

**BAYCREST HOMEOWNERS
ASSOCIATION, INC.**
BONITA SPRINGS, FLORIDA
REVIEWED FINANCIAL STATEMENTS
YEAR ENDED DECEMBER 31, 2019

TABLE OF CONTENTS

INDEPENDENT ACCOUNTANTS' REVIEW REPORT	2-3
FINANCIAL STATEMENTS	
Balance Sheet.....	4
Statement of Revenues, Expenses, and Changes in Fund Balances	5
Statement of Cash Flows	6-7
Notes to Financial Statements.....	8-13
SUPPLEMENTARY INFORMATION	
Supplementary Information on Future Major Repairs and Replacements.....	15
Schedule of Operating Fund Revenues and Expenses - Budget to Actual	16-17



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INDEPENDENT ACCOUNTANTS' REVIEW REPORT

The Board of Directors
Baycrest Homeowners
Association, Inc.
Bonita Springs, Florida

We have reviewed the accompanying financial statements of Baycrest Homeowners Association, Inc., which comprise the balance sheet, as of December 31, 2019, and the related statements of revenues, expenses, and changes in fund balances and cash flows for the year then ended, and the related notes to the financial statements. A review includes primarily applying analytical procedures to management's financial data and making inquiries of Association management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements, as a whole. Accordingly, we do not express such an opinion.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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.

Accountants' Responsibility

Our responsibility is to conduct the review engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. Those standards require us to perform procedures to obtain limited assurance, as a basis for reporting whether we are aware of any material modifications that should be made to the financial statements for them to be in accordance with accounting principles generally accepted in the United States of America. We believe that the results of our procedures provide a reasonable basis for our conclusion.

Accountants' Conclusion on the Financial Statements

Based on our review, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America.

The Board of Directors
Baycrest Homeowners
Association, Inc.
Bonita Springs, Florida
Page 2 of 2

Supplementary Information

The supplementary information schedule of operating fund revenues and expenses – budget to actual is presented for purposes of additional analysis and is not a required part of the basic financial statements. The information is the representation of management. We have reviewed the information and, based on our review, we are not aware of any material modifications that should be made to the information in order for it to be in accordance with accounting principles generally accepted in the United States of America. We have not audited the information and, accordingly, do not express an opinion on it.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the information about future major repairs and replacements of common property be presented to supplement the basic financial statements. Such information, 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.

The Davis Group Audit & Attestation Services, LLC

THE DAVIS GROUP
AUDIT & ATTESTATION SERVICES LLC

April 9, 2020

BAYCREST HOMEOWNERS ASSOCIATION, INC.
BALANCE SHEET
DECEMBER 31, 2019

	FUNDS		
	Operating	Replacement	Total
ASSETS			
Cash and cash equivalents	\$ 88,194	\$ 247,763	\$ 335,957
Prepaid insurance	1,069	-	1,069
	<u>\$ 89,263</u>	<u>\$ 247,763</u>	<u>\$ 337,026</u>
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Accounts payable	\$ 8,654	\$ 335	\$ 8,989
Security deposits	11,500	-	11,500
Assessments received in advance	19,414	-	19,414
Contract liability (assessments received in advance - replacement)	-	247,428	247,428
	<u>39,568</u>	<u>247,763</u>	<u>287,331</u>
Total liabilities	<u>39,568</u>	<u>247,763</u>	<u>287,331</u>
FUND BALANCES			
	<u>49,695</u>	<u>-</u>	<u>49,695</u>
Total liabilities and fund balances	<u>\$ 89,263</u>	<u>\$ 247,763</u>	<u>\$ 337,026</u>

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

BAYCREST HOMEOWNERS ASSOCIATION, INC.
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND BALANCES
FOR THE YEAR ENDED DECEMBER 31, 2019

	FUNDS		
	Operating	Replacement	Total
REVENUES			
Maintenance fees	\$ 210,500	\$ 111,511	\$ 322,011
Application fees	1,000	-	1,000
Owner late fees and interest income	288	-	288
Miscellaneous income	456	-	456
Insurance proceeds	-	19,176	19,176
Interest income	682	5,688	6,370
	<u>212,926</u>	<u>136,375</u>	<u>349,301</u>
Total revenues			
EXPENSES			
Administrative	30,816	-	30,816
Amenities	15,856	-	15,856
Grounds	140,589	-	140,589
Buildings	10,848	-	10,848
Utilities	15,936	-	15,936
Replacement	-	136,375	136,375
	<u>214,045</u>	<u>136,375</u>	<u>350,420</u>
Total expenses			
(Deficiency) of revenues over expenses	<u>(1,119)</u>	<u>-</u>	<u>(1,119)</u>
CAPITAL CONTRIBUTIONS - January 1, 2019	7,181	-	7,181
Contributions received	2,710	-	2,710
Use of capital contributions	<u>(1,032)</u>	<u>-</u>	<u>(1,032)</u>
CAPITAL CONTRIBUTIONS - December 31, 2019	8,859	-	8,859
FUND BALANCES - January 1, 2019	<u>41,955</u>	<u>-</u>	<u>41,955</u>
FUND BALANCES - December 31, 2019	<u>\$ 49,695</u>	<u>\$ -</u>	<u>\$ 49,695</u>

Read Independent Accountants' Review Report.
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part of the financial statements.

BAYCREST HOMEOWNERS ASSOCIATION, INC.
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2019

	FUNDS		
	Operating	Replacement	Total
CASH FLOWS FROM OPERATING ACTIVITIES			
Maintenance fees received	\$ 207,538	\$ 41,500	\$ 249,038
Application fees received	1,000	-	1,000
Owner late fees and interest income received	288	-	288
Miscellaneous income received	456	-	456
Insurance proceeds received	-	19,176	19,176
Interest income received	682	5,688	6,370
Cash paid for replacement expenditure	-	(136,040)	(136,040)
Cash paid for operating expenditures	(227,240)	-	(227,240)
	(17,276)	(69,676)	(86,952)
Net cash (used) by operating activities			
CASH FLOWS FROM INVESTING ACTIVITIES			
Contributions received	2,710	-	2,710
Use of capital contributions	(1,032)	-	(1,032)
	1,678	-	1,678
Net cash provided from investing activities			
Net (decrease) in cash	(15,598)	(69,676)	(85,274)
CASH AND CASH EQUIVALENTS - January 1, 2019	103,792	317,439	421,231
CASH AND CASH EQUIVALENTS - December 31, 2019	\$ 88,194	\$ 247,763	\$ 335,957

	<u>FUNDS</u>		
	<u>Operating</u>	<u>Replacement</u>	<u>Total</u>
RECONCILIATION OF (DEFICIENCY) OF REVENUES OVER EXPENSES TO NET CASH (USED) BY OPERATING ACTIVITIES			
(Deficiency) of revenues over expenses	\$ (1,119)	\$ -	\$ (1,119)
Adjustments to reconcile (deficiency) of revenues over expenses to net cash (used) by operating activities:			
(Increase) in prepaid insurance	(1,069)	-	(1,069)
(Decrease) increase in accounts payable	(11,626)	335	(11,291)
(Decrease) in security deposits	(500)	-	(500)
(Decrease) in assessments received in advance	(2,962)	-	(2,962)
(Decrease) in contract liability (assessments received in advance - replacement)	-	(70,011)	(70,011)
Total adjustments	<u>(16,157)</u>	<u>(69,676)</u>	<u>(85,833)</u>
Net cash (used) by operating activities	<u>\$ (17,276)</u>	<u>\$ (69,676)</u>	<u>\$ (86,952)</u>

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

BAYCREST HOMEOWNERS ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2019

NOTE 1 - THE ASSOCIATION

Baycrest Homeowners Association, Inc. (the "Association") is a not for profit homeowners' organization incorporated under the laws of the State of Florida, which began operating in 1994, for the purpose of operating, preserving, and maintaining the common areas and property of the Association. The Baycrest subdivision consists of 90 residential properties located in Bonita Springs, Florida.

NOTE 2 - DATE OF MANAGEMENT'S REVIEW

In preparing the financial statements, the Association has evaluated events and transactions for potential recognition or disclosure through April 9, 2020; the date that the financial statements were available to be issued.

NOTE 3 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

General Accounting

The Association prepares its financial statements on the accrual basis and presents them as separate funds based on its different funding policies for operations and replacement expenditures.

Property and Equipment

Ownership of commonly owned real property and certain common personal property is vested directly or indirectly in the unit owners and those assets are not deemed to be severable. As a result, these commonly owned assets are not presented in the Association's financial statements.

Member Assessments and Revenue Recognition

Association members are subject to periodic 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 and recognized as collected. The performance obligations related to the reserve fund assessments are satisfied when these funds are expended for their designated purpose.

Assessments receivable at the balance sheet date are stated at the amounts expected to be collected from outstanding assessments from unit owners. The Association's policy is to retain legal counsel and place liens on the properties of owners whose assessments are delinquent. The Association treats uncollectible assessments as variable consideration. Methods, inputs, and assumptions used to evaluate whether an estimate of variable consideration is constrained include consideration of past experience and susceptibility to factors outside the Association's control.

Funds

The Association's governing documents provide certain guidelines for governing its financial activities. To ensure observance of limitations and restrictions on the use of financial resources, the Association maintains its accounts using fund accounting. The assets of the Association are maintained and classified into separate funds to account for daily operations or capital replacements.

BAYCREST HOMEOWNERS ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2019

NOTE 3 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Funds (Continued)

The operating fund reflects the operating portion of annual assessments paid by the owners to meet various day-to-day expenditures incurred in the administration, maintenance, and operation of the Association.

The replacement fund is composed of the portion of the annual assessments designated in the budget to fund future major repairs and replacements, as further discussed in Note 8.

Cash Flows

For purposes of the statement of cash flows, the Association considers all highly liquid debt instruments purchased with an original maturity of three months or less to be cash equivalents.

The Association made no cash payments for federal income taxes and no cash payments for state income taxes during the year ended December 31, 2019.

Estimates

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

NOTE 4 - CASH AND CASH EQUIVALENTS

The Association maintains its cash and cash equivalents balances at various financial institutions located in Southwest Florida. Accounts at the commercial banking institutions are insured by the Federal Deposit Insurance Corporation ("FDIC") up to \$250,000. As of December 31, 2019, none of these balances were uninsured. The reconciled book balance, as of December 31, 2019, was \$335,957.

NOTE 5 - FAIR VALUE MEASUREMENTS

The Fair Value Measurements Topic of the FASB Accounting Standards Codification defines fair value, establishes a consistent framework for measuring fair value, and expands disclosure requirements for fair value measurements.

The Association measures the fair value of assets and liabilities, as the price that would be received to sell an asset or paid to transfer a liability in the principal or most advantageous market in an orderly transaction between market participants at the measurement date. The fair value hierarchy distinguishes between independent observable inputs and unobservable inputs used to measure fair value as follows:

Level 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities that the reporting entity has the ability to access at the measurement date.

Level 2: Inputs other than quoted market prices included with Level 1 that are observable for an asset or liability, either directly or indirectly.

BAYCREST HOMEOWNERS ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2019

NOTE 5 - FAIR VALUE MEASUREMENTS (Continued)

Level 3: Unobservable inputs for an asset or liability. Level 3 inputs should be used to measure fair value to the extent that observable level 1 or 2 inputs are not available.

Generally accepted accounting principles require disclosure of an estimate of fair value of certain financial instruments. The Association's significant financial instruments are cash, accounts receivable, accounts payable, and other short-term assets and liabilities. For these financial instruments (level 1), carrying values approximate fair value, because of the short maturity of these instruments.

NOTE 6 - INCOME TAXES

The Association files 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 Association is taxed at the rate of 30% on its investment income and other non-exempt function income. The Association incurred no federal and no state income tax expense for the year ended December 31, 2019.

Management considers the likelihood of changes by taxing authorities in its filed income tax returns and recognizes a liability for or discloses potential changes that management believes are more likely than not to occur upon examination by tax authorities. Management has not identified any uncertain tax positions in its filed income tax returns that require recognition or disclosure in the accompanying financial statements. The Association's income tax returns for the past three years are subject to examination by tax authorities and may change upon examination.

NOTE 7 - ASSESSMENTS RECEIVED IN ADVANCE

Assessments received in advance consist of unbilled maintenance fees, which were received by the Association, as of December 31, 2019.

NOTE 8 - REPLACEMENT FUND

The Association's replacement fund is utilized to accumulate funds for future major repairs and replacements, by an allocation of the maintenance fees charged to each owner specifically designated for the fund in the annual budget. Deductions from the fund are recorded as costs, as incurred, which are determined by the Board, to meet the objective for which the fund was established.

BAYCREST HOMEOWNERS ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2019

NOTE 8 - REPLACEMENT FUND (Continued)

The following is a table of the activity in the replacement fund:

Components	Balance January 1, 2019	Additions To Fund	Intra-fund Transfer	Charges To Fund	Balance December 31, 2019
General fund	\$ 313,597	\$ 60,676	\$ 3,842	\$ 136,375	\$ 241,740
Earned interest	834	597	(834)	-	597
Accrued interest	3,008	5,091	(3,008)	-	5,091
Nature preserve				-	-
Unallocated interest				-	-
	<u>317,438</u>	<u>66,364</u>	<u>-</u>	<u>136,375</u>	<u>247,427</u>
ASC 606 adjustment	<u>(317,438)</u>	<u>70,011</u>		<u>-</u>	<u>(247,427)</u>
ASC 606 adjusted balance	<u>\$ -</u>	<u>\$ 136,375</u>	<u>\$ -</u>	<u>\$ 136,375</u>	<u>\$ -</u>

Additions to fund include \$5,688 of interest income and \$19,176 of insurance proceeds.

During the year ended December 31, 2019, the Association funded major repairs and replacements based on the Board's estimates of current replacement costs. The 2020 statutory and approved budgeted funding is \$120,451 and \$42,200 respectively, as shown in the unaudited supplementary information. The components' actual replacement cost, useful lives, and investment income may vary from estimated amounts and the variation may be material. Therefore, amounts accumulated in the replacement fund may not be adequate to meet all future needs for major repairs and replacements. If additional funds are needed, the Association, through its Board, has the power to increase regular assessments, pass special assessments, or delay major repairs and replacements until funds are available.

NOTE 9 - FASB ASC 606 NEW ACCOUNTING GUIDANCE IMPLEMENTATION

The Financial Accounting Standards Board (FASB) issued new guidance that created Topic 606, Revenue from Contracts with Customers, in the Accounting Standards Codification (ASC). Topic 606 supersedes the revenue recognition requirements in FASB ASC 972-605, Real Estate-Common Interest Realty Associations, Revenue Recognition, and requires the recognition of revenue when promised goods or services are transferred to customers in an amount that reflects the consideration to which a CIRA expects to be entitled in exchange for those goods or services.

The Association adopted the new guidance as of January 1, 2019, using the modified retrospective method of transition, which requires that the cumulative effect of the changes related to the adoption be charged to beginning fund balance. The Association applied the new guidance using the practical expedient provided in Topic 606 that allows the guidance to be applied only to contracts that were not complete as of January 1, 2019. Adoption of the new guidance resulted in changes to our accounting policies for assessment revenue and contract liabilities (assessments received in advance-replacement), as previously described.

BAYCREST HOMEOWNERS ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2019

NOTE 9 - FASB ASC 606 NEW ACCOUNTING GUIDANCE IMPLEMENTATION (Continued)

The adoption of the new revenue recognition guidance resulted in the following change to fund balance as of January 1, 2019:

Fund balance, as previously reported, at January 1, 2019	\$ 317,438
Adjustment	<u>(317,438)</u>
Fund balance, adjusted at January 1, 2019	<u>\$ -</u>

The effect of the adoption is an increase in 2019 assessments to \$70,011 and a recording of a contract liability at December 31, 2019 of \$247,427. The Association has no customer contract modifications that had an effect on the Association’s transition to the new guidance.

The modified retrospective method of the transition requires us to disclose the effect of applying the new guidance on each item included in our 2019 financial statements. Following are the line items from our balance sheet as of December 31, 2019 that were affected, the amounts that would have been reported under the former guidance, the effects of applying the new guidance, and the balances reported under the new guidance:

	<u>Amounts That Would Have Been Reported</u>	<u>Effects of Applying New Guidance</u>	<u>As Reported</u>
<u>Liabilities</u>			
Contract liabilities (assessments received in advance - replacement)	<u>\$ -</u>	<u>\$ 247,427</u>	<u>\$ 247,427</u>
Total liabilities	<u>\$ -</u>	<u>\$ 247,427</u>	<u>\$ 247,427</u>
<u>Fund balance</u>			
Ending fund balance	<u>\$ 247,427</u>	<u>\$ (247,427)</u>	<u>\$ -</u>

BAYCREST HOMEOWNERS ASSOCIATION, INC.
 NOTES TO FINANCIAL STATEMENTS
 DECEMBER 31, 2019

NOTE 9 - FASB ASC 606 NEW ACCOUNTING GUIDANCE IMPLEMENTATION (Continued)

The following are the line items from the statement of revenues, expenses, and changes in fund balances and the statement of cash flows for the year ended December 31, 2019 that were affected, the amounts that would have been reported under the former guidance, the effects of applying the new guidance, and the amounts reported under the new guidance:

	Amounts That Would Have Been Reported	Effects of Applying New Guidance	As Reported
	<u> </u>	<u> </u>	<u> </u>
<u>Revenue</u>	<u>\$ 66,364</u>	<u>\$ 70,011</u>	<u>\$ 136,375</u>
<u>Cash flows</u>			
(Deficiency) Excess of revenues over expenses	<u>\$ (70,011)</u>	<u>\$ 70,011</u>	<u>\$ -</u>
Increase in contract liabilities (assessments received in advance - replacement)	<u>\$ -</u>	<u>\$ (70,011)</u>	<u>\$ (70,011)</u>

NOTE 10 - COMMITMENTS

The Association currently has various contracts with vendors, including a management agreement. The contract automatically renews, annually, unless terminated by either party, with 30 days advance notice.

SUPPLEMENTARY INFORMATION

BAYCREST HOMEOWNERS ASSOCIATION, INC.
 SUPPLEMENTARY INFORMATION ON
 FUTURE MAJOR REPAIRS AND REPLACEMENTS
 DECEMBER 31, 2019
 (Compiled)

The following table is based on estimates provided by the Board during 2019, using replacement costs and estimates from vendors, and presents significant information about the components of common property:

<u>Components</u>	<u>Estimated Useful Lives</u>	<u>Estimated Remaining Useful Lives</u>	<u>Estimated Current Replacement Costs</u>	<u>2020 Statutory Funding</u>	<u>2020 Approved Budgeted Funding</u>
General fund	1 year	1 year	\$ 362,191	\$ 120,451	\$ 42,200
Earned interest	0 years	0 years	-	-	-
Accrued interest	0 years	0 years	-	-	-
			<u>\$ 362,191</u>	<u>\$ 120,451</u>	<u>\$ 42,200</u>

Estimated future replacement costs are based on the assumption that the rate of interest income earned on replacement funds will be equal to the rate of inflation.

BAYCREST HOMEOWNERS ASSOCIATION, INC.
SCHEDULE OF OPERATING FUND REVENUES AND EXPENSES -
BUDGET TO ACTUAL -
FOR THE YEAR ENDED DECEMBER 31, 2019

	<u>Budget</u> <i>(Unaudited)</i>	<u>Actual</u>	Variance Favorable <u>(Unfavorable)</u>
REVENUES			
Maintenance fees	\$ 210,500	\$ 210,500	\$ -
Application fees	-	1,000	1,000
Owner late fees and interest income	-	288	288
Prior year surplus	972	-	(972)
Miscellaneous income	-	456	456
Interest income	-	682	682
	<u>211,472</u>	<u>212,926</u>	<u>1,454</u>
EXPENSES			
ADMINISTRATIVE			
Management fees	17,664	17,664	-
Office expense	2,292	2,292	-
Legal	2,000	470	1,530
Accounting	4,500	250	4,250
Professional fees	-	588	(588)
Corporate fees	61	61	-
Insurance	8,200	8,034	166
Miscellaneous administrative expense	1,250	1,457	(207)
	<u>35,967</u>	<u>30,816</u>	<u>5,151</u>
AMENITIES CENTER			
Amenities repair	2,000	1,041	-
Pool/Spa maintenance contract	7,680	7,680	959
Pool/spa permits	250	250	-
Pool/spa repairs	5,000	5,617	(617)
Miscellaneous pool/spa expense	750	1,268	(518)
	<u>15,680</u>	<u>15,856</u>	<u>(176)</u>
GROUNDS			
Irrigation repairs	10,000	20,774	(10,774)
Landscape maintenance contract	85,080	85,080	-
Landscape replacements	2,000	3,096	(1,096)
Mulch	16,000	15,961	39
Tree trimming	13,241	14,928	(1,687)
Miscellaneous landscape expense	1,000	750	250
Maintenance payroll costs	-	-	-
	<u>127,321</u>	<u>140,589</u>	<u>(13,268)</u>

Read Independent Accountants' Review Report.

BAYCREST HOMEOWNERS ASSOCIATION, INC.
SCHEDULE OF OPERATING FUND REVENUES AND EXPENSES -
BUDGET TO ACTUAL - (CONTINUED)
FOR THE YEAR ENDED DECEMBER 31, 2019

	<u>Budget</u> <i>(Unaudited)</i>	<u>Actual</u>	<u>Variance</u> <u>Favorable</u> <u>(Unfavorable)</u>
BUILDINGS			
Building maintenance/pressure clean	-	260	(260)
Fire equipment	1,500	1,695	(195)
Janitorial services	2,472	2,472	-
Janitorial supplies	350	98	252
Pest control	4,932	3,770	1,162
Miscellaneous maintenance expense	<u>2,500</u>	<u>2,553</u>	<u>(53)</u>
 Total buildings	 <u>11,754</u>	 <u>10,848</u>	 <u>906</u>
UTILITIES			
Electricity	8,500	7,703	797
Sewer and water	1,500	1,000	500
Water - irrigation	10,000	6,549	3,451
Telephone	<u>750</u>	<u>684</u>	<u>66</u>
 Total utilities	 <u>20,750</u>	 <u>15,936</u>	 <u>4,814</u>
 Total operating fund expenses	 <u>211,472</u>	 <u>214,045</u>	 <u>(2,573)</u>
 (Deficiency) of revenues over expenses	 <u>\$ -</u>	 <u>\$ (1,119)</u>	 <u>\$ (1,119)</u>