

Lexington Community Development District

Severn Trent Services, Management Services Division

210 North University Drive, Suite 702 Coral Springs, Florida 33071

Telephone: (954) 753-5841 • Fax: (954) 345-1292

April 19, 2017

Mr. Edwin Hunzeker

Manatee County Administrator

1112 Manatee Avenue West, Suite 920

Bradenton, Florida 34205

Jan

ACCEPTED in Open Session
July 25, 2017
Manatee County Board of County
Commissioners

REF: Proposed Operating Budget for Fiscal Year 2018

Dear Mr. Hunzeker:

In accordance with Chapter 190.008(2)(b) of the Florida Statutes, the District is required to submit to the local governing authorities having jurisdiction over the area included in the District, for purposes of disclosure and information only, the Proposed Annual Budget for the ensuing Fiscal Year at least sixty (60) days prior to the Public Hearing.

The District's Public Hearing is scheduled as follows:

Date: Tuesday, August 8, 201
Hour: 6:30 p.m.
Location: YMCA
12214 US Highway 301 N
Parrish, Florida 34219

I am pleased to enclose the District's Proposed Annual Operating and Debt Service Budget for Fiscal Year 2018 as required by Statute and request you post it to the County's website under Special Districts. If you have any questions or comments, please feel free to contact me directly at 813-991-1116.

Sincerely,

Jim Hayford

Jim Hayford

District Manager

Enclosure

cc: District Files (agency)

RESOLUTION 2017-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE LEXINGTON COMMUNITY DEVELOPMENT
DISTRICT APPROVING THE BUDGET FOR FISCAL YEAR
2018 AND SETTING A PUBLIC HEARING THEREON
PURSUANT TO FLORIDA LAW.**

WHEREAS, the District Manager has prepared and submitted to the Lexington Community Development District Board of Supervisors (“Board”) a Proposed Operating and/or Debt Service Budget for Fiscal Year 2018 (“Proposed Budget”), a copy of which is attached hereto; and

WHEREAS, the Board has reviewed said Proposed Budget and desires to set the required Public Hearing to properly adopt such Budget as required by applicable Florida law.

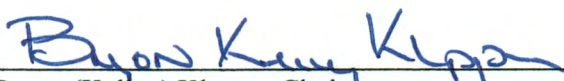
**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE LEXINGTON COMMUNITY
DEVELOPMENT DISTRICT, THAT:**

1. The above recitals are true and correct and are hereby incorporated fully by reference.
2. The Proposed Budget prepared by the District Manager for Fiscal Year 2018 is hereby approved and a Public Hearing shall be scheduled to consider the adoption of said Budget.
3. A Public Hearing on said Budget is hereby declared and set for the following date, hour and location:

Date: Tuesday, August 8, 2017
Hour: 6:30 p.m.
Location: YMCA
12214 Us Highway 301 N
Parrish, FL 34219

Notice of this Public Hearing shall be published in the manner prescribed by Florida Law.

Adopted this 11th day of April, 2017.


Bryon (Kelley) Klepper Chairman


Secretary/Assistant Secretary

LEXINGTON

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2018

Version 2.0 - Proposed Budget:

(Printed on 3/29/2017 10am)

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 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2016	BUDGET FY 2017	THRU FEB-2017	MAR - SEP-2017	PROJECTED FY 2017	BUDGET FY 2018
REVENUES						
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	-
TOTAL REVENUES	43,228	42,374	40,214	3,071	43,285	42,374
EXPENDITURES						
<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
Total Administrative	40,992	47,573	19,357	23,909	43,266	45,643
TOTAL EXPENDITURES	40,992	47,573	19,357	23,909	43,266	45,643
Excess (deficiency) of revenues						
Over (under) expenditures	2,236	(5,199)	20,857	(20,838)	19	(3,269)
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	-	(5,199)	-	-	-	(3,269)
TOTAL OTHER SOURCES (USES)	-	(5,199)	-	-	-	(3,269)
Net change in fund balance	2,236	(5,199)	20,857	(20,838)	19	(3,269)
FUND BALANCE, BEGINNING	28,617	30,853	30,853	-	30,853	30,872
FUND BALANCE, ENDING	\$ 30,853	\$ 25,654	\$ 51,710	\$ (20,838)	\$ 30,872	\$ 27,604

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	-
Total Funds Available (Estimated) - 9/30/2018	27,604

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

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

Total Unassigned (undesignated) Cash	\$ <u>16,193</u>
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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 Proposed 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
REVENUES						
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	-	-	-	-	-
TOTAL REVENUES	21,874	21,784	21,104	765	21,869	21,784
EXPENDITURES						
<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
Total Debt Service	26,196	20,640	7,112	13,528	20,640	20,263
TOTAL EXPENDITURES	26,196	20,640	7,112	13,528	20,640	20,263
Excess (deficiency) of revenues Over (under) expenditures	(4,322)	1,144	13,992	(12,763)	1,229	1,522
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	-	1,144	-	-	-	1,522
TOTAL OTHER SOURCES (USES)	-	1,144	-	-	-	1,522
Net change in fund balance	(4,322)	1,144	13,992	(12,763)	1,229	1,522
FUND BALANCE, BEGINNING	25,831	21,509	21,509	-	21,509	22,738
FUND BALANCE, ENDING	\$ 21,509	\$ 22,653	\$ 35,501	\$ (12,763)	\$ 22,738	\$ 24,260

**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
		\$ 233,000		\$ 153,144	\$ 386,144

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2018 Proposed 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
REVENUES						
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	-	-	-	-	-
TOTAL REVENUES	152,585	151,337	141,140	11,032	152,172	151,337
EXPENDITURES						
<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
Total Debt Service	151,365	149,080	39,238	109,842	149,080	151,342
TOTAL EXPENDITURES	151,365	149,080	39,238	109,842	149,080	151,342
Excess (deficiency) of revenues Over (under) expenditures	1,220	2,257	101,902	(98,810)	3,092	(5)
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	-	2,257	-	-	-	(5)
TOTAL OTHER SOURCES (USES)	-	2,257	-	-	-	(5)
Net change in fund balance	1,220	2,257	101,902	(98,810)	3,092	(5)
FUND BALANCE, BEGINNING	99,985	101,205	101,205	-	101,205	104,297
FUND BALANCE, ENDING	\$ 101,205	\$ 103,462	\$ 203,107	\$ (98,810)	\$ 104,297	\$ 104,292

**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
													386