



**Water and Wastewater Commission  
Budget Subcommittee Meeting**

May 24, 2021

**Financial Status Report – March 2021**

**Fund Summaries**

**City of Austin, Texas**  
**Austin Water**  
**FUND SUMMARY - COMBINED**  
**As of March 2021**

	2020-21 APPROVED	BUDGET ALLOTMENT	MTD ACTUAL W/ ENCUMB	YTD ACTUAL W/ ENCUMB	YTD VARIANCE	% VARIANCE
<b>BEGINNING BALANCE</b>	206,438,075	206,438,075	-	231,033,206	24,595,131	11.9%
<b>REVENUE</b>						
Water Revenue	294,768,529	127,422,431	20,591,705	130,614,281	3,191,851	2.5%
Wastewater Revenue	256,694,995	120,780,251	24,714,730	127,263,650	6,483,399	5.4%
Reserve Fund Surcharge	2,070,857	924,181	165,411	956,981	32,800	3.5%
Other Revenue	4,526,636	2,263,318	(1,556,301)	5,100,054	2,836,736	125.3%
Reclaimed Revenue	2,298,108	874,219	177,765	994,098	119,879	13.7%
Interest	4,132,769	2,066,385	40,713	495,269	(1,571,116)	-76.0%
Public Health Licenses, Permits, Inspections	797,800	398,900	71,235	415,945	17,045	4.3%
Other Fines	875,400	437,702	0	323,895	(113,807)	-26.0%
Miscellaneous Franchise Fees	0	0	32,457	32,457	32,457	0.0%
Building Rental/Lease	120,300	60,148	0	0	(60,148)	-100.0%
Land & Infrastructure Rental/Lease	64,800	32,402	11,000	33,000	598	1.8%
Scrap Sales	191,000	95,498	485	15,562	(79,936)	-83.7%
Development Fees	1,462,200	731,102	90,311	593,606	(137,496)	(0)
<b>Total Revenue</b>	<b>568,003,394</b>	<b>256,086,536</b>	<b>44,339,512</b>	<b>266,838,798</b>	<b>10,752,262</b>	<b>4.2%</b>
<b>TRANSFERS IN</b>						
CIP	35,000,000	0	0	0	0	0.0%
Community Benefit Charge Fund	5,049,476	2,524,738	605,207	3,229,159	704,421	27.9%
Austin Water Utility Fund	5,750,000	2,875,000	475,417	2,852,502	(22,498)	-0.8%
Support Services/Infrastructure Funds	300,582	300,582	0	300,582	0	0.0%
Austin Resource Recovery Fund	74,884	74,884	0	74,884	0	0.0%
<b>Total Transfers In</b>	<b>46,174,942</b>	<b>5,775,204</b>	<b>1,080,624</b>	<b>6,457,127</b>	<b>681,923</b>	<b>11.8%</b>
<b>TOTAL AVAILABLE FUNDS</b>	<b>614,178,336</b>	<b>261,861,740</b>	<b>45,420,136</b>	<b>273,295,925</b>	<b>11,434,184</b>	<b>4.4%</b>
<b>PROGRAM REQUIREMENTS</b>						
Operations	147,508,573	75,740,318	11,972,104	70,439,385	5,300,934	7.0%
Support Services	44,387,823	23,300,471	2,725,924	20,728,203	2,572,269	11.0%
Engineering Services	14,281,421	7,638,732	773,293	7,871,042	(232,310)	-3.0%
Environmental, Planning & Development Services	19,902,524	9,850,780	1,174,853	9,221,770	629,010	6.4%
Other Utility Program Requirements	9,955,690	6,120,825	1,774,390	9,196,629	(3,075,804)	-50.3%
Reclaimed Water Services	589,272	295,732	43,822	289,837	5,895	2.0%
<b>Total Program Requirements</b>	<b>236,625,303</b>	<b>122,946,860</b>	<b>18,464,385</b>	<b>117,746,866</b>	<b>5,199,994</b>	<b>4.2%</b>
<b>OTHER REQUIREMENTS</b>						
Utility Billing System Support	19,825,622	9,912,811	1,652,135	9,912,811	(0)	0.0%
Supplemental Retirement Contribution	808,610	404,305	0	0	404,305	100.0%
Accrued Payroll	294,467	0	0	0	0	0.0%
Interdepartmental Charges	241,059	120,528	20,088	120,528	0	0.0%
Trf to PID Fund	75,000	75,000	0	75,000	0	0.0%
<b>Total Other Requirements</b>	<b>21,244,758</b>	<b>10,512,644</b>	<b>1,672,223</b>	<b>10,108,339</b>	<b>404,305</b>	<b>3.8%</b>
<b>DEBT SERVICE REQUIREMENTS</b>						
Trf to Util D/S Separate Lien	164,491,870	78,024,860	11,741,934	77,414,877	609,983	0.8%
Trf to Utility D/S Sub Lien	3,799,500	2,625,776	554,236	2,626,897	(1,121)	0.0%
Trf to GO Debt Service	1,288,699	644,350	0	644,346	4	0.0%
Trf to Util D/S Tax/Rev Bonds	669,724	334,862	72,380	72,380	262,482	78.4%
Commercial paper interest	3,408,500	1,704,250	0	53,903	1,650,347	96.8%
<b>Total Debt Service Requirements</b>	<b>173,658,293</b>	<b>83,334,098</b>	<b>12,368,550</b>	<b>80,812,403</b>	<b>2,521,695</b>	<b>3.0%</b>
<b>TRANSFERS OUT</b>						
Trf to General Fund	46,544,409	23,272,205	3,878,701	23,272,205	0	0.0%
Trf to Wastewater CIP Fund	40,000,000	18,821,000	3,072,000	18,821,000	0	0.0%
TRF CRF to Debt Defeasance	35,000,000	0	0	0	0	0.0%
Trf to Water CIP Fund	29,000,000	12,535,000	1,937,000	12,535,000	0	0.0%
TRF Operating to Debt Defeasance	0	0	0	0	0	0.0%
Administrative Support	13,984,357	6,992,178	1,165,363	6,992,178	0	0.0%
Trf to Water Revenue Stab Rsv	2,069,687	923,659	165,411	923,378	281	0.0%
CTM Support	3,816,719	1,909,790	317,821	1,909,790	0	0.0%
Trf to Reclaimed Water Fund	5,750,000	2,852,502	475,417	2,852,502	0	0.0%
Trf to Economic Development	3,726,094	1,886,354	306,623	1,886,354	0	0.0%
Trf to CIP Mgm - CPM (5460)	2,656,300	1,328,151	221,358	1,328,150	1	0.0%
Workers' Compensation	966,723	483,360	80,560	483,360	0	0.0%
Trf to Reclaimed Water CIP Fnd	750,000	286,000	39,000	286,000	0	0.0%
Regional Radio System	500,599	250,298	41,716	250,298	0	0.0%
CTECC Support	19,834	19,834	0	19,834	0	0.0%
<b>Total Transfers Out</b>	<b>184,784,722</b>	<b>71,560,329</b>	<b>11,700,971</b>	<b>71,560,047</b>	<b>282</b>	<b>0.0%</b>
<b>TOTAL REQUIREMENTS</b>	<b>616,313,076</b>	<b>288,353,931</b>	<b>44,206,129</b>	<b>280,227,655</b>	<b>8,126,275</b>	<b>2.8%</b>
<b>EXCESS (DEFICIENCY) OF TOTAL AVAILABLE FUNDS OVER TOTAL REQUIREMENTS</b>	(2,134,740)	(26,492,190)	1,214,007	(6,931,730)	19,560,460	73.8%
<b>ENDING BALANCE</b>	<b>204,303,335</b>	<b>179,945,885</b>	<b>1,214,007</b>	<b>224,101,476</b>	<b>44,155,591</b>	<b>24.5%</b>

*Note: Numbers above may not add due to rounding.*

DEBT SERVICE COVERAGE RATIO	1.72	1.40	1.62
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**City of Austin, Texas**  
**Austin Water**  
**FUND SUMMARY - WATER**  
**As of March 2021**

	2020-21 APPROVED	BUDGET ALLOTMENT	MTD ACTUAL W/ ENCUMB	YTD ACTUAL W/ ENCUMB	YTD VARIANCE	% VARIANCE
<b>BEGINNING BALANCE</b>	105,722,653	105,722,653	-	121,731,184	16,008,531	15.1%
<b>REVENUE</b>						
Water Revenue	294,768,529	127,422,431	20,591,705	130,614,281	3,191,851	2.5%
Reserve Fund Surcharge	2,070,857	924,181	165,411	956,981	32,800	3.5%
Other Revenue	1,877,100	938,550	(1,721,798)	(134,492)	(1,073,042)	-114.3%
Development Fees	1,460,100	730,052	90,311	592,517	(137,535)	-18.8%
Other Fines	875,400	437,702	0	323,895	(113,807)	-26.0%
Interest	2,109,652	1,054,826	20,423	253,952	(800,874)	-75.9%
Miscellaneous Franchise Fees	0	0	32,457	32,457	32,457	0.0%
Land & Infrastructure Rental/Lease	64,800	32,402	11,000	33,000	598	1.8%
Building Rental/Lease	60,500	30,250	0	0	(30,250)	-100.0%
Public Health Licenses, Permits, Inspections	71,200	35,600	7,356	38,719	3,119	8.8%
Scrap Sales	146,300	73,148	243	7,781	(65,367)	-89.4%
Parking Revenue		0	0	0	0	0.0%
<b>Total Revenue</b>	<b>303,504,438</b>	<b>131,679,142</b>	<b>19,197,108</b>	<b>132,719,091</b>	<b>1,039,950</b>	<b>0.8%</b>
<b>TRANSFERS IN</b>						
CIP	26,000,000	0	0	0	0	0.0%
Community Benefit Charge Fund	2,890,731	1,445,366	322,522	1,790,670	345,305	23.9%
Support Services/Infrastructure Funds	150,291	150,291	0	150,291	0	0.0%
<b>Total Transfers In</b>	<b>29,041,022</b>	<b>1,595,657</b>	<b>322,522</b>	<b>1,940,961</b>	<b>345,305</b>	<b>21.6%</b>
<b>TOTAL AVAILABLE FUNDS</b>	<b>332,545,460</b>	<b>133,274,798</b>	<b>19,519,630</b>	<b>134,660,052</b>	<b>1,385,254</b>	<b>1.0%</b>
<b>PROGRAM REQUIREMENTS</b>						
Operations	75,846,970	38,579,958	6,726,706	36,173,628	2,406,329	6.2%
Support Services	25,715,157	13,619,507	1,591,373	11,980,622	1,638,885	12.0%
Environmental, Planning, and Development Services	14,335,708	7,225,312	784,972	6,487,449	737,863	10.2%
Engineering Services	5,676,663	3,085,909	397,258	2,602,526	483,383	15.7%
Other Utility Program Requirements	5,267,413	3,359,871	1,326,932	5,495,176	(2,135,305)	-63.6%
<b>Total Program Requirements</b>	<b>126,841,911</b>	<b>65,870,557</b>	<b>10,827,240</b>	<b>62,739,402</b>	<b>3,131,155</b>	<b>4.8%</b>
<b>OTHER REQUIREMENTS</b>						
Utility Billing System Support	11,799,072	5,899,536	983,256	5,899,536	(0)	0.0%
Supplemental Retirement Contribution	418,301	209,151	0	0	209,151	100.0%
Accrued Payroll	173,379	0	0	0	0	0.0%
Interdepartmental Charges	120,530	60,264	10,044	60,264	0	0.0%
Trf to PID Fund	37,500	37,500	0	37,500	0	0.0%
<b>Total Other Requirements</b>	<b>12,548,782</b>	<b>6,206,450</b>	<b>993,300</b>	<b>5,997,300</b>	<b>209,150</b>	<b>3.4%</b>
<b>DEBT SERVICE REQUIREMENTS</b>						
Trf to Util D/S Separate Lien	86,074,651	41,860,847	6,397,077	41,347,293	513,555	1.2%
Trf to Utility D/S Sub Lien	1,837,700	1,269,997	268,017	1,270,518	(521)	0.0%
Trf to GO Debt Service	598,021	299,011	0	299,008	3	0.0%
Trf to Util D/S Tax/Rev Bonds	247,825	123,913	26,784	26,784	97,129	78.4%
Commercial paper interest	1,883,800	941,900	0	25,104	916,796	97.3%
<b>Total Debt Service Requirements</b>	<b>90,641,997</b>	<b>44,495,667</b>	<b>6,691,878</b>	<b>42,968,706</b>	<b>1,526,961</b>	<b>3.4%</b>
<b>TRANSFERS OUT</b>						
Trf to Water CIP Fund	29,000,000	12,535,000	1,937,000	12,535,000	0	0.0%
TRF CRF to Debt Defeasance	26,000,000	0	0	0	0	0.0%
Trf to General Fund	24,419,493	12,209,747	2,034,958	12,209,747	0	0.0%
TRF Operating to Debt Defeasance	0	0	0	0	0	0.0%
Administrative Support	7,910,413	3,955,206	659,201	3,955,206	0	0.0%
Trf to Reclaimed Water Fund	5,750,000	2,852,502	475,417	2,852,502	0	0.0%
CTM Support	1,924,875	962,438	160,406	962,438	0	0.0%
Trf to Economic Development	1,974,816	987,408	164,568	987,408	0	0.0%
Trf to Water Revenue Stab Rsv	2,069,687	923,659	165,411	923,378	281	0.0%
Trf to CIP Mgm - CPM (5460)	963,102	481,551	80,259	481,551	0	0.0%
Workers' Compensation	483,362	241,680	40,280	241,680	0	0.0%
Regional Radio System	250,300	125,148	20,858	125,148	0	0.0%
CTECC Support	9,917	9,917	0	9,917	0	0.0%
<b>Total Transfers Out</b>	<b>100,755,965</b>	<b>35,284,255</b>	<b>5,738,358</b>	<b>35,283,974</b>	<b>281</b>	<b>0.0%</b>
<b>TOTAL REQUIREMENTS</b>	<b>330,788,655</b>	<b>151,856,929</b>	<b>24,250,776</b>	<b>146,989,382</b>	<b>4,867,547</b>	<b>3.2%</b>
<b>EXCESS (DEFICIENCY) OF TOTAL AVAILABLE FUNDS OVER TOTAL REQUIREMENTS</b>	1,756,805	(18,582,131)	(4,731,146)	(12,329,329)	6,252,802	33.6%
<b>ENDING BALANCE</b>	<b>107,479,458</b>	<b>87,140,522</b>	<b>(4,731,146)</b>	<b>109,401,855</b>	<b>22,261,333</b>	<b>25.5%</b>
<i>Note: Numbers above may not add due to rounding.</i>						
<b>DEBT SERVICE COVERAGE RATIO</b>	1.73	1.25		1.37		

**City of Austin, Texas  
Austin Water  
FUND SUMMARY - WASTEWATER  
As of March 2021**

	2020-2021 APPROVED	BUDGET ALLOTMENT	MTD ACTUAL W/ ENCUMB	YTD ACTUAL W/ ENCUMB	YTD VARIANCE	% VARIANCE
<b>BEGINNING BALANCE</b>	97,567,843	97,567,843	-	105,917,346	8,349,503	8.6%
<b>REVENUE</b>						
Wastewater Revenue	256,694,995	120,780,251	24,714,730	127,263,650	6,483,399	5.4%
Other Revenue	2,649,536	1,324,768	165,396	5,229,015	3,904,247	294.7%
Interest	1,975,335	987,668	19,569	233,705	(753,963)	-76.3%
Public Health Licenses, Permits, Inspections	726,600	363,300	63,879	377,226	13,926	3.8%
Building Rental/Lease	59,800	29,898	0	0	(29,898)	-100.0%
Scrap Sales	44,700	22,350	243	7,781	(14,569)	-65.2%
Development Fees	2,100	1,050	0	1,089	39	3.7%
<b>Total Revenue</b>	<b>262,153,066</b>	<b>123,509,285</b>	<b>24,963,817</b>	<b>133,112,465</b>	<b>9,603,181</b>	<b>7.8%</b>
<b>TRANSFERS IN</b>						
CIP	9,000,000	0	0	0	0	0.0%
Community Benefit Charge Fund	2,158,745	1,079,373	282,685	1,438,489	359,116	33.3%
Support Services/Infrastructure Funds	150,291	150,291	0	150,291	0	0.0%
Austin Resource Recovery Fund	74,884	74,884	0	74,884	0	0.0%
<b>Total Transfers In</b>	<b>11,383,920</b>	<b>1,304,548</b>	<b>282,685</b>	<b>1,663,664</b>	<b>359,116</b>	<b>27.5%</b>
<b>TOTAL AVAILABLE FUNDS</b>	<b>273,536,986</b>	<b>124,813,832</b>	<b>25,246,502</b>	<b>134,776,129</b>	<b>9,962,297</b>	<b>8.0%</b>
<b>PROGRAM REQUIREMENTS</b>						
Operations	71,661,603	37,160,361	5,245,398	34,265,756	2,894,605	7.8%
Support Services	18,672,666	9,680,964	1,134,551	8,747,581	933,384	9.6%
Engineering Services	8,604,758	4,552,823	376,035	5,268,516	(715,693)	-15.7%
Other Utility Program Requirements	4,657,311	2,745,812	438,986	3,680,255	(934,443)	-34.0%
Environmental, Planning, and Development Services	5,566,816	2,625,468	389,881	2,734,321	(108,853)	-4.1%
<b>Total Program Requirements</b>	<b>109,163,154</b>	<b>56,765,429</b>	<b>7,584,850</b>	<b>54,696,430</b>	<b>2,068,999</b>	<b>3.6%</b>
<b>OTHER REQUIREMENTS</b>						
Utility Billing System Support	8,026,550	4,013,275	668,879	4,013,275	(0)	0.0%
Supplemental Retirement Contribution	386,642	193,321	0	0	193,321	100.0%
Accrued Payroll	120,251	0	0	0	0	0.0%
Interdepartmental Charges	120,529	60,264	10,044	60,264	0	0.0%
Trf to PID Fund	37,500	37,500	0	37,500	0	0.0%
<b>Total Other Requirements</b>	<b>8,691,472</b>	<b>4,304,360</b>	<b>678,923</b>	<b>4,111,039</b>	<b>193,321</b>	<b>4.5%</b>
<b>DEBT SERVICE REQUIREMENTS</b>						
Trf to Util D/S Separate Lien	73,033,210	33,983,596	5,056,689	33,927,473	56,123	0.2%
Tfr to Utility D/S Sub Lien	1,961,800	1,355,779	286,218	1,356,379	(600)	0.0%
Commercial paper interest	1,244,200	622,100	0	25,477	596,623	95.9%
Trf to GO Debt Service	690,678	345,339	0	345,338	1	0.0%
Tfr to Util D/S Tax/Rev Bonds	421,899	210,950	45,597	45,597	165,353	78.4%
<b>Total Debt Service Requirements</b>	<b>77,351,787</b>	<b>36,517,763</b>	<b>5,388,504</b>	<b>35,700,263</b>	<b>817,500</b>	<b>2.2%</b>
<b>TRANSFERS OUT</b>						
Trf to Wastewater CIP Fund	40,000,000	18,821,000	3,072,000	18,821,000	0	0.0%
Trf to General Fund	21,945,962	10,972,980	1,828,830	10,972,980	0	0.0%
TRF CRF to Debt Defeasance	9,000,000	0	0	0	0	0.0%
TRF Operating to Debt Defeasance	0	0	0	0	0	0.0%
Administrative Support	5,932,677	2,966,339	494,390	2,966,339	0	0.0%
CTM Support	1,888,982	944,490	157,415	944,490	0	0.0%
Trf to Economic Development	1,704,662	852,330	142,055	852,330	0	0.0%
Trf to CIP Mgm - CPM (5460)	1,477,597	738,799	123,133	738,798	1	0.0%
Workers' Compensation	483,361	241,680	40,280	241,680	0	0.0%
Regional Radio System	250,299	125,150	20,858	125,150	0	0.0%
CTECC Support	9,917	9,917	0	9,917	0	0.0%
<b>Total Transfers Out</b>	<b>82,693,457</b>	<b>35,672,684</b>	<b>5,878,961</b>	<b>35,672,683</b>	<b>1</b>	<b>0.0%</b>
<b>TOTAL REQUIREMENTS</b>	<b>277,899,870</b>	<b>133,260,236</b>	<b>19,531,238</b>	<b>130,180,415</b>	<b>3,079,821</b>	<b>2.3%</b>
<b>EXCESS (DEFICIENCY) OF TOTAL AVAILABLE FUNDS OVER TOTAL REQUIREMENTS</b>	<b>(4,362,884)</b>	<b>(8,446,404)</b>	<b>5,715,264</b>	<b>4,595,714</b>	<b>13,042,118</b>	<b>154.41%</b>
<b>ENDING BALANCE</b>	<b>93,204,959</b>	<b>89,121,439</b>	<b>5,715,264</b>	<b>110,513,060</b>	<b>21,391,621</b>	<b>24.0%</b>
<i>Note: Numbers above may not add due to rounding.</i>						
<b>DEBT SERVICE COVERAGE RATIO</b>	1.82	1.65		2.00		

**City of Austin, Texas**  
**Austin Water**  
**FUND SUMMARY - RECLAIMED**  
**As of March 2021**

	2020-2021 APPROVED	BUDGET ALLOTMENT	MTD ACTUAL W/ ENCUMB	YTD ACTUAL W/ ENCUMB	YTD VARIANCE	% VARIANCE
<b>BEGINNING BALANCE</b>	3,147,579	3,147,579	0	3,384,676	237,097	7.5%
<b>REVENUE</b>						
Reclaimed Services	2,298,108	874,219	177,765	994,098	119,879	13.7%
Interest	47,782	23,891	721	7,612	(16,279)	-68.1%
Other Revenue	0	0	100	5,532	5,532	0.0%
<b>Total Revenue</b>	<b>2,345,890</b>	<b>898,110</b>	<b>178,586</b>	<b>1,007,241</b>	<b>109,131</b>	<b>12.2%</b>
<b>TRANSFERS IN</b>						
Austin Water Utility	5,750,000	2,875,000	475,417	2,852,502	(22,498)	-0.8%
<b>Total Transfers In</b>	<b>5,750,000</b>	<b>2,875,000</b>	<b>475,417</b>	<b>2,852,502</b>	<b>(22,498)</b>	<b>-0.8%</b>
<b>TOTAL AVAILABLE FUNDS</b>	<b>8,095,890</b>	<b>3,773,110</b>	<b>654,003</b>	<b>3,859,743</b>	<b>86,633</b>	<b>2.3%</b>
<b>PROGRAM REQUIREMENTS</b>						
Reclaimed Water Services	589,272	295,732	43,822	289,837	5,895	2.0%
Other Utility Program Requirements	30,966	15,142	8,472	21,198	(6,056)	-40.0%
<b>Total Program Requirements</b>	<b>620,238</b>	<b>310,874</b>	<b>52,294</b>	<b>311,035</b>	<b>(160)</b>	<b>-0.1%</b>
<b>OTHER REQUIREMENTS</b>						
Accrued Payroll	837	0	0	0	0	0.0%
Supplemental Retirement Contribution	3,667	1,834	0	0	1,834	100.0%
<b>Total Other Requirements</b>	<b>4,504</b>	<b>1,834</b>	<b>0</b>	<b>0</b>	<b>1,834</b>	<b>100.0%</b>
<b>DEBT SERVICE REQUIREMENTS</b>						
Trf to Util D/S Separate Lien	5,384,009	2,180,418	288,169	2,140,111	40,306	1.8%
Commercial paper interest	280,500	140,250	0	3,322	136,928	97.6%
<b>Total Debt Service Requirements</b>	<b>5,664,509</b>	<b>2,320,668</b>	<b>288,169</b>	<b>2,143,433</b>	<b>177,234</b>	<b>7.6%</b>
<b>TRANSFERS OUT</b>						
Trf to Reclaimed Water CIP Fnd	750,000	286,000	39,000	286,000	0	0.0%
Trf to CIP Mgm - CPM (5460)	215,601	107,801	17,967	107,801	0	0.0%
Trf to General Fund	178,954	89,478	14,913	89,478	0	0.0%
Administrative Support	141,267	70,634	11,772	70,634	0	0.0%
Trf to Economic Development	46,616	46,616	0	46,616	0	0.0%
CTM Support	2,862	2,862	0	2,862	0	0.0%
<b>Total Transfers Out</b>	<b>1,335,300</b>	<b>603,390</b>	<b>83,652</b>	<b>603,390</b>	<b>0</b>	<b>0.0%</b>
<b>TOTAL REQUIREMENTS</b>	<b>7,624,551</b>	<b>3,236,765</b>	<b>424,115</b>	<b>3,057,858</b>	<b>178,907</b>	<b>5.5%</b>
<b>EXCESS (DEFICIENCY) OF TOTAL AVAILABLE FUNDS OVER TOTAL REQUIREMENTS</b>	<b>471,339</b>	<b>536,345</b>	<b>229,888</b>	<b>801,885</b>	<b>265,540</b>	<b>49.5%</b>
<b>ENDING BALANCE</b>	<b>3,618,918</b>	<b>3,683,924</b>	<b>229,888</b>	<b>4,186,561</b>	<b>502,637</b>	<b>13.6%</b>
<i>Note: Numbers above may not add due to rounding.</i>						
<b>DEBT SERVICE COVERAGE RATIO</b>	0.28	0.21		0.27		