

STATEMENT 1
EPPERSON NORTH COMMUNITY DEVELOPMENT DISTRICT
FY 2021 ADOPTED BUDGET - GENERAL FUND (O&M)

	FY 2019 ACTUAL	FY 2020 ADOPTED	FY 2020 YTD - MARCH	2021 ADOPTED	VARIANCE 2020 - 2021
I. REVENUE					
GENERAL FUND REVENUE /(a)	\$ 126,237	\$ 576,499	\$ 167,435	\$ 241,956	\$ (334,543)
DEVELOPER FUNDING				\$ 359,618.35	\$ 359,618
INTEREST	13		58		
TOTAL REVENUE	126,250	576,499	167,493	601,574	25,075
II. EXPENDITURES					
GENERAL ADMINISTRATIVE					
SUPERVISORS COMPENSATION	2,463	4,800	760	4,800	-
PAYROLL TAXES	336	367	101	367	-
PAYROLL SERVICE FEES	441	349	49	374	25
MANAGEMENT CONSULTING SERVICES	21,000	21,000	10,500	21,000	-
CONSTRUCTION ACCOUNTING SERVICES	9,000	2,250	2,250	4,500	2,250
PLANNING & COORDINATION SERVICES	36,000	36,000	18,000	36,000	-
ADMNISTRATIVE SERVICES	875	875	437	3,600	2,725
TRAVEL PER DIEM	11	100	-	100	-
MEETING ROOM RENTAL	99	216	-	360	144
BANK FEES	13	200	-	200	-
AUDITING SERVICES	2,800	3,200	-	2,900	(300)
REGULATORY AND PERMIT FEES	200	175	175	175	-
LEGAL ADVERTISEMENTS	2,543	2,000	672	2,000	-
ENGINEERING SERVICES	2,828	4,000	3,495	6,000	2,000
LEGAL SERVICES	5,033	12,000	2,740	10,000	(2,000)
PERFORMANCE AND WARRANTY BOND PREMIUM	-	-	-	-	-
ASSESSMENT COLLECTION FEE	-	-	-	-	-
WEBISTE DEVELOPMENT & HOSTING	2,208	2,265	1,299	1,650	(615)
MISCELLANEOUS	-	1,000	-	1,000	-
ADMINISTRATIVE CONTINGENCY	-	-	-	-	-
TOTAL GENERAL ADMINISTRATIVE	85,850	90,797	40,478	95,026	4,229
INSURANCE:					
INSURANCE	5,000	18,000	5,125	18,000	-
TOTAL INSURANCE	5,000	18,000	5,125	18,000	-
DEBT ADMINISTRATION:					
BOND DISSIMINATION AGENT FEES	5,000	5,000	5,000	5,000	-
TRUSTEE FEES	-	7,004	7,004	7,004	-
ARBITRAGE REPORTING	-	750	-	750	-
TOTAL DEBT ADMINISTRATION	5,000	12,754	12,004	12,754	-

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PHYSICAL ENVIRONMENT EXPENDITURES					
COMPREHENSIVE FIELD TECH SERVICES		6,948		6,948	-
UTILITY-ELECTRICITY		7,000	(90)	6,600	(400)
UTILITY-STREETLIGHTS		144,600	-	144,600	-
UTILITY-WATER		5,000	465	5,000	-
IRRIGATION & REPAIR		10,000	-	10,000	-
LANDSCAPE MAINTENANCE	20,133	190,000	89,993	233,846	43,846
LANDSCAPE MISCELLANEOUS		-	-	-	-
LAKE/POND MAINTENANCE & INSPECTION		22,000	-	17,000	(5,000)
POND MOWINGS		33,000	-	-	(33,000)
GATE MAINTENANCE & REPAIRS		9,400	-	14,800	5,400
SECURITY CAMERAS		7,000	-	7,000	-
CONTINGENCY FOR PHYSICAL ENVIRONMENT	5,400	-	2,400	-	-
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	25,533	434,948	92,769	445,794	10,846
AMENITY CENTER OPERATIONS					
POOL & WATER FEATURE SERVICE CONTRACT		5,110	-	-	(5,110)
POOL MAINTENANCE & REPAIR		750	-	-	(750)
POOL PERMIT		275	-	-	(275)
AMENITY MANAGER		1,250	104	-	(1,250)
AMENITY CLEANING & MAINTENANCE		4,100	-	-	(4,100)
AMENITY CENTER INTERNET		525	-	-	(525)
AMENITY CENTER ELECTRICITY		2,500	-	-	(2,500)
AMENITY CENTER WATER		2,500	-	-	(2,500)
AMENITY CENTER PEST CONTROL		360	-	-	(360)
POWER WASH AMENITY		-	-	-	-
LANDSCAPE REPLACEMENT - INFILL		500	-	-	(500)
MISCELLANEOUS AMENITY REPAIRS & MAIN.		500	-	-	(500)
KEY FOBS TRANSMITTERS		1,500	-	-	(1,500)
KEY PAD MAINTENANCE		130	-	-	(130)
CONTINGENCY (Dog park, other parks)		-	-	30,000	30,000
TOTAL AMENITY CENTER OPERATIONS	-	20,000	104	30,000	10,000
TOTAL EXPENDITURES	121,383	576,499	145,355	601,574	25,075
EXCESS OF REVENUE OVER (UNDER)					
III. EXPENDITURES	4,867	-	22,138	-	-
FUND BALANCE - BEGINNING	2	4,869	4,869	4,869	
FUND BALANCE - ENDING	\$ 4,869	\$ 4,869	\$ 27,007	\$ 4,869	\$ -

Footnote:

(a) Revenue collections from County tax collector and/or budget funding agreement only as needed based on actuals. Draws upon budget funding agreement can only be based on actual expenditures.

STATEMENT 2
EPPERSON NORTH CDD
FY 2021 ADOPTED GENERAL FUND EXPENDITURE & O&M ASSESSMENT ALLOCATION

1. ERU Assignment, Ranking and Calculation /(a)

Lot Width	Units	ERU	Total ERU	% ERU
40'	395	0.80	316.00	27.42%
50'	430	1.00	430.00	37.31%
60'	162	1.20	194.40	16.87%
70'	64	1.40	89.60	7.78%
75'	68	1.50	102.00	8.85%
85'	12	1.70	20.40	1.77%
Total	1131		1,152.40	100.00%

2. O&M Assessment Requirement ("AR")

AR = TOTAL EXPENDITURES - NET:	\$ 601,574.20
Plus: Early Payment Discount (4.0%)	25,598.90
Plus: County Collection Charges (2.0%)	12,799.45
Total Expenditures - GROSS	\$ 639,972.55 [a]
Total ERU:	1152.40 [b]
Total AR / ERU - GROSS (as if all On-Roll):	\$555.34 [a] / [b]
Total AR / ERU - NET:	\$522.02

3. Current FY Allocation of AR (as if all On-Roll) /(a)

Lot Width	Units	Assigned ERU	Estimated Net Assmt/Unit	Gross Assmt/Unit	Total Gross Assmt
40'	395	0.80	\$418	\$444	\$175,487
50'	430	1.00	\$522	\$555	\$238,796
60'	162	1.20	\$626	\$666	\$107,958
70'	64	1.40	\$731	\$777	\$49,758
75'	68	1.50	\$783	\$833	\$56,645
85'	12	1.70	\$887	\$944	\$11,329
Total	1,131				\$639,973

**SUPPLEMENT STATEMENT 3
EPPERSON NORTH CDD
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDER)	ANNUAL AMOUNT OF CONTRACT		COMMENTS (SCOPE OF SERVICE)
ADMINISTRATIVE:				
SUPERVISORS COMPENSATION		4,800		Estimated 4 Supervisors to be in attendance for 6 meetings. Chapter 190 of the Florida Statute allows for \$200 per meeting
PAYROLL TAXES		367		Payroll taxes for Supervisor Compensation; 7.65% of Payroll
PAYROLL SERVICE FEES		374		Approximately \$54 per payroll and 1x yearly fee of \$50
MANAGEMENT CONSULTING SERVICES	DPFG	21,000		The District receives Management & Accounting services as part of the agreement
CONSTRUCTION ACCOUNTING SERVICES		4,500		It is estimated that about ???% of the construction funds will be requisitioned in FY 2021
PLANNING & COORDINATION SERVICES	DPFG	36,000		Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with maintenance & construction of District infrastructure
ADMINISTRATIVE SERVICES	DPFG	3,600		The District receives administrative services as part of the District Management agreement
TRAVEL PER DIEM		100		Reimbursement to board supervisors for travel to board meetings.
MEETING ROOM RENTAL	RESIDENCE INN	360		Room rental in Pasco County for Board of Supervisor meetings
BANK FEES	BANK UNITED	200		Bank fees associated with maintaining the District's bank accounts
AUDITING SERVICES	DIBARTOLOMEO	2,900		State law requires the District to undertake an annual independent audit. The budgeted amount for the fiscal year is based on contracted fees from an existing engagement letter
REGULATORY AND PERMIT FEES	FLORIDA DEO	175		The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity
LEGAL ADVERTISEMENTS	TIMES PUBLISHING	2,000		The District is required to advertise various notices for monthly Board meetings, RFPs, and other public hearings in a newspaper of general circulation.
ENGINEERING SERVICES		6,000		Provides general engineering services to District, i.e. attendance & preparation for monthly board meetings and other specifically requested assignments
LEGAL SERVICES	STRALEY, ROBIN, VERICKE	10,000		Provides general legal services, review of contracts, agreements and other research assigned and directed by the Board and District Manager
PERFORMANCE AND WARRANTY BOND PREMIUM				
ASSESSMENT COLLECTION FEE		-		Fee to county appraiser and tax collector.
WEBISTE DEVELOPMENT & HOSTING	Campus Suite	1,650		Campus Suite will provide ADA compliance for website platform and the remediation of 750 pages of documents. Additional \$135 for unknown mitigation remediation
MISCELLANEOUS		1,000		Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items
ADMINISTRATIVE CONTINGENCY				
INSURANCE (PO, LIABILITY, PROPERTY & CASULTY)	EGIS INSURANCE	18,000		Annual, for general liability, property and officer and director insurance.
DEBT SERVICE ADMINISTRATION:				
BOND DISSIMINATION AGENT FEES	LERNER SERVICES	5,000		Dissemination to facilitate District compliance with Securities & Exchange Commission continuing disclosure for Series 2019
TRUSTEE FEES	US BANK	7,004		Trustee to maintain the District's bond funds that are on deposit
ARBITRAGE REPORTING	LLS	750		The District is required to calculate interest earned from bond proceeds each year pursuant to the Internal Revenue Code.
FIELD OPERATIONS:				
COMPREHENSIVE FIELD TECH SERVICES	DPFG	6,948		Directs day to day operations of District and oversees Field Tech Services. Schedule vendors and inspect their work, interact with new homeowners, coordinate general security hardware, manage RFP process for ongoing maintenance and repairs, prepare monthly written reports to the Board, including estimated for mileage for Field Service Tech.
UTILITY-ELECTRICITY	WITHLACOOCHEE	6,600		
UTILITY-STREETLIGHTS		144,600		Expected 150 lights at \$600/light per year. Assumes 1 light every 150', Add an additional 65 lights at \$840 yearly.
UTILITY-WATER	PASCO COUNTY	5,000		
PET WASTE REMOVAL		-		
IRRIGATION & REPAIR		10,000		As needed repairs and maintenance. Re-claimed Water
LANDSCAPE MAINTENANCE		233,846	OM-EN-DPFG-002	Maintenance of Overpass road, includes 4 retention ponds \$92,923/6mo; entrances and buffers for Phases C(100K), D (100K), E (100k) - (all estimates)Landscape, irrigation, pond mowing (Grandview adding 12 ponds \$4000/mo Proposal EN0413020

**SUPPLEMENT STATEMENT 3
EPPERSON NORTH CDD
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDER)	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
LANDSCAPE REPLACEMENT		-	
LANDSCAPE MISCELLANEOUS	SOUTHERN LAND SRVCS	-	Southern Land Services common area mowing
LAKE/POND MAINTENANCE & INSPECTION	Aquatic Systems	17,000	Waterway inspection and maintenance for 22 ponds (ESTIMATE)
POND MOWINGS		-	Included above
GATE MAINTENANCE & REPAIRS		14,800	Adding 4 gates (\$55/mo per gate Door King, \$145/mo per gate Contact One service, 4,000 gates, 1,200 backup motherboard) - (estimates)
SECURITY CAMERAS		7,000	Cameras for gates
MANUAL IRRIGATION		-	
FIELD MISCELLANEOUS		-	
POWER SWEEP		-	
HOLIDAY DECORATIONS		5,000	
CONTINGENCY		-	
POOL & WATER FEATURE SERVICE CONTRACT		-	Amenity being added - using similar numbers to existing project (Union Park)
POOL MAINTENANCE & REPAIR		-	Amenity being added - using similar numbers to existing project (Union Park)
POOL PERMIT		-	Amenity being added - using similar numbers to existing project (Union Park)
AMENITY MANAGER	DPFG	-	Amenity being added - using similar numbers to existing project (Union Park)
AMENITY CLEANING & MAINTENANCE		-	Amenity being added - using similar numbers to existing project (Union Park)
AMENITY CENTER INTERNET		-	Amenity being added - using similar numbers to existing project (Union Park)
AMENITY CENTER ELECTRICITY		-	Amenity being added - using similar numbers to existing project (Union Park)
AMENITY CENTER WATER		-	Amenity being added - using similar numbers to existing project (Union Park)
AMENITY CENTER PEST CONTROL		-	Amenity being added - using similar numbers to existing project (Union Park)
POWER WASH AMENITY		-	Amenity being added - using similar numbers to existing project (Union Park)
LANDSCAPE REPLACEMENT - INFILL		-	Amenity being added - using similar numbers to existing project (Union Park)1/2
MISCELLANEOUS AMENITY REPAIRS & MAIN.		-	Amenity being added - using similar numbers to existing project (Union Park)1/2
AMENITY CENTER FURNITURE REPAIR & REPLACEMENT		-	Amenity being added - using similar numbers to existing project (Union Park)
KEY FOBS TRANSMITTERS		-	200 Units @ \$30
KEY PAD MAINTENANCE		-	\$6,500 1st year (install)
CONTINGENCY (Dog park, other parks)		30,000	

STATEMENT 4
EPPERSON NORTH CDD
\$14,280,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2018A-1

	BUDGET
REVENUE	
SPECIAL ASSESSMENTS (NET)	\$ 1,060,918
SPECIAL ASSESSMENTS - OFF ROLL (Net)	-
MISCELLANEOUS	-
FUND BALANCE FORWARD	-
LESS: DISCOUNT ASSESSMENTS	(42,437)
TOTAL REVENUE	1,018,481
EXPENDITURES	
COUNTY - ASSESSMENT COLLECTION FEES	21,218
INTEREST EXPENSE	
May 1, 2021	388,531
November 1, 2021	388,531
PRINCIPAL RETIREMENT	
PRINCIPAL PAYMENT	
November 1, 2021	220,000
TOTAL EXPENDITURES	1,018,281
INCREASE IN FUND BALANCE REVENUE ACCOUNT	
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	200
FUND BALANCE - BEGINNING (REVENUE TRUST ACCOUNT)	
INCREASE IN FUND BALANCE (REVENUE TRUST ACCOUNT)	
FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT)	\$ 200

STATEMENT 5
EPPERSON NORTH CDD
\$14,280,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2018A-1

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service / (a)	Bonds Outstanding
11/7/2018						14,280,000
5/1/2019		4.50%	380,148	380,148		14,280,000
11/1/2019	-	4.50%	393,256	393,256	773,404	14,280,000
5/1/2020	-	4.50%	393,256	393,256		14,280,000
11/1/2020	210,000	4.50%	393,256	603,256	996,513	14,070,000
5/1/2021	-	4.50%	388,531	388,531		14,070,000
11/1/2021	220,000	4.50%	388,531	608,531	997,063	13,850,000
5/1/2022	-	4.50%	383,581	383,581		13,850,000
11/1/2022	225,000	4.50%	383,581	608,581	992,163	13,625,000
5/1/2023	-	4.50%	378,519	378,519		13,625,000
11/1/2023	240,000	4.50%	378,519	618,519	997,038	13,385,000
5/1/2024	-	4.50%	373,119	373,119		13,385,000
11/1/2024	250,000	5.00%	373,119	623,119	996,238	13,135,000
5/1/2025	-	5.00%	366,869	366,869		13,135,000
11/1/2025	260,000	5.00%	366,869	626,869	993,738	12,875,000
5/1/2026	-	5.00%	360,369	360,369		12,875,000
11/1/2026	275,000	5.00%	360,369	635,369	995,738	12,600,000
5/1/2027	-	5.00%	353,494	353,494		12,600,000
11/1/2027	290,000	5.00%	353,494	643,494	996,987	12,310,000
5/1/2028	-	5.00%	346,244	346,244		12,310,000
11/1/2028	300,000	5.00%	346,244	646,244	992,488	12,010,000
5/1/2029	-	5.00%	338,744	338,744		12,010,000
11/1/2029	315,000	5.00%	338,744	653,744	992,488	11,695,000
5/1/2030	-	5.00%	330,869	330,869		11,695,000
11/1/2030	335,000	5.50%	330,869	665,869	996,738	11,360,000
5/1/2031	-	5.50%	321,656	321,656		11,360,000
11/1/2031	350,000	5.50%	321,656	671,656	993,313	11,010,000
5/1/2032	-	5.50%	312,031	312,031		11,010,000
11/1/2032	370,000	5.50%	312,031	682,031	994,063	10,640,000
5/1/2033	-	5.50%	301,856	301,856		10,640,000
11/1/2033	390,000	5.50%	301,856	691,856	993,713	10,250,000
5/1/2034	-	5.50%	291,131	291,131		10,250,000
11/1/2034	415,000	5.50%	291,131	706,131	997,263	9,835,000
5/1/2035	-	5.50%	279,719	279,719		9,835,000
11/1/2035	435,000	5.50%	279,719	714,719	994,438	9,400,000
5/1/2036	-	5.50%	267,756	267,756		9,400,000
11/1/2036	460,000	5.50%	267,756	727,756	995,513	8,940,000
5/1/2037	-	5.50%	255,106	255,106		8,940,000
11/1/2037	485,000	5.50%	255,106	740,106	995,213	8,455,000
5/1/2038	-	5.50%	241,769	241,769		8,455,000

STATEMENT 5
EPPERSON NORTH CDD
\$14,280,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2018A-1

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service / (a)	Bonds Outstanding
11/1/2038	510,000	5.50%	241,769	751,769	993,538	7,945,000
5/1/2039	-	5.50%	227,744	227,744		7,945,000
11/1/2039	540,000	5.50%	227,744	767,744	995,488	7,405,000
5/1/2040	-	5.50%	212,894	212,894		7,405,000
11/1/2040	570,000	5.75%	212,894	782,894	995,788	6,835,000
5/1/2041	-	5.75%	196,506	196,506		6,835,000
11/1/2041	600,000	5.75%	196,506	796,506	993,013	6,235,000
5/1/2042	-	5.75%	179,256	179,256		6,235,000
11/1/2042	635,000	5.75%	179,256	814,256	993,513	5,600,000
5/1/2043	-	5.75%	161,000	161,000		5,600,000
11/1/2043	675,000	5.75%	161,000	836,000	997,000	4,925,000
5/1/2044	-	5.75%	141,594	141,594		4,925,000
11/1/2044	710,000	5.75%	141,594	851,594	993,188	4,215,000
5/1/2045	-	5.75%	121,181	121,181		4,215,000
11/1/2045	750,000	5.75%	121,181	871,181	992,363	3,465,000
5/1/2046	-	5.75%	99,619	99,619		3,465,000
11/1/2046	795,000	5.75%	99,619	894,619	994,238	2,670,000
5/1/2047	-	5.75%	76,763	76,763		2,670,000
11/1/2047	840,000	5.75%	76,763	916,763	993,525	1,830,000
5/1/2048	-	5.75%	52,613	52,613		1,830,000
11/1/2048	890,000	5.75%	52,613	942,613	995,225	940,000
5/1/2049	-	5.75%	27,025	27,025		940,000
11/1/2049	940,000	5.75%	27,025	967,025	994,050	-
Total	\$ 14,280,000		\$ 16,335,029	\$ 30,615,029	\$ 30,615,029	

Footnote:

Max annual ds: 997,263

(a) Data herein for the CDD's budgetary process purposes only.

STATEMENT 6
EPPERSON NORTH CDD
\$9,460,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2018A-2

	BUDGET
REVENUE	
SPECIAL ASSESSMENTS (NET)	\$ 563,574
SPECIAL ASSESSMENTS - OFF ROLL (Net)	-
MISCELLANEOUS	-
FUND BALANCE FORWARD	-
LESS: DISCOUNT ASSESSMENTS	(22,543)
TOTAL REVENUE	541,031
EXPENDITURES	
COUNTY - ASSESSMENT COLLECTION FEES	11,271
INTEREST EXPENSE	
May 1, 2021	264,880
November 1, 2021	264,880
PRINCIPAL RETIREMENT	
PRINCIPAL PAYMENT	
November 1, 2021	-
TOTAL EXPENDITURES	541,031
INCREASE IN FUND BALANCE REVENUE ACCOUNT	
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	0
FUND BALANCE - BEGINNING (REVENUE TRUST ACCOUNT)	
INCREASE IN FUND BALANCE (REVENUE TRUST ACCOUNT)	
FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT)	\$ 0

STATEMENT 7
EPPERSON NORTH CDD
\$9,460,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2018A-2

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
11/7/2018						9,460,000
5/1/2019		5.60%	256,051	256,051		9,460,000
11/1/2019		5.60%	264,880	264,880	520,931	9,460,000
5/1/2020		5.60%	264,880	264,880		9,460,000
11/1/2020		5.60%	264,880	264,880	529,760	9,460,000
5/1/2021		5.60%	264,880	264,880		9,460,000
11/1/2021		5.60%	264,880	264,880	529,760	9,460,000
5/1/2022		5.60%	264,880	264,880		9,460,000
11/1/2022		5.60%	264,880	264,880	529,760	9,460,000
5/1/2023		5.60%	264,880	264,880		9,460,000
11/1/2023		5.60%	264,880	264,880	529,760	9,460,000
5/1/2024		5.60%	264,880	264,880		9,460,000
11/1/2024		5.60%	264,880	264,880	529,760	9,460,000
5/1/2025		5.60%	264,880	264,880		9,460,000
11/1/2025		5.60%	264,880	264,880	529,760	9,460,000
5/1/2026		5.60%	264,880	264,880		9,460,000
11/1/2026		5.60%	264,880	264,880	529,760	9,460,000
5/1/2027		5.60%	264,880	264,880		9,460,000
11/1/2027		5.60%	264,880	264,880	529,760	9,460,000
5/1/2028		5.60%	264,880	264,880		9,460,000
11/1/2028		5.60%	264,880	264,880	529,760	9,460,000
5/1/2029		5.60%	264,880	264,880		9,460,000
11/1/2029	9,460,000	5.60%	264,880	9,724,880	9,989,760	-
Total	\$ 9,460,000		\$ 5,818,531	\$ 15,278,531	\$ 15,278,531	

Footnote:

Max annual ds: 529,760

(a) Data herein for the CDD's budgetary process purposes only.