

Remington

Community Development District



Adopted Budget
Fiscal Year 2021

Presented by:



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**REMINGTON
COMMUNITY DEVELOPMENT DISTRICT**

**GENERAL FUND BUDGET
Fiscal Year 2021**

DESCRIPTION	ADOPTED BUDGET FY 2020	ACTUAL THRU 7/31/20	PROJECTED NEXT 2 MONTHS	TOTAL AS OF 9/30/20	ADOPTED BUDGET FY 2021
REVENUES					
Maintenance Assessment	\$ 1,137,222	\$ 1,143,612	\$ -	\$ 1,143,612	\$ 1,137,222
Miscellaneous Income	\$ 5,000	\$ 3,330	\$ 666	\$ 3,996	\$ 5,000
Interest Income	\$ 1,900	\$ 1,347	\$ 269	\$ 1,617	\$ 1,900
TOTAL REVENUES	\$ 1,144,122	\$ 1,148,289	\$ 935	\$ 1,149,224	\$ 1,144,122
EXPENDITURES					
<i>Administrative</i>					
Supervisors Fees	\$ 12,000	\$ 7,800	\$ 2,000	\$ 9,800	\$ 12,000
FICA	\$ 918	\$ 597	\$ 153	\$ 750	\$ 918
Engineer	\$ 10,000	\$ 15,348	\$ 3,070	\$ 18,418	\$ 18,500
Attorney	\$ 30,000	\$ 13,036	\$ 2,607	\$ 15,643	\$ 27,500
Annual Audit	\$ 3,715	\$ 2,900	\$ -	\$ 2,900	\$ 3,500
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Property Appraiser Fee	\$ 1,000	\$ 488	\$ -	\$ 488	\$ 1,000
Management Fees	\$ 68,580	\$ 57,150	\$ 11,430	\$ 68,580	\$ 68,580
Information Technology	\$ 1,600	\$ 1,333	\$ 267	\$ 1,600	\$ 1,600
Telephone	\$ 200	\$ 29	\$ 20	\$ 49	\$ 80
Postage	\$ 1,000	\$ 522	\$ 104	\$ 627	\$ 900
Insurance	\$ 35,500	\$ 34,729	\$ -	\$ 34,729	\$ 38,267
Printing and Binding	\$ 1,500	\$ 91	\$ 80	\$ 171	\$ 1,500
Newsletter	\$ 3,300	\$ 2,766	\$ 540	\$ 3,306	\$ 3,300
Legal Advertising	\$ 1,500	\$ 1,765	\$ 353	\$ 2,118	\$ 2,300
Office Supplies	\$ 500	\$ 68	\$ 21	\$ 89	\$ 250
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Administrative Contingency	\$ 750	\$ 33	\$ 50	\$ 83	\$ 150
SUBTOTAL ADMINISTRATIVE	\$ 177,238	\$ 143,831	\$ 20,695	\$ 164,526	\$ 185,520
<i>Operations and Maintenance</i>					
<u>Environmental</u>					
Lake Maintenance	\$ 18,200	\$ 11,385	\$ 3,795	\$ 15,180	\$ 18,200
<u>Utilities</u>					
Kissimmee Utility Authority	\$ 8,500	\$ 6,918	\$ 1,384	\$ 8,302	\$ 10,500
Toho Water Authority	\$ 70,000	\$ 40,713	\$ 8,143	\$ 48,855	\$ 70,000
Orlando Utilities Commission	\$ 20,500	\$ 13,690	\$ 2,738	\$ 16,428	\$ 20,500
Centurylink	\$ 7,000	\$ 5,922	\$ 1,184	\$ 7,106	\$ 7,300
Bright House Network	\$ 5,000	\$ 3,139	\$ 744	\$ 3,883	\$ 5,000
<u>Roadways</u>					
Street Sweeping	\$ 17,250	\$ 13,200	\$ 4,800	\$ 18,000	\$ 28,800
Sidewalks/Roadways	\$ -	\$ 735	\$ -	\$ 735	\$ -
Drainage	\$ 5,000	\$ 5,280	\$ 1,750	\$ 7,030	\$ 7,050
Signage	\$ 5,000	\$ 5,463	\$ 1,093	\$ 6,555	\$ 5,000
<u>Common Area</u>					
Landscaping	\$ 282,000	\$ 235,000	\$ 47,000	\$ 282,000	\$ 290,460
Feature Lighting	\$ 3,000	\$ 5,508	\$ 270	\$ 5,778	\$ 6,300
Irrigation	\$ 20,000	\$ 7,844	\$ 1,569	\$ 9,413	\$ 10,500
Trash Receptacles & Benches	\$ 5,000	\$ -	\$ 500	\$ 500	\$ 1,000
Plant Replacement and Bed Enhancements	\$ 15,000	\$ 5,123	\$ 1,660	\$ 6,783	\$ 9,040
Miscellaneous Common Area Services	\$ 10,000	\$ 7,615	\$ 1,523	\$ 9,138	\$ 10,700
Soccer/Ball Field Maintenance	\$ 1,000	\$ 1,235	\$ 770	\$ 2,005	\$ 2,000
<u>Recreation Center</u>					
Pool Maintenance	\$ 20,000	\$ 10,680	\$ 2,136	\$ 12,816	\$ 20,600
Pool Cleaning	\$ 8,000	\$ 6,000	\$ 1,200	\$ 7,200	\$ 8,000
Pool Permits	\$ 550	\$ 525	\$ -	\$ 525	\$ 550
Recreation Center Cleaning	\$ 15,000	\$ 8,829	\$ 1,766	\$ 10,594	\$ 15,900
Recreation Center Repairs & Maintenance	\$ 10,000	\$ 4,021	\$ 804	\$ 4,825	\$ 8,000
Pest Control	\$ 700	\$ 516	\$ 120	\$ 636	\$ 700
SUBTOTAL MAINTENANCE	\$ 546,700	\$ 399,340	\$ 84,948	\$ 484,288	\$ 556,100

**REMINGTON
COMMUNITY DEVELOPMENT DISTRICT**

**GENERAL FUND BUDGET
Fiscal Year 2021**

DESCRIPTION	ADOPTED BUDGET FY 2020	ACTUAL THRU 7/31/20	PROJECTED NEXT 2 MONTHS	TOTAL AS OF 9/30/20	ADOPTED BUDGET FY 2021
Security					
Recreation Center Access	\$ 4,000	\$ 1,562	\$ -	\$ 1,562	\$ 4,000
Security Guard	\$ 275,500	\$ 215,518	\$ 43,104	\$ 258,621	\$ 287,500
Gate Repairs	\$ 11,000	\$ 10,012	\$ 988	\$ 11,000	\$ 10,750
Guard House Cleaning	\$ 3,300	\$ 2,050	\$ 750	\$ 2,800	\$ 3,300
Guard House Repairs and Maintenance	\$ 4,500	\$ 1,532	\$ 306	\$ 1,838	\$ 3,500
Gate Maintenance Agreement	\$ 1,100	\$ 770	\$ -	\$ 770	\$ 850
Other					
Contingency	\$ 500	\$ 2,492	\$ 498	\$ 2,991	\$ 1,000
Field Management Services	\$ 26,671	\$ 22,366	\$ 4,445	\$ 26,811	\$ 27,471
SUBTOTAL MAINTENANCE	\$ 326,571	\$ 256,302	\$ 50,092	\$ 306,394	\$ 338,371
TOTAL MAINTENANCE	\$ 873,271	\$ 655,642	\$ 135,040	\$ 790,682	\$ 894,471
TOTAL EXPENDITURES	\$ 1,050,509	\$ 799,473	\$ 155,735	\$ 955,207	\$ 1,079,991
Other Sources/ (Uses)					
Transfer Out - Pavement Management	\$ (93,613)	\$ -	\$ (93,613)	\$ (93,613)	\$ (75,000)
Transfer Out - Capital Projects	\$ (91,942)	\$ -	\$ (91,942)	\$ (91,942)	\$ (94,643)
SUBTOTAL OTHER SOURCES/(USES)	\$ (185,555)	\$ -	\$ (185,555)	\$ (185,555)	\$ (169,643)
TOTAL EXPENDITURES / OTHER SOURCES/(USES)	\$ 1,236,064	\$ 799,473	\$ 341,290	\$ 1,140,762	\$ 1,249,634
EXCESS REVENUES/(EXPENDITURES)	\$ (91,942)	\$ 348,816	\$ (340,354)	\$ 8,462	\$ (105,512)
BEGINNING FUND BALANCE	\$ 91,942	\$ 361,900	\$ -	\$ 361,900	\$ 105,512
ENDING FUND BALANCE	\$ (0)	\$ 710,716	\$ (340,354)	\$ 370,362	\$ 0

*Less 1st Quarter Operating

	FY 2020	FY 2021
Net Assessments	\$ 1,137,222	\$ 1,137,222
Add: Discounts & Collections	\$ 72,589	\$ 72,589
Gross Assessments	\$ 1,209,811	\$ 1,209,811
	1,783	1,783
	\$ 678.53	\$ 678.53

REMINGTON
Community Development District
Fiscal Year 2021

REVENUES

Maintenance Assessment

The District will levy a non-ad valorem assessment on all of the assessable property within the District in order to pay for the operating expenditures during the fiscal year.

Interest Income

The District will invest surplus funds with US Bank and State Board of Administration.

Miscellaneous Income

The District will receive fees for renting the recreation facility, purchase of gate entry barcodes and gym/pool cards.

EXPENDITURES – Administrative

Supervisors Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings. The District anticipates 12 meetings per year, with all Board members receiving payment for their attendance at each meeting.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

Engineering

The District's Engineer, Hanson, Walter & Associates, will be providing general engineering services to the District, e.g., attendance and preparation for the monthly Board meetings, review of invoices and requisitions, preparation and review of contract specifications and bid documents, and various projects assigned as directed by the Board of Supervisors and the District Manager.

Attorney

The District's Attorney, Clark & Albaugh, LLP., will be providing general legal services to the District, e.g., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to have an independent audit of its financial records on an annual basis.

Assessment Administration

Expenses related to administering the Annual Assessments on the tax roll with the Osceola County Tax Collector.

Property Appraiser Fee

Represents a fee charged by Osceola County Property Appraiser's office for assessment administration services.

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Management Fees

The District has contracted with Governmental Management Services-Central Florida, LLC to provide management, accounting, and recording secretary services. These services include, but are not limited to, advertising, recording and transcribing of Board meetings, administrative services, budget preparation, financial reporting, and assisting with annual audits.

Information Technology

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

Telephone

The District incurs charges for telephone and facsimile services.

Postage

The District incurs charges for mailing Board meeting agenda packages, invoices to third parties, checks for vendors, and other required correspondence.

Insurance

The District's general liability, public official's liability and property insurance coverages are provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Printing and Binding

The District incurs charges for printing and binding agenda packages and printing computerized checks, correspondence, stationery, envelopes, photocopies and other printed material.

Newsletter

The District incurs charges for delivering of the community newsletter.

Legal Advertising

Board meetings and other services are required to be advertised, such as public bidding advertisements and meeting notices, and any other advertising that may be required. The District publishes all of its legal advertising in the Orlando Sentinel.

Office Supplies

The District incurs charges for supplies that need to be purchased during the fiscal year, including copier and printer toner cartridges, paper, file folders, binders, pens, paper clips, and other such 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 anticipated expenditure for this category.

Administrative Contingency

This represents any additional expenditure that may not have been provided for in the budget.

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EXPENDITURES – Operations and Maintenance

ENVIRONMENTAL

Lake Maintenance

Scheduled maintenance consists of monthly inspections and treatment of aquatic weeds and algae within CDD lakes. Herbiciding will consist of chemical treatments. Algae control will include hand removal and chemical treatments. The District has contracted with Applied Aquatic Management, Inc. for this service.

Description	Monthly Amount	Annual Amount
Lake Maintenance	\$1,265	\$15,180
Estimated 3% Inflationary Increase	\$38	\$455
Contingency		\$2,565
Total		\$18,200

UTILITIES

Kissimmee Utility Authority

This fee includes the District’s electrical, water & sewer and irrigation costs for the recreation center, pool and other areas within the District.

Account#	Address	Monthly Amount	Annual Amount
927130-652350	Master Acct-Remington CDD	\$667	\$8,004
	Contingency		\$2,496
Total			\$10,500

Toho Water Authority

This fee includes the District’s water & sewer and irrigation costs for certain areas within the District.

Account#	Address	Monthly Amount	Annual Amount
927130-652350	Remington CDD - Master Account	\$5,000	\$60,000
1943950-775010	Rem. Blvd & Prestwick Ln Irr	\$317	\$3,800
1943950-784350	2706 Prestwick Ln	\$65	\$780
1943950-946850	2751 Partin Settlement Rd	\$63	\$750
1943950-946890	260 E Lakeshore Blvd	\$54	\$650
1943950-809250	456 Janice Kay Pl Rm	\$133	\$1,600
	Contingency		\$2,420
Total			\$70,000

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Orlando Utilities Commission

This fee includes the District's electrical, streetlight and irrigation costs for certain areas within the District.

Account#	Address	Monthly Amount	Annual Amount
07058-52257	2900 Remington Blvd SS	\$38	\$460
24545-09417	2400 Block Odd Remington Blvd	\$23	\$280
63031-86907	2901 Remington Blvd	\$21	\$250
69798-66736	260 East Lakeshore Blvd HSL	\$75	\$900
41621-82149	2995 Remington Blvd Irr	\$13	\$150
74288-14558	2651 Remington Blvd Irr (Streetlights)	\$252	\$3,025
07261-84434	2651 Remington Blvd	\$767	\$9,200
60455-74548	2651 Partin Settlement Rd	\$33	\$400
44837-46246	2700 Remington Blvd SS	\$33	\$400
61425-13386	2699 Remington Blvd Gate	\$10	\$120
51194-67580	2999 Remington Blvd SS	\$104	\$1,250
57459-11606	2500 Block Even Remington Blvd	\$10	\$125
02748-56035	2700 Block Odd	\$21	\$250
28337-61469	2706 Prestwick Ln	\$21	\$250
	Contingency		\$3,440
Total			\$20,500

Centurylink

This is for telephone service for the gatehouses and recreation center modem lines.

Account#	Address	Monthly Amount	Annual Amount
312091012	2651 Remington Blvd (Rec. Center)	\$268	\$3,216
311297420	260 E Lakeshore Blvd	\$115	\$1,380
311154656	2751 Partin Settlement Rd	\$115	\$1,380
	Contingency		\$1,324
Total			\$7,300

Bright House Network

This is for Internet service at the recreation center and for the DVR security system.

Account#	Address	Monthly Amount	Annual Amount
50232509-03	206 E Lakeshore Blvd	\$80	\$960
50232515-03	2751 Partin Settlement Rd	\$185	\$2,220
50249062-02	2651 Remington Blvd	\$135	\$1,620
	Contingency		\$200
Total			\$5,000

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ROADWAYS

Street Sweeping

Scheduled maintenance of roadways and alleys consists of sweeping pavement, curb and gutter, and alley areas. Private roadways will be maintained by the Owners Association. The District has contracted with USA Services.

Description	Annual Amount
Street Sweeping \$1,200 Bi-Weekly	\$28,800
Total	\$28,800

Drainage

Unscheduled maintenance consists of repair of drainage system in conjunction with roadway system.

Signage

Unscheduled maintenance of signage consists of cleaning and general maintenance

COMMON AREA

Landscaping

Scheduled maintenance consists of mowing, edging, blowing, applying pest and disease control chemicals to sod, mulching once per year, applying fertilizer and pest and disease control chemicals, and transplanting annuals four times per year. Unscheduled maintenance consists of replacing damaged sod and adding new sod. Unscheduled maintenance of annuals consists of replacing damaged plant material. The District has contracted REW Landscape LLC for this service.

Description	Monthly Amount	Annual Amount
Landscape Maintenance	\$23,500	\$282,000
Total		\$282,000

Feature Lighting

Unscheduled maintenance consists of replacing damaged fixtures or inoperable fixtures.

Irrigation

Scheduled maintenance consists of regular inspections, adjustments to controller and irrigation heads, minor system repairs, and purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components.

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Fiscal Year 2021

Trash Receptacles & Benches

Scheduled maintenance consists of purchase of trashcans and benches. Unscheduled maintenance consists of replacement of damaged trashcans.

Plant Replacement & Bed Enhancements

Unscheduled maintenance consists of tree, shrub and other plant material replacements as well as annual bed enhancements.

Miscellaneous Common Area Services

Unscheduled maintenance for other areas not listed in the above categories.

Soccer/Ball Field Maintenance

Scheduled maintenance consists of mowing, edging, blowing, applying pest and disease control chemicals to sod. Unscheduled maintenance consists of replacing damaged sod and adding new sod.

RECREATION CENTER

Pool Maintenance

Unscheduled maintenance consists of repairing damages and any unscheduled treatment of the pool.

Pool Cleaning

Scheduled maintenance consists of regular cleaning and treatments to pool chemical levels as follows: January thru May 3 time a week and June thru December 5 times a week. The District has contracted Roberts Pool Services for this service.

Description	Annual Amount
Contract for \$600 monthly for 8 months (3 days per week)	\$4,800
Contract for \$600 monthly for 4 months (5 days per week)	\$2,400
Estimated 3% Inflationary Increase	\$216
Contingency	\$584
Total	\$8,000

Pool Permits

Permit fees for required occupational and pool permits.

Recreation Center Cleaning

Scheduled maintenance consists of regular cleaning service provided by Westwood Interior Cleaning.

Description	Weekly Amount	Annual Amount
Recreation Center Cleaning Services	\$250	\$13,000
Estimated 3% Inflationary Increase	\$8	\$390
Supplies for Recreation Center		\$2,510
Total		\$15,900

Recreation Center Repairs & Maintenance

Unscheduled maintenance consists of repairs and replacement of damaged areas.

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Fiscal Year 2021

Pest Control

This represents pest control of CDD facilities provided by Terminex. Additional costs added for inflationary increases.

Description	Monthly Amount	Annual Amount
Pest Control Services	\$54	\$652
Estimated 3% Inflationary Increase	\$2	\$48
Total		\$700

SECURITY

Recreation Center Access

This item includes maintenance for accessibility to the recreation center and the purchase of swipe access cards for the recreation center.

Security Guard

Security services throughout the Community facilities provided by Universal Protection Services.

Description	Annual Amount
Contract Cost of \$14.89 per hour for Guardhouses	\$136,544
Contract Cost of \$14.89 per hour for Recreation Center	\$46,564
Contract Cost of \$18.14 per hour for Roving Patrol	\$80,433
Estimated 3% Inflationary Increase plus Contingency	\$7,867
Additional Daytime Roving Patrol (8hrs/day for 2x per week)	\$16,092
Total	\$287,500

Gate Repairs (Front and Back Access)

Unscheduled maintenance consists of repairing damages.

Guard House Cleaning

Scheduled maintenance consists of regular cleaning services provided by Westwood Interior Cleaning.

Description	Weekly Amount	Annual Amount
Guardhouses Cleaning Services	\$50	\$2,600
Estimated 3% Inflationary Increase	\$2	\$78
Supplies for Guardhouses		\$622
Total		\$3,300

Guard House Repairs & Maintenance

Unscheduled maintenance consists of repairs and replacement of damaged areas.

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Gate Maintenance Agreement

Agreement for managing access control system.

OTHER SOURCES/(USES)

Contingency

The current year contingency represents the potential excess of unscheduled maintenance expenses not included in budget categories or not anticipated in specific line items.

Field Management Services

Includes overhead costs associated with the services being provided under a management consulting contract with Governmental Management Services-Central Florida, LLC. This includes employees utilized in the field and office management of all District assets.

Transfer Out – Pavement Management/Capital Projects

Excess funds transferred to Pavement Management or Capital Projects for any roadway and/or capital outlay expenses.

**REMINGTON
COMMUNITY DEVELOPMENT DISTRICT**

**PAVEMENT MANAGEMENT BUDGET
Fiscal Year 2021**

DESCRIPTION	ADOPTED BUDGET FY 2020	ACTUAL THRU 7/31/20	PROJECTED NEXT 2 MONTHS	TOTAL AS OF 9/30/20	ADOPTED BUDGET FY 2021
REVENUES:					
FUND BALANCE	\$ 1,113,000	\$ 1,114,345	\$ -	\$ 1,114,345	\$ 374,556
TRANSFER IN	\$ 93,613	\$ -	\$ 93,613	\$ 93,613	\$ 75,000
INTEREST INCOME	\$ 2,500	\$ 6,020	\$ 1,204	\$ 7,224	\$ 2,500
TOTAL REVENUES	\$ 1,209,113	\$ 1,120,365	\$ 94,817	\$ 1,215,182	\$ 452,056
EXPENSES:					
CAPITAL OUTLAY - ENGINEERING	\$ -	\$ 15,601	\$ -	\$ 15,601	\$ -
CAPITAL OUTLAY - CONTINGENCY	\$ -	\$ 25	\$ -	\$ 25	\$ -
CAPITAL OUTLAY - ROADWAY IMPROVEMENTS	\$ -	\$ -	\$ 825,000	\$ 825,000	\$ -
TOTAL EXPENSES	\$ -	\$ 15,626	\$ 825,000	\$ 840,626	\$ -
EXCESS REVENUES(EXPENDITURES)	\$ 1,209,113	\$ 1,104,739	\$ (730,183)	\$ 374,556	\$ 452,056

**REMINGTON
COMMUNITY DEVELOPMENT DISTRICT**

**CAPITAL PROJECTS BUDGET
Fiscal Year 2021**

DESCRIPTION	ADOPTED BUDGET FY 2020	ACTUAL THRU 7/31/20	PROJECTED NEXT 2 MONTHS	TOTAL AS OF 9/30/20	ADOPTED BUDGET FY 2021
REVENUES:					
FUND BALANCE	\$ 173,000	\$ 184,821	\$ -	\$ 184,821	\$ 71,257
TRANSFER IN	\$ 91,942	\$ -	\$ 91,942	\$ 91,942	\$ 94,643
INTEREST INCOME	\$ 100	\$ 32	\$ 6	\$ 39	\$ 100
TOTAL REVENUES	\$ 265,042	\$ 184,853	\$ 91,948	\$ 276,802	\$ 166,000
EXPENSES:					
CAPITAL OUTLAY - FITNESS EQUIPMENT	\$ 10,000	\$ 8,648	\$ -	\$ 8,648	\$ 10,000
CAPITAL OUTLAY - LANDSCAPE	\$ 15,000	\$ -	\$ 15,000	\$ 15,000	\$ 15,000
CAPITAL OUTLAY - PRESSURE WASHING	\$ 20,000	\$ 19,200	\$ 800	\$ 20,000	\$ 20,000
CAPITAL OUTLAY - SIDEWALK/ROAD IMPROVEMENTS	\$ 95,000	\$ 120,588	\$ -	\$ 120,588	\$ 95,000
CAPITAL OUTLAY - WALL REPAIR	\$ -	\$ 6,384	\$ -	\$ 6,384	\$ -
CAPITAL OUTLAY - REC CENTER - IMPROVEMENT	\$ 11,000	\$ 19,924	\$ -	\$ 19,924	\$ 11,000
CAPITAL OUTLAY - RESURFACING COURTS	\$ 15,000	\$ -	\$ 15,000	\$ 15,000	\$ 15,000
TOTAL EXPENSES	\$ 166,000	\$ 174,744	\$ 30,800	\$ 205,544	\$ 166,000
EXCESS REVENUES(EXPENDITURES)	\$ 99,042	\$ 10,109	\$ 61,148	\$ 71,257	\$ 0