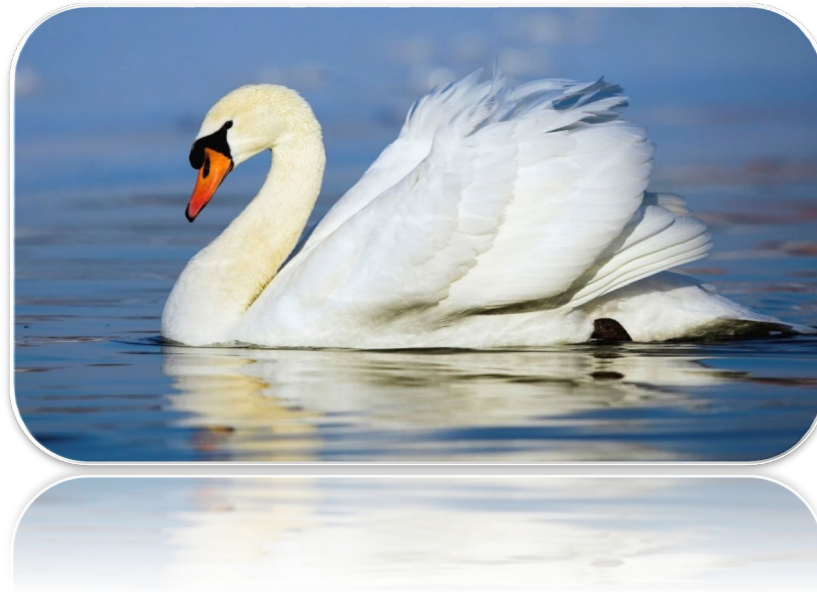


ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JUNE 2021

FISCAL YEAR 2021

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 333308

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Esplanade Lake Club Community Development District

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JPWard & Associates LLC

2301 Northeast 37th Street

Fort Lauderdale, Florida 33308

Phone: (954) 658-4900

**Esplanade Lake Club Community Development District
Balance Sheet
for the Period Ending June 30, 2021**

Governmental Funds									
	Debt Service Funds			Capital Projects Funds		Account Groups		Totals (Memorandum Only)	
	General Fund	Series 2019A-1	Series 2019A-2	Series 2019A-1	Series 2019A-2	General Long Term Debt	General Fixed Assets		
Assets									
Cash and Investments									
General Fund - Invested Cash	\$ 376,488	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 376,488
Debt Service Fund									
Interest Account		0	0	-	-	-	-	-	0
Sinking Account	-	-	-	-	-	-	-	-	-
Reserve Account	-	432,147	197,884	-	-	-	-	-	630,031
Revenue	-	530,153	262,975	-	-	-	-	-	793,128
Prepayment Account	-	-	270,062	-	-	-	-	-	270,062
General Redemption Account	-	-	-	-	-	-	-	-	-
Capitalized Interest	-	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-	-
Construction	-	-	-	160,720	6,757,321	-	-	-	6,918,041
Cost of Issuance	-	-	-	-	-	-	-	-	-
Due from Other Funds									
General Fund	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-
Market Valuation Adjustments	-	-	-	-	-	-	-	-	-
Accrued Interest Receivable	-	-	-	-	-	-	-	-	-
Assessments Receivable/Deposits	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	1,693,221	-	-	1,693,221
Amount to be Provided by Debt Service Funds	-	-	-	-	-	19,861,779	-	-	19,861,779
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-
Total Assets	\$ 376,488	\$ 962,300	\$ 730,921	\$ 160,720	\$ 6,757,321	\$ 21,555,000	\$ -	\$ -	\$ 30,542,750

Esplanade Lake Club Community Development District
Balance Sheet
for the Period Ending June 30, 2021

Governmental Funds									
	Debt Service Funds			Capital Projects Funds		Account Groups		Totals (Memorandum Only)	
	General Fund	Series 2019A-1	Series 2019A-2	Series 2019A-1	Series 2019A-2	General Long Term Debt	General Fixed Assets		
Liabilities									
Accounts Payable & Payroll Liabilities	\$ 13,133	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,133	
Due to Other Funds									
General Fund	-	-	-	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	-	-	-	
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	
Bonds Payable									
Current Portion	-	-	-	-	-	\$0	-	-	
Long Term	-	-	-	-	-	\$21,555,000	-	21,555,000	
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-	-	-	-	
Total Liabilities	\$ 13,133	\$ -	\$ -	\$ -	\$ -	\$ 21,555,000	\$ -	\$ 21,568,133	
Fund Equity and Other Credits									
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	
Unamortized Premium/Discount on Bonds									
Series 2019A-1	-	-	-	(30,463)	-	-	-	(30,463)	
Series 2019A-2	-	-	-	-	(15,308)	-	-	(15,308)	
Fund Balance									
Restricted									
Beginning: October 1, 2020 (Audited)	-	724,811	547,858	1,403,193	6,767,514	-	-	9,443,376	
Results from Current Operations	-	237,488	183,064	(1,212,010)	5,115	-	-	(786,343)	
Unassigned									
Beginning: October 1, 2020 (Audited)	10,194	-	-	-	-	-	-	10,194	
Results from Current Operations	353,161	-	-	-	-	-	-	353,161	
Total Fund Equity and Other Credits	\$ 363,355	\$ 962,300	\$ 730,921	\$ 160,720	\$ 6,757,321	\$ -	\$ -	\$ 8,974,617	
Total Liabilities, Fund Equity and Other Credits	\$ 376,488	\$ 962,300	\$ 730,921	\$ 160,720	\$ 6,757,321	\$ 21,555,000	\$ -	\$ 30,542,750	

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2021

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest												
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue												
Special Assessments - On-Roll	-	654	51,862	2,890	4,983	182,642	252,706	-	-	495,738	\$ 444,770	111%
Special Assessments - Off-Roll	-	-	30,000	-	-	-	-	-	-	30,000	44,985	67%
Developer Contribution	-	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ 654	\$ 81,862	\$ 2,890	\$ 4,983	\$ 182,642	\$ 252,706	\$ -	\$ -	525,738	\$ 489,755	N/A
Expenditures and Other Uses												
Executive												
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	30,000	40,000	75%
Financial and Administrative												
Audit Services	-	-	-	-	-	500	1,500	-	2,000	4,000	4,500	89%
Accounting Services	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	12,000	16,000	75%
Assessment Roll Services	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	12,000	8,000	150%
Arbitrage Rebate Services	-	-	-	-	-	500	-	-	-	500	500	100%
Other Contractual Services												
Legal Advertising	401	-	4,067	-	5,048	-	-	-	-	9,515	5,000	190%
Trustee Services	-	-	-	-	4,031	2,956	-	-	-	6,988	8,250	85%
Dissemination Agent Services	917	417	417	417	917	417	417	417	417	4,750	500	950%
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	-	N/A
Bank Service Fees	25	25	26	16	1	5	-	-	-	97	350	28%
Communications & Freight Services												
Postage, Freight & Messenger	56	-	103	21	-	305	21	11	11	528	750	70%
Computer Services - Website Development												
	50	-	50	-	-	-	-	-	-	100	1,500	7%
Insurance												
	5,381	-	-	-	-	-	-	-	-	5,381	5,200	103%
Printing & Binding												
	150	-	262	-	-	-	-	-	-	412	330	125%
Subscription & Memberships												
	175	-	-	-	-	-	-	-	-	175	175	100%
Legal Services												
Legal - General Counsel	-	-	7,493	-	506	-	636	-	300	8,934	15,000	60%

Prepared by:

JPWARD and Associates, LLC

Unaudited

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2021

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Legal - Series 2019 Bonds	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Boundary Amendment	-	-	2,543	-	-	-	-	-	-	2,543	-	N/A
Other General Government Services												
Engineering Services	-	-	-	-	-	-	-	-	-	-	7,500	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	N/A
Stormwater Management Services												
Professional - Management	-	-	-	-	-	7,292	2,917	2,917	2,917	16,042	35,000	46%
Field Operations												
Mitigation Monitoring	-	-	-	-	-	-	-	-	-	-	-	N/A
Utility Services	-	-	-	-	-	-	-	-	-	-	-	N/A
Electric	-	-	-	-	-	-	-	-	-	-	-	N/A
Repairs & Maintenance												
Lake System												
Aquatic Weed Control	-	-	-	-	-	-	-	2,500	4,164	6,664	59,200	11%
Lake Bank Maintenance	-	-	-	-	-	-	-	-	25,200	25,200.00	150,000	17%
Slope Survey Monitoring	-	-	-	-	-	-	-	-	-	-	5,000	0%
Water Quality Reporting/Testing	-	-	-	-	-	-	-	-	4,660	4,660.00	15,000	31%
Capital Outlay												
Aeration Systems	-	-	-	-	-	-	-	-	-	-	-	N/A
Littoral Shelf Plantings	-	-	-	-	-	-	-	-	-	-	-	N/A
Erosion Restoration	-	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies - OVERALL	-	-	-	-	-	-	-	-	-	-	12,000	0%
Landscaping												
Repairs & Maintenance	-	-	-	-	-	5,550	6,853	-	9,684	22,087	100,000	22%
Reserves												
Operational Reserve (Future Years)	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Fees and Charges												
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	-	-	N/A
Sub-Total:	13,154	6,441	20,959	6,454	16,504	23,524	18,343	11,844	55,352	172,576	489,755	35%
Total Expenditures and Other Uses:	\$ 13,154	\$ 6,441	\$ 20,959	\$ 6,454	\$ 16,504	\$ 23,524	\$ 18,343	\$ 11,844	\$ 55,352	\$ 172,576	\$ 489,755	35%

Esplanade Lake Club Community Development District
 General Fund
 Statement of Revenues, Expenditures and Changes in Fund Balance
 Through June 30, 2021

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Net Increase/ (Decrease) in Fund Balance	(13,154)	(5,787)	60,903	(3,564)	(11,521)	159,117	234,363	(11,844)	(55,352)	353,161	-	
Fund Balance - Beginning	10,194	(2,960)	(8,747)	52,156	48,592	37,071	196,188	430,551	418,707	10,194	-	
Fund Balance - Ending	\$ (2,960)	\$ (8,747)	\$ 52,156	\$ 48,592	\$ 37,071	\$ 196,188	\$ 430,551	\$ 418,707	\$ 363,355	363,355	\$ -	

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2019A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2021

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income												
Interest Account	-	0	0	-	-	-	-	0	0	0	-	N/A
Sinking Fund	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	2	2	2	2	2	2	2	2	2	16	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	-	-	-	0	2	2	4	-	N/A
Capitalized Interest	1	1	-	-	-	-	-	-	-	2	-	N/A
Special Assessment Revenue												
Special Assessments - On-Roll	-	1,085	86,012	4,793	8,264	302,906	419,106	-	-	822,165	737,770	111%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	72,494	N/A
Special Assessments - Prepayment 2019A-1	-	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfers In												
Intragovernmental Transfers In	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds												
Debt Proceeds Series 2019A-1	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 3	\$ 1,088	\$ 86,014	\$ 4,794	\$ 8,266	\$ 302,907	\$ 419,108	\$ 4	\$ 4	822,189	\$ 810,264	N/A
Expenditures and Other Uses												
Debt Service												
Principal Debt Service - Mandatory	-	-	-	-	-	-	-	-	-	-	\$ 275,000	0%
Principal Debt Service - Early Redemptions	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Interest Expense	-	292,344	-	-	-	-	-	292,344	-	584,688	\$ -	N/A
Operating Transfers Out (To Other Funds)	-	-	2	2	2	2	2	2	2	13	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 292,344	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 292,346	\$ 2	584,700	\$ 275,000	N/A
Net Increase/ (Decrease) in Fund Balance	3	(291,256)	86,012	4,793	8,264	302,906	419,106	(292,342)	2	237,488	535,264	
Fund Balance - Beginning	724,811	724,814	433,559	519,571	524,364	532,628	835,533	1,254,639	962,297	724,811	-	
Fund Balance - Ending	\$ 724,814	\$ 433,559	\$ 519,571	\$ 524,364	\$ 532,628	\$ 835,533	\$ 1,254,639	\$ 962,297	\$ 962,300	962,300	\$ 535,264	

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2019A-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2021

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income												
Interest Account	-	0	0	-	-	-	-	0	0	0	-	N/A
Sinking Fund	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	1	1	1	1	1	1	1	1	1	8	-	N/A
Prepayment Account	1	1	1	1	2	0	1	1	1	8	-	N/A
Revenue Account	-	-	-	-	-	-	0	1	1	2	-	N/A
Capitalized Interest	1	1	-	-	-	-	-	-	-	1	-	N/A
Special Assessment Revenue												
Special Assessments - On-Roll	-	527	41,767	2,327	4,013	147,088	203,513	-	-	399,234	358,214	N/A
Special Assessments - Off-Roll	-	-	-	3,624	-	-	-	-	-	3,624	50,164	N/A
Special Assessments - Prepayment 2019A-2	155,006	-	234,314	-	32,127	133,787	104,175	70,916	91,349	821,674	-	N/A
Intragovernmental Transfers In												
	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds												
Debt Proceeds Series 2019A-2	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 155,008	\$ 530	\$ 276,082	\$ 5,953	\$ 36,142	\$ 280,875	\$ 307,690	\$ 70,919	\$ 91,352	1,224,551	\$ 408,378	N/A
Expenditures and Other Uses												
Debt Service												
Principal Debt Service - Mandatory	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Principal Debt Service - Early Redemptions	\$ -	\$ 185,000	\$ -	\$ -	\$ 385,000	\$ -	\$ -	\$ 180,000	\$ -	750,000	\$ -	N/A
Interest Expense	\$ -	\$ 147,022	\$ -	\$ -	\$ 3,794	\$ -	\$ -	\$ 135,809	\$ -	286,625	\$ 294,044	N/A
Operating Transfers Out (To Other Funds)	-	-	4,857	1	1	1	1	1	1	4,862	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 332,022	\$ 4,857	\$ 1	\$ 388,795	\$ 1	\$ 1	\$ 315,810	\$ 1	1,041,487	\$ 294,044	N/A
Net Increase/ (Decrease) in Fund Balance	155,008	(331,492)	271,225	5,952	(352,652)	280,874	307,689	(244,891)	91,351	183,064	114,334	
Fund Balance - Beginning	547,858	702,865	371,373	642,598	648,550	295,898	576,772	884,461	639,570	547,858	-	
Fund Balance - Ending	\$ 702,865	\$ 371,373	\$ 642,598	\$ 648,550	\$ 295,898	\$ 576,772	\$ 884,461	\$ 639,570	\$ 730,921	730,921	\$ 114,334	

Esplanade Lake Club Community Development District
Capital Project Fund - Series 2019A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2021

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income											
Construction Account	1	1	3	6	2	1	1	1	1	15	-
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-
Retainage Account	5	8	-	-	-	-	-	-	-	12	-
Debt Proceeds											
Debt Proceeds Series 2019A-1	-	-	-	-	-	-	-	-	-	-	-
Operating Transfers In (From Other Funds)	-	-	2	2	2	2	2	2	2	13	-
Total Revenue and Other Sources:	\$ 6	\$ 9	\$ 5	\$ 8	\$ 4	\$ 2	\$ 3	\$ 2	\$ 3	\$ 40	\$ -
Expenditures and Other Uses											
Executive											
Professional Management	-	-	-	-	-	-	-	-	-	-	-
Other Contractual Services											
Trustee Services	-	-	-	-	-	-	-	-	-	-	-
Printing & Binding											
	-	-	-	-	-	-	-	-	-	-	-
Legal Services											
Legal - Series 2019	-	-	-	-	-	-	-	-	-	-	-
Capital Outlay											
Water-Sewer Combination-Construction	-	-	-	-	-	-	-	-	-	-	-
Stormwater Mgmt-Construction	-	-	-	1,212,049	-	-	-	-	-	1,212,049	-
Engineering Services	-	-	-	-	-	-	-	-	-	-	-
Other Physical Environment	-	-	-	-	-	-	-	-	-	-	-
Road Improvements	-	-	-	-	-	-	-	-	-	-	-
Underwriters Discount											
Series 2019A-1	-	-	-	-	-	-	-	-	-	-	-
Cost of Issuance											
Series 2019A-1	-	-	-	-	-	-	-	-	-	-	-
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ 1,212,049	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,212,049	\$ -
Net Increase/ (Decrease) in Fund Balance	\$ 6	\$ 9	\$ 5	\$ (1,212,042)	\$ 4	\$ 2	\$ 3	\$ 2	\$ 3	\$ (1,212,010)	\$ -
Fund Balance - Beginning	\$ 1,403,193	\$ 1,403,198	\$ 1,403,207	\$ 1,403,211	\$ 191,170	\$ 191,173	\$ 191,175	\$ 191,178	\$ 191,180	\$ 1,403,193	\$ -
Fund Balance - Ending	\$ 1,403,198	\$ 1,403,207	\$ 1,403,211	\$ 191,170	\$ 191,173	\$ 191,175	\$ 191,178	\$ 191,180	\$ 191,183	\$ 191,183	\$ -

Esplanade Lake Club Community Development District
 Capital Project Fund - Series 2019A-2
 Statement of Revenues, Expenditures and Changes in Fund Balance
 Through June 30, 2021

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income											
Construction Account	24	25	26	29	29	26	29	28	29	244	-
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-
Retainage Account	3	5	-	-	-	-	-	-	-	8	-
Debt Proceeds											
Debt Proceeds Series 2019A-2	-	-	-	-	-	-	-	-	-	-	-
Operating Transfers In (From Other Funds)	-	-	4,857	1	1	1	1	1	1	4,862	-
Total Revenue and Other Sources:	\$ 28	\$ 31	\$ 4,883	\$ 30	\$ 30	\$ 27	\$ 30	\$ 29	\$ 30	\$ 5,115	\$ -
Expenditures and Other Uses											
Executive											
Professional Management	-	-	-	-	-	-	-	-	-	-	\$ -
Other Contractual Services											
Trustee Services	-	-	-	-	-	-	-	-	-	-	\$ -
Printing & Binding											
	-	-	-	-	-	-	-	-	-	-	\$ -
Legal Services											
Legal - Series 2019	-	-	-	-	-	-	-	-	-	-	\$ -
Capital Outlay											
Water-Sewer Combination-Construction	-	-	-	-	-	-	-	-	-	-	\$ -
Stormwater Mgmt-Construction	-	-	-	-	-	-	-	-	-	-	\$ -
Engineering Services	-	-	-	-	-	-	-	-	-	-	\$ -
Other Physical Environment	-	-	-	-	-	-	-	-	-	-	\$ -
Road Improvements	-	-	-	-	-	-	-	-	-	-	\$ -
Underwriters Discount											
Series 2019A-2	-	-	-	-	-	-	-	-	-	-	\$ -
Cost of Issuance											
Series 2019A-2	-	-	-	-	-	-	-	-	-	-	\$ -
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Increase/ (Decrease) in Fund Balance	\$ 28	\$ 31	\$ 4,883	\$ 30	\$ 30	\$ 27	\$ 30	\$ 29	\$ 30	\$ 5,115	-
Fund Balance - Beginning	\$ 6,767,514	\$ 6,767,542	\$ 6,767,572	\$ 6,772,455	\$ 6,772,485	\$ 6,772,514	\$ 6,772,541	\$ 6,772,571	\$ 6,772,599	\$ 6,767,514	-
Fund Balance - Ending	\$ 6,767,542	\$ 6,767,572	\$ 6,772,455	\$ 6,772,485	\$ 6,772,514	\$ 6,772,541	\$ 6,772,571	\$ 6,772,599	\$ 6,772,629	\$ 6,772,629	\$ -