

# RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - AUGUST 2021

FISCAL YEAR 2021

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PREPARED BY:

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*River Landing Community Development District*

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*Table of Contents*

	<i>Page</i>
<i>Balance Sheet—All Funds</i>	<i>1-2</i>
<i>Statement of Revenue, Expenditures and Changes in Fund Balance</i>	
<i>General Fund</i>	<i>3-4</i>
<i>Debt Service Funds</i>	
<i>Series 2020A</i>	<i>5</i>
<i>Series 2020B</i>	<i>6</i>
<i>Capital Project Funds</i>	
<i>Series 2020A</i>	<i>7</i>
<i>Series 2020B</i>	<i>8</i>

*JPWard & Associates, LLC*  
*2301 Northeast 37th Street*  
*Fort Lauderdale, Florida 33308*

**River Landing Community Development District  
Balance Sheet  
for the Period Ending August 31, 2021**

	Governmental Funds						Account Groups General Long Term Debt	Totals (Memorandum Only)
	Debt Service Funds			Capital Projects Funds				
	General Fund	Series 2020A	Series 2020B	Series 2020A	Series 2020B			
<b>Assets</b>								
<b>Cash and Investments</b>								
General Fund - Invested Cash	\$ 66,667	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 66,667
<b>Debt Service Fund</b>								
Interest Account		0	0	-	-			0
Sinking Account								-
Reserve Account		253,831	99,025	-	-			352,856
Revenue Account								-
Capitalized Interest		175,911	99,033	-	-			274,944
Prepayment Account								-
Construction Account				775,631	5,222			780,852
Cost of Issuance Account				-	-			-
<b>Due from Other Funds</b>								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-
<b>Accounts Receivable</b>	-	-	-	-	-	-	-	-
<b>Assessments Receivable</b>	-	-	-	-	-	-	-	-
<b>Amount Available in Debt Service Funds</b>	-	-	-	-	-	627,801		627,801
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-	-	-	12,617,199		12,617,199
<b>Total Assets</b>	<u>\$ 66,667</u>	<u>\$ 429,742</u>	<u>\$ 198,058</u>	<u>\$ 775,631</u>	<u>\$ 5,222</u>	<u>\$ 13,245,000</u>		<u>\$ 14,720,319</u>

**River Landing Community Development District  
Balance Sheet  
for the Period Ending August 31, 2021**

	Governmental Funds						Account Groups General Long Term Debt	Totals (Memorandum Only)
	Debt Service Funds			Capital Projects Funds				
	General Fund	Series 2020A	Series 2020B	Series 2020A	Series 2020B			
<b>Liabilities</b>								
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Fiscal Agent								
Due to Other Funds	-							-
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-
Bonds Payable								
Current Portion							0	-
Long Term							\$13,245,000	13,245,000
<b>Total Liabilities</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 13,245,000</b>	<b>\$ 13,245,000</b>
<b>Fund Equity and Other Credits</b>								
<b>Fund Balance</b>								
<b>Restricted</b>								
Beginning: October 1, 2020 (Unaudited)		-	-	-	-	-	-	-
Results from Current Operations		429,742	198,058	775,631	5,222	-	-	1,408,653
<b>Unassigned</b>								
Beginning: October 1, 2020 (Unaudited)	3,194							3,194
Results from Current Operations	63,473							63,473
<b>Total Fund Equity and Other Credits</b>	<b>\$ 66,667</b>	<b>\$ 429,742</b>	<b>\$ 198,058</b>	<b>\$ 775,631</b>	<b>\$ 5,222</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,475,319</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 66,667</b>	<b>\$ 429,742</b>	<b>\$ 198,058</b>	<b>\$ 775,631</b>	<b>\$ 5,222</b>	<b>\$ 13,245,000</b>	<b>\$ -</b>	<b>\$ 14,720,319</b>

**River Landing Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through August 31, 2021**

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest</b>														
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>														
Special Assessments - On-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Developer Contribution	35,000	-	539,940	-	-	32,305	-	-	35,000	47,064	-	689,309	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 35,000</b>	<b>\$ -</b>	<b>\$ 539,940</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 32,305</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 35,000</b>	<b>\$ 47,064</b>	<b>\$ -</b>	<b>689,309</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>														
<b>Executive</b>														
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	36,667	-	N/A
<b>Financial and Administrative</b>														
Audit Services	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Accounting Services	667	667	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	13,333	-	N/A
Assessment Roll Services	-	-	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	12,000	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other Contractual Services</b>														
Legal Advertising	-	663	-	-	-	187	198	671	667	-	-	2,386	-	N/A
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Dissemination Agent Services	-	-	5,000	-	-	-	-	-	-	-	-	5,000	-	N/A
Property Appraiser Fees	-	-	1,450	-	-	-	-	-	-	-	-	1,450	-	N/A
Bank Service Fees	25	24	23	-	-	24	21	22	24	24	18	206	-	N/A
<b>Communications &amp; Freight Services</b>														
Postage, Freight & Messenger	131	376	36	-	30	-	-	46	-	8	8	635	-	N/A
<b>Computer Services - Website Development</b>														
Insurance	5,000	-	-	-	-	-	-	-	-	-	-	5,000	-	N/A
Printing & Binding	-	133	160	-	-	279	-	-	-	-	-	573	-	N/A
Subscription & Memberships	175	-	-	-	-	-	-	-	-	-	-	175	-	N/A
<b>Legal Services</b>														
Legal - General Counsel	-	8,153	7,947	-	4,475	-	2,059	-	2,094	1,349	2,327	28,404	-	N/A
Legal - 2020 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other General Government Services</b>														
Engineering Services	-	-	-	-	180	6,585	1,214	-	6,165	-	825	14,968.66	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A

River Landing Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through August 31, 2021

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Road &amp; Street Facilities</b>														
Capital Improvements - Street Lights	-	-	-	504,940	-	-	-	-	-	-	-	504,939.75	-	N/A
<b>Other Fees and Charges</b>														
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Sub-Total:</b>	<b>9,381</b>	<b>13,399</b>	<b>20,616</b>	<b>510,940</b>	<b>10,685</b>	<b>13,075</b>	<b>9,492</b>	<b>6,739</b>	<b>14,950</b>	<b>7,381</b>	<b>9,177</b>	<b>625,836</b>	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ 9,381</b>	<b>\$ 13,399</b>	<b>\$ 20,616</b>	<b>\$ 510,940</b>	<b>\$ 10,685</b>	<b>\$ 13,075</b>	<b>\$ 9,492</b>	<b>\$ 6,739</b>	<b>\$ 14,950</b>	<b>\$ 7,381</b>	<b>\$ 9,177</b>	<b>\$ 625,836</b>	<b>\$ -</b>	N/A
Net Increase/ (Decrease) in Fund Balance	25,619	(13,399)	519,323	(510,940)	(10,685)	19,230	(9,492)	(6,739)	20,050	39,684	(9,177)	63,473	-	
Fund Balance - Beginning	3,194	28,813	15,413	534,737	23,797	13,112	32,342	22,849	16,110	-	39,684	3,194	-	
<b>Fund Balance - Ending</b>	<b>\$ 28,813</b>	<b>\$ 15,413</b>	<b>\$ 534,737</b>	<b>\$ 23,797</b>	<b>\$ 13,112</b>	<b>\$ 32,342</b>	<b>\$ 22,849</b>	<b>\$ 16,110</b>	<b>\$ 36,160</b>	<b>\$ 39,684</b>	<b>\$ 30,507</b>	<b>66,667</b>	<b>\$ -</b>	

River Landing Community Development District  
Debt Service Fund - Series 2020A  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through August 31, 2021

Description	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	N/A
<b>Interest Income</b>												
Interest Account						0	0			0	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	-	1	1	1	1	1	1	1	1	8	-	N/A
Prepayment Account	-									-	-	N/A
Revenue Account	-									-	-	N/A
Capitalized Interest Account	-	1	1	1	1	1	1	1	1	9	-	N/A
<b>Special Assessments - Prepayments</b>												
Special Assessments - On Roll	-									-	-	N/A
Special Assessments - Off Roll	-									-	-	N/A
Special Assessments - Prepayments	-									-	-	N/A
Debt Proceeds	589,922									589,922	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 589,922</b>	<b>\$ 2</b>	<b>\$ 2</b>	<b>\$ 2</b>	<b>\$ 2</b>	<b>\$ 2</b>	<b>\$ 2</b>	<b>\$ 2</b>	<b>\$ 2</b>	<b>\$ 589,939</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>												
<b>Debt Service</b>												
<b>Principal Debt Service - Mandatory</b>												
Series 2020A	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Principal Debt Service - Early Redemptions</b>												
Series 2020A	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>												
Series 2020A	-	-	-	-	-	145,601	-	-	-	145,601	-	N/A
Unamortized Premium/Discount on Bonds Payable	14,596	-	-	-	-	-	-	-	-	14,596	-	N/A
Underwriter's Discount	-	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ 14,596</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 145,601</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 160,197</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	575,326	2	2	2	2	(145,599)	2	2	2	429,742	-	
Fund Balance - Beginning	-	575,326	575,328	575,331	575,333	575,335	429,737	429,739	429,740	-	-	
<b>Fund Balance - Ending</b>	<b>\$ 575,326</b>	<b>\$ 575,328</b>	<b>\$ 575,331</b>	<b>\$ 575,333</b>	<b>\$ 575,335</b>	<b>\$ 429,737</b>	<b>\$ 429,739</b>	<b>\$ 429,740</b>	<b>\$ 429,742</b>	<b>\$ 429,742</b>	<b>\$ -</b>	

River Landing Community Development District  
Debt Service Fund - Series 2020B  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through August 31, 2021

Description	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	N/A
<b>Interest Income</b>												
Interest Account						0	0			0	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	-	0	0	0	0	0	0	0	0	3	-	N/A
Prepayment Account	-										-	N/A
Revenue Account	-										-	N/A
Capitalized Interest Account	-	1	1	1	1	1	0	0	0	5	-	N/A
<b>Special Assessments - Prepayments</b>												
Special Assessments - On Roll	-										-	N/A
Special Assessments - Off Roll	-										-	N/A
Special Assessments - Prepayments	-								16,919		-	N/A
Debt Proceeds	295,492									295,492	-	N/A
Intragovernmental Transfer In	-										-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 295,492</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 16,919</b>	<b>\$ 295,500</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>												
<b>Debt Service</b>												
<b>Principal Debt Service - Mandatory</b>												
Series 2020B	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Principal Debt Service - Early Redemptions</b>												
Series 2020B	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>												
Series 2020B	-	-	-	-	-	81,971	-	-	-	81,971	-	N/A
Unamortized Premium/Discount on Bonds Payable	15,471	-	-	-	-	-	-	-	-	15,471	-	N/A
Underwriters Discount	-	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ 15,471</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 81,971</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 97,442</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	280,021	1	1	1	1	(81,970)	1	1	16,919	198,058	-	
Fund Balance - Beginning	-	280,021	280,022	280,023	280,024	280,025	198,056	198,057	198,057	-	-	
<b>Fund Balance - Ending</b>	<b>\$ 280,021</b>	<b>\$ 280,022</b>	<b>\$ 280,023</b>	<b>\$ 280,024</b>	<b>\$ 280,025</b>	<b>198,056</b>	<b>\$ 198,057</b>	<b>\$ 198,057</b>	<b>\$ 214,977</b>	<b>198,058</b>	<b>\$ -</b>	



**River Landing Community Development District**  
**Capital Projects Fund - Series 2020A**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through August 31, 2021**

Description	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>												
Carryforward	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Interest Income</b>												
Construction Account	-	26	17	15	13	3	3	3	3	84	\$ -	N/A
Cost of Issuance	-	0	0	0	0	0	0	-	-	0	\$ -	N/A
<b>Debt Proceeds</b>	7,995,078	-	-	-	-	-	-	-	-	7,995,078	\$ -	N/A
<b>Developer Contributions</b>												
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 7,995,078</b>	<b>\$ 26</b>	<b>\$ 17</b>	<b>\$ 15</b>	<b>\$ 13</b>	<b>\$ 3</b>	<b>\$ 3</b>	<b>\$ 3</b>	<b>\$ 3</b>	<b>\$ 7,995,162</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>												
<b>Executive</b>												
Professional Management	32,408	-	-	-	-	-	-	-	-	32,408	\$ -	N/A
<b>Other Contractual Services</b>												
Trustee Services	5,925	-	-	-	-	-	-	-	-	5,925	\$ -	N/A
<b>Printing &amp; Binding</b>	972	-	-	-	-	-	-	-	-	972	\$ -	N/A
<b>Capital Outlay</b>												
Water-Sewer Combination	1,169,513	-	-	2,174,525	-	-	-	-	-	3,344,038	\$ -	N/A
Stormwater Management	2,589,936	-	-	-	-	-	-	-	-	2,589,936	\$ -	N/A
Landscaping	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Roadway Improvement	-	-	-	976,137	-	-	-	-	-	976,137	\$ -	N/A
<b>Cost of Issuance</b>												
Legal - Series 2020A Bonds	98,036	-	380	-	-	-	-	-	-	98,416	\$ -	N/A
<b>Underwriter's Discount</b>	171,700	-	-	-	-	-	-	-	-	171,700	\$ -	N/A
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ 4,068,490</b>	<b>\$ -</b>	<b>\$ 380</b>	<b>\$ 3,150,661</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,219,532</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	\$ 3,926,588	\$ 26	\$ (364)	\$ (3,150,646)	\$ 13	\$ 3	\$ 3	\$ 3	\$ 3	\$ 775,631	-	
Fund Balance - Beginning	\$ -	\$ 3,926,588	\$ 3,926,614	\$ 3,926,251	\$ 775,605	\$ 775,618	\$ 775,621	\$ 775,624	\$ 775,627	\$ -	\$ -	
<b>Fund Balance - Ending</b>	<b>\$ 3,926,588</b>	<b>\$ 3,926,614</b>	<b>\$ 3,926,251</b>	<b>\$ 775,605</b>	<b>\$ 775,618</b>	<b>\$ 775,621</b>	<b>\$ 775,624</b>	<b>\$ 775,627</b>	<b>\$ 775,631</b>	<b>\$ 775,631</b>	<b>\$ -</b>	

**River Landing Community Development District**  
**Capital Projects Fund - Series 2020B**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through August 31, 2021**

Description	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>												
Carryforward	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Interest Income</b>												
Construction Account	-	12	3	2	2	-	-	0	0	19	\$ -	N/A
Cost of Issuance	-	0	0	0	0	0	0	-	-	0	\$ -	N/A
<b>Debt Proceeds</b>	4,364,508	-	-	-	-	-	-	-	-	4,364,508	\$ -	N/A
<b>Developer Contributions</b>	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Operating Transfers In (From Other Funds)</b>	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Total Revenue and Other Sources:</b>	\$ 4,364,508	\$ 12	\$ 3	\$ 2	\$ 2	\$ 0	\$ 0	\$ 0	\$ 0	\$ 4,364,528	\$ -	N/A
<b>Expenditures and Other Uses</b>												
<b>Executive</b>												
Professional Management	17,592	-	-	-	-	-	-	-	-	17,592	\$ -	N/A
<b>Other Contractual Services</b>												
Trustee Services	4,650	-	-	-	-	-	-	-	-	4,650	\$ -	N/A
<b>Printing &amp; Binding</b>	528	-	-	-	-	-	-	-	-	528	\$ -	N/A
<b>Capital Outlay</b>												
Water-Sewer Combination	3,559,280	-	-	630,636	-	-	-	-	-	4,189,916	\$ -	N/A
Stormwater Management	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Landscaping	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Roadway Improvement	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Cost of Issuance</b>												
Legal - Series 2020B Bonds	53,214	-	206	-	-	-	-	-	-	53,421	\$ -	N/A
<b>Underwriter's Discount</b>	93,200	-	-	-	-	-	-	-	-	93,200	\$ -	N/A
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Total Expenditures and Other Uses:</b>	\$ 3,728,463	\$ -	\$ 206	\$ 630,636	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,359,306	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 636,045	\$ 12	\$ (204)	\$ (630,634)	\$ 2	\$ 0	\$ 0	\$ 0	\$ 0	\$ 5,222	-	
Fund Balance - Beginning	\$ -	\$ 636,045	\$ 636,057	\$ 635,853	\$ 5,219	\$ 5,221	\$ 5,222	\$ 5,222	\$ 5,222	\$ -	\$ -	
<b>Fund Balance - Ending</b>	\$ 636,045	\$ 636,057	\$ 635,853	\$ 5,219	\$ 5,221	\$ 5,222	\$ 5,222	\$ 5,222	\$ 5,222	\$ 5,222	\$ -	