NORTH END COMMUNITY HEALTH ASSOCIATION Financial Statements Year Ended March 31, 2023

NORTH END COMMUNITY HEALTH ASSOCIATION Index to Financial Statements Year Ended March 31, 2023

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INDEPENDENT AUDITOR'S REPORT

To the Members of North End Community Health Association

Qualified Opinion

We have audited the financial statements of North End Community Health Association (the "Association"), which comprise the statement of financial position as at March 31, 2023, and the statements of revenues and expenditures, changes in net assets and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, except for the possible effects of the matter described in the *Basis for Qualified Opinion* section of our report, the accompanying financial statements present fairly, in all material respects, the financial position of the Association as at March 31, 2023, and the results of its operations and cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations (ASNPO).

Basis for Qualified Opinion

In common with many not-for-profit organizations, the Association derives revenue from fundraising activities the completeness of which is not susceptible to satisfactory audit verification. Accordingly, verification of these revenues was limited to the amounts recorded in the records of the Association. Therefore, we were not able to determine whether any adjustments might be necessary to fundraising revenue, excess of revenues over expenditures, and cash flows from operations for the years ended March 31, 2022 and March 31, 2023, current assets and net assets as at March 31, 2022 and March 31, 2023. Our audit opinion on the financial statements for the year ended March 31, 2022 was modified accordingly because of the possible effects of this limitation of scope.

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Association in accordance with ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified audit opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with ASNPO, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Association or to cease operations, or has no realistic alternative but to do so.

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Independent Auditor's Report to the Members of North End Community Health Association (continued)

Those charged with governance are responsible for overseeing the Association's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit 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 Association's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting
 and, based on the audit evidence obtained, whether a material uncertainty exists related to events or
 conditions that may cast significant doubt on the Association's ability to continue as a going concern.
 If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's
 report to the related disclosures in the financial statements or, if such disclosures are inadequate, to
 modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our
 auditor's report. However, future events or conditions may cause the Association to cease to continue
 as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Halifax, Nova Scotia August 30, 2023

Syle Villey Davidson

CHARTERED PROFESSIONAL ACCOUNTANTS

NORTH END COMMUNITY HEALTH ASSOCIATION

Statement of Financial Position

March 31, 2023

	Unrestricted	Internally stricted Fund	Externally Restricted	Capital Fund	2023	2022
ASSETS						
CURRENT Cash Short term investments <i>(Note 4)</i> Restricted cash	\$ 1,265,955 6,644 -	\$ - 101,961 -	\$ 31,740 - 19,414	\$ - - -	\$ 1,297,695 108,605 19,414	\$ 1,869,688 365,154 22,677
Accounts receivable <i>(Note 5)</i> Prepaid expenses	 286,247 77,526	-	-	-	286,247 77,526	412,779 131,021
CAPITAL ASSETS (Note 6) DCS RECEIVABLE (Note 7)	 1,636,372 - -	101,961 - -	51,154 - -	- 9,895,658 11,710,683	1,789,487 9,895,658 11,710,683	2,801,319 2,275,964 -
	\$ 1,636,372	\$ 101,961	\$ 51,154	\$ 21,606,341	\$ 23,395,828	\$ 5,077,283
LIABILITIES AND NET ASSETS						
CURRENT Accounts payable and accruals Deposits received Current portion of long term	\$ 366,344 14,199	\$ -	\$ -	\$ - -	\$ 366,344 14,199	\$ 734,298 -
debt (<i>Notes 7, 11</i>) Deferred revenue (<i>Note 8</i>) Amounts held in trust	 - 1,319,017 -	-	- 25,426 8,339	86,260 59,613 -	86,260 1,404,056 8,339	- 1,345,224 12,664
	1,699,560	-	33,765	145,873	1,879,198	2,092,186
DEFERRED CAPITAL CONTRIBUTIONS (Note 9) LONG TERM DEBT (Notes 7, 11) DEFERRED REVENUE (Note 7)	 -	-	-	5,111,649 6,062,309 5,562,114	5,111,649 6,062,309 5,562,114	2,141,140 - -
	1,699,560	-	33,765	16,881,945	18,615,270	4,233,326
NET ASSETS (DEBT)	 (63,188)	101,961	17,389	4,724,396	4,780,558	843,957
	\$ 1,636,372	\$ 101,961	\$ 51,154	\$ 21,606,341	\$ 23,395,828	\$ 5,077,283

LEASE COMMITMENTS (Note 12) CONTINGENT LIABILITY (Note 13)

NORTH END COMMUNITY HEALTH ASSOCIATION Statement of Revenues and Expenditures Year Ended March 31, 2023

	L	Inrestricted	Internally Restricted Fund	xternally estricted	Ca	apital Fund	2023	2022
REVENUE								
Medical Services Insurance								
program	\$	1,518,265	\$ -	\$ -	\$	-	\$ 1,518,265	\$ 1,256,618
Nova Scotia Health Authority		1,935,576	-	-		-	1,935,576	2,075,508
Generated revenue		94,530	-	-		-	94,530	53,739
Rent and recoveries		526,907	-	-		-	526,907	179,041
Grants and program revenue		3,242,954	-	-		-	3,242,954	1,829,224
Fundraising revenue		108,953	-	-		-	108,953	369,599
Interest and investment income		18,163	2,727	(2,484)		-	18,406	550
Affordable Housing Association of								
NS		677,586	-	-		-	677,586	715,912
Other income		92,443	-	-		-	92,443	13,852
Amortization of capital grants		-	-	-		153,134	153,134	28,066
		8,215,377	2,727	(2,484)		153,134	8,368,754	6,522,109
EXPENDITURES (Schedule 1)								
Direct costs		5,748,675	-	-		-	5,748,675	4,438,856
Indirect costs		2,717,273	-	-		229,967	2,947,240	1,924,307
		8,465,948	-	-		229,967	8,695,915	6,363,163
EXCESS (DEFICIENCY) OF REVENUE OVER EXPENDITURES	\$	(250,571)	\$ 2,727	\$ (2,484)	\$	(76,833)	\$ (327,161)	\$ 158,946

NORTH END COMMUNITY HEALTH ASSOCIATION Statement of Changes in Net Assets Year Ended March 31, 2023

	U	nrestricted	Internally Restricted Fund	Externally Restricted	(Capital Fund	2023	2022
NET ASSETS - BEGINNING OF YEAR	\$	332,808	\$ 367,133	\$ 11,828	\$	132,188	\$ 843,957	\$ 685,011
Excess (deficiency) of revenue over expenditures		(250,571)	2,727	(2,484)		(76,833)	(327,161)	158,946
Interfund transfers		(145,425)	(267,899)	8,045		405,279	-	-
Capital contributions		-	-	-		4,263,762	4,263,762	-
NET ASSETS - END OF YEAR	\$	(63,188)	\$ 101,961	\$ 17,389	\$	4,724,396	\$ 4,780,558	\$ 843,957

NORTH END COMMUNITY HEALTH ASSOCIATION

Statement of Cash Flows

Year Ended March 31, 2023

		2023		2022
OPERATING ACTIVITIES				
Excess (deficiency) of revenue over expenditures Items not affecting cash:	\$	(327,161)	\$	158,946
Amortization of capital assets		229,967		59,940
Amortization of deferred capital grants		(153,134)		(28,066)
		(250,328)		190,820
Changes in non-cash working capital:				
Accounts receivable		126,532		(165,649)
Accounts payable and accrued liabilities		(367,953)		381,658
Deferred revenue		58,832		(140,818)
Prepaid expenses		53,495		(71,511)
Deposits received Amounts held in trust		14,199 (4,325)		- (18,322)
		(119,220)		(14,642)
		• • •		<u>_</u>
Cash flow from (used by) operating activities		(369,548)		176,178
INVESTING ACTIVITIES				
Purchase of capital assets		(7,849,662)		(1,153,462)
Deferred capital contributions		3,123,643		1,147,638
Capital contributions		4,263,762		-
Cash flow used by investing activities		(462,257)		(5,824)
FINANCING ACTIVITIES				
Deferred revenue		5,562,114		-
Proceeds from long term debt		6,160,000		-
Repayment of long term debt		(11,431)		-
DCS receivable		11,710,683)		-
Cash flow from financing activities		-		
INCREASE (DECREASE) IN CASH FLOW		(831,805)		170,354
Cash - beginning of year		2,257,519		2,087,165
CASH - END OF YEAR	\$	1,425,714	\$	2,257,519
CASH CONSISTS OF:				
Cash	\$	1,297,695	\$	1,869,688
Restricted cash	Ŧ	19,414	Ψ	22,677
Short term investments		108,605		365,154
	\$	1,425,714	\$	2,257,519

1. DESCRIPTION OF THE ASSOCIATION

North End Community Health Association (the "Association") is a not-for-profit organization registered in Nova Scotia. As a registered charity, the Association is exempt from the payment of income tax under Subsection 149(1) of the Income Tax Act.

With a voluntary Board of Directors, the mission statement of the North End Community Health Association includes supporting the North End of Halifax by offering leadership in primary health care, education and advocacy in order to achieve a healthy community. Board members include representatives from the local community, community organizations and the health care sector.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of presentation

The financial statements were prepared in accordance with Canadian accounting standards for notfor-profit organizations (ASNPO).

Financial instruments

Financial instruments are recorded at fair value when acquired or issued, except for transactions with related parties which are recorded at the exchange amount. In subsequent periods, financial assets with actively traded markets are reported at fair value, with any unrealized gains and losses reported in income. All other financial instruments are reported at amortized cost, and tested for impairment at each reporting date. Transaction costs on the acquisition, sale, or issue of financial instruments are expensed when incurred.

<u>Cash</u>

Cash consists of cash on hand and balances held within Canadian financial institutions, net of any outstanding transactions.

Investments

Short term investments consist of highly liquid investments with a maturity date of one year or less.

Capital assets

Capital assets are stated at cost less accumulated amortization and are amortized over their estimated useful lives at the following rates and methods:

Buildings	30 years	straight-line method
Computer equipment	55%	declining balance method
Data infrastructure	10 years	straight-line method
Equipment	20%	declining balance method
Leasehold improvements		Straight-line over lease term
Motor vehicles	30%	declining balance method
System software	55%	declining balance method
Telephone	55%	declining balance method

Capital assets acquired during the year but not placed into use are not amortized until they are placed into use.

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2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Impairment of long-lived assets

The Association tests for impairment whenever events or changes in circumstances indicate that the carrying amount of the assets may not be recoverable. Recoverability is assessed by comparing the carrying amount to the projected future net cash flows the long-lived assets are expected to generate through their direct use and eventual disposition. When a test for impairment indicates that the carrying amount of an asset is not recoverable, an impairment loss is recognized to the extent the carrying value exceeds its fair value.

Measurement uncertainty

The preparation of financial statements in conformity with Canadian accounting standards for not-forprofit organizations requires management to make estimates and assumptions that affect the reported amount of assets and liabilities, disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the period. Such estimates are periodically reviewed and any adjustments necessary are reported in earnings in the period in which they become known. Actual results could differ from these estimates. Significant estimates include the useful lives of capital assets, accrued liabilities and deferred revenue.

Contributed services and materials

Contributed materials and services are recorded in the financial statements when their fair value can be reasonably determined, they are used in the normal course of operations and would otherwise have been purchased. During the year the Association received no contributed materials (2022 - \$196,547).

Government assistance

Government assistance for acquiring fixed assets and related to expenses is recorded as deferred government assistance and is amortized on the same basis and according to the same rates as the related fixed assets or to income as eligible expenditures are incurred.

Fund accounting

North End Community Health Association follows the deferral method of accounting for contributions.

The unrestricted fund reports the assets, liabilities, revenues and expenses of day to day operations of the centre, including the clinic, any projects and programs that are on going.

The internally restricted fund reports the assets, liabilities, revenues and expenses of fundraising and donation activities of the Association, which have been set aside for specific purposes as approved by the board.

The externally restricted fund reports the assets, liabilities, revenues and expenses of donations that have been specified for the Margaret Casey Education Fund.

The capital fund reports the assets, liabilities, revenues and expenses related to North End Community Health Association's capital assets.

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2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Revenue recognition

North End Community Health Association follows the deferral method of accounting for contributions.

Restricted contributions are recognized as revenue in the year in which the related expenses are incurred. Unrestricted contributions are recognized as revenue when received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured.

Contributions of capital assets and contributions for purposes of acquiring such assets are deferred, and recognized as revenue on the same basis as the underlying assets are amortized.

All other revenue sources are recognized at the time that the service is rendered.

Investment income is recognized as it is earned.

3. FINANCIAL INSTRUMENTS

The Association is exposed to various risks through its financial instruments and has a comprehensive risk management framework to monitor, evaluate and manage these risks. Financial instruments consist of cash, short term investments, restricted cash, accounts receivable, DCS receivable, accounts payable, deposits received, amounts held in trust and long term debt. The following analysis provides information about the Association's risk exposure and concentration as of March 31, 2023.

Credit risk

Credit risk arises from the potential that a counter party will fail to perform its obligations. The association is exposed to credit risk from customers and funders. An allowance for doubtful accounts is established based upon factors surrounding the credit risk of specific accounts, historical trends and other information. The majority of funding for the association stems from government sources, so revenue exposed to credit risk is minimal.

Liquidity risk

Liquidity risk is the risk that an entity will encounter difficulty in meeting obligations associated with financial liabilities. The Association is exposed to this risk mainly in respect of its receipt of funds from its customers and other related sources, accounts payable and long term debt.

Market risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk: currency risk, interest rate risk and other price risk. The Association is mainly exposed to interest rate risk.

Interest rate risk

Interest rate risk is the risk that the value of a financial instrument might be adversely affected by a change in the interest rates. In seeking to minimize the risks from interest rate fluctuations, the Association manages exposure through its normal operating and financing activities. The Association is exposed to interest rate risk primarily through its floating interest rate bank indebtedness and credit facilities.

NORTH END COMMUNITY HEALTH ASSOCIATION Notes to Financial Statements Year Ended March 31, 2023

4. SHORT TERM INVESTMENTS

	 2023	2022
Credit Union term deposit, bearing interest at 2.1%, maturing April 27, 2023	\$ 6,644	\$ 6,602
Scotiabank GIC, bearing interest at 4.5%, maturing November 24, 2023 Scotiabank GIC's matured during the year	101,961 -	- 358,552
	\$ 108,605	\$ 365,154

5. ACCOUNTS RECEIVABLE

		2023	2022
Accounts receivable Harmonized sales tax recoverable	\$	252,916 33,331	\$ 336,459 76,320
	<u>\$</u>	286,247	\$ 412,779

6. CAPITAL ASSETS

		Cost		ccumulated mortization	١	2023 Net book value		2022 Net book value
Land	\$	4,263,762	\$	-	\$	4,263,762	\$	786,762
Buildings	·	5,342,330	·	131,449		5,210,881	•	1,260,190
Equipment		346,182		172,125		174,057		88,186
Motor vehicles		166,060		102,107		63,953		24,720
Computer equipment		90,556		72,088		18,468		2,544
System software		36,350		35,894		456		1,012
Data infrastructure		116,055		69,635		46,420		58,025
Leasehold improvements		193,094		75,722		117,372		53,881
Telephone		21,668		21,379		289		644
	\$	10,576,057	\$	680,399	\$	9,895,658	\$	2,275,964

7. DCS RECEIVABLE

During the year the Department of Community Services (DCS) confirmed its commitment to fund the purchase and operation of five supportive housing properties. Included in the balance at year end is the amount owing from DCS related to the future mortgage payments required for the five properties. The balance is comprised of the principal repayment required of \$6,148,569 included in long term debt and future interest payments required of \$5,562,114 included in long term deferred revenue.

NORTH END COMMUNITY HEALTH ASSOCIATION Notes to Financial Statements Year Ended March 31, 2023

8. DEFERRED REVENUE

	 2023	2022
Affordable Housing Association of Nova Scotia	\$ -	\$ 11,338
Halifax Regional Municipality	-	21,095
Province of Nova Scotia	526,558	453,602
Prepaid rent	24,115	12,105
MSI funding	-	33,398
Other grants	827,959	790,260
Margaret Casey restricted fund	 25,426	23,426
	\$ 1,404,058	\$ 1,345,224

9. DEFERRED CAPITAL CONTRIBUTIONS

		2023	2022
Deferred capital contributions Accumulated amortization	\$	5,413,219 (301,570)	\$ 2,289,576 (148,436)
	<u>\$</u>	5,111,649	\$ 2,141,140

10. EMPLOYEE FUTURE BENEFITS

Defined benefit pension plan

Employees of the Association participate in the Nova Scotia Health Employees Pension Plan, a contributory defined benefit pension plan administered by the Province of Nova Scotia, which provides benefits based on length of service and earnings. Contributions to the plan are required by both the employees and the employer. Total employer contributions for 2023 were \$383,967 (2022 - \$230,093) and are recognized as an expense during the year. The Association is not responsible for any under-funded liability, nor does the Association have any access to any surplus that may arise in the plan.

NORTH END COMMUNITY HEALTH ASSOCIATION Notes to Financial Statements Year Ended March 31, 2023

11. LONG TERM DEBT

	 2023	2022
Housing NS loan bearing interest at the Provincial cost of funds on the day of the loan advance plus 0.25% per annum, repayable in monthly blended payments of \$13,075. The loan matures on December 1, 2052 and is secured by the related property which has a carrying value of \$2,445,594.	\$ 2,441,048	\$ -
Housing NS loan bearing interest at the Provincial cost of funds on the day of the loan advance plus 0.25% per annum, repayable in monthly blended payments of \$3,042. The loan matures on January 4, 2053 and is secured by the related property which has a carrying value of \$504,920.	568,614	-
Housing NS loan bearing interest at the Provincial cost of funds on the day of the loan advance plus 0.25% per annum, repayable in monthly blended payments of \$2,147. The loan matures on January 4, 2053 and is secured by the related property which has a carrying value of \$409,921.	418,907	-
Housing NS loan bearing interest at the Provincial cost of funds on the day of the loan advance plus 0.25% per annum, repayable in monthly blended payments of \$6,672. The loan matures on May 1, 2053 and is secured by the related property which has a carrying value of \$1,271,776.	1,260,000	-
Housing NS loan bearing interest at the Provincial cost of funds on the day of the loan advance plus 0.25% per annum, repayable in monthly blended payments of \$7,731. The loan matures on May 1, 2053 and is secured by the related property which has a carrying value of \$1,471,198.	 1,460,000	<u>-</u>
Amounts payable within one year	 6,148,569 (86,260)	-
	\$ 6,062,309	\$ -
Principal repayment terms are approximately:		
2024 2025 2026 2027 2028 Thereafter	\$ 86,260 97,550 102,430 107,555 112,936 5,641,838	
	\$ 6,148,569	

12. LEASE COMMITMENTS

The Association has long term leases with respect to its premises and rental properties. The leases contain renewal options and provides for payment of utilities, property taxes and maintenance costs. Future minimum lease payments as at March 31, 2023, are as follows:

2024 2025 2026 2027 2028	\$	168,748 171,267 160,171 126,655 44,403
	\$	671,244

13. CONTINGENT LIABILITY

The employees of the Association are permitted to accumulate up to 90 days of sick time. As of March 31, 2023, the employees have accumulated 14,037 hours which amounts to \$585,761 (2022 - \$422,603). This amount has not been recorded in the financial statements as a liability due to the uncertainty surrounding how much time will be used and because the accrued sick time cannot be paid out in lieu of time taken.

14. COMPARATIVE FIGURES

Some of the comparative figures have been reclassified to conform to the current year's presentation.

NORTH END COMMUNITY HEALTH ASSOCIATION

Schedule of Expenditures

Year Ended March 31, 2023

(Schedule 1)

	ι	Unrestricted		Internally Restricted Fund		Externally Restricted		Capital Fund		2023		2022	
DIRECT COSTS													
Salaries and wages	\$	3,746,761	\$	-	\$	-	\$	-	\$	3,746,761	\$	2,622,218	
Physician services	+	1,045,578	Ŧ	-	Ŧ	-	Ŧ	-	•	1,045,578	Ŧ	871,731	
Client specific		678,507		-		-		-		678,507		412,161	
Other direct costs		82,062		-		-		-		82,062		172,166	
Medical supplies		117,056		-		-		-		117,056		292,026	
Licensing		46,703		-		-		-		46,703		52,857	
Vehicle		32,008		-		-		-		32,008		15,697	
	\$	5,748,675	\$	-	\$	-	\$	-	\$	5,748,675	\$	4,438,856	
INDIRECT COSTS													
Management salaries	\$	1,096,595	\$	-	\$	-	\$	-	\$	1,096,595	\$	667,207	
Rental		473,790	•	-		-	•	-		473,790	•	506,602	
Professional fees		283,049		-		-		-		283,049		214,857	
Office		210,493		-		-		-		210,493		120,320	
IT resources		130,027		-		-		-		130,027		93,920	
Other indirect costs		66,171		-		-		-		66,171		84,919	
Amortization		-		-		-		229,967		229,967		59,940	
Utilities and maintenance		257,225		-		-		-		257,225		55,170	
Communications		91,771		-		-		-		91,771		46,493	
Taxes and insurance		36,512		-		-		-		36,512		40,640	
Training and travel		71,640		-		-		-		71,640		34,239	
	\$	2,717,273	\$	-	\$	-	\$	229,967	\$	2,947,240	\$	1,924,307	