

Rio Del Sol Homeowners Association

Financial Statement Period Ending: March 31, 2025



HOAMCO

SERVING COMMUNITY ASSOCIATIONS SINCE 1991

2580 Highway 95, Suite 108
Bullhead City, AZ 86442
928-776-4479
800-447-3838
www.hoamco.com

Fiscal Year End: December 31

Accounting Method: Cash

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RIO DEL SOL HOMEOWNERS ASSOCIATION, INC
BALANCE SHEET
3/31/2025

| | Operating | Reserve | Total |
|--|----------------------|---------------------|---------------------|
| Assets | | | |
| CASH | | | |
| 1005 - Building Improvement Fund - Chase OP - 9166 | \$114.99 | | \$114.99 |
| 1007 - Chase Reserve - 0615 | \$95,921.60 | \$25,533.70 | \$121,455.30 |
| 1010 - Alliance Operating Checking - 3409 | \$10,498.05 | | \$10,498.05 |
| 1025 - Alliance Operating Debit Card (\$3000)-3625 | \$4,622.03 | | \$4,622.03 |
| 1030 - Alliance General Exp Debit Card (\$1000)-2574 | \$3,478.64 | | \$3,478.64 |
| 1050 - Alliance Reserve MM - 7490 | | \$17,235.24 | \$17,235.24 |
| 1057 - Chase CD - 7226 | | \$124,016.39 | \$124,016.39 |
| 1058 - Chase CD - 3440 | | \$110,000.00 | \$110,000.00 |
| Total CASH | <u>\$114,635.31</u> | <u>\$276,785.33</u> | <u>\$391,420.64</u> |
| OTHER ASSETS | | | |
| 1300 - Due Between Funds | (\$35,809.36) | \$35,809.36 | \$0.00 |
| Total OTHER ASSETS | <u>(\$35,809.36)</u> | <u>\$35,809.36</u> | <u>\$0.00</u> |
| Assets Total | <u>\$78,825.95</u> | <u>\$312,594.69</u> | <u>\$391,420.64</u> |
| Liabilities & Equity | | | |
| EQUITY | | | |
| 3200 - Operating Equity | (\$29,219.88) | | (\$29,219.88) |
| 3500 - Reserve Equity | | \$292,301.81 | \$292,301.81 |
| Total EQUITY | <u>(\$29,219.88)</u> | <u>\$292,301.81</u> | <u>\$263,081.93</u> |
| Net Income | <u>\$108,045.83</u> | <u>\$20,292.88</u> | <u>\$128,338.71</u> |
| Liabilities and Equity Total | <u>\$78,825.95</u> | <u>\$312,594.69</u> | <u>\$391,420.64</u> |

RIO DEL SOL HOMEOWNERS ASSOCIATION, INC
INCOME STATEMENT - Operating
3/1/2025 - 3/31/2025

| | 3/1/2025 - 3/31/2025 | | | 1/1/2025 - 3/31/2025 | | | | |
|--|----------------------|---------------------|---------------------|----------------------|----------------------|---------------------|----------------------|-------------------------|
| Accounts | Actual | Budget | Variance | Actual | Budget | Variance | Annual Budget | Remaining Budget |
| Income | | | | | | | | |
| <u>INCOME</u> | | | | | | | | |
| 4100 - Homeowner Assessments | \$25,274.00 | \$23,280.00 | \$1,994.00 | \$73,780.45 | \$69,840.00 | \$3,940.45 | \$279,360.00 | \$205,579.55 |
| 4140 - Prepaid Owner Assessments | \$104,710.00 | \$0.00 | \$104,710.00 | \$109,069.65 | \$0.00 | \$109,069.65 | \$0.00 | (\$109,069.65) |
| 4330 - Late Fees | \$188.50 | \$0.00 | \$188.50 | \$416.04 | \$0.00 | \$416.04 | \$0.00 | (\$416.04) |
| 4350 - Lien/Collection Fees | \$150.75 | \$0.00 | \$150.75 | \$465.75 | \$0.00 | \$465.75 | \$0.00 | (\$465.75) |
| 4600 - Interest Income | \$0.57 | \$0.00 | \$0.57 | \$1.49 | \$0.00 | \$1.49 | \$0.00 | (\$1.49) |
| 4900 - Other Income | \$3,150.00 | \$0.00 | \$3,150.00 | \$3,150.00 | \$0.00 | \$3,150.00 | \$0.00 | (\$3,150.00) |
| <u>Total INCOME</u> | \$133,473.82 | \$23,280.00 | \$110,193.82 | \$186,883.38 | \$69,840.00 | \$117,043.38 | \$279,360.00 | \$92,476.62 |
| <u>TRANSFER BETWEEN FUNDS</u> | | | | | | | | |
| 8900 - Transfer To Reserves | (\$5,916.88) | (\$6,216.88) | \$300.00 | (\$18,650.64) | (\$18,650.64) | \$0.00 | (\$74,602.57) | (\$55,951.93) |
| <u>Total TRANSFER BETWEEN FUNDS</u> | (\$5,916.88) | (\$6,216.88) | \$300.00 | (\$18,650.64) | (\$18,650.64) | \$0.00 | (\$74,602.57) | (\$55,951.93) |
| Total Income | \$127,556.94 | \$17,063.12 | \$110,493.82 | \$168,232.74 | \$51,189.36 | \$117,043.38 | \$204,757.43 | \$36,524.69 |
| Expense | | | | | | | | |
| <u>ADMINISTRATIVE</u> | | | | | | | | |
| 5100 - Accounting/Tax Prep Fees | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,100.00 | \$1,100.00 |
| 5250 - Bank Charges | \$0.40 | \$0.00 | (\$0.40) | \$10.40 | \$0.00 | (\$10.40) | \$0.00 | (\$10.40) |
| 5260 - Loan Interest | \$0.00 | \$0.00 | \$0.00 | \$312.52 | \$0.00 | (\$312.52) | \$0.00 | (\$312.52) |
| 5400 - Insurance | \$1,802.69 | \$0.00 | (\$1,802.69) | \$5,408.07 | \$0.00 | (\$5,408.07) | \$27,200.00 | \$21,791.93 |
| 5500 - Legal Fees | \$0.00 | \$208.33 | \$208.33 | \$0.00 | \$624.99 | \$624.99 | \$2,500.00 | \$2,500.00 |
| 5520 - Licenses/Permits | \$0.00 | \$40.83 | \$40.83 | \$0.00 | \$122.49 | \$122.49 | \$490.00 | \$490.00 |
| 5600 - Management Fees | \$1,223.64 | \$1,223.64 | \$0.00 | \$3,670.92 | \$3,670.92 | \$0.00 | \$14,683.68 | \$11,012.76 |
| 5800 - Office Supplies | \$10.15 | \$17.50 | \$7.35 | \$120.05 | \$52.50 | (\$67.55) | \$210.00 | \$89.95 |
| 5810 - Postage | \$58.82 | \$70.42 | \$11.60 | \$276.48 | \$211.26 | (\$65.22) | \$845.00 | \$568.52 |
| 5820 - Printing | \$356.80 | \$166.67 | (\$190.13) | \$1,109.10 | \$500.01 | (\$609.09) | \$2,000.00 | \$890.90 |
| 5900 - Website | \$22.17 | \$0.00 | (\$22.17) | \$22.17 | \$0.00 | (\$22.17) | \$191.07 | \$168.90 |
| <u>Total ADMINISTRATIVE</u> | \$3,474.67 | \$1,727.39 | (\$1,747.28) | \$10,929.71 | \$5,182.17 | (\$5,747.54) | \$49,219.75 | \$38,290.04 |

RIO DEL SOL HOMEOWNERS ASSOCIATION, INC
INCOME STATEMENT - Operating
3/1/2025 - 3/31/2025

| Accounts | 3/1/2025 - 3/31/2025 | | | 1/1/2025 - 3/31/2025 | | | Annual Budget | Remaining Budget |
|--|----------------------|-------------------|---------------------|----------------------|--------------------|---------------------|--------------------|--------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | | |
| <u>COMMON AREA</u> | | | | | | | | |
| 6050 - Backflow Testing | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$35.00 | \$35.00 | \$35.00 | \$35.00 |
| 6080 - Fire Prevention | \$45.00 | \$0.00 | (\$45.00) | \$135.00 | \$0.00 | (\$135.00) | \$1,340.00 | \$1,205.00 |
| 6200 - Janitorial/Cleaning Services | \$600.00 | \$375.00 | (\$225.00) | \$1,950.00 | \$1,125.00 | (\$825.00) | \$4,500.00 | \$2,550.00 |
| 6300 - Landscape Maintenance | \$1,200.00 | \$1,200.00 | \$0.00 | \$4,775.00 | \$3,600.00 | (\$1,175.00) | \$14,400.00 | \$9,625.00 |
| 6330 - Landscape - Other | \$0.00 | \$208.33 | \$208.33 | \$0.00 | \$624.99 | \$624.99 | \$2,500.00 | \$2,500.00 |
| 6400 - Pest Control | \$1,795.00 | \$465.00 | (\$1,330.00) | \$2,260.00 | \$1,395.00 | (\$865.00) | \$5,580.00 | \$3,320.00 |
| 6450 - Pool Maintenance | \$740.00 | \$740.00 | \$0.00 | \$2,220.00 | \$2,220.00 | \$0.00 | \$8,880.00 | \$6,660.00 |
| 6455 - Pool Repairs | \$132.30 | \$166.67 | \$34.37 | \$891.23 | \$500.01 | (\$391.22) | \$2,000.00 | \$1,108.77 |
| 6510 - Repairs & Maintenance: Buildings | \$0.00 | \$41.67 | \$41.67 | \$3,414.69 | \$125.01 | (\$3,289.68) | \$500.00 | (\$2,914.69) |
| 6530 - Repairs & Maintenance: Irrigation | \$0.00 | \$250.00 | \$250.00 | \$0.00 | \$750.00 | \$750.00 | \$3,000.00 | \$3,000.00 |
| 6570 - Repairs & Maintenance: Plumbing | \$269.00 | \$0.00 | (\$269.00) | \$269.00 | \$0.00 | (\$269.00) | \$0.00 | (\$269.00) |
| 6573 - Repairs & Maintenance: Roofs | \$0.00 | \$0.00 | \$0.00 | \$600.00 | \$0.00 | (\$600.00) | \$1,000.00 | \$400.00 |
| 6680 - Supplies | \$0.00 | \$0.00 | \$0.00 | \$68.52 | \$0.00 | (\$68.52) | \$0.00 | (\$68.52) |
| 6800 - Tree Removal & Maintenance | \$0.00 | \$83.33 | \$83.33 | \$0.00 | \$249.99 | \$249.99 | \$1,000.00 | \$1,000.00 |
| <u>Total COMMON AREA</u> | \$4,781.30 | \$3,530.00 | (\$1,251.30) | \$16,583.44 | \$10,625.00 | (\$5,958.44) | \$44,735.00 | \$28,151.56 |
| <u>TAXES/OTHER EXPENSES</u> | | | | | | | | |
| 8250 - Contingency | \$0.00 | \$41.67 | \$41.67 | \$0.00 | \$125.01 | \$125.01 | \$500.00 | \$500.00 |
| 8280 - Annual Corporate & BOI Reporting | \$0.00 | \$4.17 | \$4.17 | \$275.00 | \$12.51 | (\$262.49) | \$50.00 | (\$225.00) |
| 8600 - Reserve Study | \$0.00 | \$291.67 | \$291.67 | \$0.00 | \$875.01 | \$875.01 | \$3,500.00 | \$3,500.00 |
| 8850 - Taxes - State | \$0.00 | \$4.17 | \$4.17 | \$0.00 | \$12.51 | \$12.51 | \$50.00 | \$50.00 |
| <u>Total TAXES/OTHER EXPENSES</u> | \$0.00 | \$341.68 | \$341.68 | \$275.00 | \$1,025.04 | \$750.04 | \$4,100.00 | \$3,825.00 |
| <u>UTILITIES</u> | | | | | | | | |
| 7050 - Cable TV/Internet | \$267.64 | \$267.64 | \$0.00 | \$802.92 | \$802.92 | \$0.00 | \$3,211.68 | \$2,408.76 |
| 7100 - Electricity | \$1,516.82 | \$1,475.00 | (\$41.82) | \$4,763.57 | \$4,425.00 | (\$338.57) | \$17,700.00 | \$12,936.43 |
| 7300 - Gas | \$933.27 | \$666.67 | (\$266.60) | \$3,613.00 | \$2,000.01 | (\$1,612.99) | \$8,000.00 | \$4,387.00 |
| 7550 - Trash/Sanitation | \$785.51 | \$649.25 | (\$136.26) | \$2,291.59 | \$1,947.75 | (\$343.84) | \$7,791.00 | \$5,499.41 |

RIO DEL SOL HOMEOWNERS ASSOCIATION, INC

INCOME STATEMENT - Operating

3/1/2025 - 3/31/2025

| Accounts | 3/1/2025 - 3/31/2025 | | | 1/1/2025 - 3/31/2025 | | | Annual Budget | Remaining Budget |
|-------------------------------|----------------------|--------------------|---------------------|----------------------|--------------------|----------------------|---------------------|-----------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | | |
| 7900 - Water | \$6,975.98 | \$5,833.33 | (\$1,142.65) | \$20,427.68 | \$17,499.99 | (\$2,927.69) | \$70,000.00 | \$49,572.32 |
| <u>Total UTILITIES</u> | \$10,479.22 | \$8,891.89 | (\$1,587.33) | \$31,898.76 | \$26,675.67 | (\$5,223.09) | \$106,702.68 | \$74,803.92 |
| Total Expense | \$18,735.19 | \$14,490.96 | (\$4,244.23) | \$59,686.91 | \$43,507.88 | (\$16,179.03) | \$204,757.43 | \$145,070.52 |
| Operating Net Income | \$108,321.75 | \$2,572.16 | \$105,749.59 | \$108,045.83 | \$7,681.48 | \$100,364.35 | \$0.00 | (\$108,045.83) |

RIO DEL SOL HOMEOWNERS ASSOCIATION, INC
INCOME STATEMENT - Reserve
3/1/2025 - 3/31/2025

| | 3/1/2025 - 3/31/2025 | | | 1/1/2025 - 3/31/2025 | | | | |
|--|----------------------|-------------------|---------------------|----------------------|--------------------|---------------------|----------------------|-------------------------|
| Accounts | Actual | Budget | Variance | Actual | Budget | Variance | Annual Budget | Remaining Budget |
| Reserve Income | | | | | | | | |
| <u>INCOME</u> | | | | | | | | |
| 4130 - Special Reserve Assessment | \$2,678.00 | \$0.00 | \$2,678.00 | \$4,967.21 | \$0.00 | \$4,967.21 | \$0.00 | (\$4,967.21) |
| 4510 - Reserve Contribution | \$0.00 | \$0.00 | \$0.00 | \$947.00 | \$0.00 | \$947.00 | \$0.00 | (\$947.00) |
| 4610 - Interest Income - Reserve | \$1,647.61 | \$0.00 | \$1,647.61 | \$1,656.41 | \$0.00 | \$1,656.41 | \$0.00 | (\$1,656.41) |
| <u>Total INCOME</u> | \$4,325.61 | \$0.00 | \$4,325.61 | \$7,570.62 | \$0.00 | \$7,570.62 | \$0.00 | (\$7,570.62) |
| <u>TRANSFER BETWEEN FUNDS</u> | | | | | | | | |
| 9000 - Transfer From Operating | \$5,916.88 | \$6,216.88 | (\$300.00) | \$18,650.64 | \$18,650.64 | \$0.00 | \$74,602.57 | \$55,951.93 |
| <u>Total TRANSFER BETWEEN FUNDS</u> | \$5,916.88 | \$6,216.88 | (\$300.00) | \$18,650.64 | \$18,650.64 | \$0.00 | \$74,602.57 | \$55,951.93 |
| Total Reserve Income | \$10,242.49 | \$6,216.88 | \$4,025.61 | \$26,221.26 | \$18,650.64 | \$7,570.62 | \$74,602.57 | \$48,381.31 |
| Reserve Expense | | | | | | | | |
| <u>COMMON AREA</u> | | | | | | | | |
| 9450 - Pool Repair - Reserves | \$6,428.38 | \$0.00 | (\$6,428.38) | \$6,428.38 | \$0.00 | (\$6,428.38) | \$0.00 | (\$6,428.38) |
| <u>Total COMMON AREA</u> | \$6,428.38 | \$0.00 | (\$6,428.38) | \$6,428.38 | \$0.00 | (\$6,428.38) | \$0.00 | (\$6,428.38) |
| Total Reserve Expense | \$6,428.38 | \$0.00 | (\$6,428.38) | \$6,428.38 | \$0.00 | (\$6,428.38) | \$0.00 | (\$6,428.38) |
| Reserve Net Income | \$3,814.11 | \$6,216.88 | (\$2,402.77) | \$19,792.88 | \$18,650.64 | \$1,142.24 | \$74,602.57 | \$54,809.69 |

RIO DEL SOL HOMEOWNERS ASSOCIATION, INC

Income Statement - Operating

1/1/2025 - 3/31/2025

| | Jan 2025 | Feb 2025 | Mar 2025 | YTD |
|-------------------------------------|---------------------|---------------------|---------------------|----------------------|
| Income | | | | |
| <u>INCOME</u> | | | | |
| 4100 - Homeowner Assessments | \$23,370.45 | \$25,136.00 | \$25,274.00 | \$73,780.45 |
| 4140 - Prepaid Owner Assessments | (\$1,091.50) | \$5,451.15 | \$104,710.00 | \$109,069.65 |
| 4330 - Late Fees | \$132.84 | \$94.70 | \$188.50 | \$416.04 |
| 4350 - Lien/Collection Fees | \$140.00 | \$175.00 | \$150.75 | \$465.75 |
| 4600 - Interest Income | \$0.50 | \$0.42 | \$0.57 | \$1.49 |
| 4900 - Other Income | \$0.00 | \$0.00 | \$3,150.00 | \$3,150.00 |
| <u>Total INCOME</u> | <u>\$22,552.29</u> | <u>\$30,857.27</u> | <u>\$133,473.82</u> | <u>\$186,883.38</u> |
| <u>TRANSFER BETWEEN FUNDS</u> | | | | |
| 8900 - Transfer To Reserves | (\$6,516.88) | (\$6,216.88) | (\$5,916.88) | (\$18,650.64) |
| <u>Total TRANSFER BETWEEN FUNDS</u> | <u>(\$6,516.88)</u> | <u>(\$6,216.88)</u> | <u>(\$5,916.88)</u> | <u>(\$18,650.64)</u> |
| <i>Total Income</i> | \$16,035.41 | \$24,640.39 | \$127,556.94 | \$168,232.74 |
| Expense | | | | |
| <u>ADMINISTRATIVE</u> | | | | |
| 5250 - Bank Charges | \$0.00 | \$10.00 | \$0.40 | \$10.40 |
| 5260 - Loan Interest | \$6.35 | \$306.17 | \$0.00 | \$312.52 |
| 5400 - Insurance | \$1,802.69 | \$1,802.69 | \$1,802.69 | \$5,408.07 |
| 5600 - Management Fees | \$1,223.64 | \$1,223.64 | \$1,223.64 | \$3,670.92 |
| 5800 - Office Supplies | \$8.40 | \$101.50 | \$10.15 | \$120.05 |
| 5810 - Postage | \$54.31 | \$163.35 | \$58.82 | \$276.48 |
| 5820 - Printing | \$295.70 | \$456.60 | \$356.80 | \$1,109.10 |
| 5900 - Website | \$0.00 | \$0.00 | \$22.17 | \$22.17 |
| <u>Total ADMINISTRATIVE</u> | <u>\$3,391.09</u> | <u>\$4,063.95</u> | <u>\$3,474.67</u> | <u>\$10,929.71</u> |
| <u>COMMON AREA</u> | | | | |
| 6080 - Fire Prevention | \$0.00 | \$90.00 | \$45.00 | \$135.00 |
| 6200 - Janitorial/Cleaning Services | \$675.00 | \$675.00 | \$600.00 | \$1,950.00 |
| 6300 - Landscape Maintenance | \$1,400.00 | \$2,175.00 | \$1,200.00 | \$4,775.00 |
| 6400 - Pest Control | \$465.00 | \$0.00 | \$1,795.00 | \$2,260.00 |

RIO DEL SOL HOMEOWNERS ASSOCIATION, INC

Income Statement - Operating

1/1/2025 - 3/31/2025

| | Jan 2025 | Feb 2025 | Mar 2025 | YTD |
|--|--------------------|--------------------|--------------------|--------------------|
| 6450 - Pool Maintenance | \$740.00 | \$740.00 | \$740.00 | \$2,220.00 |
| 6455 - Pool Repairs | \$744.74 | \$14.19 | \$132.30 | \$891.23 |
| 6510 - Repairs & Maintenance: Buildings | \$385.71 | \$3,028.98 | \$0.00 | \$3,414.69 |
| 6570 - Repairs & Maintenance: Plumbing | \$0.00 | \$0.00 | \$269.00 | \$269.00 |
| 6573 - Repairs & Maintenance: Roofs | \$600.00 | \$0.00 | \$0.00 | \$600.00 |
| 6680 - Supplies | \$68.52 | \$0.00 | \$0.00 | \$68.52 |
| <u>Total COMMON AREA</u> | \$5,078.97 | \$6,723.17 | \$4,781.30 | \$16,583.44 |
| <u>TAXES/OTHER EXPENSES</u> | | | | |
| 8280 - Annual Corporate & BOI Reporting | \$275.00 | \$0.00 | \$0.00 | \$275.00 |
| <u>Total TAXES/OTHER EXPENSES</u> | \$275.00 | \$0.00 | \$0.00 | \$275.00 |
| <u>UTILITIES</u> | | | | |
| 7050 - Cable TV/Internet | \$267.64 | \$267.64 | \$267.64 | \$802.92 |
| 7100 - Electricity | \$0.00 | \$3,246.75 | \$1,516.82 | \$4,763.57 |
| 7300 - Gas | \$1,371.68 | \$1,308.05 | \$933.27 | \$3,613.00 |
| 7550 - Trash/Sanitation | \$720.57 | \$785.51 | \$785.51 | \$2,291.59 |
| 7900 - Water | \$6,632.98 | \$6,818.72 | \$6,975.98 | \$20,427.68 |
| <u>Total UTILITIES</u> | \$8,992.87 | \$12,426.67 | \$10,479.22 | \$31,898.76 |
| <i>Total Expense</i> | \$17,737.93 | \$23,213.79 | \$18,735.19 | \$59,686.91 |
| Operating Net Income | (\$1,702.52) | \$1,426.60 | \$108,821.75 | \$108,545.83 |

RIO DEL SOL HOMEOWNERS ASSOCIATION, INC

Income Statement - Reserve

1/1/2025 - 3/31/2025

| | Jan 2025 | Feb 2025 | Mar 2025 | YTD |
|-------------------------------------|----------------|----------------|----------------|-----------------|
| Reserve Income | | | | |
| <u>INCOME</u> | | | | |
| 4130 - Special Reserve Assessment | \$789.21 | \$1,500.00 | \$2,678.00 | \$4,967.21 |
| 4510 - Reserve Contribution | \$485.00 | \$462.00 | \$0.00 | \$947.00 |
| 4610 - Interest Income - Reserve | \$4.22 | \$4.58 | \$1,647.61 | \$1,656.41 |
| <u>Total INCOME</u> | \$1,278.43 | \$1,966.58 | \$4,325.61 | \$7,570.62 |
| <u>TRANSFER BETWEEN FUNDS</u> | | | | |
| 9000 - Transfer From Operating | \$6,516.88 | \$6,216.88 | \$5,916.88 | \$18,650.64 |
| <u>Total TRANSFER BETWEEN FUNDS</u> | \$6,516.88 | \$6,216.88 | \$5,916.88 | \$18,650.64 |
| <i>Total Reserve Income</i> | \$7,795.31 | \$8,183.46 | \$10,242.49 | \$26,221.26 |
| Reserve Expense | | | | |
| <u>COMMON AREA</u> | | | | |
| 9450 - Pool Repair - Reserves | \$0.00 | \$0.00 | \$6,428.38 | \$6,428.38 |
| <u>Total COMMON AREA</u> | \$0.00 | \$0.00 | \$6,428.38 | \$6,428.38 |
| <i>Total Reserve Expense</i> | \$0.00 | \$0.00 | \$6,428.38 | \$6,428.38 |
| Reserve Net Income | \$7,795.31 | \$8,183.46 | \$3,814.11 | \$19,792.88 |