

STEVENS PLANTATION
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2014

Version 2 - Adopted Budget:
(Adopted at the 8/28/2013 meeting)

Prepared by:



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Stevens Plantation
Community Development District

Operating Budget
Fiscal Year 2014

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2014 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2012	ADOPTED BUDGET FY 2013	ACTUAL THRU JULY-2013	PROJECTED AUG- SEP-2013	TOTAL PROJECTED FY 2013	ANNUAL BUDGET FY 2014
REVENUES						
Interest - Investments	\$ 3,425	\$ 2,250	\$ 2,056	\$ 411	\$ 2,467	\$ 2,000
Interest - Tax Collector	82	-	114	-	114	-
Special Assmnts- Tax Collector	458,177	458,177	458,177	-	458,177	458,151
Special Assmnts- Other	141,491	165,829	165,833	-	165,833	180,766
Special Assmnts- Refund	-	-	(210)	-	(210)	-
Special Assmnts- Discounts	(20,395)	(24,960)	(15,530)	-	(15,530)	(25,557)
TOTAL REVENUES	582,780	601,296	610,440	411	610,852	615,360
EXPENDITURES						
<i>Administrative</i>						
ProfServ-Arbitrage Rebate	700	700	700	-	700	700
ProfServ-Engineering	-	1,500	63	500	563	1,500
ProfServ-Legal Services	2,179	3,500	1,973	395	2,368	3,500
ProfServ-Mgmt Consulting Serv	56,143	57,893	48,244	9,649	57,893	57,893
ProfServ-Property Appraiser	-	547	-	547	547	593
Auditing Services	7,250	7,500	4,000	-	4,000	4,500
Communication - Telephone	8	100	8	5	13	100
Postage and Freight	365	600	376	75	451	600
Insurance - General Liability	5,500	6,325	9,000	-	9,000	10,350
Printing and Binding	3,344	2,800	1,787	357	2,144	2,800
Legal Advertising	242	500	297	59	356	500
Misc-Assessmnt Collection Cost	7,116	12,480	12,170	-	12,170	12,778
Misc-Contingency	481	500	413	87	500	500
Office Supplies	147	650	219	44	263	650
Annual District Filing Fee	175	175	175	-	175	175
Total Administrative	83,650	95,770	79,425	11,718	91,143	97,139
<i>Field</i>						
ProfServ-Field Management	5,000	7,000	5,833	1,167	7,000	7,000
Contracts-Fountain	2,170	2,220	1,665	370	2,035	2,220
Contracts-Landscape	82,909	96,209	73,865	14,773	88,638	96,209
Utility - General	47,696	45,000	35,691	8,100	43,791	45,000
Electricity - Streetlighting	99,114	100,000	81,633	15,500	97,133	100,000
R&M-Common Area	5,466	11,500	2,002	9,498	11,500	11,500
R&M-Fountain	1,260	1,500	938	300	1,238	1,500
R&M-Irrigation	3,190	5,869	5,477	1,095	6,572	5,869
R&M-Lake	11,400	11,400	9,500	1,900	11,400	11,400
R&M-Plant Replacement	1,549	10,000	208	9,792	10,000	10,000
R&M-Reserves	-	30,468	5,170	25,298	30,468	30,468
Misc-Contingency	2,336	4,000	-	4,000	4,000	4,000
Total Field	262,090	325,166	221,982	91,793	313,775	325,166

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2014 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2012	ADOPTED BUDGET FY 2013	ACTUAL THRU JULY-2013	PROJECTED AUG- SEP-2013	TOTAL PROJECTED FY 2013	ANNUAL BUDGET FY 2014
ROA-Other Community						
Utility - General	3,264	3,500	1,233	400	1,633	3,500
R&M-Grounds	16,979	16,980	14,149	2,830	16,979	16,980
Misc-Internet Services	156,372	155,880	136,008	27,180	163,188	169,920
Misc-Contingency	-	4,000	360	3,640	4,000	2,655
Total ROA-Other Community	176,615	180,360	151,750	34,050	185,800	193,055
TOTAL EXPENDITURES	522,355	601,296	453,157	137,561	590,718	615,360
Excess (deficiency) of revenues Over (under) expenditures	60,425	-	157,283	(137,150)	20,134	-
Net change in fund balance	60,425	-	157,283	(137,150)	20,134	-
FUND BALANCE, BEGINNING	444,742	505,167	505,167	-	505,167	525,301
FUND BALANCE, ENDING	\$ 505,167	\$ 505,167	\$ 662,450	\$ (137,150)	\$ 525,301	\$ 525,301

Budget Narrative
Fiscal Year 2014

REVENUES

Interest- Investments

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

Special Assessment – 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 Assessment – Tax Collector (Embarq)

The District will levy a Non-Ad Valorem assessment on the units within the District with Embarq services in order to pay for the Embarq operating expenditures during the Fiscal Year.

Special Assessment – Discounts

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

EXPENDITURES

Administrative

Professional Services- Arbitrage Rebate

The District contracted with Amtec to annually calculate the District's Arbitrage Rebate Liability on the 2003 Series Special assessment revenue Bonds. The budgeted amount for the fiscal year is based on contracted fees from an existing engagement letter.

Professional Services-Engineering

The District's engineer will provide general engineering services to the District, i.e, attendance and preparation for Board meetings, review of invoices, and other specifically requested assignments.

Professional Services-Legal Services

The District's legal counsel will provide general legal services to the District, i.e, attendance and preparation for Board meetings, review of operating and maintenance contracts, and other specifically requested assignments.

Budget Narrative
Fiscal Year 2014

Expenditures- Administrative (Continued)

Professional Services- Management 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.

<i>Service Provided</i>	<i>Fee</i>
Management Services	\$54,596
Information Technology Services	570
Rentals & Leases	2,727
Total	\$57,893

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 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 FY 2014 budget for property appraiser costs is based on a unit price per parcel.

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 for the fiscal year is based on last year's actual fees plus contingency.

Communication – Telephone

Telephone and fax machine expenditures. The budgeted amount is based on prior year spending plus any contingency.

Postage & 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 Public risk Insurance Agency, Inc. They specialize in providing insurance coverage to governmental agencies. The budgeted amount for the fiscal year is based on prior year premium, plus an anticipated increase of 15% (based on market estimates).

Budget Narrative
Fiscal Year 2014

Expenditures- Administrative (Continued)

Printing & Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects. The budgeted amount is based on prior year spending plus contingency.

Legal Advertising

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

Misc. – Assessment Collection Costs

The District reimburses the Osceola County Tax Collector for applicable necessary administrative costs. Per 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 2% on the amount of special assessments collected and remitted, whichever is greater. The FY 2014 budget for collection costs is based on a maximum of 2% of the anticipated assessment collections.

Misc. – Contingency

This category provides funds for administrative expenses that may not have been budgeted anywhere else.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Annual district filling fee

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

FIELD

Professional Services- Field Management

\$ 7,000

Includes payroll and overhead costs associated with the services being provided under a management consulting contract with Severn Trent Services.

Contracts- Fountain

\$ 2,220

Contract with Into the Blue & Blue Sky for fountain maintenance.

Budget Narrative
Fiscal Year 2014

Expenditures- Field (Continued)

Contracts- Landscape **\$ 96,209**

(Includes contingency for bank and unscheduled maintenance)

- **Irrigation**
Scheduled maintenance consists of regular inspections, adjustments to controller and irrigation heads, minor system repairs, and purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components.
- **Tree Care**
Scheduled maintenance consists of pruning, fertilizing, mulching, and applying pest and disease control chemicals for trees in common areas. Unscheduled maintenance consists of major repairs and replacement of plant material.
- **Turf Care**
Scheduled maintenance consists of mowing, edging, trimming, weed and disease control, fertilizing, pest control and blowing. Unscheduled maintenance consists of major repairs and replacement of turf areas.
- **Shrubs/Ground Cover Care**
Scheduled maintenance consists of pruning, weeding, applying fertilizer and pest and disease control chemicals. Unscheduled maintenance consists of major repairs and replacement of plant material.
- **Litter Removal**
Removal of trash at receptacles, landscape areas and road right-of-way, ponds, and parks.

Utility- General (Water) **\$ 45,000**

Water cost of all areas maintain by the District

Electricity-Streetlighting **\$ 100,000**

Maintenance and electricity for all street lighting, feature lighting and fountain lighting as billed by OUC.

Lights:

Meter # 5C250443 / Location – 2601 W New Nolte Rd, (Electric)

Meter # 5ZM03329 / Location – 2800 Blk W. New Nolte Rd. (Electric)

Meter # 5ZM03598 / Location - W New Nolte Rd (Electric)

Budget Narrative
Fiscal Year 2014

Expenditures- Field (Continued)

Electricity-Streetlighting (continued)

Lights: (continued)

Meter # 5C250443 / Location – Commercial electric
Meter # 5C256548/ Location – 3700 Canoe Creek

Utility:

Meter # 80880450/ Location – 3500 W New Nolte Rd (Water)
Meter # 49364124 & 825242 / Location – Vacant tract 3500 Blk. (Water)
Meter # 82524220 / Location – Reclaim water
Meter # 80880446 / Location – Irrigation
Meter # 5ZM02120 / Location – 3100 Innovation Dr., 3100 Blk
Meter # 70114601 / Location – 3101, 3131 Innovation Dr, (Water)
Meter # 82524220 / Location – Vacant tract 3500 Blk. (Water)
Vacant land

R&M Common Area **\$ 11,500**

The cost of any maintenance expenses that are incurred during the year such as painting, pressure washing, repairs, maintenance of water pumps, cleaning of the main entrance, repair for banner and signs.

R&M Fountain **\$ 1,500**

Unscheduled maintenance of fountain

R&M Irrigation **\$ 5,869**

This include irrigation repairs outside the scope of the contract.

R&M Lake **\$ 11,400**

Scheduled maintenance consists of monthly inspections and treatment of aquatic weeds and algae within CDD storm water ponds and canals. Herbicide will consist of chemical treatments. Algae control will include hand removal, grass carp, and chemical treatments. Maintenance consists of mowing, litter removal, and overgrowth control (trimmed and/or thinned to mimic natural succession).

Contract (Applied Aquatic) \$ 11,400

R&M Plant replacement **\$ 10,000**

Replacement of dead plants, maintenance of plants and enhancements of entry features, plant beds and littoral shelf plants.

Budget Narrative
Fiscal Year 2014

Expenditures- Field (Continued)

R&M Reserves **\$ 30,468**

Reserves are budgeted annually for major repair and replacement of District facilities. These reserves are collected through the maintenance assessments, deposited into the operating fund, and then transferred to the maintenance reserve accounts.

Miscellaneous- Contingency **\$ 4,000**

This represents any additional unanticipated expenditures, or any other miscellaneous expenditures that are incurred during the year that may not have been provided for in the other budget categories.

ROA- Other Community **\$ 193,055**

ROA Expenditures:

Utility- General	\$ 3,500
R&M Grounds	16,980
Misc- Internet Services (Embarq)	169,920
Misc- Contingency	2,655

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2014	\$ 525,301
Net Change in Fund Balance - Fiscal Year 2014	-
Reserves - Fiscal Year 2014 Additions	30,468
Total Funds Available (Estimated) - 9/30/2014	555,769

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital	146,223 ⁽¹⁾
Reserves- Irrigation System	45,000
Reserves- Landscape/Hardscape	45,000
Reserves- Water System	45,264
FY 2014 Reserves	30,468
Total Allocation of Available Funds	311,955

Total Unassigned (undesignated) Cash	\$ 243,814
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Notes

(1) Represents approximately 3 months of operating expenditures

Stevens Plantation
Community Development District

Debt Service Budget

Fiscal Year 2014

**Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2014 Adopted Budget**

ACCOUNT DESCRIPTION	ACTUAL FY 2012	ADOPTED BUDGET FY 2013	ACTUAL THRU JULY-2013	PROJECTED AUG- SEP-2013	TOTAL PROJECTED FY 2013	ANNUAL BUDGET FY 2014
REVENUES						
Interest - Investments	\$ 6,453	\$ 3,655	\$ 4,383	\$ 877	\$ 5,260	\$ 3,000
Special Assmnts- Tax Collector	607,714	607,714	607,714	-	607,714	607,714
Special Assmnts- Prepayment	-	-	508,983	-	508,983	-
Special Assmnts- CDD Collected	-	9,462,056	-	8,550,842	8,550,842	-
Special Assmnts- Discounts	(20,669)	(24,309)	(15,124)	-	(15,124)	(24,309)
TOTAL REVENUES	615,649	10,049,116	1,105,956	8,551,718	9,657,674	586,405
EXPENDITURES						
<i>Administrative</i>						
ProfServ-Dissemination Agent	1,500	1,500	1,500	-	1,500	1,500
ProfServ-Special Assessment	7,725	7,725	7,725	-	7,725	7,725
ProfServ-Trustee	4,855	5,500	-	-	-	5,500
Misc-Assessmnt Collection Cost	7,211	12,154	11,852	-	11,852	12,154
Total Administrative	21,291	26,879	21,077	-	21,077	26,879
<i>Debt Service</i>						
Principal Debt Retirement	110,000	-	-	-	-	-
Debt Retirement Series A	-	120,000	-	120,000	120,000	130,000
Debt Retirement Series B	-	8,895,000	-	8,895,000	8,895,000	-
Principal Prepayments	-	-	-	-	-	-
Prepayments Series A	-	-	-	-	-	-
Prepayments Series B	-	-	-	-	-	-
Interest Expense	-	-	-	-	-	-
Interest Expense Series A	461,855	454,045	-	454,045	454,045	445,525
Interest Expense Series B	567,056	567,056	-	567,056	567,056	-
Total Debt Service	1,138,911	10,036,101	-	10,036,101	10,036,101	575,525
TOTAL EXPENDITURES	1,160,202	10,062,980	21,077	10,036,101	10,057,178	602,404
Excess (deficiency) of revenues Over (under) expenditures	(544,553)	(13,864)	1,084,879	(1,484,383)	(399,504)	(15,999)
OTHER FINANCING SOURCES (USES)						
Operating Transfers-Out	(32)	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	(13,864)	-	-	-	(15,999)
TOTAL OTHER SOURCES (USES)	(32)	(13,864)	-	-	-	(15,999)
Net change in fund balance	(544,585)	(13,864)	1,084,879	(1,484,383)	(399,504)	(15,999)
FUND BALANCE, BEGINNING	2,565,424	2,020,839	2,020,839	-	2,020,839	1,621,335
FUND BALANCE, ENDING	\$ 2,020,839	\$ 2,006,975	\$ 3,105,718	\$(1,484,383)	\$ 1,621,335	\$ 1,605,336

**Amortization Schedule
 Series 2003 A Special Assessment Bonds**

Date	Regular Principal	Principal Prepayments	Interest Expense	Outstanding Principal
11/1/2013			\$222,763	\$6,275,000
5/1/2014	\$130,000		\$222,763	\$6,145,000
11/1/2014			\$218,148	\$6,145,000
5/1/2015	\$135,000		\$218,148	\$6,010,000
11/1/2015			\$213,355	\$6,010,000
5/1/2016	\$150,000		\$213,355	\$5,860,000
11/1/2016			\$208,030	\$5,860,000
5/1/2017	\$160,000		\$208,030	\$5,700,000
11/1/2017			\$202,350	\$5,700,000
5/1/2018	\$170,000		\$202,350	\$5,530,000
11/1/2018			\$196,315	\$5,530,000
5/1/2019	\$185,000		\$196,315	\$5,345,000
11/1/2019			\$189,748	\$5,345,000
5/1/2020	\$195,000		\$189,748	\$5,150,000
11/1/2020			\$182,825	\$5,150,000
5/1/2021	\$210,000		\$182,825	\$4,940,000
11/1/2021			\$175,370	\$4,940,000
5/1/2022	\$225,000		\$175,370	\$4,715,000
11/1/2022			\$167,383	\$4,715,000
5/1/2023	\$245,000		\$167,383	\$4,470,000
11/1/2023			\$158,685	\$4,470,000
5/1/2024	\$260,000		\$158,685	\$4,210,000
11/1/2024			\$149,455	\$4,210,000
5/1/2025	\$280,000		\$149,455	\$3,930,000
11/1/2025			\$139,515	\$3,930,000
5/1/2026	\$300,000		\$139,515	\$3,630,000
11/1/2026			\$128,865	\$3,630,000
5/1/2027	\$325,000		\$128,865	\$3,305,000
11/1/2027			\$117,328	\$3,305,000
5/1/2028	\$345,000		\$117,328	\$2,960,000
11/1/2028			\$105,080	\$2,960,000
5/1/2029	\$370,000		\$105,080	\$2,590,000
11/1/2029			\$91,945	\$2,590,000
5/1/2030	\$400,000		\$91,945	\$2,190,000
11/1/2030			\$77,745	\$2,190,000
5/1/2031	\$430,000		\$77,745	\$1,760,000
11/1/2031			\$62,480	\$1,760,000
5/1/2032	\$460,000		\$62,480	\$1,300,000
11/1/2032			\$46,150	\$1,300,000
5/1/2033	\$495,000		\$46,150	\$805,000
11/1/2033			\$28,578	\$805,000
5/1/2034	\$530,000		\$28,578	\$275,000
11/1/2034			\$9,763	\$275,000
5/1/2035	\$275,000		\$9,763	\$0
Totals	\$6,275,000	\$0	\$6,183,745	

**Amortization Schedule
Series 2003 B Special Assessment Bonds**

Date	Regular Principal	Principal Prepayments	Interest Expense	Outstanding Principal
				\$ 20,150,000
5/1/2004		\$ 420,000	\$ 574,485	\$ 19,730,000
11/1/2004			\$ 628,894	\$ 19,730,000
5/1/2005		\$ 305,000	\$ 628,894	\$ 19,425,000
11/1/2005		\$ 995,000	\$ 619,172	\$ 18,430,000
5/1/2006		\$ 2,930,000	\$ 587,456	\$ 15,500,000
11/1/2006		\$ 2,075,000	\$ 494,063	\$ 13,425,000
5/1/2007		\$ 2,000,000	\$ 427,922	\$ 11,425,000
11/1/2007		\$ 1,715,000	\$ 364,172	\$ 9,710,000
5/1/2008		\$ 585,000	\$ 309,506	\$ 9,125,000
11/1/2008		\$ 125,000	\$ 290,859	\$ 9,000,000
5/1/2009		\$ 70,000	\$ 286,875	\$ 8,930,000
11/1/2009		\$ 35,000	\$ 284,644	\$ 8,895,000
5/1/2010			\$ 283,528	\$ 8,895,000
11/1/2010			\$ 283,528	\$ 8,895,000
5/1/2011			\$ 283,528	\$ 8,895,000
11/1/2011			\$ 283,528	\$ 8,895,000
5/1/2012			\$ 283,528	\$ 8,895,000
11/1/2012			\$ 283,528	\$ 8,895,000
5/1/2013	\$ 8,895,000		\$ 283,528	\$ -
	<u>\$8,895,000</u>	<u>\$11,255,000</u>	<u>\$7,481,638</u>	

*** No Payment was made on 5/1/2013. Currently, this bond is in negotiations to extend maturity date.

Budget Narrative
Fiscal Year 2014

REVENUES

Interest - Investments

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

Special Assessment – 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 Assessment – Discounts

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

EXPENDITURES

Administrative

Professional Services – Dissemination Agent

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Professional Services – Special Assessment

The District has contracted with Severn Trent Services to prepare the District's Special Assessment Roll.

Professional Services- Trustee

The District pays US Bank an annual fee for trustee services on the Series 2003 Special Revenue Assessment Bond. The budgeted amount is based on prior year expenditures.

Misc. – Assessment Collection Cost

The District reimburses the Osceola County Tax Collector for 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 2% on the amount of special assessments collected and remitted, whichever is greater. The FY 2014 budget for collection costs is based on a maximum of 2% of the anticipated assessment collections.

Budget Narrative
Fiscal Year 2014

Expenditures- Debt Service

Principal Debt Retirement

The District pays regular principal payments annually in order to pay down/retire the debt service.

Interest Expense

The District pays interest expense on the debt service twice a year.

Stevens Plantation
Community Development District

Supporting Budget Schedule

Fiscal Year 2014

Comparison of Assessment Rates
Fiscal Year 2014 vs. Fiscal Year 2013

Pod	General Fund			Embarq Assessment			Debt Service			Total Assessments per Unit w/out Embarq			Total Assessments per Unit w/Embarq			Units	Embarq Units
	FY 2014	FY 2013	Percent Change	FY 2014	FY 2013	Percent Change	FY 2014	FY 2013	Percent Change	FY 2014	FY 2013	Percent Change	FY 2014	FY 2013	Percent Change		
North	\$634.16	\$634.19	0%	\$382.98	\$382.98	0%	\$490.00	\$490.00	0%	\$1,124.16	\$1,124.19	0%	\$1,507.14	\$1,507.17	0%	120	120
Center	\$634.13	\$634.16	0%	\$382.98	\$382.98	0%	\$490.00	\$490.00	0%	\$1,124.13	\$1,124.16	0%	\$1,507.11	\$1,507.14	0%	151	151
East	\$634.39	\$634.42	0%	\$382.98	\$382.98	0%	\$490.00	\$490.00	0%	\$1,124.39	\$1,124.42	0%	\$1,507.37	\$1,507.40	0%	150	150
West	\$950.79	\$950.85	0%	\$382.98	\$382.98	0%	\$573.00	\$573.00	0%	\$1,523.79	\$1,523.85	0%	\$1,906.77	\$1,906.82	0%	89	51
Neigh Comm	\$984.48	\$984.53	0%	\$0.00	\$0.00	n/a	\$3,214.29	\$3,214.29	0%	\$4,198.77	\$4,198.82	0%	\$4,198.77	\$4,198.82	0%	16.8	0
Corp Comm	\$1,153.35	\$1,153.41	0%	\$0.00	\$0.00	n/a	\$3,260.87	\$3,260.87	0%	\$4,414.22	\$4,414.28	0%	\$4,414.22	\$4,414.28	0%	46	0
Future Comm	\$123.09	\$123.10	0%	\$0.00	\$0.00	n/a	\$490.00	\$490.00	0%	\$613.09	\$613.10	0%	\$613.09	\$613.10	0%	300	0
																873	472