

The Ranch @ Prescott

Financial Statement Period Ending: July 31, 2016



SERVING COMMUNITY ASSOCIATIONS SINCE 1991

3205 Lakeside Village
Prescott, AZ 86301
928-776-4479
800-447-3838
www.hoamco.com

Fiscal Year End: December 31
Accounting Method: Accrual

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THE RANCH AT PRESCOTT HOMEOWNERS ASSOCIATION

Balance Sheet

7/31/2016

	Operating	Reserve	Total
Assets			
CASH			
1010 - ALLIANCE OPERATING CHECKING-885	\$35,511.38		\$35,511.38
1015 - ALLIANCE OPERATING MM-228	\$14,540.30		\$14,540.30
1016 - METRO OP MM-846	\$244,141.71		\$244,141.71
1020 - ALLIANCE CONSTR. DEP-236	\$41,500.00		\$41,500.00
1049 - ALLIANCE OP MM-TENNIS GRP-244	\$150.23		\$150.23
1050 - ALLIANCE RESERVE MM-089		\$46,499.50	\$46,499.50
Total CASH	<u>\$335,843.62</u>	<u>\$46,499.50</u>	<u>\$382,343.12</u>
ACCOUNTS RECEIVABLE			
1200 - A/R ASSESSMENTS	\$3,659.17		\$3,659.17
1230 - A/R FINES	\$502.50		\$502.50
1240 - A/R LATE FEES/INTEREST	\$1,508.92		\$1,508.92
1250 - A/R NSF/COLLECTION NOTICE FEES	\$669.54		\$669.54
1273 - WEED ABATEMENT	\$75.00		\$75.00
1280 - A/R OTHER	\$4,087.16		\$4,087.16
1290 - ALLOWANCE FOR DOUBTFUL ACCTS	(\$3,181.26)		(\$3,181.26)
Total ACCOUNTS RECEIVABLE	<u>\$7,321.03</u>		<u>\$7,321.03</u>
OTHER ASSETS			
1610 - PREPAID INSURANCE	\$2,061.45		\$2,061.45
1700 - STREET LIGHT POSTS	\$851.64		\$851.64
Total OTHER ASSETS	<u>\$2,913.09</u>		<u>\$2,913.09</u>
Assets Total	<u>\$346,077.74</u>	<u>\$46,499.50</u>	<u>\$392,577.24</u>

Liabilities & Equity

Operating Reserve Total

THE RANCH AT PRESCOTT HOMEOWNERS ASSOCIATION

Balance Sheet

7/31/2016

	Operating	Reserve	Total
LIABILITIES			
2100 - PREPAID OWNER ASSESSMENTS	\$959.58		\$959.58
2200 - ACCOUNTS PAYABLE	\$5,222.95		\$5,222.95
2300 - NSF/COLLECTION NOTICE FEE PAYABLE	\$714.54		\$714.54
2400 - CONSTRUCTION DEPOSIT PAYABLE	\$31,500.00		\$31,500.00
2450 - CONSTRUCTION DEP PAYABLE - UNIT 8 ARC ONLY	\$10,000.00		\$10,000.00
Total LIABILITIES	<u>\$48,397.07</u>		<u>\$48,397.07</u>
EQUITY			
3200 - OPERATING EQUITY	\$270,683.50		\$270,683.50
3500 - RESERVE EQUITY		\$7,763.58	\$7,763.58
Total EQUITY	<u>\$270,683.50</u>	<u>\$7,763.58</u>	<u>\$278,447.08</u>
Net Income	<u>\$26,997.17</u>	<u>\$38,735.92</u>	<u>\$65,733.09</u>
Liabilities and Equity Total	<u>\$346,077.74</u>	<u>\$46,499.50</u>	<u>\$392,577.24</u>

THE RANCH AT PRESCOTT HOMEOWNERS ASSOCIATION
INCOME STATEMENT - Operating
7/1/2016 - 7/31/2016

Accounts	7/1/2016 - 7/31/2016			1/1/2016 - 7/31/2016			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
<u>INCOME</u>								
4100 - HOMEOWNER ASSESSMENTS	(\$125.00)	\$0.00	(\$125.00)	\$114,750.00	\$115,000.00	(\$250.00)	\$115,000.00	\$250.00
4120 - WEED ABATEMENT	\$0.00	\$0.00	\$0.00	\$16,275.00	\$5,333.00	\$10,942.00	\$16,000.00	(\$275.00)
4140 - COMPLIANCE FEE	\$0.00	\$0.00	\$0.00	(\$26.91)	\$0.00	(\$26.91)	\$0.00	\$26.91
4150 - DEVELOPER ASSESSMENTS	\$0.00	\$0.00	\$0.00	\$875.00	\$875.00	\$0.00	\$875.00	\$0.00
4310 - ASSESSMENT INTEREST	\$120.30	\$10.00	\$110.30	\$734.85	\$70.00	\$664.85	\$120.00	(\$614.85)
4330 - LATE FEES	\$0.00	\$100.00	(\$100.00)	\$557.50	\$700.00	(\$142.50)	\$1,200.00	\$642.50
4350 - LIEN/COLLECTION FEES	\$135.00	\$30.00	\$105.00	\$652.11	\$210.00	\$442.11	\$360.00	(\$292.11)
4550 - INTENT TO LIEN	\$0.00	\$50.00	(\$50.00)	\$0.00	\$350.00	(\$350.00)	\$600.00	\$600.00
4600 - INTEREST INCOME	\$77.05	\$110.00	(\$32.95)	\$548.62	\$770.00	(\$221.38)	\$1,320.00	\$771.38
4800 - VIOLATION FINES	\$100.00	\$60.00	\$40.00	\$150.00	\$420.00	(\$270.00)	\$720.00	\$570.00
Total INCOME	\$307.35	\$360.00	(\$52.65)	\$134,516.17	\$123,728.00	\$10,788.17	\$136,195.00	\$1,678.83
<u>TRANSFER BETWEEN FUNDS</u>								
8900 - TRANSFER TO RESERVES	(\$671.50)	(\$671.50)	\$0.00	(\$38,700.50)	(\$4,700.50)	(\$34,000.00)	(\$8,058.00)	\$30,642.50
Total TRANSFER BETWEEN FUNDS	(\$671.50)	(\$671.50)	\$0.00	(\$38,700.50)	(\$4,700.50)	(\$34,000.00)	(\$8,058.00)	\$30,642.50
Total Income	(\$364.15)	(\$311.50)	(\$52.65)	\$95,815.67	\$119,027.50	(\$23,211.83)	\$128,137.00	\$32,321.33
Expense								
<u>ADMINISTRATIVE</u>								
5100 - ACCOUNTING/TAX PREP FEES	\$0.00	\$0.00	\$0.00	\$750.00	\$750.00	\$0.00	\$750.00	\$0.00
5200 - BAD DEBT	\$2,424.74	\$50.00	(\$2,374.74)	\$1,592.14	\$350.00	(\$1,242.14)	\$600.00	(\$992.14)
5400 - INSURANCE	\$6,937.98	\$5,740.00	(\$1,197.98)	\$6,937.98	\$5,740.00	(\$1,197.98)	\$5,740.00	(\$1,197.98)
5500 - LEGAL FEES	\$0.00	\$500.00	\$500.00	\$1,210.50	\$3,500.00	\$2,289.50	\$6,000.00	\$4,789.50
5530 - LIEN/COLLECTION COSTS	\$10.00	\$75.00	\$65.00	\$505.00	\$525.00	\$20.00	\$900.00	\$395.00
5550 - LONG DISTANCE/FAX	\$3.00	\$5.00	\$2.00	\$24.00	\$35.00	\$11.00	\$60.00	\$36.00
5600 - MANAGEMENT FEES	\$4,340.00	\$4,340.00	\$0.00	\$30,830.00	\$30,380.00	(\$450.00)	\$52,080.00	\$21,250.00
5620 - COMPLIANCE OFFICER	\$300.00	\$300.00	\$0.00	\$2,100.00	\$2,100.00	\$0.00	\$3,600.00	\$1,500.00
5650 - MEETINGS	\$0.00	\$0.00	\$0.00	\$300.00	\$0.00	(\$300.00)	\$1,000.00	\$700.00

THE RANCH AT PRESCOTT HOMEOWNERS ASSOCIATION
INCOME STATEMENT - Operating
7/1/2016 - 7/31/2016

Accounts	7/1/2016 - 7/31/2016			1/1/2016 - 7/31/2016			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
5700 - NEWSLETTER	\$622.17	\$0.00	(\$622.17)	\$1,663.40	\$600.00	(\$1,063.40)	\$1,200.00	(\$463.40)
5800 - OFFICE SUPPLIES	\$89.05	\$50.00	(\$39.05)	\$377.57	\$350.00	(\$27.57)	\$600.00	\$222.43
5810 - POSTAGE	\$402.04	\$330.00	(\$72.04)	\$1,430.25	\$2,310.00	\$879.75	\$3,960.00	\$2,529.75
5820 - PRINTING	\$18.15	\$280.00	\$261.85	\$2,848.18	\$1,960.00	(\$888.18)	\$3,360.00	\$511.82
5850 - PROFESSIONAL SERVICES	\$0.00	\$83.33	\$83.33	\$360.00	\$583.31	\$223.31	\$1,000.00	\$640.00
5900 - WEBSITE	\$12.95	\$0.00	(\$12.95)	\$12.95	\$0.00	(\$12.95)	\$0.00	(\$12.95)
<u>Total ADMINISTRATIVE</u>	\$15,160.08	\$11,753.33	(\$3,406.75)	\$50,941.97	\$49,183.31	(\$1,758.66)	\$80,850.00	\$29,908.03
COMMON AREA								
6050 - BACK FLOW TESTING	\$0.00	\$0.00	\$0.00	\$35.00	\$0.00	(\$35.00)	\$0.00	(\$35.00)
6080 - FIREWISE	\$100.00	\$0.00	(\$100.00)	\$5,080.06	\$0.00	(\$5,080.06)	\$0.00	(\$5,080.06)
6300 - LANDSCAPE MAINTENANCE	\$1,100.00	\$1,050.00	(\$50.00)	\$3,790.00	\$4,200.00	\$410.00	\$6,300.00	\$2,510.00
6320 - LANDSCAPE-WEED ABATEMENT	\$0.00	\$5,000.00	\$5,000.00	\$4,875.00	\$10,000.00	\$5,125.00	\$15,000.00	\$10,125.00
6330 - LANDSCAPE - OTHER	\$0.00	\$1,100.00	\$1,100.00	\$0.00	\$1,967.00	\$1,967.00	\$3,017.00	\$3,017.00
6500 - REPAIRS & MAINTENANCE: COMMON AREA MAINT	\$0.00	\$1,000.00	\$1,000.00	\$3,562.18	\$7,000.00	\$3,437.82	\$12,000.00	\$8,437.82
6530 - REPAIRS & MAINTENANCE: DRAINAGE	\$0.00	\$816.67	\$816.67	\$0.00	\$5,716.69	\$5,716.69	\$9,800.00	\$9,800.00
<u>Total COMMON AREA</u>	\$1,200.00	\$8,966.67	\$7,766.67	\$17,342.24	\$28,883.69	\$11,541.45	\$46,117.00	\$28,774.76
TAXES/OTHER EXPENSES								
8250 - CONTINGENCY	\$0.00	\$50.00	\$50.00	\$0.00	\$350.00	\$350.00	\$600.00	\$600.00
8280 - CORPORATION COMMISSION	\$0.00	\$0.00	\$0.00	\$10.00	\$10.00	\$0.00	\$10.00	\$0.00
8850 - TAXES - STATE	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	(\$50.00)	\$50.00	\$0.00
<u>Total TAXES/OTHER EXPENSES</u>	\$0.00	\$50.00	\$50.00	\$60.00	\$360.00	\$300.00	\$660.00	\$600.00
UTILITIES								
7900 - WATER/SEWER	\$39.27	\$42.50	\$3.23	\$474.29	\$297.50	(\$176.79)	\$510.00	\$35.71
<u>Total UTILITIES</u>	\$39.27	\$42.50	\$3.23	\$474.29	\$297.50	(\$176.79)	\$510.00	\$35.71
Total Expense	\$16,399.35	\$20,812.50	\$4,413.15	\$68,818.50	\$78,724.50	\$9,906.00	\$128,137.00	\$59,318.50
Operating Net Income	(\$16,763.50)	(\$21,124.00)	\$4,360.50	\$26,997.17	\$40,303.00	(\$13,305.83)	\$0.00	(\$26,997.17)

THE RANCH AT PRESCOTT HOMEOWNERS ASSOCIATION
INCOME STATEMENT - Reserve
7/1/2016 - 7/31/2016

Accounts	7/1/2016 - 7/31/2016			1/1/2016 - 7/31/2016			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
Reserve Income								
<u>INCOME</u>								
4610 - INTEREST INCOME - RESERVE	\$7.29	\$0.00	\$7.29	\$35.42	\$0.00	\$35.42	\$0.00	(\$35.42)
<u>Total INCOME</u>	\$7.29	\$0.00	\$7.29	\$35.42	\$0.00	\$35.42	\$0.00	(\$35.42)
<u>TRANSFER BETWEEN FUNDS</u>								
9000 - TRANSFER FROM OPERATING	\$671.50	\$671.50	\$0.00	\$38,700.50	\$4,700.50	\$34,000.00	\$8,058.00	(\$30,642.50)
<u>Total TRANSFER BETWEEN FUNDS</u>	\$671.50	\$671.50	\$0.00	\$38,700.50	\$4,700.50	\$34,000.00	\$8,058.00	(\$30,642.50)
Total Reserve Income	\$678.79	\$671.50	\$7.29	\$38,735.92	\$4,700.50	\$34,035.42	\$8,058.00	(\$30,677.92)
Reserve Net Income	\$678.79	\$671.50	\$7.29	\$38,735.92	\$4,700.50	\$34,035.42	\$8,058.00	(\$30,677.92)

THE RANCH AT PRESCOTT HOMEOWNERS ASSOCIATION

Income Statement - Operating

1/1/2016 - 7/31/2016

	Jan 2016	Feb 2016	Mar 2016	Apr 2016	May 2016	Jun 2016	Jul 2016	YTD
Income								
<u>INCOME</u>								
4100 - HOMEOWNER ASSESSMENTS	\$114,875.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$125.00)	\$114,750.00
4120 - WEED ABATEMENT	\$0.00	\$0.00	\$0.00	\$6,600.00	\$8,850.00	\$825.00	\$0.00	\$16,275.00
4140 - COMPLIANCE FEE	\$0.00	(\$26.91)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$26.91)
4150 - DEVELOPER ASSESSMENTS	\$875.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$875.00
4310 - ASSESSMENT INTEREST	\$207.80	\$135.74	\$283.85	\$3.86	\$0.00	(\$16.70)	\$120.30	\$734.85
4330 - LATE FEES	(\$12.50)	\$687.50	(\$37.50)	(\$75.00)	\$7.50	(\$12.50)	\$0.00	\$557.50
4350 - LIEN/COLLECTION FEES	\$135.00	(\$5.73)	\$0.00	(\$67.16)	\$455.00	\$0.00	\$135.00	\$652.11
4410 - ARCHITECTURAL REVIEW FEES	\$0.00	\$750.00	\$0.00	(\$750.00)	\$0.00	\$0.00	\$0.00	\$0.00
4600 - INTEREST INCOME	\$81.21	\$78.01	\$81.27	\$76.22	\$79.19	\$75.67	\$77.05	\$548.62
4800 - VIOLATION FINES	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$0.00	\$100.00	\$150.00
<u>Total INCOME</u>	\$116,161.51	\$1,618.61	\$327.62	\$5,837.92	\$9,391.69	\$871.47	\$307.35	\$134,516.17
<u>TRANSFER BETWEEN FUNDS</u>								
8900 - TRANSFER TO RESERVES	(\$671.50)	(\$671.50)	(\$34,671.50)	(\$671.50)	(\$671.50)	(\$671.50)	(\$671.50)	(\$38,700.50)
<u>Total TRANSFER BETWEEN FUNDS</u>	(\$671.50)	(\$671.50)	(\$34,671.50)	(\$671.50)	(\$671.50)	(\$671.50)	(\$671.50)	(\$38,700.50)
<i>Total Income</i>	\$115,490.01	\$947.11	(\$34,343.88)	\$5,166.42	\$8,720.19	\$199.97	(\$364.15)	\$95,815.67
Expense								
<u>ADMINISTRATIVE</u>								
5100 - ACCOUNTING/TAX PREP FEES	\$0.00	\$0.00	\$750.00	\$0.00	\$0.00	\$0.00	\$0.00	\$750.00
5200 - BAD DEBT	\$269.10	(\$173.11)	(\$754.35)	(\$174.24)	\$0.00	\$0.00	\$2,424.74	\$1,592.14
5400 - INSURANCE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,937.98	\$6,937.98
5500 - LEGAL FEES	\$300.50	\$52.00	\$858.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,210.50
5530 - LIEN/COLLECTION COSTS	\$10.00	\$0.00	\$0.00	\$0.00	\$20.00	\$465.00	\$10.00	\$505.00
5550 - LONG DISTANCE/FAX	\$4.00	\$3.00	\$3.00	\$3.00	\$5.00	\$3.00	\$3.00	\$24.00
5600 - MANAGEMENT FEES	\$4,340.00	\$4,340.00	\$4,340.00	\$4,340.00	\$4,790.00	\$4,340.00	\$4,340.00	\$30,830.00
5620 - COMPLIANCE OFFICER	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$2,100.00
5650 - MEETINGS	\$0.00	\$0.00	\$300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$300.00
5700 - NEWSLETTER	\$0.00	\$530.84	\$0.00	\$510.39	\$0.00	\$0.00	\$622.17	\$1,663.40
5800 - OFFICE SUPPLIES	\$94.10	\$0.50	\$1.52	\$2.95	\$187.50	\$1.95	\$89.05	\$377.57
5810 - POSTAGE	\$466.43	\$9.92	\$16.28	\$48.65	\$464.91	\$22.02	\$402.04	\$1,430.25
5820 - PRINTING	\$1,871.60	\$2.55	\$45.47	\$75.40	\$772.71	\$62.30	\$18.15	\$2,848.18

THE RANCH AT PRESCOTT HOMEOWNERS ASSOCIATION

Income Statement - Operating

1/1/2016 - 7/31/2016

	Jan 2016	Feb 2016	Mar 2016	Apr 2016	May 2016	Jun 2016	Jul 2016	YTD
5850 - PROFESSIONAL SERVICES	\$120.00	\$0.00	\$120.00	\$0.00	\$0.00	\$120.00	\$0.00	\$360.00
5900 - WEBSITE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12.95	\$12.95
5950 - MISCELLANEOUS ADMIN	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Total ADMINISTRATIVE</u>	<u>\$7,775.73</u>	<u>\$5,065.70</u>	<u>\$5,979.92</u>	<u>\$5,106.15</u>	<u>\$6,540.12</u>	<u>\$5,314.27</u>	<u>\$15,160.08</u>	<u>\$50,941.97</u>
<u>COMMON AREA</u>								
6050 - BACK FLOW TESTING	\$0.00	\$0.00	\$0.00	\$35.00	\$0.00	\$0.00	\$0.00	\$35.00
6080 - FIREWISE	\$0.00	\$0.00	\$34.61	\$0.00	\$4,900.00	\$45.45	\$100.00	\$5,080.06
6300 - LANDSCAPE MAINTENANCE	\$0.00	\$0.00	\$0.00	\$0.00	\$1,590.00	\$1,100.00	\$1,100.00	\$3,790.00
6320 - LANDSCAPE-WEED ABATEMENT	\$0.00	\$0.00	\$0.00	\$0.00	\$4,875.00	\$0.00	\$0.00	\$4,875.00
6500 - REPAIRS & MAINTENANCE: COMMON AREA MAINT	\$0.00	\$0.00	\$162.18	\$3,400.00	\$0.00	\$0.00	\$0.00	\$3,562.18
6650 - STREET CLEANING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Total COMMON AREA</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$196.79</u>	<u>\$3,435.00</u>	<u>\$11,365.00</u>	<u>\$1,145.45</u>	<u>\$1,200.00</u>	<u>\$17,342.24</u>
<u>TAXES/OTHER EXPENSES</u>								
8280 - CORPORATION COMMISSION	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10.00	\$0.00	\$10.00
8850 - TAXES - STATE	\$0.00	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00
<u>Total TAXES/OTHER EXPENSES</u>	<u>\$0.00</u>	<u>\$50.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$10.00</u>	<u>\$0.00</u>	<u>\$60.00</u>
<u>UTILITIES</u>								
7900 - WATER/SEWER	\$38.79	\$39.27	\$39.27	\$49.47	\$222.93	\$45.29	\$39.27	\$474.29
<u>Total UTILITIES</u>	<u>\$38.79</u>	<u>\$39.27</u>	<u>\$39.27</u>	<u>\$49.47</u>	<u>\$222.93</u>	<u>\$45.29</u>	<u>\$39.27</u>	<u>\$474.29</u>
<i>Total Expense</i>	\$7,814.52	\$5,154.97	\$6,215.98	\$8,590.62	\$18,128.05	\$6,515.01	\$16,399.35	\$68,818.50
Operating Net Income	\$107,675.49	(\$4,207.86)	(\$40,559.86)	(\$3,424.20)	(\$9,407.86)	(\$6,315.04)	(\$16,763.50)	\$26,997.17
Net Income	\$107,675.49	(\$4,207.86)	(\$40,559.86)	(\$3,424.20)	(\$9,407.86)	(\$6,315.04)	(\$16,763.50)	\$26,997.17

THE RANCH AT PRESCOTT HOMEOWNERS ASSOCIATION
Income Statement - Reserve
1/1/2016 - 7/31/2016

	Jan 2016	Feb 2016	Mar 2016	Apr 2016	May 2016	Jun 2016	Jul 2016	YTD
Reserve Income								
<u>INCOME</u>								
4610 - INTEREST INCOME - RESERVE	\$0.92	\$1.06	\$3.95	\$6.96	\$7.81	\$7.43	\$7.29	\$35.42
<u>Total INCOME</u>	\$0.92	\$1.06	\$3.95	\$6.96	\$7.81	\$7.43	\$7.29	\$35.42
<u>TRANSFER BETWEEN FUNDS</u>								
9000 - TRANSFER FROM OPERATING	\$671.50	\$671.50	\$34,671.50	\$671.50	\$671.50	\$671.50	\$671.50	\$38,700.50
<u>Total TRANSFER BETWEEN FUNDS</u>	\$671.50	\$671.50	\$34,671.50	\$671.50	\$671.50	\$671.50	\$671.50	\$38,700.50
<i>Total Reserve Income</i>	\$672.42	\$672.56	\$34,675.45	\$678.46	\$679.31	\$678.93	\$678.79	\$38,735.92
Reserve Expense								
<i>Total Reserve Expense</i>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
 Reserve Net Income	 \$672.42	 \$672.56	 \$34,675.45	 \$678.46	 \$679.31	 \$678.93	 \$678.79	 \$38,735.92