

GARDEN PARK VILLAGE ASSOCIATION**MONTHLY FINANCIAL REPORTS**

PREPARED FOR MONTH OF

JULY 2016

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GARDEN PARK VILLAGE ASSOCIATION
BALANCE SHEET OPERATING (UNAUDITED)
07/31/2016

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH			
CASH-OPERATING ACCT	54,284.17	47,631.92	6,652.25
CASH-FACILITY DEPOSITS	12,365.00	12,865.00	(500.00)
PETTY CASH	100.00	100.00	0.00
CASH-PETTY CASH CHECKING	986.61	322.99	663.62
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TOTAL CASH	67,735.78	60,919.91	6,815.87
ACCTS RECEIVABLE			
ACCOUNTS RECEIVABLE	11,309.91	1,905.96	9,403.95
I/C DAYBREAK RESIDENTIAL	2,211.11	5,196.90	(2,985.79)
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TOTAL ACCOUNTS RECEIVABLE	13,521.02	7,102.86	6,418.16
FIXED ASSETS			
COMPUTER EQUIPMENT	1,435.89	1,435.89	0.00
ACCUM DEPRECIATION	(1,435.90)	(1,411.97)	(23.93)
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TOTAL FIXED ASSETS	(0.01)	23.92	(23.93)
OTHER ASSETS			
PREPAID INSURANCE	1,463.37	(2,096.35)	3,559.72
PREPAID EXPENSE	49.50	0.00	49.50
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TOTAL OTHER ASSETS	1,512.87	(2,096.35)	3,609.22
TOTAL ASSETS	<u>82,769.66</u>	<u>65,950.34</u>	<u>16,819.32</u>

GARDEN PARK VILLAGE ASSOCIATION
BALANCE SHEET OPERATING (UNAUDITED)
07/31/2016

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & FUND BALANCE			
CURRENT LIABILITIES			
ACCRUED EXPENSE	28,376.00	25,962.00	2,414.00
ACCOUNTS PAYABLE	1,021.22	0.00	1,021.22
FACILITY DEPOSIT	9,000.00	9,585.00	(585.00)
A/P DAYBREAK COMMUNITY ASSN	68.94	222.41	(153.47)
UNEARNED ASSESSMENTS	59,877.00	0.00	59,877.00
PREPAID ASSESSMENTS	3,460.03	45,027.90	(41,567.87)
DUE TO RESERVES	4,724.00	3,090.00	1,634.00
INITIAL LATE LETTERS	23.03	23.03	0.00
TOTAL CURRENT LIABILITIES	106,550.22	83,910.34	22,639.88
TOTAL LIABILITIES	106,550.22	83,910.34	22,639.88
FUND BALANCE			
OWNERS EQUITY	(26,728.06)	(26,728.06)	0.00
CURRENT YEAR INCOME (LOSS)	2,947.50	8,768.06	(5,820.56)
TOTAL FUND BALANCE	(23,780.56)	(17,960.00)	(5,820.56)
TOTAL LIABILITIES & FUND BALANCE	<u>82,769.66</u>	<u>65,950.34</u>	<u>16,819.32</u>

GARDEN PARK VILLAGE ASSOCIATION
OPERATING STATEMENT - DETAIL (UNAUDITED)
07/31/2016

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
SUBMASTER								
REVENUE								
3,085.83	3,256	(170.17)	ASSOCIATION ASSMTS	20,230.95	21,285	(1,054.05)	38,192	17,961.05
0.00	121	(121.00)	BUILDER ASSESSMENTS	0.00	1,001	(1,001.00)	1,485	1,485.00
165.00	231	(66.00)	WORKING CAPITAL	1,120.53	1,320	(199.47)	1,914	793.47
0.00	0	0.00	LESS: BAD DEBT	0.00	(200)	200.00	(400)	(400.00)
(165.00)	(231)	66.00	WORKING CAPITAL TRANSFER	(1,120.53)	(1,320)	199.47	(1,914)	(793.47)
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3,085.83	3,377	(291.17)	TOTAL REVENUE	20,230.95	22,086	(1,855.05)	39,277	19,046.05
EXPENSES								
GENERAL & ADMINISTRATIVE								
450.00	700	250.00	AUDIT & TAX RETURN	700.00	700	0.00	700	0.00
2,200.00	2,312	112.00	MANAGEMENT FEE	14,552.00	15,160	608.00	27,128	12,576.00
0.00	0	0.00	INCOME TAXES	0.00	100	100.00	100	100.00
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2,650.00	3,012	362.00	TOTAL GENERAL & ADMIN	15,252.00	15,960	708.00	27,928	12,676.00
2,650.00	3,012	362.00	TOTAL OPERATING EXPENSES	15,252.00	15,960	708.00	27,928	12,676.00
435.83	365	70.83	NET OPERATING INCOME (LOSS)	4,978.95	6,126	(1,147.05)	11,349	6,370.05

GARDEN PARK VILLAGE ASSOCIATION
OPERATING STATEMENT - DETAIL (UNAUDITED)
07/31/2016

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
CLUBHOUSE								
REVENUE								
5,609.58	5,920	(310.42)	COMMUNITY CENTER FEE	36,743.33	38,700	(1,956.67)	69,440	32,696.67
0.00	220	(220.00)	DEV COMM CENTER FEE	0.00	1,820	(1,820.00)	2,700	2,700.00
300.00	420	(120.00)	WORKING CAPITAL-COMMUNITY CENTER	2,040.00	2,400	(360.00)	3,480	1,440.00
4,820.00	1,000	3,820.00	RENTAL FEES	20,225.00	7,250	12,975.00	12,500	(7,725.00)
0.00	125	(125.00)	LATE CHARGES	0.00	409	(409.00)	693	693.00
0.00	0	0.00	COLLECTION FEE REVENUE	(118.50)	0	(118.50)	0	118.50
534.00	0	534.00	SWIMMING POOL INCOME	1,282.00	0	1,282.00	0	(1,282.00)
(1,925.00)	(2,072)	147.00	TRANSFER TO RESERVE	(12,887.00)	(13,545)	658.00	(24,304)	(11,417.00)
(300.00)	(420)	120.00	WORKING CAPITAL TRAN	(2,040.00)	(2,400)	360.00	(3,480)	(1,440.00)
9,038.58	5,193	3,845.58	TOTAL CLUBHOUSE REVENUE	45,244.83	34,634	10,610.83	61,029	15,784.17
EXPENSES								
GENERAL & ADMINISTRATIVE								
2,098.85	3,018	919.15	ENTRY STAFF COORDINATOR	8,120.15	10,688	2,567.85	17,560	9,439.85
969.21	1,267	297.79	JANITORIAL STAFF	7,722.95	8,705	982.05	14,914	7,191.05
0.00	125	125.00	COLLECTIONS	(118.50)	409	527.50	693	811.50
0.00	250	250.00	LEGAL FEES/ATTORNEYS	0.00	500	500.00	500	500.00
15.00	30	15.00	LICENSES, FEES, PERMITS	670.00	506	(164.00)	576	(94.00)
13.39	0	(13.39)	MEETING EXPENSE	50.97	70	19.03	230	179.03
34.72	50	15.28	OFFICE SUPPLIES	614.46	350	(264.46)	1,000	385.54
0.00	0	0.00	OFFICE EQUIPMENT/RENTAL	11.03	0	(11.03)	0	(11.03)
2.79	12	9.21	POSTAGE	129.24	464	334.76	955	825.76
80.52	0	(80.52)	TELEPHONE	555.19	0	(555.19)	0	(555.19)
108.54	155	46.46	MILEAGE/AUTO	203.04	485	281.96	780	576.96
0.00	0	0.00	HOLIDAY DECORATIONS	2,578.12	1,400	(1,178.12)	1,650	(928.12)
3,323.02	4,907	1,583.98	TOTAL GENERAL & ADMIN	20,536.65	23,577	3,040.35	38,858	18,321.35
CONTRACT SERVICES								
0.00	0	0.00	CLEANING/JANITORIAL	31.92	0	(31.92)	0	(31.92)
0.00	0	0.00	BUILDING INSPECTION	420.00	0	(420.00)	0	(420.00)
0.00	250	250.00	FITNESS EQUIPMENT RENTAL	448.78	750	301.22	1,000	551.22
1,756.00	1,756	0.00	LANDSCAPE MAINT	9,095.31	8,802	(293.31)	15,824	6,728.69
646.77	1,122	475.23	LANDSCAPE EXTRAS	1,178.52	3,485	2,306.48	5,150	3,971.48
0.00	0	0.00	SNOW REMOVAL	5,136.00	1,950	(3,186.00)	3,250	(1,886.00)
2,402.77	3,128	725.23	TOTAL CONTRACT SERVICES	16,310.53	14,987	(1,323.53)	25,224	8,913.47
REPAIRS & MAINTENANCE								
422.00	0	(422.00)	FIRE SPRINKLER/SAFETY	641.00	300	(341.00)	300	(341.00)
280.08	1,000	719.92	POOL SERVICE	2,358.72	3,300	941.28	5,400	3,041.28
24.75	25	0.25	SECURITY ALARM MONITORING	173.25	325	151.75	349	175.75
0.00	20	20.00	LIGHTING MAINTENANCE	104.76	140	35.24	240	135.24
0.00	84	84.00	IRRIGATION REPAIR	0.00	420	420.00	675	675.00

GARDEN PARK VILLAGE ASSOCIATION
OPERATING STATEMENT - DETAIL (UNAUDITED)
07/31/2016

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
0.00	0	0.00	BACKFLOW TESTING	0.00	0	0.00	55	55.00
0.00	0	0.00	FIRE ALARM REPAIRS	190.00	0	(190.00)	0	(190.00)
1,192.00	50	(1,142.00)	MISCELLANEOUS REPAIRS	4,131.79	915	(3,216.79)	1,165	(2,966.79)
<u>1,918.83</u>	<u>1,179</u>	<u>(739.83)</u>	TOTAL REPAIRS & MAINTENANCE	<u>7,599.52</u>	<u>5,400</u>	<u>(2,199.52)</u>	<u>8,184</u>	<u>584.48</u>
			PARTS & SUPPLIES					
626.78	150	(476.78)	CLEANING SUPPLIES	1,521.80	1,050	(471.80)	1,800	278.20
587.11	1,200	612.89	CHEMICALS	1,020.73	3,000	1,979.27	4,800	3,779.27
0.00	15	15.00	LIGHTING SUPPLIES	0.00	105	105.00	180	180.00
0.00	0	0.00	FIRST AID	125.00	150	25.00	150	25.00
606.68	100	(506.68)	MISCELLANEOUS	1,655.28	650	(1,005.28)	1,100	(555.28)
0.00	0	0.00	ICE MELT/SNOW REMOVAL SUPPLY	0.00	100	100.00	200	200.00
<u>1,820.57</u>	<u>1,465</u>	<u>(355.57)</u>	TOTAL PARTS & SUPPLIES	<u>4,322.81</u>	<u>5,055</u>	<u>732.19</u>	<u>8,230</u>	<u>3,907.19</u>
			UTILITIES					
1,949.03	1,550	(399.03)	ELECTRICITY	6,918.74	6,200	(718.74)	12,000	5,081.26
1,394.73	1,500	105.27	GAS	6,066.70	7,475	1,408.30	13,775	7,708.30
220.47	208	(12.47)	WATER	1,340.16	1,456	115.84	2,500	1,159.84
25.00	32	7.00	SANITATION & SEWER	175.00	224	49.00	384	209.00
<u>3,589.23</u>	<u>3,290</u>	<u>(299.23)</u>	TOTAL UTILITIES	<u>14,500.60</u>	<u>15,355</u>	<u>854.40</u>	<u>28,659</u>	<u>14,158.40</u>
			INSURANCE					
0.00	118	118.00	DIRECTORS & OFFICERS	706.98	826	119.02	1,485	778.02
224.09	315	90.91	ASSOC MASTER POLICY	1,928.99	2,085	156.01	3,893	1,964.01
32.08	35	2.92	EXCESS LIABILITY	242.08	245	2.92	446	203.92
0.00	68	68.00	WORKERS COMPENSATION	161.50	476	314.50	868	706.50
0.00	192	192.00	EARTHQUAKE INSURANCE	1,001.54	1,344	342.46	2,424	1,422.46
<u>256.17</u>	<u>728</u>	<u>471.83</u>	TOTAL INSURANCE	<u>4,041.09</u>	<u>4,976</u>	<u>934.91</u>	<u>9,116</u>	<u>5,074.91</u>
13,310.59	14,697	1,386.41	TOTAL CLUBHOUSE EXPENSES	67,311.20	69,350	2,038.80	118,271	50,959.80
(4,272.01)	(9,504)	5,231.99	CLUBHOUSE INCOME(LOSS) BEFORE DEPR	(22,066.37)	(34,716)	12,649.63	(57,242)	(35,175.63)
23.93	0	(23.93)	DEPRECIATION EXPENSE	167.52	0	(167.52)	0	(167.52)
<u>(4,295.94)</u>	<u>(9,504)</u>	<u>5,208.06</u>	CLUBHOUSE INCOME(LOSS) AFTER DEPR	<u>(22,233.89)</u>	<u>(34,716)</u>	<u>12,482.11</u>	<u>(57,242)</u>	<u>(35,008.11)</u>

GARDEN PARK VILLAGE ASSOCIATION
OPERATING STATEMENT - DETAIL (UNAUDITED)
07/31/2016

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
SINGLE FAMILY HOMES								
REVENUE								
15,380.66	16,170	(789.34)	BENEFITED ASSESSMENT	100,037.99	105,519	(5,481.01)	189,668	89,630.01
990.00	1,238	(248.00)	WORKING CAPITAL-SF HOMES	5,187.00	6,685	(1,498.00)	9,900	4,713.00
(990.00)	(1,238)	248.00	WORKING CAPITAL TRANS-SF HOMES	(5,187.00)	(6,685)	1,498.00	(9,900)	(4,713.00)
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15,380.66	16,170	(789.34)	TOTAL SINGLE FAMILY HOMES RE	100,037.99	105,519	(5,481.01)	189,668	89,630.01
EXPENSES								
CONTRACT SERVICES								
18,228.00	18,228	0.00	LANDSCAPE MAINTENANCE	68,077.00	86,676	18,599.00	162,099	94,022.00
0.00	0	0.00	SNOW REMOVAL	17,033.50	7,250	(9,783.50)	12,750	(4,283.50)
0.00	7,602	7,602.00	LANDSCAPE EXTRAS	290.00	14,259	13,969.00	14,259	13,969.00
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18,228.00	25,830	7,602.00	TOTAL CONTRACT SERVICES	85,400.50	108,185	22,784.50	189,108	103,707.50
REPAIRS & MAINTENANCE								
0.00	70	70.00	IRRIGATION REPAIRS	1,237.90	350	(887.90)	560	(677.90)
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0.00	70	70.00	TOTAL REPAIRS & MAINT	1,237.90	350	(887.90)	560	(677.90)
18,228.00	25,900	7,672.00	TOTAL SINGLE FAMILY HOMES EX	86,638.40	108,535	21,896.60	189,668	103,029.60
(2,847.34)	(9,730)	6,882.66	SINGLE FAMILY HOMES PROFIT (13,399.59	(3,016)	16,415.59	0	(13,399.59)

GARDEN PARK VILLAGE ASSOCIATION
OPERATING STATEMENT - DETAIL (UNAUDITED)
07/31/2016

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
TOWNHOMES								
REVENUE								
5,800.00	6,400	(600.00)	TOWNHOME ASSESSMENT	38,121.72	40,400	(2,278.28)	74,100	35,978.28
0.00	200	(200.00)	DEVELOPER TOWNHOME ASSMNT	0.00	1,300	(1,300.00)	1,800	1,800.00
300.00	600	(300.00)	WORKING CAPITAL-TOWNHOMES	2,400.00	3,900	(1,500.00)	5,400	3,000.00
(300.00)	(600)	300.00	WORKING CAPITAL TRAN-TOWNHOMES	(2,400.00)	(3,900)	1,500.00	(5,400)	(3,000.00)
(1,044.00)	(1,203)	159.00	TRANSFER TO RESERVES	(6,876.00)	(7,596)	720.00	(13,931)	(7,055.00)
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4,756.00	5,397	(641.00)	TOTAL TOWNHOME REVENUE	31,245.72	34,104	(2,858.28)	61,969	30,723.28
EXPENSES								
GENERAL & ADMINISTRATIVE								
0.00	210	210.00	PROFESSIONAL FEES	0.00	840	840.00	1,050	1,050.00
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0.00	210	210.00	TOTAL GENERAL & ADMIN	0.00	840	840.00	1,050	1,050.00
CONTRACT SERVICES								
0.00	375	375.00	LANDSCAPE EXTRAS	0.00	6,373	6,373.00	6,373	6,373.00
2,150.00	2,150	0.00	LANDSCAPE MAINTENANCE	4,543.00	9,988	5,445.00	19,143	14,600.00
0.00	0	0.00	SNOW REMOVAL	7,117.75	3,300	(3,817.75)	5,100	(2,017.75)
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2,150.00	2,525	375.00	TOTAL CONTRACT SERVICES	11,660.75	19,661	8,000.25	30,616	18,955.25
REPAIRS & MAINTENANCE								
0.00	50	50.00	IRRIGATION REPAIRS	98.00	250	152.00	400	302.00
0.00	0	0.00	BACKFLOW TESTING	0.00	81	81.00	162	162.00
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0.00	50	50.00	TOTAL REPAIRS & MAINTENANCE	98.00	331	233.00	562	464.00
UTILITIES								
76.66	154	77.34	ELECTRICITY	458.05	760	301.95	1,704	1,245.95
944.98	1,214	269.02	WATER/SEWER	3,541.13	4,024	482.87	9,241	5,699.87
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1,021.64	1,368	346.36	TOTAL UTILITIES	3,999.18	4,784	784.82	10,945	6,945.82
INSURANCE								
672.26	944	271.74	ASSOC MASTER POLICY	5,786.90	6,608	821.10	11,896	6,109.10
25.21	28	2.79	UMBRELLA	190.21	196	5.79	348	157.79
0.00	520	520.00	EARTHQUAKE	2,707.83	3,640	932.17	6,552	3,844.17
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697.47	1,492	794.53	TOTAL INSURANCE	8,684.94	10,444	1,759.06	18,796	10,111.06
3,869.11	5,645	1,775.89	TOTAL TOWNHOME EXPENSES	24,442.87	36,060	11,617.13	61,969	37,526.13
886.89	(248)	1,134.89	TOWNHOME PROFIT (LOSS)	6,802.85	(1,956)	8,758.85	0	(6,802.85)
(5,820.56)	(19,117)	13,296.44	NET PROFIT (LOSS)	2,947.50	(33,562)	36,509.50	(45,893)	(48,840.50)

GARDEN PARK VILLAGE ASSOCIATION BALANCE SHEET - RESERVES (UNAUDITED) 07/31/2016

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH - RESERVE FUND			
GP TOWNHOMES RESERVE	42,679.27	41,790.26	889.01
GP CLUBHOUSE RESERVE	101,523.34	100,061.43	1,461.91
TOTAL CASH - RESERVE FUND	144,202.61	141,851.69	2,350.92
ACCOUNTS RECEIVABLE			
A/R RESERVES	4,724.00	3,090.00	1,634.00
TOTAL ACCOUNTS RECEIVABLE	4,724.00	3,090.00	1,634.00
 TOTAL ASSETS	 <u>148,926.61</u>	 <u>144,941.69</u>	 <u>3,984.92</u>

GARDEN PARK VILLAGE ASSOCIATION
BALANCE SHEET - RESERVES (UNAUDITED)
07/31/2016

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & FUND BALANCE			
TOTAL LIABILITIES	0.00	0.00	0.00
FUND BALANCE			
RESERVE FUND EQUITY	126,136.08	126,136.08	0.00
NET INCOME (LOSS)	22,790.53	18,805.61	3,984.92
TOTAL FUND BALANCE	148,926.61	144,941.69	3,984.92
TOTAL LIABILITIES & FUND BALANCE	148,926.61	144,941.69	3,984.92

GARDEN PARK VILLAGE ASSOCIATION
RESERVE STATEMENT - DETAIL (UNAUDITED)
07/31/2016

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
REVENUE								
165.00	231	(66.00)	W/C TRANSFER FR OP'G SUBMASTER	1,120.53	1,320	(199.47)	1,914	793.47
1,925.00	2,072	(147.00)	TRANS FROM OP'G COMMUNITY CENTER	12,887.00	13,545	(658.00)	24,304	11,417.00
300.00	420	(120.00)	W/C TRANSFER FR OP'G COMM CENTER	2,040.00	2,400	(360.00)	3,480	1,440.00
990.00	1,238	(248.00)	W/C TRANSFER FR OP'G SF HOMES	5,187.00	6,685	(1,498.00)	9,900	4,713.00
1,044.00	1,203	(159.00)	TRANS FROM OP'G TOWNHOMES	6,876.00	7,596	(720.00)	13,931	7,055.00
300.00	600	(300.00)	W/C TRANSFER FR OP'G TOWHOMES	2,400.00	3,900	(1,500.00)	5,400	3,000.00
20.92	0	20.92	RESERVE INT-CLUBHOUSE	140.00	0	140.00	0	(140.00)
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4,744.92	5,764	(1,019.08)	TOTAL INCOME	30,650.53	35,446	(4,795.47)	58,929	28,278.47
EXPENSES								
760.00	0	(760.00)	REFURBISH PROJECTS	7,860.00	0	(7,860.00)	0	(7,860.00)
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760.00	0	(760.00)	TOTAL EXPENSES	7,860.00	0	(7,860.00)	0	(7,860.00)
3,984.92	5,764	(1,779.08)	NET INCOME (LOSS)	22,790.53	35,446	(12,655.47)	58,929	36,138.47
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REVENUE								