



OKLAHOMA CITY

URBAN

RENEWAL

AUTHORITY

FIFTY-THIRD ANNUAL REPORT

FY 2013-2014

OKLAHOMA CITY URBAN RENEWAL AUTHORITY
FIFTY-THIRD ANNUAL REPORT
For the year ending June 30, 2014

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Central Business District

Arts District Parking Garage (COTPA)

Location	West Main Street between Walker and Hudson Ave
Developer	COTPA (Central Oklahoma Transportation & Parking Authority)
Project Cost	\$20 million
Public Funding	\$20 million
Jobs Created	n/a
Uses	10 level parking garage with 830 parking spaces, 20,000 sf retail space, and potential to develop office/retail in air space rights on 10 th floor
Commenced	April 2013
Completed	Projected August 2014
Info	Redevelopment of a surface parking lot into a parking structure



Arts District Parking Garage Location Before



Garage Nearing Completion (7/2014)

Civic Centre Flats

Location	Northeastern corner of Couch Drive and Lee Avenue
Developer	Colony Partners, Inc.
Project Cost	\$7.3 million
Public Funding	Requesting TIF
Jobs Created	N/A
Uses	For-sale Residential
Commenced	October 16, 2013 – Invitation for Development Proposals published. January 17, 2014 – RFP deadline. One proposal received. June 18, 2014 – Civic Centre Flats, LLC designated redeveloper. Anticipated Construction – August 2015
Completed Info	Anticipated December 2016 For-sale project that will include 34 residential units (20 one-bedroom units, 8 two-bedroom units, and 6 two-bedroom/2-story units).



Civic Centre Flats Location Before



Civic Centre Flats as Proposed

OCURA Property – 4th and Shartel

Location	Southeastern Corner of NW 4 th Street and N Shartel Ave
Developer	Not determined yet
Project Cost	n/a
Public Funding	n/a
Jobs Created	n/a
Uses	n/a
Commenced	December 16, 2013 – Invitation for Development Proposals published. March 17, 2014 – RFP deadline. One proposal received.
Completed	n/a
Info	One proposal for residential development was received from the Authority's request for proposals for this property. The Authority is currently undergoing review of the proposal.



Site Issued for the RFP

Cultural District

John W. Rex Elementary School

Location	500 West Sheridan Avenue
Developer	Maps for KIDS
Project Cost	\$14.4 million
Public Funding	TIF, Maps for KIDS
Jobs Created	35
Uses	Downtown public charter elementary school
Commenced	May 2013
Completed	Projected August 2014
Info	Will serve 500 students, pre-K through 6 th grade. Redevelopment of surface parking lot into an elementary school for downtown OKC



John Rex Elementary Location Before



John Rex Elementary School Mid-Construction (7/2014)

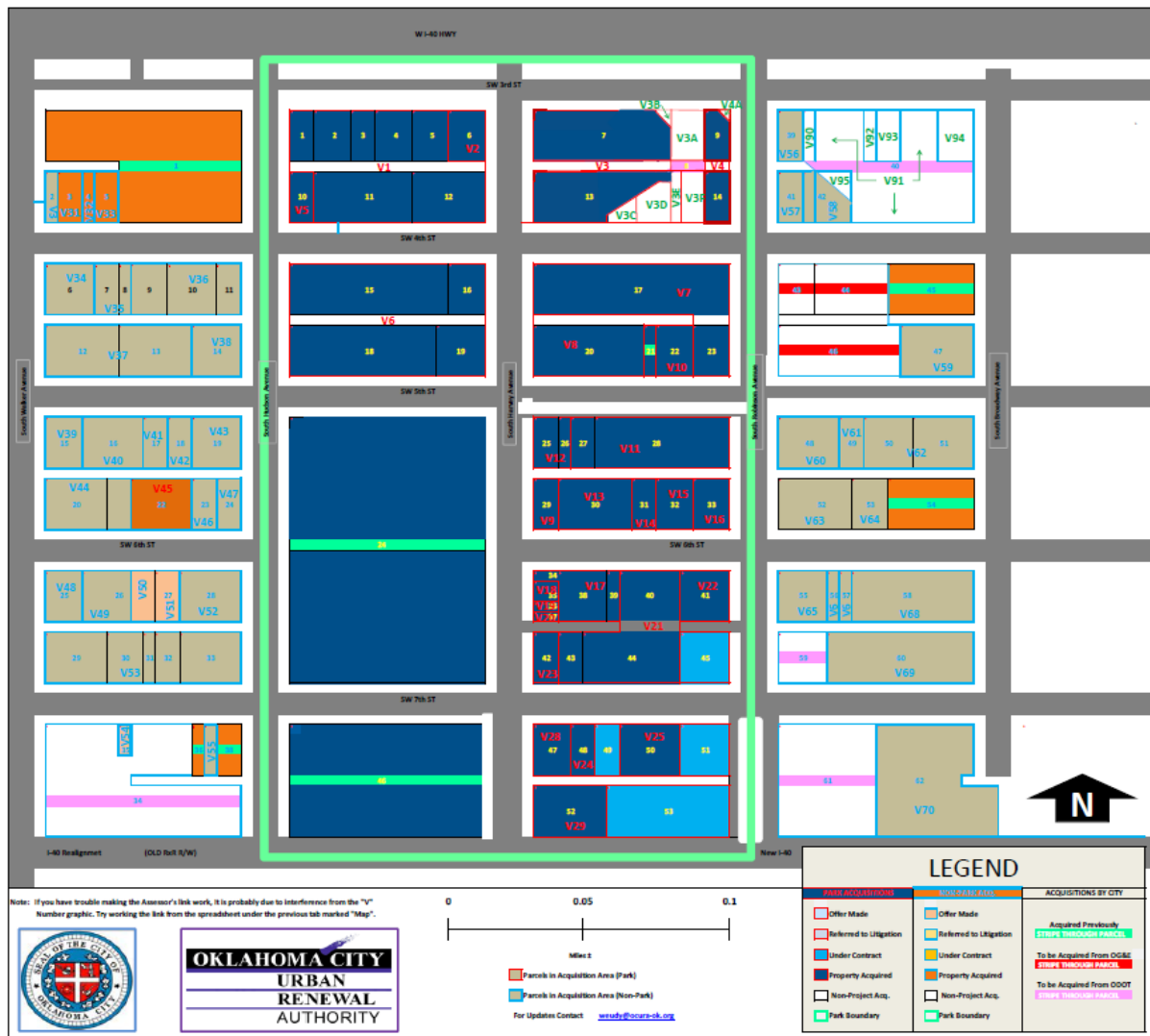
Core-to-Shore Project Area

North Park Acquisition

Location	Old I-40 Highway, New I-40 Highway, S Robinson Ave, & S Hudson Ave
Budget	\$18,432,000 (Land Acquisition & Site Prep)
Uses	For development of the upper central park (40 acres)
Commenced	August 2010
Completed	Ongoing
Info	All land parcels have been acquired, under contract, or referred for litigation for the upper park; relocation activities for Salvation Army are underway.

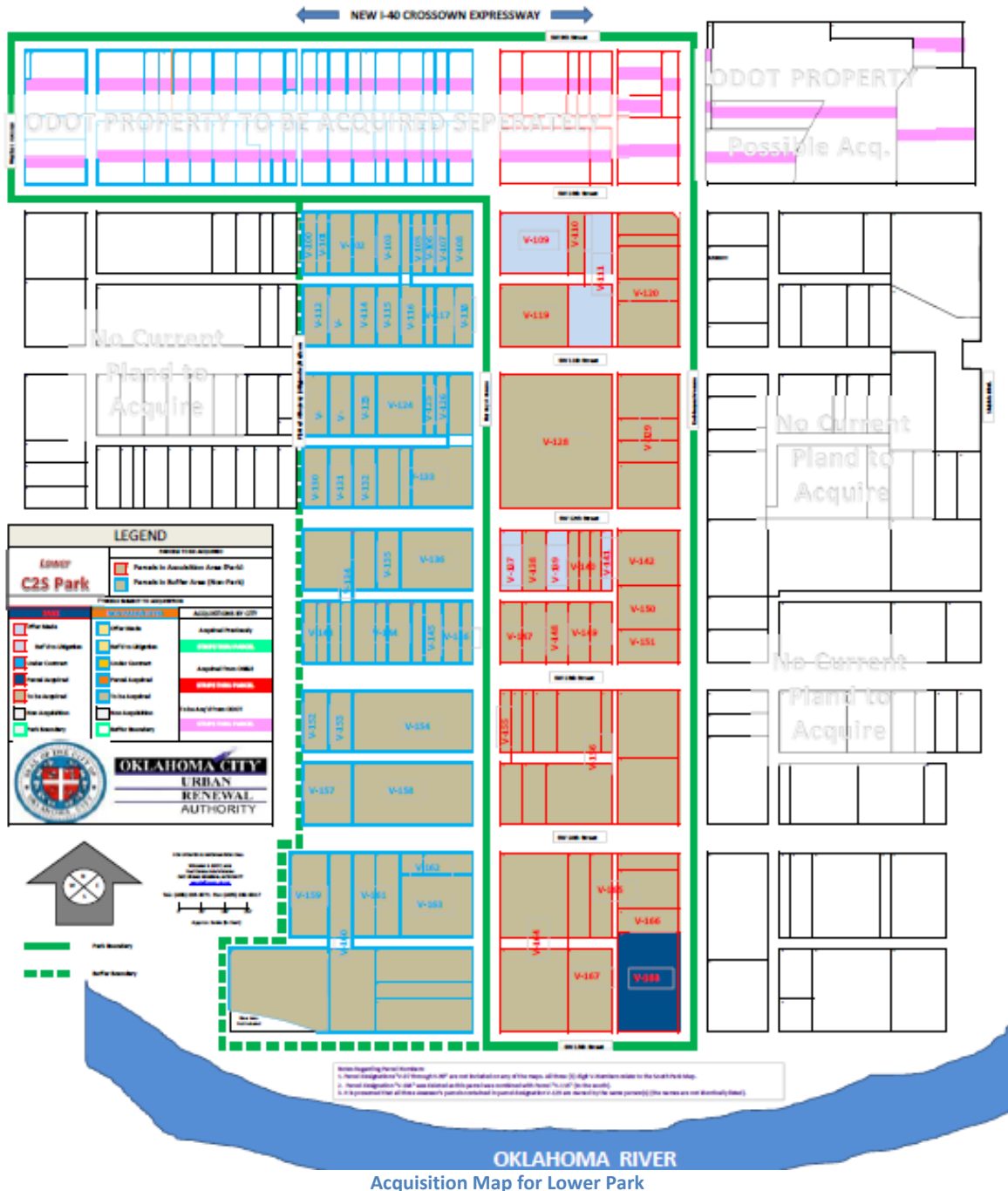
Buffer Acquisition

Location	East (S Robinson to S Broadway) and West (S Hudson to S Walker) Side of the North Park
Acquisition Budget	\$2.2 million
Uses	For development of key catalyst sites along park buffer to spur private investment
Commenced	August 2012
Completed	Ongoing
Info	Owned/Acquired – Buffer Parcels 1, 3, 4, 5, 22, 27, 36, 38, 45, and 54 (See map below).



South Park Acquisition

Location	New I-40 Highway, SW 15 th Street, S Robinson Ave, & S Harvey Ave (or S Walker Ave at the north section of the lower park)
Budget	\$13,470,000 (Land Acquisition & Site Prep)
Uses	For development of the lower central park (30 acres)
Commenced	April 2013
Completed	Appraisals and surveys are completed on 13 parcels; ongoing
Info	Acquisition has not begun for the lower park.



Midtown Project Area

The Edge

Location	13 th and Walker
Developer	Gary Brooks
Project Cost	\$36 million
Public Funding	TIF
Jobs Created	30
Uses	250 unit rental apartments
Commenced	Fall 2012
Completed	Anticipated October 2014
Info	Previous Mercy Hospital site in Midtown, 7,840 sf of retail, parking garage, designed to LEED Standard



The Edge Apartments Site Location Before



The Edge Mid-Construction (7/2014)

Midtown Urban Renewal Plan Update

Boundaries	13 th Street, 4 th Street, BNSF Railroad Tracks, Classen Boulevard
Goal	The plan is a blueprint for the future development in Midtown and had widespread agreement from many distinct and different perspectives
Originally Adopted	June 23, 1998
Updated and Adopted	Adopted by the Oklahoma Urban Renewal Authority – July 17, 2013; Received by Oklahoma City Planning Commission, amended the Comprehensive Plan, determined the Midtown Urban Renewal Plan to be in accordance with the Comprehensive Plan and recommended for City Council Approval on Sept 12, 2013; Approved by Oklahoma City Council Sept 24, 2013.
Info	This Midtown Urban Renewal Plan (“Plan”) amends and restates the North Downtown Redevelopment Plan. It recognizes the changes that have occurred in the Renewal Area since the Original Plan and its amendments, the new and proposed developments in the Renewal Area, and the need for enhanced public space and amenities.



Updated Midtown Urban Renewal Plan

Harrison Walnut Project Area

Aloft Hotel

Location	209 North Walnut Avenue
Developer	New Century Investments
Project Cost	\$18 million
Public Funding	TIF
Jobs Created	40
Uses	134 room hotel
Commenced	2011
Completed	April 2013
Info	7 stories with 7 meeting and event spaces, an outdoor pool, gym, restaurant and lounge



Aloft Hotel Site Location Before



Aloft Hotel After

Flatiron Triangle Building - PLICO

Location	126 Harrison Ave – Harrison Ave and NE 5 th Street
Developer	Ainsworth Triangle, LLC
Project Cost	\$3.5 million
Public Funding	n/a
Jobs Created	n/a
Uses	Office
Commenced	Anticipated August 2014
Completed	Summer 2015
Info	Redevelop a 1924 building vacant building (12,512 sf) and add new third story addition (4206 sf) for PLICO



Flatiron Triangle Building Before



Flatiron Triangle Building as Proposed

General Electric Global Research Oil and Gas Technology Center

Location	NW 10 th and Walnut
Developer	General Electric Company
Project Cost	\$53 million
Public Funding	TIF, EDA Grant
Jobs Created	130
Uses	Office, research and development
Commenced	April 2014
Completed	Mid-2015
Info	95,000 square foot office and research and development center with structured parking.



GE Research Center Site Location Before



GE Research Center as Proposed

The Hill at Bricktown

Location	220 Russell M. Perry Ave
Developer	The Hill at Bricktown, LLC
Project Cost	n/a
Public Funding	\$2 million TIF
Jobs Created	n/a
Uses	For-sale townhomes
Commenced	2009
Completed	Projected 2018
Info	Phase I (Buildings 4 and 8) completed with 32 units; Phase II (Buildings 3, 2-B, and 6) under construction or completed for a total of 25 units; Phase III (Buildings 1 and 2A) planned for 14 units.



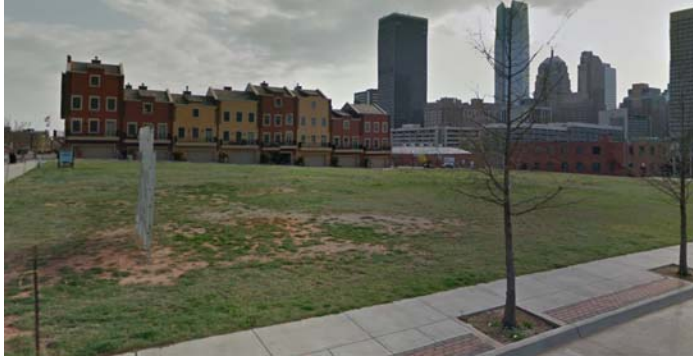
The Hill at Bricktown Site Location Before



The Hill After (Phase 1)

Maywood Apartments

Location	425 North Oklahoma Avenue
Developer	The Hill at Bricktown, LLC
Project Cost	\$12 million
Public Funding	\$1 million TIF
Jobs Created	n/a
Uses	139 unit rental apartment complex, fitness center, parking garage, commercial space
Commenced	June 2012
Completed	June 2014
Info	4 story



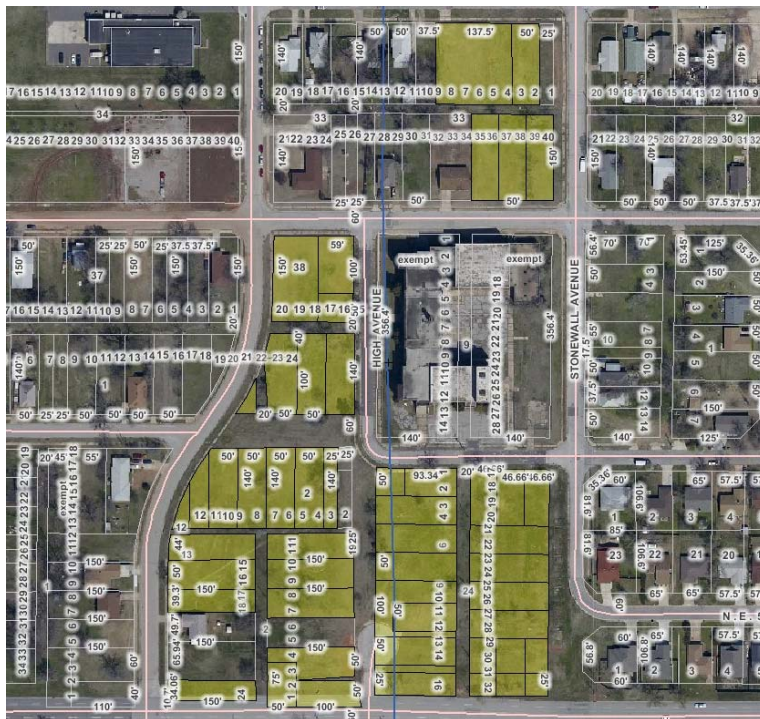
Maywood Apartments Site Location Before



Maywood Apartments After

Page Woodson Property

Location	NE 7th Street, N Kelley Avenue, NE 4th Street, and N. Stonewall Avenue
Developer	n/a
Project Cost	n/a
Public Funding	n/a
Jobs Created	n/a
Uses	Residential and/or mixed-use redevelopment
Commenced	April 21, 2014 – Invitation for Development Proposals Published. June 20, 2014 – RFP deadline. Two proposals received.
Completed	n/a
Info	Two development proposals were received from the Authority's request for proposals for this property. The Authority is currently undergoing review of the proposals.



Site Issued for the RFP

University Medical Center (R-20)

Project Area

OK Kids Korral

Location	920 N.E. 8th Street
Developer	Toby Keith Foundation
Project Cost	\$8.5 million
Public Funding	n/a
Jobs Created	16
Uses	Medical housing for youth with cancer
Commenced	Mid 2012
Completed	November 2013
Info	25,000 sf building with 12 suites



OK Kids Korral Site Location Before



OK Kids Korral After

OU E-Suites

Location	920 N.E. 8th Street
Developer	REHCO OUES, LLC
Project Cost	\$30 million
Public Funding	NMTC, Section 108 HUD Revolving Loan
Jobs Created	50
Uses	194 room hotel with conference center
Commenced	July 2013 - Site has been cleared and fenced
Completed	Projected late fall 2014
Info	6 floors, business center, banquet room, indoor pool, restaurant, bar, lounge



OU E-Suites Site Location Before



OU E-Suites Hotel Mid-Construction (07/2014)

PHF/OU Transaction

Location	PHF Research Park, 755 Research Pkwy
Involved Parties	The University of Oklahoma, Presbyterian Health Foundation, Oklahoma City Urban Renewal Authority /Oklahoma City Redevelopment Authority
Purchase Cost	\$85 million
Purchase Agreement	OU to acquire from PHF: -Research Park Property – 6 buildings -Properties located bt NE 6 th & 8 th St and Lindsay and Laird Ave – OU Embassy Suites, OK Kids Korral, and 6 vacant PHF lots -Rights to OCURA/OCRA properties and interests – 3 undeveloped sites and parking garage in Research Park and OCURA Lots within Block 35
Uses	+700,000 sf of modern biomedical research lab and office space
Announced	November 2012
Completed	Yes
Goal	To further biomedical research, encourage commercialization of equipment and technologies, and grow jobs in Oklahoma while advancing health care



PHF to OU Transaction Map

Sports-Entertaining-Parking Area Project Area

KD's Southern Cuisine Restaurant

Location	308 Johnny Bench Drive
Developer	Stonegate/Hogan
Project Cost	\$2 million
Public Funding	n/a
Jobs Created	40
Uses	10,000 sf restaurant
Commenced	October 2012
Completed	December 2013
Info	Seats 320 people with additional private dining rooms.



KD's Southern Cuisine Restaurant Site Location Before



KD's Southern Cuisine Restaurant Complete

The Steel Yard

Location	Lincoln and Sheridan
Developer	Gary Brooks/Andy Burnett
Project Cost	\$39 million
Public Funding	Brownfields Grant, NSP Grant
Jobs Created	30
Uses	250 unit apartment including 39 units of workforce housing; retail, parking structure
Commenced	March 2013 – Environmental Remediation August 2014 – Utility Relocation December 2014 – Construction Start
Completed	n/a
Info	Project timeline extended due to increased brownfield remediation and utility relocation.

East Bricktown Hotel

Location	Lincoln and Sheridan
Developer	Gary Brooks/Andy Burnett
Project Cost	\$75 million (\$39 million for Phase I)
Public Funding	TIF, Brownfields grant, NSP Grant
Jobs Created	30
Uses	Hotel
Commenced	March 2013 – Environmental Remediation
Completed	n/a
Info	25,000 sf building with 12 suites



The Steel Yard / East Bricktown Hotel Site Location Before



The Steel Yard / East Bricktown Site Cleared

Staybridge Suites

Location	Lincoln and Reno
Developer	Shri Krishnapriya Hospitality, LLC
Project Cost	\$6 million
Public Funding	n/a
Jobs Created	40
Uses	Hotel
Commenced	July 2014
Completed	Anticipated December 2015
Info	137 rooms, 5 story



Staybridge Suites Site Location Before



Staybridge Suites as Proposed

John F. Kennedy Project Area

Ron Walters Homes, LLC – Platted John F. Kennedy Addition

Location	John F. Kennedy Addition (Various Lots)
Developer	Ron Walters Homes, LLC
Project Cost	Current Phase (FY 2013-14): Est. Cost. \$899,345 (Retail) 3 Sold & 1 for sale.
Public Funding	Private & Home Funds
Jobs Created	n/a (Construction Jobs Only)
Uses	Residential Housing - Five Single-Family Homes
Commenced	FY 2013-14 (4) Single Family. Plus 500 Bath to start in late July '14 (FY-2014-15).
Completed	FY 2013-14 (3) - Single Family
Info	(3) Completed: 501 Bath Ave. \$133,000 - 1,506 SF; 501 Fonshill \$131,000 1,280 SF 1609 NE 6 th \$260,155 - 2,225 SF (All Market Rate). Under Construction: 500 Bath Ave. \$120,300 - 1,220 SF (Home Funds); 700 Bath Ct. \$254,890 - 2,208 SF (Executive Home); Plans Submitted & on hold for NE 7 th between Mo. & Wisconsin 10 Executive Homes (All 2,000 + SF at an avg. cost of \$235,000± (Retail - Market Rate) \$2.35 Million MOL.



1609 NE 6th St. Custom Market Rate Home Under Construction



1609 NE 6th St. Custom Market Rate Home Completed



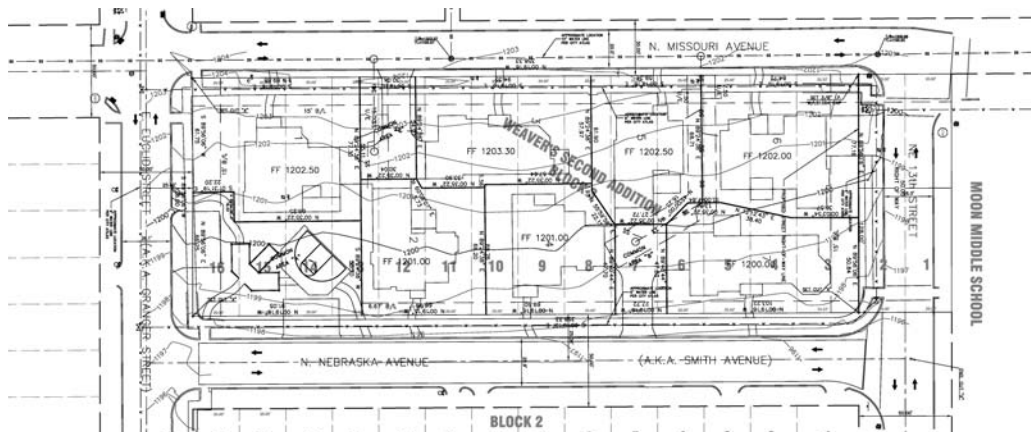
700 Bath Court - Custom Market Rate Home Under Construction



501 N. Bath Ave. Market Rate Home Completed

Ron Walters Homes, LLC (SNI) Truman East Addition (Affordable & Market Rate Housing)

Location	NE Euclid Between Nebraska & Missouri
Developer	Ron Walters
Project Cost	Current Phase(s) (FY 2012-13): \$515,000 Plus \$100,000 Site Improvements & Infrastructure. Future Phases Estimated at \$500,000
Public Funding	Market Rate and Affordable(43% of project is Low-to-Moderate Income)
Jobs Created	n/a (Construction Jobs Only)
Uses	Residential housing, Seven (7) Single-Family Homes (4 in Current Phase)
Commenced	FY 2013-14 (4) Single-Family Homes 3 Affordable, One Market Rate (Phase 1)
Completed	FY 2013-14 (4) Single-Family COC Insp. Completed (Minor Issues on Punch-List)
Info	Entire Project includes 7 for-sale residential units, 3 affordable plus 4 market rate. Phase 1 includes 1300 N. Missouri (1,332 SF) \$120,000 (Home Funds); 1309 N. Nebraska (1,296 SF) \$120,000 (Home Funds); 1317 N. Nebraska (1,251 SF) \$117,000 (Home Funds); and 1324 N. Missouri – (1,681 SF) \$158,000 (Market Rate) OCURA paid \$20K for infrastructure originally planned as a CDBG allocation.



Preliminary Site Plan Truman East



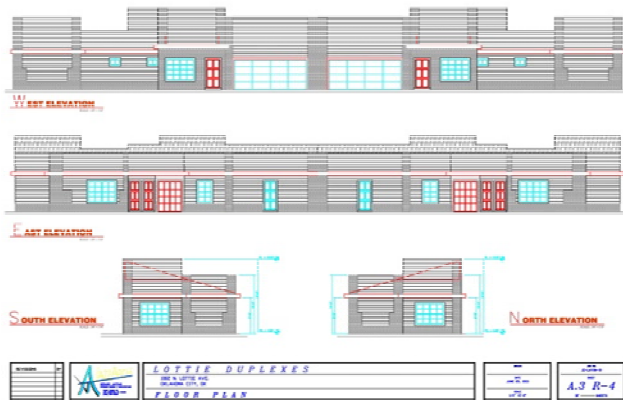
1300 N. Mo. (and 1309 & 1317 N. Nebraska) - 3 Affordable Homes



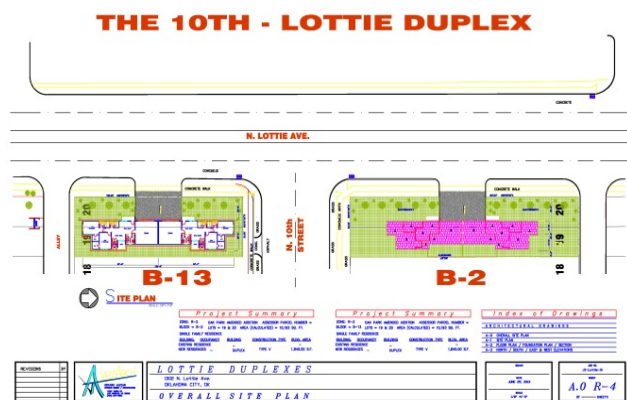
1324 N. Missouri (Market Rate Home)

JazKo, LLC – Duplexes (Contemporary Infill Student Housing)

Location	Various Lots West of Lottie Between NE 9th & NE 14 th
Developer	JazKo, LLC (Gerard Jazzar, Johnny Jazzar, Rudy Khouri)
Project Cost	Current Phase \$260,000 (Under Construction/Follow-On Phases est. \$1-2 Million)
Public Funding	n/a (Market Rate Student Housing)
Jobs Created	n/a (Construction Jobs Only)
Uses	Residential Housing Duplex (Student Housing Rental Property OUHSC)
Commenced	FY 2013-14 (2) Two-Family Houses (Four Living Units total - Phase 1)
Completed	Projected 2014-15 (First Phase) Projected FY 2013-15 (Subsequent Phases on Hold)
Info	Initial Phase of Two (2) Duplexes with follow-on phases of up to 10 Duplexes on nearby sites. Follow-on phase on hold pending global agreement with well-operator and new design guidelines.



Typical Elevation



Typical Floor/Site Plan



NE Corner of 10th & Lottie (Foundation & Plumbing Installed)



SE Corner of 10th & Lottie (Framing Underway)

Ron Walters Construction Services, Inc. - Fairhaven

Location	Fairhaven Addition (A replat of Block 25 John F. Kennedy Addition)
Developer	Ron Walters Construction Services, Inc.
Project Cost	Current Phase (FY 2013-14): \$181,000 + \$150,000 + 136,000 + 163,000 = \$630,000
Public Funding	n/a (Market Rate) One (1) Sold; Three (3) for Sale
Jobs Created	n/a (Construction Jobs Only)
Uses	Residential Housing Three (1) Single-Family Home & 1 Triplex (De Minimus P.U.D.)
Commenced	Existing Phased RDA. This FY (1) Single-Family & (1) Triplex were Started.
Completed	Four homes Started and One (1) Completed (this FY). Completion Projected 2015
Info	Completed: 1709 NE 7 th (Single Family Unit); Under Construction; 1 Triplex (3 Units) Under Construction: 1701 (1,452 SF) - \$181,000 /1703 (1,301 SF) - \$150,000/1705 1200 SF - \$136,000 Also Finished: 1737 NE 7 th 1,583 SF - \$163,000. (5) Units - All Market Rate.



1709 NE 6th (Fairhaven) Under Construction



1709 NE 6th (Fairhaven) Completed & Sold



1701/03/05 NE 6th (Fairhaven Triplex) Under Construction



Completed Homes (Fairhaven)

Mitchford SNI – Single-Family Infill Housing in Partnership with the City of Oklahoma City

Location	E. Euclid between Kelham & Missouri (Block 1, Edgemont Addition)
Developer	Mitchford LLC (Kelvin Mitchell, David Lloyd, Ruth and Joe Barnes)
Project Cost	Current Phase (FY 2012-13) \$515,000 Plus \$200,000 in Infrastructure
Public Funding	Home Funds (Approx. 70% of Housing Cost) CBDG (10% of Total Costs)
Jobs Created	n/a (Construction Jobs Only)
Uses	Residential Housing (Single-Family). 12 homes proposed: 9 affordable and 3 market rate.
Commenced	Existing Phased RDA Phase 1 Commenced in FY 2012-13 (3) S.F. Homes
Completed	Phase I Projected: Late 2014. Future Phases Projected FY: 2014-15
Info	Future Phases Will Boost Est. Total Costs to Approx. \$2.0 Million. Plans Approved for (1) Market Rate SF Home in Phase 2 (Pending approval by City). This project Delayed by CBGG Requirement to re-bid in Construction of the Rear-Entry Alleyway.



Preliminary Floor/Site Plan



1701/05/09/13 Euclid, (Affordable Units Under Construction)



1701 Euclid (Nearing Completion)

COHFH SNI – (on Hold)

Location	NE 13 th St. between Kelham & Missouri (Block 1, East View Addition)
Developer	Central Oklahoma Habitat for Humanity
Project Cost	Current Phase (FY 2014-15) \$315,000, Plus Infrastructure of \$150,000
Public Funding	(Private Charity – Affordable Housing)
Jobs Created	n/a (Construction Jobs Only)
Uses	Residential Housing (Single-Family)
Commenced	Redevelopment Agreement Approved 2013. Construction Delayed at OCURA's Req.
Completed	Phase 1 Projected FY 2014-15. Future Phases Projected FY 2016-17
Info	This project and the terms of a redevelopment agreement were approved by the OCURA Board of Commissioners. The project has been placed on hold pending a reevaluation of the Truman site land uses. OCURA is also discussing alternative sites with Habitat for Humanity.

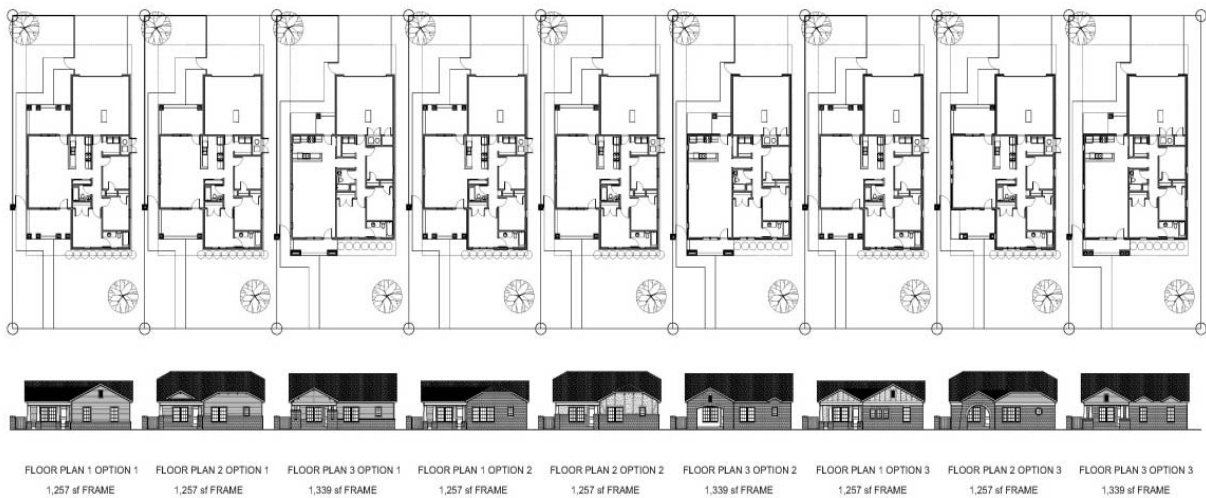


Image 39: Typical Elevations, Floor Plan, and Site Plan



Housing Sites on NE 13th Looking East from Kelham



Truman School Site Development Pending Decision on Land Uses

Oklahoma City Urban Renewal Authority
Combining Balance Sheet and
Statement of Revenues, Expenditures and Changes in Fund Balance
as of and for the Twelve Months ending June 30, 2014

	<u>Closeout Project Fund</u>	<u>Revolving Fund</u>	<u>Core to Shore MAPS 3 Fund</u>	<u>Core to Shore Buffer</u>	<u>SEP II Fund</u>	<u>Harrison- Walnut Other Fund</u>	<u>Nonfederal Fund</u>	<u>OCRC</u>	<u>General Fund Total</u>	<u>Bass Pro Shop Fund</u>	<u>Total</u>
Assets											
Cash	1,180,696	70,513	107,724	1,373,693	-	35,588	842,862	221,608	3,832,683	406,816	4,239,499
Investments	4,165,000	-	-	-	-	-	-	-	4,165,000	-	4,165,000
Note Receivable	-	-	-	-	-	-	-	-	-	-	-
Due from Other Governmental Entities	382,956	4,154	17,707	-	-	-	-	-	404,816	-	404,816
Due from Other Funds	278,743	94,015	-	-	-	-	85,000	-	457,758	-	457,758
Total Assets	6,007,395	168,682	125,430	1,373,693	-	35,588	927,862	221,608	8,860,257	406,816	9,267,073
Liabilities and Fund Balances											
Due to Other Funds	-	167,788	164,878	-	46,395	78,697	-	-	457,758	-	457,758
Withholdings	-	894	-	-	-	-	-	-	894	-	894
Deposits	-	-	-	-	-	30,000	-	-	30,000	-	30,000
Total Liabilities	-	168,682	164,878	-	46,395	108,697	-	-	488,652	-	488,652
Total Fund Balances	6,007,395	-	(39,448)	1,373,693	(46,395)	(73,110)	927,862	221,608	8,371,605	406,816	8,778,421
Total Liabilities and Fund Balances	6,007,395	168,682	125,430	1,373,693	-	35,588	927,862	221,608	8,860,257	406,816	9,267,073
Revenues											
Grant Revenues - CDBG	780,288	-	-	-	-	-	-	-	780,288	-	780,288
Grant Revenues - Other	-	-	-	-	350,000	-	-	-	350,000	-	350,000
Rentals	152,024	-	-	-	-	-	-	-	152,024	629,205	781,229
Real Estate Sales	5,081	-	-	-	-	-	-	-	5,081	-	5,081
Interest	24,067	-	-	171	-	-	1,103	204	25,545	5,610	31,154
Core to Shore MAPS 3 Project	-	-	119,972	-	-	-	41,972	-	161,944	-	161,944
Other	2,040,281	-	-	-	-	-	10,902	-	2,051,184	445,769	2,496,953
Total Revenues	3,001,741	-	119,972	171	350,000	-	53,977	204	3,526,066	1,080,584	4,606,650
Expenditures											
General and Administrative	774,693	-	80,036	40,092	1,744	11,828	22,085	-	930,478	70,586	1,001,065
Real Estate Acquisition	174,153	-	3,726	366,376	-	-	-	-	544,255	-	544,255
Property Disposition	23,108	-	-	2,788	1,324	5,210	-	-	32,429	-	32,429
Site Clearance/Improvements	-	-	-	-	350,000	12,396	235	-	362,631	483,833	846,464
Legal and Professional	266,379	-	75,657	47,156	31,253	29,699	32,738	41,889	524,771	2,500	527,271
Property Management	284,067	-	-	-	-	565	-	-	284,632	146,605	431,237
Payments to the City of OKC	1,020,000	-	-	-	-	-	-	-	1,020,000	460,710	1,480,710
Other	154,651	-	-	26,829	12,074	19,000	69,280	-	281,834	8,104	289,938
Total Expenditures	2,697,051	-	159,420	483,241	396,395	78,697	124,337	41,889	3,981,030	1,172,338	5,153,368
Changes in Fund Balance	304,691	-	(39,448)	(483,070)	(46,395)	(78,697)	(70,360)	(41,684)	(454,964)	(91,755)	(546,719)
Fund Balance, Beginning of Year	5,702,704	-	-	1,856,763	-	5,588	998,222	263,292	8,826,569	498,571	9,325,140
Fund Balance, Current	6,007,395	-	(39,448)	1,373,693	(46,395)	(73,110)	927,862	221,608	8,371,605	406,816	8,778,421