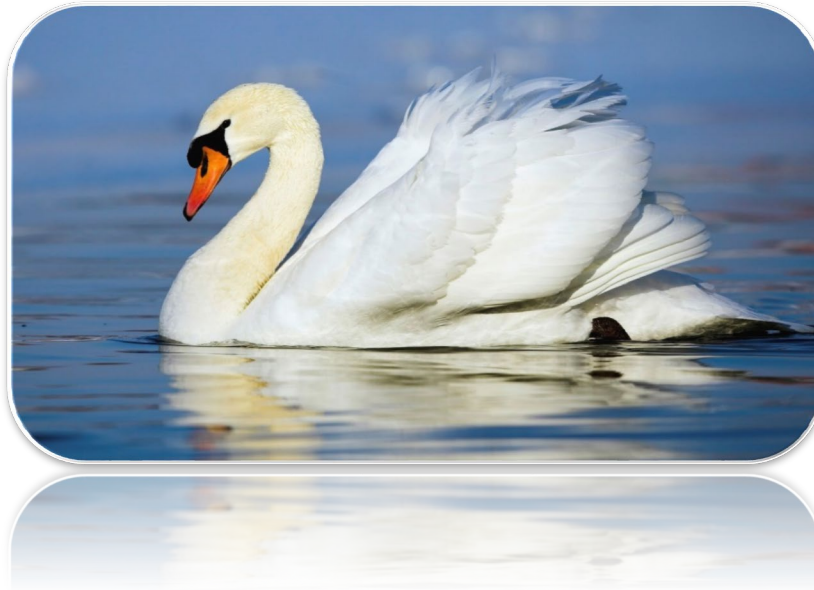


TERN BAY COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - AUGUST 2025

FISCAL YEAR 2025

PREPARED BY:

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

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Tern Bay Community Development District

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

Tern Bay Community Development District
Balance Sheet
for the Period Ending August 31, 2025

Description	Governmental Funds				Capital Project Fund	Account Groups		Totals (Memorandum Only)
	Debt Service Funds					General Long Term Debt	General Fixed Assets	
	General Fund	Series 2005	Series 2022	Series 2022				
Assets								
Cash and Investments								
Truist - Checking Account	\$ 194,233	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 194,233
FMIT - Investment Account	1,000,000	-	-	-	-	-	-	1,000,000
Capital Project Fund								
Construction Account	-	-	-	4,403,098	-	-	-	4,403,098
Cost of Issuance Account	-	-	-	-	-	-	-	-
Debt Service Fund								
Interest Account	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-
Reserve Account A	-	50,000	886,013	-	-	-	-	936,013
Reserve Account B	-	-	-	-	-	-	-	-
Revenue	-	74,403	704,997	-	-	-	-	779,401
Prepayment Account	-	1,919	-	-	-	-	-	1,919
Due from Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund	-	-	-	-	-	-	-	-
Capital Project Fund	-	-	-	-	-	-	-	-
Accounts Receivable-Bond Holder Funding	-	-	-	-	-	-	-	-
Accounts Receivable - Due from Lennar Homes	-	-	-	-	-	-	-	-
Accrued Interest Receivable	-	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-	-
Prepaid Expenses	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	1,717,332	-	-	1,717,332
Amount to be Provided by Debt Service Funds	-	-	-	-	28,452,668	-	-	28,452,668
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	24,932,597	-	24,932,597
Total Assets	\$ 1,194,233	\$ 126,322	\$ 1,591,010	\$ 4,403,098	\$ 30,170,000	\$ 24,932,597	\$ -	\$ 62,417,260

Tern Bay Community Development District
Balance Sheet
for the Period Ending August 31, 2025

Description	Governmental Funds							
	Debt Service Funds			Capital Project Fund	Account Groups		Totals (Memorandum Only)	
	General Fund	Series 2005	Series 2022	Series 2022	General Long Term Debt	General Fixed Assets		
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 (Due within 12 months)								
Series 2005A	-	-	-	-	55,000	-	55,000	
Series 2022	-	-	-	-	640,000	-	640,000	
Long Term								
Series 2005A	-	-	-	-	800,000	-	800,000	
Series 2022	-	-	-	-	28,675,000	-	28,675,000	
Unamortized Prem/Disc on Bonds Pyble	-	-	-	-	-	-	-	-
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ 30,170,000	\$ -	\$ 30,170,000	
Fund Equity and Other Credits								
Investment in General Fixed Assets	-	-	-	-	-	24,932,597	24,932,597	
Fund Balance								
Restricted								
Beginning: October 1, 2024 (Unaudited)	-	130,077	1,500,933	9,335,862	-	-	10,966,872	
Results from Current Operations	-	(3,755)	90,077	(4,932,764)	-	-	(4,846,442)	
Unassigned								
Beginning: October 1, 2024 (Unaudited)	1,083,580	-	-	-	-	-	1,083,580	
Results from Current Operations	110,653	-	-	-	-	-	110,653	
Total Fund Equity and Other Credits	\$ 1,194,233	\$ 126,322	\$ 1,591,010	\$ 4,403,098	\$ -	\$ 24,932,597	\$ 32,247,260	
Total Liabilities, Fund Equity and Other Credits	\$ 1,194,233	\$ 126,322	\$ 1,591,010	\$ 4,403,098	\$ 30,170,000	\$ 24,932,597	\$ 62,417,260	

Tern Bay Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest														
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Interest - FMIT	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessment Revenue														
Special Assessments - On-Roll	8,306	31,052	273,004	185,105	15,152	8,171	16,722	3,028	1,480	5,585	-	547,604	572,192	96%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Interfund Group Transfers In	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges														
Discounts and Tax Collector Fees	-	-	-	-	-	-	-	-	-	-	-	-	(40,053)	0%
Total Revenue and Other Sources:	\$ 8,306	\$ 31,052	\$ 273,004	\$ 185,105	\$ 15,152	\$ 8,171	\$ 16,722	\$ 3,028	\$ 1,480	\$ 5,585	\$ -	\$ 547,604	\$ 532,139	103%
Expenditures and Other Uses														
Legislative														
Board of Supervisor's - Fees	-	-	400	200	600	-	600	-	1,800	1,000	2,000	6,600	1,600	413%
Executive														
Professional Management	3,938	3,938	3,938	3,938	3,938	3,938	3,938	3,938	3,938	3,938	3,938	43,313	47,250	92%
Financial and Administrative														
Audit Services	-	-	-	6,500	-	-	-	-	-	-	-	6,500	6,500	100%
Accounting Services	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	24,750	27,000	92%
Assessment Roll Services	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	24,750	27,000	92%
Arbitrage Rebate Services	-	-	500	-	-	-	500	-	-	-	-	1,000	1,000	100%
Other Contractual Services														
Recording and Transcription	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Legal Advertising	-	-	225	-	127	-	236	-	103	369	1,805	2,864	2,500	115%
Property Appraiser & Tax Collector Fees	-	-	54	-	-	-	-	-	-	-	-	54	50	107%
Trustee Services	-	-	-	-	-	4,246	-	-	-	-	-	4,246	8,340	51%
Dissemination Agent Services	-	1,000	-	-	-	-	-	3,500	-	-	-	4,500	7,000	64%
Bond Amortization Schedules	-	-	-	-	-	-	100	-	-	-	-	100	-	0%
Bank Services	-	-	-	-	-	-	-	-	-	-	50	50	250	20%
Travel and Per Diem	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Communications & Freight Services														
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Postage, Freight & Messenger	-	-	-	-	-	-	911	12	-	-	-	923	150	616%
Insurance	35,542	-	-	-	-	-	-	-	-	-	-	35,542	34,799	102%
Meeting Room Rental	-	-	-	-	-	-	-	-	-	-	-	-	475	0%
Printing & Binding	-	-	-	-	-	-	1,493	1,297	-	-	763	3,552	50	7105%
Web Site Development	-	-	-	300	-	-	-	-	-	-	-	300	2,000	15%
Subscription & Memberships	-	175	-	-	-	-	-	-	-	-	-	175	175	100%

**Tern Bay Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2025**

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Legal Services														
Legal - General Counsel	-	-	1,757	718	-	104	1,902	454	2,184	1,349	2,640	11,108	5,000	222%
Legal - Series 2022 Bonds	-	-	-	-	-	-	-	-	-	-	1,293	1,293	-	0%
Comprehensive Planning Services	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other General Government Services														
Engineering Services - General Fund	-	-	-	-	4,422	5,230	3,340	3,925	6,956	1,980	6,050	31,903	10,000	319%
Series 2022 Bonds	-	-	-	-	-	-	-	-	-	138	-	138	-	0%
Other Public Safety														
Guardhouse Operations														
Professional - Roving Patrol	-	-	-	-	-	-	-	-	-	-	5,152	5,152	-	0%
Professional - Gate Attendant	-	-	-	-	-	-	-	-	-	-	13,375	13,375	-	0%
Professional-Gate Hosting	-	-	-	-	-	-	-	-	-	-	506	506	-	0%
Repairs & Maintenance														
Gate	-	-	-	-	-	-	-	-	-	-	883	883	-	0%
Stormwater Management System														
Repairs & Maintenance														
Lake Banks/Outfall Control Structures	-	-	-	-	-	-	-	-	-	-	6,500	6,500	-	0%
Aquatic Weed Control														
Lake Spraying	-	-	-	-	-	-	-	-	-	-	20,800	20,800	-	0%
Lake Vegetation Removal	-	-	-	-	-	-	-	-	-	-	17,500	17,500	-	0%
Road & Street Facilities														
Field Management Services	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Street Lights														
Electric Service														
Electric Service	7,533	7,052	7,533	7,636	15,410	8,050	8,541	8,521	8,531	8,531	8,531	95,872	101,000	95%
Repairs & Maintenance														
Street Sweeping	-	-	-	-	-	-	-	-	-	-	8,550	8,550	-	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	13,250	13,250	-	0%
Landscaping Services														
Electric Service	-	-	-	-	-	-	-	-	-	-	3,004	3,004	-	0%
Repairs & Maintenance														
Common Area Maintenance														
Routine Maintenance	-	-	-	5,900	-	-	-	-	-	-	-	5,900	-	0%
Wildlife Control - Hog Trapping	-	-	-	-	-	7,000	7,000	7,000	7,000	7,000	7,000	42,000	-	0%
Irrigation System														
Pumps & Wells & Line Distribution System														
Routine Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Well Testing/Meter Reading	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Line Distribution System														
Routine Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Reserves														
Extraordinary Capital/Operations	-	-	-	-	-	-	-	-	-	-	-	-	250,000	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
	\$ 51,513	\$ 16,665	\$ 18,906	\$ 29,691	\$ 28,996	\$ 33,068	\$ 33,060	\$ 33,147	\$ 35,012	\$ 28,805	\$ 128,088	\$ 436,952	\$ 532,139	82%
Net Increase/ (Decrease) in Fund Balance	(43,207)	14,387	254,098	155,413	(13,845)	(24,897)	(16,338)	(30,120)	(33,532)	(23,220)	(128,088)	110,653	-	
Fund Balance - Beginning	1,083,580	1,040,373	1,054,761	1,308,859	1,464,272	1,450,428	1,425,531	1,409,193	1,379,073	1,345,540	1,322,321	1,083,580	1,083,580	
Fund Balance - Ending	\$ 1,040,373	\$ 1,054,761	\$ 1,308,859	\$ 1,464,272	\$ 1,450,428	\$ 1,425,531	\$ 1,409,193	\$ 1,379,073	\$ 1,345,540	\$ 1,322,321	\$ 1,194,233	\$ 1,194,233	\$ 1,083,580	

Tern Bay Community Development District
Debt Service Fund - Series 2005 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	
Interest Income														
Reserve Account	204	205	185	184	179	155	170	163	169	162	167	1,942	-	0%
Prepayment Account	-	-	-	-	-	20	41	39	6	6	6	118	-	0%
Revenue Account	325	331	214	256	374	480	536	524	300	291	303	3,933	3,600	109%
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-	-	
Special Assessment Revenue														
Special Assessments - On-Roll	1,593	5,955	52,354	35,497	2,906	1,567	3,207	581	284	1,071	-	105,013	109,006	96%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	11,919	-	-	-	-	-	-	11,919	-	0%
Other Fees and Charges														
Discounts and Other Fees	-	-	-	-	-	-	-	-	-	-	-	-	(7,131)	0%
Extraordinary Items (Gain)	-	-	-	-	-	-	-	-	-	-	-	-	-	
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 2,121	\$ 6,491	\$ 52,753	\$ 35,936	\$ 15,377	\$ 2,221	\$ 3,954	\$ 1,306	\$ 758	\$ 1,530	\$ 477	\$ 122,926	\$ 105,475	117%
Expenditures and Other Uses														
Debt Service														
Principal Debt Service - Mandatory														
Series 2005 Bonds	-	-	-	-	-	-	-	50,000	-	-	-	50,000	50,000	100%
Principal Debt Service - Early Redemptions														
Series 2005 Bonds	-	-	-	-	-	-	-	10,000	-	-	-	10,000	-	0%
Interest Expense														
Series 2005A Bonds	-	24,591	-	-	-	-	-	24,591	-	-	-	49,181	49,182	100%
Series 2005B Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Trustee Services	-	-	-	-	-	-	-	-	-	-	17,500	17,500	-	
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 24,591	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 84,591	\$ -	\$ -	\$ 17,500	\$126,681	\$ 99,182	128%
Net Increase/ (Decrease) in Fund Balance	2,121	(18,099)	52,753	35,936	15,377	2,221	3,954	(83,284)	758	1,530	(17,023)	(3,755)	6,293	
Fund Balance - Beginning	130,077	132,199	114,099	166,853	202,789	218,166	220,387	224,341	141,057	141,815	143,345	130,077	130,077	
Fund Balance - Ending	\$ 132,199	\$ 114,099	\$ 166,853	\$ 202,789	\$ 218,166	\$ 220,387	\$ 224,341	\$ 141,057	\$ 141,815	\$ 143,345	\$ 126,322	\$ 126,322	\$ 136,370	

Tern Bay Community Development District
Debt Service Fund - Series 2022 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Interest Income														
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	3,665	3,562	3,309	3,296	3,196	2,886	3,195	3,092	3,195	3,092	3,195	35,685	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Revenue Account	2,543	2,482	2,399	2,028	3,125	5,659	6,389	6,343	6,717	4,454	2,499	44,637	45,000	99%
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-	-	
Special Assessment Revenue														
Special Assessments - On-Roll	27,667	103,437	909,397	616,597	50,472	27,220	55,702	10,085	4,929	18,603	-	1,824,110	1,896,067	96%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges														
Discounts and Other Fees	-	-	-	-	-	-	-	-	-	-	-	-	(124,042)	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 33,875	\$ 109,481	\$ 915,105	\$ 621,920	\$ 56,793	\$ 35,765	\$ 65,286	\$ 19,521	\$ 14,842	\$ 26,149	\$ 5,694	1,904,432	\$ 1,817,025	105%
Expenditures and Other Uses														
Debt Service														
Principal Debt Service - Mandatory														
Series 2022 Bonds	-	-	-	-	-	-	-	-	620,000	-	-	620,000	620,000	100%
Principal Debt Service - Early Redemptions														
Series 2022 Bonds	-	-	-	-	-	-	-	-	579,335	-	-	579,335	-	0%
Interest Expense														
Series 2022 Bonds	-	-	579,335	-	-	-	-	-	-	-	-	579,335	1,158,670	50%
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	-	-	
Operating Transfers Out (To Other Funds)	3,665	3,562	3,309	3,296	3,196	2,886	3,195	3,092	3,195	3,092	3,195	35,685	-	0%
Total Expenditures and Other Uses:	\$ 3,665	\$ 3,562	\$ 582,644	\$ 3,296	\$ 3,196	\$ 2,886	\$ 3,195	\$ 3,092	\$ 1,202,530	\$ 3,092	\$ 3,195	\$1,814,355	\$ 1,778,670	102%
Net Increase/ (Decrease) in Fund Balance	30,210	105,919	332,461	618,625	53,597	32,879	62,091	16,428	(1,187,689)	23,057	2,499	90,077	38,355	
Fund Balance - Beginning	1,500,933	1,531,143	1,637,062	1,969,523	2,588,147	2,641,745	2,674,624	2,736,715	2,753,143	1,565,455	1,588,511	1,500,933	1,500,933	
Fund Balance - Ending	\$ 1,531,143	\$ 1,637,062	\$ 1,969,523	\$ 2,588,147	\$ 2,641,745	\$ 2,674,624	\$ 2,736,715	\$ 2,753,143	\$ 1,565,455	\$ 1,588,511	\$ 1,591,010	\$ 1,591,010	\$ 1,539,288	

Tern Bay Community Development District
Capital Projects Fund - Series 2022
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources														
Carryforward	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	0%
Interest Income														
Construction Account	38,600	37,698	19,834	15,824	15,412	13,979	15,538	15,106	15,674	15,233	15,810	218,707	-	0%
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Developer Contributions	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers In (From Other Funds)	3,665	3,562	3,309	3,296	3,196	2,886	3,195	3,092	3,195	3,092	3,195	35,685	-	0%
Total Revenue and Other Sources:	\$ 42,265	\$ 41,260	\$ 23,143	\$ 19,120	\$ 18,608	\$ 16,865	\$ 18,734	\$ 18,199	\$ 18,869	\$ 18,326	\$ 19,005	\$ 254,392	\$ -	0%
Expenditures and Other Uses														
Executive														
Professional Management	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Contractual Services														
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Capital Outlay														
Water-Sewer Combination	-	2,535,399	-	-	-	-	-	-	-	-	-	2,535,399	-	0%
Stormwater Management	-	646,325	-	-	-	-	-	-	-	-	-	646,325	-	0%
Landscaping	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roadway Improvement	-	1,246,233	-	-	-	-	-	-	-	-	-	1,246,233	-	0%
Cost of Issuance														
Legal - Series 2022 Bonds	-	759,200	-	-	-	-	-	-	-	-	-	759,200	-	0%
Engineering - Series 2022 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Underwriter's Discount	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 5,187,156	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,187,156	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	42,265	(5,145,896)	23,143	19,120	18,608	16,865	18,734	18,199	18,869	18,326	19,005	(4,932,764)	-	
Fund Balance - Beginning	9,335,862	9,378,128	4,232,232	4,255,374	4,274,494	4,293,101	4,309,966	4,328,700	4,346,899	4,365,768	4,384,093	9,335,862	-	
Fund Balance - Ending	\$ 9,378,128	\$ 4,232,232	\$ 4,255,374	\$ 4,274,494	\$ 4,293,101	\$ 4,309,966	\$ 4,328,700	\$ 4,346,899	\$ 4,365,768	\$ 4,384,093	\$ 4,403,098	\$ 4,403,098	\$ -	