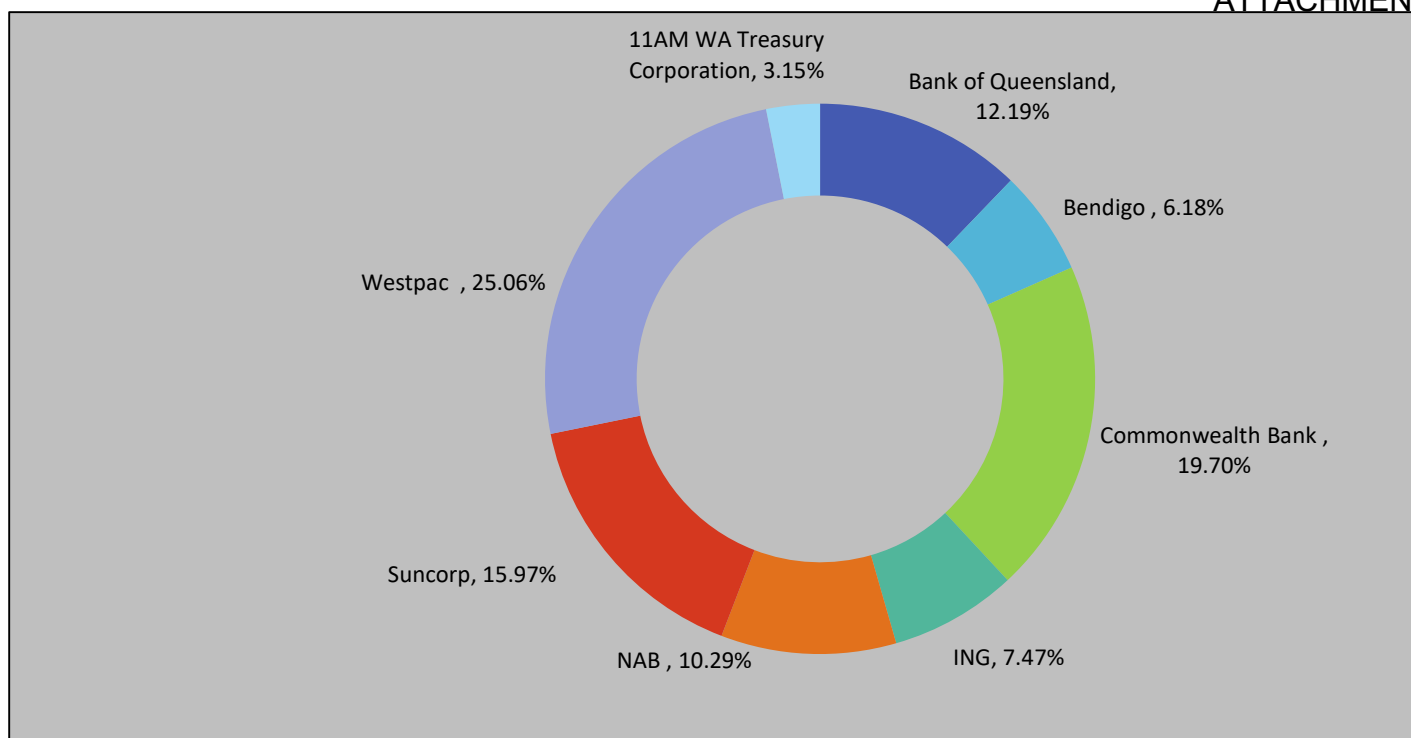


	Notes	Amended Budget	YTD Budget	YTD Actual	YTD Variance \$	YTD Variance %
OPERATING REVENUE						
Rates	1	(104,599,384)	(104,599,384)	(104,747,045)	147,661	0%
Specified Area Rates		(727,440)	(727,440)	(728,529)	1,089	0%
Grants and Subsidies	2	(1,606,171)	(912,048)	(994,660)	82,612	9%
Contributions Reimbursements and Donations	3	(1,563,862)	(970,729)	(924,927)	(45,802)	(5)%
Profit on Asset Disposals	4	(1,436,831)	(5,535)	(66,312)	60,777	100%
Fees and Charges	5	(42,474,492)	(34,289,612)	(33,972,215)	(317,397)	(1)%
Interest Earnings	6	(1,252,345)	(807,138)	(3,450,442)	2,643,304	100%
Other Revenue/Income	7	(362,000)	(181,000)	(1,345,516)	1,164,516	100%
Total Operating Revenue		(154,022,525)	(142,492,886)	(146,229,646)	3,736,760	3%
OPERATING EXPENSES						
Employee Costs	8	68,399,625	40,653,581	38,715,225	1,938,356	5%
Materials and Contracts	9	56,458,392	31,087,322	28,149,876	2,937,446	9%
Utilities (gas, electricity, water etc.)		5,949,026	3,437,314	3,402,254	35,060	1%
Depreciation & Amortisation of Non-Current Assets	10	32,132,620	18,770,198	17,803,778	966,420	5%
Loss on Asset Disposals	11	94,759	65,183	29,081	36,102	55%
Interest Expenses	12	327,150	195,542	156,169	39,373	20%
Insurance Expenses	13	1,666,704	1,655,557	1,589,012	66,545	4%
Total Operating Expenses		165,028,276	95,864,697	89,845,395	6,019,302	6%
(SURPLUS)/DEFICIT FROM OPERATIONS		11,005,751	(46,628,189)	(56,384,251)	9,756,062	21%
OPERATING NON-CASH ADJUSTMENTS						
Depreciation & Amortisation of Non Current Assets		(32,132,620)	(18,770,198)	(17,803,778)	(966,420)	(5)%
Loss on Asset Disposal		(94,759)	(65,183)	(29,081)	(36,102)	(55)%
Profit on Asset Disposals		1,436,831	5,535	66,312	(60,777)	100%
Movement in Non-current Items	14	(100,000)	(100,000)	(23,421)	(76,579)	(77)%
OPERATING CASH (SURPLUS)/DEFICIT		(19,884,797)	(65,558,034)	(74,174,219)	8,616,184	13%
NON-OPERATING REVENUE						
Capital Grants and Subsidies	15	(12,046,776)	(5,470,368)	(8,136,794)	2,666,426	49%
Capital Contributions	16	(1,985,066)	(30,444)	(11,184)	(19,260)	(63)%
Equity Distribution - TPRC	17	(1,333,333)	(1,333,333)	(1,666,666)	333,333	25%
Other Non-Operating (GST Reimb TPRC Land Sales)	18	-	-	(280,608)	280,608	100%
Total Non-Operating Revenue		(15,365,175)	(6,834,145)	(10,095,252)	3,261,107	100%
CAPITAL EXPENDITURE						
Capital Projects	19	2,327,883	1,222,783	756,776	466,007	38%
Capital Works	20	57,874,005	21,870,463	19,902,654	1,967,809	9%
Vehicle and Plant Replacements	21	3,305,165	1,047,165	654,292	392,873	38%
Total Capital Expenditure		63,507,053	24,140,411	21,313,722	2,826,689	12%
CAPITAL (SURPLUS)/DEFICIT		48,141,878	17,306,266	11,218,470	6,087,796	100%
(SURPLUS)/DEFICIT FROM OPERATIONS AND CAPITAL		28,257,081	(48,251,768)	(62,955,749)	14,703,980	30%
FUNDING						
Proceeds from Disposal	22	(1,916,500)	(154,000)	(253,545)	99,545	100%
Loans - Repayment of Principal		909,513	679,707	679,707	-	0%
Payments of Principal Portion of Lease Liability		388,066	-	-	-	0%
Transfer from Trust		(115,172)	-	-	-	0%
Transfer from Reserve		(43,972,701)	-	-	-	0%
Transfer to Reserve		16,587,121	-	-	-	0%
Opening Funds	23	(53,549)	(53,549)	(9,148,338)	9,094,789	100%
CLOSING FUNDS	24	83,858	(47,779,610)	(71,677,925)	23,898,314	50%



Municipal Funds
Reserve Funds

\$95,538,788

\$93,926,161

\$189,464,949

YTD Return

2.92%

Benchmark

3.60%

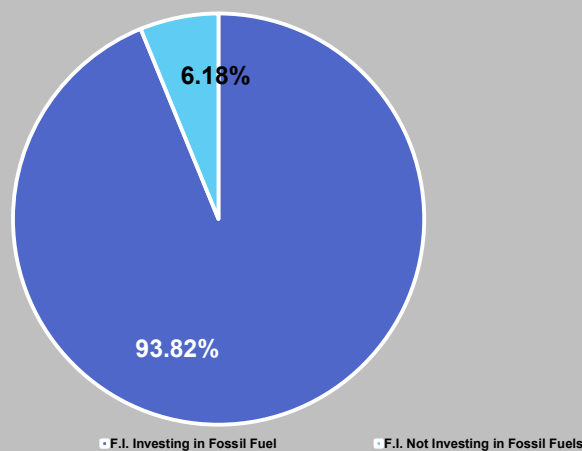
RBA Rate

3.10%

<u>Investment Policy Limits</u>					
	<u>LT Rating</u>	<u>Limit</u>		<u>LT Rating</u>	<u>Limit</u>
Bank of Queensland	A-*	10%	NAB	AA-	25%
Bendigo	A-*	10%	Rural Bank	A-*	10%
Commonwealth Bank	AA-	25%	Suncorp	A+	15%
ING	A+	15%	Westpac	AA-	25%
			11AM WATC	AA+	25%

*S&P Long Term Rating BBB, Based on the investment policy the Long Term Rating Used is (A-) Based on Moody's and Fitch Rating

Financial Institutions (FI) Investing Vs Not Investing in Fossil Fuels*



*Based on Market Forces ratings (<http://marketforces.org.au/>)

NOTES TO AND FORMING PART OF THE FINANCIAL ACTIVITY STATEMENT FOR THE PERIOD ENDED 31 JANUARY 2023

1. Rates \$147,661

This favourable variance mainly arose from additional Interim Rates \$146,302.

2. Grants and Subsidies \$82,612

This favourable variance arose from grant funds higher than estimated in relation to General Purpose Grant \$194,932 and Federal Road (FLRG) Grant \$62,608, which was partially offset by Other Operating State Grants and Subsidies (\$196,674).

3. Contributions Reimbursements and Donations (\$45,802)

This unfavourable variance arose from Legal Fees Recoverable (\$112,556), which is offset by a corresponding reduction in expenses incurred; the variance is partially offset by a favourable variance on Other Miscellaneous Reimbursements \$87,356.

4. Profit on Asset Disposals \$60,777

This favourable variance mainly arose due to profit on disposal of fleet and plant \$60,777.

5. Fees and Charges (\$317,397)

	YTD Budget	YTD Actual	Variance
a) Parking Fees	\$2,277,992	\$1,907,019	(\$370,973)
b) Refuse Charges	\$22,375,237	\$22,122,310	(\$252,927)
c) Other Fees and Charges	\$1,359,574	\$1,282,909	(\$76,665)
d) Fines and Penalties	\$310,631	\$246,684	(\$63,947)
e) Sports and Recreation Fees	\$4,806,285	\$5,301,164	\$494,879
Other Fees & Charges	\$3,159,893	\$3,112,129	(\$47,764)
	<u>\$34,289,612</u>	<u>\$33,972,215</u>	<u>(\$317,397)</u>

a) This unfavourable variance was due to Off Street Parking Fees (\$218,664) and On Street Parking Fees (\$149,116) revenue continuing to track below budget estimates

b) An unfavourable variance arose due to Waste Refuse Service Charges (\$267,545) estimates of additional services and bins which are being reviewed and updated in the mid-year budget review.

c) This unfavourable variance mainly occurred due to Fines Enforcement Registry Charges (\$62,426).

d) This unfavourable variance arose mainly due to Parking Infringements (\$58,312) continuing to be below estimates.

- e) Favourable variance arose from higher Membership Fees \$362,587 and Park Hire \$74,894.

6. Interest Earnings

\$2,643,304

This favourable variance arose mainly due to higher than estimated Interest from Other Financial Institutions \$2,625,001 due to increases in interest rates since the beginning of the financial year.

7. Other Revenue/Income

\$1,164,516

This favourable variance arose due to Net Revenue from TPRC Catalina Estate Sales \$1,137,327.

8. Employee Costs

\$1,938,356

	YTD Budget	YTD Actual	Variance
a) Salaries and Wages	\$38,844,690	\$36,873,920	\$1,970,770
Other Employment Costs	\$1,808,891	\$1,841,305	(\$32,414)
	<u>\$40,653,581</u>	<u>\$38,715,225</u>	<u>\$1,938,356</u>

- a) Favourable timing variances for Salaries and Wages arose from the cumulative impact of vacancies in various areas year to date.

9. Materials and Contracts

\$2,937,446

	YTD Budget	YTD Actual	Variance
a) External Service Expenses	\$8,806,776	\$7,889,024	\$917,752
b) Waste Management Services	\$10,249,128	\$9,471,956	\$777,172
c) Professional Fees & Costs	\$1,534,473	\$961,169	\$573,304
d) Contributions & Donations	\$1,123,773	\$798,983	\$324,790
e) Public Relations, Advertising and Promotions	\$649,533	\$354,300	\$295,233
f) Administration	\$798,111	\$538,938	\$259,173
g) Furniture, Equipment and Artworks	\$1,344,924	\$1,171,460	\$173,464
h) Accommodation & Property	\$691,625	\$604,738	\$86,887
i) Computing	\$2,084,098	\$2,414,350	(\$330,252)
j) Other Materials	\$1,380,336	\$1,504,215	(\$123,879)
k) Travel, Vehicles & Plant	\$1,038,882	\$1,125,241	(\$86,359)
Other Materials & Contracts	\$1,385,663	\$1,315,502	\$70,161
	<u>\$31,087,322</u>	<u>\$28,149,876</u>	<u>\$2,937,446</u>

- a) Favourable variances arose from External Contractors and Services \$852,059, including Core System Replacement Project \$644,471, Parks \$146,581, Director Infrastructure Services \$121,501 for Asset Assessments, Recreation \$100,344 mainly due to B&F Midweek Lifeguard Contract \$72,481, Cultural Services \$93,988 mainly from Invitation Art Prize \$30,856, City Projects \$81,232, Asset Management

Administration \$66,334 and Waste Management Services \$53,646, partially offset by an unfavourable variance on Roads (\$242,520), Buildings (\$118,330) and Building Maintenance Works (\$57,285).

- b) A favourable variance arose from Recycling and Govt Levy Processing \$785,738 and General Waste Tipping Fees \$309,678, partially offset by Collection of Bulk Hard Waste (\$127,349) and Collection of Bulk Green Waste (\$54,217). The balances of variances are spread across a number of areas.
- c) A favourable variance arose mainly due to Consultancy \$317,262, Legal Expenses Recoverable \$157,990 and Lodgement Fees \$93,330, partially offset by Legal Expenses (\$119,343). The balances of variances are spread across a number of areas.
- d) A favourable variance arose from Community Funding Program \$161,841 and Grants & Contributions Made \$79,483. The balances of variances are spread across a number of areas.
- e) Favourable variance arose due to Advertising General \$116,440 and Promotions \$72,045. The balances of variances are spread across a number of areas.
- f) Favourable variance arose mainly on Printing \$95,238 and Photography and Video Production \$56,274. The balances of variances are spread across a number of areas.
- g) This favourable variance arose from Minor Plant & Equipment Purchase \$102,789, Hire of Equipment \$79,213 and Minor Furniture & Office Equipment Purchase \$62,090, partially offset by Minor Computer & Communications Equipment Purchase (\$75,743). The balances of variances are spread across a number of areas.
- h) This favourable variance arose mainly from Council Rates (CoJ Properties) \$74,788 due to reduced rates at the Catalina Estate site due to subdivision and land sales activity. Budget estimates have been revised in the mid-year budget review. The balances of variances are spread across a number of areas.
- i) This unfavourable variance arose from Computer Software Subscriptions (\$290,841) and Computer Software Maintenance (\$130,462), partially offset by Data Communication Links \$73,435. The balances of variances are spread across a number of areas.
- j) This unfavourable variance mainly occurred due to External Material Purchases – Contract (\$107,928). The balances of variances are spread across a number of areas.
- k) An unfavourable variance arose from Fuel (\$85,815). The balances of variances are spread across a number of areas.

10. Depreciation & Amortisation of Non-Current Assets

\$966,420

Favourable variance was mainly due to Depreciation for Drainage Infrastructure \$894,669 following reassessment of remaining useful lives at 30 June 2022, Impairment/Write off of assets \$143,320 and Depreciation for Roads Infrastructure \$116,993. This was partially offset by an unfavourable variance on Depreciation for Mobile and Other Plant (\$141,357) and Depreciation for Computer & Communications Hardware (\$85,763). The balances of variances are spread across a number of areas.

11. Loss on Asset Disposals **\$36,102**

Favourable variance arose due to Loss on Asset Disposal for Fleet and Plant \$36,102.

12. Interest Expenses **\$39,373**

Favourable variance mainly arose due to Interest of Lease Liability \$39,373.

13. Insurance Expenses **\$66,545**

Favourable variance arose mainly due to Public Liability Insurance premium \$53,106.

14. Movement in Non-current items **(\$76,579)**

This timing variance arose in respect to Non-current Long Service Leave Liability.

15. Capital Grants and Subsidies **\$2,666,426**

	YTD Budget	YTD Actual	Variance
a) State Government Grants - Capital - Other	\$413,580	\$2,075,151	\$1,661,571
b) State Government Grants – Capital – MRRG Grant Roads	\$2,216,746	\$2,708,678	\$491,932
c) Commonwealth Grants & Subsidies- Capital – Black Spot	\$266,883	\$707,355	\$440,472
d) Commonwealth Grants – Capital Other	\$1,105,000	\$1,453,579	\$348,579
e) Other Grants and Subsidies – Capital Other	\$61,659	\$309,447	\$247,788
f) Commonwealth Grants – Capital – Roads to Recovery	\$817,500	\$252,109	(\$565,391)
Other Grants and Subsidies	\$589,000	\$630,475	\$41,475
	<u>\$5,470,368</u>	<u>\$8,136,794</u>	<u>\$2,666,426</u>

a) Favourable variance relates to BCW2650 Sorrento Football Club \$700,000 and grant revenue in respect of the State Urban Bike Trail \$300,000, which is a project not in the original budget estimates. A favourable variance also applies to grant revenue on SBS2092 Marmion Ave and Forrest Rd Intersection \$274,105, SBS2093 Ocean Reef Rd and Gwendoline Dr \$253,175 and FPN2299 Coastal Shared Path Design \$100,000 which were unspent in the previous year and now recognised in anticipation of being expended in the current year. Budget estimates will be updated in the mid-year budget review.

b) A favourable variance mainly arose due to final claims in respect of RDC2020 Warwick Rd/Erindale Rd Intersection Upgrade \$180,000 and RDC2021 Whitfords Ave/Northshore Dr Roundabout \$196,000 now received. In addition, funding was also

received for RDC2025 Whitfords Ave/Gibson Ave Intersection Upgrade \$110,667 and RDC2026 Whitfords Ave/Kingsley Dr Intersection Upgrade \$64,000.

- c) This favourable variance arose in relation to SBS2091 Marmion Ave and Coral St Intersection \$167,951 being grant funds unspent in the previous financial year and now recognised as revenue in anticipation of being expended in the current financial year. A favourable variance also occurred due to advance funding received for SBS2096 Hepburn Ave/Karuah Way Intersection Upgrade \$297,800 and SBS2095 Hepburn Ave/Amalfi Dr Roundabout Improvements \$192,520. This was partially offset by SBS2037 Marion/McWhae Intersection Upgrade (\$236,999).
- d) This favourable variance arose mainly in relation to grant funding for 18 LRCI projects \$1,309,594 that was unspent in the previous financial year and now brought to revenue in anticipation of expenditure in the current year. In addition, the final instalment of LRCI Phase 1 income has now been received \$143,985, considerably later than expected. This is offset by delays in the receipt of LRCI Phase 3 grants (\$1,105,000).
- e) This favourable variance arose in relation to funding received which was originally expected in the previous financial year for MPP2058 Chichester Park Clubrooms Redevelopment \$200,000.
- f) This unfavourable variance occurred due to anticipated funds for Q1 and Q2 (\$817,500) not yet received, partially offset by receipt of the 4th quarterly payment for 2021-22 \$252,109.

16. Capital Contributions

(\$19,260)

This unfavourable variance arose from BCW2651 Kingsley Football Club Awning (\$30,444), partially offset by a favourable variance on Arterial & Urban Road Street Lighting \$11,184.

17. Equity Distribution - TPRC

\$333,333

This favourable variance arose due to higher than estimated distribution received from TPRC.

18. Other Non-Operating Revenue

\$280,608

This favourable timing variance arose from GST reimbursements in respect of TPRC land sales undertaken.

19. Capital Projects

\$466,007

This favourable timing variance mainly arose from the Network Infrastructure Upgrade Program \$95,358, Cafes/Restaurants/Kiosks \$70,921 and Self-Serve Kiosk Replacement project \$120,000. The balances of variances are spread across a number of projects.

20. Capital Works

\$1,967,809

	No. Budgeted Projects	YTD Budget	YTD Actual	Variance	Key Variance
a) Path Replacement Program (FPR)	9	\$735,065	\$49,627	\$685,438	FPR2268 - \$368,672 FPR2292 - \$177,030
b) Road Preservation/Resurfacing Program (RPR)	84	\$4,158,309	\$3,577,489	\$580,820	RPR3177 - \$67,044 RPR3257 - \$62,779
c) Parks Equipment Program (PEP)	40	\$1,864,679	\$1,292,454	\$572,225	PEP2707 - \$322,031
d) Major Projects Program (MPP)	8	\$6,445,586	\$5,959,418	\$486,168	MPP2006 - \$612,859
e) Parks Development Program (PDP)	18	\$2,068,127	\$1,707,950	\$360,177	PDP2222 - \$476,834
f) New Paths (FPN)	13	\$416,230	\$196,401	\$219,829	FPN2299 - \$97,892
g) Street Lighting Program (STL)	12	\$1,061,703	\$918,698	\$143,005	STL2092 - \$173,810
h) Major Road Construction Program (RDC)	11	\$863,400	\$756,026	\$107,374	RDC2026 - \$106,275
i) Parking Facilities Program (PFP)	7	\$334,000	\$258,836	\$75,164	PFP2084 - \$82,572
j) Blackspot Projects (SBS)	8	\$402,415	\$352,113	\$50,302	SBS2093 - \$86,823
k) Streetscape Enhancement Program (SSE)	5	\$353,387	\$1,051,975	(\$698,588)	SSE2056 - (\$381,110) SSE2059 - (\$279,062)
l) Major Building Capital Works Program (BCW)	20	\$2,220,369	\$2,674,482	(\$454,113)	BCW2650 - (\$258,995)
m) Local Traffic Management Program (LTM)	14	\$543,240	\$651,287	(\$108,047)	LTM2132 - (\$38,297)
Other Programs	15	\$403,953	\$455,898	(\$51,945)	
	264	\$21,870,463	\$19,902,654	\$1,967,809	

- a) Favourable variance occurred due to delays on FPR2268 Marmion Ave – Edinburgh to Burns Beach \$368,672, FPR2292 Beaumaris Park & Copeland Gardens \$177,030, FPR2001 Path Replacement Program \$68,516 and FPR2018 Pedestrian Accessibility Improvements \$73,305.
- b) Favourable variance is due to savings on completed projects RPR3257 Sillmon Way \$62,779, RPR3177 RPR – Asphalt Overlay and Re-Kerbing Program \$67,044, RPR3323 Virgilia St \$52,312 and RPR3285 Mawson/Shackleton Roundabout \$51,241. These are partially offset by RPR3304 Whitfords – Barridale to Moolanda (\$94,143), RPR3300 Gibson Av – Barclay Av to Warburton Av (\$61,522) and RPR3299 Mullaloo Dr – Marmion av to Koorona Rd (\$63,394).
- c) A favourable variance mainly relates to delays on PEP2707 Whitfords Nodes Park Health & Wellbeing Hub \$322,031, PEP2847 Galston Park Playspace Renewal \$116,459, PEP2795 Flinders Park Playspace Renewal \$113,049 and PEP2791 Ocean Reef Park Playspace Renewal \$61,032. This was partially offset by PEP2853 BMX Track Upgrades (\$53,378).
- d) Favourable variance relates to MPP2006 Cafes and Kiosks – Pinnaroo Point \$612,859, MPP2077 Burns Beach Café/Kiosk/Restaurant \$260,000, MPP2080 Burns Beach Coastal Node Redevelopment \$188,210 and MPP2076 Sorrento Surf Life Saving Club Redevelopment \$60,000. This was partially offset by MPP2050 Craigie Leisure Centre Upgrades (\$603,389).
- e) Variance relates to PDP2222 Ocean Reef Park Landscape Master Plan \$476,834, PDP2344 Glengarry Park Irrigation Network \$79,981 and PDP2355 Padbury N/E Cluster Parks Revitalisation \$90,498, partially offset by PPD2354 Killen/Sycamore Park Amenity Upgrades (\$360,214).
- f) Favourable variance mainly due to FPN2240 Burns Beach to Mindarie Dual Use Path \$92,833 and FPN2299 Coastal Shared Path Design \$97,892.
- g) A favourable variance occurred mainly due to STL2092 MacDonald Park Floodlighting Upgrade \$173,810 with completion now scheduled in March.
- h) Favourable variance mainly due to RDC2030 Moolanda Boulevard Footbridge \$106,275 and RDC2026 Whitfords Ave/Kingsley Dr Intersection Upgrade \$100,411. This was partially offset by RDC2025 Whitfords Ave/Gibson Ave Intersection Upgrade (\$100,922).
- i) A favourable variance arose mainly due to early completion of PFP2084 Prince Regent Park Parking Improvements \$82,572 and PFP2100 Parnell Ave PAW Parking Installation \$51,201. This was partially offset by PFP2098 Warrigal Park Parking Improvements (\$74,741).
- j) Favourable variance occurred mainly due to SBS2093 Ocean Reef Rd/Gwendoline Dr \$86,823, offset by SBS2091 Marmion Ave/Coral St (\$97,206).
- k) Unfavourable variance occurred due to SSE2056 City Centre Streetscape Renewal Program (\$381,110), SSE2059 Joondalup Drive Streetscape Upgrades (\$279,062) and SSE2057 Leafy City Program (\$57,798) ahead of schedule.
- l) An unfavourable variance mainly occurred due to BCW2650 Sorrento Football Club (\$258,995), BCW2625 Ocean Reef Park Toilets and Changerooms (\$153,240), BCW2666 Craigie Leisure Centre Geothermal Bore Replacement (\$110,561) and

BCW2634 Duffy House Restoration (\$56,719). This partially offset by BCW2573 Air-conditioning Replacement Program \$60,912 and BCW2672 Iluka Sports Complex Restoration Works \$51,907.

- m) An unfavourable variance occurred mainly due to LTM2132 Minor Road Safety (\$38,297).

21. Vehicle and Plant Replacements

\$392,873

A favourable timing variance arose in relation to capital acquisition of two Isuzu trucks \$240,507, a mower \$70,000 and a dual cab Ute \$50,000, partially offset by an unfavourable variance on an Isuzu truck (\$176,800).

22. Proceeds from Disposal

\$99,545

A favourable variance arose mainly due to timing of proceeds received from the disposal of fleet \$99,545.

23. Opening Funds

\$9,094,789

Variations in the actual results for 2021-22 compared to the budget estimate gave rise to a favourable variance of \$9,094,789 in opening funds. The drivers for the increased end of year surplus, after taking end of year reserve movements and other offsets into account, are reductions in capital and operating expenditure and an increase in operating revenue. Adjustment to opening funds will be reflected in the Mid Year Budget Review.

24. Closing Funds

\$23,898,314

	June 2022	January 2023
Current Assets		
Cash and Investments	\$140,479,487	\$189,638,714
Rates Outstanding, Sundry Debtors and Other Receivables	\$4,979,660	\$11,278,634
Accrued Income	\$372,344	\$2,125,148
Prepayments	\$738,765	\$442,180
Inventories	\$708,427	\$140,452
Total Current Assets	\$147,278,683	\$203,625,128
Current Liabilities		
Trade Creditors	\$2,709,216	\$3,114,587
Sundry Payables	\$11,458,125	\$15,380,085
Accrued Expenses	\$4,266,327	\$4,516,170
Other Payables	-	-
Borrowings	\$909,513	\$229,805
Lease Liability	\$492,772	\$204,444
Provision for Annual Leave	\$4,588,626	\$4,318,665
Provision for Long Service Leave	\$6,425,430	\$6,631,244
Provision for Purchased Leave	\$208,657	\$176,921

Provision for Workers Compensation Insurance	\$3,137,004	\$4,126,737
Provision for Sick Leave	\$982,117	\$969,085
Other Provisions	\$9,415	\$9,415
Total Current Liabilities	\$35,187,202	\$39,677,158
Net Current Assets	\$112,091,481	\$163,947,970
Add back: Borrowings	\$909,513	\$229,805
Add back: Lease Liabilities	\$492,772	\$204,444
Add back: Contract Liabilities for developer contributions	\$1,221,867	\$1,221,867
Less: Cash Backed Reserves	\$105,567,295	\$93,926,161
Closing Funds – Surplus/(Deficit)	\$9,148,338	\$71,677,925