



Bella Collina
Community Development District
Amended Budget
FY 2024



Bella Collina
Community Development District

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Bella Collina
Community Development District
Amended Budget
General Fund
Fiscal Year 2024

| Description | FY2024 Adopted Budget | Increase/ (Decrease) | FY2024 Amended Budget | Actuals thru 9/30/24 |
|-----------------------|-----------------------------|-------------------------|-----------------------------|----------------------------|
| Revenues | | | | |
| Special Assessments | \$192,419 | \$0 | \$192,419 | \$195,213 |
| Interest | \$0 | \$7,626 | \$7,626 | \$7,626 |
| Total Revenues | \$192,419 | \$7,626 | \$200,045 | \$202,839 |

Expenditures

Administrative

| | | | | |
|--------------------------------|------------------|-----------------|------------------|------------------|
| Supervisor Fees | \$6,000 | \$800 | \$6,800 | \$6,800 |
| FICA Expense | \$459 | \$61 | \$520 | \$520 |
| Engineering Fees | \$8,000 | \$0 | \$8,000 | \$6,642 |
| Attorney Fees | \$10,000 | \$5,000 | \$15,000 | \$12,653 |
| Trustee Fees | \$3,500 | \$0 | \$3,500 | \$3,500 |
| Arbitrage | \$600 | \$0 | \$600 | \$600 |
| Assessment Admin | \$5,000 | \$0 | \$5,000 | \$5,000 |
| Dissemination | \$3,000 | \$350 | \$3,350 | \$3,350 |
| Annual Audit | \$1,963 | \$0 | \$1,963 | \$1,963 |
| Management Fees | \$50,755 | \$0 | \$50,755 | \$50,755 |
| Information Technology | \$1,800 | \$0 | \$1,800 | \$1,800 |
| Website Maintenance | \$1,200 | \$0 | \$1,200 | \$1,200 |
| Telephone | \$100 | \$0 | \$100 | \$0 |
| Postage | \$1,500 | \$0 | \$1,500 | \$1,214 |
| Printing & Binding | \$1,000 | \$0 | \$1,000 | \$381 |
| Insurance | \$10,000 | \$0 | \$10,000 | \$9,272 |
| Legal Advertising | \$1,500 | \$4,500 | \$6,000 | \$5,828 |
| Other Current Charges | \$250 | \$0 | \$250 | \$190 |
| Office Supplies | \$200 | \$100 | \$300 | \$277 |
| Dues, Licenses, Subscriptions | \$175 | \$0 | \$175 | \$175 |
| Administrative Expenses | \$107,001 | \$10,811 | \$117,813 | \$112,119 |

Maintenance

| | | | | |
|----------------------------------|-----------------|------------------|-----------------|-----------------|
| Field Management | \$25,660 | \$0 | \$25,660 | \$25,660 |
| Pond Maintenance | \$36,729 | \$0 | \$36,729 | \$36,594 |
| Stormwater Repairs & Maintenance | \$10,000 | (\$3,186) | \$6,814 | \$1,499 |
| Transfer Out - Capital Reserve | \$13,029 | \$0 | \$13,029 | \$13,029 |
| Maintenance Expenses | \$85,418 | (\$3,186) | \$82,232 | \$76,782 |

| | | | | |
|-----------------------|------------------|----------------|------------------|------------------|
| Total Expenses | \$192,419 | \$7,625 | \$200,045 | \$188,901 |
|-----------------------|------------------|----------------|------------------|------------------|

| | | | | |
|---------------------------------------|--------------|------------|------------|-----------------|
| Excess Revenues (Expenditures) | (\$0) | \$1 | \$0 | \$13,938 |
|---------------------------------------|--------------|------------|------------|-----------------|

| | |
|---------------------|------------------|
| Net Assessments | \$192,419 |
| Add: Discounts (6%) | \$12,282 |
| Gross Assessments | <u>\$204,701</u> |

| Product Type | EAU | Units | Total EAU | % of EAU | Total Assessments | Per Unit Gross Assessments |
|----------------------------|------|-------|--------------|-------------|----------------------|-------------------------------|
| Commercial | 1.00 | 96 | 96.00 | 5.27% | \$10,780 | \$112 |
| Single-Family | 2.00 | 826 | 1652.00 | 90.62% | \$185,500 | \$225 |
| Condo's | 0.75 | 100 | 75.00 | 4.11% | \$8,422 | \$84 |
| Water & Sewer Standby Fees | --- | 497 | --- | --- | \$96,915 | \$195 |
| | | | 1823.00 | 100.00% | \$301,616 | |

Bella Collina
Community Development District
Amended Budget
Debt Service Series 2004 Special Assessments
Fiscal Year 2024

| Description | FY2024 Adopted Budget | Increase/ (Decrease) | FY2024 Amended Budget | Actuals thru 9/30/24 |
|------------------------------------|-----------------------------|-------------------------|-----------------------------|----------------------------|
| Revenues | | | | |
| Special Assessments | \$1,431,740 | \$0 | \$1,431,740 | \$1,450,683 |
| Interest | \$50,000 | \$53,743 | \$103,743 | \$103,743 |
| Carry Forward Surplus ¹ | \$899,594 | \$107,772 | \$1,007,366 | \$1,007,366 |
| Total Revenue | \$2,381,334 | \$161,515 | \$2,542,849 | \$2,561,792 |

| | | | | |
|---------------------------------------|--------------------|-----------------|--------------------|--------------------|
| Expenditures | | | | |
| Interest Expense 11/01 | \$343,994 | \$0 | \$343,994 | \$343,994 |
| Special Call 11/01 | \$0 | \$75,000 | \$75,000 | \$75,000 |
| Principal Expense 05/01 | \$715,000 | \$0 | \$715,000 | \$715,000 |
| Interest Expense 05/01 | \$343,994 | \$0 | \$343,994 | \$341,838 |
| Special Call 05/01 | \$0 | \$5,000 | \$5,000 | \$5,000 |
| Total Expenses | \$1,402,988 | \$80,000 | \$1,482,988 | \$1,480,831 |
| Excess Revenues (Expenditures) | \$978,347 | \$81,515 | \$1,059,862 | \$1,080,961 |

Nov 1, 2024 \$321,138

Net Assessments \$1,431,740
Add: Discounts (6%) \$91,388
Gross Assessments \$1,523,127

1. Carry forward surplus is net of Reserves.

| Product Type | EAU | Units | Total EAU | % of EAU | Total Assessments | Per Unit Gross Assessments |
|---------------|------|-------|--------------|-------------|----------------------|-------------------------------|
| Commercial | 1.00 | 96 | 96.00 | 5.49% | \$83,921 | \$874 |
| Single-Family | 2.00 | 826 | 1652.00 | 94.51% | \$1,439,206 | \$1,742 |
| | | 922 | 1748.00 | 100.00% | \$1,523,127 | |

Reduced by 3 lots (1W, 2W & 45W) conveyed to POA.

Bella Collina
Community Development District
 Series 2004 Special Assessment Bonds
 Debt Service Schedule

AMORTIZATION SCHEDULE

| DATE | BALANCE | RATE | PRINCIPAL | INTEREST | TOTAL |
|-------------|-----------------|-------------|------------------------|-----------------------|------------------------|
| 11/01/23 | \$11,965,000.00 | 5.750% | \$75,000.00 | \$343,993.75 | \$1,524,262.50 |
| 05/01/24 | \$11,890,000.00 | 5.750% | \$720,000.00 | \$341,837.50 | |
| 11/01/24 | \$11,170,000.00 | 5.750% | \$830,000.00 | \$321,137.50 | \$2,212,975.00 |
| 05/01/25 | \$10,340,000.00 | 5.750% | \$695,000.00 | \$297,275.00 | |
| 11/01/25 | \$9,645,000.00 | 5.750% | \$0.00 | \$277,293.75 | \$1,269,568.75 |
| 05/01/26 | \$9,645,000.00 | 5.750% | \$735,000.00 | \$277,293.75 | |
| 11/01/26 | \$8,910,000.00 | 5.750% | \$0.00 | \$256,162.50 | \$1,268,456.25 |
| 05/01/27 | \$8,910,000.00 | 5.750% | \$780,000.00 | \$256,162.50 | |
| 11/01/27 | \$8,130,000.00 | 5.750% | \$0.00 | \$233,737.50 | \$1,269,900.00 |
| 05/01/28 | \$8,130,000.00 | 5.750% | \$825,000.00 | \$233,737.50 | |
| 11/01/28 | \$7,305,000.00 | 5.750% | \$0.00 | \$210,018.75 | \$1,268,756.25 |
| 05/01/29 | \$7,305,000.00 | 5.750% | \$870,000.00 | \$210,018.75 | |
| 11/01/29 | \$6,435,000.00 | 5.750% | \$0.00 | \$185,006.25 | \$1,265,025.00 |
| 05/01/30 | \$6,435,000.00 | 5.750% | \$925,000.00 | \$185,006.25 | |
| 11/01/30 | \$5,510,000.00 | 5.750% | \$0.00 | \$158,412.50 | \$1,268,418.75 |
| 05/01/31 | \$5,510,000.00 | 5.750% | \$980,000.00 | \$158,412.50 | |
| 11/01/31 | \$4,530,000.00 | 5.750% | \$0.00 | \$130,237.50 | \$1,268,650.00 |
| 05/01/32 | \$4,530,000.00 | 5.750% | \$1,035,000.00 | \$130,237.50 | |
| 11/01/32 | \$3,495,000.00 | 5.750% | \$0.00 | \$100,481.25 | \$1,265,718.75 |
| 05/01/33 | \$3,495,000.00 | 5.750% | \$1,100,000.00 | \$100,481.25 | |
| 11/01/33 | \$2,395,000.00 | 5.750% | \$0.00 | \$68,856.25 | \$1,269,337.50 |
| 05/01/34 | \$2,395,000.00 | 5.750% | \$1,165,000.00 | \$68,856.25 | |
| 11/01/34 | \$1,230,000.00 | 5.750% | \$0.00 | \$35,362.50 | \$1,269,218.75 |
| 05/01/35 | \$1,230,000.00 | 5.750% | \$1,230,000.00 | \$35,362.50 | \$1,265,362.50 |
| | | | \$11,965,000.00 | \$4,615,381.25 | \$16,580,381.25 |

Bella Collina
Community Development District
Amended Budget
Debt Service Series 2024 Special Assessments
Fiscal Year 2024

| Description | FY2024 Adopted Budget | Increase/ (Decrease) | FY2024 Amended Budget | Actuals thru 9/30/24 |
|---------------------------------------|-----------------------------|-------------------------|-----------------------------|----------------------------|
| Revenues | | | | |
| Bond Proceeds | \$0 | \$1,052,315 | \$1,052,315 | \$1,052,315 |
| Total Revenue | \$0 | \$1,052,315 | \$1,052,315 | \$1,052,315 |
| Expenditures | | | | |
| Interest Expense 11/01 | \$0 | \$0 | \$0 | \$0 |
| Principal Expense 05/01 | \$0 | \$0 | \$0 | \$0 |
| Interest Expense 05/01 | \$0 | \$0 | \$0 | \$0 |
| Total Expenses | \$0 | \$0 | \$0 | \$0 |
| Excess Revenues (Expenditures) | \$0 | \$1,052,315 | \$1,052,315 | \$1,052,315 |

Nov 1, 2024 \$72,671

**Bella Collina
Community Development District
Series 2024 Special Assessment Bonds
(Term Bonds Combined)**

Amortization Schedule

| Date | Balance | Principal | Interest | Annual |
|---------------|----------------|----------------------|----------------------|-------------------------|
| 11/1/24 | \$ 11,685,000 | \$ - | \$ 72,670.58 | \$ 72,670.58 |
| 5/1/25 | \$ 11,685,000 | \$ - | \$ 297,288.75 | \$ - |
| 11/1/25 | \$ 11,685,000 | \$ - | \$ 297,288.75 | \$ 594,577.50 |
| 5/1/26 | \$ 11,685,000 | \$ 175,000 | \$ 297,288.75 | \$ - |
| 11/1/26 | \$ 11,510,000 | \$ - | \$ 293,570.00 | \$ 765,858.75 |
| 5/1/27 | \$ 11,510,000 | \$ 185,000 | \$ 293,570.00 | \$ - |
| 11/1/27 | \$ 11,325,000 | \$ - | \$ 289,638.75 | \$ 768,208.75 |
| 5/1/28 | \$ 11,325,000 | \$ 195,000 | \$ 289,638.75 | \$ - |
| 11/1/28 | \$ 11,130,000 | \$ - | \$ 285,495.00 | \$ 770,133.75 |
| 5/1/29 | \$ 11,130,000 | \$ 200,000 | \$ 285,495.00 | \$ - |
| 11/1/29 | \$ 10,930,000 | \$ - | \$ 281,245.00 | \$ 766,740.00 |
| 5/1/30 | \$ 10,930,000 | \$ 210,000 | \$ 281,245.00 | \$ - |
| 11/1/30 | \$ 10,720,000 | \$ - | \$ 276,782.50 | \$ 768,027.50 |
| 5/1/31 | \$ 10,720,000 | \$ 220,000 | \$ 276,782.50 | \$ - |
| 11/1/31 | \$ 10,500,000 | \$ - | \$ 272,107.50 | \$ 768,890.00 |
| 5/1/32 | \$ 10,500,000 | \$ 230,000 | \$ 272,107.50 | \$ - |
| 11/1/32 | \$ 10,270,000 | \$ - | \$ 266,357.50 | \$ 768,465.00 |
| 5/1/33 | \$ 10,270,000 | \$ 240,000 | \$ 266,357.50 | \$ - |
| 11/1/33 | \$ 10,030,000 | \$ - | \$ 260,357.50 | \$ 766,715.00 |
| 5/1/34 | \$ 10,030,000 | \$ 255,000 | \$ 260,357.50 | \$ - |
| 11/1/34 | \$ 9,775,000 | \$ - | \$ 253,982.50 | \$ 769,340.00 |
| 5/1/35 | \$ 9,775,000 | \$ 265,000 | \$ 253,982.50 | \$ - |
| 11/1/35 | \$ 9,510,000 | \$ - | \$ 247,357.50 | \$ 766,340.00 |
| 5/1/36 | \$ 9,510,000 | \$ 280,000 | \$ 247,357.50 | \$ - |
| 11/1/36 | \$ 9,230,000 | \$ - | \$ 240,357.50 | \$ 767,715.00 |
| 5/1/37 | \$ 9,230,000 | \$ 295,000 | \$ 240,357.50 | \$ - |
| 11/1/37 | \$ 8,935,000 | \$ - | \$ 232,982.50 | \$ 768,340.00 |
| 5/1/38 | \$ 8,935,000 | \$ 310,000 | \$ 232,982.50 | \$ - |
| 11/1/38 | \$ 8,625,000 | \$ - | \$ 225,232.50 | \$ 768,215.00 |
| 5/1/39 | \$ 8,625,000 | \$ 325,000 | \$ 225,232.50 | \$ - |
| 11/1/39 | \$ 8,300,000 | \$ - | \$ 217,107.50 | \$ 767,340.00 |
| 5/1/40 | \$ 8,300,000 | \$ 340,000 | \$ 217,107.50 | \$ - |
| 11/1/40 | \$ 7,960,000 | \$ - | \$ 208,607.50 | \$ 765,715.00 |
| 5/1/41 | \$ 7,960,000 | \$ 360,000 | \$ 208,607.50 | \$ - |
| 11/1/41 | \$ 7,600,000 | \$ - | \$ 199,607.50 | \$ 768,215.00 |
| 5/1/42 | \$ 7,600,000 | \$ 380,000 | \$ 199,607.50 | \$ - |
| 11/1/42 | \$ 7,220,000 | \$ - | \$ 190,107.50 | \$ 769,715.00 |
| 5/1/43 | \$ 7,220,000 | \$ 395,000 | \$ 190,107.50 | \$ - |
| 11/1/43 | \$ 6,825,000 | \$ - | \$ 180,232.50 | \$ 765,340.00 |
| 5/1/44 | \$ 6,825,000 | \$ 420,000 | \$ 180,232.50 | \$ - |
| 11/1/44 | \$ 6,405,000 | \$ - | \$ 169,732.50 | \$ 769,965.00 |
| 5/1/45 | \$ 6,405,000 | \$ 440,000 | \$ 169,732.50 | \$ - |
| 11/1/45 | \$ 5,965,000 | \$ - | \$ 158,072.50 | \$ 767,805.00 |
| 5/1/46 | \$ 5,965,000 | \$ 465,000 | \$ 158,072.50 | \$ - |
| 11/1/46 | \$ 5,500,000 | \$ - | \$ 145,750.00 | \$ 768,822.50 |
| 5/1/47 | \$ 5,500,000 | \$ 490,000 | \$ 145,750.00 | \$ - |
| 11/1/47 | \$ 5,010,000 | \$ - | \$ 132,765.00 | \$ 768,515.00 |
| 5/1/48 | \$ 5,010,000 | \$ 515,000 | \$ 132,765.00 | \$ - |
| 11/1/48 | \$ 4,495,000 | \$ - | \$ 119,117.50 | \$ 766,882.50 |
| 5/1/49 | \$ 4,495,000 | \$ 545,000 | \$ 119,117.50 | \$ - |
| 11/1/49 | \$ 3,950,000 | \$ - | \$ 104,675.00 | \$ 768,792.50 |
| 5/1/50 | \$ 3,950,000 | \$ 575,000 | \$ 104,675.00 | \$ - |
| 11/1/50 | \$ 3,375,000 | \$ - | \$ 89,437.50 | \$ 769,112.50 |
| 5/1/51 | \$ 3,375,000 | \$ 605,000 | \$ 89,437.50 | \$ - |
| 11/1/51 | \$ 2,770,000 | \$ - | \$ 73,405.00 | \$ 767,842.50 |
| 5/1/52 | \$ 2,770,000 | \$ 640,000 | \$ 73,405.00 | \$ - |
| 11/1/52 | \$ 2,130,000 | \$ - | \$ 56,445.00 | \$ 769,850.00 |
| 5/1/53 | \$ 2,130,000 | \$ 670,000 | \$ 56,445.00 | \$ - |
| 11/1/53 | \$ 1,460,000 | \$ - | \$ 38,690.00 | \$ 765,135.00 |
| 5/1/54 | \$ 1,460,000 | \$ 710,000 | \$ 38,690.00 | \$ - |
| 11/1/54 | \$ 750,000 | \$ - | \$ 19,875.00 | \$ 768,565.00 |
| 5/1/55 | \$ 750,000 | \$ 750,000 | \$ 19,875.00 | \$ 769,875.00 |
| Totals | | \$ 11,685,000 | \$ 12,022,724 | \$ 23,707,724.33 |

Bella Collina
Community Development District
Amended Budget
Water & Sewer
Fiscal Year 2024

| Description | FY2024 Adopted Budget | Increase/ (Decrease) | FY2024 Amended Budget | Actuals thru 9/30/24 |
|---|-----------------------------|-------------------------|-----------------------------|----------------------------|
| Revenues | | | | |
| Water Utility Revenue | | | | |
| Monthly Potable Water Consumption | \$150,000 | \$63,025 | \$213,025 | \$213,025 |
| Monthly Wastewater Consumption | \$210,000 | \$126,207 | \$336,207 | \$336,207 |
| Monthly Irrigation Consumption | \$450,000 | \$173,237 | \$623,237 | \$623,237 |
| Special Assessments | \$91,100 | \$0 | \$91,100 | \$90,130 |
| Miscellaneous Revenue | \$18,000 | \$63,784 | \$81,784 | \$81,784 |
| Interest | \$6,000 | \$16,983 | \$22,983 | \$22,983 |
| Carry Forward Surplus | \$0 | \$131,858 | \$131,858 | \$123,893 |
| Total Revenues | \$925,100 | \$575,094 | \$1,500,194 | \$1,491,257 |
| Expenditures | | | | |
| Administrative | | | | |
| Engineering Fees | \$100,000 | (\$48,000) | \$52,000 | \$51,744 |
| Attorney Fees | \$15,500 | (\$15,500) | \$0 | \$0 |
| Annual Audit | \$1,963 | \$0 | \$1,963 | \$1,963 |
| Management Fees | \$14,501 | \$0 | \$14,501 | \$14,501 |
| Information Technology | \$1,200 | \$0 | \$1,200 | \$1,200 |
| Postage | \$1,500 | \$510 | \$2,010 | \$2,009 |
| Printing & Binding | \$500 | (\$50) | \$450 | \$15 |
| Office Supplies | \$500 | \$50 | \$550 | \$519 |
| Other Current Charges | \$600 | (\$550) | \$50 | \$35 |
| Dues, Licenses & Subscriptions | \$5,300 | \$0 | \$5,300 | \$4,934 |
| Rate Study | \$0 | \$15,105 | \$15,105 | \$15,105 |
| Total Administrative | \$141,563 | (\$48,435) | \$93,128 | \$92,025 |
| Operations | | | | |
| Field Management | \$25,660 | \$0 | \$25,660 | \$25,660 |
| Electricity | \$64,500 | \$2,750 | \$67,250 | \$67,157 |
| Telephone | \$5,670 | \$230 | \$5,900 | \$5,860 |
| Trash Removal | \$4,530 | \$120 | \$4,650 | \$4,620 |
| Insurance | \$36,041 | \$2,459 | \$38,500 | \$38,241 |
| Repairs & Maintenance | \$70,000 | \$100,000 | \$170,000 | \$169,331 |
| Repairs & Maintenance - Grinder Pumps | \$35,000 | \$103,000 | \$138,000 | \$137,037 |
| Water Plant Services (General Utilities) | \$40,000 | \$18,000 | \$58,000 | \$57,636 |
| Wastewater Plant Services (General Utilities) | \$94,300 | \$5,700 | \$100,000 | \$99,626 |
| Sludge Disposal | \$15,000 | (\$2,000) | \$13,000 | \$12,698 |
| Contractual Services | \$35,000 | \$0 | \$35,000 | \$35,000 |
| Fuel Expense | \$4,575 | (\$1,340) | \$3,235 | \$1,493 |
| Landscape Maintenance | \$10,971 | \$0 | \$10,971 | \$10,931 |
| Pond Maintenance | \$1,400 | \$0 | \$1,400 | \$1,092 |
| Wastewater Testing & Analysis | \$25,000 | (\$5,000) | \$20,000 | \$18,059 |
| Operating Systems Maintenance | \$8,160 | \$1,340 | \$9,500 | \$9,100 |
| Generator Maintenance | \$5,000 | \$250 | \$5,250 | \$5,174 |
| Lighting | \$10,000 | (\$10,000) | \$0 | \$0 |
| Operating Supplies | \$1,500 | (\$750) | \$750 | \$518 |
| Transfer Out | \$0 | \$700,000 | \$700,000 | \$700,000 |
| Total Operations | \$492,307 | \$914,759 | \$1,407,066 | \$1,399,232 |
| Total Expenditures | \$633,870 | \$866,324 | \$1,500,194 | \$1,491,257 |
| Excess Revenues (Expenditures) | \$291,230 | (\$291,230) | \$0 | \$0 |

| | |
|------------------------------------|-----------------|
| NET SPECIAL ASSESSMENTS | \$91,100 |
| ADD: DISCOUNTS (6%) | \$5,815 |
| GROSS SPECIAL ASSESSMENTS | \$96,915 |
| UNDEVELOPED LOTS | 497 |
| PER LOT SPECIAL ASSESSMENTS | \$195 |

Bella Collina
Community Development District
Amended Budget
Capital Reserve - Water & Sewer Fund
 Fiscal Year 2024

| Description | FY2024 Adopted Budget | Increase/ (Decrease) | FY2024 Amended Budget | Actuals thru 9/30/24 |
|---------------------------------------|-----------------------------|-------------------------|-----------------------------|----------------------------|
| Revenues | | | | |
| Transfer In | \$0 | \$700,000 | \$700,000 | \$700,000 |
| Interest | \$24,000 | \$21,750 | \$45,750 | \$45,667 |
| Total Revenues | \$24,000 | \$721,750 | \$745,750 | \$745,667 |
| Expenditures | | | | |
| Contingency | \$500 | \$0 | \$500 | \$488 |
| Capital Outlay | \$335,600 | \$0 | \$335,600 | \$218,825 |
| Total Expenses | \$336,100 | \$0 | \$336,100 | \$219,313 |
| Excess Revenues (Expenditures) | (\$312,100) | \$721,750 | \$409,650 | \$526,354 |
| Fund Balance - Beginning | \$1,213,489 | \$0 | \$1,213,489 | \$1,357,216 |
| Fund Balance - Ending | \$901,389 | \$721,750 | \$1,623,139 | \$1,883,570 |