

TERN BAY COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JULY 2022

FISCAL YEAR 2023

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

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Tern Bay Community Development District

Table of Contents

<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>3-5</i>
<i>Debt Service Fund</i>	
<i>Series 2005</i>	<i>6</i>
<i>Series 2022</i>	<i>7</i>
<i>Capital Projects Fund</i>	
<i>Series 2022</i>	<i>8</i>

JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**Tern Bay Community Development District
Balance Sheet
for the Period Ending July 31, 2023**

Description	Governmental Funds				Account Groups		Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund		General Long Term Debt	General Fixed Assets	
	General Fund	Series 2005	Series 2022	Series 2022			
Assets							
Cash and Investments							
General Fund - Invested Cash	\$ 509,189	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 509,189
Capital Project Fund							
Construction Account	-	-	-	11,250,514	-	-	11,250,514
Cost of Issuance Account	-	-	-	-	-	-	-
Debt Service Fund							
Interest Account	-	-	0	-	-	-	0
Sinking Account	-	-	-	-	-	-	-
Reserve Account A	-	53,044	886,013	-	-	-	939,057
Reserve Account B	-	-	-	-	-	-	-
Revenue	-	40,639	103,284	-	-	-	143,923
Prepayment Account	-	-	-	-	-	-	-
Due from Other Funds							
General Fund	-	-	-	-	-	-	-
Debt Service Fund	-	-	-	-	-	-	-
Capital Project Fund	-	-	-	-	-	-	-
Accounts Receivable-Bond Holder Funding	-	-	-	-	-	-	-
Accrued Interest Receivable	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-
Prepaid Expenses	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	93,683	-	93,683
Amount to be Provided by Debt Service Funds	-	-	-	-	31,406,317	-	31,406,317
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	45,419,499	45,419,499
Total Assets	\$ 509,189	\$ 93,683	\$ 989,296	\$ 11,250,514	\$ 31,500,000	\$ 45,419,499	\$ 89,762,181

**Tern Bay Community Development District
Balance Sheet
for the Period Ending July 31, 2023**

Description	Governmental Funds				Account Groups		Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund		General Long Term Debt	General Fixed Assets	
	General Fund	Series 2005	Series 2022	Series 2022			
Liabilities							
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Notes and Loans Payable - Current Portion							
Note Payable-Oppenheimer Funds	-	-	-	-	-	-	-
Due to Other Funds							
General Fund	-	-	-	-	-	-	-
Debt Service Fund	-	-	-	-	-	-	-
Capital Projects Fund	-	-	-	-	-	-	-
Deferred Revenue	-	-	-	-	-	-	-
Due to Other Governments	-	-	-	-	-	-	-
Bonds Payable							
Current Portion	-	-	-	-	630,000	-	630,000
Long Term	-	-	-	-	30,870,000	-	30,870,000
Unamortized Prem/Disc on Bonds Pyble	-	-	-	432,545	-	-	432,545
Total Liabilities	\$ -	\$ -	\$ -	\$ 432,545	\$ 31,500,000	\$ -	\$ 31,932,545
Fund Equity and Other Credits							
Investment in General Fixed Assets	-	-	-	-	-	45,419,499	45,419,499
Fund Balance							
Restricted							
Beginning: October 1, 2022 (Unaudited)		116,596	886,018	25,813,278	-	-	26,815,892
Results from Current Operations		(22,913)	103,279	(14,995,309)	-	-	(14,914,944)
Unassigned							
Beginning: October 1, 2022 (Unaudited)	561,627	-	-	-	-	-	561,627
Results from Current Operations	(52,438)	-	-	-	-	-	(52,438)
Total Fund Equity and Other Credits	\$ 509,189	\$ 93,683	\$ 989,296	\$ 10,817,969	\$ -	\$ 45,419,499	\$ 57,829,636
Total Liabilities, Fund Equity and Other Credits	\$ 509,189	\$ 93,683	\$ 989,296	\$ 11,250,514	\$ 31,500,000	\$ 45,419,499	\$ 89,762,181

Tern Bay Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2023

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest													
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Miscellaneous Revenue													
Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue													
Special Assessments - On-Roll	871	2,642	68,765	30,712	4,385	1,144	1,667	294	101	223	110,804	152,163	73%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interfund Group Transfers In	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 871	\$ 2,642	\$ 68,765	\$ 30,712	\$ 4,385	\$ 1,144	\$ 1,667	\$ 294	\$ 101	\$ 223	\$ 110,804	\$ 152,163	73%
Expenditures and Other Uses													
Legislative													
Board of Supervisor's - Fees	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Executive													
Professional Management	3,083	3,083	3,083	3,083	3,083	3,083	3,083	3,083	3,083	3,083	30,833	37,000	83%
Financial and Administrative													
Audit Services	-	-	-	-	-	-	-	6,300	-	-	6,300	4,800	131%
Accounting Services	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	20,000	24,000	83%
Assessment Roll Services	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	17,500	21,000	83%
Arbitrage Rebate Services	-	-	500	-	-	-	-	-	-	-	500	1,000	50%
Real Estate Advisor	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Contractual Services													
Recording and Transcription	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal Advertising	-	-	-	355	100	-	-	968	-	-	1,423	2,500	57%
Property Appraiser & Tax Collector Fees	-	37	27	-	-	-	-	-	-	-	64	-	N/A
Trustee Services	-	-	-	-	-	4,246	-	-	-	-	4,246	12,638	34%
Dissemination Agent Services	500	500	500	1,500	500	500	500	500	500	500	6,000	6,000	100%
Bank Services	-	35	-	-	-	-	0	115	-	-	150	350	43%
Travel and Per Diem													
Travel and Per Diem	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Communications & Freight Services													
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Postage, Freight & Messenger	9	-	17	-	-	-	131	8	44	-	209	200	105%
Insurance													
Insurance	-	10,525	-	-	-	-	-	-	-	-	10,525	9,800	107%
Meeting Room Rental													
Meeting Room Rental	-	50	-	-	-	161	-	252	-	-	463	600	77%
Printing & Binding													
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	100	0%
Web Site Development													
Web Site Development	-	-	-	-	-	-	-	-	-	-	-	2,000	0%
Subscription & Memberships													
Subscription & Memberships	-	175	-	-	-	-	-	-	-	-	175	175	100%
Legal Services													

Tern Bay Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2023

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Legal - General Counsel	-	-	-	910	-	174	-	1,823	280	-	3,187	5,000	64%
Legal - Foreclosure Counsel	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Trustee Counsel	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Series 2022 Bonds	-	-	-	1,199	-	-	-	-	-	-	1,199	-	N/A
Legal - TB LLC Counsel	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Eminent Domain Counsel	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Comprehensive Planning Services	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other General Government Services													
Engineering Services - General Fund	-	-	-	-	-	-	-	2,976	-	-	2,976	5,000	60%
Engineering Services - Traffic	-	-	-	-	-	-	-	-	-	-	-	-	N/A
NOPC Fees	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Public Safety													
Professional Services													
Charlotte County Sheriff's Patrol	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Guardhouse Operations													
Professional - Roving Patrol	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Professional - Gate Attendant	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Professional-Gate Hosting	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Guardhouse-Internet, IP & Data	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Utilities													
Electric	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Water & Wastewater	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Repairs & Maintenance													
Guardhouse Janitorial	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Gate	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Wastewater Services													
Utility Services													
Electric Service	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Stormwater Management System													
Repairs & Maintenance													
Lake Banks/Outfall Control Structures	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Aquatic Weed Control													
Lake Spraying	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Lake Vegetation Removal	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Upland Monitoring & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Physical Environment													
Professional Services													

**Tern Bay Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2023**

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Field Manager Services	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Insurance	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Assessments-Charlotte County	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Road & Street Facilities													
Field Management Services	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Street Lights													
Electric Service													
Electric Service	-	5,872	5,391	4,460	8,246	7,279	-	14,673	7,326	6,828	60,076	20,000	300%
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Economic Environment													
Professional Services - Appraisal	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Landscaping Services													
Electric Service	-	-	-	(1,168)	-	(76)	-	(164)	-	-	(1,408)	-	N/A
Repairs & Maintenance													
Common Area Maintenance													
Routine Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Tree Trimming	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Sod Replacement	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Material Replacement	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Mulch Installation	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Landscape Lighting	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Annuals	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Holiday Decorations	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Irrigation System													
Pumps & Wells & Line Distribution System													
Routine Maintenance	-	-	-	-	-	-	-	(1,176)	-	-	(1,176)	-	N/A
Well Testing/Meter Reading	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Line Distribution System													
Routine Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	N/A
	\$ 7,342	\$ 24,028	\$ 13,269	\$ 14,089	\$ 15,680	\$ 19,118	\$ 7,464	\$ 33,108	\$ 14,983	\$ 14,161	163,242	\$ 152,163	107%
Net Increase/ (Decrease) in Fund Balance	(6,472)	(21,385)	55,496	16,623	(11,295)	(17,974)	(5,798)	(32,814)	(14,883)	(13,938)	(52,438)	-	
Fund Balance - Beginning	561,627	555,156	533,770	589,266	605,890	594,595	576,621	570,824	538,009	523,127	561,627	561,627	
Fund Balance - Ending	\$ 555,156	\$ 533,770	\$ 589,266	\$ 605,890	\$ 594,595	\$ 576,621	\$ 570,824	\$ 538,009	\$ 523,127	\$ 509,189	509,189	\$ 561,627	

Tern Bay Community Development District
Debt Service Fund - Series 2005 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2023

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Income													
Reserve Account	73	85	109	141	156	156	186	183	200	204	1,491	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	92	107	86	104	115	115	137	194	152	155	1,256	-	N/A
Sinking Account	-	-	-	-	-	-	-	-	2	-	2	-	-
Special Assessment Revenue													
Special Assessments - On-Roll	579	1,756	45,692	20,407	2,914	760	1,107	195	67	148	73,625	101,875	72%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Extraordinary Items (Gain)													
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 744	\$ 1,948	\$ 45,887	\$ 20,652	\$ 3,184	\$ 1,030	\$ 1,430	\$ 572	\$ 420	\$ 507	\$ 76,374	\$ 101,875	75%
Expenditures and Other Uses													
Debt Service													
Principal Debt Service - Mandatory													
Series 2005 Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,000	\$ -	\$ -	\$ 45,000	\$ 45,000	100%
Principal Debt Service - Early Redemptions													
Series 2005 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense													
Series 2005A Bonds	-	27,144	-	-	-	-	-	27,144	-	-	54,288	54,288	100%
Series 2005B Bonds	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Trustee Services													
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$0	\$27,144	\$0	\$0	\$0	\$0	\$0	\$72,144	\$0	\$0	\$99,288	\$ 99,288	100%
Net Increase/ (Decrease) in Fund Balance	744	(25,196)	45,887	20,652	3,184	1,030	1,430	(71,572)	420	507	(22,913)	2,587	
Fund Balance - Beginning	116,596	117,341	92,145	138,032	158,684	161,868	162,898	164,328	92,756	93,176	116,596	116,596	
Fund Balance - Ending	\$ 117,341	\$ 92,145	\$ 138,032	\$ 158,684	\$ 161,868	\$ 162,898	\$ 164,328	\$ 92,756	\$ 93,176	\$ 93,683	\$ 93,683	\$ 119,183	

Tern Bay Community Development District
Debt Service Fund - Series 2022 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2023

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget	
Revenue and Other Sources														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	N/A
Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	#DIV/0!
Interest Income														
Interest Account	-	-	-	-	-	-	-	-	-	0	0	-	-	N/A
Reserve Account	4	4	4	4	118	1,597	2,243	2,690	2,784	2,767	12,214	-	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	0	-	0	0	932	4,001	1,904	6,837	-	-	N/A
Sinking Account	-	-	-	-	-	-	-	-	-	0	0	-	-	N/A
Special Assessment Revenue														
Special Assessments - On-Roll	10,054	30,509	793,932	354,592	50,628	13,206	19,241	3,394	1,162	2,575	1,279,292	1,772,025	-	N/A
Special Assessments - Off-Roll	-	-	597,851	-	-	-	-	-	-	-	597,851	597,851	-	100%
Debt Proceeds														
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 10,057	\$ 30,513	\$ 1,391,786	\$ 354,596	\$ 50,745	\$ 14,803	\$ 21,484	\$ 7,016	\$ 7,947	\$ 7,246	\$ 1,896,194	\$ 2,369,876	-	N/A
Expenditures and Other Uses														
Debt Service														
Principal Debt Service - Mandatory														
Series 2022 Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 585,000	\$ -	\$ 585,000	\$ 585,000	-	N/A
Principal Debt Service - Early Redemptions														
Series 2022 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense														
Series 2022 Bonds	-	-	597,851	-	-	-	-	-	597,851	-	1,195,701	1,195,701	-	N/A
Trustee Services														
Operating Transfers Out (To Other Funds)	4	4	4	4	118	1,597	2,243	2,690	2,784	2,767	12,214	-	-	N/A
Total Expenditures and Other Uses:	\$4	\$4	\$597,854	\$4	\$118	\$1,597	\$2,243	\$2,690	\$1,185,635	\$2,767	\$1,792,915	\$ 1,780,701	-	N/A
Net Increase/ (Decrease) in Fund Balance	10,054	30,509	793,932	354,592	50,628	13,206	19,241	4,327	(1,177,688)	4,479	103,279	589,175	-	
Fund Balance - Beginning	886,018	896,071	926,580	1,720,512	2,075,104	2,125,732	2,138,938	2,158,179	2,162,506	984,818	886,018	886,018	-	
Fund Balance - Ending	\$ 896,071	\$ 926,580	\$ 1,720,512	\$ 2,075,104	\$ 2,125,732	\$ 2,138,938	\$ 2,158,179	\$ 2,162,506	\$ 984,818	\$ 989,296	\$ 989,296	\$ 1,475,193	-	

**Tern Bay Community Development District
Capital Projects Fund - Series 2022
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2023**

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Interest Income													
Construction Account	108	111	52	47	1,474	20,016	28,119	33,803	35,113	35,017	153,859	\$ -	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Debt Proceeds													
Developer Contributions	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	4	4	4	4	118	1,597	2,243	2,690	2,784	2,767	12,214	\$ -	N/A
Total Revenue and Other Sources:	\$ 112	\$ 115	\$ 56	\$ 51	\$ 1,592	\$ 21,613	\$ 30,361	\$ 36,492	\$ 37,897	\$ 37,784	\$ 166,072	\$ -	N/A
Expenditures and Other Uses													
Executive													
Professional Management	\$ -	\$ -	-	-	-	-	-	-	-	-	-	-	N/A
Other Contractual Services													
Trustee Services	\$ -	\$ -	-	-	-	-	-	-	-	-	-	-	N/A
Printing & Binding													
Capital Outlay	\$ -	\$ -	-	-	-	-	-	-	-	-	-	-	N/A
Water-Sewer Combination	\$ -	\$ 4,491,469	-	-	-	-	-	-	-	-	4,491,469	-	N/A
Stormwater Management	\$ -	\$ 5,278,029	-	-	-	-	-	-	-	-	5,278,029	-	N/A
Landscaping	\$ -	\$ -	-	-	-	-	-	-	-	-	-	-	N/A
Roadway Improvement	\$ -	\$ 5,370,868	-	-	-	-	-	-	-	-	5,370,868	-	N/A
Cost of Issuance													
Legal - Series 2022 Bonds	\$ -	\$ -	-	-	-	-	-	-	-	-	-	-	N/A
Engineering - Series 2022 Bonds	\$ -	\$ -	-	-	21,015	-	-	-	-	-	21,015	-	N/A
Underwriter's Discount													
Operating Transfers Out (To Other Funds)	\$ -	\$ -	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 15,140,367	\$ -	\$ -	\$ 21,015	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,161,382	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 112	\$ (15,140,251)	\$ 56	\$ 51	\$ (19,423)	\$ 21,613	\$ 30,361	\$ 36,492	\$ 37,897	\$ 37,784	\$ (14,995,309)	\$ -	
Fund Balance - Beginning	\$ 25,813,278	\$ 25,813,390	\$ 10,673,139	\$ 10,673,194	\$ 10,673,245	\$ 10,653,822	\$ 10,675,434	\$ 10,705,796	\$ 10,742,288	\$ 10,780,185	\$ 25,813,278	\$ -	
Fund Balance - Ending	\$ 25,813,390	\$ 10,673,139	\$ 10,673,194	\$ 10,673,245	\$ 10,653,822	\$ 10,675,434	\$ 10,705,796	\$ 10,742,288	\$ 10,780,185	\$ 10,817,969	\$ 10,817,969	\$ -	