

CALAIS AT PELICAN BAY CONDOMINIUM ASSOCIATION, INC.
FINANCIAL STATEMENTS
YEAR ENDED MARCH 31, 2025



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INDEPENDENT AUDITORS' REPORT

To the Board of Directors
of Calais at Pelican Bay Condominium Association, Inc.

Opinion

We have audited the accompanying financial statements of Calais at Pelican Bay Condominium Association, Inc., which comprise the balance sheet as of March 31, 2025, and the related statements of revenue, expenses and changes in fund balance and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Calais at Pelican Bay Condominium Association, Inc. as of March 31, 2025, and the results of its operations and its cash flows for the year then ended, in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Calais at Pelican Bay Condominium Association, Inc. and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Calais at Pelican Bay Condominium Association, Inc.'s ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

To the Board of Directors
of Calais at Pelican Bay Condominium Association, Inc.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Calais at Pelican Bay Condominium Association, Inc.'s internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Calais at Pelican Bay Condominium Association, Inc.'s ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Disclaimer of Opinion on Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the supplementary information on future major repairs and replacements on page 14 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

To the Board of Directors
of Calais at Pelican Bay Condominium Association, Inc.

Report on Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The schedule of operating fund revenue and expenses - budget to actual, is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of Calais at Pelican Bay Condominium Association, Inc.'s management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information, except for the portion marked "unaudited," has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole. The information marked "unaudited" has not been subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we do not express an opinion or provide any assurance on it.



MYERS, BRETT HOLTZ & COMPANY, PA
Fort Myers, Florida
September 17, 2025

CALAIS AT PELICAN BAY CONDOMINIUM ASSOCIATION, INC.
BALANCE SHEET
MARCH 31, 2025

	Operating Fund	Replacement Fund	Total
Assets			
Cash	\$ 468,486	\$ 207,169	\$ 675,655
Assessments receivable, net	14,364	-	14,364
Prepaid expenses	297,142	-	297,142
Due from (to) funds	(7,500)	7,500	-
	<u>\$ 772,492</u>	<u>\$ 214,669</u>	<u>\$ 987,161</u>
Liabilities and Fund Balance			
Liabilities			
Accounts payable and accrued expenses	\$ 170,234	\$ 29,491	\$ 199,725
Social committee funds	3	-	3
Deferred insurance proceeds	154,755	-	154,755
Assessments received in advance	276,923	-	276,923
Contract liability	-	185,178	185,178
	<u>601,915</u>	<u>214,669</u>	<u>816,584</u>
	<u>170,577</u>	<u>-</u>	<u>170,577</u>
	<u>\$ 772,492</u>	<u>\$ 214,669</u>	<u>\$ 987,161</u>

Read Independent Auditors' Report.
The accompanying notes are an integral part of the financial statements.

CALAIS AT PELICAN BAY CONDOMINIUM ASSOCIATION, INC.
STATEMENT OF REVENUE, EXPENSES AND CHANGES IN FUND BALANCE
FOR THE YEAR ENDED MARCH 31, 2025

	Operating Fund	Replacement Fund	Total
Revenue			
Member assessments	\$ 1,244,755	\$ 1,034,766	\$ 2,279,521
Interest	952	10,170	11,122
Late fees and interest	2,504	-	2,504
Application fees	2,700	-	2,700
Insurance proceeds	487,104	-	487,104
Special assessment	-	655,000	655,000
Other	425	-	425
	<u>1,738,440</u>	<u>1,699,936</u>	<u>3,438,376</u>
Total revenue			
Expenses			
Utilities	129,546	-	129,546
Building	129,492	-	129,492
Grounds	165,479	-	165,479
Administration	957,494	-	957,494
Hurricane	491,813	-	491,813
Replacement	-	1,699,936	1,699,936
	<u>1,873,824</u>	<u>1,699,936</u>	<u>3,573,760</u>
Total expenses			
Deficiency of revenue over expenses	(135,384)	-	(135,384)
Fund balance, beginning of year	<u>305,961</u>	<u>-</u>	<u>305,961</u>
Fund balance, end of year	<u>\$ 170,577</u>	<u>\$ -</u>	<u>\$ 170,577</u>

Read Independent Auditors' Report.
The accompanying notes are an integral part of the financial statements.

CALAIS AT PELICAN BAY CONDOMINIUM ASSOCIATION, INC.
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED MARCH 31, 2025

	Operating Fund	Replacement Fund	Total
Cash Flows From Operating Activities			
Deficiency of revenue over expenses	\$ (135,384)	\$ -	\$ (135,384)
Adjustments to reconcile to net cash flows from operating activities:			
Changes in:			
Assessments receivable	(14,364)	-	(14,364)
Prepaid expenses	(189,035)	-	(189,035)
Due from (to) funds	30,288	(30,288)	-
Accounts payable and accrued expenses	147,415	(74,889)	72,526
Deferred insurance proceeds	154,755	-	154,755
Assessments received in advance	24,358	-	24,358
Contract liability	-	(394,245)	(394,245)
	18,033	(499,422)	(481,389)
Net cash flows from operating activities			
Cash			
Beginning of year	450,453	706,591	1,157,044
End of year	\$ 468,486	\$ 207,169	\$ 675,655
Supplemental Information			
Income tax paid	\$ 4,889	\$ -	\$ 4,889
Interest paid	\$ -	\$ -	\$ -

Read Independent Auditors' Report.
The accompanying notes are an integral part of the financial statements.

CALAIS AT PELICAN BAY CONDOMINIUM ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2025

NOTE 1 - ORGANIZATION AND PURPOSE

Calais at Pelican Bay Condominium Association, Inc. (the “Association”) was incorporated on August 4, 1989, under the laws of Florida as a corporation not-for-profit, to operate and manage Calais at Pelican Bay (the “Condominium”), consisting of 131 residential units, located in Naples, Florida. The owners of all units in the Condominium are the only members.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amount of assets and liabilities and disclosure of contingent assets and liabilities as of the date of the financial statements and the reported amount of revenue and expenses during the reporting period. Actual results could differ from those estimates.

Basis of Presentation

The Association’s governing documents provide guidelines for governing its financial activities. To ensure observance of limitations on the use of financial resources, the Association maintains its accounts using fund accounting. Financial resources are classified for accounting and reporting purposes in the following funds established according to their nature and purpose.

Operating fund - This fund is used to account for financial resources available for the general operations of the Association.

Replacement fund - This fund is used to accumulate financial resources designated for future major repairs and replacements.

Member Assessments and Allowance for Credit Losses

Association members are subject to assessments to provide funds for the Association’s operating expenses and major repairs and replacements. Assessment revenue is recognized as the related performance obligations are satisfied at transaction amounts expected to be collected. The Association’s performance obligations related to its operating assessments are satisfied over time on a daily pro-rata basis using the input method. The performance obligations related to the replacement fund assessments are satisfied when these funds are expended for their designated purpose. Any excess assessments at year-end are retained by the Association for use in the succeeding year. For the year ended March 31, 2025, there was no provision for credit losses.

Assessments receivable at the balance sheet date are stated at the amounts expected to be collected from outstanding assessments from members. The Association exercises its right to foreclose upon any owner who becomes delinquent in payment of their assessments due to the Association. The balances of assessments receivable as of the beginning and end of the year are \$0 and \$14,364, respectively. All assessments receivable are presented in the operating fund.

CALAIS AT PELICAN BAY CONDOMINIUM ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2025

The Association treats uncollectible assessments as credit losses. Methods, inputs, and assumptions used to evaluate when assessments are considered uncollectible include closely monitoring outstanding assessment balances by management, member payment history of outstanding assessments balances and susceptibility to factors outside the Association's control. As of March 31, 2025, management determined that no allowance for credit losses is necessary.

Late fees and interest revenue is recognized when billed.

Property and Equipment

The Association follows prevalent industry practice, as contained in ASC Subtopic 972-360, "Real Estate - Common Interest Realty Associations - Property, Plant and Equipment" in accounting for the common property of the Association, which it is responsible to preserve and maintain. Property is capitalized only if the Association has title or other evidence of ownership of the property, and either the Association can dispose of the property or the property is used by the Association to generate significant cash flow from members on the basis of usage or from nonmembers.

Property associated with the units is not capitalized. Property not directly associated with the units consists of a clubhouse, pool, parking areas and grounds. These items are not capitalized as they do not meet the capitalization criteria, since ownership of the commonly owned assets is vested in the members, those assets are not titled in the Association's name and disposition of those assets by the Board is restricted. Additions and improvements to common property are accounted for as major repair and replacement expenditures in the replacement fund.

Contract Liability

The Association recognizes revenue from members as the related performance obligations are satisfied. A contract liability is recorded when the Association has the right to receive payment in advance of the satisfaction of performance obligations related to the replacement fund assessments. During the year ended March 31, 2025, the Association assessed and received \$640,521 in the replacement fund. The balances of contract liability as of the beginning and end of the year are \$579,423 and \$185,178, respectively.

Income Taxes

The Association can elect to file its income tax return as a Homeowners' Association, in accordance with Internal Revenue Code Section 528. Under that section, the Association is not taxed on uniform assessments to members and other income received from Association members solely as a function of their membership in the Association. The effect of the election is to tax the Association only on its "non-exempt function" income, reduced by a specific \$100 deduction at a flat 30% rate. If such election is not made, the Association's net income is subject to tax at statutory corporate rates.

Management has analyzed its various federal filing positions and believes that the Association's income tax filing positions and deductions are well documented, supported and contain no uncertain tax positions. Additionally, management believes that no accruals for tax liabilities, interest or penalties are required. Therefore, no reserves for uncertain income tax positions have been recorded. Further, no interest or penalties have been included since no reserves were recorded. When applicable, such interest and penalties will be reported as income tax expense. The Association's federal income tax returns remain subject to examination by the Internal Revenue Service for three years from the date of filing.

Read Independent Auditors' Report.

CALAIS AT PELICAN BAY CONDOMINIUM ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2025

The Association has elected to be taxed as a Homeowners' Association. Income tax expense was \$1,924 for the year ended March 31, 2025, included in administration expenses.

Fair Value Measurements

The Association measures certain assets at fair value in accordance with current accounting standards on fair value measurements. The standard defines fair value as the price that would be received to sell an asset or paid to transfer a liability (an exit price) as opposed to the price that would be paid to acquire the asset or received to assume the liability (an entry price). The Association has determined that there were no material differences between the cost and carrying values of its financial assets and liabilities as of March 31, 2025.

NOTE 3 - CONCENTRATIONS

Concentration of Credit Risk

Financial instruments that potentially subject the Association to concentrations of credit risk consist principally of cash. The Association maintains cash balances at various financial institutions. Accounts at each commercial banking institution are insured by the Federal Deposit Insurance Corporation (the "FDIC") up to \$250,000. As of March 31, 2025, these balances were fully insured, based on the bank statement balances, less the FDIC insurance.

NOTE 4 - ASSESSMENTS RECEIVED IN ADVANCE

Assessments received in advance consisted of future year member assessments received by the Association prior to April 1, 2025.

NOTE 5 - LINE OF CREDIT

The Association has a line of credit with First Horizon Bank up to \$600,000. The line of credit is collateralized by real and personal property. The line of credit bears interest at a variable rate based on changes in an index which is the rate announced by the bank from time to time as the bank's prime rate. The line of credit matures on November 18, 2025. As of March 31, 2025, there was no outstanding balance on the line of credit.

NOTE 6 - PELICAN BAY FEES

Each unit owner in the Association is automatically a member of Pelican Bay Foundation, Inc. (the "Foundation"). The Foundation is responsible for the operation and maintenance of the common areas within the Pelican Bay development. The Foundation also provides cable television to the Association. Fees payable to the Foundation are not considered common expenses of the Association, but are collected by the Association and remitted to the Foundation on behalf of the members. The amount collected by the Association and remitted to the Foundation during the year ended March 31, 2025 was \$507,604.

CALAIS AT PELICAN BAY CONDOMINIUM ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2025

NOTE 7 - FUTURE MAJOR REPAIRS AND REPLACEMENTS

The Association's governing documents require funds to be accumulated for future major repairs and replacements. Accumulated funds, which aggregate \$185,178, are presented on the accompanying balance sheet as a contract liability as of March 31, 2025. These funds are held in separate accounts and are generally not available for operating purposes. The Association's policy is to retain the interest income earned on such funds in the replacement fund and apply towards current year expenditures.

The Association has calculated funding for major repairs and replacements over the estimated useful life of the components based on estimates of current replacement costs, and considering amounts previously accumulated in the replacement fund, in accordance with Florida Statutes. The calculated funding is based on estimates of future needs for repairs and replacements of common property components, based on a study provided by an independent appraiser. As provided by Florida Statutes, the members have adopted the pooling method for replacement funding. The 2024/2025 replacement funding requirement was \$640,521.

The 2025/2026 proposed budgeted funding is \$917,000, as shown in the unaudited supplementary information. The components' actual replacement costs, useful life, and investment income may vary from the estimated amounts and the variation may be material. If additional funds are needed, the Association has the right, subject to the Board's approval, to increase regular assessments, pass special assessments, or delay major repairs and replacements until funds are available.

NOTE 8 - SPECIAL ASSESSMENT

Special assessment revenue is recognized as the related expenses are incurred. Unexpended amounts are recorded as deferred revenue until they are either expended for the purpose of the original assessment, returned to the members, or used for another purpose as determined and approved by the Board.

During the year ended March 31, 2025 the Association billed \$655,000 for structural repairs. During the year ended March 31, 2025, the Association incurred expenses totaling \$655,000, included in replacement expenses.

NOTE 9 - INSURANCE PROCEEDS

The Association incurred damage as a result of the landfall of Hurricane Ian on September 28, 2022. During the year ended March 31, 2025, the Association recognized insurance proceeds of \$487,104, related to the Hurricane. Total Hurricane related expenses recognized during the year ended March 31, 2025 were \$491,813. As of March 31, 2025, the unexpended amount of insurance proceeds is \$154,755, shown as deferred insurance proceeds.

NOTE 10 - COMMITMENTS

The Association contracts with vendors for various services to maintain the common property related to certain administration and building operations and maintenance expenses. These contracts are approved, as necessary, by the Board and have varying expiration dates and renewal terms.

CALAIS AT PELICAN BAY CONDOMINIUM ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2025

NOTE 11 - SUBSEQUENT EVENTS

On July 31, 2025 and September 10, 2025, the Association drew \$150,000, for a total of \$300,000 from the line of credit with First Horizon Bank to pay for ongoing structural repairs.

On September 17, 2025, the Board of Directors approved a special assessment of \$1,441,000 to pay for ongoing structural repairs and repayment of the line of credit.

In preparing these financial statements, the Association has evaluated events and transactions for potential recognition or disclosure through September 17, 2025, the date the financial statements were available to be issued.

SUPPLEMENTARY INFORMATION

CALAIS AT PELICAN BAY CONDOMINIUM ASSOCIATION, INC.
SUPPLEMENTARY INFORMATION ON
FUTURE MAJOR REPAIRS AND REPLACEMENTS
MARCH 31, 2025
(Unaudited)

An independent appraiser conducted a study during 2024, to estimate the remaining life and the replacement costs of the components of common property. The following table is based on the study and presents significant information about the components of common property. Amounts are based on normal operation and without the effect of potential catastrophic occurrences.

Components	Estimated Remaining Useful Life (Years)	Estimated Current Replacement Costs	2025/2026 Proposed Budgeted Funding
General reserves			
Paving	3 - 10	\$ 848,484	
Elevators	15 - 23	935,324	
Miscellaneous building components	1 - 29	1,235,293	
Miscellaneous site improvements	1 - 25	537,213	
Furnitures, fixtures and equipment	1 - 21	138,109	
Painting	2 - 9	62,847	
Mechanical	1 - 12	218,386	
		<u>3,975,656</u>	\$ 262,000
Structural reserves			
Roofs	2 - 13	2,442,742	
Structure	7 - 21	1,000,000	
Fireproofing and fire protection	3 - 23	760,467	
Plumbing	18	524,000	
Electrical	6	200,000	
Waterproofing and exterior painting	1 - 2	1,732,154	
Windows and exterior doors	2 - 7	143,401	
		<u>6,802,764</u>	<u>655,000</u>
		<u>\$ 10,778,420</u>	<u>\$ 917,000</u>

Estimated current replacement costs are based on the assumption that the rate of investment income earned on replacement funds will be 3% and the rate of inflation 3%.

CALAIS AT PELICAN BAY CONDOMINIUM ASSOCIATION, INC.
SCHEDULE OF OPERATING FUND REVENUE AND EXPENSES -
BUDGET TO ACTUAL
FOR THE YEAR ENDED MARCH 31, 2025

	Budget <i>(Unaudited)</i>	Actual	Variance
Revenue			
Member assessments	\$ 1,244,860	\$ 1,244,755	\$ (105)
Interest	-	952	952
Late fees and interest	-	2,504	2,504
Application fees	-	2,700	2,700
Insurance proceeds	-	487,104	487,104
Other	-	425	425
	<u>1,244,860</u>	<u>1,738,440</u>	<u>493,580</u>
Expenses			
Utilities			
Electricity	24,000	20,849	3,151
Water and sewer	69,000	83,588	(14,588)
Refuse removal and recycling	15,000	14,848	152
Telephone and cable	10,000	9,705	295
Cell phone	1,000	556	444
Total utilities	<u>119,000</u>	<u>129,546</u>	<u>(10,546)</u>
Building			
Building maintenance	60,944	66,177	(5,233)
Roof repairs	10,862	2,635	8,227
Exercise room	500	-	500
Fountain maintenance	1,553	741	812
Janitorial and building supplies	4,000	6,135	(2,135)
Fire sprinklers	-	3,043	(3,043)
Elevator	16,299	18,266	(1,967)
Emergency systems	16,000	14,581	1,419
Pool maintenance	11,209	9,977	1,232
Pool heat	3,661	7,937	(4,276)
Total building	<u>125,028</u>	<u>129,492</u>	<u>(4,464)</u>
Grounds			
Landscape contract	44,000	43,446	554
Fertilizer and exterminator	12,120	5,886	6,234
Plant replacement	15,000	20,312	(5,312)
Mulch	9,500	20,764	(11,264)
Sprinkler system	7,500	34,846	(27,346)
Tree trimming	19,000	28,526	(9,526)
Lake maintenance	2,200	3,042	(842)
Holiday decorations	8,000	8,657	(657)
Total grounds	<u>117,320</u>	<u>165,479</u>	<u>(48,159)</u>

Read Independent Auditors' Report.

CALAIS AT PELICAN BAY CONDOMINIUM ASSOCIATION, INC.
SCHEDULE OF OPERATING FUND REVENUE AND EXPENSES -
BUDGET TO ACTUAL (CONTINUED)
FOR THE YEAR ENDED MARCH 31, 2025

	<u>Budget</u> <i>(Unaudited)</i>	<u>Actual</u>	<u>Variance</u>
Administration			
Management fee	25,000	26,188	(1,188)
Office	7,000	5,296	1,704
Applications	2,000	1,350	650
Social activities	500	-	500
Legal	7,000	3,447	3,553
Accounting	7,000	7,047	(47)
Consulting fees	4,000	10,169	(6,169)
Fees to division	600	599	1
Bank charges	-	4,280	(4,280)
Licenses	775	750	25
Taxes	-	1,924	(1,924)
Insurance	615,237	679,553	(64,316)
Personnel on site	214,400	216,891	(2,491)
Total administration	<u>883,512</u>	<u>957,494</u>	<u>(73,982)</u>
Hurricane	<u>-</u>	<u>491,813</u>	<u>(491,813)</u>
Total operating fund expenses	<u>1,244,860</u>	<u>1,873,824</u>	<u>(628,964)</u>
Deficiency of revenue over expenses	<u>\$ -</u>	<u>\$ (135,384)</u>	<u>\$ (135,384)</u>