

**LEXINGTON**  
Community Development District

***Annual Operating and Debt Service Budget***  
Fiscal Year 2020

Adopted Budget  
08.13.19

Prepared by:



# LEXINGTON

Community Development District

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**Lexington**  
**Community Development District**

**Operating 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	JUL -	PROJECTED	BUDGET
			FY 2019	JUN-2019	SEP-2019	FY 2019	FY 2020
<b>REVENUES</b>							
Interest - Investments	\$ -	\$ 112	\$ -	\$ 398	\$ 100	\$ 498	\$ 115
Interest - Tax Collector	-	-	-	138	-	-	-
Special Assmnts- Tax Collector	44,139	44,139	44,140	44,052	88	44,140	44,140
Special Assmnts- Discounts	(1,597)	(1,601)	(1,766)	(1,590)	-	(1,590)	(1,766)
Other Miscellaneous Revenues	691	670	-	668	-	668	500
<b>TOTAL REVENUES</b>	<b>43,233</b>	<b>43,320</b>	<b>42,374</b>	<b>43,666</b>	<b>188</b>	<b>43,716</b>	<b>42,989</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
P/R-Board of Supervisors	3,400	3,600	4,000	2,600	2,000	4,600	4,000
FICA Taxes	260	275	306	230	152	382	306
ProfServ-Engineering	-	-	500	-	125	125	500
ProfServ-Legal Services	931	524	4,000	274	1,000	1,274	4,000
ProfServ-Mgmt Consulting Serv	18,870	18,870	18,870	14,153	4,717	18,870	18,870
ProfServ-Property Appraiser	642	638	662	637	-	637	662
ProfServ-Trustee Fees	6,816	6,815	7,187	7,745	-	7,745	7,187
ProfServ-Web Site Development	500	500	500	379	121	500	1,553
Auditing Services	3,646	3,700	3,700	3,800	-	3,800	3,800
Postage and Freight	92	133	150	151	50	201	150
Insurance - General Liability	1,838	1,838	2,022	1,838	-	1,838	2,022
Legal Advertising	380	445	400	-	-	-	400
Misc-Bank Charges	433	482	450	389	130	519	450
Misc-Assessmnt Collection Cost	493	638	662	637	-	637	662
Office Supplies	89	191	175	98	33	131	175
Annual District Filing Fee	200	175	175	175	-	175	175
<b>Total Administrative</b>	<b>38,590</b>	<b>38,824</b>	<b>43,759</b>	<b>33,106</b>	<b>8,328</b>	<b>41,434</b>	<b>44,912</b>
<b>TOTAL EXPENDITURES</b>	<b>38,590</b>	<b>38,824</b>	<b>43,759</b>	<b>33,106</b>	<b>8,328</b>	<b>41,434</b>	<b>44,912</b>
Excess (deficiency) of revenues							
Over (under) expenditures	4,643	4,496	(1,385)	10,560	(8,140)	2,282	(1,923)
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	(1,385)	-	-	-	(1,923)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>(1,385)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(1,923)</b>
Net change in fund balance	4,643	4,496	(1,385)	10,560	(8,140)	2,282	(1,923)
<b>FUND BALANCE, BEGINNING</b>	<b>35,349</b>	<b>35,496</b>	<b>39,992</b>	<b>39,992</b>	<b>-</b>	<b>39,992</b>	<b>42,274</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 39,992</b>	<b>\$ 39,992</b>	<b>\$ 38,607</b>	<b>\$ 50,552</b>	<b>\$ (8,140)</b>	<b>\$ 42,274</b>	<b>\$ 40,351</b>

**Budget Narrative**  
Fiscal Year 2020**REVENUES****Interest-Investments**

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

**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 Inframark Infrastructure Management 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.

**Budget Narrative**  
Fiscal Year 2020**EXPENDITURES****Administrative** (continued)**Professional Services – Web Site Development**

The District incurs fees as they relate to the development and ongoing maintenance of its own website.

**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 historical cost.

**Postage and 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 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.

# LEXINGTON

## Community Development District

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### Exhibit "A" Allocation of Fund Balances

#### AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2020	\$ 42,274
Net Change in Fund Balance - Fiscal Year 2020	(1,923)
Reserves - Fiscal Year 2020 Additions	-
<b>Total Funds Available (Estimated) - 9/30/2020</b>	<b>40,351</b>

#### ALLOCATION OF AVAILABLE FUNDS

##### *Assigned Fund Balance*

Operating Reserve - First Quarter Operating Capital	11,228 <sup>(1)</sup>
Subtotal	<u>11,228</u>
<b>Total Allocation of Available Funds</b>	<b>11,228</b>

**Total Unassigned (undesignated) Cash** \$ 29,123

#### Notes

(1) Represents approximately 3 months of operating expenditures

**Lexington**  
**Community Development District**

**Debt Service Budgets**  
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 FY 2019	THRU JUN-2019	JUL - SEP-2019	PROJECTED FY 2019	BUDGET FY 2020
<b>REVENUES</b>							
Interest - Investments	\$ 73	\$ 312	\$ 113	\$ 387	\$ -	\$ 387	\$ 113
Special Assmnts- Tax Collector	22,692	22,692	22,692	22,692	-	22,692	22,692
Special Assmnts- Discounts	(842)	(897)	(908)	(876)	-	(876)	(908)
Other Miscellaneous Revenues	-	-	-	494	-	494	-
<b>TOTAL REVENUES</b>	<b>21,923</b>	<b>22,107</b>	<b>\$ 21,897</b>	<b>\$ 22,697</b>	<b>\$ -</b>	<b>\$ 22,697</b>	<b>\$ 21,897</b>
<b>EXPENDITURES</b>							
<i>Debt Service</i>							
ProfServ-Tax Collector	253	326	340	340	-	340	340
Misc-Assessmnt Collection Cost	329	326	340	340	-	340	340
Principal Debt Retirement	7,000	7,000	7,000	7,000	-	7,000	8,000
Interest Expense	12,960	12,582	12,204	12,204	-	12,204	11,826
<b>Total Debt Service</b>	<b>20,542</b>	<b>20,234</b>	<b>19,884</b>	<b>19,884</b>	<b>-</b>	<b>19,884</b>	<b>20,507</b>
<b>TOTAL EXPENDITURES</b>	<b>20,542</b>	<b>20,234</b>	<b>19,884</b>	<b>19,884</b>	<b>-</b>	<b>19,884</b>	<b>20,507</b>
Excess (deficiency) of revenues							
Over (under) expenditures	1,381	1,873	2,013	2,813	-	2,813	1,391
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	2,013	-	-	-	1,391
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>2,013</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,391</b>
Net change in fund balance	1,381	1,873	2,013	2,813	-	2,813	1,391
<b>FUND BALANCE, BEGINNING</b>	<b>21,510</b>	<b>22,891</b>	<b>24,764</b>	<b>24,764</b>	<b>-</b>	<b>24,764</b>	<b>27,577</b>
<b>FUND BALANCE, ENDING</b>	<b>22,891</b>	<b>\$ 24,764</b>	<b>\$ 26,777</b>	<b>\$ 27,577</b>	<b>\$ -</b>	<b>\$ 27,577</b>	<b>\$ 28,968</b>

**Special Assessment Bonds**  
Amortization Schedule

Date	Outstanding Balance	Principal	Rate	Interest	Annual Debt Service
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
		<u>\$ 219,000</u>		<u>\$ 128,358</u>	<u>\$ 347,358</u>

**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 FY 2019	THRU JUN-2019	JUL - SEP-2019	PROJECTED FY 2019	BUDGET FY 2020
<b>REVENUES</b>							
Interest - Investments	\$ 357	\$ 1,508	\$ 788	\$ 2,384	\$ 150	\$ 2,534	\$ 1,000
Special Assmnts- Tax Collector	157,643	157,643	157,643	157,643	12,381	170,024	157,643
Special Assmnts- Discounts	(5,710)	(5,688)	(6,306)	(5,659)	-	(5,659)	(6,306)
Other Miscellaneous Revenues	-	-	-	142	-	142	-
	<b>152,290</b>	<b>153,463</b>	<b>152,125</b>	<b>154,510</b>	<b>167,041</b>	<b>167,041</b>	<b>152,337</b>
<b>EXPENDITURES</b>							
<i>Debt Service</i>							
ProfServ-Tax Collector	1,770	2,287	2,365	2,470	-	2,470	2,365
Misc-Assessmnt Collection Cost	2,301	2,287	2,365	2,470	-	2,470	2,365
Principal Debt Retirement	75,000	80,000	80,000	80,000	-	80,000	85,000
Interest Expense	69,350	66,613	63,693	63,693	-	63,693	60,939
<i>Total Debt Service</i>	<b>148,421</b>	<b>151,187</b>	<b>148,423</b>	<b>148,633</b>	<b>-</b>	<b>148,633</b>	<b>150,668</b>
<b>TOTAL EXPENDITURES</b>	<b>148,421</b>	<b>151,187</b>	<b>148,423</b>	<b>148,633</b>	<b>-</b>	<b>148,633</b>	<b>150,668</b>
Excess (deficiency) of revenues Over (under) expenditures	3,869	2,276	3,702	5,877	167,041	18,408	1,669
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	1,669
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,669</b>
Net change in fund balance	3,869	2,276	3,702	5,877	167,041	18,408	1,669
<b>FUND BALANCE, BEGINNING</b>	101,206	105,075	107,351	107,351	-	107,351	125,759
<b>FUND BALANCE, ENDING</b>	<b>105,075</b>	<b>\$ 107,351</b>	<b>\$ 111,053</b>	<b>\$ 113,228</b>	<b>\$ 167,041</b>	<b>\$ 125,759</b>	<b>\$ 127,428</b>

**Special Assessment Bonds**  
Amortization Schedule

Date	Outstanding Balance	Principal	Rate	Interest	Annual Debt Service
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
		\$ 1,665,000		\$ 526,757	\$ 2,191,757

**Budget Narrative**  
Fiscal Year 2020**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 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****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.

**Principal Debt Retirement**

See amortization schedule.

**Interest Expense**

See amortization schedule.

**Lexington**  
**Community Development District**

**Supporting Budget Schedules**  
Fiscal Year 2020

**Assessment Summary  
Fiscal Year 2020 vs. Fiscal Year 2019**

Product	General Fund			Debt Service Series 2007			Debt Service Series 2015			Total Assessments per Unit			Units
	FY 2020	FY 2019	Percent Change	FY 2020	FY 2019	Percent Change	FY 2020	FY 2019	Percent Change	FY 2020	FY 2019	Percent Change	
TH	\$82.24	\$82.24	0%	\$0.00	\$0.00	n/a	\$373.47	\$373.47	0%	\$455.71	\$455.71	0.0%	97
SF 55'	\$100.33	\$100.33	0%	\$0.00	\$0.00	n/a	\$448.17	\$448.17	0%	\$548.50	\$548.50	0.0%	100
SF 70'	\$128.29	\$128.29	0%	\$0.00	\$0.00	n/a	\$504.19	\$504.19	0%	\$632.48	\$632.48	0.0%	108
SF 80'	\$146.39	\$146.39	0%	\$732.00	\$732.00	0%	\$0.00	\$0.00	n/a	\$878.39	\$878.39	0.0%	35
SF 85'	\$155.43	\$155.43	0%	\$0.00	\$0.00	n/a	\$522.86	\$522.86	0%	\$678.29	\$678.29	0.0%	46
													<b>386</b>