

# **LEXINGTON**

Community Development District

## ***Annual Operating and Debt Service Budgets***

**Fiscal Year 2018**

Version 2.0 - Adopted Budget  
(Adopted 8/8/2017)

Prepared by:



# LEXINGTON

Community Development District

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# **Lexington**

Community Development District

## **Operating Budget**

Fiscal Year 2018

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2018 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ADOPTED BUDGET FY 2017	ACTUAL THRU FEB-2017	PROJECTED MAR - SEP-2017	TOTAL PROJECTED FY 2017	ANNUAL BUDGET FY 2018
<b>REVENUES</b>						
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	44,122	44,140	41,069	3,071	44,140	44,140
Special Assmnts- Discounts	(1,607)	(1,766)	(1,546)	-	(1,546)	(1,766)
Other Miscellaneous Revenues	713	-	691	-	691	-
<b>TOTAL REVENUES</b>	<b>43,228</b>	<b>42,374</b>	<b>40,214</b>	<b>3,071</b>	<b>43,285</b>	<b>42,374</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
P/R-Board of Supervisors	3,000	6,000	800	5,000	5,800	6,000
FICA Taxes	230	459	61	383	444	459
ProfServ-Engineering	-	500	-	-	-	500
ProfServ-Legal Services	2,408	4,000	431	2,333	2,764	4,000
ProfServ-Mgmt Consulting Serv	18,500	18,870	7,863	11,007	18,870	18,870
ProfServ-Property Appraiser	634	662	596	66	662	662
ProfServ-Trustee Fees	6,814	7,435	2,944	3,871	6,815	6,815
ProfServ-Web Site Development	500	500	208	292	500	500
Auditing Services	5,300	5,300	3,600	-	3,600	3,700
Postage and Freight	67	210	10	123	133	150
Rental - Meeting Room	-	-	-	-	-	250
Insurance - General Liability	1,838	1,875	1,838	-	1,838	1,875
Legal Advertising	370	400	-	400	400	400
Misc-Bank Charges	501	350	180	266	446	450
Misc-Assessmnt Collection Cost	502	662	596	66	662	662
Office Supplies	153	175	30	102	132	175
Annual District Filing Fee	175	175	200	-	200	175
<b>Total Administrative</b>	<b>40,992</b>	<b>47,573</b>	<b>19,357</b>	<b>23,909</b>	<b>43,266</b>	<b>45,643</b>
<b>TOTAL EXPENDITURES</b>	<b>40,992</b>	<b>47,573</b>	<b>19,357</b>	<b>23,909</b>	<b>43,266</b>	<b>45,643</b>
Excess (deficiency) of revenues Over (under) expenditures	2,236	(5,199)	20,857	(20,838)	19	(3,269)
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	-	(5,199)	-	-	-	(3,269)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>(5,199)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(3,269)</b>
Net change in fund balance	2,236	(5,199)	20,857	(20,838)	19	(3,269)
<b>FUND BALANCE, BEGINNING</b>	<b>28,617</b>	<b>30,853</b>	<b>30,853</b>	<b>-</b>	<b>30,853</b>	<b>30,872</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 30,853</b>	<b>\$ 25,654</b>	<b>\$ 51,710</b>	<b>\$ (20,838)</b>	<b>\$ 30,872</b>	<b>\$ 27,604</b>

**Budget Narrative**  
Fiscal Year 2018**REVENUES****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.

**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 of the meetings.

**FICA Taxes**

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

**Professional Services-Engineering**

The District's engineer provides general engineering services to the District, i.e. attendance and preparation for monthly board meetings when requested, review of invoices, and other specifically requested assignments.

**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 Severn Trent Environmental 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**

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.

**Professional Services – Web Site Development**

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

**Budget Narrative**  
Fiscal Year 2018**EXPENDITURES****Administrative** (continued)**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 an engagement letter with Grau.

**Postage and Freight**

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

**Rental-Meeting Room**

The district anticipates incurring a small fee for district board meetings held at the YMCA.

**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.

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

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2018	\$ 30,872
Net Change in Fund Balance - Fiscal Year 2018	(3,269)
Reserves - Fiscal Year 2018 Additions	-
<b>Total Funds Available (Estimated) - 9/30/2018</b>	<b>27,604</b>

**ALLOCATION OF AVAILABLE FUNDS**

***Assigned Fund Balance***

Operating Reserve - First Quarter Operating Capital	11,411 <sup>(1)</sup>
Subtotal	<u>11,411</u>
<b>Total Allocation of Available Funds</b>	<b>11,411</b>

<b>Total Unassigned (undesignated) Cash</b>	<b><u>\$ 16,193</u></b>
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**Notes**

(1) Represents approximately 3 months of operating expenditures

# **Lexington**

Community Development District

## **Debt Service Budgets**

Fiscal Year 2018



**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2018 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ADOPTED BUDGET FY 2017	ACTUAL THRU FEB-2017	PROJECTED MAR - SEP-2017	TOTAL PROJECTED FY 2017	ANNUAL BUDGET FY 2018
<b>REVENUES</b>						
Interest - Investments	\$ 2	\$ -	\$ 8	\$ -	\$ 8	\$ -
Special Assmnts- Tax Collector	22,692	22,692	21,927	765	22,692	22,692
Special Assmnts- Discounts	(900)	(908)	(831)	-	(831)	(908)
Other Miscellaneous Revenues	80	-	-	-	-	-
<b>TOTAL REVENUES</b>	<b>21,874</b>	<b>21,784</b>	<b>21,104</b>	<b>765</b>	<b>21,869</b>	<b>21,784</b>
<b>EXPENDITURES</b>						
<i>Debt Service</i>						
ProfServ-Tax Collector	260	340	316	24	340	-
ProfServ-Property Appraiser	-	-	-	-	-	340
Misc-Assessmnt Collection Cost	328	340	316	24	340	340
Principal Debt Retirement	7,000	7,000	-	7,000	7,000	7,000
Principal Prepayments	5,000	-	-	-	-	-
Interest Expense	13,608	12,960	6,480	6,480	12,960	12,582
<b>Total Debt Service</b>	<b>26,196</b>	<b>20,640</b>	<b>7,112</b>	<b>13,528</b>	<b>20,640</b>	<b>20,263</b>
<b>TOTAL EXPENDITURES</b>	<b>26,196</b>	<b>20,640</b>	<b>7,112</b>	<b>13,528</b>	<b>20,640</b>	<b>20,263</b>
Excess (deficiency) of revenues Over (under) expenditures	(4,322)	1,144	13,992	(12,763)	1,229	1,522
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	-	1,144	-	-	-	1,522
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>1,144</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,522</b>
Net change in fund balance	(4,322)	1,144	13,992	(12,763)	1,229	1,522
<b>FUND BALANCE, BEGINNING</b>	<b>25,831</b>	<b>21,509</b>	<b>21,509</b>	<b>-</b>	<b>21,509</b>	<b>22,738</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 21,509</b>	<b>\$ 22,653</b>	<b>\$ 35,501</b>	<b>\$ (12,763)</b>	<b>\$ 22,738</b>	<b>\$ 24,260</b>

**Special Assessment Bonds**  
Amortization Schedule

Date	Outstanding Balance	Principal	Rate	Interest	Annual Debt Service
11/1/2017	\$ 233,000		5.4%	\$ 6,291	\$ 6,291
5/1/2018	\$ 233,000	\$ 7,000	5.4%	\$ 6,291	\$ 13,291
11/1/2018	\$ 226,000		5.4%	\$ 6,102	\$ 6,102
5/1/2019	\$ 226,000	\$ 7,000	5.4%	\$ 6,102	\$ 13,102
11/1/2019	\$ 219,000		5.4%	\$ 5,913	\$ 5,913
5/1/2020	\$ 219,000	\$ 8,000	5.4%	\$ 5,913	\$ 13,913
11/1/2020	\$ 211,000		5.4%	\$ 5,697	\$ 5,697
5/1/2021	\$ 211,000	\$ 8,000	5.4%	\$ 5,697	\$ 13,697
11/1/2021	\$ 203,000		5.4%	\$ 5,481	\$ 5,481
5/1/2022	\$ 203,000	\$ 8,000	5.4%	\$ 5,481	\$ 13,481
11/1/2022	\$ 195,000		5.4%	\$ 5,265	\$ 5,265
5/1/2023	\$ 195,000	\$ 9,000	5.4%	\$ 5,265	\$ 14,265
11/1/2023	\$ 186,000		5.4%	\$ 5,022	\$ 5,022
5/1/2024	\$ 186,000	\$ 9,000	5.4%	\$ 5,022	\$ 14,022
11/1/2024	\$ 177,000		5.4%	\$ 4,779	\$ 4,779
5/1/2025	\$ 177,000	\$ 10,000	5.4%	\$ 4,779	\$ 14,779
11/1/2025	\$ 167,000		5.4%	\$ 4,509	\$ 4,509
5/1/2026	\$ 167,000	\$ 10,000	5.4%	\$ 4,509	\$ 14,509
11/1/2026	\$ 157,000		5.4%	\$ 4,239	\$ 4,239
5/1/2027	\$ 157,000	\$ 11,000	5.4%	\$ 4,239	\$ 15,239
11/1/2027	\$ 146,000		5.4%	\$ 3,942	\$ 3,942
5/1/2028	\$ 146,000	\$ 12,000	5.4%	\$ 3,942	\$ 15,942
11/1/2028	\$ 134,000		5.4%	\$ 3,618	\$ 3,618
5/1/2029	\$ 134,000	\$ 11,000	5.4%	\$ 3,618	\$ 14,618
11/1/2029	\$ 123,000		5.4%	\$ 3,321	\$ 3,321
5/1/2030	\$ 123,000	\$ 13,000	5.4%	\$ 3,321	\$ 16,321
11/1/2030	\$ 110,000		5.4%	\$ 2,970	\$ 2,970
5/1/2031	\$ 110,000	\$ 14,000	5.4%	\$ 2,970	\$ 16,970
11/1/2031	\$ 96,000		5.4%	\$ 2,592	\$ 2,592
5/1/2032	\$ 96,000	\$ 14,000	5.4%	\$ 2,592	\$ 16,592
11/1/2032	\$ 82,000		5.4%	\$ 2,214	\$ 2,214
5/1/2033	\$ 82,000	\$ 15,000	5.4%	\$ 2,214	\$ 17,214
11/1/2033	\$ 67,000		5.4%	\$ 1,809	\$ 1,809
5/1/2034	\$ 67,000	\$ 16,000	5.4%	\$ 1,809	\$ 17,809
11/1/2034	\$ 51,000		5.4%	\$ 1,377	\$ 1,377
5/1/2035	\$ 51,000	\$ 16,000	5.4%	\$ 1,377	\$ 17,377
11/1/2035	\$ 35,000		5.4%	\$ 945	\$ 945
5/1/2036	\$ 35,000	\$ 17,000	5.4%	\$ 945	\$ 17,945
11/1/2036	\$ 18,000		5.4%	\$ 486	\$ 486
5/1/2037	\$ 18,000	\$ 18,000	5.4%	\$ 486	\$ 18,486
		<u>\$ 233,000</u>		<u>\$ 153,144</u>	<u>\$ 386,144</u>

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2018 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ADOPTED BUDGET FY 2017	ACTUAL THRU FEB-2017	PROJECTED MAR - SEP-2017	TOTAL PROJECTED FY 2017	ANNUAL BUDGET FY 2018
<b>REVENUES</b>						
Interest - Investments	\$ 8	\$ -	\$ 44	\$ -	\$ 44	\$ -
Special Assmnts- Tax Collector	157,581	157,643	146,611	11,032	157,643	157,643
Special Assmnts- Discounts	(5,701)	(6,306)	(5,515)	-	(5,515)	(6,306)
Other Miscellaneous Revenues	697	-	-	-	-	-
<b>TOTAL REVENUES</b>	<b>152,585</b>	<b>151,337</b>	<b>141,140</b>	<b>11,032</b>	<b>152,172</b>	<b>151,337</b>
<b>EXPENDITURES</b>						
<i>Debt Service</i>						
ProfServ-Tax Collector	1,803	2,365	2,139	226	2,365	-
ProfServ-Property Appraiser	-	-	-	-	-	2,365
Misc-Assessmnt Collection Cost	2,277	2,365	2,139	226	2,365	2,365
Principal Debt Retirement	75,000	75,000	-	75,000	75,000	80,000
Interest Expense	72,285	69,350	34,960	34,390	69,350	66,613
<b>Total Debt Service</b>	<b>151,365</b>	<b>149,080</b>	<b>39,238</b>	<b>109,842</b>	<b>149,080</b>	<b>151,342</b>
<b>TOTAL EXPENDITURES</b>	<b>151,365</b>	<b>149,080</b>	<b>39,238</b>	<b>109,842</b>	<b>149,080</b>	<b>151,342</b>
Excess (deficiency) of revenues						
Over (under) expenditures	1,220	2,257	101,902	(98,810)	3,092	(5)
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	-	2,257	-	-	-	(5)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>2,257</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(5)</b>
Net change in fund balance	1,220	2,257	101,902	(98,810)	3,092	(5)
<b>FUND BALANCE, BEGINNING</b>	<b>99,985</b>	<b>101,205</b>	<b>101,205</b>	<b>-</b>	<b>101,205</b>	<b>104,297</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 101,205</b>	<b>\$ 103,462</b>	<b>\$ 203,107</b>	<b>\$ (98,810)</b>	<b>\$ 104,297</b>	<b>\$ 104,292</b>

**Special Assessment Bonds**  
Amortization Schedule

Date	Outstanding Balance	Principal	Rate	Interest	Annual Debt Service
11/1/2017	\$ 1,825,000		3.6%	\$ 33,580	\$ 33,580
5/1/2018	\$ 1,825,000	\$ 80,000	3.6%	\$ 33,033	\$ 113,033
11/1/2018	\$ 1,745,000		3.6%	\$ 32,108	\$ 32,108
5/1/2019	\$ 1,745,000	\$ 80,000	3.6%	\$ 31,585	\$ 111,585
11/1/2019	\$ 1,665,000		3.6%	\$ 30,636	\$ 30,636
5/1/2020	\$ 1,665,000	\$ 85,000	3.6%	\$ 30,303	\$ 115,303
11/1/2020	\$ 1,580,000		3.6%	\$ 29,072	\$ 29,072
5/1/2021	\$ 1,580,000	\$ 90,000	3.6%	\$ 28,598	\$ 118,598
11/1/2021	\$ 1,490,000		3.6%	\$ 27,416	\$ 27,416
5/1/2022	\$ 1,490,000	\$ 90,000	3.6%	\$ 26,969	\$ 116,969
11/1/2022	\$ 1,400,000		3.6%	\$ 25,760	\$ 25,760
5/1/2023	\$ 1,400,000	\$ 95,000	3.6%	\$ 25,340	\$ 120,340
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
		\$ 1,825,000		\$ 657,062	\$ 2,482,062

**Budget Narrative**  
Fiscal Year 2018**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 in order 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****Administrative****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.

# **Lexington**

Community Development District

## **Supporting Budget Schedules**

Fiscal Year 2018

**Assessment Summary  
Fiscal Year 2018 vs. Fiscal Year 2017**

Product	General Fund			Debt Service Series 2007			Debt Service Series 2015			Total Assessments per Unit			Units
	FY 2018	FY 2017	Percent Change	FY 2018	FY 2017	Percent Change	FY 2018	FY 2017	Percent Change	FY 2018	FY 2017	Percent Change	
TH	\$82.24	\$82.24	0%	\$0.00	\$0.00	n/a	\$373.47	\$373.47	0%	\$455.71	\$455.71	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%	100
SF 70'	\$128.29	\$128.29	0%	\$0.00	\$0.00	n/a	\$504.19	\$504.19	0%	\$632.48	\$632.48	0%	108
SF 80'	\$146.39	\$146.39	0%	\$732.00	\$732.00	0%	\$0.00	\$0.00	n/a	\$878.39	\$878.39	0%	35
SF 85'	\$155.43	\$155.43	0%	\$0.00	\$0.00	n/a	\$522.86	\$522.86	0%	\$678.29	\$678.29	0%	46
													<b>386</b>