

NORTH END TOWNHOME CONDOMINIUM

Balance Sheet
As of 12/31/20

ASSETS

Mutual of Omaha Bank Operating	\$ 28,137.17	
Mutual of Omaha - Reserve Ac	152,078.52	
	<hr/>	
TOTAL ASSETS		\$ 180,215.69
		=====

LIABILITIES & EQUITY

CURRENT LIABILITIES:

Accounts Payable	\$ 3,373.45	
Due to Markel Homes	10.00	
Working Capital - Reserves	20,563.44	
Working Capital Reserves - Con	(2,398.00)	
Replacement Reserves - HOA	76,347.55	
Replacement Reserves - Contra	(6,772.25)	
Prepaid Assessments	21,415.82	
	<hr/>	
Subtotal Current Liab.		\$ 112,540.01

RESERVES:

Subtotal Reserves	<hr/>	\$.00
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EQUITY:

Retained Earnings	\$ 45,264.54	
Current Year Net Income/(Loss)	22,411.14	
	<hr/>	
Subtotal Equity		\$ 67,675.68

TOTAL LIABILITIES & EQUITY		\$ 180,215.69
		=====

NORTH END TOWNHOME CONDOMINIUM

Income/Expense Statement
Period: 12/01/20 to 12/31/20

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
04000	Assessment Income	17,114.98	17,115.00	(.02)	205,379.76	205,380.00	(.24)	205,380.00
04100	Late Fee Income	(15.00)	.00	(15.00)	210.00	.00	210.00	.00
04350	Working Capital	.00	.00	.00	3,443.80	.00	3,443.80	.00
04400	Miscellaneous Income	.00	.00	.00	20.00	.00	20.00	.00
04405	2019 Hail Insurance Claim	.00	.00	.00	111,535.21	.00	111,535.21	.00
04450	Operating Interest Income	.89	.00	.89	28.52	.00	28.52	.00
04500	Reserve Income	(113.00)	(1,779.63)	1,666.63	(19,689.37)	(21,356.00)	1,666.63	(21,356.00)
	Subtotal Income	16,987.87	15,335.37	1,652.50	300,927.92	184,024.00	116,903.92	184,024.00
EXPENSES								
Utilities Expense								
05000	Electric	86.73	91.63	4.90	1,049.68	1,100.00	50.32	1,100.00
05100	Water - Domestic	2,103.95	1,908.37	(195.58)	25,174.02	22,900.00	(2,274.02)	22,900.00
05150	Water - Irrigation	31.35	416.63	385.28	4,164.75	5,000.00	835.25	5,000.00
05400	Trash Removal	757.52	625.00	(132.52)	7,093.20	7,500.00	406.80	7,500.00
	Utilities Expense	2,979.55	3,041.63	62.08	37,481.65	36,500.00	(981.65)	36,500.00
Maintenance Expenses								
06000	Building Maint.	.00	2,041.63	2,041.63	12,198.91	24,500.00	12,301.09	24,500.00
06100	Roof/Gutter Repairs	.00	.00	.00	107.27	.00	(107.27)	.00
06150	Painting	.00	.00	.00	20,250.00	19,500.00	(750.00)	19,500.00
06200	Concrete	.00	.00	.00	4,740.00	.00	(4,740.00)	.00
06400	Pest Control	.00	83.37	83.37	655.00	1,000.00	345.00	1,000.00
06500	Landscape Contract	.00	1,208.37	1,208.37	13,704.00	14,500.00	796.00	14,500.00
06525	Irrigation Repairs	.00	250.00	250.00	3,346.45	3,000.00	(346.45)	3,000.00
06550	Plants/Trees	.00	.00	.00	1,660.00	.00	(1,660.00)	.00
06570	Fence Maintenance	.00	83.37	83.37	.00	1,000.00	1,000.00	1,000.00
06585	Snow Removal	75.53	1,145.87	1,070.34	14,293.20	13,750.00	(543.20)	13,750.00
06625	Asphalt/Concrete Maint	.00	333.37	333.37	1,050.00	4,000.00	2,950.00	4,000.00
06750	Lighting Maintenance	.00	8.37	8.37	.00	100.00	100.00	100.00
06800	Misc Grounds Maint	47.97	666.63	618.66	1,363.51	8,000.00	6,636.49	8,000.00
06810	GROUNDS IMPROVEMENTS	.00	.00	.00	7,760.00	.00	(7,760.00)	.00
	Maintenance Expenses	123.50	5,820.98	5,697.48	81,128.34	89,350.00	8,221.66	89,350.00
Administrative/Business								
07000	Management	1,110.00	1,110.00	.00	13,320.00	13,320.00	.00	13,320.00
07100	Administration	211.85	125.00	(86.85)	2,141.45	1,500.00	(641.45)	1,500.00
07200	Insurance	2,249.91	1,894.50	(355.41)	23,830.40	22,734.00	(1,096.40)	22,734.00
07300	Audit/Tax Return	.00	23.37	23.37	300.00	280.00	(20.00)	280.00

RECONCILIATION

Bank #: 01 Mutual of Omaha Bank Operating 1010 Mutual of Omaha Bank Opera
 G/L Acct Bal: 28,137.17
 Bank Balance: 34,730.29
 Statement date: 12/31/20

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
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OUTSTANDING ITEMS:

1359	11/15/19	METCO LANDSCAPE, INC		205.00	
1360	11/15/19	Xcel Energy		34.66	
AR-777	05/08/20	Owner cash receipts - 777			779.27
1400	05/27/20	DAN KUSEL		36.18	
1451	10/28/20	SUZI WILLIAMSON		50.00	
1470	12/18/20	EXECUTIVE COATINGS & CONT		300.00	
1472	12/18/20	Xcel Energy		72.92	
1473	12/18/20	BRITTANY GLEASON & JOSH L		50.00	
1474	12/18/20	JILL MILANDER		50.00	
1475	12/18/20	SANDRA W & DAVID G WALLER		50.00	
1476	12/18/20	KATHLEEN M CALCAGNO		50.00	
1477	12/18/20	JOSEPH A TEASDALE		60.00	
1478	12/18/20	DOUGLAS E HALEY		60.00	
1479	12/18/20	THOMAS HOWARD		60.00	
1480	12/18/20	SUSAN M GUTHRIE		60.00	
1481	12/18/20	MARY ANN LIEDTKE		60.00	
1482	12/18/20	JASON A & KELLY R LOPEZ		60.00	
1483	12/18/20	ALLISON SALVATI		66.00	
1484	12/18/20	AMY ALDREDGE & ROBERT BEC		66.00	
1485	12/18/20	GEOFFREY WILLIAM PATTON		66.00	
1486	12/18/20	LARISSA L & DANIEL G KUSE		66.00	
1487	12/18/20	LAURA WHITE		70.00	
1488	12/18/20	SAMUEL PALSMEIER		70.00	
Total Outstanding				1,662.76	779.27

Bank Reconciliation Summary

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Checkbook Balance	33,846.80	Reconciling Balance	34,730.29
Uncleared Checks, Credits	1,662.76 +	Bank Stmt. Balance	34,730.29
Uncleared Deposits, Debits	779.27 -	Difference	0.00

CIT Community Association Banking
 A Division of CIT Bank
 Main Office
 P.O. Box 60095
 Phoenix, AZ 85082
 (866) 800-4656



12-31-20
 271510829

METRO PROPERTY MGMT AGENT FOR
 NORTH END TOWNHOME CONDO ASSN
 OPERATING
 10800 E BETHANY DR
 AURORA CO 80014-2687

27151 082 9 NOW ACCOUNT

Previous Balance	11-30-20	16,448.90
+Deposits/Credits	17	29,689.18
-Checks/Debits	24	11,408.68
-Service Charge		.00
+Interest Paid		.89
Current Balance		34,730.29
Days in Statement Period	31	

* - - - - -INTEREST SUMMARY- - - - - *

Interest Earned From 12/01/20 To 12/31/20	
Days in Period	31
Interest Earned	.89
Annual Percentage Yield Earned	.05
Interest Paid this Year	28.07
Interest Withheld this Year	.00

* - - - - -DESCRIPTIVE TRANSACTIONS- - - - - *

Date	Description	Amount
12-01	Image Deposit	1119.30
12-01	Lockbox Deposit	359.47
12-04	WEB TFR TO 000271504535	1397.38-
	DECEMBER MANAGEMENT NOVEM	
	BER ADMINISTR 101250011789	
12-07	Image Deposit	791.39
12-07	Lockbox Deposit	608.94 ✓
12-08	Image Deposit	1795.44
12-11	Lockbox Deposit	358.97
12-11	Image Deposit	240.30
12-15	Image Deposit	728.11
12-16	Image Deposit	4540.34
12-21	Image Deposit	369.79
12-22	Image Deposit	4425.72
12-23	Image Deposit	417.65
12-23	Lockbox Deposit	359.47
12-29	Image Deposit	367.99
12-31	Image Deposit	4850.10
12-31	Lockbox Deposit	599.77
12-31	Interest Pymt	.89

* - - - - -EFT ACTIVITY- - - - - *

Date	Description	Amount
12-02	FARMERS INS EXCH INSPAYMENT	2249.91- ✓
	NORTH END TOWNHOME CON	
	0073#####	
12-14	North End TH Condominiu	7756.43
	263127356	
	-SETT-A228SFTP5	
12-24	CITY DBT UTILIT UTILITY PD	10.45-

Continued on Next Page

METRO PROPERTY MGMT AGENT FOR

		NORTH END TOWNHOME CON			
		15901			
12-24		CITY DBT UTILIT UTILITY PD		20.90-	
		NORTH END TOWNHOME CON			
		17392			
12-24		CITY DBT UTILIT UTILITY PD		64.85-	
		NORTH END TOWNHOME CON			
		17891			
12-24		CITY DBT UTILIT UTILITY PD		65.41-	
		NORTH END TOWNHOME CON			
		17890			
12-24		CITY DBT UTILIT UTILITY PD		88.07-	
		NORTH END TOWNHOME CON			
		15807			
12-24		CITY DBT UTILIT UTILITY PD		93.60-	
		NORTH END TOWNHOME CON			
		17725			
12-24		CITY DBT UTILIT UTILITY PD		116.76-	
		NORTH END TOWNHOME CON			
		17312			
12-24		CITY DBT UTILIT UTILITY PD		120.01-	
		NORTH END TOWNHOME CON			
		15806			
12-24		CITY DBT UTILIT UTILITY PD		138.31-	
		NORTH END TOWNHOME CON			
		17311			
12-24		CITY DBT UTILIT UTILITY PD		141.14-	
		NORTH END TOWNHOME CON			
		18369			
12-24		CITY DBT UTILIT UTILITY PD		148.70-	
		NORTH END TOWNHOME CON			
		15808			
12-24		CITY DBT UTILIT UTILITY PD		200.71-	
		NORTH END TOWNHOME CON			
		15835			
12-24		CITY DBT UTILIT UTILITY PD		219.98-	
		NORTH END TOWNHOME CON			
		15922			
12-24		CITY DBT UTILIT UTILITY PD		220.36-	
		NORTH END TOWNHOME CON			
		17408			
12-24		CITY DBT UTILIT UTILITY PD		238.02-	
		NORTH END TOWNHOME CON			
		17848			
12-24		CITY DBT UTILIT UTILITY PD		248.03-	
		NORTH END TOWNHOME CON			
		18344			

* - - - - -CHECKS PAID- - - - -*

No.	Date	Amount	No.	Date	Amount
1459	12-08	180.00	1466*	12-08	1711.00
1467	12-09	1050.00	1468	12-04	1779.67
1469	12-10	757.52	1471*	12-30	147.90

* - - - - -DAILY BALANCE SUMMARY- - - - -*

Date	Balance	Date	Balance	Date	Balance
11-30	16448.90	12-01	17927.67	12-02	15677.76
12-04	12500.71	12-07	13901.04	12-08	13805.48
12-09	12755.48	12-10	11997.96	12-11	12597.23
12-14	20353.66	12-15	21081.77	12-16	25622.11
12-21	25991.90	12-22	30417.62	12-23	31194.74
12-24	29059.44	12-29	29427.43	12-30	29279.53
12-31	34730.29				

* - - - - -OVERDRAFT CHARGES/REFUNDS SUMMARY - - - - -*

	This Cycle	YTD
Total returned item fees	.00	.00
Total overdraft fees	.00	.00

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12-31-20
271510829

METRO PROPERTY MGMT AGENT FOR
END OF STATEMENT

RECONCILIATION

Bank #: 03 Mutual of Omaha - Reserve Acct 1011 Mutual of Omaha - Reserve
G/L Acct Bal: 152,078.52
Bank Balance: 152,078.52
Statement date: 12/31/20

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
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OUTSTANDING ITEMS:

Total Outstanding		.00	.00
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Bank Reconciliation Summary
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Checkbook Balance	152,078.52	Reconciling Balance	152,078.52
Uncleared Checks, Credits	0.00 +	Bank Stmt. Balance	152,078.52
Uncleared Deposits, Debits	0.00	Difference	0.00

CIT Community Association Banking
 A Division of CIT Bank
 Main Office
 P.O. Box 60095
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12-31-20
 271812043

METRO PROPERTY MGMT AGENT FOR
 NORTH END TOWNHOME CONDO ASSN
 RESERVE
 10800 E BETHANY DR
 AURORA CO 80014-2687

27181 204 3 MONEY MARKET ACCOUNT

Previous Balance	11-30-20	150,273.05
+Deposits/Credits	1	1,779.67
-Checks/Debits		.00
-Service Charge		.00
+Interest Paid		25.80
Current Balance		152,078.52
Days in Statement Period	31	

* - - - - -INTEREST SUMMARY- - - - - *

Interest Earned From 12/01/20 To 12/31/20	
Days in Period	31
Interest Earned	25.80
Annual Percentage Yield Earned	.20
Interest Paid this Year	436.63
Interest Withheld this Year	.00

* - - - - -DESCRIPTIVE TRANSACTIONS- - - - - *

Date	Description	Amount
12-04	Image Deposit	1779.67
12-31	Interest Pymt	25.80

* - - - - -DAILY BALANCE SUMMARY- - - - - *

Date	Balance	Date	Balance	Date	Balance
11-30	150273.05	12-04	152052.72	12-31	152078.52

* - - - - -OVERDRAFT CHARGES/REFUNDS SUMMARY - - - - - *

	This Cycle	YTD
Total returned item fees	.00	.00
Total overdraft fees	.00	.00

END OF STATEMENT

AGED ACCOUNTS PAYABLE SUMMARY

Starting vendor: "First"
Cut off date: 12/31/20

Ending vendor: "Last"

Contact	Vendor Phone	Current	31-60	61-90	Over 90
REBECCA RYAN		47.97	.00	.00	.00
	Totals:	47.97	.00	.00	.00
	Grand total:	47.97			

AGED OWNER BALANCES: AS OF Dec. 31, 2020
ACCOUNT NUMBER SEQUENCE

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME/ADDRESS	CURRENT	OVER 31	OVER 61	OVER 91	TOTAL
		TOTAL:	0.00	0.00	0.00	0.00	0.00

PREPAYS AS OF Dec. 31, 2020

Account Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	CODE	PREPAID AMOUNT
CURRENT OWNERS				
ALLISON SALVATI 2110 HECLA DRIVE # A		2110A	PP	330.00
ROBERT & BEVERLY LEE 2110 HECLA DRIVE # B		2110B	PP	0.24
MARTHA HALL 2128 HECLA DRIVE # D		2128D	PP	359.79
DOUGLAS E HALEY 2128 HECLA DRIVE # E		2128E	PP	359.47
JOSEPH A TEASDALE 2128 HECLA DRIVE # F		2128F	PP	350.35
LAURA WHITE 2164 HECLA DRIVE # C		2164C	PP	15.00
BRITTANY GLEASON 2164 HECLA DRIVE # D		2164D	PP	416.71
THOMAS HOWARD 2164 HECLA DRIVE # E		2164E	PP	449.28
STACY DAVENPORT 2180 HECLA DRIVE # B		2180B	PP	417.65
ANDREW DAVID 2190 HECLA DRIVE # A		2190A	PP	419.79
AMY ALDREDGE 2226 HECLA DRIVE # B		2226B	PP	359.47
REBECCA RYAN 2235 HECLA DRIVE # A		2235A	PP	424.54
NATHAN & MALI HIRSCH 2235 HECLA DRIVE # B		2235B	PP	48.00

PREPAYS AS OF Dec. 31, 2020

Account Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	CODE	PREPAID AMOUNT
KAREN LEE WEIL 2245 HECLA DRIVE # B		2245B	PP	4,541.58
MARY ANN LIEDTKE 2255 HECLA DRIVE # A		2255A	PP	424.38
JENNIFER HARTLEY BEECHEN 2260 GOLDEN EAGLE WAY # A		2260A	PP	522.36
JASON A & KELLY R LOPEZ 2260 GOLDEN EAGLE WAY # B		2260B	PP	1,189.19
CLAIRE STOCKER 2260 GOLDEN EAGLE WAY # E		2260E	PP	4,425.72
SANDRA W & DAVID G WALLER 2270 GOLDEN EAGLE WAY # A		2270A	PP	4,425.72
MARCY COOPER 2270 GOLDEN EAGLE WAY # C		2270C	PP	369.79
MARK FISHER 2270 GOLDEN EAGLE WAY # D		2270D	PP	369.65
SHERRI L MARTIN 2270 GOLDEN EAGLE WAY # F		2270F	PP	240.99
PEGGY JO KAGOHARA* 2235 HECLA DRIVE # A		2235A	PP	424.54
MELINDA S THIES* 2245 HECLA DRIVE # A		2245A	PP	531.61
				=====
TOTAL HOMES:	24	TOTAL PREPAYS		21,415.82
		TOTAL DISTR:	PP	21,415.82

GENERAL LEDGER TRIAL BALANCE

Starting account #: 05000
 Ending account #: 08999

Starting date: 12/01/20
 Ending date: 12/31/20

Acct.#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
5000	Electric	962.95	72.92	.00	72.92	1,035.87
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/01/20 AP1329 VH1197 30.42 Xcel Energy 53-9192980-9 10/29-12/01					
	12/01/20 AP1329 VH1198 5.95 Xcel Energy 53-00103615126 10/30-12/1					
	12/07/20 AP1329 VH1196 36.55 Xcel Energy 53-0477126-2 10/30-12/01					
5100	Water - Domestic	23,070.07	2,103.95	.00	2,103.95	25,174.02
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/27/20 AP1329 CK122720 2,103.95 CITY OF LOUISVILLE water 11/1-11/30					
5150	Water - Irrigation	4,133.40	31.35	.00	31.35	4,164.75
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/27/20 AP1329 CK122720 31.35 CITY OF LOUISVILLE water 11/1-11/30					
5400	Trash Removal	6,335.68	757.52	.00	757.52	7,093.20
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/01/20 AP1323 VH1194 757.52 WASTE CONNECTIONS COLORAD December waste hauling					
6000	Building Maint.	12,198.91	.00	.00	.00	12,198.91
6100	Roof/Gutter Repairs	107.27	.00	.00	.00	107.27
6150	Painting	20,250.00	.00	.00	.00	20,250.00
6200	Concrete	4,740.00	.00	.00	.00	4,740.00
6400	Pest Control	655.00	.00	.00	.00	655.00
6500	Landscape Contract	13,704.00	.00	.00	.00	13,704.00
6525	Irrigation Repairs	3,346.45	.00	.00	.00	3,346.45
6550	Plants/Trees	1,660.00	.00	.00	.00	1,660.00
6585	Snow Removal	14,217.67	75.53	.00	75.53	14,293.20
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/01/20 AP1329 CK120120 75.53 METRO PROPERTY MGMT INC Dec mgmt Nov admin					
6625	Asphalt/Concrete Maint	1,050.00	.00	.00	.00	1,050.00
6800	Misc Grounds Maint	1,315.54	47.97	.00	47.97	1,363.51
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/24/20 AP1377 VH1236 47.97 REBECCA RYAN Mulch reimbursement					

GENERAL LEDGER TRIAL BALANCE

Starting account #: 05000
Ending account #: 08999

Starting date: 12/01/20
Ending date: 12/31/20

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance																																																																																																																							
6810	GROUNDS IMPROVEMENTS	7,760.00	.00	.00	.00	7,760.00																																																																																																																							
7000	Management	12,210.00	1,110.00	.00	1,110.00	13,320.00																																																																																																																							
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7100	Administration	1,929.60	211.85	.00	211.85	2,141.45																																																																																																																							
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12/01/20	AP1329	CK120120	211.85		METRO PROPERTY MGMT INC	Dec mgmt Nov admin																																																																																																																							
7200	Insurance	21,580.49	2,249.91	.00	2,249.91	23,830.40																																																																																																																							
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12/01/20	AP1381	CK120120	2,249.91		FARMERS INSURANCE EXCHANG	Dec insurance installment																																																																																																																							
7300	Audit/Tax Return	300.00	.00	.00	.00	300.00																																																																																																																							
7400	Bank Charges/Fees	10.00	.00	.00	.00	10.00																																																																																																																							
7450	Homeowners' Association Dues	18,095.00	.00	.00	.00	18,095.00																																																																																																																							
7600	Miscellaneous	.00	964.00	.00	964.00	964.00																																																																																																																							
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7605	2019 Hail Insurance Claim Repa	114,446.61	.00	.00	.00	114,446.61																																																																																																																							
8000	Reserve Contributions	19,576.37CR	.00	1,779.67	1,779.67CR	21,356.04CR																																																																																																																							
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GENERAL LEDGER TRIAL BALANCE

Starting account #: 05000
 Ending account #: 08999

Starting date: 12/01/20
 Ending date: 12/31/20

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
12/04/20	AR0000 1468		1,779.67		December reserve deposit	
8010	Reserve Interest Income	410.83CR	.00	25.80	25.80CR	436.63CR
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	12/31/20 CR0000 ADJUST		25.80	12/31 interest earned		
8050	Reserve Expense	6,947.00	.00	.00	.00	6,947.00
*** Totals do not include all accounts ***						
Gnd Total:		271,038.44	7,625.00	1,805.47	5,819.53	276,857.97