

**LEXINGTON**  
Community Development District

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

**Fiscal Year 2023**

**Approved Budget**  
05.25.22

Prepared by:



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

**Operating Budget**  
Fiscal Year 2023

## Summary of Revenues, Expenditures and Changes in Fund Balances

## General Fund

## Fiscal Year 2023 Approved Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU MAR-2022	PROJECTED APR - SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
<b>REVENUES</b>							
Interest - Investments	\$ 189	\$ 31	\$ -	\$ 11	11	\$ 22	\$ 31
Interest - Tax Collector	16	7	-	-	-	-	-
Special Assmnts- Tax Collector	44,138	44,139	44,140	43,307	833	44,140	44,140
Special Assmnts- Discounts	(1,664)	(1,615)	(1,766)	(1,613)	-	(1,613)	(1,766)
Other Miscellaneous Revenues	-	721	350	-	-	-	350
<b>TOTAL REVENUES</b>	<b>42,679</b>	<b>43,283</b>	<b>42,724</b>	<b>41,705</b>	<b>844</b>	<b>42,549</b>	<b>42,756</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
P/R-Board of Supervisors	4,000	2,200	4,000	800	3,200	4,000	4,000
FICA Taxes	306	168	306	61	245	306	306
ProfServ-Legal Services	726	254	1,678	461	461	922	1,353
ProfServ-Mgmt Consulting	18,870	19,436	19,436	9,718	9,718	19,436	19,436
ProfServ-Property Appraiser	637	658	662	625	37	662	463
ProfServ-Trustee Fees	7,187	7,187	7,187	5,483	1,704	7,187	7,187
ProfServ-Web Site Development	1,783	1,721	1,780	1,553	227	1,780	1,800
Auditing Services	3,800	3,900	3,800	4,100	-	4,100	4,100
Postage and Freight	71	36	80	32	48	80	125
Insurance - General Liability	1,838	1,838	1,838	1,838	-	1,838	2,022
Legal Advertising	476	187	485	(44)	350	306	500
Misc-Bank Charges	494	465	510	290	220	510	650
Misc-Assessment Collection Cost	455	471	662	337	8	345	463
Office Supplies	90	10	125	17	70	87	175
Annual District Filing Fee	175	175	175	-	175	175	175
<b>Total Administrative</b>	<b>40,908</b>	<b>38,706</b>	<b>42,724</b>	<b>25,271</b>	<b>16,463</b>	<b>41,734</b>	<b>42,756</b>
<b>TOTAL EXPENDITURES</b>	<b>40,908</b>	<b>38,706</b>	<b>42,724</b>	<b>25,271</b>	<b>16,463</b>	<b>41,734</b>	<b>42,756</b>
Excess (deficiency) of revenues Over (under) expenditures	1,771	4,577	-	16,434	(15,619)	815	-
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	1,771	4,577	-	16,434	(15,619)	815	-
<b>FUND BALANCE, BEGINNING</b>	<b>42,582</b>	<b>44,353</b>	<b>48,930</b>	<b>48,930</b>	<b>-</b>	<b>48,930</b>	<b>49,745</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 44,353</b>	<b>\$ 48,930</b>	<b>\$ 48,930</b>	<b>\$ 65,364</b>	<b>\$ (15,619)</b>	<b>\$ 49,745</b>	<b>\$ 49,745</b>

**Budget Narrative**  
Fiscal Year 2023**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 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 Fees**

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 2023**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.

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

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2023	\$ 49,745
Net Change in Fund Balance - Fiscal Year 2023	-
Reserves - Fiscal Year 2023 Additions	-
<b>Total Funds Available (Estimated) - 9/30/2023</b>	<b>49,745</b>

**ALLOCATION OF AVAILABLE FUNDS*****Assigned Fund Balance***

Operating Reserve - First Quarter Operating Capital	10,689 <sup>(1)</sup>
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<b>Total Allocation of Available Funds</b>	<b>10,689</b>
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<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 39,056</b>
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**Notes**

(1) Represents approximately 3 months of operating expenditures

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

**Debt Service Budget**  
Fiscal Year 2023



## Summary of Revenues, Expenditures and Changes in Fund Balances

Series 2007 Debt Service Fund  
Fiscal Year 2023 Approved Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU MAR-2022	PROJECTED APR - SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
<b>REVENUES</b>							
Interest - Investments	\$ 181	\$ 1	\$ 150	\$ 2	\$ -	\$ 2	\$ 17
Interest - Tax Collector	-	4	-	-	-	-	-
Special Assmnts- Tax Collector	22,692	22,692	22,692	20,638	2,054	22,692	22,692
Special Assmnts- Discounts	(895)	(852)	(908)	(523)	-	(523)	(908)
<b>TOTAL REVENUES</b>	<b>21,978</b>	<b>21,845</b>	<b>21,934</b>	<b>20,117</b>	<b>2,054</b>	<b>22,171</b>	<b>21,801</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessment Collection Cost	-	-	-	302	21	323	-
<b>Total Administrative</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>302</b>	<b>21</b>	<b>323</b>	<b>-</b>
<i>Debt Service</i>							
ProfServ-Tax Collector	327	340	340	302	21	323	340
Misc-Assessment Collection Cost	233	244	340	-	-	-	340
Principal Debt Retirement	8,000	8,000	8,000	-	8,000	8,000	9,000
Principal Prepayments	-	-	-	5,000	-	5,000	-
Interest Expense	11,826	11,394	10,962	5,481	5,346	10,827	10,260
<b>Total Debt Service</b>	<b>20,386</b>	<b>19,978</b>	<b>19,642</b>	<b>10,783</b>	<b>13,367</b>	<b>24,150</b>	<b>19,941</b>
<b>TOTAL EXPENDITURES</b>	<b>20,386</b>	<b>19,978</b>	<b>19,642</b>	<b>11,085</b>	<b>13,387</b>	<b>24,472</b>	<b>19,941</b>
Excess (deficiency) of revenues							
Over (under) expenditures	1,592	1,867	2,292	9,032	(11,333)	(2,301)	1,861
<b>OTHER FINANCING SOURCES (USES)</b>							
Operating Transfers-Out				(19,511)			
Contribution to (Use of) Fund Balance	-	-	2,292	-	-	-	1,861
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>2,292</b>	<b>(19,511)</b>	<b>-</b>	<b>-</b>	<b>1,861</b>
Net change in fund balance	1,592	1,867	2,292	(10,479)	(11,333)	(2,301)	1,861
<b>FUND BALANCE, BEGINNING</b>	<b>27,874</b>	<b>29,466</b>	<b>31,333</b>	<b>31,333</b>	<b>-</b>	<b>31,333</b>	<b>29,032</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 29,466</b>	<b>\$ 31,333</b>	<b>\$ 33,625</b>	<b>\$ 20,854</b>	<b>\$ (11,333)</b>	<b>\$ 29,032</b>	<b>\$ 30,892</b>

**Special Assessment Bonds**  
Amortization Schedule

Date	Outstanding Balance	Principal	Rate	Interest	Annual Debt Service
11/1/2022	\$ 190,000		5.4%	\$ 5,130	\$ 5,130
5/1/2023	\$ 190,000	\$ 9,000	5.4%	\$ 5,130	\$ 14,130
11/1/2023	\$ 181,000		5.4%	\$ 4,887	\$ 4,887
5/1/2024	\$ 181,000	\$ 9,000	5.4%	\$ 4,887	\$ 13,887
11/1/2024	\$ 172,000		5.4%	\$ 4,644	\$ 4,644
5/1/2025	\$ 172,000	\$ 10,000	5.4%	\$ 4,644	\$ 14,644
11/1/2025	\$ 162,000		5.4%	\$ 4,374	\$ 4,374
5/1/2026	\$ 162,000	\$ 10,000	5.4%	\$ 4,374	\$ 14,374
11/1/2026	\$ 152,000		5.4%	\$ 4,104	\$ 4,104
5/1/2027	\$ 152,000	\$ 11,000	5.4%	\$ 4,104	\$ 15,104
11/1/2027	\$ 141,000		5.4%	\$ 3,807	\$ 3,807
5/1/2028	\$ 141,000	\$ 12,000	5.4%	\$ 3,807	\$ 15,807
11/1/2028	\$ 129,000		5.4%	\$ 3,483	\$ 3,483
5/1/2029	\$ 129,000	\$ 11,000	5.4%	\$ 3,483	\$ 14,483
11/1/2029	\$ 118,000		5.4%	\$ 3,186	\$ 3,186
5/1/2030	\$ 118,000	\$ 13,000	5.4%	\$ 3,186	\$ 16,186
11/1/2030	\$ 105,000		5.4%	\$ 2,835	\$ 2,835
5/1/2031	\$ 105,000	\$ 14,000	5.4%	\$ 2,835	\$ 16,835
11/1/2031	\$ 91,000		5.4%	\$ 2,457	\$ 2,457
5/1/2032	\$ 91,000	\$ 14,000	5.4%	\$ 2,457	\$ 16,457
11/1/2032	\$ 77,000		5.4%	\$ 2,079	\$ 2,079
5/1/2033	\$ 77,000	\$ 15,000	5.4%	\$ 2,079	\$ 17,079
11/1/2033	\$ 62,000		5.4%	\$ 1,674	\$ 1,674
5/1/2034	\$ 62,000	\$ 16,000	5.4%	\$ 1,674	\$ 17,674
11/1/2034	\$ 46,000		5.4%	\$ 1,242	\$ 1,242
5/1/2035	\$ 46,000	\$ 16,000	5.4%	\$ 1,242	\$ 17,242
11/1/2035	\$ 30,000		5.4%	\$ 810	\$ 810
5/1/2036	\$ 30,000	\$ 17,000	5.4%	\$ 810	\$ 17,810
11/1/2036	\$ 13,000		5.4%	\$ 351	\$ 351
5/1/2037	\$ 13,000	\$ 13,000	5.4%	\$ 351	\$ 13,351
	\$ 3,338,000	\$ 190,000		\$ 90,126	\$ 280,126

**Summary of Revenues, Expenditures and Changes in Fund Balances**

Series 2015 Debt Service Fund  
Fiscal Year 2023 Approved Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU MAR-2022	PROJECTED APR - SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
<b>REVENUES</b>							
Interest - Investments	\$ 1,184	\$ 9	\$ 1,062	\$ 7	7	\$ 14	\$ 118
Interest - Tax Collector	65	25	-	-	-	-	-
Special Assmnts- Tax Collector	157,643	157,643	157,643	156,189	1,454	157,643	157,643
Special Assmnts- Discounts	(5,920)	(5,945)	(6,306)	(6,067)	-	(6,067)	6,306
<b>TOTAL REVENUES</b>	<b>152,972</b>	<b>151,732</b>	<b>152,399</b>	<b>150,129</b>	<b>1,461</b>	<b>151,590</b>	<b>164,067</b>
<b>EXPENDITURES</b>							
<i>Administration</i>							
Misc-Assessment Collection Cost	-	-	-	2,252	-	2,252	-
<b>Total Administration</b>	<b>-</b>	<b>13</b>	<b>-</b>	<b>2,252</b>	<b>-</b>	<b>2,252</b>	<b>-</b>
<i>Debt Service</i>							
ProfServ-Tax Collector	2,276	2,244	2,365	2,252	15	2,267	2,365
Misc-Assessment Collection Cost	1,625	1,575	2,365	-	15	15	2,365
Principal Debt Retirement	85,000	90,000	90,000	-	90,000	90,000	95,000
Interest Expense	60,939	57,670	54,385	27,416	26,969	54,385	51,100
<b>Total Debt Service</b>	<b>149,840</b>	<b>151,489</b>	<b>149,115</b>	<b>29,668</b>	<b>116,998</b>	<b>146,666</b>	<b>150,829</b>
<b>TOTAL EXPENDITURES</b>	<b>149,840</b>	<b>151,502</b>	<b>149,115</b>	<b>31,920</b>	<b>116,998</b>	<b>148,918</b>	<b>150,829</b>
Excess (deficiency) of revenues Over (under) expenditures	3,132	230	3,284	118,209	(115,537)	2,672	13,238
<b>OTHER FINANCING SOURCES (USES)</b>							
Interfund Transfer - In				19,511			
Contribution to (Use of) Fund Balance	-	-	3,284	-	-	-	13,238
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>3,284</b>	<b>19,511</b>	<b>-</b>	<b>-</b>	<b>13,238</b>
Net change in fund balance	3,132	230	3,284	137,720	(115,537)	2,672	13,238
<b>FUND BALANCE, BEGINNING</b>	<b>114,892</b>	<b>118,024</b>	<b>118,254</b>	<b>118,254</b>	<b>-</b>	<b>118,254</b>	<b>120,926</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 118,024</b>	<b>\$ 118,254</b>	<b>\$ 121,538</b>	<b>\$ 255,974</b>	<b>\$ (115,537)</b>	<b>\$ 120,926</b>	<b>\$ 134,164</b>

**Special Assessment Bonds**  
Amortization Schedule

Date	Outstanding Balance	Principal	Rate	Interest	Annual Debt Service
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
	<b>\$ 19,370,000</b>	<b>\$ 1,400,000</b>		<b>\$ 353,763</b>	<b>\$ 1,753,763</b>

**Budget Narrative**  
Fiscal Year 2023**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 Schedule**  
Fiscal Year 2023

**Assessment Summary**  
**Fiscal Year 2023 vs. Fiscal Year 2022**

Product	General Fund			Debt Service Series 2007			Debt Service Series 2015			Total Assessments per Unit			Units
	FY 2023	FY 2022	Percent Change	FY 2023	FY 2022	Percent Change	FY 2023	FY 2022	Percent Change	FY 2023	FY 2022	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'	\$128.30	\$128.29	0%	\$0.00	\$0.00	n/a	\$504.19	\$504.19	0%	\$632.49	\$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'	\$155.44	\$155.43	0%	\$0.00	\$0.00	n/a	\$522.86	\$522.86	0%	\$678.30	\$678.29	0.0%	46
													<b>386</b>