

# **UNIVERSITY PLACE**

Community Development District

## ***Annual Operating and Debt Service Budget***

**Fiscal Year 2017**

Version 3 - Final Budget  
(Adopted at the 08/24/16 Meeting)

Prepared by:



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**UNIVERSITY PLACE**  
Community Development District

**Operating Budget**  
Fiscal Year 2017

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2017 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2015	BUDGET FY 2016	THRU JUL 2016	AUG - SEP 2016	PROJECTED FY 2016	BUDGET FY 2017
Interest - Investments	\$ 5,031	\$ 3,000	\$ 3,537	\$ 360	\$ 3,897	\$ 3,000
Special Assmnts- Tax Collector	741,292	664,179	655,923	8,256	664,179	711,081
Special Assmnts- Discounts	(26,150)	(26,567)	(23,672)	-	(23,672)	(28,443)
Settlements	75,000	-	-	-	-	-
Other Miscellaneous Revenues	36	-	750	-	750	-
<b>TOTAL REVENUES</b>	<b>795,209</b>	<b>640,612</b>	<b>636,538</b>	<b>8,616</b>	<b>645,154</b>	<b>685,638</b>

**EXPENDITURES**

**Administrative**

P/R-Board of Supervisors	16,000	20,000	15,800	4,000	19,800	20,000
FICA Taxes	1,224	1,530	1,209	308	1,517	1,530
ProfServ-Engineering	27,619	7,500	2,625	1,000	3,625	7,500
ProfServ-Legal Services	25,623	5,000	8,956	470	9,426	5,000
ProfServ-Mgmt Consulting Serv	46,400	46,400	39,200	7,200	46,400	46,400
ProfServ-Field Management	-	-	-	-	-	6,500
ProfServ-Property Appraiser	8,451	9,963	9,485	-	9,485	10,666
ProfServ-Tax Collector	8,451	9,963	9,485	-	9,485	10,666
Auditing Services	6,000	6,000	6,000	-	6,000	6,000
Postage and Freight	276	500	216	60	276	400
Insurance - General Liability	7,578	8,336	7,670	-	7,670	8,436
Printing and Binding	1,456	700	388	160	548	700
Legal Advertising	402	1,200	118	1,082	1,200	1,200
Miscellaneous Services	2,008	1,500	1,292	332	1,624	1,500
Office Supplies	3,150	100	-	100	100	100
Annual District Filing Fee	175	175	175	-	175	175
<b>Total Administrative</b>	<b>154,813</b>	<b>118,867</b>	<b>102,619</b>	<b>14,712</b>	<b>117,332</b>	<b>126,773</b>

**Other Public Safety**

Contracts-Security Services	70,644	70,644	59,710	11,774	71,484	70,644
Contracts-Roving Patrols	-	7,500	504	6,996	7,500	9,500
Electricity - Entrance	5,971	7,200	4,315	1,200	5,515	7,200
Utility - Water & Sewer	435	498	349	90	439	498
Insurance - Property	557	613	557	-	557	613
R&M-Gatehouse	39,089	6,000	13,966	1,000	14,966	6,000
Reserve - Gate	-	6,414	1,610	-	1,610	6,414
<b>Total Other Public Safety</b>	<b>116,696</b>	<b>98,869</b>	<b>81,011</b>	<b>21,060</b>	<b>102,071</b>	<b>100,869</b>

**Landscape**

Contracts-Landscape	76,316	76,316	63,597	12,719	76,316	80,136
R&M-General	-	3,000	97	2,800	2,897	3,000
R&M-Renewal and Replacement	11,402	9,100	7,409	8,000	15,409	12,000
R&M-Streetlights	-	2,000	-	2,000	2,000	2,000

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2017 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2015	ADOPTED BUDGET FY 2016	ACTUAL THRU JUL 2016	PROJECTED AUG - SEP 2016	TOTAL PROJECTED FY 2016	ANNUAL BUDGET FY 2017
R&M-Wetland	-	1,000	3,800	-	3,800	1,000
Reserve - Culverts	-	3,208	-	-	-	3,208
Reserve - Ponds	-	9,620	-	-	-	9,620
<b>Total Landscape</b>	<b>87,718</b>	<b>104,244</b>	<b>74,903</b>	<b>25,519</b>	<b>100,422</b>	<b>110,964</b>
<b>Irrigation Services</b>						
Payroll-Irrigation Staff	6,837	6,760	5,733	1,040	6,773	6,760
Payroll - Bonus	-	500	500	-	500	500
FICA Taxes	523	555	439	80	519	555
Workers' Compensation	664	850	812	-	812	850
Contracts-Irrigation	73,500	75,000	61,250	12,250	73,500	78,500
Utility - Irrigation	28,018	30,000	21,108	5,000	26,108	30,000
Insurance - Property	1,235	1,359	1,235	-	1,235	1,359
R&M-Irrigation	40,481	22,200	26,143	3,700	29,843	30,000
R&M-Pump Station	27,442	20,000	27,023	3,334	30,357	30,000
Capital Outlay	9,893	-	-	-	-	-
Reserve - Irrigation System	-	20,843	17,320	-	17,320	20,843
<b>Total Irrigation Services</b>	<b>188,593</b>	<b>178,067</b>	<b>161,563</b>	<b>25,404</b>	<b>186,967</b>	<b>199,367</b>
<b>Road and Street Facilities</b>						
R&M-Roads & Alleyways	83,837	2,000	6,300	-	6,300	2,500
R&M-Street Sweeping	-	1,000	-	1,000	1,000	1,000
Reserve - Roadways	350,000	88,930	2,250	-	2,250	88,930
Reserve - Streetlights	-	1,604	-	-	-	1,604
<b>Total Road and Street Facilities</b>	<b>433,837</b>	<b>93,534</b>	<b>8,550</b>	<b>1,000</b>	<b>9,550</b>	<b>94,034</b>
<b>Common Area</b>						
R&M-General	24,364	28,000	37,432	-	37,432	33,600
Misc-Holiday Decor	2,170	3,000	3,000	-	3,000	4,000
Reserve - Fence/Monuments	1,892	16,031	-	-	-	16,031
<b>Total Common Area</b>	<b>28,426</b>	<b>47,031</b>	<b>40,432</b>	<b>-</b>	<b>40,432</b>	<b>53,631</b>
<b>TOTAL EXPENDITURES</b>	<b>1,010,083</b>	<b>640,612</b>	<b>469,078</b>	<b>87,695</b>	<b>556,774</b>	<b>685,638</b>
Excess (deficiency) of revenues Over (under) expenditures	(214,874)	-	167,460	(79,079)	88,380	-
<b>OTHER FINANCING SOURCES (USES)</b>						
Interfund Transfer - In	6,596	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	-	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>6,596</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	(208,278)	-	167,460	(79,079)	88,380	-
<b>FUND BALANCE, BEGINNING</b>	<b>1,291,683</b>	<b>1,083,405</b>	<b>1,083,405</b>	<b>-</b>	<b>1,083,405</b>	<b>1,171,785</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,083,405</b>	<b>\$ 1,083,405</b>	<b>\$ 1,250,865</b>	<b>\$ (79,079)</b>	<b>\$ 1,171,785</b>	<b>\$ 1,171,785</b>

**Exhibit "A"**  
Allocation of Fund Balances

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2017	\$ 1,171,785
Net Change in Fund Balance - Fiscal Year 2017	-
Reserves - Fiscal Year 2017 Additions	146,650
<b>Total Funds Available (Estimated) - 9/30/2017</b>	<b>1,318,435</b>

**ALLOCATION OF AVAILABLE FUNDS**

***Nonspendable Fund Balance***

Deposits	200
Subtotal	<u>200</u>

***Assigned Fund Balance***

Operating Reserve - First Quarter Operating Capital		157,381 <sup>(1)</sup>
Reserves - Culverts (Prior Years)	23,490 <sup>(2)</sup>	
Reserves - Culverts (Current Year)	-	
Reserves - Culverts (Budget Year)	3,208 <sup>(4)</sup>	26,698
Reserves - Fence/Monument (Prior Years)	104,424 <sup>(2)</sup>	
Reserves - Fence/Monument (Current Year)	16,031 <sup>(3)</sup>	
Reserves - Fence/Monument (Budget Year)	16,031 <sup>(4)</sup>	136,486
Reserves - Gate (Prior Years)	46,978 <sup>(2)</sup>	
Reserves - Gate (Current Year)	6,414 <sup>(3)</sup>	
Reserves - Gate (Current Year Expenses)	(1,610) <sup>(5)</sup>	
Reserves - Gate (Budget Year)	6,414 <sup>(4)</sup>	58,196
Reserves - Irrigation System (Prior Years)	152,650 <sup>(2)</sup>	
Reserves - Irrigation System (Current Year)	20,843 <sup>(3)</sup>	
Reserves - Irrigation System (Current Year Expenses)	(17,320) <sup>(5)</sup>	
Reserves - Irrigation System (Budget Year)	20,843 <sup>(4)</sup>	177,016
Reserves - Ponds (Prior Years)	70,450 <sup>(2)</sup>	
Reserves - Ponds (Current Year)	-	
Reserves - Ponds (Budget Year)	9,620 <sup>(4)</sup>	80,070
Reserves - Roadways (Prior Years)	389,250 <sup>(2)</sup>	
Reserves - Roadways (Current Year)	88,930 <sup>(3)</sup>	
Reserves - Roadways (Current Year Expenses)	(2,250) <sup>(5)</sup>	
Reserves - Roadways (Budget Year)	88,930 <sup>(4)</sup>	564,860
Reserves - Streetlights (Prior Years)	11,745 <sup>(2)</sup>	
Reserves - Streetlights (Current Year)	1,604 <sup>(3)</sup>	
Reserves - Streetlights (Budget Year)	1,604 <sup>(4)</sup>	14,953
Subtotal		<u>1,215,660</u>

<b>Total Allocation of Available Funds</b>	<b>1,215,860</b>
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<b>Total Unassigned (undesignated) Cash</b>	<b>\$ <u>102,576</u></b>
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**Notes**

- (1) Represents approximately 3 months of operating expenditures
- (2) Represents budgeted reserves (FY2010 through FY2015) for Culverts, Fence/Monuments, Gate, Irrigation System, Ponds, Roadways and Streetlights
- (3) Represents budgeted reserves for FY2016 Culverts, Fence/Monuments, Gate, Irrigation System, Ponds, Roadways and Streetlights that will be reserved at end of year
- (4) Represents proposed budgeted reserves for FY2017 that is being reserved for Culverts, Fence/Monuments, Gate, Irrigation System, Ponds, Roadways and Streetlights
- (5) Represents Actual expenditures in the Reserves in the Current Year FY 2016

**Budget Narrative**  
Fiscal Year 2017

**REVENUES**

**Interest-Investments**

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

**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 are calculated at 7.65% of board 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, Field Services, Accounting, Assessment and Administrative services as part of a Management Agreement with Severn Trent Environmental Services, Inc. Also included are costs for Information Technology charges to process all of the District's financial activities, i.e. accounts payable, financial statements, budgets, etc., on a main frame computer owned by Severn Trent in accordance with the management contract and the charge for rentals. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

**Professional Services-Field Management**

This service includes coordinating with vendors regarding service contracts, purchase orders, invoice approval and insurance damage claims to facilitate field operations.

**Budget Narrative**  
Fiscal Year 2017**EXPENDITURES****Administrative** (continued)**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. The budget for property appraiser costs is based upon 1.5% of the anticipated assessment collections.

**Professional Services-Tax Collector**

The District reimburses the Manatee County Tax Collector for the necessary administrative costs and the actual cost of collection or 1.5% on the amount of special assessments collected and remitted, whichever is greater.

**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 contracted fees from an existing engagement letter.

**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 Public Risk Insurance Agency, Inc. They specialize in providing insurance coverage to governmental agencies. The budgeted amount allows for a projected increase in the premium.

**Printing and Binding**

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

**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 Services**

This includes monthly bank charges, website hosting and any other miscellaneous expenses that may be incurred during the year.

**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.



**Budget Narrative**  
Fiscal Year 2017

**EXPENDITURES**

**Other Public Safety**

**Contracts-Security Services**

This is for the monthly gate monitoring by Envera Systems.

**Contracts-Roving Patrols**

This is for the monthly patrols by the Sheriff's office.

**Electricity-Entrance**

This is for the monthly electricity expenditures for the entrances.

**Utility-Water & Sewer**

This is for the monthly water & sewer charges for the gatehouse.

**Insurance-Property**

This is for the property insurance for the gatehouse.

**R&M-Gatehouse**

This is for the miscellaneous repairs and maintenance of the gatehouse.

**Reserve-Gate**

This is for the reserve required for the gates and entry systems of the District.

**Landscape**

**Contracts-Landscape**

The District currently has a contract with Total Landscape Care to maintain the landscaping around the District.

**R&M-General**

This is for the miscellaneous general repairs and maintenance required for landscaping.

**R&M-Renewal & Replacement**

This is for the renewal and replacement of the plants which includes tree trimming around the District.

**R&M-Streetlights**

This is for the repairs and maintenance of the streetlights around the District.

**R&M-Wetland**

This is for the maintenance of the lakes and wetlands around the District.

**Reserve-Culverts**

This is for the reserve for the culverts and curb inlets around the District.

**Budget Narrative**  
Fiscal Year 2017

**EXPENDITURES**

**Landscape (continued)**

**Reserve-Ponds**

This is for the reserve for the ponds around the District.

**Irrigation Services**

**Payroll-Irrigation Staff**

This is for the payroll of the Irrigation staff that monitors the irrigation system.

**Payroll-Bonus**

This is for the bonus for the Irrigation staff.

**FICA Taxes**

Payroll taxes are calculated at 7.65% of irrigation staff payroll.

**Workers Compensation**

This is the workers compensation for the Irrigation Staff.

**Contracts-Irrigation**

The District currently has a contract Total Landscape Care to maintain the Irrigation system around the District.

**Utility-Irrigation**

This is for the monthly electricity and phone charges for the irrigation system.

**Insurance – Property**

This is for the property insurance for the pumps.

**R&M-Irrigation**

This is for the repairs and maintenance of the irrigation system.

**R&M-Pump Station**

This is for the repairs and maintenance of the pump stations for the irrigation system.

**Reserves-Irrigation System**

This is for the reserve for the irrigation system.

**Budget Narrative**  
Fiscal Year 2017

**EXPENDITURES**

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**Road and Street Facilities**

**R&M-Roads and Alleyways**

This is for the repairs and maintenance of the roads and streets around the District.

**R&M-Street Sweeping**

This is for the street sweeping that is performed around the District.

**Reserve-Roadway**

This is for the reserve required to repair and replace the roads around the District.

**Reserve-Streetlights**

This is for the reserve for the streetlights around the District.

**Common Area**

**R&M-General**

This is for pressure washing the sidewalks, curbs and monuments plus any miscellaneous repairs and maintenance required in the common areas around the District.

**Misc-Holiday Decor**

This is for the decorations that will be displayed around the District during the Holidays.

**Reserve-Fence/ Monuments**

This is for the reserve for the fence and monuments around the District.

**UNIVERSITY PLACE**  
Community Development District

**Debt Service Budget**  
Fiscal Year 2017

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2017 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2015	ADOPTED BUDGET FY 2016	ACTUAL THRU JUL 2016	PROJECTED AUG - SEP 2016	TOTAL PROJECTED FY 2016	ANNUAL BUDGET FY 2017
<b>REVENUES</b>						
Interest - Investments	\$ 115	\$ 100	\$ 166	\$ 24	\$ 190	\$ 100
Special Assmnts- Tax Collector	312,481	312,481	308,697	3,784	312,481	312,481
Special Assmnts- Discounts	(10,989)	(12,499)	(11,139)	-	(11,139)	(12,499)
<b>TOTAL REVENUES</b>	<b>301,607</b>	<b>300,082</b>	<b>297,724</b>	<b>3,808</b>	<b>301,532</b>	<b>300,082</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
ProfServ-Arbitrage Rebate	600	600	600	-	600	600
ProfServ-Dissemination Agent	1,000	1,000	1,000	-	1,000	1,000
ProfServ-Property Appraiser	3,563	4,687	4,464	-	4,464	4,687
ProfServ-Tax Collector	3,563	4,687	4,464	-	4,464	4,687
ProfServ-Trustee	4,937	4,988	4,337	-	4,337	5,736
<b>Total Administrative</b>	<b>13,663</b>	<b>15,962</b>	<b>14,865</b>	<b>-</b>	<b>14,865</b>	<b>16,710</b>
<i>Debt Service</i>						
Principal Debt Retirement	110,000	115,000	115,000	-	115,000	125,000
Principal Prepayments	20,000	-	-	-	-	-
Interest Expense	179,381	175,166	173,766	-	173,766	167,917
<b>Total Debt Service</b>	<b>309,381</b>	<b>290,166</b>	<b>288,766</b>	<b>-</b>	<b>288,766</b>	<b>292,917</b>
<b>TOTAL EXPENDITURES</b>	<b>323,044</b>	<b>306,128</b>	<b>303,631</b>	<b>-</b>	<b>303,631</b>	<b>309,627</b>
Excess (deficiency) of revenues Over (under) expenditures	(21,437)	(6,046)	(5,907)	3,808	(2,099)	(9,545)
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	-	(6,046)	-	-	-	(9,545)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>(6,046)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(9,545)</b>
Net change in fund balance	(21,437)	(6,046)	(5,907)	3,808	(2,099)	(9,545)
<b>FUND BALANCE, BEGINNING</b>	<b>222,440</b>	<b>201,003</b>	<b>201,003</b>	<b>-</b>	<b>201,003</b>	<b>198,904</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 201,003</b>	<b>\$ 194,957</b>	<b>\$ 195,096</b>	<b>\$ 3,808</b>	<b>\$ 198,904</b>	<b>\$ 189,359</b>

**Debt Amortization Schedule  
Series 2008 Special Assessment Bonds**

<u>Date</u>	<u>Principal</u>	<u>Coupon</u>	<u>Interest</u>	<u>Debt Service</u>	<u>Annual DS</u>
<b>11/1/2016</b>			<b>84,350</b>	<b>84,350</b>	<b>285,956</b>
<b>5/1/2017</b>	<b>125,000.00</b>	<b>4.780%</b>	<b>83,567</b>	<b>208,567</b>	
11/1/2017			81,296	81,296	289,863
5/1/2018	130,000.00	4.780%	80,563	210,563	
11/1/2018			78,120	78,120	288,683
5/1/2019	135,000.00	4.780%	77,439	212,439	
11/1/2019			74,822	74,822	287,260
5/1/2020	145,000.00	4.780%	74,403	219,403	
11/1/2020			71,279	71,279	290,682
5/1/2021	150,000.00	4.780%	70,709	220,709	
11/1/2021			67,614	67,614	288,324
5/1/2022	160,000.00	4.780%	67,104	227,104	
11/1/2022			63,705	63,705	290,810
5/1/2023	165,000.00	4.780%	63,259	228,259	
11/1/2023			59,674	59,674	287,933
5/1/2024	175,000.00	4.780%	59,421	234,421	
11/1/2024			55,399	55,399	289,819
5/1/2025	180,000.00	4.780%	55,088	235,088	
11/1/2025			51,001	51,001	286,089
5/1/2026	190,000.00	4.780%	50,762	240,762	
11/1/2026			46,359	46,359	287,121
5/1/2027	200,000.00	4.780%	46,196	246,196	
11/1/2027			41,473	41,473	287,669
5/1/2028	210,000.00	4.780%	41,417	251,417	
11/1/2028			36,343	36,343	287,760
5/1/2029	220,000.00	5.500%	36,343	256,343	
11/1/2029			30,293	30,293	286,635
5/1/2030	230,000.00	5.500%	30,293	260,293	
11/1/2030			23,968	23,968	284,260
5/1/2031	245,000.00	5.500%	23,968	268,968	
11/1/2031			17,230	17,230	286,198
5/1/2032	260,000.00	5.500%	17,230	277,230	
11/1/2032			10,080	10,080	287,310
5/1/2033	50,000.00	5.600%	10,080	60,080	
11/1/2033			8,680	8,680	68,760
5/1/2034	55,000.00	5.600%	8,680	63,680	
11/1/2034			7,140	7,140	70,820
5/1/2035	60,000.00	5.600%	7,140	67,140	
11/1/2035			5,460	5,460	72,600
5/1/2036	60,000.00	5.600%	5,460	65,460	
11/1/2036			3,780	3,780	69,240
5/1/2037	65,000.00	5.600%	3,780	68,780	
11/1/2037			1,960	1,960	70,740
5/1/2038	70,000.00	5.600%	1,960	71,960	
11/1/2038					71,960

**UNIVERSITY PLACE**  
Community Development District

**Supporting Budget Schedule**  
Fiscal Year 2017

**Comparison of Assessment Rates  
Fiscal Year 2017 vs. Fiscal Year 2016**

Product	General Fund 001			2008 DS Per Unit (Refunded Units)			2008 DS Per Unit (New \$\$ Units)			Total Assessments per Unit			Units
	FY 2017	FY 2016	Percent Change	FY 2017	FY 2016	Percent Change	FY 2017	FY 2016	Percent Change	FY 2017	FY 2016	Percent Change	
Charleston	\$2,134.58	\$1,993.79	7.1%	\$718.32	\$718.32	0%	\$251.76	\$251.76	0%	\$3,104.66	\$2,963.87	4.8%	46
Magnolia	\$2,134.58	\$1,993.79	7.1%	\$718.32	\$718.32	0%	\$251.76	\$251.76	0%	\$3,104.66	\$2,963.87	4.8%	46
Hampton	\$2,001.17	\$1,869.18	7.1%	\$673.42	\$673.42	0%	\$236.03	\$236.03	0%	\$2,910.62	\$2,778.63	4.8%	70
Ashley	\$1,734.35	\$1,619.95	7.1%	\$583.63	\$583.63	0%	\$204.56	\$204.56	0%	\$2,522.54	\$2,408.14	4.8%	116
Carriage	\$1,387.48	\$1,295.96	7.1%	\$466.90	\$466.90	0%	\$163.64	\$163.64	0%	\$2,018.02	\$1,926.50	4.8%	55
Indigo	\$1,387.48	\$1,295.96	7.1%	\$466.90	\$466.90	0%	\$163.64	\$163.64	0%	\$2,018.02	\$1,926.50	4.8%	70
													<b>403</b>