

Estrella Vista Homeowners Association, Inc.

Annual Membership Meeting

Wednesday, May 8, 2024

7:00 PM

Zoom 20, Video: <https://us02web.zoom.us/j/84120833013>, Phone: +1 (669) 900-6833, Alt. Phone: +1 (346) 248-7799, Meeting ID: 841 2083 3013, Password: (community zip code)

estrellavista@wearevision.com

Annual Membership Meeting Agenda

1. Call to Order / Establishment of Quorum
2. Approval of Previous Meeting Minutes Page 2
3. Appointment of Inspectors
4. President's Community Overview Page 3
5. Treasurer's Financial Overview Pages 4-10
6. Homeowner Comment Period
7. Announcement of Election
8. Adjournment



Estrella Vista Community Association
Minutes of the 2023 Annual Membership Meeting
Wednesday, May 10, 2023 – 7:00 PM
Video Conference via Zoom
Meeting ID: 839 3440 3937

Board Members Present: Jim Evans, Victor Pattarozzi, Stuart Glenn, Khari Collins

Board Members Absent: Cynthia Harlow

Management Present: Matt Johnson, Community Manager, Vision Community Management; Precious Martinez, Community Administrator, Vision Community Management

Homeowners Present: See Community Sign In Sheet

Certification of Quorum: The 25% Quorum Requirement set forth in Section 2.4 of the association's bylaws were not met. If a quorum is not present at any meeting, the Members eligible to vote at the meeting will have the power to adjourn the meeting and to reschedule the meeting to another date and time without additional notice other than announcement at the meeting.

With owners represented by mail-in ballot and owners present via zoom, the quorum requirement of 10% was met.

Call to Order: 148 homeowners present by absentee ballot and at the meeting a quorum of 10% was met with 148 homeowners present. The meeting was called to order at 7:02 PM.

Previous Minutes: The motion to approve the minutes of the May 11, 2022 annual membership meeting as presented was made by Victor Pattarozzi, seconded by Jim Evans, and opened for discussion. With no further discussion, the motion carried unanimously.

President's Community Report: President Stuart Glenn presented an overview for homeowners present via zoom.

Treasurer's Financial Overview: Matt Johnson presented a financial overview for homeowners present via zoom.

Homeowner Comment Period: Homeowners present provided feedback to the current board members and management present.

Announcement of Election Results: Khari Collins received 70 votes and Andrea Holmes received 43 votes. 35 votes were Quorum Only. With the most votes, Khari Collins was elected for a one (1) year term.

Adjournment: With no further business to discuss, the 2023 Annual Membership Meeting was adjourned at 7:17 PM.

Respectfully Submitted,

Precious Martinez, Community Administrator
Vision Community Management

President's Community Overview

1. Short Term Rentals
2. Parking of Commercial and Recreational Vehicles
3. Landscaping issues and updates



A REALMANAGE FAMILY OF BRANDS COMPANY

Estrella Vista

March 2024 Financial Package • Cash Basis
Prepared by Jennifer Garcia, Staff Accountant

Estrella Vista Homeowners Association, Inc.
Balance Sheet Comparison
As Of 3/31/2024

	<u>Balance</u> <u>3/31/2024</u>	<u>Balance</u> <u>2/29/2024</u>	<u>Change</u>
Assets			
Cash-Operating			
1010 - CIT Operating Checking - 0423	\$72,683.52	\$89,223.96	(\$16,540.44)
<u>Cash-Operating Total</u>	<u>\$72,683.52</u>	<u>\$89,223.96</u>	<u>(\$16,540.44)</u>
Cash-Reserves			
1050 - CIT Money Market Account - 5755	\$50,029.03	\$101,228.17	(\$51,199.14)
1055 - CIT ICS Reserves - 755	\$16,500.65	\$8,591.80	\$7,908.85
1060 - Republic Bank MMA - 4513	\$104,024.82	\$103,821.90	\$202.92
1101 - AAB CD 4.65% 04.23.24 - 7517	\$207,902.62	\$207,139.43	\$763.19
<u>Cash-Reserves Total</u>	<u>\$378,457.12</u>	<u>\$420,781.30</u>	<u>(\$42,324.18)</u>
Assets Total	\$451,140.64	\$510,005.26	(\$58,864.62)
Liabilities and Equity			
Current Liability			
2020 - Prepaid Owner Assessments	\$70,406.05	\$34,915.30	\$35,490.75
<u>Current Liability Total</u>	<u>\$70,406.05</u>	<u>\$34,915.30</u>	<u>\$35,490.75</u>
Reserves			
3020 - General Reserves	\$284,053.37	\$327,368.29	(\$43,314.92)
3240 - Streets	\$91,366.99	\$91,347.79	\$19.20
3400 - Reserve Interest	\$3,036.76	\$2,065.22	\$971.54
<u>Reserves Total</u>	<u>\$378,457.12</u>	<u>\$420,781.30</u>	<u>(\$42,324.18)</u>
<u>Net Income</u>	<u>\$2,277.47</u>	<u>\$54,308.66</u>	<u>(\$52,031.19)</u>
Liabilities & Equity Total	\$451,140.64	\$510,005.26	(\$58,864.62)

Estrella Vista Homeowners Association, Inc.
Budget Comparison Report
3/1/2024 - 3/31/2024

	3/1/2024 - 3/31/2024			1/1/2024 - 3/31/2024			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Assessment Income</u>							
4010 - Homeowner Assessments	\$1,744.34	\$0.00	\$1,744.34	\$118,685.89	\$119,192.00	(\$506.11)	\$476,768.00
4030 - Street Assessments	\$19.20	\$0.00	\$19.20	\$1,185.80	\$1,180.80	\$5.00	\$4,723.20
<u>Total Assessment Income</u>	\$1,763.54	\$0.00	\$1,763.54	\$119,871.69	\$120,372.80	(\$501.11)	\$481,491.20
<u>Other Income</u>							
4110 - Interest-Reserves	\$971.54	\$10.00	\$961.54	\$3,036.76	\$30.00	\$3,006.76	\$120.00
4120 - Interest-Operating	\$1.69	\$0.00	\$1.69	\$10.20	\$0.00	\$10.20	\$0.00
4210 - Returned Payment Charges	\$70.00	\$0.00	\$70.00	\$35.00	\$0.00	\$35.00	\$0.00
4220 - Late Payment Charges	\$165.00	\$500.00	(\$335.00)	\$1,353.14	\$1,500.00	(\$146.86)	\$6,000.00
4230 - Demand Charges	\$680.00	\$374.83	\$305.17	\$2,069.60	\$1,124.49	\$945.11	\$4,498.00
4240 - Lien Charges	\$390.00	\$125.00	\$265.00	\$790.00	\$375.00	\$415.00	\$1,500.00
4250 - Collection Costs	\$1,821.00	\$1,000.00	\$821.00	\$3,899.86	\$3,000.00	\$899.86	\$12,000.00
4260 - Small Claims Charges	\$0.00	\$250.00	(\$250.00)	\$0.00	\$750.00	(\$750.00)	\$3,000.00
4270 - Legal Fees	\$0.00	\$666.67	(\$666.67)	\$0.00	\$2,000.01	(\$2,000.01)	\$8,000.00
4280 - Judgment Recovery Fees	\$44.06	\$0.00	\$44.06	\$140.45	\$0.00	\$140.45	\$0.00
4320 - CC&R Enforcement Fees	\$275.00	\$1,000.00	(\$725.00)	\$1,434.36	\$3,000.00	(\$1,565.64)	\$12,000.00
4410 - Disclosure Fees	\$0.00	\$0.00	\$0.00	(\$380.00)	\$0.00	(\$380.00)	\$0.00
4460 - Rental Registration	\$25.00	\$0.00	\$25.00	\$25.00	\$0.00	\$25.00	\$0.00
4900 - Miscellaneous Income	\$0.00	\$0.00	\$0.00	\$40.00	\$0.00	\$40.00	\$0.00
4995 - Bad Debt	\$0.00	\$0.00	\$0.00	\$0.00	(\$50.00)	\$50.00	(\$200.00)
<u>Total Other Income</u>	\$4,443.29	\$3,926.50	\$516.79	\$12,454.37	\$11,729.50	\$724.87	\$46,918.00
Total Income	\$6,206.83	\$3,926.50	\$2,280.33	\$132,326.06	\$132,102.30	\$223.76	\$528,409.20
Expense							
<u>Landscaping & Common Areas</u>							
5010 - Landscape Maintenance Contract	\$23,100.00	\$11,550.00	(\$11,550.00)	\$47,372.71	\$34,650.00	(\$12,722.71)	\$138,600.00
5030 - Irrigation Repair	\$4,061.49	\$1,500.00	(\$2,561.49)	\$6,441.08	\$4,500.00	(\$1,941.08)	\$18,000.00
5060 - Backflow Testing	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$900.00
5080 - Common Area Repairs	\$0.00	\$125.00	\$125.00	\$0.00	\$375.00	\$375.00	\$1,500.00
5120 - Tree Replacement/Removal	\$5,071.00	\$83.33	(\$4,987.67)	\$5,071.00	\$249.99	(\$4,821.01)	\$1,000.00
5130 - Tree Trimming	\$0.00	\$63.50	\$63.50	\$3,757.00	\$190.50	(\$3,566.50)	\$762.00
5140 - Palm Tree Skinning/Trimming	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,150.00
5170 - Flowers & Shrubs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,400.00
5180 - Storm Damage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00
5270 - Pest Control	\$250.00	\$395.00	\$145.00	\$500.00	\$1,185.00	\$685.00	\$5,040.00
5330 - Monument Maintenance/Repair	\$0.00	\$41.67	\$41.67	\$0.00	\$125.01	\$125.01	\$500.00
5340 - Painting-Common Areas	\$0.00	\$83.33	\$83.33	\$0.00	\$249.99	\$249.99	\$1,000.00
5350 - Graffiti Removal	\$0.00	\$75.00	\$75.00	\$0.00	\$225.00	\$225.00	\$900.00
5370 - Sidewalk / Concrete Repairs	\$0.00	\$16.67	\$16.67	\$0.00	\$50.01	\$50.01	\$200.00
5390 - Street Sweeping	\$0.00	\$0.00	\$0.00	\$0.00	\$150.00	\$150.00	\$600.00
<u>Total Landscaping & Common Areas</u>	\$32,482.49	\$13,933.50	(\$18,548.99)	\$63,141.79	\$41,950.50	(\$21,191.29)	\$174,052.00
<u>Playground</u>							
5730 - Playground Maintenance	\$0.00	\$600.00	\$600.00	\$0.00	\$600.00	\$600.00	\$1,200.00
<u>Total Playground</u>	\$0.00	\$600.00	\$600.00	\$0.00	\$600.00	\$600.00	\$1,200.00

Estrella Vista Homeowners Association, Inc.
Budget Comparison Report
3/1/2024 - 3/31/2024

	3/1/2024 - 3/31/2024			1/1/2024 - 3/31/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>Pool</u>							
6010 - Pool Maintenance Contract	\$0.00	\$295.00	\$295.00	\$607.50	\$885.00	\$277.50	\$6,180.00
6020 - Pool Repairs	\$0.00	\$0.00	\$0.00	\$680.20	\$0.00	(\$680.20)	\$2,400.00
6040 - Pool Supplies / Chemicals	\$0.00	\$350.00	\$350.00	\$160.59	\$1,050.00	\$889.41	\$4,200.00
6050 - Pool Furniture	\$0.00	\$45.00	\$45.00	\$0.00	\$135.00	\$135.00	\$540.00
6700 - Keys/Locks	\$0.00	\$43.83	\$43.83	\$0.00	\$131.49	\$131.49	\$526.00
6710 - Janitorial Service	\$600.00	\$300.00	(\$300.00)	\$600.00	\$900.00	\$300.00	\$5,400.00
<u>Total Pool</u>	\$600.00	\$1,033.83	\$433.83	\$2,048.29	\$3,101.49	\$1,053.20	\$19,246.00
<u>Utilities</u>							
7010 - Water	\$3,656.89	\$3,500.00	(\$156.89)	\$10,557.91	\$8,500.00	(\$2,057.91)	\$116,750.00
7050 - Electricity	\$714.58	\$1,250.00	\$535.42	\$3,388.87	\$3,750.00	\$361.13	\$15,000.00
<u>Total Utilities</u>	\$4,371.47	\$4,750.00	\$378.53	\$13,946.78	\$12,250.00	(\$1,696.78)	\$131,750.00
<u>Insurance</u>							
7210 - Association Master Policy	\$0.00	\$0.00	\$0.00	\$0.00	\$13,000.00	\$13,000.00	\$13,000.00
<u>Total Insurance</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$13,000.00	\$13,000.00	\$13,000.00
<u>Administrative</u>							
8020 - Postage	\$6.82	\$8.33	\$1.51	\$19.77	\$24.99	\$5.22	\$100.00
8030 - Certified Postage	\$0.00	\$250.00	\$250.00	\$0.00	\$750.00	\$750.00	\$3,000.00
8045 - Annual Meeting Mailer	\$4,121.00	\$0.00	(\$4,121.00)	\$4,121.00	\$0.00	(\$4,121.00)	\$4,120.00
8090 - NSF Bank Fees	\$0.00	\$10.00	\$10.00	\$0.00	\$30.00	\$30.00	\$120.00
8120 - Statement Fees	\$0.00	\$0.00	\$0.00	\$1,324.00	\$1,585.00	\$261.00	\$6,340.00
8130 - Late Notices / Demand Letters	\$2,805.00	\$1,000.00	(\$1,805.00)	\$3,655.00	\$3,000.00	(\$655.00)	\$12,000.00
8140 - Violation Letters	\$366.00	\$416.67	\$50.67	\$746.00	\$1,250.01	\$504.01	\$5,000.00
8150 - Compliance Inspections	\$634.00	\$466.67	(\$167.33)	\$1,489.90	\$1,400.01	(\$89.89)	\$5,600.00
8180 - Lien / Judgment Fees	\$200.00	\$250.00	\$50.00	\$550.00	\$750.00	\$200.00	\$3,000.00
8190 - Permits & Licenses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$270.00
8210 - Property Taxes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$600.00
8220 - Income Taxes	\$0.00	\$240.00	\$240.00	\$0.00	\$240.00	\$240.00	\$240.00
8250 - Meeting Facility	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$190.00
8260 - Meeting Minutes	\$100.00	\$100.00	\$0.00	\$100.00	\$200.00	\$100.00	\$600.00
8490 - Miscellaneous Administrative	\$0.00	\$0.00	\$0.00	\$300.00	\$0.00	(\$300.00)	\$250.00
<u>Total Administrative</u>	\$8,232.82	\$2,741.67	(\$5,491.15)	\$12,305.67	\$9,230.01	(\$3,075.66)	\$41,430.00
<u>Professional</u>							
8510 - Management Contract	\$3,300.00	\$3,300.00	\$0.00	\$9,900.00	\$9,900.00	\$0.00	\$39,600.00
8530 - Income Tax / Audit / Review	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,200.00
8535 - Collections	\$442.00	\$500.00	\$58.00	\$1,294.00	\$1,500.00	\$206.00	\$6,000.00
8537 - Legal-Small Claims	\$878.00	\$583.33	(\$294.67)	\$2,720.00	\$1,749.99	(\$970.01)	\$7,000.00
8540 - Legal-Collections	\$0.00	\$545.67	\$545.67	\$0.00	\$1,637.01	\$1,637.01	\$6,548.00
8550 - Legal-General Counsel	\$176.00	\$113.83	(\$62.17)	\$176.00	\$341.49	\$165.49	\$1,366.00
8580 - Website Maintenance	\$85.00	\$85.00	\$0.00	\$255.00	\$255.00	\$0.00	\$1,020.00
<u>Total Professional</u>	\$4,881.00	\$5,127.83	\$246.83	\$14,345.00	\$15,383.49	\$1,038.49	\$62,734.00
<u>Reserve Transfers</u>							
9020 - General Reserves	\$6,679.50	\$6,679.50	\$0.00	\$20,038.50	\$20,038.50	\$0.00	\$80,154.00
9240 - Streets	\$19.20	\$393.60	\$374.40	\$1,185.80	\$1,180.80	(\$5.00)	\$4,723.20
9400 - Reserve Interest	\$971.54	\$10.00	(\$961.54)	\$3,036.76	\$30.00	(\$3,006.76)	\$120.00

Estrella Vista Homeowners Association, Inc.
Budget Comparison Report
3/1/2024 - 3/31/2024

	3/1/2024 - 3/31/2024			1/1/2024 - 3/31/2024			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<u>Total Reserve Transfers</u>	\$7,670.24	\$7,083.10	(\$587.14)	\$24,261.06	\$21,249.30	(\$3,011.76)	\$84,997.20
<u>Reserve Expenses</u>							
9510 - Transfer From Reserves	(\$49,994.42)	\$0.00	\$49,994.42	(\$49,994.42)	\$0.00	\$49,994.42	\$0.00
9710 - Play Areas / BBQ	\$49,994.42	\$0.00	(\$49,994.42)	\$49,994.42	\$0.00	(\$49,994.42)	\$0.00
<u>Total Reserve Expenses</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Expense	\$58,238.02	\$35,269.93	(\$22,968.09)	\$130,048.59	\$116,764.79	(\$13,283.80)	\$528,409.20
Operating Net Income	(\$52,031.19)	(\$31,343.43)	(\$20,687.76)	\$2,277.47	\$15,337.51	(\$13,060.04)	\$0.00
Net Income	(\$52,031.19)	(\$31,343.43)	(\$20,687.76)	\$2,277.47	\$15,337.51	(\$13,060.04)	\$0.00

Estrella Vista Homeowners Association, Inc.

Income Statement

1/1/2024 - 3/31/2024

	Jan 2024	Feb 2024	Mar 2024	YTD
Income				
<u>Assessment Income</u>				
4010 - Homeowner Assessments	\$109,655.38	\$7,286.17	\$1,744.34	\$118,685.89
4030 - Street Assessments	\$1,050.00	\$116.60	\$19.20	\$1,185.80
<u>Total Assessment Income</u>	\$110,705.38	\$7,402.77	\$1,763.54	\$119,871.69
<u>Other Income</u>				
4110 - Interest-Reserves	\$1,044.59	\$1,020.63	\$971.54	\$3,036.76
4120 - Interest-Operating	\$4.36	\$4.15	\$1.69	\$10.20
4210 - Returned Payment Charges	(\$35.00)	\$0.00	\$70.00	\$35.00
4220 - Late Payment Charges	\$720.66	\$467.48	\$165.00	\$1,353.14
4230 - Demand Charges	\$275.80	\$1,113.80	\$680.00	\$2,069.60
4240 - Lien Charges	\$400.00	\$0.00	\$390.00	\$790.00
4250 - Collection Costs	\$1,922.86	\$156.00	\$1,821.00	\$3,899.86
4280 - Judgment Recovery Fees	\$52.33	\$44.06	\$44.06	\$140.45
4320 - CC&R Enforcement Fees	\$959.36	\$200.00	\$275.00	\$1,434.36
4410 - Disclosure Fees	(\$380.00)	\$0.00	\$0.00	(\$380.00)
4460 - Rental Registration	\$0.00	\$0.00	\$25.00	\$25.00
4900 - Miscellaneous Income	\$0.00	\$40.00	\$0.00	\$40.00
<u>Total Other Income</u>	\$4,964.96	\$3,046.12	\$4,443.29	\$12,454.37
Total Income	\$115,670.34	\$10,448.89	\$6,206.83	\$132,326.06
Expense				
<u>Landscaping & Common Areas</u>				
5010 - Landscape Maintenance Contract	\$1,172.71	\$23,100.00	\$23,100.00	\$47,372.71
5030 - Irrigation Repair	\$1,500.00	\$879.59	\$4,061.49	\$6,441.08
5120 - Tree Replacement/Removal	\$0.00	\$0.00	\$5,071.00	\$5,071.00
5130 - Tree Trimming	\$3,757.00	\$0.00	\$0.00	\$3,757.00
5270 - Pest Control	\$0.00	\$250.00	\$250.00	\$500.00
<u>Total Landscaping & Common Areas</u>	\$6,429.71	\$24,229.59	\$32,482.49	\$63,141.79
<u>Pool</u>				
6010 - Pool Maintenance Contract	\$295.00	\$312.50	\$0.00	\$607.50
6020 - Pool Repairs	\$0.00	\$680.20	\$0.00	\$680.20
6040 - Pool Supplies / Chemicals	\$115.65	\$44.94	\$0.00	\$160.59
6710 - Janitorial Service	\$0.00	\$0.00	\$600.00	\$600.00
<u>Total Pool</u>	\$410.65	\$1,037.64	\$600.00	\$2,048.29
<u>Utilities</u>				
7010 - Water	\$3,290.19	\$3,610.83	\$3,656.89	\$10,557.91

Estrella Vista Homeowners Association, Inc.

Income Statement

1/1/2024 - 3/31/2024

	Jan 2024	Feb 2024	Mar 2024	YTD
7050 - Electricity	\$1,230.71	\$1,443.58	\$714.58	\$3,388.87
<u>Total Utilities</u>	<u>\$4,520.90</u>	<u>\$5,054.41</u>	<u>\$4,371.47</u>	<u>\$13,946.78</u>
<u>Administrative</u>				
8020 - Postage	\$6.35	\$6.60	\$6.82	\$19.77
8045 - Annual Meeting Mailer	\$0.00	\$0.00	\$4,121.00	\$4,121.00
8120 - Statement Fees	\$1,324.00	\$0.00	\$0.00	\$1,324.00
8130 - Late Notices / Demand Letters	\$0.00	\$850.00	\$2,805.00	\$3,655.00
8140 - Violation Letters	\$140.00	\$240.00	\$366.00	\$746.00
8150 - Compliance Inspections	\$221.90	\$634.00	\$634.00	\$1,489.90
8180 - Lien / Judgment Fees	\$175.00	\$175.00	\$200.00	\$550.00
8260 - Meeting Minutes	\$0.00	\$0.00	\$100.00	\$100.00
8490 - Miscellaneous Administrative	\$250.00	\$50.00	\$0.00	\$300.00
<u>Total Administrative</u>	<u>\$2,117.25</u>	<u>\$1,955.60</u>	<u>\$8,232.82</u>	<u>\$12,305.67</u>
<u>Professional</u>				
8510 - Management Contract	\$3,300.00	\$3,300.00	\$3,300.00	\$9,900.00
8535 - Collections	\$306.00	\$546.00	\$442.00	\$1,294.00
8537 - Legal-Small Claims	\$350.00	\$1,492.00	\$878.00	\$2,720.00
8550 - Legal-General Counsel	\$0.00	\$0.00	\$176.00	\$176.00
8580 - Website Maintenance	\$85.00	\$85.00	\$85.00	\$255.00
<u>Total Professional</u>	<u>\$4,041.00</u>	<u>\$5,423.00</u>	<u>\$4,881.00</u>	<u>\$14,345.00</u>
<u>Reserve Transfers</u>				
9020 - General Reserves	\$6,679.50	\$6,679.50	\$6,679.50	\$20,038.50
9240 - Streets	\$1,050.00	\$116.60	\$19.20	\$1,185.80
9400 - Reserve Interest	\$1,044.59	\$1,020.63	\$971.54	\$3,036.76
<u>Total Reserve Transfers</u>	<u>\$8,774.09</u>	<u>\$7,816.73</u>	<u>\$7,670.24</u>	<u>\$24,261.06</u>
<u>Reserve Expenses</u>				
9510 - Transfer From Reserves	\$0.00	\$0.00	(\$49,994.42)	(\$49,994.42)
9710 - Play Areas / BBQ	\$0.00	\$0.00	\$49,994.42	\$49,994.42
<u>Total Reserve Expenses</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
<i>Total Expense</i>	\$26,293.60	\$45,516.97	\$58,238.02	\$130,048.59
Operating Net Income	\$89,376.74	(\$35,068.08)	(\$52,031.19)	\$2,277.47
Net Income	\$89,376.74	(\$35,068.08)	(\$52,031.19)	\$2,277.47