

**MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022
ADOPTED BUDGET**

**MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT
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**MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND 001 BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2021				Adopted Budget FY 2022
	Adopted	Actual through 3/31/2021	Estimated through 9/30/2021	Total Actual and Estimated	
REVENUES					
Assessment levy: on-roll - gross	\$ 759,316				\$1,153,139
Allowable Discounts (4%)	(30,373)				(46,126)
Assessment levy: on-roll - net	728,943	\$ 708,533	\$ 20,410	\$ 728,943	1,107,013
Assessment levy: off-roll	129,259	64,630	64,629	129,259	-
Interest and miscellaneous	-	38	100	138	-
Total revenues	858,202	773,201	85,139	858,340	1,107,013
EXPENDITURES					
Professional & admin					
Supervisors	9,900	4,306	5,594	9,900	9,900
Management	48,000	24,000	24,000	48,000	49,973
Accounting	16,700	8,350	8,350	16,700	16,700
Audit	10,000	-	10,000	10,000	10,000
Legal	10,000	4,086	5,914	10,000	10,000
Field management	15,300	7,650	7,650	15,300	15,300
Engineering	95,000	42,129	52,871	95,000	95,000
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	-
Postage	1,000	597	403	1,000	1,000
Insurance	11,750	10,696	-	10,696	11,800
Printing & binding	1,714	857	857	1,714	-
Legal advertising	4,000	1,556	2,444	4,000	4,000
Contingencies	2,500	1,170	1,330	2,500	2,500
Annual district filing fee	175	175	-	175	175
Website	705	705	-	705	705
ADA website compliance	210	210	-	210	210
Total professional & admin	247,713	111,116	135,543	246,659	247,763

**MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND 001 BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2021				Adopted Budget FY 2022
	Adopted	Actual through 3/31/2021	Estimated through 9/30/2021	Total Actual and Estimated	
Water management					
Contractual services	215,000	85,910	121,130	207,040	237,400
Aquascaping/aesthetic enhance/pipe cleanou	100,000	6,325	35,000	41,325	100,000
Conservation area fire mitigation clean up	-	-	-	-	175,000
Lake bank-erosion repairs	-	-	-	-	75,000
Electricity	31,500	15,053	16,447	31,500	31,500
Capital Outlay-Drain Pipe Repair	78,000	116,000	18,000	134,000	-
Future aeration replacement	17,340	3,648	13,692	17,340	9,000
Capital outlay-aeration FCB loan pymt	89,960	4,074	85,886	89,960	112,177
Total water management	531,800	231,010	290,155	521,165	740,077
Other fees and charges					
Property appraiser & tax collector	18,729	9,593	9,136	18,729	29,173
Total other fees and charges	18,729	9,593	9,136	18,729	29,173
Total expenditures and other uses	798,242	351,719	434,834	786,553	1,017,013
Excess/(deficiency) of revenues over/(under) expenditures	59,960	421,482	(349,695)	71,787	90,000
Net increase/(decrease) of fund balance	59,960	421,482	(349,695)	71,787	90,000
Fund balance - beginning (unaudited)	100,919	135,112	556,594	135,112	206,899
Fund balance - ending (projected)					
Assigned					
3 months working capital	-	-	-	-	254,253
Unassigned	160,879	556,594	206,899	206,899	42,646
Fund balance - ending (projected)	\$ 160,879	\$ 556,594	\$ 206,899	\$ 206,899	\$ 296,899

Assessment Summary

Description	Units	FY 2021	FY 2022	Total Revenue
		Actual Assessment	Proposed Assessment	
On-roll assessments	1,094.53	\$ 820.00	\$ 1,053.55	\$1,153,139

**MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT
DEFINITION OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Supervisors	\$ 9,900
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 9 times a year.	
Management	49,973
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, telephone, printing, 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	95,000
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.	
Postage	1,000
Mailing of agenda packages, overnight deliveries, correspondence, etc.	

**MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT
DEFINITION OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Insurance		11,800
	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 \$5,000,000 (\$5,000,000 general aggregate limit) and a fire damage liability limit of \$50,000.	
Legal advertising		4,000
	Required advertisements for monthly meetings, special meetings, public hearings, bidding, etc.	
Contingencies		2,500
	Bank charges, automated AP routing 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		210
Contractual services		237,400
	Contracts entered into by the District for water management related professional services, including lake and wetland maintenance, monthly bacteria packs for lake 52 as well as water quality testing and cane toad removal.	
	Lake maintenance 200,000	
	Cane toad removal 22,000	
	Lake 52 bacteria 5,400	
	Water quality testing 10,000	
	<u>237,400</u>	
Aquascaping/aesthetic enhance/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. It is also anticipated that the District will continue the lake aesthetic enhancement program in 2022.	
Conservation area fire mitigation clean up		175,000
	This effort is a continuation of the program initiated by the District in 2017 which includes the vegetation and debris clean up of the District's Conservation Area perimeters that are adjacent to residences.	
Lake Bank-Erosion Repairs		75,000
	In fiscal year 2022, the District plans on continuing its lake bank erosion repair and mitigation efforts. Lakes 13 and 35 are planned to have rip raprock installed along the eroded shorelines.	
Electricity		31,500
	Electrical expenses incurred relating to water management of the District.	
Future aeration replacement		9,000
	In 2018 the District adopted an aeration major component replacement schedule. The budgeted amount is per that schedule	
Capital outlay-aeration FCB loan pymt		112,177
	In 2017 the District completed the remaining aeration systems and began repaying the 5 year loan from FCB during fiscal year 2018 maturing during fiscal year 2022 with a final payment of 112,177,	
Property appraiser & tax collector		29,173
	In Collier County the tax collector's fee is 1.5% of assessments collected and property appraiser's fee is 2.5% . In Lee County the tax collector's fee is \$1.50 per parcel and the property appraiser's fee is \$1.00 per parcel.	
		\$1,017,013

**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 2022**

	Fiscal Year 2021			Total Actual and Estimated	Adopted Budget FY 2022
	Adopted	Actual through 3/31/2021	Estimated through 9/30/2021		
REVENUES					
Assessment levy: on-roll - gross	\$ 1,112,497				\$ 1,100,919
Allowable Discounts (4%)	(44,500)				(44,037)
Assessment levy: on-roll - net	1,067,997	\$ 1,035,301	\$ 32,696	\$ 1,067,997	1,056,882
Assessment prepayments	-	6,868	-	6,868	-
Interest	-	35	-	35	-
Total Revenues	1,067,997	1,042,204	32,696	1,074,900	1,056,882
EXPENDITURES					
Debt service					
Principal	615,000	-	615,000	615,000	635,000
Principal prepayment	-	10,000	65,000	75,000	-
Interest	431,010	215,505	215,250	430,755	400,178
Total debt service	1,046,010	225,505	895,250	1,120,755	1,035,178
Other fees & charges					
Property appraiser & tax collector	21,987	12,044	9,943	21,987	21,704
Total other fees & charges	21,987	12,044	9,943	21,987	21,704
Total expenditures	1,067,997	237,549	905,193	1,142,742	1,056,882
Excess/(deficiency) of revenues over/(under) expenditures	-	804,655	(872,497)	(67,842)	-
Beginning fund balance (unaudited)	1,053,749	1,071,821	1,876,476	1,071,821	1,003,979
Ending fund balance (projected)	<u>\$1,053,749</u>	<u>\$1,876,476</u>	<u>\$1,003,979</u>	<u>\$1,003,979</u>	<u>1,003,979</u>
Use of fund balance					
Debt service reserve account balance (required)					(804,268)
Interest expense - November 1, 2022					(185,801)
Projected fund balance surplus/(deficit) as of September 30, 2022					<u>\$ 13,910</u>

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
11/01/2021	-	-	200,088.75	200,088.75
05/01/2022	635,000.00	4.500%	200,088.75	835,088.75
11/01/2022	-	-	185,801.25	185,801.25
05/01/2023	665,000.00	4.650%	185,801.25	850,801.25
11/01/2023	-	-	170,340.00	170,340.00
05/01/2024	695,000.00	5.100%	170,340.00	865,340.00
11/01/2024	-	-	152,617.50	152,617.50
05/01/2025	735,000.00	5.100%	152,617.50	887,617.50
11/01/2025	-	-	133,875.00	133,875.00
05/01/2026	775,000.00	5.100%	133,875.00	908,875.00
11/01/2026	-	-	114,112.50	114,112.50
05/01/2027	815,000.00	5.100%	114,112.50	929,112.50
11/01/2027	-	-	93,330.00	93,330.00
05/01/2028	855,000.00	5.100%	93,330.00	948,330.00
11/01/2028	-	-	71,527.50	71,527.50
05/01/2029	900,000.00	5.100%	71,527.50	971,527.50
11/01/2029	-	-	48,577.50	48,577.50
05/01/2030	950,000.00	5.100%	48,577.50	998,577.50
11/01/2030	-	-	24,352.50	24,352.50
05/01/2031	955,000.00	5.100%	24,352.50	979,352.50
Total	\$7,980,000.00	-	\$2,389,245.00	\$10,369,245.00

**MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND 204 BUDGET - SERIES 2013 BONDS
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual and Estimated	Adopted Budget FY 2022
	Adopted	Actual through 3/31/2021	Estimated through 9/30/2021		
REVENUES					
Assessment levy: on-roll - gross	\$ 329,677				\$ 328,913
Allowable discounts (4%)	(13,187)				(13,157)
Assessment levy: on-roll - net	316,490	\$ 308,527	\$ 7,963	\$ 316,490	315,756
Interest	-	8	-	8	-
Total revenues	316,490	308,535	7,963	316,498	315,756
EXPENDITURES					
Debt service					
Principal	155,000	-	155,000	155,000	165,000
Interest	145,638	72,819	72,819	145,638	139,244
Total debt service	300,638	72,819	227,819	300,638	304,244
Other fees & charges					
Property appraiser & tax collector	11,539	6,171	5,368	11,539	11,512
Total other fees & charges	11,539	6,171	5,368	11,539	11,512
Total expenditures	312,177	78,990	233,187	312,177	315,756
Excess/(deficiency) of revenues over/(under) expenditures	4,313	229,545	(225,224)	4,321	-
Fund balance:					
Net increase/(decrease) in fund balance	4,313	229,545	(225,224)	4,321	-
Beginning fund balance (unaudited)	242,766	255,383	484,928	255,383	259,704
Ending fund balance (projected)	\$247,079	\$484,928	\$259,704	\$ 259,704	259,704
Use of fund balance					
Debt service reserve account balance (required)					(75,000)
Interest expense - November 1, 2022					(66,219)
Projected fund balance surplus/(deficit) as of September 30, 2022					<u>\$ 118,485</u>

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

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+i
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	\$2,875,000.00		\$1,092,106.25	\$3,967,106.25

**Mediterra
Community Development District
FY 2021-2022 Final Assessments**

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

**Lee County
9 years remaining**

Neighborhoods	Parcel	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2021-2022 tax payment
Teramo	115	Manor 2	\$2,942.13	\$ 1,053.55	\$ 3,995.68	\$20,040.56
Il Cuore Ct	115A	Manor A	4,222.16	1,053.55	5,275.71	28,759.62
Verona (Lots 1-5,31-34)	117	Manor 3	3,021.66	1,053.55	4,075.21	20,582.27
Cortile (lots 1-5, 37-48)	118	Villa 1	1,391.54	1,053.55	2,445.09	9,478.60
Treviso (Lots 2 - 10)	120	Manor 1	2,862.61	1,053.55	3,916.16	19,498.92
Marcello	114	Estate 1	2,862.61	1,053.55	3,916.16	19,498.92
Marcello	114	Estate 1A	3,645.02	1,053.55	4,698.57	24,828.33
Amarone	124	Estate 1	2,862.61	1,053.55	3,916.16	19,498.92
Positano	116	Villa 1	1,391.54	1,053.55	2,445.09	9,478.60
Villalago	121	Villa 2	1,113.23	1,053.55	2,166.78	7,582.88
Terrazza	123	Villa 2	1,113.23	1,053.55	2,166.78	7,582.88
Serata	122A	Villa 2	1,113.23	1,053.55	2,166.78	7,582.88
Serata II	122A	Villa 2A	1,867.52	1,053.55	2,921.07	12,720.78
Brendisi	119	Coach 1	830.03	1,053.55	1,883.58	5,653.84
Calabria	122B	Coach 1	830.03	1,053.55	1,883.58	5,653.84
Porta Vecchio	113	Coach	795.17	1,053.55	1,848.72	5,416.37

Fiscal year 2020-2021 Assessments:	Manor 1	\$ 2,890.40	\$ 820.00	\$ 3,710.40	\$20,927.87
	Manor 2	2,970.69	820.00	3,790.69	21,509.21
	Manor 3	3,050.99	820.00	3,870.99	22,090.62
	Manor A	4,263.16	820.00	5,083.16	30,867.24
	Estate 1	2,890.40	820.00	3,710.40	20,927.87
	Estate 1A	3,680.40	820.00	4,500.40	26,647.82
	Villa 1	1,405.06	820.00	2,225.06	10,173.27
	Villa 2	1,124.04	820.00	1,944.04	8,138.61
	Villa 2A	1,885.66	820.00	2,705.66	13,653.04
	Coach 1	838.09	820.00	1,658.09	6,068.16
	Coach	802.89	820.00	1,622.89	5,813.32

**Mediterra
Community Development District
FY 2021-2022 Final Assessments**

Collier County "South" 2012 Series Bond Issue - REFINANCED 1999 Bonds

**Collier County
9 years remaining**

Phase I Neighborhoods	Parcel	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2021-2022 tax payment
Benvenuto	100	Manor SF	\$ 2,357.15	\$ 1,053.55	\$ 3,410.70	\$ 15,470.54
IL Corsini	108	Manor SF	2,357.15	1,053.55	3,410.70	15,470.54
IL Trebbio Lots 1-14	101	Estate SF	2,357.15	1,053.55	3,410.70	15,470.54
Savona	102	Estate SF	2,357.15	1,053.55	3,410.70	15,470.54
Medici	107	Villa A	939.42	1,053.55	1,992.97	6,165.65
Milan	105/106	Villa B	939.42	1,053.55	1,992.97	6,165.65
Villoresi	103	Villa C	939.42	1,053.55	1,992.97	6,165.65
Monterosso	104	Coach	704.57	1,053.55	1,758.12	4,624.27
Fiscal year 2020-2021 Assessments:		Manor SF	\$2,380.03	\$ 820.00	\$ 3,200.03	\$17,232.55
		Estate SF	2,380.03	820.00	3,200.03	\$17,232.55
		Villa A,B,C	948.54	820.00	1,768.54	6,867.87
		Coach	711.41	820.00	1,531.41	5,150.94

**Mediterra
Community Development District
FY 2021-2022 Final Assessments**

Collier County "South" 2012 A-1 Series Bond Issue - REFINANCED 2001 Bonds

**Collier County
9 years remaining**

Phase II Neighborhoods	Parcel	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2021-2022 tax payment
Bello Lago	109	Manor SF B	\$ 2,781.03	\$ 1,053.55	\$ 3,834.58	\$ 18,252.60
Padova (Lots 28-35)	110	Manor SF C	2,317.53	1,053.55	3,371.08	15,210.54
Ravello	111	Manor SF B	2,781.03	1,053.55	3,834.58	18,252.60
Cortile (lots 6-18,26-36)	118A	Villa A	1,446.89	1,053.55	2,500.44	9,496.32
Cortile (lots 19-25)	118B	Manor SF A	2,472.02	1,053.55	3,525.57	16,224.49
Treviso (Lot 1)	120	Manor SF B	2,781.03	1,053.55	3,834.58	18,252.60
IL Trevvio Lots (15-22)	101A	Estate SF A	2,317.53	1,053.55	3,371.08	15,210.54
Padova Lots 1-27	110	Estate SF A	2,317.53	1,053.55	3,371.08	15,210.54
Verona (lots 6-30)	117	Estate SF B	2,935.54	1,053.55	3,989.09	19,266.69
Bellezza	112	Villa B	1,081.51	1,053.55	2,135.06	7,098.22
Porta Vecchio (Bldgs 13,14)	113	Coach	772.51	1,053.55	1,826.06	5,070.18
Fiscal year 2020-2021 Assessments:		Manor SF A	\$ 2,496.02	\$ 820.00	\$ 3,316.02	\$ 18,072.39
		Manor SF B	2,808.03	820.00	3,628.03	20,331.44
		Manor SF C	2,340.03	820.00	3,160.03	16,942.94
		Estate SF A	2,340.03	820.00	3,160.03	16,942.94
		Estate SF B	2,964.04	820.00	3,784.04	21,461.03
		Villa A	1,460.94	820.00	2,280.94	10,577.91
		Villa B	1,092.01	820.00	1,912.01	7,906.67
		Coach	780.01	820.00	1,600.01	5,647.62

**Mediterra
Community Development District
FY 2021-2022 Final Assessments**

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

**Collier County
12 years remaining**

Phase III Neighborhoods	Parcel	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2021-2022 tax payment
Lucarno	125	Villa C	\$ 1,376.21	\$ 1,053.55	\$ 2,429.76	\$ 11,338.91
Lucarno	126	Villa C	1,376.21	1,053.55	2,429.76	11,338.91
Felicita	127	SF - 90	2,752.41	1,053.55	3,805.96	22,677.82
Cellini	128	SF - 90	2,752.41	1,053.55	3,805.96	22,677.82
Celebrita	129	SF - 90	2,752.41	1,053.55	3,805.96	22,677.82
Buonasera	130	SF - 90	2,752.41	1,053.55	3,805.96	22,677.82
Cabreo	131	Villa C	1,376.21	1,053.55	2,429.76	11,338.91
Caminetto		SF - 90	2,752.41	1,053.55	3,805.96	22,677.82
Fiscal year 2020-2021 Assessments:			\$ 2,758.81	\$ 820.00	\$ 3,578.81	\$ 24,058.62
			Villa C 1,379.40	820.00	2,199.40	12,029.31