

Turnbull Creek

Community Development District



Approved Budget

Fiscal Year 2021

May 12, 2020



Turnbull Creek
Community Development District

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Turnbull Creek Community Development District
General Fund - Budget

<i>Description</i>	<i>Adopted Budget FY 2020</i>	<i>Actual 3/31/20</i>	<i>Next 6 Months</i>	<i>Projected 9/30/20</i>	<i>Approved Budget FY 2021</i>
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Revenues

<i>Maintenance Assessments</i>	\$1,126,178	\$1,080,940	\$45,238	\$1,126,178	\$1,126,178
<i>Interest/Miscellaneous</i>	\$2,000	\$19,840	\$3,269	\$23,109	\$2,000
<i>Amenities Revenue</i>	\$2,000	\$3,347	\$1,445	\$4,792	\$3,000
<i>Carry Forward Surplus</i>	\$48,726	\$0	\$6,946	\$6,946	\$61,824

<i>Total Revenues</i>	\$1,178,904	\$1,104,128	\$56,898	\$1,161,025	\$1,193,002
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Expenditures

Administrative

<i>Supervisor Fees</i>	\$5,600	\$3,000	\$3,000	\$6,000	\$5,600
<i>FICA Expense</i>	\$428	\$230	\$230	\$459	\$428
<i>Engineering (Yuro)</i>	\$13,000	\$7,063	\$5,938	\$13,000	\$13,000
<i>Arbitrage (Grau)</i>	\$2,400	\$0	\$2,400	\$2,400	\$2,400
<i>Dissemination (GMS & Disclosure Services)</i>	\$2,200	\$1,850	\$1,000	\$2,850	\$2,850
<i>Trustee (US Bank)</i>	\$14,620	\$3,631	\$10,989	\$14,620	\$14,620
<i>Attorney (HGS)</i>	\$40,000	\$26,549	\$21,073	\$47,622	\$47,000
<i>Tax Roll Assessments (GMS)</i>	\$5,000	\$5,000	\$0	\$5,000	\$5,000
<i>Annual Audit (BTEGF)</i>	\$3,525	\$0	\$3,525	\$3,525	\$3,525
<i>Management Fees (GMS)</i>	\$45,000	\$22,500	\$22,500	\$45,000	\$45,000
<i>Information Technology (GMS)</i>	\$1,600	\$800	\$800	\$1,600	\$1,600
<i>Telephone</i>	\$450	\$150	\$234	\$385	\$450
<i>Postage</i>	\$1,100	\$322	\$300	\$622	\$800
<i>Printing & Binding</i>	\$1,800	\$426	\$1,374	\$1,800	\$1,800
<i>Insurance (FIA)</i>	\$8,816	\$8,214	\$0	\$8,214	\$9,035
<i>Legal Advertising</i>	\$1,400	\$368	\$502	\$870	\$1,400
<i>Other Current Charges</i>	\$1,300	\$286	\$300	\$586	\$1,000
<i>Office Supplies</i>	\$170	\$16	\$154	\$170	\$170
<i>Dues, Licenses & Subscriptions</i>	\$175	\$175	\$0	\$175	\$175
<i>Website Compliance</i>	\$1,200	\$0	\$1,200	\$1,200	\$1,200

<i>Total Administrative Expenses</i>	\$149,784	\$80,580	\$75,519	\$156,098	\$157,053
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Amenity Center

<i>Insurance (FIA)</i>	\$15,664	\$13,779	\$0	\$13,779	\$16,134
<i>Pest Control (Turner Pest Control)</i>	\$3,123	\$1,110	\$2,013	\$3,123	\$3,123
<i>Repairs & Replacements</i>	\$36,000	\$24,322	\$5,600	\$29,922	\$36,000
<i>Recreational Passes</i>	\$800	\$390	\$210	\$600	\$800
<i>Office Supplies</i>	\$1,100	\$4	\$300	\$304	\$1,100
<i>Other Current Charges</i>	\$300	\$225	\$270	\$495	\$540
<i>Permit Fees (Pool, ASCAP/BMI/SEASAC)</i>	\$2,000	\$1,606	\$350	\$1,956	\$2,000

Utilities

<i>Water & Sewer (STCUD)</i>	\$10,900	\$4,333	\$5,667	\$10,000	\$10,900
<i>Electric (FPL)</i>	\$36,000	\$16,641	\$17,606	\$34,247	\$36,000
<i>Telephone/Cable/Internet (Comcast)</i>	\$3,800	\$1,808	\$1,830	\$3,638	\$3,800

Turnbull Creek Community Development District
General Fund - Budget

Description	Adopted Budget FY 2020	Actual 3/31/20	Next 6 Months	Projected 9/30/20	Approved Budget FY 2021
<i>Management Contracts</i>					
<i>Lifeguards/Pool Monitors (RMS)</i>	\$31,245	\$0	\$31,245	\$31,245	\$31,245
<i>Facility Monitor (RMS)</i>	\$24,200	\$8,592	\$8,592	\$17,183	\$24,200
<i>Facility Management (RMS)</i>	\$61,000	\$30,500	\$30,500	\$61,000	\$61,000
<i>Facility Attendants (RMS)</i>	\$16,200	\$5,825	\$10,375	\$16,200	\$16,200
<i>Field Operations (RMS)</i>	\$51,259	\$25,629	\$25,629	\$51,259	\$51,259
<i>Facility Maintenance</i>	\$49,000	\$24,500	\$24,500	\$49,000	\$49,000
<i>Pool Maintenance (RMS)</i>	\$14,317	\$6,950	\$6,950	\$13,900	\$14,317
<i>Pool Chemicals (Poolsure)</i>	\$13,144	\$5,082	\$8,395	\$13,477	\$13,524
<i>Janitorial Services (RMS)</i>	\$9,064	\$4,400	\$4,400	\$8,800	\$9,064
<i>Common Area Waste Collection (RMS)</i>	\$18,300	\$9,150	\$9,150	\$18,300	\$18,300
<i>Program Director (RMS)</i>	\$2,575	\$1,287	\$1,287	\$2,575	\$2,575
<i>Refuse Service (Advance Disposal)</i>	\$9,840	\$4,188	\$5,090	\$9,278	\$9,840
<i>Security (Envera)</i>	\$6,409	\$2,958	\$2,958	\$5,916	\$6,409
<i>Special Events</i>	\$9,000	\$15,940	\$0	\$15,940	\$9,000
Total Amenity Center Expenses	\$425,240	\$209,218	\$202,918	\$412,136	\$426,330
<i>Grounds Maintenance</i>					
<i>Streetlighting (FPL)</i>	\$36,000	\$17,798	\$18,922	\$36,719	\$38,000
<i>Lake Maintenance (Future Horizons)</i>	\$11,580	\$7,050	\$7,050	\$14,100	\$14,100
<i>Landscape Maintenance (Duval Landscape)</i>	\$305,000	\$152,033	\$152,033	\$304,067	\$308,700
<i>Landscape Contingency</i>	\$30,000	\$1,605	\$15,000	\$16,605	\$30,000
<i>Irrigation Repairs</i>	\$6,000	\$4,920	\$1,080	\$6,000	\$6,000
Total Grounds Maintenance Expenses	\$388,580	\$183,406	\$194,085	\$377,491	\$396,800
<i>Reserves</i>					
<i>Capital Reserves</i>	\$215,300	\$0	\$215,300	\$215,300	\$212,819
Total Reserve Expenses	\$215,300	\$0	\$215,300	\$215,300	\$212,819
TOTAL EXPENDITURES	\$1,178,904	\$473,204	\$687,821	\$1,161,025	\$1,193,002
EXCESS REVENUES / (EXPENDITURES)	\$0	\$630,924	-\$630,924	\$0	\$0

	<i>FY 2020</i>	<i>FY 2021</i>
<i>Net Assessments</i>	\$ 1,126,178	\$ 1,126,178
<i>Add: Discounts & Collections</i>	\$ 71,850	\$ 71,850
Gross Assessments	\$ 1,198,028	\$ 1,198,028
<i>Lots:</i>		
<i>Phase I Lots</i>	740	740
<i>Phase II Lots</i>	219	219
Total Lots	959	959
<i>Per Lot Assessment</i>	\$ 1,249.25	\$ 1,249.25

Turnbull Creek
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2021

REVENUES:

Maintenance Assessments

The District will levy a non ad-valorem special assessment on all taxable property within the District to fund all of the General Operating Expenditures for the fiscal year.

Interest Income

Interest income from maintenance assessments income of the District that will be invested in accordance with Florida Statutes and the investment guidelines approved by the Board of Supervisors.

Miscellaneous

Income from miscellaneous deposits such as UPS, Soccer Team, and HOA Contributions.

Amenities Revenues

Income derived from Recreation Programs, Rental Revenue, Access Cards, and Special Events benefitting the District.

EXPENDITURES:

Administrative:

Supervisor Fees

Florida Statutes allow each board member to receive \$200 per meeting not to exceed \$4,800 in one year. The amount for the fiscal year is based upon five supervisors attending an estimated 12 annual meetings.

FICA Expense

FICA expense represents the Employer's (District's) share of Social Security and Medicare taxes withheld from the fee paid to the Board of Supervisors.

Engineering

The District's engineering firm, Yuro and Associates, LLC, may provide general engineering services to the District, including attendance and preparation for monthly board meetings, review invoices, etc.

Arbitrage

The District is required to have an annual arbitrage rebate calculation prepared for its Series 2015A-1/A-2/B-1/B-2 and the Series 2016, Special Assessment Bonds. Grau & Associates currently provides this calculation.

Turnbull Creek
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2021

Dissemination Agent

The Annual Disclosure Report prepared by GMS, LLC and required by the Security and Exchange Commission in order to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Dissemination Agent (GMS)	\$ 2,000
Revised Amortization schedules (Disclosure)	\$ 850
	\$ 2,850

Trustee

The District's Series 2015A-1/A-2/B-1/B-2 and Series 2016, Special Assessment Bonds are held by a Trustee with US Bank. This amount represents the annual fee for the administration of the District's bond issues.

Attorney

The District's legal counsel, Hopping Green & Sams, will provide general legal services to the District, i.e. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc.

Tax Roll Assessments

GMS, LLC serves as the District's collection agent and certifies the District's non-ad valorem assessments with the county tax collector and maintain the District's Lien Book.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. Berger, Toombs, Elam, Gaines, and Frnak CPA currently serves as the District's Independent Auditor.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC.

Information Technology

The cost related to District's accounting and information systems, District website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

Telephone

Telephone and fax machine

Turnbull Creek
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2021

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Insurance (General Liability)

The District's General Liability & Public Officials Liability Insurance policy is with Florida Insurance Alliance. Florida Insurance Alliance specializes in providing insurance coverage to governmental agencies. The premium is based upon amounts charged to similar Community Development Districts.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings etc and uses The St. Augustine Record.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Website Compliance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website by October 1, 2015 to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS, LLC and updated monthly.

Amenity Center:

Insurance (Property)

The District's property Insurance policy is with Florida Insurance Alliance, FIA specializes in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium for property insurance related to the Amenity Center.

*Turnbull Creek
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2021*

Pest Control

The district is contracted with Turner Pest Control to provide pest control services to treat for termites and other insects and purchase of termite bond.

Repair & Replacements

The District has facility maintenance needs, which include surrounding recreational areas, mail kiosk, and lake banks whose cost is not otherwise covered under a contractual agreement.

Recreational Passes

Represents the estimated cost for access cards to the District’s Amenity Center

Office Supplies

Represents any supplies needed for the operation of the Amenity Center.

Other Current Charges

Any unanticipated cost to the Amenity Center

Permit Fees/Licenses

Represents Permit Fees paid to the Department of Health for the swimming pool and other license that the amenity center may require from ASCAP, BMI, and SEASAC.

Water & Sewer

The cost of water / sewer associated at the Amenity Center from St Johns County Utility Department.

<u>Account Number</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
515577-114371	101 W Positano Ave - Water	\$ 346	\$ 4,152
532445-124596	123 E Franchetta Dr - Water	\$ 35	\$ 420
532445-124406	4106 Messina Dr - Water	\$ 35	\$ 420
532445-124405	168 Toscana Ln	\$ 35	\$ 420
515577-114371	101 W Positano Ave - Sewer	\$ 363	\$ 4,356
532445-124596	123 E Franchetta Dr - Sewer	\$ 65	\$ 780
	Contingency	\$ 29	\$ 352
	Total	\$ 908	\$ 10,900

*Turnbull Creek
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2021*

Electric

The cost of electric at the Amenity Center supplied from FPL.

<u>Account Number</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual Amount</u>
9623601409	100 Terrancina Dr # Light	\$ 40	\$ 480
9561370132	100 W Positano Ave	\$ 40	\$ 480
5841524282	111 W Positano Ave # Kiosk	\$ 30	\$ 360
8189715355	168 Toscana Lane	\$ 86	\$ 1,032
2781798307	5085 State Road 16 # Light	\$ 20	\$ 240
5191830404	5335 San Giaconio	\$ 15	\$ 180
6555783429	5335 State Rd 16 #1	\$ 44	\$ 528
5907098254	90 E Franchetta Ln # Light	\$ 15	\$ 180
2722888282	101 W Positano Ave	\$ 2,200	\$ 26,400
6889119035	101 W Positano Ave #1	\$ 335	\$ 4,020
	Contingency	\$ 175	\$ 2,100
	Total	\$ 3,000	\$ 36,000

Telephone/Cable/Internet

Comcast is providing the District cost-free phone, cable, and internet service under terms of an agreement reached between the District and Comcast.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Comcast	316.67	3,800

Lifeguards/Pool Monitors

The District is under contract with Riverside Management Services and this is the cost to provide pool attendants, pool monitors, and lifeguards during the operating season

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
RMS	2,603.75	31,245

Facility Monitor

The District is under contract with Riverside Management Services for a variety of clubhouse services including facility monitors for amenity center.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
RMS	2,016.67	24,200

Turnbull Creek
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2021

Facility Management

The District is under contract with Riverside Management Services for a variety of clubhouse services including an onsite Manager.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
RMS	5,083.33	61,000

Facility Attendants

The District is under contract with Riverside Management Services to provide recreational activities at the Amenity Center and will have on-site personnel during daily hours of operation.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
RMS	1,350.00	16,200

Field Operations

The District is under contract with Riverside Management Services to provide field operations & contract administration services.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
RMS	4,271.58	51,259

Facility Maintenance

The District is under contract with Riverside Management Services for the maintenance of the Amenity Center.

Pool Maintenance

The District is under contract with Riverside Management Services for the maintenance of the Amenity Center swimming pool and facilities.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
RMS	1,193.08	14,317

Pool Chemicals

The District, contracts with Poolsure Inc, to provide chemicals necessary for the maintenance of the Amenity Center swimming pool.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Poolsure 6 months	855	5,129
Poolsure 6 months	1,399	8,395
	2,254	13,524

*Turnbull Creek
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2021*

Janitorial Services

The District is under contract with Riverside Management Services to have janitorial services provided for the Amenity Center.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
RMS	755.33	9,064

Common Area Waste Collection

Garbage waste pickup in mail kiosk and other common areas provided by Riverside Management Services.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
RMS	\$1,525.00	\$18,300

Program Director

The District will provide a part-time Program Director under the Riverside Management Services contract in order to facilitate activities provided by RMS.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
RMS	\$214.58	\$2,575

Refuse Service

Garbage disposal service is with Advance Disposal

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Advance Disposal	820.00	9,840

Security

The District has contracted with Envera for security monitoring for the Amenity Center an billed quarterly.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Envera	534.08	6,409

Special Events

Represents estimated costs for the District to host special events for the community throughout the Fiscal Year.

Turnbull Creek
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2021

Ground Maintenance:

Street Lighting

The District street lighting cost for the community

<u>Account Number</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual Amount</u>
2298893591	W Bonaventure Way	\$ 2,976	\$ 35,712
4217317033	Verona Way	\$ 90	\$ 1,080
	Contingency	\$ 101	\$ 1,208
	Total	\$ 3,167	\$ 38,000

Lake Maintenance

The District has 22 storm water management ponds that are required by the County and the St. Johns River Water Management District to provide for treatment of storm water runoff. The District is under contract with Future Horizons. to maintain the 22 storm water ponds.

<u>Contract</u>	<u>Monthly</u>	<u>Annual Amount</u>
Future Horizons	\$ 1,175	\$ 14,100

Landscape Maintenance

The District is under contract with Duval Landscape to have the landscaping of the common areas of the District maintained.

<u>Contract</u>	<u>Monthly</u>	<u>Annual Amount</u>
Duval Landscape	\$ 25,725	\$ 308,700

Landscape Contingency

Any unanticipated landscape cost for tree removal or other landscape cost incurred by the District.

Irrigation Repairs

Any miscellaneous irrigation repairs and maintenance incurred by the District.

Capital Reserves

Future funding needed for the upkeep of Turnbull Creek infrastructure.

Turnbull Creek
Community Development District

Debt Service Fund
Series 2015A

<i>Description</i>	<i>Adopted Budget FY 2020</i>	<i>Actual 3/31/20</i>	<i>Next 6 Months</i>	<i>Projected 9/30/19</i>	<i>Approved Budget FY 2021</i>
<i>Revenues</i>					
<i>Carry Forward Surplus (1)</i>	\$257,026	\$263,217	\$0	\$263,217	\$257,026
<i>Interest Income</i>	\$5,000	\$6,836	\$3,300	\$10,136	\$5,000
<i>Assessments</i>	\$989,969	\$947,607	\$42,362	\$989,969	\$989,969
<i>Prepayments A1</i>	\$0	\$14,001	\$0	\$14,001	\$0
<i>Total Revenues</i>	\$1,251,995	\$1,231,662	\$45,662	\$1,277,324	\$1,251,995

<i>Expenditures</i>					
<i>Series 2015 A-1</i>					
<i>Interest 11/1</i>	\$178,084	\$178,084	\$0	\$178,084	\$172,176
<i>Principal Prepayment 11/1</i>	\$0	\$5,000	\$0	\$5,000	\$0
<i>Interest 5/1</i>	\$178,084	\$0	\$177,999	\$177,999	\$172,176
<i>Principal 5/1</i>	\$425,000	\$0	\$425,000	\$425,000	\$435,000
<i>Special Call 5/1</i>	\$0	\$0	\$15,000	\$15,000	\$0
<i>Series 2015 A-2</i>					
<i>Interest 11/1</i>	\$54,388	\$54,388	\$0	\$54,388	\$51,181
<i>Principal Prepayment 11/1</i>	\$0	\$5,000	\$0	\$5,000	\$0
<i>Interest 5/1</i>	\$54,388	\$0	\$54,269	\$54,269	\$51,181
<i>Principal 5/1</i>	\$100,000	\$0	\$100,000	\$100,000	\$100,000
<i>Special Call 5/1</i>	\$0	\$0	\$30,000	\$30,000	\$0
<i>Total Expenditures</i>	\$989,943	\$242,471	\$802,268	\$1,044,739	\$981,715

<i>EXCESS REVENUES / (EXPENDITURES)</i>	\$262,053	\$989,190	-\$756,605	\$232,585	\$270,280
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(1) Net of Debt Service Reserve Funds

Debt Service for 11/01/2021

<i>Interest</i>	\$165,978
<i>Interest</i>	\$48,806
<i>Total</i>	\$214,784

<i>Net Assessments</i>	\$989,969
<i>Add: Disc. and Collections (6%)</i>	\$63,189
<i>Gross Assessments</i>	\$1,053,158

Turnbull Creek
Community Development District
 Series 2015A-1 Senior Assessment Bonds
AMORTIZATION SCHEDULE

<i>DATE</i>		<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
11/01/20	\$	8,575,000.00			\$ 172,176.25	\$ 172,176.25
05/01/21	\$	8,575,000.00	2.850%	\$ 435,000.00	\$ 172,176.25	-
11/01/21	\$	8,140,000.00		-	\$ 165,977.50	\$ 773,153.75
05/01/22	\$	8,140,000.00	3.150%	\$ 445,000.00	\$ 165,977.50	-
11/01/22	\$	7,695,000.00		-	\$ 158,968.75	\$ 769,946.25
05/01/23	\$	7,695,000.00	3.400%	\$ 460,000.00	\$ 158,968.75	-
11/01/23	\$	7,235,000.00		-	\$ 151,148.75	\$ 770,117.50
05/01/24	\$	7,235,000.00	3.650%	\$ 480,000.00	\$ 151,148.75	-
11/01/24	\$	6,755,000.00		-	\$ 142,388.75	\$ 773,537.50
05/01/25	\$	6,755,000.00	3.750%	\$ 495,000.00	\$ 142,388.75	-
11/01/25	\$	6,260,000.00		-	\$ 133,107.50	\$ 770,496.25
05/01/26	\$	6,260,000.00	3.800%	\$ 515,000.00	\$ 133,107.50	-
11/01/26	\$	5,745,000.00		-	\$ 123,193.75	\$ 771,301.25
05/01/27	\$	5,745,000.00	4.000%	\$ 525,000.00	\$ 123,193.75	-
11/01/27	\$	5,220,000.00		-	\$ 112,693.75	\$ 760,887.50
05/01/28	\$	5,220,000.00	4.250%	\$ 560,000.00	\$ 112,693.75	-
11/01/28	\$	4,660,000.00		-	\$ 100,793.75	\$ 773,487.50
05/01/29	\$	4,660,000.00	4.250%	\$ 585,000.00	\$ 100,793.75	-
11/01/29	\$	4,075,000.00		-	\$ 88,362.50	\$ 774,156.25
05/01/30	\$	4,075,000.00	4.250%	\$ 610,000.00	\$ 88,362.50	-
11/01/30	\$	3,465,000.00		-	\$ 75,400.00	\$ 773,762.50
05/01/31	\$	3,465,000.00	4.250%	\$ 635,000.00	\$ 75,400.00	-
11/01/31	\$	2,830,000.00		-	\$ 61,906.25	\$ 772,306.25
05/01/32	\$	2,830,000.00	4.375%	\$ 660,000.00	\$ 61,906.25	-
11/01/32	\$	2,170,000.00		-	\$ 47,468.75	\$ 769,375.00
05/01/33	\$	2,170,000.00	4.375%	\$ 690,000.00	\$ 47,468.75	-
11/01/33	\$	1,480,000.00		-	\$ 32,375.00	\$ 769,843.75
05/01/34	\$	1,480,000.00	4.375%	\$ 725,000.00	\$ 32,375.00	-
11/01/34	\$	755,000.00		-	\$ 16,515.63	\$ 773,890.63
05/01/35	\$	755,000.00	4.375%	\$ 755,000.00	\$ 16,515.63	-
11/01/35	\$	-		-		\$ 771,515.63
				\$ 8,575,000.00	\$ 3,164,953.76	\$ 11,739,953.76

Turnbull Creek
Community Development District
Series 2015A-2 Senior Assessment Bonds
AMORTIZATION SCHEDULE

<i>DATE</i>		<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
11/01/20	\$	2,155,000.00			\$ 51,181.25	\$ 205,568.75
05/01/21	\$	2,155,000.00	4.750%	\$ 100,000.00	\$ 51,181.25	-
11/01/21	\$	2,055,000.00		-	\$ 48,806.25	\$ 199,987.50
05/01/22	\$	2,055,000.00	4.750%	\$ 105,000.00	\$ 48,806.25	-
11/01/22	\$	1,950,000.00		-	\$ 46,312.50	\$ 200,118.75
05/01/23	\$	1,950,000.00	4.750%	\$ 110,000.00	\$ 46,312.50	-
11/01/23	\$	1,840,000.00		-	\$ 43,700.00	\$ 200,012.50
05/01/24	\$	1,840,000.00	4.750%	\$ 115,000.00	\$ 43,700.00	-
11/01/24	\$	1,725,000.00		-	\$ 40,968.75	\$ 199,668.75
05/01/25	\$	1,725,000.00	4.750%	\$ 120,000.00	\$ 40,968.75	-
11/01/25	\$	1,605,000.00		-	\$ 38,118.75	\$ 199,087.50
05/01/26	\$	1,605,000.00	4.750%	\$ 130,000.00	\$ 38,118.75	-
11/01/26	\$	1,475,000.00		-	\$ 35,031.25	\$ 203,150.00
05/01/27	\$	1,475,000.00	4.750%	\$ 135,000.00	\$ 35,031.25	-
11/01/27	\$	1,340,000.00		-	\$ 31,825.00	\$ 201,856.25
05/01/28	\$	1,340,000.00	4.750%	\$ 140,000.00	\$ 31,825.00	-
11/01/28	\$	1,200,000.00		-	\$ 28,500.00	\$ 200,325.00
05/01/29	\$	1,200,000.00	4.750%	\$ 150,000.00	\$ 28,500.00	-
11/01/29	\$	1,050,000.00		-	\$ 24,937.50	\$ 203,437.50
05/01/30	\$	1,050,000.00	4.750%	\$ 155,000.00	\$ 24,937.50	-
11/01/30	\$	895,000.00		-	\$ 21,256.25	\$ 201,193.75
05/01/31	\$	895,000.00	4.750%	\$ 165,000.00	\$ 21,256.25	-
11/01/31	\$	730,000.00		-	\$ 17,337.50	\$ 203,593.75
05/01/32	\$	730,000.00	4.750%	\$ 170,000.00	\$ 17,337.50	-
11/01/32	\$	560,000.00		-	\$ 13,300.00	\$ 200,637.50
05/01/33	\$	560,000.00	4.750%	\$ 180,000.00	\$ 13,300.00	-
11/01/33	\$	380,000.00		-	\$ 9,025.00	\$ 202,325.00
05/01/34	\$	380,000.00	4.750%	\$ 185,000.00	\$ 9,025.00	-
11/01/34	\$	195,000.00		-	\$ 4,631.25	\$ 198,656.25
05/01/35	\$	195,000.00	4.750%	\$ 195,000.00	\$ 4,631.25	-
11/01/35	\$	-		-	-	\$ 199,631.25
				\$ 2,155,000.00	\$ 909,862.50	\$ 3,219,250.00

Turnbull Creek
Community Development District

Debt Service Fund
Pond Bank Remediation Series 2015B

<i>Description</i>	<i>Adopted Budget FY 2020</i>	<i>Actual 3/31/20</i>	<i>Next 6 Months</i>	<i>Projected 9/30/19</i>	<i>Approved Budget FY 2021</i>
<i>Revenues</i>					
<i>Carry Forward Surplus (1)</i>	\$32,495	\$32,252	\$0	\$32,252	\$27,960
<i>Interest Income</i>	\$700	\$1,781	\$418	\$2,198	\$700
<i>Assessments</i>	\$79,318	\$75,895	\$3,423	\$79,318	\$79,318
<i>Total Revenues</i>	\$112,513	\$109,928	\$3,840	\$113,768	\$107,978

<i>Expenditures</i>					
<i>Series 2015B1</i>					
<i>Interest 11/1</i>	\$19,795	\$19,795	\$0	\$19,795	\$19,535
<i>Interest 5/1</i>	\$19,795	\$0	\$19,795	\$19,795	\$19,535
<i>Principal 5/1</i>	\$20,000	\$0	\$20,000	\$20,000	\$20,000
<i>Series 2015B2</i>					
<i>Interest 11/1</i>	\$5,669	\$5,669	\$0	\$5,669	\$5,313
<i>Principal Prepayment 11/1</i>	\$0	\$5,000	\$0	\$5,000	\$0
<i>Interest 5/1</i>	\$5,669	\$0	\$5,550	\$5,550	\$5,313
<i>Principal 5/1</i>	\$5,000	\$0	\$5,000	\$5,000	\$5,000
<i>Principal Prepayment 5/1</i>	\$0	\$0	\$5,000	\$5,000	\$0
<i>Total Expenditures</i>	\$75,928	\$30,464	\$55,345	\$85,809	\$74,695

<i>EXCESS REVENUES / (EXPENDITURES)</i>	\$36,585	\$79,464	-\$51,505	\$27,960	\$33,283
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(1) Net of Debt Service Reserve Funds

Debt Service for 11/01/2021

<i>Interest</i>	\$19,250
	\$5,194
<i>Total</i>	\$24,444

<i>Net Assessments</i>	\$79,318
<i>Add: Disc. and Collections (6%)</i>	\$5,063
<i>Gross Assessments</i>	\$84,381

Turnbull Creek
Community Development District
Series 2015B-1 Senior Assessment Bonds
AMORTIZATION SCHEDULE

<i>DATE</i>		<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
11/01/20	\$	915,000.00	2.600%	-	\$ 19,535.00	\$ 19,535.00
05/01/21	\$	915,000.00	2.850%	\$ 20,000.00	\$ 19,535.00	-
11/01/21	\$	895,000.00	2.850%	-	\$ 19,250.00	\$ 58,785.00
05/01/22	\$	895,000.00	3.150%	\$ 25,000.00	\$ 19,250.00	-
11/01/22	\$	870,000.00	3.150%	-	\$ 18,856.25	\$ 63,106.25
05/01/23	\$	870,000.00	3.400%	\$ 25,000.00	\$ 18,856.25	-
11/01/23	\$	845,000.00	3.400%	-	\$ 18,431.25	\$ 62,287.50
05/01/24	\$	845,000.00	3.750%	\$ 25,000.00	\$ 18,431.25	-
11/01/24	\$	820,000.00	3.750%	-	\$ 17,975.00	\$ 61,406.25
05/01/25	\$	820,000.00	3.850%	\$ 25,000.00	\$ 17,975.00	-
11/01/25	\$	795,000.00	3.850%	-	\$ 17,506.25	\$ 60,481.25
05/01/26	\$	795,000.00	4.000%	\$ 25,000.00	\$ 17,506.25	-
11/01/26	\$	770,000.00	4.000%	-	\$ 17,025.00	\$ 59,531.25
05/01/27	\$	770,000.00	4.000%	\$ 25,000.00	\$ 17,025.00	-
11/01/27	\$	745,000.00	4.000%	-	\$ 16,525.00	\$ 58,550.00
05/01/28	\$	745,000.00	4.250%	\$ 30,000.00	\$ 16,525.00	-
11/01/28	\$	715,000.00	4.250%	-	\$ 15,887.50	\$ 62,412.50
05/01/29	\$	715,000.00	4.250%	\$ 30,000.00	\$ 15,887.50	-
11/01/29	\$	685,000.00	4.250%	-	\$ 15,250.00	\$ 61,137.50
05/01/30	\$	685,000.00	4.250%	\$ 30,000.00	\$ 15,250.00	-
11/01/30	\$	655,000.00	4.250%	-	\$ 14,612.50	\$ 59,862.50
05/01/31	\$	655,000.00	4.250%	\$ 30,000.00	\$ 14,612.50	-
11/01/31	\$	625,000.00	4.250%	-	\$ 13,975.00	\$ 58,587.50
05/01/32	\$	625,000.00	4.375%	\$ 30,000.00	\$ 13,975.00	-
11/01/32	\$	595,000.00	4.375%	-	\$ 13,318.75	\$ 57,293.75
05/01/33	\$	595,000.00	4.375%	\$ 35,000.00	\$ 13,318.75	-
11/01/33	\$	560,000.00	4.375%	-	\$ 12,553.13	\$ 60,871.88
05/01/34	\$	560,000.00	4.375%	\$ 35,000.00	\$ 12,553.13	-
11/01/34	\$	525,000.00	4.375%	-	\$ 11,787.50	\$ 59,340.63
05/01/35	\$	525,000.00	4.375%	\$ 40,000.00	\$ 11,787.50	-
11/01/35	\$	485,000.00	4.375%	-	\$ 10,912.50	\$ 62,700.00
05/01/36	\$	485,000.00	4.500%	\$ 40,000.00	\$ 10,912.50	-
11/01/36	\$	445,000.00	4.500%	-	\$ 10,012.50	\$ 60,925.00
05/01/37	\$	445,000.00	4.500%	\$ 40,000.00	\$ 10,012.50	-
11/01/37	\$	405,000.00	4.500%	-	\$ 9,112.50	\$ 59,125.00
05/01/38	\$	405,000.00	4.500%	\$ 45,000.00	\$ 9,112.50	-
11/01/38	\$	360,000.00	4.500%	-	\$ 8,100.00	\$ 62,212.50
05/01/39	\$	360,000.00	4.500%	\$ 45,000.00	\$ 8,100.00	-
11/01/39	\$	315,000.00	4.500%	-	\$ 7,087.50	\$ 60,187.50
05/01/40	\$	315,000.00	4.500%	\$ 45,000.00	\$ 7,087.50	-
11/01/40	\$	270,000.00	4.500%	-	\$ 6,075.00	\$ 58,162.50
05/01/41	\$	270,000.00	4.500%	\$ 50,000.00	\$ 6,075.00	-
11/01/41	\$	220,000.00	4.500%	-	\$ 4,950.00	\$ 61,025.00
05/01/42	\$	220,000.00	4.500%	\$ 50,000.00	\$ 4,950.00	-
11/01/42	\$	170,000.00	4.500%	-	\$ 3,825.00	\$ 58,775.00
05/01/43	\$	170,000.00	4.500%	\$ 55,000.00	\$ 3,825.00	-
11/01/43	\$	115,000.00	4.500%	-	\$ 2,587.50	\$ 61,412.50
05/01/44	\$	115,000.00	4.500%	\$ 55,000.00	\$ 2,587.50	-
11/01/44	\$	60,000.00	4.500%	-	\$ 1,350.00	\$ 58,937.50
05/01/45	\$	60,000.00	4.500%	\$ 60,000.00	\$ 1,350.00	-
11/01/45					\$	\$ 61,350.00
				\$ 915,000.00	\$ 613,001.26	\$ 1,528,001.26

Turnbull Creek
Community Development District
Series 2015B-2 Subordinate Special Assessment Bonds
AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/20	\$ 220,000.00	4.750%	- \$	5,312.50 \$	5,312.50
05/01/21	\$ 220,000.00	4.750%	\$ 5,000.00	\$ 5,312.50	-
11/01/21	\$ 215,000.00	4.750%	- \$	5,193.75 \$	15,506.25
05/01/22	\$ 215,000.00	4.750%	\$ 5,000.00	\$ 5,193.75	-
11/01/22	\$ 210,000.00	4.750%	- \$	5,075.00 \$	15,268.75
05/01/23	\$ 210,000.00	4.750%	\$ 5,000.00	\$ 5,075.00	-
11/01/23	\$ 205,000.00	4.750%	- \$	4,956.25 \$	15,031.25
05/01/24	\$ 205,000.00	4.750%	\$ 5,000.00	\$ 4,956.25	-
11/01/24	\$ 200,000.00	4.750%	- \$	4,837.50 \$	14,793.75
05/01/25	\$ 200,000.00	4.750%	\$ 5,000.00	\$ 4,837.50	-
11/01/25	\$ 195,000.00	4.750%	- \$	4,718.75 \$	14,556.25
05/01/26	\$ 195,000.00	4.750%	\$ 5,000.00	\$ 4,718.75	-
11/01/26	\$ 190,000.00	4.750%	- \$	4,600.00 \$	14,318.75
05/01/27	\$ 190,000.00	4.750%	\$ 5,000.00	\$ 4,600.00	-
11/01/27	\$ 185,000.00	4.750%	- \$	4,481.25 \$	14,081.25
05/01/28	\$ 185,000.00	4.750%	\$ 5,000.00	\$ 4,481.25	-
11/01/28	\$ 180,000.00	4.750%	- \$	4,362.50 \$	13,843.75
05/01/29	\$ 180,000.00	4.750%	\$ 5,000.00	\$ 4,362.50	-
11/01/29	\$ 175,000.00	4.750%	- \$	4,243.75 \$	13,606.25
05/01/30	\$ 175,000.00	4.750%	\$ 5,000.00	\$ 4,243.75	-
11/01/30	\$ 170,000.00	4.750%	- \$	4,125.00 \$	13,368.75
05/01/31	\$ 170,000.00	4.750%	\$ 10,000.00	\$ 4,125.00	-
11/01/31	\$ 160,000.00	4.750%	- \$	3,887.50 \$	18,012.50
05/01/32	\$ 160,000.00	4.750%	\$ 10,000.00	\$ 3,887.50	-
11/01/32	\$ 150,000.00	4.750%	- \$	3,650.00 \$	17,537.50
05/01/33	\$ 150,000.00	4.750%	\$ 10,000.00	\$ 3,650.00	-
11/01/33	\$ 140,000.00	4.750%	- \$	3,412.50 \$	17,062.50
05/01/34	\$ 140,000.00	4.750%	\$ 10,000.00	\$ 3,412.50	-
11/01/34	\$ 130,000.00	4.750%	- \$	3,175.00 \$	16,587.50
05/01/35	\$ 130,000.00	4.750%	\$ 10,000.00	\$ 3,175.00	-
11/01/35	\$ 120,000.00	4.750%	- \$	2,937.50 \$	16,112.50
05/01/36	\$ 120,000.00	4.750%	\$ 10,000.00	\$ 2,937.50	-
11/01/36	\$ 110,000.00	4.750%	- \$	2,700.00 \$	15,637.50
05/01/37	\$ 110,000.00	4.750%	\$ 10,000.00	\$ 2,700.00	-
11/01/37	\$ 100,000.00	4.750%	- \$	2,462.50 \$	15,162.50
05/01/38	\$ 100,000.00	4.750%	\$ 10,000.00	\$ 2,462.50	-
11/01/38	\$ 90,000.00	4.750%	- \$	2,225.00 \$	14,687.50
05/01/39	\$ 90,000.00	4.750%	\$ 10,000.00	\$ 2,225.00	-
11/01/39	\$ 80,000.00	4.750%	- \$	1,987.50 \$	14,212.50
05/01/40	\$ 80,000.00	4.750%	\$ 10,000.00	\$ 1,987.50	-
11/01/40	\$ 70,000.00	4.750%	- \$	1,750.00 \$	13,737.50
05/01/41	\$ 70,000.00	5.000%	\$ 10,000.00	\$ 1,750.00	-
11/01/41	\$ 60,000.00	5.000%	- \$	1,500.00 \$	13,250.00
05/01/42	\$ 60,000.00	5.000%	\$ 15,000.00	\$ 1,500.00	-
11/01/42	\$ 45,000.00	5.000%	- \$	1,125.00 \$	17,625.00
05/01/43	\$ 45,000.00	5.000%	\$ 15,000.00	\$ 1,125.00	-
11/01/43	\$ 30,000.00	5.000%	- \$	750.00 \$	16,875.00
05/01/44	\$ 30,000.00	5.000%	\$ 15,000.00	\$ 750.00	-
11/01/44	\$ 15,000.00	5.000%	- \$	375.00 \$	16,125.00
05/01/45	\$ 15,000.00	5.000%	\$ 15,000.00	\$ 375.00	-
11/01/45				\$	15,375.00
			\$ 220,000.00	\$ 167,687.50	\$ 387,687.50

Turnbull Creek

Community Development District

Debt Service Fund

Series 2016

<i>Description</i>	<i>Adopted Budget FY 2020</i>	<i>Actual 3/31/20</i>	<i>Next 6 Months</i>	<i>Projected 9/30/19</i>	<i>Approved Budget FY 2021</i>
<i>Revenues</i>					
<i>Carry Forward Surplus</i>	\$85,785	\$84,271	\$0	\$84,271	\$83,827
<i>Interest Income</i>	\$2,000	\$1,500	\$600	\$2,100	\$2,000
<i>Assessments - Tax Collector</i>	\$286,688	\$275,003	\$11,685	\$286,688	\$286,688
<i>Total Revenues</i>	\$374,473	\$360,774	\$12,285	\$373,058	\$372,515

Expenditures

Series 2016

<i>Interest 11/1</i>	\$69,616	\$69,616	\$0	\$69,616	\$66,656
<i>Interest 5/1</i>	\$69,616	\$0	\$69,616	\$69,616	\$66,656
<i>Principal 5/1</i>	\$150,000	\$0	\$150,000	\$150,000	\$155,000
<i>Total Expenditures</i>	\$289,231	\$69,616	\$219,616	\$289,231	\$288,311
<i>EXCESS REVENUES / (EXPENDITURES)</i>	\$85,242	\$291,158	-\$207,331	\$83,827	\$84,204

Debt Service for 11/01/2021

<i>Interest</i>	\$63,788
<i>Total</i>	\$63,788

<i>Net Assessments</i>	\$286,688
<i>Add: Discounts and Collections (6%)</i>	\$18,291
<i>Gross Assessments</i>	\$304,979

*Turnbull Creek
Community Development District
Series 2016 Special Assessment Refunding and Revenue Bond*

AMORTIZATION SCHEDULE

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
11/01/20	\$ 3,603,000.00	3.70%	- \$	66,655.50 \$	66,378.00
05/01/21	\$ 3,603,000.00	3.70%	\$ 155,000.00	\$ 66,655.50	-
11/01/21	\$ 3,448,000.00	3.70%	- \$	63,788.00 \$	285,443.50
05/01/22	\$ 3,448,000.00	3.70%	\$ 161,000.00	\$ 63,788.00	-
11/01/22	\$ 3,287,000.00	3.70%	- \$	60,809.50 \$	285,597.50
05/01/23	\$ 3,287,000.00	3.70%	\$ 167,000.00	\$ 60,809.50	-
11/01/23	\$ 3,120,000.00	3.70%	- \$	57,720.00 \$	285,529.50
05/01/24	\$ 3,120,000.00	3.70%	\$ 173,000.00	\$ 57,720.00	-
11/01/24	\$ 2,947,000.00	3.70%	- \$	54,519.50 \$	285,239.50
05/01/25	\$ 2,947,000.00	3.70%	\$ 180,000.00	\$ 54,519.50	-
11/01/25	\$ 2,767,000.00	3.70%	- \$	51,189.50 \$	285,709.00
05/01/26	\$ 2,767,000.00	3.70%	\$ 187,000.00	\$ 51,189.50	-
11/01/26	\$ 2,580,000.00	3.70%	- \$	47,730.00 \$	285,919.50
05/01/27	\$ 2,580,000.00	3.70%	\$ 194,000.00	\$ 47,730.00	-
11/01/27	\$ 2,386,000.00	3.70%	- \$	44,141.00 \$	285,871.00
05/01/28	\$ 2,386,000.00	3.70%	\$ 201,000.00	\$ 44,141.00	-
11/01/28	\$ 2,185,000.00	3.70%	- \$	40,422.50 \$	285,563.50
05/01/29	\$ 2,185,000.00	3.70%	\$ 209,000.00	\$ 40,422.50	-
11/01/29	\$ 1,976,000.00	3.70%	- \$	36,556.00 \$	285,978.50
05/01/30	\$ 1,976,000.00	3.70%	\$ 216,000.00	\$ 36,556.00	-
11/01/30	\$ 1,760,000.00	3.70%	- \$	32,560.00 \$	285,116.00
05/01/31	\$ 1,760,000.00	3.70%	\$ 224,000.00	\$ 32,560.00	-
11/01/31	\$ 1,536,000.00	3.70%	- \$	28,416.00 \$	284,976.00
05/01/32	\$ 1,536,000.00	3.70%	\$ 233,000.00	\$ 28,416.00	-
11/01/32	\$ 1,303,000.00	3.70%	- \$	24,105.50 \$	285,521.50
05/01/33	\$ 1,303,000.00	3.70%	\$ 242,000.00	\$ 24,105.50	-
11/01/33	\$ 1,061,000.00	3.70%	- \$	19,628.50 \$	285,734.00
05/01/34	\$ 1,061,000.00	3.70%	\$ 251,000.00	\$ 19,628.50	-
11/01/34	\$ 810,000.00	3.70%	- \$	14,985.00 \$	285,613.50
05/01/35	\$ 810,000.00	3.70%	\$ 260,000.00	\$ 14,985.00	-
11/01/35	\$ 550,000.00	3.70%	- \$	10,175.00 \$	285,160.00
05/01/36	\$ 550,000.00	3.70%	\$ 270,000.00	\$ 10,175.00	-
11/01/36	\$ 280,000.00	3.70%	- \$	5,180.00 \$	285,355.00
05/01/37	\$ 280,000.00	3.70%	\$ 280,000.00	\$ 5,180.00	-
11/01/37	\$ 280,000.00	3.70%	- \$	\$	286,198.50
			\$ 3,603,000.00	\$ 1,317,163.00	\$ 4,920,904.00

Turnbull Creek

Community Development District

Capital Reserve Fund

<i>Description</i>	<i>Adopted Budget FY 2020</i>	<i>Actual 3/31/20</i>	<i>Next 6 Months</i>	<i>Projected 9/30/20</i>	<i>Approved Budget FY 2021</i>
<u>REVENUES:</u>					
<i>Capital Reserve - Transfer In</i>	\$215,300	\$0	\$215,300	\$215,300	\$212,819
<i>Carry Forward Surplus</i>	\$164,348	\$147,306	\$0	\$147,306	\$316,147
<i>Total Revenues</i>	\$379,648	\$147,306	\$215,300	\$362,606	\$528,966
<u>EXPENDITURES:</u>					
<i>Repair and Replacement</i>	\$105,496	\$15,105	\$25,000	\$40,105	\$50,000
<i>Capital Outlay</i>	\$0	\$6,140	\$0	\$6,140	\$50,000
<i>Other Current Charges</i>	\$200	\$106	\$108	\$214	\$250
<i>Total Expenditures</i>	\$105,696	\$21,351	\$25,108	\$46,459	\$100,250
<i>EXCESS REVENUES / (EXPENDITURES)</i>	\$273,952	\$125,955	\$190,192	\$316,147	\$428,716