

**FITZSIMONS VILLAGE
METROPOLITAN DISTRICT NO. 3**

2020 ANNUAL REPORT

1. **BOUNDARY CHANGES MADE OR PROPOSED:** No boundary changes were made or proposed in 2020.
2. **INTERGOVERNMENTAL AGREEMENTS:** There were no new Intergovernmental Agreements in 2020.
3. **COPIES OF DISTRICT’S RULES AND REGULATIONS:** The District approved a Joint Resolution Regarding the Imposition of Facilities Fees on 4/19/10; a Joint Operations and Maintenance Fee Resolution on 9/08/11; a First Amended and Restated Joint Operations and Maintenance Fee Resolution on 8/13/14; and a Joint Resolution Regarding the Imposition of Facilities Fees on 8/13/14.
4. **SUMMARY OF ANY LITIGATION:** In 2018, the District, Fitzsimons Village Metropolitan District Nos. 1 and 2, the Aurora Urban Renewal Authority, and the City of Aurora filed suit against the Arapahoe County Assessor and the Colorado State Property Tax Administrator (“the Defendants”) arising from a tax dispute over the tax increment financing (the “TIF Litigation”). The District was dismissed from involvement in the TIF Litigation as the result of a motion to dismiss granted in favor of the Defendants on June 18, 2019. The Court granted summary judgment on June 10, 2020. Corporex Colorado LLC and Fitzsimons Village Metropolitan District Nos. 1-3 initiated an appeal of the Court’s ruling before the Colorado Court of Appeals in July 2020. The appeal is currently pending.
5. **STATUS OF THE DISTRICT’S CONSTRUCTION OF THE PUBLIC IMPROVEMENTS:** There was no construction of Public Improvements in 2020.
6. **LIST OF ALL FACILITIES AND IMPROVEMENTS CONSTRUCTED BY THE DISTRICT THAT HAVE BEEN DEDICATED TO AND ACCEPTED BY THE CITY:** There was no construction or dedication of Public Improvements in 2020.
7. **ASSESSED VALUATION:** Please see Certification of Valuation (See Exhibit A).
8. **CURRENT YEAR BUDGET:** Please see 2021 Budget (See Exhibit B).
9. **AUDIT / AUDIT EXEMPTIONS:** The District’s 2020 Audit is not complete and will be filed separately when available.
10. **NOTICE OF ANY UNCURED EVENTS OF DEFAULT:** None.
11. **ANY INABILITY OF THE DISTRICT TO PAY ITS OBLIGATIONS:** None.

EXHIBIT A



PK Kaiser, MBA, MS

Assessor

November 25, 2020

OFFICE OF THE ASSESSOR
5334 S. Prince Street
Littleton, CO 80120-1136
Phone: 303-795-4600
TDD: Relay-711
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[HTTP://www.arapahoegov.com/assessor](http://www.arapahoegov.com/assessor)
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AUTH 4323 FITZSIMONS VLG MET DIS #3
CLIFTON LARSON ALLEN LLP
BC/O BOB BLODGETT
8390 E CRESCENT PKY STE 300
GREENWOOD VILLAGE CO 80111

Code # 4323

CERTIFICATION OF VALUATION

The Arapahoe County Assessor reports a taxable assessed valuation for your taxing entity for 2020 of:

\$1,628,282

The breakdown of the taxable valuation of your property is enclosed.

As further required by CRS 39-5-128(1), you are hereby notified to officially certify your levy to the Board of County Commissioners no later than December 15.

CRS 39-1-111(5) requires that this office transmit a notification by December 10 of any changes to valuation made after the original certification.

PK Kaiser, MBA, MS
Arapahoe County Assessor

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CERTIFICATION OF VALUATION BY ARAPAHOE COUNTY ASSESSOR

New Tax Entity YES NO

Date: November 25, 2020

NAME OF TAX ENTITY: FITZSIMONS VLG MET DIS #3
USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATION ("5.5%" LIMIT) ONLY

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2020:

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	1.	\$		1,505,845
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: ‡	2.	\$		1,628,282
3. <u>LESS</u> TOTAL TIF AREA INCREMENTS, IF ANY:	3.	\$		81,836
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	4.	\$		1,546,446
5. NEW CONSTRUCTION: *	5.	\$		0
6. INCREASED PRODUCTION OF PRODUCING MINE: ≈	6.	\$		0
7. ANNEXATIONS/INCLUSIONS:	7.	\$		0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: ≈	8.	\$		0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b), C.R.S.): ☉	9.	\$		0
10. TAXES RECEIVED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(A), C.R.S.). Includes all revenue collected on valuation not previously certified:	10.	\$		0
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a), C.R.S.) and (39-10-114(1)(a)(I)(B), C.R.S.):	11.	\$		0

‡ This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec 20(8)(b), Colo. Constitution

* New construction is defined as: Taxable real property structures and the personal property connected with the structure.

≈ Jurisdiction must submit to the Division of Local Government respective Certifications of Impact in order for the values to be treated as growth in the limit calculation; use Forms DLG 52 & 52A.

☉ Jurisdiction must apply to the Division of Local Government before the value can be treated as growth in the limit calculation; use Form DLG 52B.

USE FOR TABOR "LOCAL GROWTH" CALCULATION ONLY

IN ACCORDANCE WITH ART X, SEC.20, COLO. CONSTITUTION AND 39-5-121(2)(b), C.R.S., THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2020:

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: ¶	1.	\$		5,614,768
ADDITIONS TO TAXABLE REAL PROPERTY				
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	2.	\$		0
3. ANNEXATIONS/INCLUSIONS:	3.	\$		0
4. INCREASED MINING PRODUCTION: §	4.	\$		0
5. PREVIOUSLY EXEMPT PROPERTY:	5.	\$		0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	6.	\$		0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT: (If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.):	7.	\$		0

DELETIONS FROM TAXABLE REAL PROPERTY

8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	8.	\$		0
9. DISCONNECTIONS/EXCLUSIONS:	9.	\$		0
10. PREVIOUSLY TAXABLE PROPERTY:	10.	\$		1,832

¶ This includes the actual value of all taxable real property plus the actual value of religious, private school, and charitable real property.

* Construction is defined as newly constructed taxable real property structures.

§ Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS:

1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY	1.	\$		0
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NOTE: ALL LEVIES MUST BE CERTIFIED TO THE COUNTY COMMISSIONERS NO LATER THAN DECEMBER 15.

EXHIBIT B

FITZSIMONS VILLAGE METROPOLITAN DISTRICT NO. 3
ANNUAL BUDGET
FOR YEAR ENDING DECEMBER 31, 2021

**FITZSIMONS VILLAGE METROPOLITAN DISTRICT NO. 3
SUMMARY
2021 BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,**

1/30/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCES	\$ 1,193,616	\$ 1,320,101	\$ 500
REVENUES			
Property Taxes	6,280	7,529	7,732
Specific ownership tax	521	635	570
Public improvement fees	290,476	96,000	101,000
Interest income	24,361	3,875	100
O&M Fee Pledge	61,662	61,976	62,290
Developer advance - Corporex	15,537	16,704	14,582
Transfer from AURA - ARI property taxes	5,449	5,941	5,838
Transfer from AURA - TIF property taxes	81,683	93,766	87,577
Transfer from Fitzsimons No. 1 - O&M Fee Pledge	46,934	47,179	47,388
Transfer from Fitzsimons No. 1 - Taxes	56,876	19,790	-
Transfer from Fitzsimons No. 1 - Refunding Escrow	-	6,820,556	-
Total revenues	<u>589,779</u>	<u>7,173,951</u>	<u>327,077</u>
TRANSFERS IN	<u>26,889</u>	<u>33,922</u>	<u>29,178</u>
Total funds available	<u>1,810,284</u>	<u>8,527,974</u>	<u>356,755</u>
EXPENDITURES			
General Fund	50,343	53,283	58,000
Special Revenue Fund	79,066	78,571	80,500
Debt Service Fund - Conf Ctf/Hotel	333,885	8,361,698	188,577
Total expenditures	<u>463,294</u>	<u>8,493,552</u>	<u>327,077</u>
TRANSFERS OUT	<u>26,889</u>	<u>33,922</u>	<u>29,178</u>
Total expenditures and transfers out requiring appropriation	<u>490,183</u>	<u>8,527,474</u>	<u>356,255</u>
ENDING FUND BALANCES	<u>\$ 1,320,101</u>	<u>\$ 500</u>	<u>\$ 500</u>
EMERGENCY RESERVE	\$ -	\$ 500	\$ 500
Senior Bond Reserve Fund	505,500	-	-
Senior Bond Surplus Fund	505,500	-	-
TOTAL RESERVE	<u>\$ 1,011,000</u>	<u>\$ 500</u>	<u>\$ 500</u>

No assurance provided. See summary of significant assumptions.

FITZSIMONS VILLAGE METROPOLITAN DISTRICT NO. 3
PROPERTY TAX SUMMARY INFORMATION
2021 BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,

1/30/21

ACTUAL	ESTIMATED	BUDGET
2019	2020	2021

ASSESSED VALUATION

Vacant land	\$ 1,329,323	1,586,853	\$ 1,628,282
TIF Increment	(67,193)	(81,008)	(81,836)
Certified Assessed Value	\$ 1,262,130	\$ 1,505,845	\$ 1,546,446

MILL LEVY

General	5.000	5.000	5.000
Total mill levy	5.000	5.000	5.000

PROPERTY TAXES

General	\$ 6,311	\$ 7,529	\$ 7,732
Levied property taxes	6,311	7,529	7,732
Adjustments to actual/rounding	(31)	-	-
Budgeted property taxes	\$ 6,280	\$ 7,529	\$ 7,732

BUDGETED PROPERTY TAXES

General	\$ 6,280	\$ 7,529	\$ 7,732
	\$ 6,280	\$ 7,529	\$ 7,732

No assurance provided. See summary of significant assumptions.

**FITZSIMONS VILLAGE METROPOLITAN DISTRICT NO. 3
GENERAL FUND
2021 BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,**

1/30/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCE	\$ (15,420)	\$ (11,023)	\$ 500
REVENUES			
Property taxes	6,280	7,529	7,732
Specific ownership tax	521	635	570
Interest income	64	75	100
Developer advance - Corporex	15,537	16,704	14,582
Transfer from AURA - ARI property taxes	5,449	5,941	5,838
Total revenues	27,851	30,884	28,822
TRANSFERS IN			
Transfers from other funds	26,889	33,922	29,178
EXPENDITURES			
General and Administrative			
Accounting	35,000	35,000	35,000
Audit	2,750	2,750	2,900
County Treasurer's fee	95	113	116
Dues and membership	351	369	400
Insurance	2,858	2,910	3,500
District management	1,000	1,000	1,000
Legal - Special Counsel - TIF	1,751	-	-
Legal	-	4,000	6,000
Miscellaneous	306	1,000	2,246
Election	-	-	-
PIF collection	783	200	1,000
Payment to ARTA - ARI property taxes	5,449	5,941	5,838
Total expenditures	50,343	53,283	58,000
TRANSFERS OUT			
Transfers to other fund	-	-	-
Total expenditures and transfers out requiring appropriation	50,343	53,283	58,000
ENDING FUND BALANCE	\$ (11,023)	\$ 500	\$ 500
EMERGENCY RESERVE	\$ -	\$ 500	\$ 500
TOTAL RESERVE	\$ -	\$ 500	\$ 500

No assurance provided. See summary of significant assumptions.

**FITZSIMONS VILLAGE METROPOLITAN DISTRICT NO. 3
SPECIAL REVENUE FUND
2021 BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,**

1/30/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCE	\$ 697	\$ 3,338	\$ -
REVENUES			
O&M Fee Pledge	61,662	61,976	62,290
Transfer from Fitzsimons No. 1 - O&M Fee Pledge	46,934	47,179	47,388
Total revenues	<u>108,596</u>	<u>109,155</u>	<u>109,678</u>
Total funds available	<u>109,293</u>	<u>112,493</u>	<u>109,678</u>
EXPENDITURES			
Landscaping maintenance	8,831	15,000	15,000
Repairs and maintenance	-	-	27,500
Snow removal	33,735	35,000	35,000
Transfer to Fitzsimons No. 1	36,500	28,571	-
Capital Outlay - Baysaver modification (south)			3,000
Total expenditures	<u>79,066</u>	<u>78,571</u>	<u>80,500</u>
TRANSFERS OUT			
Transfers to other fund	<u>26,889</u>	<u>33,922</u>	<u>29,178</u>
Total expenditures and transfers out requiring appropriation	<u>105,955</u>	<u>112,493</u>	<u>109,678</u>
ENDING FUND BALANCE	<u>\$ 3,338</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

FITZSIMONS VILLAGE METROPOLITAN DISTRICT NO. 3
DEBT SERVICE FUND - CONF/HOTEL
2021 BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,

1/30/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCE	\$ 1,208,339	\$ 1,327,786	\$ -
REVENUES			
Public improvement fees	290,476	96,000	101,000
Interest income	24,297	3,800	-
Transfer from AURA - TIF property taxes	81,683	93,766	87,577
Transfer from Fitzsimons No. 1 - Taxes	56,876	19,790	-
Transfer from Fitzsimons No. 1 - Refunding Escrow	-	6,820,556	-
Total revenues	453,332	7,033,912	188,577
EXPENDITURES			
General and Administrative			
Paying agent fees	3,000	-	-
Debt Service			
Refunding Escrow Deposit	-	7,977,988	-
Bond principal - 2014 Senior Bonds	-	-	-
Bond principal - 2014 Subordinate Bonds	-	-	-
Bond interest - 2014 Senior Bonds	300,525	150,263	-
Bond interest - 2014 Subordinate Bonds	30,360	-	-
Transfer to Fitzsimons Village No. 1 - PIF	-	96,000	101,000
Transfer to Fitzsimons Village No. 1 - Excess Funds	-	43,681	-
Transfer to Fitzsimons Village No. 1 - TIF Prop Tax	-	93,766	87,577
Total expenditures	333,885	8,361,698	101,000
ENDING FUND BALANCE	\$ 1,327,786	\$ -	\$ 87,577

No assurance provided. See summary of significant assumptions.

**FITZSIMONS VILLAGE METROPOLITAN DISTRICT NO. 3
2021 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The District was organized in July 2006 for the purpose of financing and providing public improvements and related operations and maintenance services within and outside of the boundaries of the District. The public improvements include streets, safety protection, park and recreation facilities, water, sewer, transportation and mosquito control. When appropriate, these improvements will be dedicated to the City of Aurora, Arapahoe County, or other such entities as appropriate for the use and benefit of the District taxpayers and service users. The District was organized in conjunction with two other related districts, Fitzsimons Village Metropolitan District No. 1 (District No. 1) and Fitzsimons Village Metropolitan District No. 2 (District No. 2). The District's service area is located within the City of Aurora, Arapahoe County, Colorado.

On May 2, 2006, District voters approved general obligation indebtedness of \$382,440,000 for street improvements, \$382,440,000 for parks and recreation, \$382,440,000 for water facilities, \$382,440,000 for sanitation system, \$382,440,000 for transportation, \$382,440,000 for mosquito control, \$382,440,000 for traffic and safety, \$382,440,000 for fire protection facilities or services, \$382,440,000 for television relay and translation facilities, \$5,000,000 for operations and maintenance, \$382,440,000 for intergovernmental contracts and \$382,449,000 for debt refunding. The District's service plan prohibits the District from providing fire protection and television relay and transmission facilities and services unless they are provided pursuant to an agreement with the City of Aurora. The election also approved an increase in ad valorem property taxes of up to \$5,000,000 annually and allows the District to collect fees of up to \$382,440,000 annually for operations and maintenance. The District's service plan limits total debt issuance to no more than \$382,440,000.

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be materials.

The District has no employees and all administrative functions are contracted.

Revenues

Property Taxes

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August, and generally, sale of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

The calculation of the taxes levied is displayed on the Property Tax Summary page of the budget using the mill levy adopted by the District.

**FITZSIMONS VILLAGE METROPOLITAN DISTRICT NO. 3
2021 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues - (continued)

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 7% of the property taxes when calculated using the current year's gross taxable assessed valuation.

Public Improvement Fees (PIF)

A PIF is imposed and collected from existing retailers within District No. 1. The PIF, a privately imposed fee, is collected from sales transactions upon which the City Sales Tax is levied and from lodging transactions upon which the City's Lodgers Tax is levied, in consideration of the benefits derived from the public improvements constructed within District No. 1. The PIF is remitted to the District as the Operating District for District No. 1.

Interest Income

Interest to be earned on the District's available funds has been estimated based on prior year's interest earnings.

O&M Fee Pledge

Pursuant to the Fitzsimons Village Metropolitan District Nos. 1 – 3 Joint Operations and Maintenance Fee Resolution, an operations and maintenance fee is imposed on all applicable property located in all Districts' boundaries. For commercial property, the fee was initially set at a rate of \$0.01002 per square foot per month. For residential property, the fee was initially set at a rate of \$1.12 per residential unit per month. The fee rates shall increase on January 1 annually thereafter.

On August 13, 2014, Districts Nos. 1 – 3 amended the resolution to increase the fee rates starting in 2015. With the Phase 2 project (hotel, conference center, and parking structure) and future Phase 3 project, the Districts' operation and maintenance costs (benefitting the entire Fitzsimons Village) will increase, hence the need for the fee rate increase.

Transfer from Aurora Urban Renewal Authority (AURA) – ARI Property Taxes

Pursuant to the District's Service Plan, if it collects a debt service mill levy, the District is required to impose a 1.000 mill levy to finance the planning, designing, permitting, construction, and acquisition of the regional improvements described in the ARI Master Plan. The ARI Master Plan is one or more master plans adopted by an ARI Authority establishing Regional Improvements, which will benefit the taxpayers and service users of the districts which constitute such ARI Authority, which master plan will change from time to time.

**FITZSIMONS VILLAGE METROPOLITAN DISTRICT NO. 3
2021 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues - (continued)

Transfer from Aurora Urban Renewal Authority (AURA) – TIF Property Taxes

Pursuant to an intergovernmental agreement, the District anticipates receiving TIF property taxes from Aurora Urban Renewal Authority (AURA), which TIF property taxes are pledged for the payment of principal and interest on the 2014 Bonds issued by the District, which Bonds were refunded in 2020 through the issuance of District No. 1 Bonds.

Transfer from District No. 1 – O&M Fee Pledge

Pursuant to the Operations Financing IGA between Districts Nos. 1 – 3, the Districts are all responsible for the maintenance costs of the District. A portion of the operations and maintenance fee imposed and collected within the boundaries of District No. 2 was pledged for the maintenance costs of the District. During 2021, District No. 2 (through District No. 1) is expected to transfer \$47,388 of its O&M Fee Pledge.

Expenditures

General, Administrative, Operations and Maintenance Expenditures

General and administrative expenditures include the estimated costs of services necessary to maintain the District's administrative viability such as legal, management, accounting, insurance, membership dues, meeting and other administrative expenditures. Estimated operating expenditures related to landscaping, snow removal, and repairs and maintenance are included in the Special Revenue Fund budget.

County Treasurer's Fees

County Treasurer's fees have been computed at 1.5% of property tax collections.

Payment to ARTA – ARI Property Taxes

During 2021, revenues collected from AURA related to the ARI mill levy will be disbursed for the benefit of the Aurora Regional Improvement Authority, pursuant to the District's Service Plan.

The District has no debt nor operating or capital leases.

Reserves

Emergency Reserve

TABOR requires local governments to establish Emergency Reserve. This reserve must be at least 3% of fiscal year spending.

This information is an integral part of the accompanying budget.

**Fitzsimons Village Metropolitan District No. 3
Schedule of Long-Term Obligations**

	Balance at December 31, 2019	Additions	Repayments	Balance at December 31, 2020	Additions*	Repayments*	Balance at December 31, 2021*
Tax Increment/PIF Supported Revenue Bonds Series 2014A	\$ 5,055,000	\$ -	\$ 5,055,000	\$ -	\$ -	\$ -	\$ -
Tax Increment/PIF Supported Revenue Bonds Series 2014B	2,100,000	-	2,100,000	-	-	-	-
Developer Advances - O&M	57,699	16,704	-	74,403	14,582	-	88,985
Developer Advances - O&M Interest	11,233	5,751	-	16,984	6,540	-	23,524
Total	<u><u>\$ 7,223,932</u></u>	<u><u>\$ 22,455</u></u>	<u><u>\$ 7,155,000</u></u>	<u><u>\$ 91,387</u></u>	<u><u>\$ 21,122</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 112,509</u></u>

* Estimate