

# CITY OF LAKE ELSINORE

Annual Report



FISCAL YEAR 2021-22  
COMMUNITY FACILITIES DISTRICT NO. 2005-2  
(ALBERHILL RANCH)



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Community Facilities District No. 2005-2  
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## Bond Profile

### *Project Description*

In September of 2005 the City of Lake Elsinore (the “City”) formed Community Facilities District No. 2005-2 Improvement Area A (the “CFD No. 2005-2 IA A” or the “IA A”). CFD No. 2005-2 IA A is authorized to issue bonds to fund the planning, design, permitting and construction of public infrastructure consisting primarily of street, sewer, water, storm drain, park facilities as well as the funding of certain City and Elsinore Valley Municipal Water District fees.

### *Location*

The boundaries of CFD No. 2005-2 IA A coincide with the development generally known as Alberhill Ranch. CFD No. 2005-2 IA A is located in the northern portion of the City, 1 ½ miles west of the Interstate 15 Freeway, east and south of Lake Street. Alberhill Ranch is planned for a total of 1,181 single family homes and approximately 389 multifamily units on approximately 489 gross acres.

### *Series 2015 Bonds*

The CFD No. 2005-2 IA A 2015 Special Tax Refunding Bonds (the “2015 Bonds”) refunded the outstanding 2005 Series A Special Tax Bonds, previously issued by CFD No. 2005-2 IA A on December 20, 2005. The 2015 Bonds were issued in the aggregate principal amount of \$21,095,000, with interest rates ranging from 2.7246% to 4.6658 %, and were issued March 18, 2015. Interest on the 2015 Bonds is payable semi-annually on March 1 and September 1. The final maturity of the 2015 Bonds is September 1, 2036. The amount of 2015 Bonds Outstanding as of September 30, 2021, is \$11,760,000.

CFD No. 2005-2 IA A is one of the eight districts of the Local Obligations of the City of Lake Elsinore Public Financing Authority Refunding Revenue Bonds Series of 2015. The City of Lake Elsinore PFA Marks-Roos Revenue Pool is also comprised of Community Facilities District Nos. 95-1, 2003-2 IA B, 2004-3 IA 1, 2004-3 IA 2, 2005-1, 2005-6, and 2006-2.

### *Series 2019 Bond*

The CFD No. 2005-2 IA A 2019 Special Tax Refunding Bond (the “2019 Bond”) was issued for the purpose of refinancing a portion of the outstanding 2015 Bonds. The 2019 Bond was issued in the aggregate principal amount of \$7,145,000, with an interest rate of 2.73%, and was issued December 24, 2019. Interest on the 2019 Bond is payable semi-annually on March 1 and September 1. The final maturity of the 2019 Bond is September 1, 2036. The amount of the 2019 Bond Outstanding as of September 30, 2021, is \$6,565,000.

The 2019 Bond was issued in Parity, with equal rights of payment and of equal seniority, to the previously issued 2015 Bonds (the “CFD No. 2005-2 IA A Parity Bonds”).

## Fund Information

The Fund Balances for CFD No. 2005-2 IA A as of September 30, 2021 are shown in the following tables:

*Table 1-1  
Fund Balances (2015 Bonds)*

Account	Balance
LE 2005-2 ALBERHILL 2015 SPEC TX	\$8.28
LE 2005-2 ALBERHILL 2015 ADMIN	\$28.46
LE 2005-2 ALBERHILL 2015 INT ACCT	\$0.27
LE 2005-2 ALBERHILL 2015 PRIN ACCT	\$0.42
LE 2005-2 ALBERHILL 2015 SURPLUS	\$388.27
<b>Total</b>	<b>\$425.70</b>

### *Reserve Requirements*

CFD No. 2005-2 IA A is one of eight Districts of the Local Agency Revenue Refunding Bonds, Series 2015 (the “Series 2015 Bonds”). The Reserve Requirement and Reserve Fund for CFD No. 2005-2 IA A is held at the 2015 Authority. The Reserve Fund is established and maintained at the Authority level and the Reserve Requirement is defined as at any date of calculation, an amount equal to the lowest of (i) 10% of the initial principal amount of the CFD No. 2005-2 IA A Parity Bonds, (ii) Maximum Annual Debt Service on the Outstanding CFD No. 2005-2 IA A Parity Bonds, or (iii) 125% of the Average Annual Debt Service on the Outstanding CFD No. 2005-2 IA A Parity Bonds. Notwithstanding the foregoing, in no event shall the Reserve Requirement exceed the initial deposit thereto except in connection with any increase associated with the issuance of Additional Bonds, the proceeds of which are used to acquire Local Obligations issued to finance the Project. The Reserve Requirement applies to the Authority and allocates a pro-rata share to each Local Obligation. **As of September 30, 2021, the balance in the Reserve Fund was \$8,599,462.55 and the Reserve Requirement was \$8,344,818.91.**

### *Special Tax Information*

#### *Special Tax*

A Special Tax is collected each year to pay the principal and interest obligations on the CFD No. 2005-2 IA A Parity Bonds. The amount collected each year is determined by the Special Tax formula and can vary from year to year, but shall not exceed the maximum authorized (or permitted) Special Tax rates. The amount levied for Fiscal Year 2021-22 tax year is \$1,550,821.06. The Assigned Special Tax rates for Fiscal Year 2021-22 are as follows:

On each July 1, commencing July 1, 2007, the Assigned Special Tax rate for Developed Property, Approved Property, Undeveloped Property and Provisional Undeveloped Property shall be increased by two percent (2.00%) of the amount in effect in the prior Fiscal Year.

*Table 1-2  
Assigned Special Tax Rates (IA A)*

Land Use Category	Assigned Special Tax
Developed Residential (Less than 1,851 sq. ft.)	\$6,145.23
Developed Residential (1,851 -2,050 sq. ft.)	\$5,760.32
Developed Residential (2,051 -2,550 sq. ft.)	\$4,539.61
Developed Residential (2,551 - 3,150 sq. ft.)	\$4,333.70
Developed Residential (3,151 - 3,650 sq. ft.)	\$3,897.63
Developed Residential (Greater than 3,650 sq. ft.)	\$3,705.18
Non-Residential Property (per Acre)	\$28,707.37

*Table 1-3  
Special Tax Breakdown (IA A)*

Category	Parcels	Special Tax Levied	Assigned Special Tax	% of Assigned Special Tax
Residential (Less than 1,851 sq. ft.)	25	\$71,114.50	\$92,629.39	76.77%
Residential (1,851 -2,050 sq. ft.)	46	\$137,647.64	\$179,291.20	76.77%
Residential (2,051 -2,550 sq. ft.)	99	\$329,384.88	\$429,035.91	76.77%
Residential (2,551 - 3,150 sq. ft.)	214	\$745,832.80	\$971,477.38	76.77%
Residential (3,151 - 3,650 sq. ft.)	23	\$101,714.74	\$132,487.28	76.77%
Residential (Greater than 3,650 sq. ft.)	35	\$165,126.50	\$215,083.22	76.77%
<b>Total</b>	<b>442</b>	<b>\$1,550,821.06</b>	<b>\$2,020,004.37</b>	<b>76.77%</b>

### Payment History

Delinquencies are calculated through July 2021 and may reflect parcels that may already be on a payment plan.

#### *Delinquency Rate for Fiscal Year 2020-21*

As of July 2021, the delinquency rate of CFD No. 2005-2 IA A for Fiscal Year 2020-21 is 0.54%.

#### *Information Concerning Delinquent Parcels*

CFD No. 2005-2 IA A delinquency information as of July 2021 is illustrated in the table below:

*Table 1-4  
Delinquency Summary (IA A)*

Fiscal Year	Levied		Delinquency		
	Parcels	Amount	Parcels	Amount	Del. Rate
2016-17	442	\$1,390,645.52	0	\$0.00	0.00%
2017-18	442	\$1,430,005.86	0	\$0.00	0.00%
2018-19	442	\$1,458,595.28	1	\$792.33	0.05%
2019-20	442	\$1,504,992.90	1	\$1,635.08	0.11%
2020-21	442	\$1,512,996.06	4	\$8,205.22	0.54%
<b>Total</b>		<b>\$7,297,235.62</b>	<b>4</b>	<b>\$10,632.63</b>	<b>0.15%</b>

### Foreclosure Covenant

CFD No. 2005-2 IA A covenants for the benefit of the Owners of the Local Obligations (which is the Authority) and any Local Obligation Parity Bonds that it:

- (i) will commence judicial foreclosure proceedings against parcels with delinquent Special Taxes in excess of \$5,000 by the October 1 following the close of each Fiscal Year in which such Special Taxes were due, and
- (ii) will commence judicial foreclosure proceedings against all parcels with delinquent Special Taxes by the October 1 following the close of each Fiscal Year in which it receives Special Taxes in an amount which is less than 95% of the total Special Tax levied and the amount on deposit in the applicable Reserve Account is at less than the Proportionate Share of the Reserve Requirement, and
- (iii) will diligently pursue such foreclosure proceedings until the delinquent Special Taxes are paid; provided that, notwithstanding the foregoing, CFD No 2005-2 IA A may elect to defer foreclosure proceedings on any parcel so long as the amount in the Reserve Fund is at least equal to the Reserve Requirement.

***There are no foreclosure actions pending at this time***

## Community Facilities District No. 2005-2 (Alberhill Ranch) Services

### District Profile

#### Project Description

Community Facilities District No. 2005-2 Services (the "CFD No. 2005-2 Services or the "Services") was formed to maintain, replace and repair certain components of the Service Area which have been accepted and maintained or are reasonably expected to be accepted and maintained during the current Fiscal Year.

#### Location

The boundaries of CFD No. 2005-2 Services coincide with the development generally known as Alberhill Ranch. CFD No. 2005-2 Services is located south of the Lake St. and Nicholas Rd.

#### Bond Profile and Principal Amount of Bonds Outstanding

CFD No. 2005-2 Services is a non-bonded district.

### Special Tax Information

#### Special Tax

A Special Tax is collected each year to pay service obligations for CFD No. 2005-2 Services. The amount collected each year is determined by the Special Tax formula and can vary from year to year, but shall not exceed the maximum authorized (or permitted) Special Tax rates. The amount levied for Fiscal Year 2021-22 tax year is \$188,357.40. The Maximum Special Tax rates for Fiscal Year 2021-22 are as follows:

On each July 1, commencing July 1, 2006, the Maximum Special Tax rate for Services shall be increased by two percent (2.00%) of the amount in effect in the prior Fiscal Year.

Table 2-1

#### Maximum Special Tax Rates (Services)

Land Use Class	Taxable Unit	Maximum Special Tax
Developed Residential	Unit	\$332.21
Developed Multi-family	Unit	\$166.11
Non-Residential	Acre	\$748.17

Table 2-2

#### Special Tax Breakdown (Services)

Land Use Category	Parcels	Levied Amount	Maximum Special Tax	% of Maximum Special Tax
Developed Residential	567	\$188,357.40	\$188,365.42	100.00%

## Payment History

Delinquencies are calculated through July 2021 and may reflect parcels that may already be on a payment plan.

### *Delinquency Rate for Fiscal Year 2020-21*

As of July 2021, the delinquency rate of CFD No. 2005-2 Services for Fiscal Year 2020-21 is 0.44%.

### *Information Concerning Delinquent Parcels*

CFD No. 2005-2 Services delinquency information as of July 2021 is illustrated in the table below:

*Table 2-3*

### *Delinquency Summary (Services)*

Fiscal Year	Levied		Delinquency		
	Parcels	Amount	Parcels	Amount	Del. Rate
2016-17	472	\$142,015.36	0	\$0.00	0.00%
2017-18	485	\$148,846.50	0	\$0.00	0.00%
2018-19	566	\$177,180.64	1	\$75.73	0.04%
2019-20	567	\$181,043.10	1	\$154.50	0.09%
2020-21	567	\$184,671.90	4	\$809.00	0.44%
<b>Total</b>		<b>\$833,757.50</b>	<b>4</b>	<b>\$1,039.23</b>	<b>0.12%</b>

# APPENDIX A

## Boundary Maps



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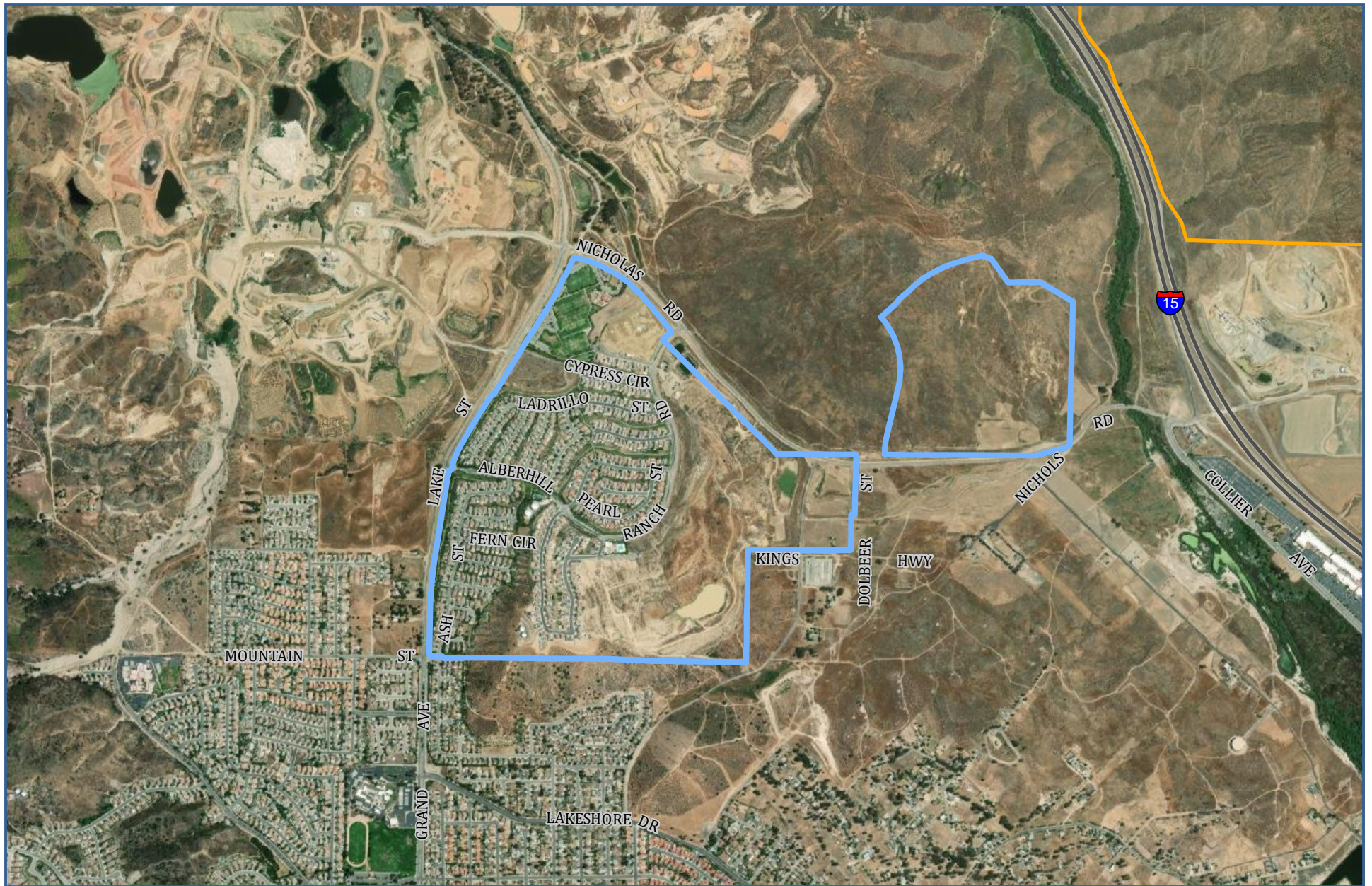




## BOUNDARY MAP

COMMUNITY FACILITIES DISTRICT NO. 2005-2  
IMPROVEMENT AREA A (ALBERHILL RANCH)





## BOUNDARY MAP

COMMUNITY FACILITIES DISTRICT NO. 2005-2  
(SERVICES)



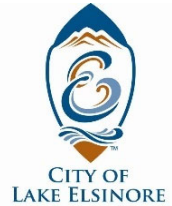
# APPENDIX B

## Debt Service Schedules



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**CITY OF LAKE ELSINORE**  
**CFD 2005-2 IA A (ALBERHILL RANCH)**  
**LARB Series 2015**



Issued

03/18/2015

<i>Date</i>	<i>Coupon Rate</i>	<i>Principal</i>	<i>Principal Outstanding</i>	<i>Semi-Annual Interest</i>	<i>Semi-Annual Debt Service</i>	<i>Annual Debt Service</i>
09/01/2015	2.7246%	\$ 345,000.00	\$ 20,750,000.00	\$ 433,647.91	\$ 778,647.91	\$ 778,647.91
03/01/2016			\$ 20,750,000.00	\$ 474,175.00	\$ 474,175.00	
09/01/2016	2.8437%	\$ 320,000.00	\$ 20,430,000.00	\$ 474,175.00	\$ 794,175.00	\$ 1,268,350.00
03/01/2017			\$ 20,430,000.00	\$ 469,625.00	\$ 469,625.00	
09/01/2017	3.4109%	\$ 365,000.00	\$ 20,065,000.00	\$ 469,625.00	\$ 834,625.00	\$ 1,304,250.00
03/01/2018			\$ 20,065,000.00	\$ 463,400.00	\$ 463,400.00	
09/01/2018	4.0000%	\$ 410,000.00	\$ 19,655,000.00	\$ 463,400.00	\$ 873,400.00	\$ 1,336,800.00
03/01/2019			\$ 19,655,000.00	\$ 455,200.00	\$ 455,200.00	
09/01/2019	4.0000%	\$ 455,000.00	\$ 19,200,000.00	\$ 455,200.00	\$ 910,200.00	\$ 1,365,400.00
03/1/2020*		\$ 6,780,000.00	\$ 12,420,000.00		\$ 6,780,000.00	
03/01/2020			\$ 12,420,000.00	\$ 310,500.00	\$ 310,500.00	
09/01/2020	5.0000%	\$ 310,000.00	\$ 12,110,000.00	\$ 310,500.00	\$ 620,500.00	\$ 931,000.00
03/01/2021			\$ 12,110,000.00	\$ 302,750.00	\$ 302,750.00	
09/01/2021	5.0000%	\$ 350,000.00	\$ 11,760,000.00	\$ 302,750.00	\$ 652,750.00	\$ 955,500.00
03/01/2022			\$ 11,760,000.00	\$ 294,000.00	\$ 294,000.00	
09/01/2022	5.0000%	\$ 385,000.00	\$ 11,375,000.00	\$ 294,000.00	\$ 679,000.00	\$ 973,000.00
03/01/2023			\$ 11,375,000.00	\$ 284,375.00	\$ 284,375.00	
09/01/2023	5.0000%	\$ 430,000.00	\$ 10,945,000.00	\$ 284,375.00	\$ 714,375.00	\$ 998,750.00
03/01/2024			\$ 10,945,000.00	\$ 273,625.00	\$ 273,625.00	
09/01/2024	5.0000%	\$ 475,000.00	\$ 10,470,000.00	\$ 273,625.00	\$ 748,625.00	\$ 1,022,250.00
03/01/2025			\$ 10,470,000.00	\$ 261,750.00	\$ 261,750.00	
09/01/2025	5.0000%	\$ 530,000.00	\$ 9,940,000.00	\$ 261,750.00	\$ 791,750.00	\$ 1,053,500.00
03/01/2026			\$ 9,940,000.00	\$ 248,500.00	\$ 248,500.00	
09/01/2026	5.0000%	\$ 580,000.00	\$ 9,360,000.00	\$ 248,500.00	\$ 828,500.00	\$ 1,077,000.00
03/01/2027			\$ 9,360,000.00	\$ 234,000.00	\$ 234,000.00	
09/01/2027	5.0000%	\$ 635,000.00	\$ 8,725,000.00	\$ 234,000.00	\$ 869,000.00	\$ 1,103,000.00
03/01/2028			\$ 8,725,000.00	\$ 218,125.00	\$ 218,125.00	
09/01/2028	5.0000%	\$ 700,000.00	\$ 8,025,000.00	\$ 218,125.00	\$ 918,125.00	\$ 1,136,250.00
03/01/2029			\$ 8,025,000.00	\$ 200,625.00	\$ 200,625.00	
09/01/2029	5.0000%	\$ 755,000.00	\$ 7,270,000.00	\$ 200,625.00	\$ 955,625.00	\$ 1,156,250.00
03/01/2030			\$ 7,270,000.00	\$ 181,750.00	\$ 181,750.00	
09/01/2030	5.0000%	\$ 825,000.00	\$ 6,445,000.00	\$ 181,750.00	\$ 1,006,750.00	\$ 1,188,500.00
03/01/2031			\$ 6,445,000.00	\$ 161,125.00	\$ 161,125.00	
09/01/2031	5.0000%	\$ 895,000.00	\$ 5,550,000.00	\$ 161,125.00	\$ 1,056,125.00	\$ 1,217,250.00
03/01/2032			\$ 5,550,000.00	\$ 138,750.00	\$ 138,750.00	
09/01/2032	5.0000%	\$ 960,000.00	\$ 4,590,000.00	\$ 138,750.00	\$ 1,098,750.00	\$ 1,237,500.00
03/01/2033			\$ 4,590,000.00	\$ 114,750.00	\$ 114,750.00	
09/01/2033	5.0000%	\$ 1,045,000.00	\$ 3,545,000.00	\$ 114,750.00	\$ 1,159,750.00	\$ 1,274,500.00
03/01/2034			\$ 3,545,000.00	\$ 88,625.00	\$ 88,625.00	
09/01/2034	5.0000%	\$ 1,115,000.00	\$ 2,430,000.00	\$ 88,625.00	\$ 1,203,625.00	\$ 1,292,250.00

**CITY OF LAKE ELSINORE**  
**CFD 2005-2 IA A (ALBERHILL RANCH)**  
**LARB Series 2015**



Issued

03/18/2015

<i>Date</i>	<i>Coupon Rate</i>	<i>Principal</i>	<i>Principal Outstanding</i>	<i>Semi-Annual Interest</i>	<i>Semi-Annual Debt Service</i>	<i>Annual Debt Service</i>
03/01/2035			\$ 2,430,000.00	\$ 60,750.00	\$ 60,750.00	
09/01/2035	5.0000%	\$ 1,185,000.00	\$ 1,245,000.00	\$ 60,750.00	\$ 1,245,750.00	\$ 1,306,500.00
03/01/2036			\$ 1,245,000.00	\$ 31,125.00	\$ 31,125.00	
09/01/2036	5.0000%	\$ 1,245,000.00	\$ 0.00	\$ 31,125.00	\$ 1,276,125.00	\$ 1,307,250.00
<b>Total</b>		<b>\$ 21,095,000.00</b>		<b>\$ 10,968,697.91</b>	<b>\$ 32,063,697.91</b>	<b>\$ 25,283,697.91</b>

**CITY OF LAKE ELSINORE**  
**CFD 2005-2 IA A (ALBERHILL RANCH)**  
**LARB Series 2019**



Issued

12/24/2019

<i>Date</i>	<i>Coupon Rate</i>	<i>Principal</i>	<i>Principal Outstanding</i>	<i>Semi-Annual Interest</i>	<i>Semi-Annual Debt Service</i>	<i>Annual Debt Service</i>
03/01/2020			\$ 7,145,000.00	\$ 36,302.55	\$ 36,302.55	
09/01/2020	2.7300%	\$ 320,000.00	\$ 6,825,000.00	\$ 97,529.25	\$ 417,529.25	\$ 453,831.80
03/01/2021			\$ 6,825,000.00	\$ 93,161.25	\$ 93,161.25	
09/01/2021	2.7300%	\$ 260,000.00	\$ 6,565,000.00	\$ 93,161.25	\$ 353,161.25	\$ 446,322.50
03/01/2022			\$ 6,565,000.00	\$ 89,612.25	\$ 89,612.25	
09/01/2022	2.7300%	\$ 285,000.00	\$ 6,280,000.00	\$ 89,612.25	\$ 374,612.25	\$ 464,224.50
03/01/2023			\$ 6,280,000.00	\$ 85,722.00	\$ 85,722.00	
09/01/2023	2.7300%	\$ 300,000.00	\$ 5,980,000.00	\$ 85,722.00	\$ 385,722.00	\$ 471,444.00
03/01/2024			\$ 5,980,000.00	\$ 81,627.00	\$ 81,627.00	
09/01/2024	2.7300%	\$ 320,000.00	\$ 5,660,000.00	\$ 81,627.00	\$ 401,627.00	\$ 483,254.00
03/01/2025			\$ 5,660,000.00	\$ 77,259.00	\$ 77,259.00	
09/01/2025	2.7300%	\$ 340,000.00	\$ 5,320,000.00	\$ 77,259.00	\$ 417,259.00	\$ 494,518.00
03/01/2026			\$ 5,320,000.00	\$ 72,618.00	\$ 72,618.00	
09/01/2026	2.7300%	\$ 365,000.00	\$ 4,955,000.00	\$ 72,618.00	\$ 437,618.00	\$ 510,236.00
03/01/2027			\$ 4,955,000.00	\$ 67,635.75	\$ 67,635.75	
09/01/2027	2.7300%	\$ 385,000.00	\$ 4,570,000.00	\$ 67,635.75	\$ 452,635.75	\$ 520,271.50
03/01/2028			\$ 4,570,000.00	\$ 62,380.50	\$ 62,380.50	
09/01/2028	2.7300%	\$ 405,000.00	\$ 4,165,000.00	\$ 62,380.50	\$ 467,380.50	\$ 529,761.00
03/01/2029			\$ 4,165,000.00	\$ 56,852.25	\$ 56,852.25	
09/01/2029	2.7300%	\$ 435,000.00	\$ 3,730,000.00	\$ 56,852.25	\$ 491,852.25	\$ 548,704.50
03/01/2030			\$ 3,730,000.00	\$ 50,914.50	\$ 50,914.50	
09/01/2030	2.7300%	\$ 460,000.00	\$ 3,270,000.00	\$ 50,914.50	\$ 510,914.50	\$ 561,829.00
03/01/2031			\$ 3,270,000.00	\$ 44,635.50	\$ 44,635.50	
09/01/2031	2.7300%	\$ 485,000.00	\$ 2,785,000.00	\$ 44,635.50	\$ 529,635.50	\$ 574,271.00
03/01/2032			\$ 2,785,000.00	\$ 38,015.25	\$ 38,015.25	
09/01/2032	2.7300%	\$ 510,000.00	\$ 2,275,000.00	\$ 38,015.25	\$ 548,015.25	\$ 586,030.50
03/01/2033			\$ 2,275,000.00	\$ 31,053.75	\$ 31,053.75	
09/01/2033	2.7300%	\$ 535,000.00	\$ 1,740,000.00	\$ 31,053.75	\$ 566,053.75	\$ 597,107.50
03/01/2034			\$ 1,740,000.00	\$ 23,751.00	\$ 23,751.00	
09/01/2034	2.7300%	\$ 560,000.00	\$ 1,180,000.00	\$ 23,751.00	\$ 583,751.00	\$ 607,502.00
03/01/2035			\$ 1,180,000.00	\$ 16,107.00	\$ 16,107.00	
09/01/2035	2.7300%	\$ 580,000.00	\$ 600,000.00	\$ 16,107.00	\$ 596,107.00	\$ 612,214.00
03/01/2036			\$ 600,000.00	\$ 8,190.00	\$ 8,190.00	
09/01/2036	2.7300%	\$ 600,000.00	\$ 0.00	\$ 8,190.00	\$ 608,190.00	\$ 616,380.00
<b>Total</b>		<b>\$ 7,145,000.00</b>		<b>\$ 1,932,901.80</b>	<b>\$ 9,077,901.80</b>	<b>\$ 9,077,901.80</b>



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