

VASARI

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2020

Version 2 - Adopted Budget

(Adopted - 08/13/19)

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 BUDGET</u>	
Series 2012	
Summary of Revenues, Expenditures and Changes in Fund Balances	9
Amortization Schedule	10
<u>SUPPORTING BUDGET SCHEDULES</u>	
2019-2020 Non-Ad Valorem Assessment Summary	11

Vasari

Community Development District

Operating Budget

Fiscal Year 2020

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2020 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2017	FY 2018	BUDGET FY 2019	THRU MAR-2019	APR SEP-2019	PROJECTED FY 2019	BUDGET FY 2020
REVENUES							
Interest - Investments	\$ 1,702	\$ 5,238	\$ -	\$ 5,381	\$ 5,381	\$ 10,762	\$ 7,500
Interest - Tax Collector	-	599	-	-	-	-	-
Special Assmnts- Tax Collector	306,400	459,600	459,221	435,140	24,081	459,221	459,221
Special Assmnts- Delinquent	-	-	-	-	-	-	-
Special Assmnts- Discounts	(10,978)	(16,096)	(18,369)	(16,568)	-	(16,568)	(18,369)
Other Miscellaneous Revenues	-	435	-	18,864	-	18,864	-
TOTAL REVENUES	297,124	449,776	440,852	442,817	29,462	472,279	448,352
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	13,400	10,169	12,000	5,200	6,800	12,000	12,000
FICA Taxes	1,025	780	918	428	490	918	918
ProfServ-Arbitrage Rebate	600	-	600	600	-	600	600
ProfServ-Engineering	3,565	8,548	5,000	8,631	8,631	17,262	5,000
ProfServ-Legal Services	12,009	8,348	10,000	4,209	5,970	10,179	10,000
ProfServ-Mgmt Consulting Serv	54,721	56,363	58,054	29,027	29,027	58,054	59,796
ProfServ-Property Appraiser	222	222	222	766	-	766	766
ProfServ-Special Assessment	4,677	4,817	4,962	4,962	-	4,962	5,111
ProfServ-Web Site Development	795	865	843	422	421	843	868
Auditing Services	5,273	5,250	5,273	5,450	-	5,450	5,450
Postage and Freight	2,016	1,041	1,400	751	751	1,502	1,500
Insurance - General Liability	7,730	8,788	8,041	8,041	-	8,041	8,845
Printing and Binding	1,884	2,962	2,000	642	642	1,284	1,500
Legal Advertising	3,427	1,372	1,800	249	249	498	1,200
Misc-Assessmnt Collection Cost	192	250	315	423	-	423	315
Misc-Contingency	3,875	606	399	543	543	1,086	400
Misc-Web Hosting	-	-	900	230	230	460	500
Office Supplies	440	363	500	209	209	418	500
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	116,026	110,919	113,402	70,958	53,963	124,921	115,444
<i>Conservation & Resource Mgmt</i>							
Contracts-Preserve Maintenance	13,000	5,682	3,750	2,000	1,750	3,750	4,500
R&M-Mitigation	-	-	-	-	-	-	600
R&M-Preserves	3,500	-	2,500	21,848	-	21,848	2,500
Total Conservation & Resource Mgmt	16,500	5,682	6,250	23,848	1,750	25,598	7,600
<i>Field</i>							
ProfServ-Field Management	13,778	13,008	14,617	7,308	7,309	14,617	15,056
R&M-General	1,515	2,148	5,556	-	1,832	1,832	2,000
R&M-Renewal and Replacement	-	-	5,000	-	-	-	1,000
R&M-Walls and Signage	-	7,000	5,000	4,200	800	5,000	5,000
Total Field	15,293	22,156	30,173	11,508	9,941	21,449	23,056

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2020 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2017	FY 2018	BUDGET FY 2019	THRU MAR-2019	APR SEP-2019	PROJECTED FY 2019	BUDGET FY 2020
Lakes and Ponds							
Contracts-Fountain/Aeration	3,516	1,215	12,200	3,300	8,900	12,200	12,200
Contracts-Water Mgmt Services	33,644	33,644	33,644	16,822	16,822	33,645	33,644
Contracts-Water Quality	5,452	5,007	4,570	1,997	2,573	4,570	4,570
Contracts-Aerator Maintenance	2,143	-	-	-	-	-	-
Electricity - Aerator	2,321	2,491	2,500	1,697	1,697	3,394	3,400
Property Insurance	4,673	5,140	5,654	5,709	-	5,709	6,280
R&M-Aquascaping	2,500	12,294	5,600	6,475	922	7,397	7,500
R&M-Fountain	10,543	-	-	-	-	-	-
R&M - Irrigation	-	134	23,130	4,190	4,190	8,380	8,500
R&M-Lake	30,696	25,947	27,575	15,775	15,775	31,550	32,000
R&M - Stormwater System	-	12,775	15,000	4,000	-	4,000	5,000
R&M - Water Mgmt Systems	12,550	-	-	-	-	-	-
R&M - Aeration & Fountains	-	45,078	14,400	19,358	5,000	24,358	15,000
R&M - Bulkhead	-	-	20,440	-	-	-	20,440
Capital Outlay-Lake	-	-	-	52,775	10,000	62,775	27,404
Total Lakes and Ponds	108,038	143,725	164,713	132,098	65,879	197,978	175,938
Capital Expenditures & Projects							
Capital Outlay - Equipment	-	7,707	-	-	-	-	-
Cap Outlay - Pump Station	18,379	15,859	-	-	-	-	-
Cap Outlay-Lake	-	-	16,560	-	-	-	16,560
Total Capital Expenditures & Projects	18,379	23,566	16,560	-	-	-	16,560
Reserves							
Reserve - Bulkheads	-	-	14,539	-	-	-	14,539
Reserve - Aeration & Fountains	-	13,908	23,395	-	-	-	23,395
Reserve - Irrigation System	-	-	42,473	-	-	-	42,473
Reserve - Lakes	-	12,541	12,062	-	-	-	12,062
Reserves - Perimeter	-	9,357	6,861	7,640	-	7,640	6,861
Reserve - Stormwater System	-	-	10,424	-	-	-	10,424
Total Reserves	-	35,806	109,754	7,640	-	7,640	109,754
TOTAL EXPENDITURES	274,236	341,854	440,852	246,052	131,532	377,585	448,352
Excess (deficiency) of revenues Over (under) expenditures	22,888	107,922	-	196,765	(102,070)	94,694	-
Net change in fund balance	22,888	107,922	-	196,765	(102,070)	94,694	-
FUND BALANCE, BEGINNING	93,304	116,192	224,114	224,114	-	224,114	318,808
FUND BALANCE, ENDING	\$ 116,192	\$ 224,114	\$ 224,114	\$ 420,879	\$ (102,070)	\$ 318,808	\$ 318,808

Budget Narrative
Fiscal Year 2020**Revenue****Interest – Investments**

The District earns interest on the monthly average collected balance for 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 - Discounts

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

Expenditures*Expenditures – Administrative***P/R Board of Supervisors**

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated for a meeting attendance and to receive \$200 per meeting plus payroll taxes. The amount for the Fiscal Year is based upon all supervisors attending each of the twelve scheduled meetings.

FICA Taxes

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

Professional Services - Arbitrage Rebate

The District has a proposal with a company who specializes to calculate the District's Arbitrage Rebate Liability on the Series of Benefit Special Assessment Bonds. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Professional Services - Engineering

The District's engineer will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc. Fees are based on prior year activity.

Professional Services - Legal Services

The District's legal counsel will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating and maintenance contracts, etc. Fees are based on prior year legal expenses.

Professional Services - Management Consulting Service

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark - Infrastructure Management Services. These services are further 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 property appraiser cost was based on a unit price of \$1.42 per parcel and further prorated between O&M and Debt Service funds. There are 766 units in Vasari CDD.

Budget Narrative
Fiscal Year 2020Expenditures – Administrative (continued)**Professional Services - Special Assessment**

Administrative costs to put the District's assessments on the Tax Roll are prepared by Inframark - Infrastructure Management Services. The costs were substantially reduced when Inframark - Infrastructure Management Services assumed the responsibility from the former consultant. Services provided include preparation of the annual Assessment Roll for submittal to the County, preparing estoppel letters for sale of properties and responding to resident inquiries.

Professional Service - Web Site Development

Inframark - Infrastructure Management Services administers and updates the district's website.

Auditing Services

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

Postage & Freight

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Insurance - General Liability

The District's General Liability & Public Officials Liability Insurance policy is with The Florida League of Cities, Inc. The Florida League of Cities, Inc. specializes in providing insurance coverage to governmental agencies through the Florida Municipal Insurance Trust. The amount is based upon actual amount plus a projected 10% increase.

Printing and Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

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

Miscellaneous - Assessment Collection Fees

The District reimburses the 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 collection cost was based on a unit price of \$1.42 per parcel and further prorated between O&M and Debt Service Funds. There are 766 units in Vasari CDD.

Miscellaneous - Contingency

This represents any additional expenditure that may not have been provided for in the budget. An example would include bank fees, board of supervisor reimbursements, etc.

Miscellaneous - Web Hosting

The District incurs costs to renew the Supervisor email accounts and required website.

Office Supplies

Miscellaneous office supplies required to prepare agenda packages.

Annual District Filing Fee

The District is required to pay a \$175 annual fee to the Department of Economic Opportunity Division of Community Development.

Budget Narrative
Fiscal Year 2020

Expenditures – Conservation and Resource Management

Contracts - Preserve Maintenance Services

Lake & Wetland Management will provide bi-annual mitigation maintenance for \$600 on the district's preserve / conservation areas.

R&M – Preserves

Unanticipated expenses related to maintenance of the preserves such as for keeping the vegetation from expanding into non-conservation areas.

Expenditures – Field

Professional Services - Field Management

This represents Field Management services for the District. This includes inspection of all the District's assets to insure that proper maintenance is being conducted. Areas inspected include water management structures, conservation areas, lake bank erosion, perimeter structures and all other assets for which the District is responsible.

R&M – General

This expense represents miscellaneous expenses that may arise during the year relating to the normal operations and maintenance of the District. Examples include any repairs or expenses related to the irrigation system, perimeter wall, landscaping on CDD property and other unforeseen maintenance needs not identified below.

R&M - Renewal and Placement

Includes costs associated with plant replacements throughout the District.

R&M – Walls & Signage

Includes costs associated with maintenance of perimeter walls throughout the District.

Expenditures – Lake & Ponds

Contracts - Fountain/Aeration

The District has contracted with Florida Fountains & Equipment, LLC for an annual cost of \$12,200/annually for services to inspect and maintain the fountains and aeration throughout the District.

Contracts - Water Management Services

The District has contracted with *Lake and Wetland Management* for monthly water management services including algae & aquatic weed control of the 25 Lakes and littoral shelf maintenance at a cost of \$2,804/mo.

Contracts - Water Quality

Johnson Engineering provides groundwater quality monitoring at three monitor wells and surface water quality monitoring at two surface water sites. The contractual fee for monitoring is \$4,570/annually and subject to an increase.

Budget Narrative
Fiscal Year 2020Expenditures – Lake & Ponds (continued)**Electricity – Aerator**

This expense represents monthly services provided by FPL for aerators located at 12031 Toscana Way (meter # 7C54634) and 28590 Altessa Way (meter #7C07940).

Property Insurance

Billed to the CDD by the Vasari Country Club Master Association for the lake fountains that were conveyed to the CDD in January 2016. Insurance includes coverage on the fences and the walls.

R&M – Aquascaping

The condition of the lakes relies on the littoral plants that make up the littoral shelf for the lake and pond systems. The littoral plantings help to prevent erosion, washouts and improve water quality by absorbing nutrients from runoff.

R&M – Irrigation

Repair and maintenance of the irrigation system which supports the optimal performance of pumps, motors and system components.

R&M – Lakes

Funds are targeted to address the repair and maintenance of the lakes and ponds when washouts or other forms of erosion occur. Various repair methods are used including Geo Filter Tubes, basic restoration, bulkheads and rip rap. The process used is determined by the type and location of erosion or washout being addressed.

R&M – Stormwater Systems

Repair and maintenance of the stormwater system which includes lake interconnects, control structures, road drains and the other component of the drainage system to insure the community doesn't flood. It also includes cleaning of the system.

R&M – Aeration/Fountains

Repair and maintenance of the aeration and fountain equipment throughout the District.

R&M – Bulkheads

The district's bulkheads occasionally require maintenance and/or repairs that are costly but do not qualify as capital improvements.

Reserve - Aeration and Fountains

In regards to the Reserve Study Report, a portion of the fund balance is required to be assigned for future aeration and lake fountain improvements, the use of which will be approved by the board of supervisors.

Expenditures – Capital Expenditures & Planning

A Capital or Beautification Plan was approved in 2009 and was proposed to be a two phase approach. With the completion of the golf course project, the BOS has directed capital funds to correcting erosion issues where restoration is needed. Other capital needs have been addressed and after further consideration the district contracted with *Florida Reserve Study and Appraisal, Inc.* to provide their assessment of the District's immediate and long-term needs by means of a Reserve Study Report. This report explains in detail the schedule of capital improvements and required designated funds for addressing repair and replacement needs within the infrastructure.

Capital Outlay - Lake

Costs for lake improvement.

Budget Narrative
Fiscal Year 2020

<i>Reserves - Planning and Allocation of Fund Balance (Exhibit A)</i>

The Budget maintains a Fund Balance in the General Fund which is a Governmental Fund that encompasses all of the Districts operating funds. It is an accumulation of revenues left over from previous budget years and budgeted reserves to meet future funding obligations. The goal in this is to insure sufficient funding is available for asset replacement or to address maintenance and repair expenditures exceeding the current fiscal year appropriations. Those assets or situations that the CDD has set aside or designated within the Fund Balance are as follows:

Bulkheads – The bulkheads are employed to stabilize ponds banks.

Aeration & Fountains – Vasari CDD has pond fountains and aerators which are in various phases of their lifespans many of which need to be replaced every three years.

Irrigation – The CDD owns the Districts irrigation pumping and distribution system for all of the irrigation systems except the golf course and residential systems on private property.

Lakes – Reserves set aside for the District's lakes

Perimeter – The CDD is responsible for the perimeter of the community which includes the wall, fencing and ultimate responsibility for landscaping within the easement. The Vasari Master Association has an agreement with the CDD for the association to maintain the landscaping in various areas.

Stormwater System – The CDD has ownership and maintenance responsibility for the water management system which includes the lakes and ponds used to retain and control storm water runoff from the community.

Exhibit "A"
Allocation of Fund Balances

<u>AVAILABLE FUNDS</u>	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2020	\$ 318,808
Net Change in Fund Balance - Fiscal Year 2020	-
Reserves - Fiscal Year 2020 Additions	109,754
Total Funds Available (Estimated) - 9/30/2020	428,562

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

Deposits	380
Subtotal	<u>380</u>

Assigned Fund Balance

Operating Reserve (1)		84,649 ⁽¹⁾
Reserves - Bulkhead Prior Years	14,539	
Reserves - Bulkhead (FY 2019)	14,539	
Reserves - Bulkhead (FY 2020)	14,539	43,617
Reserve - Aeration & Fountains Prior Years	22,487	
Reserve - Aeration & Fountains (FY 2019)	23,395	
Reserve - Aeration & Fountains (FY 2020)	23,395	69,277
Reserve - Irrigation System Prior Years	42,473	
Reserve - Irrigation (FY 2019)	42,473	
Reserve - Irrigation (FY 2020)	42,473	127,419
Reserve - Lakes Prior Years	29,521	
Reserve - Lakes (FY 2019)	12,062	
Reserve - Lakes (FY 2020)	12,062	53,645
Reserve - Perimeter Prior Years	6,504	
Reserve - Perimeter (FY 2019)	6,861	
Less: Current Year Expenses	(7,604)	
Reserve - Perimeter (FY 2020)	6,861	12,622
Reserve - Stormwater System Prior Years	10,424	
Reserve - Stormwater System (FY 2019)	10,424	
Reserve - Stormwater System (FY 2020)	10,424	31,272
Subtotal		<u>422,501</u>

Total Allocation of Available Funds	422,881
Total Unassigned (undesignated) Cash	\$ 5,681

Notes

(1) Represents approximately 3 months of operating expenditures.

Vasari

Community Development District

Debt Service Budget

Fiscal Year 2020

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2020 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2017	FY 2018	BUDGET	THRU	APR	PROJECTED	BUDGET
			FY 2019	MAR-2019	SEP-2019	FY 2019	FY 2020
REVENUES							
Interest - Investments	\$ 953	\$ 2,972	\$ -	\$ 2,782	\$ 2,782	\$ 5,564	\$ 5,000
Special Assmnts- Tax Collector	748,990	748,990	748,990	708,689	39,214	747,903	747,903
Special Assmnts - Prepayment	-	8,151	-	-	-	-	-
Special Assmnts- Discounts	(26,835)	(26,231)	(29,959)	(26,983)	-	(26,983)	(29,916)
TOTAL REVENUES	723,108	733,882	719,031	684,488	41,996	726,484	722,987
EXPENDITURES							
<i>Administrative</i>							
ProfServ-Property Appraiser	544	544	544	-	544	544	544
ProfServ-Trustee Fees	3,717	3,717	3,800	-	3,800	3,800	3,800
Misc-Assessmnt Collection Cost	470	408	817	688	129	817	816
Total Administrative	4,731	4,669	5,161	688	4,473	5,161	5,160
<i>Debt Service</i>							
Principal Debt Retirement	525,000	540,000	555,000	-	555,000	555,000	570,000
Principal Prepayment	-	-	-	10,000	-	10,000	-
Interest Expense	186,372	171,725	156,659	78,329	78,190	156,519	140,895
Total Debt Service	711,372	711,725	711,659	88,329	633,190	721,519	710,895
TOTAL EXPENDITURES	716,103	716,394	716,820	89,017	637,663	726,680	716,055
Excess (deficiency) of revenues							
Over (under) expenditures	7,005	17,488	2,211	595,471	(595,667)	(196)	6,932
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	2,211	-	-	-	6,932
TOTAL OTHER SOURCES (USES)	-	-	2,211	-	-	-	6,932
Net change in fund balance	7,005	17,488	2,211	595,471	(595,667)	(196)	6,932
FUND BALANCE, BEGINNING	202,897	209,902	227,390	227,390	-	227,390	227,194
FUND BALANCE, ENDING	\$ 209,902	\$ 227,390	\$ 229,601	\$ 822,861	\$ (595,667)	\$ 227,194	\$ 234,126

**Refinancing Bonds, Debt Amortization
Series 2012**

Date	Principal	Extraordinary Redemption	Interest	Principal Balance
11/1/2019			\$70,448	\$5,050,000
5/1/2020	\$570,000		\$70,448	\$4,480,000
11/1/2020			\$62,496	\$4,480,000
5/1/2021	\$590,000		\$62,496	\$3,890,000
11/1/2021			\$54,266	\$3,890,000
5/1/2022	\$605,000		\$54,266	\$3,285,000
11/1/2022			\$45,826	\$3,285,000
5/1/2023	\$620,000		\$45,826	\$2,665,000
11/1/2023			\$37,177	\$2,665,000
5/1/2024	\$640,000		\$37,177	\$2,025,000
11/1/2024			\$28,249	\$2,025,000
5/1/2025	\$655,000		\$28,249	\$1,370,000
11/1/2025			\$19,112	\$1,370,000
5/1/2026	\$675,000		\$19,112	\$695,000
11/1/2026			\$9,695	\$695,000
5/1/2027	\$695,000		\$9,695	\$0
Totals	\$5,050,000		\$654,534	

Vasari

Community Development District

Supporting Budget Schedules

Fiscal Year 2020

2019 - 2020 Summary of Assessments

2012 Series Refinancing Bond Issue

Neighborhoods	Bond Designation	Units	2020 O & M Per Unit	2019 O & M Per Unit	Percent Change	2020 Debt Svc Per Unit	2019 Debt Svc Per Unit	Percent Change	2020 Total Per Unit	2019 Total Per Unit	Percent Change
Arezzo (lots 62-106)	Single Family I	45.00	\$599.50	\$599.50	0.0%	\$1,478.52	\$1,478.52	0.0%	\$2,078.02	\$2,078.02	0.0%
Pienza (lots 1-61)	Villa I	61.00	\$599.50	\$599.50	0.0%	\$1,217.31	\$1,217.31	0.0%	\$1,816.81	\$1,816.81	0.0%
Cercina (lots 142-181)	Villa II	40.00	\$599.50	\$599.50	0.0%	\$1,391.83	\$1,391.83	0.0%	\$1,991.33	\$1,991.33	0.0%
Bellino (lots 182-229)	Villa II	48.00	\$599.50	\$599.50	0.0%	\$1,391.83	\$1,391.83	0.0%	\$1,991.33	\$1,991.33	0.0%
Altessa	Four-plex I	88.00	\$599.50	\$599.50	0.0%	\$1,087.26	\$1,087.26	0.0%	\$1,686.76	\$1,686.76	0.0%
Cassia	Four-plex I	68.00	\$599.50	\$599.50	0.0%	\$1,087.26	\$1,087.26	0.0%	\$1,686.76	\$1,686.76	0.0%
Toscana	Six-plex I	138.00	\$599.50	\$599.50	0.0%	\$783.85	\$783.85	0.0%	\$1,383.35	\$1,383.35	0.0%
Firenze	Six-plex II	42.00	\$599.50	\$599.50	0.0%	\$956.08	\$956.08	0.0%	\$1,555.58	\$1,555.58	0.0%
Trieste	Condo I	108.00	\$599.50	\$599.50	0.0%	\$609.34	\$609.34	0.0%	\$1,208.84	\$1,208.84	0.0%
Materra	Condo II	128.00	\$599.50	\$599.50	0.0%	\$869.38	\$869.38	0.0%	\$1,468.88	\$1,468.88	0.0%
		766.00									