MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020
PROPOSED BUDGET
PREPARED MAY 17, 2019

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT
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MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND 001 BUDGET
FISCAL YEAR 2020

	Fiscal Year 2019				
	Adopted Budget FY 2019	Actual through 3/31/2019	Estimated through 9/30/2019	Total Actual and Estimated	Proposed Budget FY 2020
REVENUES					
Assessment levy: on-roll - gross	$ 601,027				$ 660,851
Allowable Discounts (4%)	(24,041)				(26,434)
Assessment levy: on-roll - net	576,986	$ 513,130	$ 63,856	$ 576,986	634,417
Assessment levy: off-roll	101,604	50,802	50,802	101,604	112,055
Interest and miscellaneous	-	94	100	194	-
Total revenues	678,590	564,026	114,758	678,784	746,472
EXPENDITURES					
Professional & admin					
Supervisors	6,600	4,091	2,509	6,600	6,600
Management	48,000	24,000	24,000	48,000	48,000
Accounting	16,700	8,350	8,350	16,700	16,700
Audit	10,000	-	10,000	10,000	10,000
Legal	10,000	4,691	5,309	10,000	10,000
Field management	15,300	7,650	7,650	15,300	15,300
Engineering	10,000	8,996	5,000	13,996	35,000
Trustee	10,000	-	10,000	10,000	10,000
Dissemination agent	4,000	2,000	2,000	4,000	4,000
Arbitrage rebate calculation	1,500	-	1,500	1,500	1,500
Assessment roll preparation	5,000	2,500	2,500	5,000	5,000
Telephone	259	129	130	259	259
Postage	1,000	808	192	1,000	1,000
Insurance	10,000	11,214	-	11,214	11,750
Printing & binding	1,714	857	857	1,714	1,714
Legal advertising	2,000	751	1,249	2,000	2,000
Contingencies	1,000	1,198	1,200	2,398	2,500
Annual district filing fee	175	175	-	175	175
Website	500	-	500	500	705
ADA website compliance	-	139	-	139	200
Total professional & admin	153,748	77,549	82,946	160,495	182,403

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND 001 BUDGET
FISCAL YEAR 2020

	Fiscal Year 2019				
	Adopted Budget FY 2019	Actual through 3/31/2019	Estimated through 9/30/2019	Total Actual and Estimated	Proposed Budget FY 2020
Water management					
Contractual services	200,000	82,246	121,734	203,980	203,980
Aquascaping/lake banks/pipe cleanout	50,000	4,639	44,566	49,205	100,000
Streetsweeping	-	-	-	-	8,000
Electricity	24,000	16,157	16,200	32,357	33,000
Fire break and clear zone initiatives	-	119,869	1,655	121,524	-
Future aeration replacement	42,000	293	5,000	5,293	17,400
Capital outlay-aeration FCB loan pymt	92,319	7,869	83,010	90,879	89,960
Total water management	408,319	231,073	272,165	503,238	452,340
Other fees and charges					
Property appraiser	10,699	333	10,366	10,699	10,699
Tax collector	8,024	6,427	1,597	8,024	8,030
Total other fees and charges	18,723	6,760	11,963	18,723	18,729
Total expenditures and other uses	580,790	315,382	367,074	682,456	653,472
Excess/(deficiency) of revenues over/(under) expenditures	97,800	248,644	(252,316)	(3,672)	93,000
Fund balance - beginning (unaudited)	31,039	90,766	339,410	90,766	87,094
Fund balance - ending (projected)	$ 128,839	$ 339,410	$ 87,094	$ 87,094	$ 180,094

Assessment Summary

Description	Units	FY 2019 Actual Assessment	FY 2020 Proposed Assessment	Total Revenue
On-roll assessments	926.00	$ 649.06	$ 713.66	$ 660,850.54
Off-roll assessments	168.53	$ 602.88	$ 664.89	$ 112,055.46
Total Units:	1,094.53		Total Revenue:	$ 772,906.00

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT
DEFINITION OF GENERAL FUND EXPENDITURES

EXPENDITURES

Supervisors	$ 6,600
Supervisors pay is statutorily set at $200 , per Supervisor, (plus applicable taxes) for each meeting of the Board of Supervisors not to exceed $4,800, per Supervisor, for each fiscal year. It is anticipated the Board will meet 6 times a year.	
Management	48,000
Wrathell, Hunt and Associates, LLC, specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, oversee the issuance of tax exempt bonds, and operate and maintain the assets of the community.	
Accounting	16,700
Fees related to all aspects of accounting for the District funds, including budget and financial statement preparation, cash management and accounts payable. These functions are performed by **Wrathell, Hunt and Associates, LLC,** on behalf of the District.	
Audit	10,000
The District are required to complete annual, independent examinations of their accounting records and procedures. These audit is conducted pursuant to Florida Law and the Rules of the Florida Auditor General.	
Legal	10,000
Fees for on-going general counsel and legal representation on behalf of the District.	
Field management	15,300
Wrathell, Hunt & Associates, LLC, is responsible for day-to-day field operations. These responsibilities include, but are not limited to, preparing and bidding services, contract administration, hiring and maintaining qualified personnel, preparing operating schedules and policies, ensuring compliance with operating permits, preparing and implementing field operating budgets, providing District-related information to the public and attending board meetings.	
Engineering	35,000
Johnson Engineering, Inc. provides an array of engineering, consulting, and construction services to the District, assisting them in crafting solutions with sustainability for the long-term interests of the community, while recognizing the needs of the government, environment and maintenance of the community's facilities.	
Trustee	10,000
Annual fees paid to U.S. Bank for acting as trustee, paying agent and registrar.	
Dissemination agent	4,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities & Exchange Act of 1934. The District has amended their contracts with Wrathell, Hunt and Associates, LLC to provide this service.	
Arbitrage rebate calculation	1,500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate arbitrage rebate liability.	
Assessment roll preparation	5,000
The District has amended their contracts with Wrathell, Hunt and Associates, LLC to provide assessment roll management services.	
Telephone	259
Telephone and fax machine services.	
Postage	1,000
Mailing of agenda packages, overnight deliveries, correspondence, etc.	

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT
DEFINITION OF GENERAL FUND EXPENDITURES

EXPENDITURES (continued)	
Insurance	11,750
The District carries public officials liability, general liability and fire damage insurance. The District has a general liability insurance limit of $1,000,000 ($2,000,000 general aggregate limit), a public officials liability limit of $1,000,000 ($2,000,000 general aggregate limit) and a fire damage liability limit of $50,000.	
Printing & binding	1,714
Letterhead, envelopes, copies, etc.	
Legal advertising	2,000
Required advertisements for monthly meetings, special meetings, public hearings, bidding, etc.	
Contingencies	2,500
Bank charges and miscellaneous expenses incurred throughout the year.	
Annual district filing fee	175
Annual fee paid to the Department of Economic Opportunity.	
Website	705
ADA website compliance	200
Contractual services	203,980
Contracts entered into by the District for water management related professional services, including lake and wetland maintenance, as well as water quality testing.	
Aquascaping/lake banks/pipe cleanout	100,000
Addresses the continued supplementation of the lake perimeter beneficial aquatic plant program as well as inspection and cleanout of District owned drainage pipes and structures on a rotational basis. It is also anticipated that the District will begin a lake repair and aesthetic enhancement program in 2020.	
Streetsweeping	8,000
Anticipates contracting with a licensed street sweeping contractor to sweep all of the communities streets, on a weekly basis, during oak tree defoliation season and in an effort to reduce the amount of leaves entering the roadside catch basins and lakes.	
Electricity	33,000
Electrical expenses incurred relating to water management of the District.	
Future aeration replacement	17,400
In 2018 the District adopted an aeration major component replacement schedule. The budgeted amount is per that schedule	
Capital outlay-aeration FCB loan pymt	89,960
In 2017 the District completed the remaining aeration systems and began repaying the 5 year loan from FCB during fiscal year 2018.	
Property appraiser	10,699
The property appraiser's fee is $1.00 per parcel in Lee County. The property appraiser's fee is 2% of assessments levied in Collier County.	
Tax collector	8,030
The tax collector's fee is 1.5% of assessments collected.	
Total expenditures	$653,472

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2012 ($6,025,000 and $7,430,000)
REFUNDING MEDITERRA SOUTH SERIES 1999 & 2001
FISCAL YEAR 2020

	Fiscal Year 2019				
	Adopted Budget FY 2019	Actual through 3/31/2019	Estimated through 9/30/2019	Total Actual and Estimated	Proposed Budget FY 2020
REVENUES					
Assessment levy: on-roll - gross	$ 1,154,459				$ 1,148,645
Allowable Discounts (4%)	(46,178)				(45,946)
Assessment levy: on-roll - net	1,108,281	$ 990,986	$ 117,295	$ 1,108,281	1,102,699
Interest	-	12,452	-	12,452	-
Total Revenues	1,108,281	1,003,438	117,295	1,120,733	1,102,699
EXPENDITURES					
Debt service					
Principal	590,000	-	585,000	585,000	610,000
Principal prepayment	-	40,000	5,000	45,000	-
Interest	495,580	247,790	246,826	494,616	469,998
Total debt service	1,085,580	287,790	836,826	1,124,616	1,079,998
Other fees & charges					
Property appraiser	9,729	-	9,729	9,729	9,729
Tax collector	12,972	10,940	-	10,940	12,972
Total other fees & charges	22,701	10,940	9,729	20,669	22,701
Total expenditures	1,108,281	298,730	846,555	1,145,285	1,102,699
Excess/(deficiency) of revenues over/(under) expenditures	-	704,708	(729,260)	(24,552)	-
Beginning fund balance (unaudited)	1,214,675	1,305,005	2,009,713	1,305,005	1,280,453
Ending fund balance (projected)	$1,214,675	$ 2,009,713	$1,280,453	$ 1,280,453	1,280,453

Use of fund balance	
Debt service reserve account balance (required)	(804,268)
Interest expense - November 1, 2020	(222,189)
Projected fund balance surplus/(deficit) as of September 30, 2020	$ 253,996

Mediterra

Community Development District

Series 2012 (Refunded Mediterra North CDD Series 2001 and Mediterra South CDD Series 1999 & 2001)

$6,025,000 and $7,430,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2019	-	-	234,998.75	234,998.75
05/01/2020	610,000.00	4.200%	234,998.75	844,998.75
11/01/2020	-	-	222,188.75	222,188.75
05/01/2021	635,000.00	4.400%	222,188.75	857,188.75
11/01/2021	-	-	208,218.75	208,218.75
05/01/2022	665,000.00	4.500%	208,218.75	873,218.75
11/01/2022	-	-	193,256.25	193,256.25
05/01/2023	695,000.00	4.650%	193,256.25	888,256.25
11/01/2023	-	-	177,097.50	177,097.50
05/01/2024	730,000.00	5.100%	177,097.50	907,097.50
11/01/2024	-	-	158,482.50	158,482.50
05/01/2025	770,000.00	5.100%	158,482.50	928,482.50
11/01/2025	-	-	138,847.50	138,847.50
05/01/2026	810,000.00	5.100%	138,847.50	948,847.50
11/01/2026	-	-	118,192.50	118,192.50
05/01/2027	850,000.00	5.100%	118,192.50	968,192.50
11/01/2027	-	-	96,517.50	96,517.50
05/01/2028	895,000.00	5.100%	96,517.50	991,517.50
11/01/2028	-	-	73,695.00	73,695.00
05/01/2029	945,000.00	5.100%	73,695.00	1,018,695.00
11/01/2029	-	-	49,597.50	49,597.50
05/01/2030	990,000.00	5.100%	49,597.50	1,039,597.50
11/01/2030	-	-	24,352.50	24,352.50
05/01/2031	955,000.00	5.100%	24,352.50	979,352.50
Total	**$9,550,000.00**	**-**	**$3,390,890.00**	**$12,940,890.00**

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND 204 BUDGET - SERIES 2013 BONDS
FISCAL YEAR 2020

	Fiscal Year 2019				
	Adopted Budget FY 2019	Actual through 3/31/2019	Estimated through 9/30/2019	Total Actual and Estimated	Proposed Budget FY 2020
REVENUES					
Assessment levy: on-roll - gross	$ 329,677				$ 329,677
Allowable discounts (4%)	(13,187)				(13,187)
Assessment levy: on-roll - net	316,490	$ 269,658	$ 46,832	$ 316,490	316,490
Interest	-	2,157	-	2,157	-
Total revenues	316,490	271,815	46,832	318,647	316,490
EXPENDITURES					
Debt service					
Principal	145,000	-	145,000	145,000	150,000
Interest	157,806	78,903	78,903	157,806	151,825
Total debt service	302,806	78,903	223,903	302,806	301,825
Other fees & charges					
Property appraiser	4,945	-	4,945	4,945	4,945
Tax collector	6,594	5,391	1,203	6,594	6,594
Total other fees & charges	11,539	5,391	6,148	11,539	11,539
Total expenditures	314,345	84,294	230,051	314,345	313,364
Excess/(deficiency) of revenues over/(under) expenditures	2,145	187,521	(183,219)	4,302	3,126
Beginning fund balance (unaudited)	211,402	221,489	409,010	221,489	225,791
Ending fund balance (projected)	$ 213,547	$ 409,010	$ 225,791	$ 225,791	228,917

Use of fund balance	
Debt service reserve account balance (required)	(75,000)
Interest expense - November 1, 2020	(72,819)
Projected fund balance surplus/(deficit) as of September 30, 2020	$ 81,098

Mediterra
Community Development District
Series 2013
$4,030,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2019	-		75,912.50	75,912.50
05/01/2020	150,000.00	4.125%	75,912.50	225,912.50
11/01/2020	-		72,818.75	72,818.75
05/01/2021	155,000.00	4.125%	72,818.75	227,818.75
11/01/2021	-		69,621.88	69,621.88
05/01/2022	165,000.00	4.125%	69,621.88	234,621.88
11/01/2022	-		66,218.75	66,218.75
05/01/2023	170,000.00	4.125%	66,218.75	236,218.75
11/01/2023	-		62,712.50	62,712.50
05/01/2024	180,000.00	4.125%	62,712.50	242,712.50
11/01/2024	-		59,000.00	59,000.00
05/01/2025	185,000.00	5.000%	59,000.00	244,000.00
11/01/2025	-		54,375.00	54,375.00
05/01/2026	195,000.00	5.000%	54,375.00	249,375.00
11/01/2026	-		49,500.00	49,500.00
05/01/2027	210,000.00	5.000%	49,500.00	259,500.00
11/01/2027	-		44,250.00	44,250.00
05/01/2028	220,000.00	5.000%	44,250.00	264,250.00
11/01/2028	-		38,750.00	38,750.00
05/01/2029	230,000.00	5.000%	38,750.00	268,750.00
11/01/2029	-		33,000.00	33,000.00
05/01/2030	240,000.00	5.000%	33,000.00	273,000.00
11/01/2030	-		27,000.00	27,000.00
05/01/2031	255,000.00	5.000%	27,000.00	282,000.00
11/01/2031	-		20,625.00	20,625.00
05/01/2032	265,000.00	5.000%	20,625.00	285,625.00
11/01/2032	-		14,000.00	14,000.00
05/01/2033	280,000.00	5.000%	14,000.00	294,000.00
11/01/2033	-		7,000.00	7,000.00
05/01/2034	280,000.00	5.000%	7,000.00	287,000.00
Total	**$3,180,000.00**		**$1,389,568.75**	**$4,569,568.75**

Mediterra
Community Development District
FY 2019-2020 Final Assessments *****PRELIMINARY*****

Lee County "North" 2012 Series A Bond Issue - Refinanced 2001 Bonds

Lee County
11 years remaining

Neighborhoods	Parcel		Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2019-2020 tax payment
Teramo	115	$ 44,977.14	Manor 2	$3,067.22	$ 713.66	$ 3,780.88	$23,872.42
Parcel 115A REPLATTED	115A	64,545.38	Manor A	4,401.68	713.66	5,115.34	34,258.62
Verona (Lots 1-5,31-34)	117	46,192.73	Manor 3	3,150.13	713.66	3,863.79	24,517.71
Cortile (lots 1-5, 37-48)	118	21,272.97	Villa 1	1,450.71	713.66	2,164.37	11,291.00
Treviso (Lots 2 - 10)	120	43,761.54	Manor 1	2,984.32	713.66	3,697.98	23,227.21
Marcello	114	43,761.54	Estate 1	2,984.32	713.66	3,697.98	23,227.21
Marcello (unsold)	114	55,722.30	Estate 1A	3,799.99	713.66	4,513.65	29,575.61
Amarone	124	43,761.54	Estate 1	2,984.32	713.66	3,697.98	23,227.21
Positano	116	21,272.97	Villa 1	1,450.71	713.66	2,164.37	11,291.00
Villalago	121	17,018.38	Villa 2	1,160.57	713.66	1,874.23	9,032.80
Terrazza	123	17,018.38	Villa 2	1,160.57	713.66	1,874.23	9,032.80
Serata	122A	17,018.38	Villa 2	1,160.57	713.66	1,874.23	9,032.80
Serata II	122A	28,549.38	Villa 2A	1,946.93	713.66	2,660.59	15,153.09
Brendisi	119	12,688.79	Coach 1	865.32	713.66	1,578.98	6,734.87
Coach to be announced	122B	12,688.79	Coach 1	865.32	713.66	1,578.98	6,734.87
Porta Vecchio	113	12,155.98	Coach	828.98	713.66	1,542.64	6,452.03

Fiscal year 2018-2019 Assessments:	Manor 1	$ 2,989.50	$ 649.06	$ 3,638.56	$25,233.47
	Manor 2	3,072.54	649.06	3,721.60	25,934.41
	Manor 3	3,155.59	649.06	3,804.65	26,635.44
	Manor A	4,409.32	649.06	5,058.38	37,217.72
	Estate 1	2,989.50	649.06	3,638.56	25,233.47
	Estate 1A	3,806.58	649.06	4,455.64	32,130.22
	Villa 1	1,453.23	649.06	2,102.29	12,266.27
	Villa 2	1,162.58	649.06	1,811.64	9,813.01
	Villa 2A	1,950.31	649.06	2,599.37	16,461.95
	Coach 1	866.82	649.06	1,515.88	7,316.60
	Coach	830.42	649.06	1,479.48	7,009.33

Mediterra
Community Development District *****PRELIMINARY*****
FY 2019-2020 Final Assessments

Collier County "South" 2012 Series Bond Issue - REFINANCED 1999 Bonds **Collier County**
11 years remaining

Phase I Neighborhoods	Parcel	Original Assessment	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2019-2020 tax payment
Benvenuto	100	$ 34,646.17	Manor SF	$ 2,457.37	$ 713.66	$ 3,171.03	$ 19,125.88
IL Corsini	108	34,646.17	Manor SF	2,457.37	713.66	3,171.03	19,125.88
IL Trebbio Lots 1-14	101	34,646.17	Estate SF	2,457.37	713.66	3,171.03	19,125.88
Savona	102	34,646.17	Estate SF	2,457.37	713.66	3,171.03	19,125.88
Medici	107	13,868.45	Villa A	979.36	713.66	1,693.02	7,622.44
Milan	105/106	13,868.45	Villa B	979.36	713.66	1,693.02	7,622.44
Villoresi	103	13,868.45	Villa C	979.36	713.66	1,693.02	7,622.44
Monterosso	104	10,401.33	Coach	734.53	713.66	1,448.19	5,716.87

Fiscal year 2018-2019 Assessments:		Manor SF	$2,461.63	$ 649.06	$ 3,110.69	$20,191.70
		Estate SF	2,461.63	649.06	3,110.69	$20,191.70
		Villa A,B,C	981.06	649.06	1,630.12	8,047.26
		Coach	735.80	649.06	1,384.86	6,035.46

Mediterra
Community Development District *****PRELIMINARY*****
FY 2019-2020 Final Assessments

Collier County "South" 2012 A-1 Series Bond Issue - REFINANCED 2001 Bonds **Collier County**
11 years remaining

Phase II Neighborhoods	Parcel	Original Assessment	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2019-2020 tax payment
Bello Lago	109	$ 43,539.86	Manor SF B	$ 2,899.27	$ 713.66	$ 3,612.93	$ 22,565.25
Padova (Lots 28-35)	110	36,283.22	Manor SF C	2,416.07	713.66	3,129.73	18,804.45
Ravello	111	43,539.86	Manor SF B	2,899.27	713.66	3,612.93	22,565.25
Cortile (lots 6-18,26-36)	118A	38,702.10	Villa A	1,508.41	713.66	2,222.07	11,740.10
Cortile (lots 19-25)	118B	36,283.22	Manor SF A	2,577.13	713.66	3,290.79	20,058.00
Treviso (Lot 1)	120	43,539.86	Manor SF B	2,899.27	713.66	3,612.93	22,565.25
IL Trevvio Lots (15-22)	101A	36,283.22	Estate SF A	2,416.07	713.66	3,129.73	18,804.45
Padova Lots 1-27	110	36,283.22	Estate SF A	2,416.07	713.66	3,129.73	18,804.45
Verona (lots 6-30)	117	45,958.74	Estate SF B	3,060.35	713.66	3,774.01	23,818.95
Bellezza	112	16,932.17	Villa B	1,127.49	713.66	1,841.15	8,775.37
Porta Vecchio (Bldgs 13,14)	113	12,094.41	Coach	805.35	713.66	1,519.01	6,268.12

Fiscal year 2018-2019 Assessments:	Manor SF A	$ 2,581.60	$ 649.06	$ 3,230.66	$ 21,175.79
	Manor SF B	2,904.30	649.06	3,553.36	23,822.75
	Manor SF C	2,420.26	649.06	3,069.32	19,852.34
	Estate SF A	2,420.26	649.06	3,069.32	19,852.34
	Estate SF B	3,065.66	649.06	3,714.72	25,146.27
	Villa A	1,511.03	649.06	2,160.09	12,394.36
	Villa B	1,129.45	649.06	1,778.51	9,264.41
	Coach	806.75	649.06	1,455.81	6,617.45

Mediterra
Community Development District *****PRELIMINARY*****
FY 2019-2020 Final Assessments

Collier County "South" 2013 Series Bond Issue (Phase III) - REFINANCED 2003 Bonds **Collier County**
14 years remaining

Phase III Neighborhoods	Parcel	Original Assessment	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2019-2020 tax payment
Lucarno	125	$ 19,897.45	Villa C	$ 1,379.40	$ 713.66	$ 2,093.06	$ 12,677.85
Lucarno	126	19,897.45	Villa C	1,379.40	713.66	2,093.06	12,677.85
Felicita	127	39,794.89	SF - 90	2,758.81	713.66	3,472.47	25,355.69
Cellini	128	39,794.89	SF - 90	2,758.81	713.66	3,472.47	25,355.69
Celebrita	129	39,794.89	SF - 90	2,758.81	713.66	3,472.47	25,355.69
Buonasera	130	39,794.89	SF - 90	2,758.81	713.66	3,472.47	25,355.69
Cabreo	131	19,897.45	Villa C	1,379.40	713.66	2,093.06	12,677.85

Fiscal year 2018-2019 Assessments:	SF - 90	$ 2,758.81	$ 649.06	$ 3,407.87	$ 26,610.92
	Villa C	1,379.40	649.06	2,028.46	13,305.41