

Remington
Community Development District

Proposed Budget
FY 2026



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Remington
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
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Revenues

Maintenance Assessment	\$ 1,876,345	\$ 1,775,756	\$ 100,589	\$ 1,876,345	\$ 1,876,345
Miscellaneous Income	\$ 5,300	\$ 21,275	\$ 500	\$ 21,775	\$ 5,300
Interest Income	\$ 1,000	\$ 7,804	\$ 1,000	\$ 8,804	\$ 1,000
FEMA Reimbursement	\$ -	\$ 30	\$ -	\$ 30	\$ -
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 1,882,645	\$ 1,804,865	\$ 102,089	\$ 1,906,954	\$ 1,882,645

Expenditures

Administrative:

Supervisor Fees	\$ 12,000	\$ 4,200	\$ 5,000	\$ 9,200	\$ 12,000
FICA Expense	\$ 918	\$ 321	\$ 383	\$ 704	\$ 918
Engineer	\$ 15,000	\$ 450	\$ 1,500	\$ 1,950	\$ 15,000
Attorney	\$ 27,500	\$ 13,408	\$ 13,408	\$ 26,816	\$ 27,500
Annual Audit	\$ 3,150	\$ -	\$ 3,000	\$ 3,000	\$ 3,150
Assessment Administration	\$ 5,565	\$ 5,565	\$ -	\$ 5,565	\$ 5,732
Property Appraiser Fee	\$ 1,000	\$ -	\$ 500	\$ 500	\$ 1,000
Management Fees	\$ 82,550	\$ 41,275	\$ 41,275	\$ 82,550	\$ 85,027
Information Technology	\$ 1,670	\$ 1,045	\$ 834	\$ 1,879	\$ 1,720
Website Maintenance	\$ 1,113	\$ 697	\$ 558	\$ 1,255	\$ 1,146
Telephone	\$ 80	\$ -	\$ 50	\$ 50	\$ 80
Postage	\$ 1,200	\$ 3,083	\$ 600	\$ 3,683	\$ 1,200
Insurance	\$ 61,939	\$ 56,239	\$ -	\$ 56,239	\$ 71,230
Printing & Binding	\$ 1,000	\$ 31	\$ 250	\$ 281	\$ 1,000
Newsletter	\$ 3,500	\$ -	\$ 1,000	\$ 1,000	\$ 3,500
Legal Advertising	\$ 2,300	\$ 383	\$ 750	\$ 1,133	\$ 2,300
Office Supplies	\$ 200	\$ 7	\$ 75	\$ 82	\$ 200
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Administrative Contingency	\$ 1,350	\$ 702	\$ 300	\$ 1,002	\$ 1,350
Total Administrative	\$ 222,210	\$ 127,581	\$ 69,483	\$ 197,064	\$ 234,228

Operations & Maintenance:

Environmental

Lake Maintenance	\$ 18,200	\$ 8,046	\$ 8,046	\$ 16,092	\$ 18,200
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Utilities

Kissimmee Utility Authority	\$ 10,560	\$ 3,215	\$ 3,215	\$ 6,429	\$ 7,072
Toho Water Authority	\$ 47,602	\$ 28,979	\$ 16,108	\$ 45,087	\$ 30,376
Orlando Utilities Commission	\$ 23,402	\$ 14,977	\$ 14,977	\$ 29,953	\$ 25,742
CenturyLink	\$ 8,263	\$ 3,700	\$ 3,700	\$ 7,400	\$ 8,263
Spectrum	\$ 5,775	\$ 2,470	\$ 2,470	\$ 4,939	\$ 5,775

Roadways

Street Sweeping	\$ 36,000	\$ 15,000	\$ 18,000	\$ 33,000	\$ 36,000
Drainage	\$ 7,000	\$ -	\$ 2,500	\$ 2,500	\$ 7,000
Signage	\$ 5,000	\$ 11,909	\$ 1,000	\$ 12,909	\$ 10,000
Roadway Repairs	\$ -	\$ 785	\$ 1,099	\$ 1,884	\$ -

Remington
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Common Area					
Landscaping	\$ 370,000	\$ 154,080	\$ 154,080	\$ 308,160	\$ 317,405
Feature Lighting	\$ 6,000	\$ 570	\$ 500	\$ 1,070	\$ 6,000
Irrigation	\$ 10,500	\$ 3,632	\$ 3,500	\$ 7,132	\$ 10,500
Trash Receptacles & Benches	\$ 1,000	\$ -	\$ 500	\$ 500	\$ 1,000
Plant Replacement & Bed Enhancements	\$ 9,500	\$ -	\$ 2,500	\$ 2,500	\$ 9,500
Miscellaneous Common Area Services	\$ 10,500	\$ 14,000	\$ 2,500	\$ 16,500	\$ 10,500
Soccer/Ball Field Maintenance	\$ 4,000	\$ 435	\$ 1,000	\$ 1,435	\$ 4,000
Holiday Lighting	\$ 6,300	\$ 4,556	\$ 4,556	\$ 9,112	\$ 9,112
Recreation Center					
Pool Maintenance	\$ 22,461	\$ 10,831	\$ 9,000	\$ 19,831	\$ 22,461
Pool Cleaning	\$ 10,200	\$ 5,000	\$ 4,500	\$ 9,500	\$ 10,200
Pool Permits	\$ 550	\$ -	\$ 550	\$ 550	\$ 550
Recreation Center Cleaning	\$ 16,695	\$ 5,967	\$ 6,000	\$ 11,967	\$ 16,695
Recreation Center Repairs & Maintenance	\$ 8,000	\$ 3,336	\$ 2,500	\$ 5,836	\$ 8,000
Pest Control	\$ 900	\$ 468	\$ 468	\$ 936	\$ 936
Security					
Recreation Center Access	\$ 5,300	\$ -	\$ 2,000	\$ 2,000	\$ 5,300
Security Guard	\$ 442,688	\$ 178,164	\$ 249,430	\$ 427,594	\$ 442,688
Gate Repairs	\$ 25,833	\$ 8,286	\$ 1,000	\$ 9,286	\$ 25,833
Guard House Cleaning	\$ 3,600	\$ 1,025	\$ 1,435	\$ 2,460	\$ 3,600
Guard House Repairs & Maintenance	\$ 3,500	\$ 630	\$ 882	\$ 1,512	\$ 3,500
Gate Maintenance Agreement	\$ 2,500	\$ 1,477	\$ 2,068	\$ 3,545	\$ 2,500
Other					
Contingency	\$ 12,500	\$ 10,002	\$ 5,000	\$ 15,002	\$ 15,000
Field Management Services	\$ 33,067	\$ 16,533	\$ 16,536	\$ 33,069	\$ 34,059
Total Operations & Maintenance	\$ 1,167,396	\$ 508,071	\$ 541,618	\$ 1,049,689	\$ 1,107,767
Total Expenditures	\$ 1,389,606	\$ 635,652	\$ 611,101	\$ 1,246,753	\$ 1,341,995
Other Financing Uses					
Transfer Out - Pavement Management	\$ 235,000	\$ -	\$ 235,000	\$ 235,000	\$ 235,000
County Easement Portion	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer Out - Capital Projects	\$ 258,039	\$ -	\$ 258,039	\$ 258,039	\$ 305,650
County Easement Portion	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Uses	\$ 493,039	\$ -	\$ 493,039	\$ 493,039	\$ 540,650
Total Expenditures & Other Financing Uses	\$ 1,882,645	\$ 635,652	\$ 1,104,140	\$ 1,739,792	\$ 1,882,645
Excess Revenues/(Expenditures)	\$ -	\$ 1,169,213	\$ (1,002,051)	\$ 167,162	\$ -

	FY 2025	FY 2026
Net Assessments	\$ 1,876,345	\$ 1,876,345
Add: Discounts & Collections 6%	\$ 119,767	\$ 119,767
Gross Assessments	\$ 1,996,112	\$ 1,996,112
	1783	1783
Net Per Unit	\$ 1,052.35	\$ 1,052.35
Gross Per Unit	\$ 1,119.52	\$ 1,119.52
Increase Per Unit		\$0.00
Assessment Increase %		0.00%

REMINGTON
Community Development District
Fiscal Year 2026

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.

Miscellaneous Income

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

Interest Income

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

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, provides 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., provides 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. This service is provided by DiBartolomeo, McBee, Hartley & Barnes, P.A.

Assessment Administration

Expenditures with Governmental Management Services – Central Florida LLC 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.

REMINGTON
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Fiscal Year 2026

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 various cost of information technology with Governmental Management Services-Central Florida, LLC for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

Website Maintenance

Represents the costs with Governmental Management Services – Central Florida LLC associated with monitoring and maintaining the District’s website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

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 & 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.

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 Florida Department of Commerce for \$175. This is the only anticipated expenditure for this category.

REMINGTON
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Fiscal Year 2026

Administrative Contingency

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

EXPENDITURES – Operations and Maintenance
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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	\$1,378	\$16,536
Contingency		\$1,664
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	\$525	\$6,300
	Contingency		\$753
			\$7,053

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	\$2,000	\$24,000
1943950-775010	Rem. Blvd & Prestwick Ln Irr	\$45	\$540
1943950-784350	2706 Prestwick Ln	\$15	\$180
1943950-946850	2751 Partin Settlement Rd	\$150	\$1,800
1943950-946890	260 E Lakeshore Blvd	\$100	\$1,200
1943950-809250	456 Janice Kay Pl R,	\$100	\$1,200
	Contingency		\$1,456
			\$30,376

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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
	2900 Remington Blvd		
07058-52257	SS	\$45	\$540
24545-09417	2400 Block Odd Remington Blvd	\$30	\$360
63031-86907	2901 Remington Blvd	\$30	\$360
69798-66736	260 East Lakeshore Blvd HSL	\$100	\$1,200
41621-82149	2995 Remington Blvd Irr	\$20	\$240
74288-14558	2651 Remington Blvd Irr (Streetlights)	\$275	\$3,300
07261-84434	2651 Remington Blvd	\$1,000	\$12,000
60455-74548	2651 Partin Settlement Rd	\$40	\$480
	2700 Remington Blvd		
44837-46246	SS	\$40	\$480
61425-13386	2699 Remington Blvd Gate	\$15	\$180
	2999 Remington Blvd		
51194-67580	SS	\$150	\$1,800
57459-11606	2500 Block Even Remington Blvd	\$20	\$240
02748-56035	2700 Block Odd	\$30	\$360
28337-61469	2706 Prestwick Ln	\$30	\$360
	Contingency		\$3,842
			\$25,742

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)	\$325	\$3,900
311297420	260 E Lakeshore Blvd	\$135	\$1,620
311154656	2751 Partin Settlement Rd	\$135	\$1,620
	Contingency		\$1,123
Total			\$8,263

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Fiscal Year 2026

Spectrum

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	\$135	\$1,620
50232515-03	2751 Partin Settlement Rd	\$140	\$1,680
50249062-02	2651 Remington Blvd	\$145	\$1,740
	Contingency		\$735
Total			\$5,775

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 \$1,500 Bi-Weekly	\$36,000

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	\$25,680	\$308,160
Contingency		\$9,245
Total		\$317,405

Feature Lighting

Unscheduled maintenance consists of replacing damaged fixtures or inoperable fixtures.

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Fiscal Year 2026

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.

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.

Holiday Lighting

The District will incur costs to related to the decoration of common areas during the Holidays.

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	Monthly Amount	Annual Amount
Pool Cleaning Services	\$750	\$9,000
Contingency		\$1,200
Total		\$10,200

Pool Permits

Permit fees for required occupational and pool permits.

REMINGTON
Community Development District
Fiscal Year 2026

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
Supplies for Recreation Center		\$2,500
Contingency		\$1,195
Total		\$16,695

Recreation Center Repairs & Maintenance

Unscheduled maintenance consists of repairs and replacement of damaged areas.

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	\$78	\$936
Contingency		\$0
Total		\$936

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 DSI Security Services.

Description	Variable Cost	Annual Amount
Contract Cost for Guardhouses	\$23.75	\$190,702
Contract Cost for Recreation Center	\$23.75	\$71,823
Contract Cost for Roving Patrol	\$27.46	\$143,176
Holiday Contract Costs Guardhouse/Rec Center	\$35.63	\$6,093
Holiday Contract Costs for Roving Patrol	\$38.94	\$4,206
Track Tik	\$150.00	\$1,800
Sheriff's Office	\$79.77	\$24,888
		\$442,688

Gate Repairs (Front and Back Access)

Unscheduled maintenance consists of repairing damages.

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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
Contingency		\$1,000
Total		\$3,600

Guard House Repairs & Maintenance

Unscheduled maintenance consists of repairs and replacement of damaged areas.

Gate Maintenance Agreement

Agreement for managing access control system.

OTHER

Contingency

The current year contingency represents the potential excess of unscheduled maintenance expenditures not included in budget categories and unanticipated increases 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.

OTHER FINANCING USES

Transfer Out – Pavement Management/Capital Projects

Excess funds transferred from the general fund to Pavement Management or Capital Projects for any roadway and/or capital outlay expenditures.

Remington
Community Development District
Proposed Budget
Pavement Management

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Carryforward Surplus	\$ 810,675	\$ 763,527	\$ -	\$ 763,527	\$ 1,018,200
Transfer In	\$ 235,000	\$ -	\$ 235,000	\$ 235,000	\$ 235,000
County Easement	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ 5,000	\$ 10,219	\$ 10,000	\$ 20,219	\$ 5,000
Total Revenues	\$ 1,050,675	\$ 773,746	\$ 245,000	\$ 1,018,746	\$ 1,258,200
Expenditures					
Capital Outlay - Engineering	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Outlay - Contingency	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Outlay - Roadway Improvements	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ 600	\$ 246	\$ 300	\$ 546	\$ 600
Total Expenditures	\$ 600	\$ 246	\$ 300	\$ 546	\$ 600
Excess Revenues/(Expenditures)	\$ 1,050,075	\$ 773,500	\$ 244,700	\$ 1,018,200	\$ 1,257,600

Remington
Community Development District
Proposed Budget
Capital Projects

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<u>Revenues</u>					
Carryforward Surplus	\$ 129,118	\$ 133,730	\$ -	\$ 133,730	\$ 95,059
Transfer In	\$ 258,039	\$ -	\$ 258,039	\$ 258,039	\$ 305,650
County Easement	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ 10	\$ 5	\$ 6	\$ 11	\$ 10
Total Revenues	\$ 387,167	\$ 133,736	\$ 258,045	\$ 391,781	\$ 400,719
<u>Expenditures</u>					
Capital Outlay - Fitness Equipments	\$ 10,000	\$ -	\$ 10,000	\$ 10,000	\$ 10,000
Capital Outlay - Pressure Washing	\$ 25,000	\$ 17,900	\$ -	\$ 17,900	\$ 25,000
Capital Outlay - Landscape Improvements	\$ 132,190	\$ 44,160	\$ 100,000	\$ 144,160	\$ -
Capital Outlay - Sidewalk/Roadway Improvements	\$ 120,000	\$ 61,575	\$ 55,000	\$ 116,575	\$ 120,000
Capital Outlay - Rec Center Improvements	\$ 11,000	\$ -	\$ -	\$ -	\$ 11,000
Capital Outlay - Street Tree Trimming	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Outlay - Wall Repairs	\$ -	\$ -	\$ -	\$ -	\$ 88,000
Capital Outlay - Storm Water	\$ -	\$ 7,525	\$ -	\$ 7,525	\$ -
Contingency	\$ 600	\$ 247	\$ 315	\$ 562	\$ 600
Total Expenditures	\$ 298,790	\$ 131,407	\$ 165,315	\$ 296,722	\$ 254,600
Excess Revenues/(Expenditures)	\$ 88,377	\$ 2,329	\$ 92,730	\$ 95,059	\$ 146,119