6%	\$ 4,978	\$ 139,978
11/1/2033	\$ 140,000		3.6%	\$ 2,576	\$ 2,576
5/1/2034	\$ 140,000	\$ 140,000	3.6%	\$ 2,534	\$ 142,534
	<u>\$ 19,370,000</u>	<u>\$ 1,305,000</u>		<u>\$ 302,663</u>	<u>\$ 1,607,663</u>

*General Fund*

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**Budget Narrative**  
Fiscal Year 2024

**REVENUES**

**Interest-Investments**

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

**Special Assessments-Tax Collector**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the debt service expenditures during the Fiscal Year.

**Special Assessments-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES**

**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 maximum of 1.5% of the anticipated assessment collections.

**Miscellaneous-Assessment Collection Cost**

The District reimburses the 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 1.5% on the amount of special assessments collected and remitted, whichever is greater. The budgeted amount for collection costs was based on a maximum of 1.5% of the anticipated assessment collections.

**Principal Debt Retirement**

See amortization schedule.

**Interest Expense**

See amortization schedule.

**Lexington**  
**Community Development District**

**Supporting Budget Schedules**  
Fiscal Year 2024

**Assessment Summary  
Fiscal Year 2024 vs. Fiscal Year 2023**

Product	General Fund			Debt Service Series 2007			Debt Service Series 2015			Total Assessments per Unit			Units
	FY 2024	FY 2023	Percent Change	FY 2024	FY 2023	Percent Change	FY 2024	FY 2023	Percent Change	FY 2024	FY 2023	Percent Change	
TH	\$82.24	\$82.24	0%	\$0.00	\$0.00	n/a	\$373.47	\$373.47	0%	\$455.71	\$455.71	0.0%	97
SF 55'	\$100.33	\$100.33	0%	\$0.00	\$0.00	n/a	\$448.17	\$448.17	0%	\$548.50	\$548.50	0.0%	100
SF 70'	\$128.29	\$128.30	0%	\$0.00	\$0.00	n/a	\$504.19	\$504.19	0%	\$632.48	\$632.49	0.0%	108
SF 80'	\$146.38	\$146.39	0%	\$732.00	\$732.00	0%	\$0.00	\$0.00	n/a	\$878.38	\$878.39	0.0%	35
SF 85'	\$155.43	\$155.44	0%	\$0.00	\$0.00	n/a	\$522.86	\$522.86	0%	\$678.29	\$678.30	0.0%	46
													<b>386</b>