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COUNTY ADMINISTRATOR
MANATEE COUNTY

University Place Community Development District

Inframark, Infrastructure Management Services

210 North University Drive, Suite 702 Coral Springs, Florida 33071

Telephone: (954) 603-0033 • Fax: (954) 345-1292

Bcc, J. Pelletier

June 9, 2020

Ms. Cheri Coryea

Manatee County Administrator

1112 Manatee Avenue West, Suite 920

Bradenton, Florida 34205

REF: Proposed Operating Budget for Fiscal Year 2021

Dear Mr. Coryea:

In accordance with Chapter 190.008(2)(b) of the Florida Statutes, the District is required to submit to the local governing authorities having jurisdiction over the area included in the District, for purposes of disclosure and information only, the Proposed Annual Budget for the ensuing Fiscal Year at least sixty (60) days prior to the Public Hearing.

The District's Public Hearing is scheduled as follows:

Date: Wednesday, August 26, 2020
Time: 6:30 p.m.
Location: Community Room
Northern Trust Bank
6320 Venture Drive
Lakewood Ranch, Florida 34202

I am pleased to enclose the District's Proposed Annual Operating and Debt Service Budget for Fiscal Year 2021 as required by Statute and request you post it to the County's website under Special Districts. If you have any questions or comments, please feel free to contact me directly at 813-991-1116.

Sincerely,

Robert Nanni

Robert Nanni

District Manager

Enclosure

UNIVERSITY PLACE
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2021

Approved Tentative Budget
Approved 5/27/20

Prepared by:



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UNIVERSITY PLACE
Community Development District

Operating Budget
Fiscal Year 2021

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	2018	FY 2019	BUDGET	THRU	FEB -	PROJECTED	BUDGET
			FY 2020	JAN 2020	SEPT 2020	FY 2020	FY 2021
Interest - Investments	\$ 11,167	\$ 22,662	\$ 8,500	\$ 4,392	4,108	8,500	\$ 5,000
Inrerest-Tax Collector	\$ -	\$ 261		-			
Special Assmnts- Tax Collector	735,745	724,741	715,017	654,014	61,003	715,017	760,100
Special Assmnts- Discounts	(26,264)	(26,197)	(28,601)	(23,681)	(4,920)	(28,601)	(30,405)
Settlements	-	7,033	-	-	-	-	-
Other Miscellaneous Revenues	4,438	(6,301)	-	-	-	-	-
Insurance Reimbursements	\$ -	\$ 7,633					
TOTAL REVENUES	725,086	729,832	694,916	634,725	60,191	694,916	734,695
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	20,200	20,200	20,000	7,400	12,600	20,000	20,000
FICA Taxes	1,545	1,193	1,530	559	971	1,530	1,530
ProfServ-Arbitrage Rebate	-	600	-	-	-	-	-
ProfServ-Engineering	4,969	1,886	5,000	833	4,167	5,000	6,000
ProfServ-Field Management	6,500	6,500	6,500	1,333	5,167	6,500	6,500
ProfServ-Legal Services	6,365	9,611	5,000	1,769	3,231	5,000	7,000
ProfServ-Mgmt Consulting Serv	46,400	46,400	47,792	15,931	31,861	47,792	47,792
ProfServ-Property Appraiser	10,642	8,262	10,725	9,447	1,278	10,725	11,401
ProfServ-Tax Collector	6,146	8,021	10,725	9,508	1,217	10,725	11,401
Auditing Services	6,000	6,200	6,200	-	6,200	6,200	6,200
Postage and Freight	901	1,074	500	187	313	500	300
Insurance - General Liability	7,510	7,208	7,929	7,244	-	7,244	7,250
Printing and Binding	570	954	700	251	449	700	500
Legal Advertising	2,127	2,177	1,000	248	752	1,000	1,000
Miscellaneous Services	339	5,477	1,500	1,584	3,168	4,752	2,500
Reserve Study Update	3,950	-	-	-	-	-	-
Office Supplies	233	396	100	134	268	402	250
Subscriptions and Memberships	-	754	750	-	750	750	750
Conferences and Seminars	-	1,444	2,600	-	2,600	2,600	2,600
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	124,572	128,532	128,726	56,603	74,992	131,595	133,150
<i>Other Public Safety</i>							
Contracts-Security Services	74,444	75,204	75,204	25,068	50,136	75,204	75,204
Contracts-Roving Patrols	2,700	-	2,500	833	1,667	2,500	2,500
Electricity - Entrance	4,557	4,399	6,000	1,493	4,507	6,000	5,000
Utility - Water & Sewer	429	444	498	102	396	498	498
Insurance - Property	500	500	550	500	-	500	500
R&M-Gatehouse	14,910	15,640	10,000	9,400	600	10,000	10,000
Reserve - Gate	50,504	1,825	7,326	11,330	-	11,330	7,326
Total Other Public Safety	148,044	98,012	102,078	48,726	57,306	106,032	101,028

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU JAN 2020	PROJECTED FEB - SEPT 2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
Landscape							
Contracts-Landscape	77,842	77,842	77,842	25,947	51,895	77,842	77,842
R&M-General	-	8	3,000	748	2,252	3,000	3,000
R&M-Renewal and Replacement	14,851	11,294	12,000	632	11,368	12,000	30,000
R&M-Streetlights	406	-	2,000	-	2,000	2,000	500
R&M-Wetland	-	-	1,000	-	1,000	1,000	10,000
Reserve - Culverts	-	-	3,664	-	-	-	3,664
Reserve - Ponds	-	-	10,988	-	-	-	10,988
Total Landscape	93,099	89,144	110,494	27,327	68,515	95,842	135,994
Irrigation Services							
Payroll-Irrigation Staff (Handyman)	5,066	2,279	6,240	1,508	4,732	6,240	6,240
Payroll - Bonus	500	-	500	-	500	500	500
FICA Taxes	388	174	516	115	401	516	516
Workers' Compensation	834	11	850	-	850	850	850
Contracts-Irrigation	74,970	74,970	74,970	24,990	49,980	74,970	74,970
Utility - Irrigation	24,006	28,117	24,000	9,782	14,218	24,000	28,000
Insurance - Property	1,836	1,836	2,020	1,924	-	1,924	1,925
R&M-Irrigation	54,559	42,748	35,000	12,555	22,445	35,000	40,000
R&M-Pump Station	25,829	52,747	25,000	19,710	5,290	25,000	30,000
Reserve - Irrigation System	20,843	23,808	23,808	3,564	-	3,564	23,808
Total Irrigation Services	208,831	226,690	192,904	74,148	98,416	172,564	206,809
Road and Street Facilities							
R&M-Roads & Alleyways	625	12,282	2,500	4,000	8,000	12,000	2,500
R&M-Street Sweeping	-	630	1,500	270	540	810	1,500
Reserve - Roadways	179,284	4,000	101,571	-	-	-	101,571
Reserve - Streetlights	-	7,694	1,832	-	-	-	1,832
Total Road and Street Facilities	179,909	24,606	107,403	4,270	8,540	12,810	107,403
Common Area							
R&M-General	45,849	46,326	30,000	19,249	10,751	30,000	30,000
Misc-Holiday Decor	4,238	5,147	5,000	5,087	-	5,087	2,000
Reserve - Fence/Monuments	12,474	932	18,311	675	-	675	18,311
Total Common Area	62,561	52,405	53,311	25,011	10,751	35,762	50,311
TOTAL EXPENDITURES	817,016	619,389	694,916	236,085	318,520	554,605	734,695
Excess (deficiency) of revenues							
Over (under) expenditures	(91,930)	110,443	-	398,640	(258,329)	140,311	0
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	0
Net change in fund balance	(91,930)	110,443	-	398,640	(258,329)	140,311	0
FUND BALANCE, BEGINNING	1,344,538	1,273,451	1,407,702	1,407,702	-	1,407,702	1,548,013
FUND BALANCE, ENDING	\$ 1,252,608	\$ 1,383,894	\$ 1,407,702	\$ 1,806,342	\$ (258,329)	\$ 1,548,013	\$ 1,548,013

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2021	\$ 1,548,013
Net Change in Fund Balance - Fiscal Year 2021	0
Reserves - Fiscal Year 2021 Additions	167,500
Total Funds Available (Estimated) - 9/30/2020	1,715,513

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

Deposits	200
Subtotal	200

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital		146,330 ⁽¹⁾
Reserves - Culverts (Prior Years)	36,778 ⁽²⁾	
Reserves - Culverts (Current Year 2020)	3,664	
Reserves - (Current Year Expenses)	-	
Reserves - Culverts (Budget Year 2021)	3,664	44,106
Reserves - Fence/Monument (Prior Years)	157,422 ⁽²⁾	
Reserves - Fence/Monument (Current Year 2020)	18,311	
Reserves - Fence/Monument (Current Year Expenses)	(675) ⁽³⁾	
Reserves - Fence/Monument (Budget Year 2021)	18,311	193,369
Reserves - Gate (Prior Years)	19,607 ⁽²⁾	
Reserves - Gate (Current Year 2020)	7,326	
Reserves - Gate (Current Year Expenses)	(11,330) ⁽³⁾	
Reserves - Gate (Budget Year 2021)	7,326	22,929
Reserves - Irrigation System (Prior Years)	221,667 ⁽²⁾	
Reserves - Irrigation System (Current Year 2020)	23,808	
Reserves - Irrigation System (Current Year Expenses)	(3,564) ⁽³⁾	
Reserves - Irrigation System (Budget Year 2021)	23,808	265,719
Reserves - Ponds (Prior Years)	102,498 ⁽²⁾	
Reserves - Ponds (Current Year 2020)	10,988	
Reserves - Ponds (Current Year Expenses)	-	
Reserves - Ponds (Budget Year 2021)	10,988	124,474
Reserves - Roadways (Prior Years)	566,927 ⁽²⁾	
Reserves - Roadways (Current Year 2020)	101,571	
Reserves - Roadways (Current Year Expenses)	-	
Reserves - Roadways (Budget Year 2021)	101,571	770,069
Reserves - Streetlights (Prior Years)	10,368 ⁽²⁾	
Reserves - Streetlights (Current Year 2020)	1,832	
Reserves - Streetlights (Current Year Expenses)	-	
Reserves - Streetlights (Budget Year 2021)	1,832	14,032

Total Allocation of Available Funds	1,581,028
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Total Unassigned (undesignated) Cash	134,485
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Notes

- (1) Represents approximately 3 months of operating expenditures.
(2) Represents reserves prior to FY2020
(3) FY2020 projected expenses

Budget Narrative
Fiscal Year 2021

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-Field Management

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

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 Inframark Infrastructure Management 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 Inframark 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.

**Budget Narrative
Fiscal Year 2021****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.

Subscriptions and Memberships

This is for the annual fee for FASD is \$750.

Conferences and Seminars

This is for the annual FASD conference fee of \$2,600.

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 2021****EXPENDITURES****Other Public Safety****Contracts-Security Services**

This is for the monthly gate monitoring.

Contracts-Roving Patrols

This is for the 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.

Reserve-Ponds

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

Budget Narrative
Fiscal Year 2021

EXPENDITURES

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 worker's compensation for the Irrigation Staff.

Contracts-Irrigation

The District currently has a contract Total Landscape Care Irrigation 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.

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.

Budget Narrative
Fiscal Year 2021

EXPENDITURES

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 2021

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU JAN 2020	PROJECTED FEB - SEPT 2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
REVENUES							
Interest - Investments	\$ 503	\$ 768	\$ 100	\$ 373	\$ 96	\$ 469	\$ 100
Special Assmnts- Tax Collector	312,481	312,481	312,481	312,070	411	312,481	310,722
Special Assmnts- Prepayment	-	7,281	-	7,281	-	7,281	-
Special Assmnts- Discounts	(11,126)	(11,319)	(12,499)	(11,132)	-	(11,132)	(12,429)
TOTAL REVENUES	301,858	309,211	300,082	308,592	507	309,099	298,393
EXPENDITURES							
<i>Administrative</i>							
ProfServ-Arbitrage Rebate	600	-	600	-	600	600	600
ProfServ-Dissemination Agent	2,000	1,000	1,000	-	1,000	1,000	1,000
ProfServ-Property Appraiser	4,520	3,562	4,687	4,514	6	4,520	4,661
ProfServ-Tax Collector	2,610	3,462	4,687	4,514	6	4,520	4,661
ProfServ-Trustee	4,337	1,081	7,585	1,081	6,504	7,585	8,723
Total Administrative	14,067	9,105	18,559	10,109	8,116	18,225	19,645
<i>Debt Service</i>							
Principal Debt Retirement	130,000	135,000	145,000	-	145,000	145,000	150,000
Principal Prepayments	-	10,000	-	-	-	-	-
Interest Expense	161,859	155,558	155,558	-	155,558	155,558	141,163
Total Debt Service	291,859	300,558	300,558	-	300,558	300,558	291,163
TOTAL EXPENDITURES	305,926	309,663	319,117	10,109	308,674	318,783	310,808
Excess (deficiency) of revenues Over (under) expenditures	(4,068)	(452)	(19,035)	298,483	(308,167)	(9,684)	(12,415)
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	(19,035)	-	-	-	(12,415)
TOTAL OTHER SOURCES (USES)	-	-	(19,035)	-	-	-	(12,415)
Net change in fund balance	(4,068)	(452)	(19,035)	298,483	(308,167)	(9,684)	(12,415)
FUND BALANCE, BEGINNING	197,439	193,371	192,919	192,919	-	192,919	183,235
FUND BALANCE, ENDING	\$ 193,371	\$ 192,919	\$ 173,884	\$ 491,402	\$ (308,167)	\$ 183,235	\$ 170,820

Debt Amortization Schedule
Series 2008 Special Assessment Bonds

<u>Date</u>	<u>Principal</u>	<u>Extraordinary Redemption</u>	<u>Coupon</u>	<u>Interest</u>	<u>Debt Service</u>	<u>Annual DS</u>
11/1/2020				70,866	71,279	290,682
5/1/2021	150,000.00		4.780%	70,297	220,709	
11/1/2021				67,202	67,614	288,324
5/1/2022	160,000.00		4.780%	66,692	227,104	
11/1/2022				63,293	63,705	290,810
5/1/2023	165,000.00		4.780%	62,847	228,259	
11/1/2023				59,262	59,674	287,933
5/1/2024	175,000.00		4.780%	59,008	234,421	
11/1/2024				54,986	55,399	289,819
5/1/2025	180,000.00		4.780%	54,676	235,088	
11/1/2025				50,589	51,001	286,089
5/1/2026	190,000.00		4.780%	50,350	240,762	
11/1/2026				45,947	46,359	287,121
5/1/2027	200,000.00		4.780%	45,783	246,196	
11/1/2027				41,061	41,473	287,669
5/1/2028	210,000.00		4.780%	41,005	251,417	
11/1/2028				35,930	36,343	287,760
5/1/2029	215,000.00		5.500%	35,930	256,343	
11/1/2029				30,018	30,293	286,635
5/1/2030	230,000.00		5.500%	30,018	260,293	
11/1/2030				23,693	23,968	284,260
5/1/2031	240,000.00		5.500%	23,693	268,968	
11/1/2031				17,093	17,230	286,198
5/1/2032	255,000.00		5.500%	17,093	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 2021

UNIVERSITY PLACE

Community Development District

*All Funds***Comparison of Assessment Rates****Fiscal Year 2021 vs. Fiscal Year 2020**

Product	General Fund 001			2008 DS Per Unit (Refunded Units)			2008 DS Per Unit (New \$\$ Units)			Total Assessments per Unit			Units
	FY 2021	FY 2020	Percent Change	FY 2021	FY 2020	Percent Change	FY 2021	FY 2020	Percent Change	FY 2021	FY 2020	Percent Change	
Charleston	\$2,281.73	\$2,146.40	6.3%	\$718.32	\$718.32	0%	\$251.76	\$251.76	0%	\$3,251.81	\$3,116.48	4.3%	46
Magnolia	\$2,281.73	\$2,146.40	6.3%	\$718.32	\$718.32	0%	\$251.76	\$251.76	0%	\$3,251.81	\$3,116.48	4.3%	46
Hampton	\$2,139.12	\$2,012.25	6.3%	\$673.42	\$673.42	0%	\$236.03	\$236.03	0%	\$3,048.57	\$2,921.70	4.3%	70
Ashley	\$1,853.91	\$1,743.95	6.3%	\$583.63	\$583.63	0%	\$204.56	\$204.56	0%	\$2,642.10	\$2,532.14	4.3%	116
Carriage	\$1,483.13	\$1,395.16	6.3%	\$466.90	\$466.90	0%	\$163.64	\$163.64	0%	\$2,113.67	\$2,025.70	4.3%	55
Indigo	\$1,483.13	\$1,395.16	6.3%	\$466.90	\$466.90	0%	\$163.64	\$163.64	0%	\$2,113.67	\$2,025.70	4.3%	70
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