

WAGONER INDUSTRIAL DEVELOPMENT AUTHORITY

Financial Statements

For the Year Ended

JUNE 30, 2013



Clothier & Company CPA's P.C.

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**WAGONER INDUSTRIAL DEVELOPMENT AUTHORITY
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FOR THE YEAR ENDED JUNE 30, 2013**

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INDEPENDENT AUDITORS' REPORT

To the Board of Trustees of
Wagoner Industrial Development Authority
Wagoner, OK 74477

Report on the Financial Statements

We have audited the accompanying financial statements of the business-type activities of Wagoner Industry Development Authority, Wagoner, Oklahoma, as of and for the year ended June 30, 2013, and the related notes to the financial statements, which comprise the Authority's basic financial statements as listed in the table of contents.

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.

Auditors' Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities of the Wagoner Industrial Development Authority, Wagoner, Oklahoma as of June 30, 2013, and the respective changes in financial position and where applicable, cash flows, thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages I through III is presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by 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. 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 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.

Other Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise Wagoner Industrial Development Authority's basic financial statements. The budgetary comparison information is presented for purposes of additional analysis and is not a required part of the financial statements.

The budgetary comparison information has not been subjected to the auditing procedures applied in the audit of the basic financial statements; we do not express an opinion or provide any assurance on it.



Clothier and Company CPA's

August 22, 2013

MANAGEMENT’S DISCUSSION AND ANALYSIS

Our discussion and analysis of the Wagoner Industrial Development Authority’s (WIDA) financial performance provides an overview of the Authority’s financial activities for the year ended June 30, 2013. Please read it in conjunction with the financial statements, which begin on page 2.

USING THIS ANNUAL REPORT

This annual report consists of a series of financial statements. The Balance Sheet (on page 2) and the Statement of Revenues, Expenditures and Changes in Fund Balances (page 3) provide information about the activities of the WIDA as a whole and present a longer-term view of the WIDA’s finances. These statements tell how these services were financed in the short term as well as what remains for future spending.

REPORTING ON THE AUTHORITY AS A WHOLE

The Balance Sheet and Statement of Revenues, Expenditures and Changes in Fund Balance

Our analysis of the WIDA as a whole begins on page II. One of the most important questions asked about the WIDA’s finances is “Is the WIDA as a whole better off or worse off as a result of the year’s activities?” The Balance Sheet and Statement of Revenues, Expenditures and Changes in Fund Balance report information about the WIDA as a whole and about its activities in a way that helps answer this question. These statements include *all* assets and liabilities using the modified accrual basis of accounting, which is similar to the accounting used by most private-sector companies. All of the current year’s revenues and expenses are taken into account regardless of when cash is received or paid.

Reporting the Authority’s Most Significant Funds

Fund Financial Statements

The proprietary fund financial statements begin on page 2 and provide detailed information about WIDA as a whole. The WIDA board may establish other funds to help it control and manage money for particular purposes or to show that it is meeting legal responsibilities for using certain taxes, grants, and other money.

- Governmental funds – The Authority has no governmental funds.
- Proprietary funds - All the Authority’s business-type activities are reported here, including the rents, loans and promotional activities. This fund is reported using an accounting method called modified accrual accounting, which measures cash and all other financial assets that can readily be converted to cash. The proprietary fund statements provide a detailed view of the WIDA’s general operations and the basic services it provides. Proprietary fund information helps you determine whether there are more or fewer financial resources that can be spent in the near future to finance the WIDA’s programs.

THE AUTHORITY AS A WHOLE

The Authority's assets and liabilities for June 30, 2013 were:

	Current Year	Increase (Decrease)	Percent of Increase (Decrease)
Current Assets	\$ 410,218	\$241,479	243.11%
Capital Assets	704,407	(32,657)	(4.43%)
Total Assets	<u>\$ 1,114,625</u>		
Current Liabilities	\$ 0	(32,411)	(100.00%)
Non-Current Liabilities	0	(133,696)	(100.00%)
Total Liabilities	<u>\$ 0</u>		

For the year ended June 30, 2013 net assets changed as follows:

Fund Balance July 1, 2012	\$ 1,057,522
Add excess revenue over expenditures	53,896
Fund Balance June 30, 2013	<u>\$ 1,114,625</u>

The Fund Balance for June 30, 2013 that was reserved as Invested in Net Assets was \$704,407, whereas the Unrestricted Fund Balance was \$410,218.

THE AUTHORITY'S REVENUE AND EXPENDITURES

The following schedule presents a summary of revenue and expenditures for the fiscal year ended June 30, 2013, and the amount and percentage of increase in relation to the prior year.

	FYE Amount	Percent of Total	Increase (Decrease) From FYE	Percent Increase (Decrease)
Revenues:				
Lease/Rental	\$ 12,135	16.04%	(305)	-2.51%
Transfer from City				
EDF	64,975	85.89%	(4,975)	-7.66%
Miscellaneous/Other	(11,019)	-14.57%	(40,514)	-367.67%
Interest	9,554	12.63%	(15,555)	-61.42%
Total Revenues	<u>\$ 75,645</u>	<u>100.00%</u>		
Expenditures:				
Total Expenditures	<u>\$ 21,749</u>	<u>100.00%</u>	22,656	-4.00%

BUDGETARY COMMENTS

The future of WIDA is very exciting due to a great working relationship of the WIDA board, City Council and County Commissioners. We now have in place a system that can track income and expenses and be used for all future budgets.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

At the end of June 30, 2013, the WIDA had \$660,922 invested in land at an industrial park, \$55,029 invested in the Moody building, and \$800 invested in a billboard. Total capital assets are \$716,751. The value of these assets at June 30, 2013 after depreciation is \$704,407.

Debt

December 7, 2012, WIDA paid off the note with First Bank of Wagoner. The balance of the note at June 30, 2013 was \$0.

CONDITIONS EXPECTED TO EFFECT NEXT YEAR

The W.I.D.A. Park I has approximately .7 of an acre left in the park, this is where the cell tower is located. At present time we are trying to get new lighting for the park and this will finalize the development of Park I.

The future of Park II is very bright. We have 59 acres ready for development, 19 of these acres have been approved for a railroad spur in the future. At the present time we are renting one residence. We have rezoned 1.33 (acres of the 19), as required by the Planning Commission, which will possibly be for a diesel repair garage. We are going to be developing the remaining 40 acres. Currently we are looking for, and will hire, an Industrial Park Engineer to lay out the infrastructure to maximize the full 40 acres. We have the possibility, in the future, to acquire an additional 80-120 acres to be a part of Park II.

CONTACTING THE W. I. D. A.'S FINANCIAL MANAGEMENT

This financial report is designed to provide users with a general overview of the WIDA's finances and to show the WIDA's accountability for the money it receives. If you have questions about this report or need additional financial information, contact Charles Burns, Chairman of WIDA at 918-906-8906.

Wagoner Industrial Development Authority
Balance Sheet
June 30, 2013

ASSETS

Current Assets

Cash and cash equivalents	\$ 379,865
LREC credit receivable	<u>30,353</u>

Total Current Assets	410,218
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Fixed Assets

Fixed assets	716,751
Accumulated depreciation	<u>(12,344)</u>

Total Fixed Assets	704,407
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Other Assets

Total Assets	<u><u>1,114,625</u></u>
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LIABILITIES AND FUND BALANCES

Current Liabilities

Long Term Liabilities

Fund Balances

Investment in fixed assets	704,407
Unrestricted net assets	356,322
Current Income (Loss)	<u>53,896</u>

Total Fund Balances	<u>1,114,625</u>
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Total Liabilities & Fund Balances	\$ <u><u>1,114,625</u></u>
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See accompanying notes and independent auditors'

Wagoner Industrial Development Authority
Statement of Revenues, Expenditures and Changes in Fund Balance
For the Period Ended June 30, 2013

Revenue	
Lease income	\$ 4,983
Miscellaneous income	709
Rental income	<u>7,152</u>
Total Revenue	12,844
Operating Expenses	
Personel services	330
Materials and supplies	3,731
Other expenses	6,413
Depreciation expense	1,429
Interest expense	7,564
Park 1 expenses	700
Park II expenses	<u>1,582</u>
Total Operating Expenses	<u>21,749</u>
Operating Income	(8,905)
Interest income	9,554
Property sales	(11,728)
Transfers in	<u>64,975</u>
Total Other Income	<u>62,801</u>
Net Change in Fund Balance	53,896
Fund Balances – Beginning	<u>1,060,729</u>
Fund Balances – Ending	<u>\$ 1,114,625</u>

See accompanying notes and independent auditors' report.

Wagoner Industrial Development Authority
Statement of Cash Flows
June 30, 2013

Net Cash Flow From Operating Activities:

Receipts from Customers	\$ 430,497
Receipts from Operations	709
Payments to Suppliers	(12,756)
	<hr/>
Net Cash Provided by Operating Activities	418,450

Cash Flows From Financing Activities:

Proceeds From Issuance of Debt	0
Principal Paid on Debt	(166,107)
Interest Paid on Debt	(7,564)
	<hr/>
Net Cash Provided (Used) by Financing Activities	(173,671)

Cash Flows From Capital and Investing Activities:

Interest Received on Cash Deposits	9,554
Sale of Fixed Assets	19,500
	<hr/>
Net Cash Used for Capital and Investing Activities	29,054

Cash Flows From Non-capital Financing Activities:

Transfers In/(Out)	64,975
	<hr/>
Net Cash Provided for Non-capital Financing Activities	64,975

Net Increase (Decrease) in Cash and Cash Equivalents 338,808

Cash and Cash Equivalents July 1, 2012

501,942

Cash and Cash Equivalents June 30, 2013

\$ 840,750

Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities

Operating Income	\$ (8,905)
Adjustments to reconcile operating income to net cash provided by operating activities:	
Interest expense	7,564
Depreciation expense	1,429
(Increase)/decrease in accounts receivable	418,362
	<hr/>
Net Cash Provided (Used) by Operating Activities	<hr/> <hr/> \$ 418,450

See accompanying footnotes and auditors' report.

**WAGONER INDUSTRIAL DEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2013**

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The Wagoner Industrial Development Authority is a trust created for the purpose of promoting and encouraging the development of industry and commerce, to further industrial, commercial, manufacturing, cultural, research and educational activities, and to promote and encourage the protection and preservation of the environment. The Authority will do this by instituting, furnishing, providing and supplying physical facilities, improvements and services to the beneficiary and to agencies, instrumentalities and subdivisions thereof and to inhabitants, owners and occupants of property and to governmental, industrial, commercial and mercantile entities, establishments and enterprises within the territorial limits of the City of Wagoner.

The Authority is governed by a board of five trustees who are residents of the State of Oklahoma and are appointed by the Mayor of the City of Wagoner, as authorized by the resolution of the governing body of the beneficiary.

The financial statements of the Authority have been prepared in conformity with U.S. generally accepted accounting principles as applicable to governmental units. The financial statements include all organizations, activities, and functions that comprise the Authority. The Authority has no component units.

Basic of Accounting

The Authority uses a flow of economic resources measurement focus. With this focus, all assets and all liabilities associated with the activities of the Authority are included on the balance sheet. Total fund balances are segregated into amounts invested in fixed assets, net of related debt, restricted and unrestricted. The statement of revenues, expenditures, and changes in fund balances present increases (e.g. revenues) and decreases (e.g. expenses) in net fund balances. The financial statements are presented on a modified accrual basis of accounting which measures cash and all other financial assets that can be readily be converted to cash.

Use of Estimates

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

NOTE 2 – CASH AND CASH EQUIVALENTS

Cash and cash equivalents represent all investments, which are short term, highly liquid, and readily convertible to a specified cash value. These investments generally have original maturities of three months or less. Cash equivalents consist of cash in bank and on hand.

Custodial Credit Risk – Deposits. Custodial credit risk is the risk that in the event of a bank failure, the Authority's deposits may not be returned. Deposits are exposed to custodial credit risk if they are not covered by depository insurance.

WAGONER INDUSTRIAL DEVELOPMENT AUTHORITY

At June 30, 2013 the Authority had \$379,865 in deposits in the First Bank and Trust Co. of Wagoner, Oklahoma. All of the deposits are covered by FDIC insurance or a letter of credit.

NOTE 3 – LEASE RECEVABLES

On September 1, 2005 the Authority leased property located on Highway 69 south of the City to Elastomer. Lease payments of \$ 6000 per month beginning September 1, 2005 to and including September 1, 2017 are required. Elastomer has an option to purchase the property by paying out the value of future lease payments. The value of future lease payment is based on a 5% amortization. On December 7, 2012 Elastomer paid the lease in full.

On June 17, 2011 the Authority signed an electric service agreement with Lake Region Electric Cooperative, Inc. (LREC) to upgrade electrical service to Elastomer Specialties. The Authority paid LREC \$41,000 of the estimated \$75,000 project cost. LREC agreed to refund 10% of the annual electric bill for the facility for a period of 5 years or a total of \$41,000, whichever comes first. The refund period will start January 1, 2012. LREC will issue a check no later than February of each year for the previous calendar year's electric revenue. The first check was issued in January 14, 2013 for \$10,647 leaving a balance of \$30,353.

No allowance for doubtful accounts considered necessary.

NOTE 4 – FIXED ASSETS

Capital assets purchased or acquired are carried at historical costs or estimated historical cost. Contributed assets are recorded at fair market value as of the date donated. Additions, improvements, and other capital outlays that significantly extend the useful life of an asset are capitalized. Other costs incurred for repairs and maintenance is expensed as incurred. Depreciation on capital assets is calculated on the straight-line basis over the following estimated useful lives:

Building and improvements.....	40 Years
Equipment.....	5-7 Years

A summary of general fixed assets for the year ended June 30, 2013, follows:

	Balance 6/30/12	Additions (Deletions)	Accum. Depreciation	Balance 6/30/13
Land	692,150	(31,228)	0	660,922
Buildings	55,829	0	(12,344)	43,485
	<u>747,979</u>	<u>(31,228)</u>	<u>(12,344)</u>	<u>704,407</u>

WAGONER INDUSTRIAL DEVELOPMENT AUTHORITY

NOTE 5 – LONG TERM DEBT

On September 1, 2005, the Authority signed a promissory note with First Bank and Trust Company of Wagoner in the amount of \$420,340.40 to acquire the property and buy out the remainder of the lease with Dale Moton of DMT Trucking. The property is the collateral on the loan. The property was acquired and put on a lease purchase option to Elastomer. The balance on the note was paid in full December 7, 2012.

	<u>6/30/2012</u>	<u>Proceeds</u>	<u>Payments</u>	<u>6/30/2013</u>
First Bank & Trust	166,106	0	166,106	0
	<u>166,106</u>	<u>0</u>	<u>166,106</u>	<u>0</u>

NOTE 6 – SUBSEQUENT EVENTS

On June 25, 2013 the City of Wagoner Economic Development Authority was created to take the place of Wagoner Industrial Development Authority. The City of Wagoner accepted the beneficial interest in the Trust on July 1, 2013.



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**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATERS BASED ON AN AUDIT OF
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT
AUDITING STANDARDS***

To the Board of Trustees
Wagoner Industrial Development Authority
Wagoner, Oklahoma

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the business-type activities of Wagoner Industrial Development Authority as of and for the year ended June 30, 2013, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements and have issued our report thereon dated August 22, 2013.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion of the effectiveness of the Authority's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free of material misstatements, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Governmental Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Governmental Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in black ink that reads "Clothier & Company CPA's". The script is cursive and fluid.

Clothier & Company CPA's
August 22, 2013

**WAGONER INDUSTRIAL DEVELOPMENT AUTHORITY
BUDGET TO ACTUAL COMPARISON
FOR THE YEAR JUNE 30, 2013**

	Original Budget	Final Budget	Y - T - D Actual	Variance
<u>Revenue</u>				
Park II House Rental	3,900	3,900	7,152	(3,252)
Elastomer Lease	72,000	72,000	0	72,000
T-Mobile Lease	4,896	4,896	4,983	(87)
Property Sales	0	0	(11,728)	11,728
Misc. Income	31,500	31,500	0	31,500
Transfer From City EDF	60,000	60,000	60,000	0
Transher From EDF-Adver.	5,000	5,000	4,975	25
Interest Income	1,500	1,500	9,554	(8,054)
Total Revenue	<u>178,796</u>	<u>178,796</u>	<u>74,936</u>	<u>103,860</u>
<u>General Expenses</u>				
Office Supplies	500	500	6,413	(5,913)
Personel	1,000	1,000	330	670
Advertising	5,000	5,000	0	5,000
Repairs & Maintenance	3,000	3,000	3,731	(731)
Telephone/Utilities	800	800	0	800
Auditing	2,500	2,500	0	2,500
Membership Dues	1,600	1,600	0	1,600
Marketing Representative	4,000	4,000	0	4,000
Mileage	2,000	2,000	0	2,000
Miscellaneous	2,000	2,000	0	2,000
Promo. Meals	400	400	0	400
Depreciation Expense	0	0	1,429	(1,429)
N.P. Elastomer Loan Paymt/Interest	51,600	51,600	173,670	(122,070)
Total General Expenses	<u>74,400</u>	<u>74,400</u>	<u>185,573</u>	<u>(111,173)</u>
<u>Capital Outlay</u>				
Capital Outlay	<u>108,652</u>	<u>108,652</u>	<u>0</u>	<u>108,652</u>
<u>Industrial Park I</u>				
Repairs/Upkeep	750	750	0	750
Insurance	750	750	0	750
Appraisals/Certifications	500	500	0	500
Consulting Fees	1,000	1,000	0	1,000
Legal Fees	3,000	3,000	0	3,000
Utilities	0	0	0	0
Industrial Park I	<u>0</u>	<u>0</u>	<u>700</u>	<u>(700)</u>
Total Industrial Park I	<u>6,000</u>	<u>6,000</u>	<u>700</u>	<u>5,300</u>
<u>Industrial Park II</u>				
Repairs/Upkeep	4,500	4,500	0	4,500
Insurance	2,400	2,400	0	2,400

	Original Budget	Final Budget	Y - T - D Actual	Variance
Appraisals/Certifications	1,500	1,500	0	1,500
Utilities	900	900	0	900
Engineering fees	10,000	10,000	0	10,000
Consulting fees	5,000	5,000	0	5,000
Legal Fees	6,500	6,500	0	6,500
Land Purchase	0	0	0	0
Industrial Park II	0	0	1,582	(1,582)
Total Industrial Park II	<u>30,800</u>	<u>30,800</u>	<u>1,582</u>	<u>29,218</u>
 Total Expenses	 <u>219,852</u>	 <u>219,852</u>	 187,855	 <u>31,997</u>
 Less: Principal payment			 <u>(166,106)</u>	
Total Operating Expenses			<u>21,749</u>	