

# **Huron Landing Authority**

Financial Statements, Supplementary Information  
and Independent Auditors' Report

**Years Ended December 31, 2022 and 2021**





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## Independent Auditors' Report

Board of Directors

Huron Landing Authority  
Breckenridge, Colorado

### Opinions

We have audited the accompanying financial statements of Huron Landing Authority (the Authority), a component unit of the Town of Breckenridge, Colorado, as of and for the years ended December 31, 2022 and 2021 and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Huron Landing Authority, as of December 31, 2022 and 2021, and the respective changes in financial position and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### Basis for Opinions

We conducted our audits 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 Huron Landing Authority and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### Responsibilities of Management 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.

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 Huron Landing Authority's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

### 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, including omissions, 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 Huron Landing Authority'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 Huron Landing Authority's ability to continue as a going concern for a reasonable period of time.

### **Other Matters**

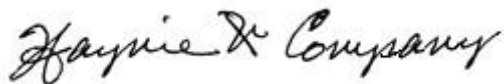
#### *Required Supplementary Information*

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

#### *Other Information*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise Huron Landing Authority's basic financial statements. The supplementary information section is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The supplementary information as listed in the table of contents is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements are fairly stated, in all material respects, in relation to the basic financial statements as a whole.



Littleton, Colorado

April 21, 2023

**Huron Landing Authority**  
**Statements of Net Position**  
**For the Years Ended December 31, 2022 and 2021**

ASSETS	2022	2021
<b>Current assets:</b>		
Operating cash	\$ 341,459	\$ 318,310
Restricted cash - replacement reserves	35,815	29,179
Security deposits	40,194	37,132
Accounts receivable	8,581	3
Prepaid expense	68	69
<b>Total Current assets:</b>	<b>426,117</b>	<b>384,693</b>
<b>Capital assets:</b>		
Land	270,000	270,000
Building	8,170,180	8,170,180
Capital other	5,535	5,455
<b>Total Capital assets:</b>	<b>8,445,715</b>	<b>8,445,635</b>
Less accumulated depreciation	(817,564)	(613,173)
<b>Total Capital assets, net:</b>	<b>7,628,151</b>	<b>7,832,462</b>
<b>Total Assets</b>	<b>\$ 8,054,268</b>	<b>\$ 8,217,155</b>

(Continued)

**Huron Landing Authority**  
**Statements of Net Position**  
**For the Years Ended December 31, 2022 and 2021**

**LIABILITIES AND NET POSITION**

	<b>2022</b>	<b>2021</b>
<b>Current liabilities:</b>		
Accounts payable	\$ 1,533	\$ 22,724
Accrued expenses	18,288	-
Prepaid rent	16,759	1,317
Security deposits payable	38,087	37,132
<b>Total Current liabilities:</b>	<b>74,667</b>	<b>61,173</b>
<b>Long term liabilities</b>	-	-
<b>Net position:</b>		
Net investment in capital assets	7,628,151	7,832,462
Restricted for distribution under IGA	304,879	294,269
Restricted for emergency reserve - 3% TABOR	15,505	15,182
Unrestricted	31,066	14,069
<b>Total Net position:</b>	<b>7,979,601</b>	<b>8,155,982</b>
<b>Total Liabilities and Net Position</b>	<b>\$ 8,054,268</b>	<b>\$ 8,217,155</b>

The accompanying notes are an integral part of the financial statements.

**Huron Landing Authority**  
**Statements of Revenue, Expenses and Changes in Net Position**  
**For the Years Ended December 31, 2022 and 2021**

	<u>2022</u>	<u>2021</u>
<b>Revenues:</b>		
Rental	\$ 504,903	\$ 495,020
Other tenant charges	11,917	11,045
<b>Total operating revenues</b>	<b><u>516,820</u></b>	<b><u>506,065</u></b>
<b>Costs and expenses:</b>		
Personnel	50,199	41,687
Utilities	51,282	48,988
Administrative	44,309	60,409
Landscape and grounds	28,339	23,381
Property insurance	13,529	12,732
Repairs and maintenance	6,316	5,714
Janitorial	12,330	11,200
Depreciation	204,391	204,391
<b>Total operating expenses</b>	<b><u>410,695</u></b>	<b><u>408,502</u></b>
<b>Net operating income (loss)</b>	<b>106,125</b>	<b>97,563</b>
<b>Nonoperating income (expense):</b>		
Interest income	867	55
Distributions to local governments	(275,647)	(276,199)
Reserve replacement expense	(7,726)	(3,124)
<b>Total nonoperating income (expenses)</b>	<b><u>(282,506)</u></b>	<b><u>(279,268)</u></b>
<b>Change in net position</b>	<b>(176,381)</b>	<b>(181,705)</b>
<b>Net position-beginning of year</b>	<b><u>8,155,982</u></b>	<b><u>8,337,687</u></b>
<b>Net position-end of year</b>	<b><u><u>\$ 7,979,601</u></u></b>	<b><u><u>\$ 8,155,982</u></u></b>

The accompanying notes are an integral part of the financial statements.

**Huron Landing Authority**  
**Statements of Cash Flows**  
**For the Years Ended December 31, 2022 and 2021**

	<b>2022</b>	<b>2021</b>
<b>Cash flows from operating activities:</b>		
Cash received from customers	\$ 508,242	\$ 507,817
Cash paid to suppliers and contractors	(143,565)	(157,273)
Cash paid to personnel for services	(50,199)	(41,687)
<b>Net cash from operating activities</b>	<b>314,478</b>	<b>308,857</b>
<b>Cash flows from investing activities:</b>		
Purchase of capital assets	(80)	-
Interest received	867	55
Reserve replacement expense	(7,726)	(3,124)
<b>Net cash from investing activities</b>	<b>(6,939)</b>	<b>(3,069)</b>
<b>Cash flows from financing activities:</b>		
Security liabilities	955	1,488
Distribution of Net Revenues to Town/County	(275,647)	(276,199)
<b>Net cash from financing activities</b>	<b>(274,692)</b>	<b>(274,711)</b>
Change in cash and restricted cash	32,847	31,077
Cash and restricted cash at beginning of period	384,621	353,544
<b>Cash and restricted cash at the end of the period</b>	<b>\$ 417,468</b>	<b>\$ 384,621</b>
 Reconciliation of net operating income to net cash provided by operating activities:		
Net Operating Income	\$ 106,125	\$ 97,563
Adjustments to reconcile net operating income to net cash provided by operating activities:		
Depreciation:	204,391	204,391
Changes in assets and liabilities:		
Accounts receivable	(8,578)	1,752
Prepaid expenses	1	234
Accounts payable and accrued expenses	12,539	4,917
	<b>\$ 314,478</b>	<b>\$ 308,857</b>
 <b>Balance sheet accounts included in Cash and Restricted Cash:</b>		
Operating cash	\$ 341,459	\$ 318,310
Restricted cash—replacement reserves	35,815	29,179
Restricted cash—tenant security deposits	40,194	37,132
	<b>\$ 417,468</b>	<b>\$ 384,621</b>
 Non cash capital and financial activities:		
Contribution of capital assets:	\$ -	\$ -

The accompanying notes are an integral part of the financial statements.

# Huron Landing Authority

## Notes to Financial Statements

### December 31, 2022 and 2021

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#### 1. Definition of reporting entity

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##### History and Business Activity

Huron Landing Authority was formed on April 11, 2017 as a public corporation (Authority). The Authority was created by an Intergovernmental Agreement between the Town of Breckenridge (Town), a Colorado municipal corporation and Summit County, Colorado, acting by and through the Board of County Commissioners of Summit County, Colorado (County). The Authority is a political subdivision and a public corporation, separate and apart from the Town and County.

It was formed to acquire, construct and operate 26 units of workforce housing units known as Huron Landing (the Project). The Project's principal business is located in Breckenridge, Colorado and its principal business activities consists of owning, holding and operating the property located at on Huron Road in Breckenridge, Colorado. The Project was established through an intergovernmental agreement by the Town of Breckenridge and Summit County, Colorado to jointly develop affordable workforce housing units. The Project is 51% owned by the Town of Breckenridge and 49% owned by Summit County, Colorado (the Owners).

The Authority will continue in existence in perpetuity unless terminated earlier, provided, however that the intergovernmental agreement shall not be terminated so long as the Authority has any bonds, notes or other obligations (including but not limited to, the project debt service for the Town's certification of participation issued to finance the Project) outstanding, unless provision for full payment by escrow or otherwise has been made.

The Authority follows the Governmental Accounting Standards Board (GASB) accounting pronouncements, which provides guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB pronouncements set forth the financial accountability of a governmental organization's elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens and fiscal dependency.

The Authority has no employees. Personnel are employees of the management company and are billed to the Authority based on time spent. Certain managerial functions are contracted.

The Authority is not financially accountable for any other organization. The Authority is a special purpose government engaged in a business type activity and is a component unit of the Town. If the Authority suffers losses from the Project, it is agreed that the Town shall pay 51% and the County shall pay the remaining 49% of any such losses, subject to appropriation restrictions described in note 4.

# Huron Landing Authority

## Notes to Financial Statements

### December 31, 2022 and 2021

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## 2. Summary of Significant Accounting Policies

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The following summary of accounting policies of Huron Landing Authority is presented to assist in understanding the Authority's financial statements. The financial statements and notes are representations of the Authority's management, which is responsible for their integrity and objectivity. These policies conform to accounting principles generally accepted in the United States of America.

### **Basic Financial Statements**

The Authority is a single purpose entity with one proprietary fund. The statement of net position reports all financial and capital resources of the Authority. There are no deferred inflows or outflows. The statement of revenues, expenses and changes in net position demonstrate the degree to which direct expenses offset single program revenue. Program revenue includes charges to tenants or applicants who use or directly benefit from the Project.

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The Authority consists of a one proprietary fund reported using the *economic resource measurement focus* and the accrual basis of accounting. The budget was prepared on the modified accrual basis of accounting which did not consider prepaid expenses and certain liabilities which are included in the accrual basis presentation.

### **Capital Assets**

Capital assets include property and equipment. Conveyed capital assets are recorded at acquisition value as of the date received based on the donor's recent acquisition cost, constructions costs, professional fees, interim costs, soft costs and the developer fee. The depreciable life of the building is 40 years. The cost of improvements is capitalized, while expenditures for maintenance and repairs are charged to expense as incurred. Upon disposal of depreciable property, the appropriate property accounts are reduced by the related costs and accumulated depreciation. The resulting gains and losses are reflected in the statement of revenue, expenses and change in net position.

### **Impairment of Long-Lived Assets**

Long-lived assets and certain identifiable intangibles held and used by an entity are to be reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount of an asset may not be recoverable. Through December 31, 2022, no impairment of these assets has been recognized in the financial statements.

### **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 certain reported amounts and disclosures. Actual results could differ from those estimates.

# Huron Landing Authority

## Notes to Financial Statements

### December 31, 2022 and 2021

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## 2. Summary of Significant Accounting Policies (continued)

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### Revenue Recognition, Accounts Receivable and Bad Debt

Revenue and expenses are recorded on the accrual basis. The Project records leases with tenants using the operating method. There are no leases with non-cancelable terms in excess of one year. Rental income is recognized as rents become due. Revenue received for future rent is deferred until the applicable period. Tenant receivables are stated at unpaid balances. Management writes off accounts receivable based on their judgments in evaluating the aging of the related receivable and the current status of the tenant.

### Statement of Cash Flows

Amounts classified as cash represent demand deposits and short-term investments with a maturity of three months or less.

### Leases

GASB issued Statement No. 87 Leases, which requires lessees to recognize a right-of-use asset and related lease liability for all leases, with a limited exception for short-term leases. Leases will be classified as either finance or operating, with the classification affecting the pattern of expense recognition in the statement of operations. The new lease guidance is effective for the Authority year ending December 31, 2022 and is applied using a modified retrospective transition method to either the beginning of the earliest period presented or the beginning of the year of adoption. The new lease standard is not expected to have a significant effect on the Authority's financial statements. Management of the Authority reviewed contracts and no leases were identified, therefore no changes to financials are required for 2022.

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## 3. Budgetary information

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Formal budgetary integration is employed as a management control device during the year for the fund. Formal budgetary integration is also employed to comply with the State of Colorado Budget Law. The Board of Directors adopted the Authority budget in accordance with Colorado Revised Statutes.

The budget is adopted on a basis which differs from GAAP in that capital expenditures are included in the budget, and contributions from and distributions to local governments are not included in the budget. Total fund expenses cannot exceed appropriations.

The Board of Directors may amend the budget subsequent to adoption, in accordance with provisions of Colorado Revised State Statutes. The Authority's 2022 expenses exceeded budgeted appropriations, which may be a violation of state statutes.

# Huron Landing Authority

## Notes to Financial Statements

### December 31, 2022 and 2021

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#### 4. Related Party Transactions

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##### Intergovernmental Agreements

In an Intergovernmental Agreement (IGA), dated January 15, 2016, prior to the formation of the Authority, the Owners agreed, among other matters:

- The land previously solely owned by the County would be conveyed to the Owners as tenants in common.
- The Owners agreed to jointly develop the Project by executing a guaranteed maximum price construction contract with a general contractor approved by both Owners.
- The Town issued its certificates of participation that included the amount of \$8,629,480 to finance the costs of developing and constructing the Project.
- The Town waived water plant investment fees, certain development permits, annexation costs, Town attorney fees and snow removal costs. The County provided contribution of the property, building permit fees, fees for inclusion in the sanitation Authority, sewer tap fees and cost of County staff and attorneys required for the IGA.
- Except for the in-kind services waived, the Owners agreed to each pay one-half of the total cost of developing, managing and maintaining the Project.

In an IGA dated April 11, 2017, which gave recognition to the IGA above, the Owners also agreed to form the Authority in a separate legal entity to own, operate, manage, control and rent the Project. The Project was then to be contributed to the Authority, with certain restrictions on the distribution of net operating revenues described in Note 5. Contributions of land and building of \$270,000 and \$8,170,180, respectively, were recorded at the Owners' cost, on July 14, 2017 and December 12, 2018, respectively, most of which was paid to the contractor under a guaranteed maximum price construction project.

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#### 5. Capital assets

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Capital asset activity for the year ended December 31, 2022 was as follows:

	<b>Balance</b> <b>12/31/2021</b>	<b>Additions</b>	<b>Deletions</b>	<b>Balance</b> <b>12/31/2022</b>
Capital Assets				
Land	\$ 270,000	\$ -	\$ -	\$ 270,000
Building	8,170,180	-	-	8,170,180
Capital, other	5,455	80	-	5,535
Total Capital Assets	8,445,635	80	-	8,445,715
Less : Accumulated Depreciation	(613,173)	(204,391)	-	(817,564)
Capital Assets, Net	\$ 7,832,462			\$ 7,628,151

Depreciation expense for the years ended December 31, 2022 and 2021 was \$204,391.

# Huron Landing Authority

## Notes to Financial Statements

### December 31, 2022 and 2021

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#### 6. Commitments and Contingencies

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##### Management agreement

The Town is responsible by agreement with the Board of County Commissioners of Summit County, Colorado for managing the Project and has retained Corum Real Estate Group to provide property management services for the Project. The fee is the greater of 5% of monthly gross collected rents or \$2,500 per month. For the years ended December 31, 2022 and 2021, management fee expense was \$30,253 and \$30,000, respectively.

##### Restrictions on Project Use

Certain qualifications and restrictions apply to tenants of the Project. Per the IGA, the Owners agreed that at initial lease-up 50% of the units in the Project would be offered for lease to persons who work in the Upper Blue River Basin and 50% to persons who work in Summit County. Subsequent to initial lease-up, units are to be leased to persons who work in Summit County.

##### Appropriations

The Town's and County's financial obligations after 2018 under the IGA are contingent upon funds for that purpose being appropriated, budgeted and otherwise made available by the Town Council for the Town and the Board of County Commissioners of Summit County, Colorado for the County.

##### Distribution of Net Operating Revenues

In January 2016, the Town issued its certificates of participation that included the amount of \$8,628,000 to finance the costs of developing and constructing the Project. In return for this debt service, all Net Operating Revenue of the Project is to be paid to the Town until the debt has been fully paid. Net Operating Revenue per the IGA is defined as all income less all expenses incurred in connection with the operations of the Project. Under the IGA, the Owners agree to share 51% by the Town and 49% by the County in the payment of that portion of the debt service that is not covered by the net operating revenue. In December 2019, the IGA was amended to state the Owners agree to share 50% by the Town and 50% by the County in the payment of that portion of the debt service that is not covered by the net operating revenue.

After full repayment of the debt, distributions of Net Operating Revenue shall be made to the Town and County in the same percentages. As of December 31, 2022 and 2021, \$1,250,842 and \$975,195 had been applied towards the debt repayment, respectively. The Net Position Restricted for Distribution under the IGA represent amounts to be distributed in 2022 and 2021, respectively.

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#### 7. Concentration of Credit Risk

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The Authority maintains cash balances at banks that are insured by the Federal Deposit Insurance Corporation. Certain accounts are insured up to \$250,000. At certain times of the year, cash balances may exceed this coverage. At December 31, 2022, cash balances at the institution exceeded FDIC coverage by approximately \$167,900. The Authority has not formally adopted a deposit policy that limit the government's allowable deposits and address specific types of risk to such exposure.

# Huron Landing Authority

## Notes to Financial Statements

### December 31, 2022 and 2021

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#### 8. Tax, Spending and Debt Limitations

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Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer's Bill of Rights (TABOR), contains tax, spending, revenue and debt limitations that apply to the state of Colorado and all local governments. Spending and revenue limits are determined based on the prior year's Fiscal Year Spending adjusted for allowable increases based upon inflation and local growth. Fiscal Year Spending is generally defined as expenditures plus reserve increases with certain exceptions. Revenue in excess of the Fiscal Year Spending limit must be refunded unless the voters approve retention of such revenue.

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the Emergency Reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases.

The Authority's management believes it is in compliance with the provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits and qualification as an Enterprise, will require judicial interpretation.

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**Huron Landing Authority**

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**Supplementary Information**

**Huron Landing Authority**  
**Budgetary Comparison Schedule**  
**Year Ended December 31, 2022**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
Rental income	\$ 501,113	\$ 504,903	\$ 3,790
Other income	11,813	11,917	104
<b>Total Income</b>	<u>512,926</u>	<u>516,820</u>	<u>3,894</u>
Administrative	41,509	44,309	(2,800)
Personnel	42,163	50,199	(8,036)
Repair & Maintenance:			
HVAC/Plumbing	875	882	(7)
General R&M	10,895	5,434	5,461
<b>Total Repair &amp; Maintenance</b>	<u>11,770</u>	<u>6,316</u>	<u>5,454</u>
Grounds	23,450	28,339	(4,889)
Utilities	50,950	51,282	(332)
Janitorial	13,200	12,330	870
Insurance	12,732	13,529	(797)
<b>Total Expenses</b>	<u>195,774</u>	<u>206,304</u>	<u>(10,530)</u>
<b>Total Net Operating Income</b>	317,152	310,516	(6,636)
<b>Nonoperating Revenues(expenses):</b>			
Interest income	-	867	867
Replacement Reserve	(8,820)	(7,726)	1,094
Replacement Reserve Deposits	-	6,600	6,600
Distributions to local governments	-	(275,647)	(275,647)
<b>Total Nonoperating Revenues(Expenses)</b>	<u>(8,820)</u>	<u>(275,906)</u>	<u>(267,086)</u>
<b>Net Income, Non-GAAP Basis</b>	308,332	34,610	(273,722)
<b>Net Position-Beginning of Year</b>	<u>900,262</u>	<u>8,155,982</u>	<u>7,255,720</u>
<b>Net Position-End of Year</b>	<u>\$ 1,208,594</u>	<u>\$ 8,190,592</u>	<u>\$ 6,981,998</u>
Net Income, Budgetary Basis		<u>\$ 34,610</u>	
Adjustments:			
Depreciation		(204,391)	
Replacement Reserve Deposits		(6,600)	
<b>Total Adjustments</b>		<u>(210,991)</u>	
Net Income, GAAP Basis		<u>\$ (176,381)</u>	