

BRANTLEY TERRACE CONDOMINIUM ASSOCIATION INC
 BALANCE SHEET
 DECEMBER 2008

149800

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		OPERATING	RESERVE	TOTAL
ASSETS				
CURRENT ASSETS				
1015	RBC BANK - CHECKING	16,017.74		16,017.74
1025	COLONIAL BANK - CHECKING	2,500.00		2,500.00
1026	COLONIAL BANK - CHECKING HURRICANE PROC	16,647.26		16,647.26
1035	RBC BANK - MM - OPERATING	60,962.03		60,962.03
1060	MERCANTILE BANK - MM - RESERVE		68,641.20	68,641.20
1061	REGIONS BANK - MM - RESERVE		51,842.34	51,842.34
1062	FIFTH THIRD BANK - MM - RESERVE		16,005.44	16,005.44
1063	SEASIDE NAT'L BANK/TRUST - MM - RESERVE		33,892.66	33,892.66
1065	FL BANK OF COMMERCE - CD 6/9/09 4.18%		57,658.55	57,658.55
1085	RBC BANK - MM - RESERVE		57,364.63	57,364.63
1086	WACHOVIA SECURITIES - MM - RESERVE		153,154.49	153,154.49
1087	SEACAST NAT'L BANK - MM - RESERVE		36,916.28	36,916.28
1089	FLORIDA SHORES BANK - CD 9/8/09 3.85%		53,948.66	53,948.66
		96,127.03	529,424.25	625,551.28
ACCOUNTS RECEIVABLE				
1210	ASSESSMENTS	159,272.40		159,272.40
1250	LEGAL FEES	1,875.00		1,875.00
		161,147.40	0.00	161,147.40
PREPAID ASSETS				
1310	SOHLE PKG INS 12/22/08-09 \$82992.88	82,992.88		82,992.88
1311	SIHLE D&O INS 8/29/08-09 \$1702.17	1,134.77		1,134.77
1312	SIHLE CRIME INS. 12/22/08-09 \$399.96	399.96		399.96
1320	APEX TERM BOND BLG:1 8/1/08-09 \$540.23	315.13		315.13
1321	APEX TERM BOND BLG:588 2/1/08-09 \$490.00	40.87		40.87
1322	APEX TERM BOND BLG:582 3/1/08-09 \$540.23	90.03		90.03
1323	APEX TERM BOND BLG:582 6/1/08-09 \$173.65	72.37		72.37
1324	APEX TERM BOND BLG:580 10/1/08-9 \$540.23	405.17		405.17
1325	APEX TERM BOND BLG:584 10/1/08-9 \$540.23	405.17		405.17
1326	APEX TERM BOND BLG:6 6/1/08-09 \$514.50	214.34		214.34
1327	APEX TERM BOND BLG:3 8/1/08-09 \$567.24	330.89		330.89
1328	APEX TERM BOND BLG:588 12/1/08-09 \$490	449.16		449.16
1350	ACCESS CONTROL INC 2/01/08-09 \$3424.00	285.37		285.37

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	OPERATING	RESERVE	TOTAL
1352 PALMER ELECTRIC-12/1/08-2/28/09 \$423.72	282.48		282.48
1353 PALMER ELECTRIC 11/1/08-1/31/09 \$564.96	188.32		188.32
1361 ACCESS CTRL TECH 1/12/09-10 \$480.00	480.00		480.00
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DEPOSITS	88,086.91	0.00	88,086.91
1710 ELECTRIC-POOL	4,125.00		4,125.00
1770 WATER	9,050.00		9,050.00
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	13,175.00	0.00	13,175.00
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TOTAL ASSETS	358,536.34	529,424.25	887,960.59
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LIABILITIES			
2010 ACCOUNTS PAYABLE	9,770.77		9,770.77
2020 ACCRUED ESTIMATED EXPENSES	6,708.33		6,708.33
2070 INSURANCE PROCEEDS - HURRICANE DAMAGES	68,912.92		68,912.92
2071 SPENT FROM INSURANCE PROCEEDS	(53,117.47)		(53,117.47)
2072 HURRICANE FUND BALANCE	851.81		851.81
2077 SETTLEMENT	92,000.00		92,000.00
2130 PREPAID ASSESSMENTS	25,924.09		25,924.09
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	151,050.45	0.00	151,050.45
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	OPERATING	RESERVE	TOTAL
RESTRICTED EQUITY - RESERVES			
2210 MAJOR MAINTENANCE - ROOFS		59,927.14	59,927.14
2230 MAJOR MAINTENANCE - PAINT		155,256.11	155,256.11
2250 MAJOR MAINTENANCE - ROADS		37,652.52	37,652.52
2255 MAJOR MAINTENANCE - PAVING 1" OVERLAY		74,694.92	74,694.92
2270 MAJOR MAINTENANCE - DEFERRED		30,862.76	30,862.76
2287 MAJOR MAINTENANCE - FITNESS EQUIPMENT		40,250.90	40,250.90
2290 MAJOR MAINTENANCE - POOL		10,758.72	10,758.72
2291 MAJOR MAINTENANCE - DECK		12,759.03	12,759.03
2293 MAJOR MAINTENANCE - EXERCISE ROOM		14,684.14	14,684.14
2296 MAJOR MAINTENANCE - SPA		41,098.54	41,098.54
2297 MAJOR MAINTENANCE - CARPORTS		33,188.64	33,188.64
2330 MAJOR MAINTENANCE - LIGHT FIXTURES		10,961.83	10,961.83
2335 MAJOR MAINTENANCE - ENTRY GATE		36,616.91	36,616.91
2336 MAJOR MAINTENANCE - GATE/FENCING		95,573.43	95,573.43
2351 MAJOR MAINTENANCE - PLUMBING		15,934.66	15,934.66
SPENT FROM RESERVES			
2430 MAJOR MAINTENANCE - PAINT		(117,736.00)	(117,736.00)
2450 MAJOR MAINTENANCE - ROADS		(23,060.00)	(23,060.00)
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	0.00	529,424.25	529,424.25
OPERATING EQUITY			
2650 PRIOR YEAR SURPLUS (DEFICIT)	214,110.61		214,110.61
CURRENT YEAR SURPLUS (DEFICIT)	(6,624.72)		(6,624.72)
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	207,485.89	0.00	207,485.89
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TOTAL LIABILITIES & EQUITY	358,536.34	529,424.25	887,960.59

BRANTLEY TERRACE CONDOMINIUM ASSOCIATION INC
 REVENUE & EXPENSE BUDGET COMPARISON REPORT
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	CURRENT PERIOD			12 MONTH PERIOD		
	ACTUAL	BUDGET	VARIANCE	ACTUAL	BUDGET	VARIANCE
INCOME						
4020 ASSESSMENTS	64,050.00	64,050.00	0.00	768,600.00	768,600.00	0.00
4022 CABLE TV ASSESSMENT	522.79	691.67	-168.88	7,002.77	8,300.00	-1,297.23
4060 LATE CHARGES	3,132.14	500.00	2,632.14	31,406.48	6,000.00	25,406.48
4100 INTEREST - OPERATING ACCOUNTS	8.59	0.00	8.59	8.75	0.00	8.75
4191 TRANSMITTER	79.50	41.67	37.83	238.50	500.00	-261.50
4280 CREDIT APPLICATIONS	0.00	16.67	-16.67	50.00	200.00	-150.00
4340 INTEREST-RESERVES	2,149.98	1,039.58	1,110.40	17,437.15	12,475.00	4,962.15
4350 INTEREST ALLOC TO RESERVES	-2,149.98	-1,039.58	-1,110.40	-17,437.15	-12,475.00	-4,962.15
4390 LANDSCAPE DONATIONS	0.00	0.00	0.00	700.00	0.00	700.00
4970	67,793.02	65,300.01	2,493.01	808,006.50	783,600.00	24,406.50
4980 TOTAL INCOME	67,793.02	65,300.01	2,493.01	808,006.50	783,600.00	24,406.50
EXPENSES						
BUILDING MAINTENANCE						
5020 ROOF REPAIRS	0.00	250.00	-250.00	1,964.50	3,000.00	-1,035.50
5040 EXTERIOR REPAIRS	4,476.40	4,166.67	309.73	52,394.95	50,000.00	2,394.95
5050 INTERIOR REPAIR	0.00	875.00	-875.00	21,929.00	10,500.00	11,429.00
5060 PLUMBING REPAIRS	0.00	41.67	-41.67	623.83	500.00	123.83
5062 BACKFLOW CERTIFICATION	0.00	83.33	-83.33	2,800.00	1,000.00	1,800.00
5063 BACKFLOW REPAIRS	0.00	208.33	-208.33	650.00	2,500.00	-1,850.00
5070 CONCRETE LABOR	0.00	0.00	0.00	2,087.00	0.00	2,087.00
5080 ELECTRICAL REPAIRS	0.00	41.67	-41.67	1,960.00	500.00	1,460.00

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	CURRENT PERIOD			12 MONTH PERIOD		
	ACTUAL	BUDGET	VARIANCE	ACTUAL	BUDGET	VARIANCE
5101 PRESSURE CLEANING	0.00	333.33	-333.33	5,628.05	4,000.00	1,628.05
5110 BUILDING CLEANING	6,717.78	2,916.67	3,801.11	60,803.08	35,000.00	25,803.08
5140 MISCELLANEOUS MATERIALS	0.00	16.67	-16.67	332.32	200.00	132.32
5142 MISCELLANEOUS REPAIRS	0.00	41.67	-41.67	0.00	500.00	-500.00
5150 AIR CONDITIONER MAINTENANCE	0.00	166.67	-166.67	621.60	2,000.00	-1,378.40
5180 TERMITE BOND	407.24	333.33	73.91	4,126.62	4,000.00	126.62
5210 JANITORIAL SUPPLIES	132.79	41.67	91.12	899.85	500.00	399.85
5220 SIGN MAINTENANCE	0.00	16.67	-16.67	0.00	200.00	-200.00
5250 EXTERIOR PEST CONTROL	360.00	333.33	26.67	4,320.00	4,000.00	320.00
5260 WATER AND SEWER	8,914.59	6,333.33	2,581.26	80,737.94	76,000.00	4,737.94
5263 CAR WASH WATER	432.33	375.00	57.33	5,337.22	4,500.00	837.22
5280 TRASH REMOVAL	966.86	1,666.67	-699.81	20,247.57	20,000.00	247.57
5300 ELECTRIC POWER	2,550.29	2,000.00	550.29	19,657.04	24,000.00	-4,342.96
5350 FIRE ALARM MAINTENANCE	870.00	58.33	811.67	1,807.42	700.00	1,107.42
5351 FIRE ALARM SYSTEM INSPECTION	0.00	250.00	-250.00	3,647.95	3,000.00	647.95
5352 PALMER MONITORING	614.89	333.33	281.56	5,489.78	4,000.00	1,489.78
5360 FIRE PHONES	552.01	533.33	18.68	6,544.74	6,400.00	144.74
5391 LOTUS CLUB SHARED EXPENSES	445.76	375.00	70.76	5,580.98	4,500.00	1,080.98
5550 STORAGE UNIT MAINT	0.00	41.67	-41.67	0.00	500.00	-500.00
605 LIGHT BULBS AND FIXTURES	421.26	208.33	212.93	3,415.77	2,500.00	915.77
9990	27,862.20	22,041.67	5,820.53	313,607.21	264,500.00	49,107.21
FUNDS MAINTENANCE						
330 PART TIME LABOR - ASSOCIATION EMPLOYEES	0.00	0.00	0.00	740.25	0.00	740.25
440 CONTRACTED LAWN SERVICE	2,800.00	2,916.67	-116.67	33,600.00	35,000.00	-1,400.00
660 MULCH	0.00	166.67	-166.67	5,800.00	2,000.00	3,800.00
770 SOD & GRASS SEED	1,925.00	166.67	1,758.33	20,225.00	2,000.00	18,225.00
880 LAWN SPRAYING	1,098.00	541.67	556.33	8,378.00	6,500.00	1,878.00

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	CURRENT PERIOD			12 MONTH PERIOD			
	ACTUAL	BUDGET	VARIANCE	ACTUAL	BUDGET	VARIANCE	
5110 ANNUAL FLOWERS	0.00	41.67	-41.67	0.00	500.00	-500.00	500
5120 IRRIGATION REPAIR	55.00	266.67	-211.67	2,035.00	3,200.00	-1,165.00	3,200
5160 MISCELLANEOUS MATERIALS	0.00	29.17	-29.17	608.54	350.00	258.54	350
5162 MISCELLANEOUS REPAIRS/SUPPLIES	0.00	0.00	0.00	50.00	0.00	50.00	0
6200 SHRUBBERY	0.00	208.33	-208.33	2,116.00	2,500.00	-384.00	2,500
6240 TREE TRIM & REMOVAL	0.00	833.33	-833.33	17,497.00	10,000.00	7,497.00	10,000
6290 STREET LIGHT ELECTRIC	997.18	500.00	497.18	10,552.42	6,000.00	4,552.42	6,000
6605 GATE TRANSMITTERS	0.00	41.67	-41.67	0.00	500.00	-500.00	500
6610 GATE MAINTENANCE CONTRACT	0.00	291.67	-291.67	1,081.71	3,500.00	-2,418.29	3,500
6615 GATE REPAIRS	781.58	83.33	698.25	2,643.88	1,000.00	1,643.88	1,000
6620 GATE TELEPHONE	79.44	66.67	12.77	935.89	800.00	135.89	800
6990	7,736.20	6,154.19	1,582.01	106,263.69	73,850.00	32,413.69	73,850
POOL/CLUBHOUSE EXPENSE							
7040 CONTRACTED POOL SERVICE	485.00	500.00	-15.00	5,760.00	6,000.00	-240.00	6,000
7080 POOL EQUIPMENT REPAIR	0.00	125.00	-125.00	554.05	1,500.00	-945.95	1,500
7150 GAS - POOL HEATING	986.35	541.67	444.68	10,090.40	6,500.00	3,590.40	6,500
7260 MISCELLANEOUS MATERIALS	10.23	41.67	-31.44	145.18	500.00	-354.82	500
7310 CABLE SERVICE	125.28	62.50	62.78	809.01	750.00	59.01	750
7600 FITNESS EQUIPMENT REPAIR	0.00	83.33	-83.33	1,935.35	1,000.00	935.35	1,000
7990	1,606.86	1,354.17	252.69	19,293.99	16,250.00	3,043.99	16,250
MANAGEMENT & ADMINISTRATIVE							
8020 MANAGEMENT FEE	2,187.50	2,187.50	0.00	26,250.00	26,250.00	0.00	26,250
8030 NEWSLETTER COSTS	0.00	17.83	-17.83	0.00	214.00	-214.00	214

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	C U R R E N T P E R I O D			12 M O N T H P E R I O D		
	ACTUAL	BUDGET	VARIANCE	ACTUAL	BUDGET	VARIANCE
8040 POSTAGE	410.19	83.33	326.86	1,957.49	1,000.00	957.49
8060 COPIES/PRINTING/SUPPLIES	231.56	139.58	91.98	3,481.01	1,675.00	1,806.01
8070 ADMINISTRATIVE FEES-LIENS	10.00	4.17	5.83	50.00	50.00	0.00
8080 CPA SERVICES	0.00	233.33	-233.33	1,800.00	2,800.00	-1,000.00
8082 CONSULTATIONS	0.00	0.00	0.00	3,500.00	0.00	3,500.00
8083 PROFESSIONAL	0.00	83.33	-83.33	4,650.00	1,000.00	3,650.00
8100 LEGAL EXPENSE	1,702.65	833.33	869.32	12,848.39	10,000.00	2,848.39
8120 INSURANCE	10,636.88	16,666.67	-6,029.79	127,766.90	200,000.00	-72,233.10
8140 LICENSE	0.00	29.17	-29.17	410.00	350.00	60.00
8160 PHONE & FAX	65.38	37.50	27.88	585.22	450.00	135.22
8180 INCOME TAX	0.00	0.00	0.00	1,771.23	0.00	1,771.23
8190 MISCELLANEOUS	0.00	8.33	-8.33	251.04	100.00	151.04
8210 CREDIT INVESTIGATIONS	0.00	8.33	-8.33	62.00	100.00	-38.00
8240 BAD DEBT EXPENSE	0.00	8.33	-8.33	2,258.56	100.00	2,158.56
8270 SECURITY PROVISIONS	2,880.00	1,916.67	963.33	25,620.00	23,000.00	2,620.00
8300 GROUP INSURANCE	107.30	56.25	51.05	978.24	675.00	303.24
8390 UNIFORM BUSINESS REPORT	0.00	5.08	-5.08	61.25	61.00	0.25
8460 BUREAU OF CONDOMINIUM FEES	0.00	70.83	-70.83	840.00	850.00	-10.00
4490	18,231.46	22,389.56	-4,158.10	215,141.33	268,675.00	-53,533.67
SERVE FOR REPLACEMENT						
110 ROOF	2,744.42	2,744.42	0.00	32,933.00	32,933.00	0.00
130 PAINT	2,500.00	2,500.00	0.00	30,000.00	30,000.00	0.00
160 1" OVERLAY	1,627.42	1,627.42	0.00	19,529.00	19,529.00	0.00
170 DEFERRED MAINTENANCE	708.33	708.33	0.00	8,500.00	8,500.00	0.00
191 DECK	263.33	263.33	0.00	3,160.00	3,160.00	0.00
193 EXERCISE ROOM	151.50	151.50	0.00	1,818.00	1,818.00	0.00
196 SPA	1,308.08	1,308.08	0.00	15,697.00	15,697.00	0.00

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	CURRENT PERIOD			12 MONTH PERIOD		
	ACTUAL	BUDGET	VARIANCE	ACTUAL	BUDGET	VARIANCE
9197 CARPORTS	1,245.17	1,245.17	0.00	14,942.00	14,942.00	0.00
9210 PLUMBING	218.08	218.08	0.00	2,617.00	2,617.00	0.00
9230 LIGHT FIXTURES	286.00	286.00	0.00	3,432.00	3,432.00	0.00
9235 ENTRY GATE	812.25	812.25	0.00	9,747.00	9,747.00	0.00
9236 GATE/FENCING	1,495.83	1,495.83	0.00	17,950.00	17,950.00	0.00
9400	13,360.41	13,360.41	0.00	160,325.00	160,325.00	0.00
9980 TOTAL EXPENSES	68,797.13	65,300.00	3,497.13	814,631.22	783,600.00	31,031.22
9990 GAIN (LOSS)	(1,004.11)	0.01	1,004.12	(6,624.72)	0.00	6,624.72
						0

BRANTLEY TERRACE CONDOMINIUM ASSOCIATION INC
 PROPOSED BUDGET FOR 2009
 MAY 12, 2009

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For the year beginning 01-01 and ending 12-31

Acct#	Category	FYE 12/31/2009
INCOME		

4020	ASSESSMENTS	882,000
4022	CABLE TV ASSESSMENT	8,420
4060	LATE CHARGES	6,000
4191	TRANSMITTER	100
4280	CREDIT APPLICATIONS	50
4340	INTEREST-RESERVES	16,954
4350	INTEREST ALLOC TO RESERVES	(16,954)

		896,570

	TOTAL INCOME	896,570

EXPENSES

BUILDING MAINTENANCE		

5020	ROOF REPAIRS	6,635
5040	EXTERIOR REPAIRS	50,000
5050	INTERIOR REPAIR	20,000
5060	PLUMBING REPAIRS	1,200
5062	BACKFLOW CERTIFICATION	2,800
5063	BACKFLOW REPAIRS	2,500
5080	ELECTRICAL REPAIRS	3,500
5101	PRESSURE CLEANING	3,000
5110	BUILDING CLEANING	40,000
5140	MISCELLANEOUS MATERIALS	200
5142	MISCELLANEOUS REPAIRS	500
5150	AIR CONDITIONER MAINTENANCE	1,000
5180	TERMITE BOND	4,000
5210	JANITORIAL SUPPLIES	4,200
5220	SIGN MAINTENANCE	500
5250	EXTERIOR PEST CONTROL	4,300
5260	WATER AND SEWER	77,000
5263	CAR WASH WATER	5,500
5280	TRASH REMOVAL	21,000
5300	ELECTRIC POWER	22,000
5350	FIRE ALARM MAINTENANCE	1,200
5351	FIRE ALARM SYSTEM INSPECTION	3,000
5352	PALMER MONITORING	6,000
5360	FIRE PHONES	6,700
5391	LOTUS CLUB SHARED EXPENSES	6,000
5550	STORAGE UNIT MAINT	1,000

BRANTLEY TERRACE CONDOMINIUM ASSOCIATION INC
 PROPOSED BUDGET FOR 2009
 MAY 12, 2009
 For the year beginning 01-01 and ending 12-31

149800

Acct#	Category	FYE 12/31/2009
		2,000
5605	LIGHT BULBS AND FIXTURES 295,735
GROUNDS MAINTENANCE		

6030	PART TIME LABOR - ASSOCIATION EMPLOYE	2,000
6040	CONTRACTED LAWN SERVICE	35,000
6060	MULCH	4,000
6070	SOD & GRASS SEED	5,000
6080	LAWN SPRAYING	7,500
6110	ANNUAL FLOWERS	1,000
6120	IRRIGATION REPAIR	1,750
6160	MISCELLANEOUS MATERIALS	400
6200	SHRUBBERY	2,500
6240	TREE TRIM & REMOVAL	7,200
6290	STREET LIGHT ELECTRIC	12,000
6605	GATE TRANSMITTERS	500
6610	GATE MAINTENANCE CONTRACT	3,500
6615	GATE REPAIRS	3,500
6620	GATE TELEPHONE	950
	 86,800
POOL/CLUBHOUSE EXPENSE		

7040	CONTRACTED POOL SERVICE	6,000
7080	POOL EQUIPMENT REPAIR	1,500
7150	GAS - POOL HEATING	10,500
7260	MISCELLANEOUS MATERIALS	250
7310	CABLE SERVICE	800
7600	FITNESS EQUIPMENT REPAIR	2,650
	 21,700
MANAGEMENT & ADMINISTRATIVE		

8020	MANAGEMENT FEE	30,000
8030	NEWSLETTER COSTS	214
8040	POSTAGE	1,233
8060	COPIES/PRINTING/SUPPLIES	2,200
8070	ADMINISTRATIVE FEES-LIENS	50
8080	CPA SERVICES	3,500
8083	PROFESSIONAL	5,000

BRANTLEY TERRACE CONDOMINIUM ASSOCIATION INC
PROPOSED BUDGET FOR 2009
MAY 12, 2009

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For the year beginning 01-01 and ending 12-31

Acct#	Category	FYE 12/31/2009
8100	LEGAL EXPENSE	19,000
8120	INSURANCE	177,292
8140	LICENSE	410
8160	PHONE & FAX	525
8180	INCOME TAX	2,000
8190	MISCELLANEOUS	100
8210	CREDIT INVESTIGATIONS	100
8240	BAD DEBT EXPENSE	50,000
8270	SECURITY PROVISIONS	24,000
8300	GROUP INSURANCE	800
8390	UNIFORM BUSINESS REPORT	61
8460	BUREAU OF CONDOMINIUM FEES	850

		317,335

RESERVE FOR REPLACEMENT		

9110	ROOF	53,045
9130	PAINT	46,139
9160	1" OVERLAY	11,380
9170	DEFERRED MAINTENANCE	8,500
9193	EXERCISE ROOM	1,611
9196	SPA	14,393
9197	CARPORTS	16,617
9210	PLUMBING	2,576
9230	LIGHT FIXTURES	3,507
9236	GATE/FENCING	17,232

	TOTAL RESERVES	175,000

	TOTAL EXPENSES	896,570

	NET SURPLUS (DEFICIT)	0

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