

STEVENS PLANTATION
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2015

Version 2 - Adopted Budget:
(Adopted on 8/7/14)

Prepared by:



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Stevens Plantation
Community Development District

Operating Budget
Fiscal Year 2015

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2015 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2013	BUDGET FY 2014	THRU JUN-14	JUL SEP-2014	PROJECTED FY 2014	BUDGET FY 2015
REVENUES						
Interest - Investments	\$ 2,690	\$ 2,000	\$ 1,814	\$ 605	\$ 2,419	\$ 2,000
Interest - Tax Collector	114	-	41	-	41	-
Special Assmnts- Tax Collector	458,177	458,151	451,066	7,086	458,152	458,151
Special Assmnts- Other	165,833	180,766	177,974	2,410	180,384	183,828
Special Assmnts- Refund	(210)	-	-	-	-	-
Special Assmnts- Discounts	(15,530)	(25,557)	2,001	-	2,001	(25,679)
Other Miscellaneous Revenues	6	-	-	-	-	-
TOTAL REVENUES	611,080	615,360	632,896	10,101	642,997	618,300
EXPENDITURES						
<i>Administrative</i>						
ProfServ-Arbitrage Rebate	700	700	700	-	700	700
ProfServ-Engineering	63	1,500	-	1,500	1,500	1,500
ProfServ-Legal Services	2,755	3,500	13,096	4,365	17,461	3,500
ProfServ-Mgmt Consulting Serv	57,893	57,893	43,420	14,473	57,893	57,893
ProfServ-Property Appraiser	-	593	-	593	593	593
Auditing Services	4,000	4,500	4,000	-	4,000	4,500
Communication - Telephone	8	100	1	-	1	-
Postage and Freight	536	600	412	137	549	600
Insurance - General Liability	9,000	10,350	9,015	-	9,015	10,350
Printing and Binding	2,844	2,800	1,773	591	2,364	2,800
Legal Advertising	437	500	163	54	217	500
Misc-Assessmnt Collection Cost	8,325	12,778	13,106	190	13,296	12,840
Misc-Contingency	495	500	702	234	936	600
Office Supplies	362	650	215	72	287	650
Annual District Filing Fee	175	175	175	-	175	175
Total Administrative	87,593	97,139	86,778	22,210	108,988	97,201
<i>Field</i>						
ProfServ-Field Management	7,000	7,000	5,250	1,750	7,000	7,000
Contracts-Fountain	2,035	2,220	1,665	555	2,220	2,220
Contracts-Landscape	87,913	96,209	61,957	20,652	82,609	96,209
Utility - General	42,630	45,000	40,522	4,478	45,000	50,000
Electricity - Streetlighting	98,832	100,000	64,206	35,794	100,000	95,000
R&M-Common Area	8,760	11,500	3,131	8,369	11,500	11,500
R&M-Fountain	938	1,500	50	950	1,000	1,500
R&M-Irrigation	5,477	5,869	4,275	1,425	5,700	5,869
R&M-Lake	11,400	11,400	8,550	2,850	11,400	11,400
R&M-Plant Replacement	208	10,000	13,273	-	13,273	10,000
R&M-Reserves	-	30,468	-	-	-	30,468
Misc-Contingency	418	4,000	4,299	1,000	5,299	4,000
Capital Outlay	-	-	20,450	-	20,450	-
Total Field	265,611	325,166	227,628	77,823	305,451	325,166

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2015 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2013	ADOPTED BUDGET FY 2014	ACTUAL THRU JUN-14	PROJECTED JUL SEP-2014	TOTAL PROJECTED FY 2014	ANNUAL BUDGET FY 2015
ROA-Other Community						
Utility - General	1,444	3,500	915	305	1,220	3,500
R&M-Grounds	16,979	16,980	12,734	4,245	16,979	16,980
Misc-Internet Services	163,188	169,920	122,565	41,100	163,665	172,798
Misc-Contingency	360	2,655	-	-	-	2,655
Total ROA-Other Community	181,971	193,055	136,214	45,650	181,864	195,933
TOTAL EXPENDITURES	535,175	615,360	450,620	145,683	596,303	618,300
Excess (deficiency) of revenues Over (under) expenditures	75,905	-	182,276	(135,582)	46,694	-
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-
Net change in fund balance	75,905	-	182,276	(135,582)	46,694	-
FUND BALANCE, BEGINNING	505,166	581,071	581,071	-	581,071	627,765
FUND BALANCE, ENDING	\$ 581,071	\$ 581,071	\$ 763,347	\$ (135,582)	\$ 627,765	\$ 627,765

Budget Narrative
Fiscal Year 2015

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 2015

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 2015 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.

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).

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.

Budget Narrative
Fiscal Year 2015

Expenditures- Administrative (Continued)

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 2015 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 2015

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 2015

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 includes 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 2015

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 2015	\$ 627,755
Net Change in Fund Balance - Fiscal Year 2015	-
Reserves - Fiscal Year 2015 Additions	30,468
Total Funds Available (Estimated) - 9/30/2015	658,223

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital	146,958 ⁽¹⁾
Reserves- Irrigation System	55,000
Reserves- Landscape/Hardscape	55,000
Reserves- Water System	55,732
FY 2015 Reserves	30,468
Subtotal	<u>343,158</u>
Total Allocation of Available Funds	343,158

Total Unassigned (undesignated) Cash	<u>\$ 315,065</u>
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Notes

(1) Represents approximately 3 months of operating expenditures

Stevens Plantation
Community Development District

Debt Service Budget
Fiscal Year 2015

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2015 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2013	BUDGET FY 2014	THRU JUN-14	JUL SEP-2014	PROJECTED FY 2014	BUDGET FY 2015
REVENUES						
Interest - Investments	\$ 5,174	\$ 3,000	\$ 1,176	\$ 392	\$ 1,568	\$ 3,000
Net Incr (Decr) In FMV-Invest	10,304	-	-	-	-	-
Special Assmnts- Tax Collector	607,714	607,714	598,315	9,399	607,714	607,714
Special Assmnts- Prepayment	508,983	-	1,433,426	-	1,433,426	-
Special Assmnts- Discounts	(15,124)	(24,309)	1,903	-	1,903	(24,309)
TOTAL REVENUES	1,117,051	586,405	2,034,820	9,791	2,044,611	586,405
EXPENDITURES						
<i>Administrative</i>						
ProfServ-Dissemination Agent	1,500	1,500	1,500	-	1,500	1,500
ProfServ-Legal Services	-	-	23,824	-	23,824	-
ProfServ-Special Assessment	7,725	7,725	7,725	-	7,725	7,725
ProfServ-Trustee	-	5,500	17,966	-	17,966	5,500
Misc-Assessmnt Collection Cost	8,108	12,154	12,004	188	12,192	12,154
Total Administrative	17,333	26,879	63,019	188	63,207	26,879
<i>Debt Service</i>						
Principal Debt Retirement	120,000	-	-	-	-	-
Debt Retirement Series A	8,895,000	130,000	-	-	-	135,000
Interest Expense Series A	454,045	445,525	-	-	-	436,295
Interest Expense Series B	567,056	-	-	-	-	-
Total Debt Service	10,036,101	575,525	-	-	-	571,295
TOTAL EXPENDITURES	10,053,434	602,404	63,019	188	63,207	598,174
Excess (deficiency) of revenues						
Over (under) expenditures	(8,936,383)	(15,999)	1,971,801	9,603	1,981,404	(11,769)
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In	-	-	3	-	3	-
Operating Transfers-Out	-	-	(3)	-	(3)	-
Contribution to (Use of) Fund Balance	-	(15,999)	-	-	-	(11,769)
TOTAL OTHER SOURCES (USES)	-	(15,999)	-	-	-	(11,769)
Net change in fund balance	(8,936,383)	(15,999)	1,971,801	9,603	1,981,404	(11,769)
FUND BALANCE, BEGINNING	2,020,839	(6,915,544)	(6,915,544)	-	(6,915,544)	(4,934,140)
FUND BALANCE, ENDING	\$(6,915,544)	\$(6,931,543)	\$(4,943,743)	\$ 9,603	\$(4,934,140)	\$(4,945,909)

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

Date	Regular Principal	Principal Prepayments	Interest Expense	Outstanding Principal
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	\$6,145,000	\$0	\$5,738,220	

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

Date	Regular Principal	Principal Prepayments	Interest Expense	Outstanding Principal
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 2015

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 2015 budget for collection costs is based on a maximum of 2% of the anticipated assessment collections.

Budget Narrative
Fiscal Year 2015

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 Schedules
Fiscal Year 2015

Comparison of Assessment Rates
Fiscal Year 2015 vs. Fiscal Year 2014

Pod	General Fund		Embarq Assessment		Debt Service		Total Assessments per Unit w/out Embarq			Total Assessments per Unit w/Embarq			Units	Embarq Units	
	FY 2015	FY 2014	FY 2015	FY 2014	FY 2015	FY 2014	FY 2015	FY 2014	Percent Change	FY 2015	FY 2014	Percent Change	FY 2015	FY 2014	Percent Change
North	\$634.16	\$634.16	\$382.98	\$382.98	\$490.00	\$490.00	\$1,124.16	\$1,124.16	0%	\$1,507.13	\$1,507.14	0%	120	120	0%
Center	\$634.13	\$634.13	\$382.98	\$382.98	\$490.00	\$490.00	\$1,124.13	\$1,124.13	0%	\$1,507.10	\$1,507.11	0%	151	151	0%
East	\$634.39	\$634.39	\$382.98	\$382.98	\$490.00	\$490.00	\$1,124.39	\$1,124.39	0%	\$1,507.36	\$1,507.37	0%	150	150	0%
West	\$950.79	\$950.79	\$382.98	\$382.98	\$573.00	\$573.00	\$1,523.79	\$1,523.79	0%	\$1,906.77	\$1,906.77	0%	89	89	0%
Neigh Comm	\$984.48	\$984.48	\$0.00	\$0.00	\$3,214.29	\$3,214.29	\$4,198.77	\$4,198.77	0%	\$4,198.77	\$4,198.77	0%	16.8	0	0%
Corp Comm	\$1,153.35	\$1,153.35	\$0.00	\$0.00	\$3,260.87	\$3,260.87	\$4,414.22	\$4,414.22	0%	\$4,414.22	\$4,414.22	0%	46	0	0%
Future Comm	\$123.09	\$123.09	\$0.00	\$0.00	\$490.00	\$490.00	\$613.09	\$613.09	0%	\$613.09	\$613.09	0%	300	0	0%
													873	480	