

EAST PARK
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2024

Modified Tentative Budget v.3
(Modified 7/12/23)

Prepared by:



EAST PARK

Community Development District

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EAST PARK
Community Development District

Operating Budget
Fiscal Year 2024

EAST PARK

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2024 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2022	BUDGET FY 2023	THRU JUNE-2023	JULY- SEP 2023	PROJECTED FY 2023	BUDGET FY 2024
REVENUES						
Interest - Investments	\$ 2,875	\$ 5,000	\$ 21,626	\$ 600	\$ 22,226	\$ 5,000
Special Assmnts- Tax Collector	457,521	526,150	512,900	13,250	526,150	526,150
Special Assmnts- Discounts	(13,958)	(21,046)	(17,236)	-	(17,236)	(21,046)
Physical Environment	9,759	9,760	7,335	2,441	9,776	9,785
Other Miscellaneous Revenues	32,500	32,500	32,500	-	32,500	32,500
TOTAL REVENUES	488,697	552,364	557,125	16,291	573,416	552,389

EXPENDITURES

Administrative

P/R-Board of Supervisors	5,200	6,000	3,800	3,000	6,800	6,000
FICA Taxes	398	459	291	230	521	459
ProfServ-Arbitrage Rebate	600	600	600	-	600	600
ProfServ-Dissemination Agent	1,000	1,000	-	1,000	1,000	1,000
ProfServ-Engineering	33,150	30,000	13,326	12,442	25,768	25,000
ProfServ-Legal Services	33,290	35,000	29,630	9,877	39,507	35,000
ProfServ-Legal Litigation	16,517	25,000	15,065	10,022	25,087	30,825
ProfServ-Mgmt Consulting Serv	57,052	58,193	43,645	14,548	58,193	59,357
ProfServ-Property Appraiser	-	1,500	-	-	-	-
ProfServ-Trustee Fees	4,741	5,000	4,741	-	4,741	5,000
Auditing Services	3,400	3,500	3,500	-	3,500	3,600
Postage and Freight	1,314	900	105	795	900	1,300
Insurance - General Liability	9,345	11,214	10,685	-	10,685	11,214
R&M-ADA Compliance	1,553	1,553	1,164	389	1,553	1,553
Printing and Binding	233	1,500	45	779	824	800
Legal Advertising	2,475	1,300	424	876	1,300	2,000
Miscellaneous Services	2,964	2,100	153	300	453	2,500
Misc-District Filing Fees	175	175	175	-	175	175
Misc-Assessmnt Collection Cost	338	10,522	341	-	341	10,523
Office Supplies	-	400	-	200	200	400
Total Administrative	173,745	195,916	127,690	54,457	182,147	197,306

Field

ProfServ-Field Management	25,000	25,000	18,750	6,251	25,001	25,500
Contracts-Fountain	2,386	2,500	1,875	1,250	3,125	2,500
Contracts-Wetland Mitigation	22,740	22,740	17,055	5,685	22,740	22,740
Contracts-Landscape	114,606	114,798	86,382	28,700	115,082	116,500
Electricity - General	144,777	143,000	109,866	35,700	145,566	143,000
Utility - Water	7,496	9,000	4,710	2,700	7,410	9,000
R&M-General	2,200	4,000	1,800	2,200	4,000	3,000
R&M-Common Area	42,762	40,000	12,126	6,000	18,126	40,000
R&M-Drainage	-	2,000	-	2,000	2,000	2,000

EAST PARK

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2024 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU JUNE-2023	PROJECTED JULY- SEP 2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
R&M-Fence	-	15,000	-	-	-	-
R&M-Fountain	680	4,000	-	4,000	4,000	2,000
R&M-Landscape Renovations	257	6,000	2,279	3,721	6,000	3,000
R&M-Pressure Washing	200	4,400	4,475	-	4,475	3,000
R&M-Spreader Swale Dredging	-	60,000	63,063	-	63,063	-
Capital Improvements	14,325	-	17,288	-	17,288	-
Total Field	377,429	452,438	339,669	98,207	437,876	372,240
TOTAL EXPENDITURES	551,174	648,354	467,359	152,665	620,024	569,546
Excess (deficiency) of revenues Over (under) expenditures	(62,477)	(95,990)	89,766	(136,374)	(46,608)	(17,157)
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	-	(95,990)	-	-	-	(17,157)
TOTAL OTHER SOURCES (USES)	-	(95,990)	-	-	-	(17,157)
Net change in fund balance	(62,477)	(95,990)	89,766	(136,374)	(46,608)	(17,157)
FUND BALANCE, BEGINNING	821,640	759,163	759,163	-	759,163	712,555
FUND BALANCE, ENDING	\$ 759,163	\$ 663,173	\$ 848,929	\$ (136,374)	\$ 712,555	\$ 695,398

Budget Narrative
Fiscal Year 2024

REVENUES

Interest-Investments

The District earns interest on its operating and investment 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.

Physical Environment (Streetlighting)

HOA reimbursements to the District per the streetlight cost-sharing agreement for Ravina Drive East Park HOA N4.

Other Miscellaneous Revenues

The City of Orlando is billed for landscaping services provided by the District.

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 scheduled meetings.

FICA Taxes

Payroll taxes on Board of Supervisor’s compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor’s payroll expenditures.

Professional Services-Arbitrage Rebate

The District is required to annually have an arbitrage rebate calculation on the District’s Series 2013 Special Assessment Revenue Refunding Bonds. The amount is based on an existing engagement letter with AMTEC.

Professional Services-Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. The District has contracted with Inframark to provide this service.

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, KE Law Group, PLLC, 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-Legal Litigation

Greenlee Law, PLLC, has been retained by the District to provide legal services regarding the dispute with Onyx Construction Company, Inc and Lake Nona Medical Center Development, LLC.

Budget Narrative
Fiscal Year 2024**EXPENDITURES****Administrative** (continued)**Professional Services-Management Consulting Services**

The District receives Management, Accounting, and Administrative services as part of a Management Agreement with Inframark and includes preparing the District's Special Assessment Roll and maintaining the lien books. Also included are costs for Information Technology charges to process the District's financial activities, i.e. accounts payable, financial statements, budgets, etc., 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-Trustee

The District will pay US Bank, N.A. an annual fee for trustee services on the Series 2013 Special Assessment Revenue Refunding bond. The budgeted amount is based on historical costs.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm, Grau & Associates. The budgeted amount for the fiscal year is based on contracted fees from the most recent 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 considers a projected increase in the premium due to market uncertainty.

R&M – ADA Compliance

The projected cost for ADA compliant website and conversion of documents in ADA compliant format.

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 and any other miscellaneous expenses that may be incurred during the year.

Miscellaneous- District Filing Fees

The District is required to pay an annual fee of \$175 to the Department of Community Affairs.

Miscellaneous-Assessment Collection Costs

The District reimburses the Orange County 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. The budget for collection costs was based on \$1 per lot.

Budget Narrative
Fiscal Year 2024

EXPENDITURES

Administrative (continued)

Office Supplies

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

Field

Professional Services – Field Management

\$ 25,000

Includes payroll and overhead costs associated with services provided under a management consulting contract with Inframark. This includes employees utilized in the field and office management of all District assets.

Contracts-Fountain

\$ 2,500

Scheduled quarterly maintenance of District fountains provided by Sitex.

Contracts - Wetland Mitigation

\$ 22,740

Scheduled maintenance consists of monthly inspections and treatment of aquatic weeds and algae within CDD storm water ponds and canals. Herbiciding will consist of chemical treatments. Algae control will include hand removal, grass carp, and chemical treatments.

Contracts-Landscape

\$116,500

Scheduled maintenance consists of mowing, edging, blowing, applying pest and disease control chemicals to sod. Also, included are pruning, trimming, mulching, and applying fertilizer and pest/disease control chemicals to hedges and trees.

Electricity - General

\$143,000

Maintenance and electricity for all street lighting, feature lighting, irrigation and fountain lighting as billed by OUC.

Lights:

- Meter # 5CR85091 / Location – 10220 Savannah Park Drive
- Meter # 5CR92329 / Location – 10426 East Park Woods Drive
- Meter # 6CD58696 / Location – 10389 Kristen Park Drive
- Meter # N/A / Location – 20420 Caroline Park Drive
- Meter # N/A / Location – 3 Streetlights
- Meter # N/A / Location – Ravina Drive EP HOA N4
- Meter # N/A / Location – The Lakes at East Park

Sign:

- Meter # 3AR00959 / Location – 10301 Savannah Park Drive

Irrigation:

- Meter # 7CD06844 / Location – 10403 Caroline Park Drive
- Meter # 5CR70052 / Location – 10398 Savannah Park Drive
- Meter # 5CR70003 / Location – 10430 Winding Way Blvd

Fountain:

- Meter # 7CD11228 / Location – 10099 Moss Rose Way

Budget Narrative
Fiscal Year 2024

EXPENDITURES

Field (continued)

Utility - Water

\$ 9,000

The District currently has utility accounts with Orlando Utilities Commission. Usage consists of water, sewer, and reclaimed water services.

- Meter # R81839347 / Location – 10403 Caroline Park Drive
- Meter # R81258905 / Location – 10398 Savannah Park Drive
- Meter # R75849391 / Location – 10430 Winding Way Blvd
- Meter # R81839437 / Location – 9803 Kristen Park Drive
- Meter # R79090350 / Location – 10196 Moss Rose Way

R&M - General

\$ 3,000

Scheduled maintenance consists of trash disposal during the week and on weekends. Unscheduled maintenance consists of replacement of damaged trash cans.

R&M - Common Area

\$ 40,000

Sidewalks

\$11,000

Scheduled maintenance consists of replacement of damaged areas. Unscheduled maintenance consists of repair to concrete sidewalk and handicapped ramps and brick pavers.

Irrigation System

\$15,000

Unscheduled maintenance consists of adjustments to controller and irrigation heads, system repairs, and purchase of irrigation supplies.

Decorative Fencing, Columns and Retaining Walls

\$ 2,000

Unscheduled maintenance consists of repairs and replacement of damaged fence areas.

Landscape Lighting Maintenance

\$ 4,000

Schedule maintenance consists of bulb replacement, fixture repair and replacement, general maintenance of the system.

Painting

\$ 3,000

Scheduled maintenance consists of painting of sign poles, benches, pavilions, and gazebos.

Miscellaneous Common Area Services

\$ 5,000

- Chain Link Fencing: Scheduled maintenance consists of inspection and minor maintenance. Unscheduled maintenance consists of repairs and replacement of damaged fence areas.
- Culvert and Handrail: Scheduled maintenance consists of pressure washing the culvert interior, wing walls, handrails, stucco and painted surfaces, touch-ups, and general maintenance.
- Benches and Chairs: Scheduled maintenance consists of pressure washing benches and chairs. Unscheduled maintenance consists of replacing damaged benches and chairs.

R&M - Drainage

\$ 2,000

Drainage Structures Maintenance: Scheduled maintenance of drainage structures (inlets, pipes, manholes, mitered-end sections, headwall, and pond outfall structures) consists of inspection, cleaning, and general maintenance. Unscheduled maintenance consists of cleaning and repairs of weir skimmers, weir fabric-form, grates, and other related drainage structure elements.

R&M – Fountain

\$ 2,000

Unscheduled repairs to fountains and pumps.

Budget Narrative
Fiscal Year 2024

EXPENDITURES

Field (continued)

R&M – Landscape Renovations **\$ 3,000**
Additional neighborhood plantings and refurbishments for the District’s common area.

R&M – Pressure Washing **\$ 3,000**
Scheduled maintenance consists of pressure washing sidewalks, gazebos, pavilions, fencing and walls.

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2024	\$ 712,555
Net Change in Fund Balance - Fiscal Year 2024	(17,157)
Reserves - Fiscal Year 2024 Additions	-
Total Funds Available (Estimated) - 9/30/2024	695,398

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital	142,386 ⁽¹⁾
Reserves - Renewal & Replacements	39,916 ⁽²⁾
Subtotal	<u>182,302</u>
Total Allocation of Available Funds	182,302

Total Unassigned (undesignated) Cash	<u>\$ 513,095</u>
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Notes

- (1) Represents approximately 3 months of operating expenditures
- (2) Represents previous years' reserves

EAST PARK
Community Development District

Debt Service Budget
Fiscal Year 2024

EAST PARK

Community Development District

Series 2013 Debt Service Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2024 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU JUNE-2023	PROJECTED JULY- SEP 2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
REVENUES						
Interest - Investments	\$ 750	\$ -	\$ 7,616	\$ 2,539	\$ 10,155	\$ -
Special Assmnts- Tax Collector	394,676	394,677	384,738	9,939	394,677	394,677
Special Assmnts- Discounts	(12,041)	(15,787)	(12,930)	-	(12,930)	(15,787)
TOTAL REVENUES	383,385	378,890	379,424	12,478	391,902	378,890
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	292	7,894	256	-	256	7,894
Total Administrative	292	7,894	256	-	256	7,894
<i>Debt Service</i>						
Principal Debt Retirement A-1	135,000	140,000	140,000	-	140,000	145,000
Principal Debt Retirement A-2	45,000	50,000	45,000	-	45,000	50,000
Prepayments Series A-1	5,000	-	10,000	-	10,000	-
Prepayments Series A-2	45,000	-	45,000	-	45,000	-
Interest Expense Series A-1	107,215	101,235	101,095	-	101,095	94,830
Interest Expense Series A-2	52,975	48,425	47,125	-	47,125	42,575
Total Debt Service	390,190	339,660	388,220	-	388,220	332,405
TOTAL EXPENDITURES	390,482	347,554	388,476	-	388,476	340,299
Excess (deficiency) of revenues Over (under) expenditures	(7,097)	31,336	(9,052)	12,478	3,426	38,591
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	-	31,336	-	-	-	38,591
TOTAL OTHER SOURCES (USES)	-	31,336	-	-	-	38,591
Net change in fund balance	(7,097)	31,336	(9,052)	12,478	3,426	38,591
FUND BALANCE, BEGINNING	298,321	291,224	291,224	-	291,224	294,650
FUND BALANCE, ENDING	\$ 291,224	\$ 322,560	\$ 282,172	\$ 12,478	\$ 294,650	\$ 333,241

**Amortization Schedule
SERIES 2013-A1 Refunding Bonds**

Period Ending	Principal	Interest	Debt Service	Outstanding Balance	Fiscal Year Debt Service
11/1/2023		\$ 47,415.00	\$ 47,415.00	\$ 1,820,000	
5/1/2024	\$ 145,000.00	\$ 47,415.00	\$ 192,415.00	\$ 1,675,000	\$ 239,830
11/1/2024		\$ 44,152.50	\$ 44,152.50	\$ 1,675,000	
5/1/2025	\$ 150,000.00	\$ 44,152.50	\$ 194,152.50	\$ 1,525,000	\$ 238,305
11/1/2025		\$ 40,683.75	\$ 40,683.75	\$ 1,525,000	
5/1/2026	\$ 155,000.00	\$ 40,683.75	\$ 195,683.75	\$ 1,370,000	\$ 236,368
11/1/2026		\$ 36,923.75	\$ 36,923.75	\$ 1,370,000	
5/1/2027	\$ 165,000.00	\$ 36,923.75	\$ 201,923.75	\$ 1,205,000	\$ 238,848
11/1/2027		\$ 32,922.50	\$ 32,922.50	\$ 1,205,000	
5/1/2028	\$ 175,000.00	\$ 32,922.50	\$ 207,922.50	\$ 1,030,000	\$ 240,845
11/1/2028		\$ 28,460.00	\$ 28,460.00	\$ 1,030,000	
5/1/2029	\$ 185,000.00	\$ 28,460.00	\$ 213,460.00	\$ 845,000	\$ 241,920
11/1/2029		\$ 23,465.00	\$ 23,465.00	\$ 845,000	
5/1/2030	\$ 195,000.00	\$ 23,465.00	\$ 218,465.00	\$ 650,000	\$ 241,930
11/1/2030		\$ 18,200.00	\$ 18,200.00	\$ 650,000	
5/1/2031	\$ 205,000.00	\$ 18,200.00	\$ 223,200.00	\$ 445,000	\$ 241,400
11/1/2031		\$ 12,460.00	\$ 12,460.00	\$ 445,000	
5/1/2032	\$ 220,000.00	\$ 12,460.00	\$ 232,460.00	\$ 225,000	\$ 244,920
11/1/2032		\$ 6,440.00	\$ 6,440.00	\$ 225,000	
5/1/2033	\$ 225,000.00	\$ 6,440.00	\$ 231,440.00	\$ -	\$ 237,880
Total	\$ 1,820,000.00	\$ 582,245.00	\$ 2,402,245.00		\$ 2,402,245.00

**Amortization Schedule
SERIES 2013-2 Refunding Bonds**

Period Ending	Principal	Interest	Debt Service	Outstanding Balance	Fiscal Year Debt Service
11/1/2023		\$ 21,287.50	\$ 21,287.50	\$ 655,000	
5/1/2024	\$ 50,000.00	\$ 21,287.50	\$ 71,287.50	\$ 605,000	\$ 92,575.00
11/1/2024		\$ 19,662.50	\$ 19,662.50	\$ 605,000	
5/1/2025	\$ 50,000.00	\$ 19,662.50	\$ 69,662.50	\$ 555,000	\$ 89,325.00
11/1/2025		\$ 18,037.50	\$ 18,037.50	\$ 555,000	
5/1/2026	\$ 55,000.00	\$ 18,037.50	\$ 73,037.50	\$ 500,000	\$ 91,075.00
11/1/2026		\$ 16,250.00	\$ 16,250.00	\$ 500,000	
5/1/2027	\$ 55,000.00	\$ 16,250.00	\$ 71,250.00	\$ 445,000	\$ 87,500.00
11/1/2027		\$ 14,462.50	\$ 14,462.50	\$ 445,000	
5/1/2028	\$ 65,000.00	\$ 14,462.50	\$ 79,462.50	\$ 380,000	\$ 93,925.00
11/1/2028		\$ 12,350.00	\$ 12,350.00	\$ 380,000	
5/1/2029	\$ 70,000.00	\$ 12,350.00	\$ 82,350.00	\$ 310,000	\$ 94,700.00
11/1/2029		\$ 10,075.00	\$ 10,075.00	\$ 310,000	
5/1/2030	\$ 70,000.00	\$ 10,075.00	\$ 80,075.00	\$ 240,000	\$ 90,150.00
11/1/2030		\$ 7,800.00	\$ 7,800.00	\$ 240,000	
5/1/2031	\$ 75,000.00	\$ 7,800.00	\$ 82,800.00	\$ 165,000	\$ 90,600.00
11/1/2031		\$ 5,362.50	\$ 5,362.50	\$ 165,000	
5/1/2032	\$ 80,000.00	\$ 5,362.50	\$ 85,362.50	\$ 85,000	\$ 90,725.00
11/1/2032		\$ 2,762.50	\$ 2,762.50	\$ 85,000	
5/1/2033	\$ 85,000.00	\$ 2,762.50	\$ 87,762.50	\$ -	\$ 90,525.00
Total	\$ 655,000.00	\$ 256,100.00	\$ 911,100.00		\$ 911,100.00

EAST PARK
Community Development District

Supporting Budget Schedules
Fiscal Year 2024

EAST PARK

Community Development District

All Funds

2024 vs 2023 Non-Ad Valorem Assessment Summary

Neighborhood	Total Units	Product Type	FY 2024 Annual Maintenance Assessment	FY 2023 Annual Maintenance Assessment	% Variance	FY 2024 Series 2013 Debt Assessment	FY 2023 Series 2013 Debt Assessment	% Variance	Total Assessed Per Unit FY 2024	Total Assessed Per Unit FY 2023	Total % Variance
N-1	133	50' SF	\$491.74	\$491.74	0.0%	\$369.21	\$369.21	0.0%	\$860.95	\$860.95	0%
N-2	23	Lux Townhome	\$424.61	\$424.61	0.0%	\$318.81	\$318.81	0.0%	\$743.42	\$743.42	0%
N-2	55,500	Commercial	\$0.27	\$0.27	0.0%	\$0.20	\$0.20	0.0%	\$0.48	\$0.48	0%
N-3	186	Villa	\$368.53	\$368.53	0.0%	\$276.70	\$276.70	0.0%	\$645.23	\$645.23	0%
N-4	69	Lux Townhome	\$424.61	\$424.61	0.0%	\$318.81	\$318.81	0.0%	\$743.42	\$743.42	0%
N-5	295	50' SF	\$491.74	\$491.74	0.0%	\$369.21	\$369.21	0.0%	\$860.95	\$860.95	0%
N-6 & N-7	128	70' SF	\$693.90	\$693.90	0.0%	\$520.99	\$520.99	0.0%	\$1,214.89	\$1,214.89	0%
VCI	16,941.43	Commercial	\$0.27	\$0.27	0.0%	\$0.20	\$0.20	0.0%	\$0.48	\$0.48	0%
VCII	336,018	Commercial	\$0.27	\$0.27	0.0%	\$0.20	\$0.20	0.0%	\$0.48	\$0.48	0%
VCIII	30,000	Commercial	\$0.27	\$0.27	0.0%	\$0.20	\$0.20	0.0%	\$0.48	\$0.48	0%