

STEVENS PLANTATION

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2016

Version 3 - Adopted Budget:
(Adopted 08/06/2015)

Prepared by:



Table of Contents

	<u>Page #</u>
<u>OPERATING BUDGET</u>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances.....	1 - 2
Budget Narrative.....	3 - 7
Exhibit A - Allocation of Fund Balances.....	8
 <u>DEBT SERVICE BUDGETS</u>	
Series 2003A	
Summary of Revenues, Expenditures and Changes in Fund Balances.....	9
Amortization Schedules.....	10 - 11
Budget Narrative.....	12 - 13
 <u>SUPPORTING BUDGET SCHEDULES</u>	
2015-2016 Non-Ad Valorem Assessment Summary.....	14

Stevens Plantation
Community Development District

Operating Budget
Fiscal Year 2016

STEVENS PLANTATION

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2016 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2014	BUDGET FY 2015	THRU JUNE-2015	JULY- SEP-2015	PROJECTED FY 2015	BUDGET FY 2016
REVENUES						
Interest - Investments	\$ 2,332	\$ 2,000	\$ 1,586	\$ 529	\$ 2,115	\$ 1,000
Interest - Tax Collector	53	-	28	-	28	-
Special Assmnts- Tax Collector	458,011	458,151	457,584	568	458,152	458,152
Special Assmnts- Other	180,714	183,828	183,600	228	183,828	183,828
Special Assmnts- Discounts	(7,685)	(25,679)	(9,092)	-	(9,092)	(25,679)
Other Miscellaneous Revenues	10,000	-	-	-	-	-
TOTAL REVENUES	643,425	618,300	633,706	1,324	635,030	617,301

EXPENDITURES*Administrative*

ProfServ-Arbitrage Rebate	700	700	700	-	700	700
ProfServ-Engineering	-	1,500	-	500	500	1,500
ProfServ-Legal Services	17,311	3,500	3,443	1,722	5,165	6,000
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	1	-	-	-	-	-
Postage and Freight	512	600	253	84	337	600
Insurance - General Liability	9,015	10,350	9,440	-	9,440	10,856
Printing and Binding	2,183	2,800	1,155	385	1,540	2,800
Legal Advertising	369	500	208	200	408	500
Misc-Assessmnt Collection Cost	9,222	12,840	12,916	16	12,932	12,840
Misc-Contingency	915	600	385	128	513	600
Office Supplies	215	650	165	55	220	650
Annual District Filing Fee	175	175	175	-	175	175
Total Administrative	102,511	97,201	76,260	18,156	94,416	100,207

Field

ProfServ-Field Management	7,000	7,000	5,250	1,750	7,000	7,000
Contracts-Fountain	2,305	2,220	645	555	1,200	2,220
Contracts-Landscape	82,609	96,209	63,757	19,152	82,909	82,609
Utility - General	53,587	50,000	48,703	16,234	64,937	60,000
Electricity - Streetlighting	96,372	95,000	66,604	28,396	95,000	99,500
R&M-Common Area	3,904	11,500	1,683	561	2,244	5,000
R&M-Fountain	50	1,500	134	45	179	500
R&M-Irrigation	4,275	5,869	8,344	2,781	11,125	12,000
R&M-Lake	11,400	11,400	8,550	2,850	11,400	11,400
R&M-Plant Replacement	13,873	10,000	12,068	4,023	16,091	16,000
R&M-Reserves	-	30,468	4,076	-	4,076	15,837
Misc-Contingency	4,382	4,000	4,430	1,477	5,907	4,750
Capital Outlay	38,433	-	-	-	-	-
Total Field	318,190	325,166	224,244	77,824	302,068	323,816

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2016 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2014	ADOPTED BUDGET FY 2015	ACTUAL THRU JUNE-2015	PROJECTED JULY- SEP-2015	TOTAL PROJECTED FY 2015	ANNUAL BUDGET FY 2016
<i>ROA-Other Community</i>						
Utility - General	1,970	3,500	1,744	581	2,325	3,500
R&M-Grounds	16,979	16,980	12,734	4,245	16,979	16,980
Misc-Internet Services	163,135	172,798	122,516	40,839	163,355	172,798
Misc-Contingency	-	2,655	-	-	-	-
<i>Total ROA-Other Community</i>	182,084	195,933	136,994	45,665	182,659	193,278
TOTAL EXPENDITURES	602,785	618,300	437,498	141,645	579,143	617,301
Excess (deficiency) of revenues Over (under) expenditures	40,640	-	196,208	(140,321)	55,887	-
Net change in fund balance	40,640	-	196,208	(140,321)	55,887	-
FUND BALANCE, BEGINNING	581,073	621,713	621,713	-	621,713	677,600
FUND BALANCE, ENDING	\$ 621,713	\$ 621,713	\$ 817,921	\$ (140,321)	\$ 677,600	\$ 677,600

Budget Narrative
Fiscal Year 2016

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 2016

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.

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 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.

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

Budget Narrative
Fiscal Year 2016

Expenditures- Administrative (Continued)

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.

Contracts- Landscape

\$ 82,609

(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.

Budget Narrative
Fiscal Year 2016

Expenditures- Field (Continued)

- **Litter Removal**

Removal of trash at receptacles, landscape areas and road right-of-way, ponds, and parks.

Utility- General (Water)

\$ 60,000

Water cost of all areas maintain by the District

Electricity-Streetlighting

\$ 99,500

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)

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

\$ 5,000

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

\$ 500

Unscheduled maintenance of fountain

R&M Irrigation

\$ 12,000

This includes irrigation repairs outside the scope of the contract.

Budget Narrative
Fiscal Year 2016

Expenditures- Field (Continued)

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).

R&M Plant replacement **\$ 16,000**

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

R&M Reserves **\$ 15,837**

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 **\$ 4,750**

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 **\$ 193,278**

ROA Expenditures:

Utility- General	\$ 3,500
R&M Grounds	16,980
Misc- Internet Services (Embarq)	172,798

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2016	\$ 677,600
Net Change in Fund Balance - Fiscal Year 2016	-
Reserves - Fiscal Year 2016 Additions	15,837
Total Funds Available (Estimated) - 9/30/2016	693,437

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital	150,366 ⁽¹⁾
Reserves- Irrigation System	65,000
Reserves- Landscape/Hardscape	26,568
Reserves- Water System	66,200
FY 2016 Reserves	15,837
Subtotal	<u>323,971</u>
Total Allocation of Available Funds	323,971

Total Unassigned (undesignated) Cash	<u>\$ 369,466</u>
---	--------------------------

Notes

(1) Represents approximately 3 months of operating expenditures

Stevens Plantation
Community Development District

Debt Service Budget
Fiscal Year 2016

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2016 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2014	BUDGET FY 2015	THRU JUNE-2015	JULY- SEP-2015	PROJECTED FY 2015	BUDGET FY 2016
REVENUES						
Interest - Investments	\$ 1,570	\$ 3,000	\$ 659	\$ 220	\$ 879	\$ 1,000
Net Incr (Decr) In FMV-Invest	-	-	-	-	-	-
Special Assmnts- Tax Collector	607,528	607,714	572,089	710	572,799	572,799
Special Assmnts- Prepayment	1,545,660	-	-	-	-	-
Special Assmnts- Discounts	(7,310)	(24,309)	(8,113)	-	(8,113)	(22,912)
TOTAL REVENUES	2,147,448	586,405	564,635	929	565,564	550,887
EXPENDITURES						
<i>Administrative</i>						
ProfServ-Dissemination Agent	1,500	1,500	1,500	-	1,500	1,500
ProfServ-Legal Services	35,238	-	1,377	-	1,377	-
ProfServ-Special Assessment	7,725	7,725	7,725	-	7,725	7,725
ProfServ-Trustee Fees	17,966	5,500	-	5,500	5,500	5,500
Misc-Assessmnt Collection Cost	8,309	12,154	11,280	14	11,294	11,456
Total Administrative	70,738	26,879	21,882	5,514	27,396	26,181
<i>Debt Service</i>						
Principal Debt Retirement	130,000	-	-	-	-	-
Debt Retirement Series A	-	135,000	-	-	-	150,000
Interest Expense Series A	454,045	436,295	-	-	-	426,710
Interest Expense Series B	567,056	-	-	-	-	-
Total Debt Service	1,151,101	571,295	-	-	-	576,710
TOTAL EXPENDITURES	1,221,839	598,174	21,882	5,514	27,396	602,891
Excess (deficiency) of revenues Over (under) expenditures	925,609	(11,769)	542,753	(4,585)	538,168	(52,004)
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In	3	-	-	-	-	-
Operating Transfers-Out	(3)	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	(11,769)	-	-	-	(52,004)
TOTAL OTHER SOURCES (USES)	-	(11,769)	-	-	-	(52,004)
Net change in fund balance	925,609	(11,769)	542,753	(4,585)	538,168	(52,004)
FUND BALANCE, BEGINNING	(6,915,544)	(5,989,935)	(5,989,935)	-	(5,989,935)	(5,451,767)
FUND BALANCE, ENDING	\$(5,989,935)	\$(6,001,704)	\$(5,447,182)	\$ (4,585)	\$(5,451,767)	\$(5,503,771)

STEVENS PLANTATION

Community Development District

Series 2003 Debt Service Fund

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

Date	Regular Principal	Principal Prepayments	Interest Expense	Outstanding Principal
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	\$6,010,000	\$0	\$5,301,925	

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

Date	Regular Principal	Principal Prepayments	Interest Expense	Outstanding Principal
11/1/2003	\$ -	\$ -	\$ -	\$ 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 negation to extend maturity date.

Budget Narrative
Fiscal Year 2016

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

Budget Narrative
Fiscal Year 2016

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 2016

STEVENS PLANTATION
Community Development District

All Funds

Comparison of Assessment Rates
Fiscal Year 2016 vs. Fiscal Year 2015

Pod	General Fund		Embarq Assessment		Debt Service		Total Assessments per Unit w/out Embarq			Total Assessments per Unit w/Embarq			Units	Embarq Units	
	FY 2016	FY 2015	FY 2016	FY 2015	FY 2016	FY 2015	FY 2016	FY 2015	Percent Change	FY 2016	FY 2015	Percent Change	FY 2016	FY 2015	Percent Change
North	\$634.16	\$634.16	\$382.18	\$382.98	\$490.00	\$490.00	\$1,124.16	\$1,124.16	0%	\$1,506.34	\$1,507.14	0%	120	120	0%
Center	\$634.13	\$634.13	\$382.18	\$382.98	\$490.00	\$490.00	\$1,124.13	\$1,124.13	0%	\$1,506.31	\$1,507.11	0%	151	151	0%
East	\$634.39	\$634.39	\$382.18	\$382.98	\$490.00	\$490.00	\$1,124.39	\$1,124.39	0%	\$1,506.57	\$1,507.37	0%	150	150	0%
West	\$950.79	\$950.79	\$382.18	\$382.98	\$573.00	\$573.00	\$1,523.79	\$1,523.79	0%	\$1,905.97	\$1,906.77	0%	89	60	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	481	