

SUMMERSET NEIGHBORHOOD  
ASSOCIATION  
FINANCIAL REPORT  
AUGUST 2022

Prepared by:

The Rubinoff Company  
925 Liberty Avenue  
8<sup>th</sup> Floor  
Pittsburgh, PA 15222  
412.231.1000

**Balance Sheet (Accrual)**  
**Summerset Neighborhood Assoc - (neighbor)**  
**August 2022**

Page 1  
9/6/2022  
01:31 PM

**ASSETS**

**CASH**

Checking Account	118,575.30
Operating Reserves - KeyBank	252,019.05
Capital Reserves - KeyBank	316,022.23
TH Reserves - KeyBank	662,022.14
<b>TOTAL CASH</b>	<u>1,348,638.72</u>

**OTHER CURRENT ASSETS**

Accounts Receivable	6,011.76
Prepaid Insurance	29,685.25
<b>TOTAL OTHER CURRENT ASSETS</b>	<u>35,697.01</u>

**PROPERTY & EQUIPMENT**

Buildings	260,000.00
Accumulated Depreciation	-23,615.80
Accum. Amort	-7,128.68
Loan Acquisition Costs	11,936.41
<b>TOTAL PROPERTY &amp; EQUIPMENT</b>	<u>241,191.93</u>

**TOTAL ASSETS** 1,625,527.66

**LIABILITIES & CAPITAL**

**LIABILITES**

SNA Sales Center Loan	113,152.14
Sales Center Loan Prin Redct'n	-20,043.09
Line of Credit	32,558.94
Prepayment Holding	42,310.73
Reserve Account Transfers	162,856.00
<b>TOTAL LIABILITES</b>	<u>330,834.72</u>

**CAPITAL**

Net Income (Loss) YTD	26,055.90
Retained Earnings	1,268,637.04
<b>TOTAL CAPITAL</b>	<u>1,294,692.94</u>

**TOTAL LIABILITIES & CAPITAL** 1,625,527.66

**Budget Comparison Cash Flow (Accrual)  
Summerset Neighborhood Assoc - (neighbor)  
August 2022**

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
<b>INCOME - COMMON AREA</b>									
<b>Resident/Member Income</b>									
Maintenance Fee	20,689.50	20,716.00	-26.50	-0.13	166,191.00	165,728.00	463.00	0.28	248,592.00
Maint Fee - Townhomes CA	6,042.00	6,042.00	0.00	0.00	48,336.00	48,336.00	0.00	0.00	72,504.00
Maint Fee - Reserve	3,180.00	3,180.00	0.00	0.00	25,440.00	25,440.00	0.00	0.00	38,160.00
Maint Fee - Crescent Court	2,862.00	2,862.00	0.00	0.00	22,896.00	22,896.00	0.00	0.00	34,344.00
Maint Fee - Manor Flats	1,590.00	1,590.00	0.00	0.00	12,720.00	12,720.00	0.00	0.00	19,080.00
Maint Fee - Gateway	10,415.00	10,415.00	0.00	0.00	83,320.00	83,320.00	0.00	0.00	124,980.00
Subtotal: Resident Member Inc	44,778.50	44,805.00	-26.50	-0.06	358,903.00	358,440.00	463.00	0.13	537,660.00
<b>Miscellaneous Income</b>									
Capitalization Fee	477.00	0.00	477.00	0	6,063.50	0.00	6,063.50	0	0.00
Clubhouse Rental Fee	200.00	400.00	-200.00	-50.00	4,325.00	3,200.00	1,125.00	35.16	4,800.00
Interest Income	10.43	0.00	10.43	0	76.79	0.00	76.79	0	0.00
Miscellaneous	175.00	0.00	175.00	0	280.00	0.00	280.00	0	0.00
Subtotal: Miscellaneous Incom	862.43	400.00	462.43	115.61	10,745.29	3,200.00	7,545.29	235.7	4,800.00
<b>TOTAL INCOME - COMMON AREA</b>	<b>45,640.93</b>	<b>45,205.00</b>	<b>435.93</b>	<b>0.96</b>	<b>369,648.29</b>	<b>361,640.00</b>	<b>8,008.29</b>	<b>2.21</b>	<b>542,460.00</b>
<b>General</b>									
Accounting	0.00	0.00	0.00	0	970.00	1,000.00	30.00	3.00	1,000.00
Legal	5,716.00	200.00	-5,516.00	-2,758	25,501.70	3,620.00	-21,881.70	-604.4	4,420.00
Miscellaneous Expense	16.04	350.00	333.96	95.42	1,741.76	2,800.00	1,058.24	37.79	4,200.00
Website Expenses	817.83	80.00	-737.83	-922.2	1,792.83	640.00	-1,152.83	-180.1	960.00
Security	1,144.96	2,100.00	955.04	45.48	6,080.49	16,800.00	10,719.51	63.81	25,200.00
Bank Account Fees	47.19	15.00	-32.19	-214.6	403.87	120.00	-283.87	-236.5	180.00
Insurance	0.00	0.00	0.00	0	254.50	0.00	-254.50	0	4,009.00
Answering Service	0.00	0.00	0.00	0	60.00	60.00	0.00	0.00	60.00
Subtotal: General	7,742.02	2,745.00	-4,997.02	-182.0	36,805.15	25,040.00	-11,765.15	-46.99	40,029.00
<b>Maintenance and Repair</b>									
Miscellaneous Repairs	0.00	200.00	200.00	100.0	2,014.17	1,600.00	-414.17	-25.89	2,400.00
Electrical	20.00	20.00	0.00	0.00	72.00	160.00	88.00	55.00	240.00
Signage	0.00	0.00	0.00	0	0.00	200.00	200.00	100.0	200.00
Landscaping	7,352.57	7,450.00	97.43	1.31	40,030.81	38,150.00	-1,880.81	-4.93	60,500.00
Tree Maintenance	0.00	0.00	0.00	0	0.00	4,000.00	4,000.00	100.0	4,000.00
Plumbing	0.00	60.00	60.00	100.0	434.50	480.00	45.50	9.48	720.00
Concrete/Masonry Repair	0.00	0.00	0.00	0	18,444.00	500.00	-17,944.00	-3,588	1,000.00
Snow Removal	0.00	0.00	0.00	0	33,031.25	32,200.00	-831.25	-2.58	35,200.00
Street Lights	2,211.00	2,211.00	0.00	0.00	13,185.30	17,688.00	4,502.70	25.46	26,532.00
Supplies	0.00	100.00	100.00	100.0	100.70	800.00	699.30	87.41	1,200.00
Sprinkler Systems	0.00	0.00	0.00	0	1,858.00	765.00	-1,093.00	-142.8	1,530.00
Landscape Committes Annual Pla	0.00	4,403.00	4,403.00	100.0	5,380.00	13,209.00	7,829.00	59.27	13,209.00
Design Review Committee and Se	0.00	300.00	300.00	100.0	2,192.50	2,400.00	207.50	8.65	3,600.00
Social Events	0.00	0.00	0.00	0	1,048.20	12,000.00	10,951.80	91.27	13,000.00
Subtotal: Maintenance and Rep	9,583.57	14,744.00	5,160.43	35.00	117,791.43	124,152.00	6,360.57	5.12	163,331.00
<b>Fees</b>									
Management Staff	4,452.00	4,452.00	0.00	0.00	35,616.00	35,529.00	-87.00	-0.24	53,337.00
Management Fees	858.00	858.00	0.00	0.00	6,864.00	6,823.00	-41.00	-0.60	10,255.00
Maintenance Technician	1,968.75	1,956.00	-12.75	-0.65	15,750.00	15,629.00	-121.00	-0.77	23,453.00
<b>Maintenance and Repair</b>									
Rubbish Removal	232.71	150.00	-82.71	-55.14	1,513.47	1,052.00	-461.47	-43.87	1,541.00
Security	0.00	250.00	250.00	100.0	1,496.99	1,600.00	103.01	6.44	2,200.00
HVAC	5,550.00	0.00	-5,550.00	0	11,200.00	800.00	-10,400.00	-1,300	1,600.00
Miscellaneous Repairs	0.00	50.00	50.00	100.0	78.00	400.00	322.00	80.50	600.00
Exercise Equipment Repair	463.31	0.00	-463.31	0	7,392.49	2,750.00	-4,642.49	-168.8	5,000.00
Exterminating	0.00	500.00	500.00	100.0	0.00	1,000.00	1,000.00	100.0	1,000.00
Supplies	1,031.31	375.00	-656.31	-175.0	2,897.26	3,000.00	102.74	3.42	4,500.00
Community Center Improvements	0.00	0.00	0.00	0	1,097.72	1,000.00	-97.72	-9.77	1,000.00
Subtotal: Maintenance and Rep	7,277.33	1,325.00	-5,952.33	-449.2	25,675.93	11,602.00	-14,073.93	-121.3	17,441.00
<b>Pool</b>									
Insurance Pool/Community Cente	0.00	0.00	0.00	0	152.66	170.00	17.34	10.20	425.00

**Budget Comparison Cash Flow (Accrual)  
Summerset Neighborhood Assoc - (neighbor)  
August 2022**

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
Pool Expense Attendants	6,186.96	5,000.00	-1,186.96	-23.74	19,457.96	31,000.00	11,542.04	37.23	31,000.00
Pool Expense Maintenance	2,597.16	1,760.00	-837.16	-47.57	10,101.82	8,480.00	-1,621.82	-19.13	10,240.00
Pool Supplies	12.84	0.00	-12.84	0	2,553.21	3,500.00	946.79	27.05	3,500.00
Pool Furniture New/Replacement	0.00	0.00	0.00	0	104.00	2,000.00	1,896.00	94.80	2,000.00
Pool Furniture -Pool Improvement	0.00	0.00	0.00	0	0.00	1,000.00	1,000.00	100.0	1,000.00
Subtotal: Pool	8,796.96	6,760.00	-2,036.96	-30.13	32,369.65	46,150.00	13,780.35	29.86	48,165.00
Utilities									
Cable	270.20	155.00	-115.20	-74.32	1,392.95	1,240.00	-152.95	-12.33	1,860.00
Electricity	1,138.35	1,000.00	-138.35	-13.84	4,413.47	5,125.00	711.53	13.88	6,825.00
Water	3,930.71	5,000.00	1,069.29	21.39	15,854.95	20,400.00	4,545.05	22.28	22,300.00
Natural Gas	27.17	300.00	272.83	90.94	2,487.95	4,200.00	1,712.05	40.76	6,500.00
Subtotal: Utilities	5,366.43	6,455.00	1,088.57	16.86	24,149.32	30,965.00	6,815.68	22.01	37,485.00
Janitorial									
Janitorial	589.10	589.00	-0.10	-0.02	6,212.80	5,608.00	-604.80	-10.78	7,964.00
Jan Supplies	0.00	0.00	0.00	0	37.67	300.00	262.33	87.44	400.00
Floor/Carpet Cleaning	0.00	0.00	0.00	0	800.00	1,600.00	800.00	50.00	2,000.00
Subtotal: Janitorial	589.10	589.00	-0.10	-0.02	7,050.47	7,508.00	457.53	6.09	10,364.00
Reserve Funding	5,636.00	5,636.00	0.00	0.00	45,088.00	45,088.00	0.00	0.00	67,632.00
<b>TOTAL COMMON AREA EXPENSES</b>	<b>52,270.16</b>	<b>45,520.00</b>	<b>-6,750.16</b>	<b>-14.83</b>	<b>347,159.95</b>	<b>348,486.00</b>	<b>1,326.05</b>	<b>0.38</b>	<b>471,492.00</b>
<b>NET INCOME COMMON AREA</b>	<b>-6,629.23</b>	<b>-315.00</b>	<b>-6,314.23</b>	<b>2,004.</b>	<b>22,488.34</b>	<b>13,154.00</b>	<b>9,334.34</b>	<b>70.96</b>	<b>70,968.00</b>
<b>INCOME - TOWNHOMES</b>									
Maint Fee - Townhomes	31,958.00	31,958.00	0.00	0.00	255,664.00	255,664.00	0.00	0.00	383,496.00
<b>TOTAL INCOME - TOWNHOMES</b>	<b>31,958.00</b>	<b>31,958.00</b>	<b>0.00</b>	<b>0.00</b>	<b>255,664.00</b>	<b>255,664.00</b>	<b>0.00</b>	<b>0.00</b>	<b>383,496.00</b>
Townhomes - Insurance	0.00	0.00	0.00	0	8,074.34	0.00	-8,074.34	0	14,490.00
Maintenance and Repair									
Lndscpg - Townhouses	6,204.75	6,031.00	-173.75	-2.88	30,907.57	30,155.00	-752.57	-2.50	48,248.00
Annual Plantings	0.00	0.00	0.00	0	2,819.00	12,816.00	9,997.00	78.00	18,816.00
Concrete/Masonry Repairs - Town	0.00	0.00	0.00	0	2,000.00	3,000.00	1,000.00	33.33	6,000.00
Tree Maintenance-TH	0.00	0.00	0.00	0	4,789.46	4,700.00	-89.46	-1.90	4,700.00
Snow Removal - Townhouses	0.00	0.00	0.00	0	30,224.00	26,000.00	-4,224.00	-16.25	35,000.00
Exterior Maintenance Townhomes	1,848.59	500.00	-1,348.59	-269.7	2,392.59	4,000.00	1,607.41	40.19	31,500.00
Roof Townhouse	0.00	1,000.00	1,000.00	100.0	14,730.00	9,500.00	-5,230.00	-55.05	17,500.00
Subtotal: Maintenance and Rep	8,053.34	7,531.00	-522.34	-6.94	87,862.62	90,171.00	2,308.38	2.56	161,764.00
Fees									
Management Staff - Townhomes	1,484.00	1,484.00	0.00	0.00	11,872.00	11,872.00	0.00	0.00	17,808.00
Management Fees - Townhouses	396.00	396.00	0.00	0.00	3,168.00	3,168.00	0.00	0.00	4,752.00
Maintenance Technician	656.25	669.00	12.75	1.91	5,250.00	5,352.00	102.00	1.91	8,028.00
Reserve Funding Townhomes	9,031.00	9,031.00	0.00	0.00	72,248.00	72,248.00	0.00	0.00	108,372.00
Additional Reserve Funding	5,690.00	5,690.00	0.00	0.00	45,520.00	45,520.00	0.00	0.00	68,280.00
<b>TOTAL EXPENSE TOWNHOMES</b>	<b>25,310.59</b>	<b>24,801.00</b>	<b>-509.59</b>	<b>-2.05</b>	<b>233,994.96</b>	<b>228,331.00</b>	<b>-5,663.96</b>	<b>-2.48</b>	<b>383,494.00</b>
<b>NET INCOME - TOWNHOMES</b>	<b>6,647.41</b>	<b>7,157.00</b>	<b>-509.59</b>	<b>-7.12</b>	<b>21,669.04</b>	<b>27,333.00</b>	<b>-5,663.96</b>	<b>-20.72</b>	<b>2.00</b>
Sales Center - Loan Prin Redct'n	0.00	94.00	94.00	100.0	0.00	810.00	810.00	100.0	1,153.00
Sales Center - Interest Expense	548.88	412.00	-136.88	-33.22	4,440.85	3,525.00	-915.85	-25.98	5,038.00
Sales Center-Misc Supplies	0.00	0.00	0.00	0	0.00	320.00	320.00	100.0	480.00
Sales Center-Janitorial	857.46	852.00	-5.46	-0.64	6,859.68	8,548.00	1,688.32	19.75	11,956.00
Sales Center-Window Cleaning	0.00	0.00	0.00	0	100.00	200.00	100.00	50.00	300.00
Sales Center-Carpet Cleaning	0.00	0.00	0.00	0	0.00	80.00	80.00	100.0	160.00
Sales Center-Cable	163.98	152.00	-11.98	-7.88	1,255.55	1,216.00	-39.55	-3.25	1,824.00
Sales Center-Electric	387.28	350.00	-37.28	-10.65	1,890.89	1,950.00	59.11	3.03	3,050.00
Sales Center-Gas	19.89	20.00	0.11	0.55	1,210.67	1,165.00	-45.67	-3.92	1,685.00
Sales Center-Water	160.33	144.00	-16.33	-11.34	1,256.22	1,152.00	-104.22	-9.05	1,728.00
Sales Center-Verizon	391.64	147.00	-244.64	-166.4	1,087.62	1,176.00	88.38	7.52	1,764.00



**Income Statement (Accrual)**  
**Summerset Neighborhood Assoc - (neighbor)**  
**August 2022**

	Month to Date	%	Year to Date	%
<b>INCOME - COMMON AREA</b>				
<b>Resident/Member Income</b>				
Maintenance Fee	20,689.50	26.66	166,191.00	26.58
Maint Fee - Townhomes CA	6,042.00	7.79	48,336.00	7.73
Maint Fee - Reserve	3,180.00	4.10	25,440.00	4.07
Maint Fee - Crescent Court	2,862.00	3.69	22,896.00	3.66
Maint Fee - Manor Flats	1,590.00	2.05	12,720.00	2.03
Maint Fee - Gateway	10,415.00	13.42	83,320.00	13.32
<b>Subtotal: Resident Member Incom</b>	<b>44,778.50</b>	<b>57.71</b>	<b>358,903.00</b>	<b>57.40</b>
<b>Miscellaneous Income</b>				
Capitalization Fee	477.00	0.61	6,063.50	0.97
Clubhouse Rental Fee	200.00	0.26	4,325.00	0.69
Interest Income	10.43	0.01	76.79	0.01
Miscellaneous	175.00	0.23	280.00	0.04
<b>Subtotal: Miscellaneous Income</b>	<b>862.43</b>	<b>1.11</b>	<b>10,745.29</b>	<b>1.72</b>
<b>TOTAL INCOME - COMMON AREA</b>	<b>45,640.93</b>	<b>58.82</b>	<b>369,648.29</b>	<b>59.11</b>
<b>General</b>				
Accounting	0.00	0.00	970.00	0.16
Legal	5,716.00	7.37	25,501.70	4.08
Miscellaneous Expense	16.04	0.02	1,741.76	0.28
Website Expenses	817.83	1.05	1,792.83	0.29
Security	1,144.96	1.48	6,080.49	0.97
Bank Account Fees	47.19	0.06	403.87	0.06
Insurance	0.00	0.00	254.50	0.04
Answering Service	0.00	0.00	60.00	0.01
<b>Subtotal: General</b>	<b>7,742.02</b>	<b>9.98</b>	<b>36,805.15</b>	<b>5.89</b>
<b>Maintenance and Repair</b>				
Miscellaneous Repairs	0.00	0.00	2,014.17	0.32
Electrical	20.00	0.03	72.00	0.01
Landscaping	7,352.57	9.48	40,030.81	6.40
Plumbing	0.00	0.00	434.50	0.07
Concrete/Masonry Repair	0.00	0.00	18,444.00	2.95
Snow Removal	0.00	0.00	33,031.25	5.28
Street Lights	2,211.00	2.85	13,185.30	2.11
Supplies	0.00	0.00	100.70	0.02
Sprinkler Systems	0.00	0.00	1,858.00	0.30
Landscape Committes Annual Planti	0.00	0.00	5,380.00	0.86
Design Review Committee and Servi	0.00	0.00	2,192.50	0.35
Social Events	0.00	0.00	1,048.20	0.17
<b>Subtotal: Maintenance and Repair</b>	<b>9,583.57</b>	<b>12.35</b>	<b>117,791.43</b>	<b>18.84</b>
<b>Fees</b>				
Management Staff	4,452.00	5.74	35,616.00	5.70
Management Fees	858.00	1.11	6,864.00	1.10
Maintenance Technician	1,968.75	2.54	15,750.00	2.52

**Income Statement (Accrual)**  
**Summerset Neighborhood Assoc - (neighbor)**  
**August 2022**

Page 2  
9/6/2022  
01:32 PM

	Month to Date	%	Year to Date	%
<b>Maintenance and Repair</b>				
Rubbish Removal	232.71	0.30	1,513.47	0.24
Security	0.00	0.00	1,496.99	0.24
HVAC	5,550.00	7.15	11,200.00	1.79
Miscellaneous Repairs	0.00	0.00	78.00	0.01
Exercise Equipment Repair	463.31	0.60	7,392.49	1.18
Supplies	1,031.31	1.33	2,897.26	0.46
Community Center Improvements	0.00	0.00	1,097.72	0.18
<b>Subtotal: Maintenance and Repair</b>	<b>7,277.33</b>	<b>9.38</b>	<b>25,675.93</b>	<b>4.11</b>
<b>Pool</b>				
Insurance Pool/Community Center	0.00	0.00	152.66	0.02
Pool Expense Attendants	6,186.96	7.97	19,457.96	3.11
Pool Expense Maintenance	2,597.16	3.35	10,101.82	1.62
Pool Supplies	12.84	0.02	2,553.21	0.41
Pool Furniture New/Replacement	0.00	0.00	104.00	0.02
<b>Subtotal: Pool</b>	<b>8,796.96</b>	<b>11.34</b>	<b>32,369.65</b>	<b>5.18</b>
<b>Utilities</b>				
Cable	270.20	0.35	1,392.95	0.22
Electricity	1,138.35	1.47	4,413.47	0.71
Water	3,930.71	5.07	15,854.95	2.54
Natural Gas	27.17	0.04	2,487.95	0.40
<b>Subtotal: Utilities</b>	<b>5,366.43</b>	<b>6.92</b>	<b>24,149.32</b>	<b>3.86</b>
<b>Janitorial</b>				
Janitorial	589.10	0.76	6,212.80	0.99
Jan Supplies	0.00	0.00	37.67	0.01
Floor/Carpet Cleaning	0.00	0.00	800.00	0.13
<b>Subtotal: Janitorial</b>	<b>589.10</b>	<b>0.76</b>	<b>7,050.47</b>	<b>1.13</b>
Reserve Funding	5,636.00	7.26	45,088.00	7.21
<b>TOTAL COMMON AREA EXPENSES</b>	<b>52,270.16</b>	<b>67.36</b>	<b>347,159.95</b>	<b>55.52</b>
<b>NET INCOME COMMON AREA</b>	<b>-6,629.23</b>	<b>-8.54</b>	<b>22,488.34</b>	<b>3.60</b>
<b>INCOME - TOWNHOMES</b>				
Maint Fee - Townhomes	31,958.00	41.18	255,664.00	40.89
<b>TOTAL INCOME - TOWNHOMES</b>	<b>31,958.00</b>	<b>41.18</b>	<b>255,664.00</b>	<b>40.89</b>
Townhomes - Insurance	0.00	0.00	8,074.34	1.29
<b>Maintenance and Repair</b>				
Lndscpg - Townhouses	6,204.75	8.00	30,907.57	4.94
Annual Plantings	0.00	0.00	2,819.00	0.45
Concrete/Masonry Repairs - Townho	0.00	0.00	2,000.00	0.32
Tree Maintenance-TH	0.00	0.00	4,789.46	0.77
Snow Removal - Townhouses	0.00	0.00	30,224.00	4.83
Exterior Maintenance Townhomes	1,848.59	2.38	2,392.59	0.38

**Income Statement (Accrual)**  
**Summerset Neighborhood Assoc - (neighbor)**  
**August 2022**

**Page 3**  
**9/6/2022**  
**01:32 PM**

	<u>Month to Date</u>	<u>%</u>	<u>Year to Date</u>	<u>%</u>
Roof Townhouse	0.00	0.00	14,730.00	2.36
<b>Subtotal: Maintenance and Repair</b>	8,053.34	10.38	87,862.62	14.05
<b>Fees</b>				
Management Staff - Townhomes	1,484.00	1.91	11,872.00	1.90
Management Fees - Townhouses	396.00	0.51	3,168.00	0.51
Maintenance Technician	656.25	0.85	5,250.00	0.84
Reserve Funding Townhomes	9,031.00	11.64	72,248.00	11.55
Additional Reserve Funding	5,690.00	7.33	45,520.00	7.28
<b>TOTAL EXPENSE TOWNHOMES</b>	25,310.59	32.62	233,994.96	37.42
<b>NET INCOME - TOWNHOMES</b>	6,647.41	8.57	21,669.04	3.47
Sales Center - Interest Expense	548.88	0.71	4,440.85	0.71
Sales Center-Janitorial	857.46	1.10	6,859.68	1.10
Sales Center-Window Cleaning	0.00	0.00	100.00	0.02
Sales Center-Cable	163.98	0.21	1,255.55	0.20
Sales Center-Electric	387.28	0.50	1,890.89	0.30
Sales Center-Gas	19.89	0.03	1,210.67	0.19
Sales Center-Water	160.33	0.21	1,256.22	0.20
Sales Center-Verizon	391.64	0.50	1,087.62	0.17
<b>Sales Center Total Expenses</b>	2,529.46	3.26	18,101.48	2.89
<b>Total Operating Expenses</b>	2,529.46	3.26	18,101.48	2.89
<b>TOTAL NET INCOME</b>	<u>-2,511.28</u>	<u>-3.24</u>	<u>26,055.90</u>	<u>4.17</u>