

August 2023
Management Report
Accrual Basis



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Prepared for:
Bonterra Village Homeowners Association, LLC

Please note: You will have 60 days to review and request changes to the information reported in this month's financial package. Any changes requested after 60 days will be recorded in the current month.

Bonterra Village Homeowners Association, LLC

Balance Sheet

08/31/2023

Assets

Accounts Receivable	14,019.51
105000.00 - Allowance for Doubtful Accounts	(5,438.40)
Operating Accounts	
103000.00 - Bonterra Village Social Committee Fund FCB x0133	381.06
146000.00 - Bonterra Village Operating Alliance x3908	160,526.49
146001.00 - Bonterra Village Petty Cash Alliance x8943	2,843.55
TOTAL Operating Accounts	163,751.10
Reserve/Investment Accounts	
147000.00 - Bonterra Village Reserve Alliance x5389	70,948.93
147800.00 - Bonterra Village HOA Alliance Reserve ICS x5672	125,167.99
100503.00 - Merrill Lynch Reserve Investment - BANK DEPOSIT PROGRAM	257,547.03
100505.00 - Merrill Lynch Reserve Investment - Mutual Fund (ISHARES US TREASUR	250,428.93
100511.00 - Merrill Lynch Reserve Investment - CD (US BANK NATL) 11/24/23	100,000.00
100512.00 - Merrill Lynch Reserve Investment - CD (GODLMAN SACHS) 11/27/23	166,000.00
TOTAL Reserve/Investment Accounts	970,092.88
Total Assets	1,142,425.09

Liabilities

Prepaid Accounts Receivable	92,496.85
Accounts Payable - Net Total	51,749.50
Total Liabilities	144,246.35

Net Worth

600000.00 - Current Operations Fund	236,834.43
600100.00 - Reserve Fund - Sidewalk/Street Trees	13,821.01
600101.00 - Reserve Fund - Barn	21,499.51
600102.00 - Reserve Fund - BioPonds	82,076.09
600103.00 - Reserve Fund - Alley	205,854.73
600104.00 - Reserve Fund - Recreation	39,016.31
600105.00 - Reserve Fund - Misc	40,724.44
600107.00 - Reserve Fund - Townhome	46,772.58
600108.00 - Reserve Fund - Building L/W	19,809.05

Bonterra Village Homeowners Association, LLC

Balance Sheet

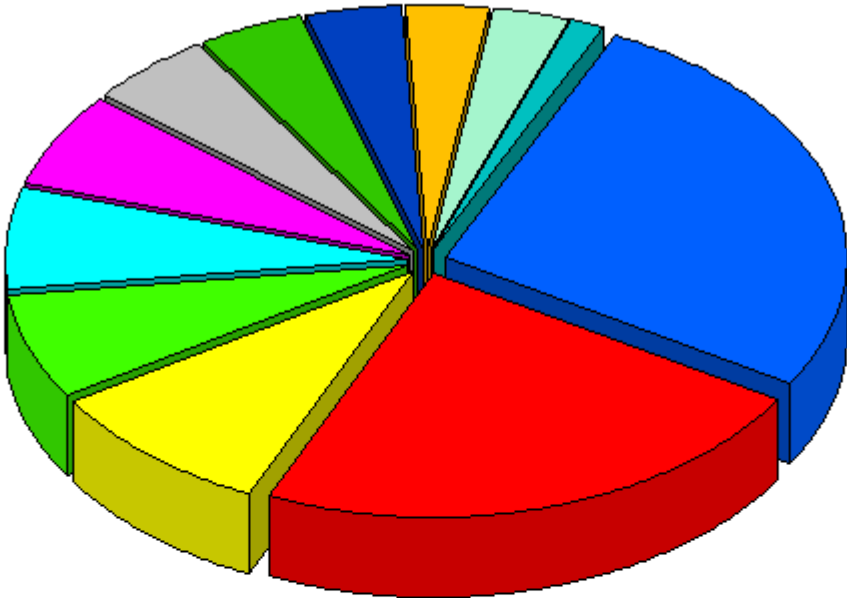
08/31/2023

600110.00 - Reserve Fund- Common Area Development	50,905.60
Net Income	240,864.99
<u>Total Net Worth</u>	<u>998,178.74</u>
<u>Total Net Worth and Liabilities</u>	<u>1,142,425.09</u>

Bonterra Village Homeowners Association, LLC

Expense Distribution Pie Chart for the Period

From 08/01/2023 to 08/31/2023



Maintenance	26.5%
Utilities	23.3%
Landscape	9.5%
Administrative	6.7%
Service Area - Townhomes	6.7%
Service Area - Patio	6.5%
Pool	4.9%
Security Services	4.3%
Clubhouse	3.9%
Service Area - Charleston	3.4%
Service Area - Garden	3.0%
417030.00 - Clubhouse - Card Reader Maint.	1.3%
Total:	100.0%

Bonterra Village Homeowners Association, LLC

Income and Expense Comparative Statement

From 08/01/2023 to 08/31/2023

<u>August 2023</u>			<u>January to August</u>			<u>Yearly Budgets</u>	
<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Current</u>	<u>Last Year</u>

Revenues

Operating Income

380000.00 - Association Dues/Assessments	50,421	50,497	76	403,371	403,976	605	605,968	
380038.00 - Townhome Assessments	11,992	11,992		95,936	95,936		143,904	
380026.00 - Patio Home Assessments	7,533	7,533		60,264	60,264		90,396	
381016.00 - Charleston Assessments	4,290	4,290		34,320	34,320		51,480	
381024.00 - Live/Work Assessments	1,896	1,896		15,168	15,168		22,752	
381058.00 - Garden Assessments	3,744	3,744		29,952	29,952		44,928	
381045.00 - Barn Lease Assessments	1,890		(1,890)	5,225	3,308	(1,917)	4,410	
300000.00 - General Assessments								787,968
300001.00 - Patio Home Assessments								85,932
300002.00 - Townhome Assessments								174,096
300003.00 - Charleston Assessments								48,312
300004.00 - Garden Assessments								42,048
300005.00 - Live/Work Assessments								30,600
300006.00 - Barn Lease Assessments								4,200
TOTAL Operating Income	81,766	79,952	(1,814)	644,236	642,924	(1,312)	963,838	1,173,156

Reserve Income

300008.00 - Capital Contributions - Resales								3,600
383031.00 - Capital Contributions - Resales	900	300	(600)	2,400	2,400		3,600	
385000.00 - Capital Contributions - New Homes	600		(600)	2,250		(2,250)		
383500.00 - Reserve Assessment	15,167	15,167		121,333	121,333		182,000	
383562.00 - Reserve Assessment - Townhomes	3,260	3,260		26,080	26,080		39,120	
383564.00 - Reserve Assessment - Live/Work	774	774		6,192	6,192		9,288	

	<u>August 2023</u>			<u>January to August</u>			<u>Yearly Budgets</u>	
	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Current</u>	<u>Last Year</u>
TOTAL Reserve Income	20,701	19,501	(1,200)	158,255	156,005	(2,250)	234,008	3,600
Other Income								
384000.00 - Late Fee Income	656	200	(456)	8,186	1,600	(6,586)	2,400	
384500.00 - Late Fee Interest Income	38		(38)	179		(179)		
385500.00 - Fine Income	1,350	42	(1,308)	1,350	336	(1,014)	500	
386012.00 - Clubhouse Income	837	250	(587)	4,077	2,000	(2,077)	3,000	
386005.00 - Pool Key Charge	30	50	20	2,260	400	(1,860)	600	
300107.00 - Late Fee Income								2,500
300103.00 - Fine Income								500
300105.00 - Pool Key Charge								120
300106.00 - Clubhouse Income								3,000
387000.00 - Legal Fees	(142)		142	(142)		142		
387003.00 - Collection Fees				(142)		142		
388000.00 - NSF Fee	108		(108)	564		(564)		
389000.00 - Other Income				570		(570)		
TOTAL Other Income	<u>2,877</u>	<u>542</u>	<u>(2,335)</u>	<u>16,902</u>	<u>4,336</u>	<u>(12,566)</u>	<u>6,500</u>	<u>6,120</u>
Interest								
382042.00 - CD/Stock Interest		300	300	8,228	2,400	(5,828)	3,600	
300108.00 - CD/Stock Interest								3,000
382004.00 - Operating Interest Income	3		(3)	2,819		(2,819)		
382035.00 - CD Dividends Earned	543		(543)	3,057		(3,057)		
382000.00 - Reserve Interest Income	44		(44)	807		(807)		
TOTAL Interest	<u>590</u>	<u>300</u>	<u>(290)</u>	<u>14,911</u>	<u>2,400</u>	<u>(12,511)</u>	<u>3,600</u>	<u>3,000</u>
Reserve Allocation								
305000.00 - RES Trans - Sidewalk/Street Trees								(30,000)
305001.00 - RES Trans - Barn								(20,000)
305002.00 - RES Trans - Ponds								(36,000)
305003.00 - RES Trans - Recreation								(30,000)

	<u>August 2023</u>			<u>January to August</u>			<u>Yearly Budgets</u>	
	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Current</u>	<u>Last Year</u>
305004.00 - RES Trans - Misc. Reserve								(24,508)
305005.00 - RES Trans - Alley Reserve								(18,000)
305006.00 - RES Trans - Townhomes								(38,604)
305007.00 - RES Trans - Live/Work								(9,120)
305008.00 - RES Trans - Common Area Development								(88,344)
TOTAL Reserve Allocation	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>(294,576)</u>

Total Revenues	105,934	100,295	(5,639)	834,304	805,665	(28,639)	1,207,946	891,300
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Operating Expenses

Service Area - Patio

416032.00 - Patio - Landscape Contract	5,859	5,976	117	49,472	47,808	(1,664)	71,714	
416035.00 - Patio - Landscape Supplies		833	833	1,952	6,664	4,712	10,000	
416033.00 - Patio - Landscape Mulch/Needles		696	696	8,352	5,568	(2,784)	8,352	
400101.00 - Patio - Landscape Contract								71,724
400102.00 - Patio - Landscape Supplies								6,756
400103.00 - Patio - Landscape Mulch/Needles								7,152
TOTAL Service Area - Patio	<u>5,859</u>	<u>7,505</u>	<u>1,646</u>	<u>59,776</u>	<u>60,040</u>	<u>264</u>	<u>90,066</u>	<u>85,632</u>

Service Area - Townhomes

434002.00 - TH - Insurance Expense		5,308	5,308		42,464	42,464	63,696	
419135.00 - TH - Exterior Maintenance	2,650	2,000	(650)	36,496	16,000	(20,496)	24,000	
416031.00 - TH - Landscape Contract	3,423	3,423		27,386	27,384	(2)	41,079	
416037.00 - TH - Landscape Mulch/Needles		542	542	6,500	4,336	(2,164)	6,500	
416038.00 - TH - Landscape Supplies		600	600	928	4,800	3,872	7,200	
416072.00 - TH - Termite Contract		120	120	1,430	960	(470)	1,440	
400201.00 - TH - Insurance Expense								57,900
400202.00 - TH - Exterior Maintenance								24,000
400203.00 - TH - Landscape Contract								41,088
400204.00 - TH - Landscape Mulch/Needles								6,180

	<u>August 2023</u>			<u>January to August</u>			<u>Yearly Budgets</u>	
	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Current</u>	<u>Last Year</u>
400205.00 - TH - Landscape Supplies								4,308
400206.00 - TH - Termite Contract								1,308
TOTAL Service Area - Townhomes	<u>6,073</u>	<u>11,993</u>	<u>5,920</u>	<u>72,740</u>	<u>95,944</u>	<u>23,204</u>	<u>143,915</u>	<u>134,784</u>
Service Area - Charleston								
416039.00 - CH - Landscape Contract	3,097	3,159	62	24,776	25,272	496	37,908	
416041.00 - CH - Landscape Supplies		683	683	1,152	5,464	4,312	8,200	
416040.00 - CH - Landscape Mulch/Needles		406	406	4,875	3,248	(1,627)	4,875	
400301.00 - CH - Landscape Contract								37,908
400302.00 - CH - Landscape Supplies								5,256
400303.00 - CH - Landscape Mulch/Needles								4,884
TOTAL Service Area - Charleston	<u>3,097</u>	<u>4,248</u>	<u>1,151</u>	<u>30,803</u>	<u>33,984</u>	<u>3,181</u>	<u>50,983</u>	<u>48,048</u>
Service Area - Garden								
416043.00 - Garden - Landscape Contract	2,744	2,605	(139)	20,552	20,840	288	31,260	
416047.00 - Garden - Landscape Supplies		633	633	768	5,064	4,296	7,600	
416046.00 - Garden - Landscape Mulch/Needles		487	487	5,850	3,900	(1,950)	5,850	
400401.00 - Garden - Landscape Contract								31,260
400402.00 - Garden - Landscape Supplies								4,968
400403.00 - Garden - Landscape Mulch/Needles								5,856
TOTAL Service Area - Garden	<u>2,744</u>	<u>3,725</u>	<u>981</u>	<u>27,170</u>	<u>29,804</u>	<u>2,634</u>	<u>44,710</u>	<u>42,084</u>
Service Area - Live/Work								
434011.00 - L/W - Insurance		880	880		7,040	7,040	10,560	
419175.00 - L/W - Exterior Maintenance		550	550	800	4,400	3,600	6,600	
416049.00 - L/W - Landscape Contract		200	200	1,400	1,600	200	2,400	
416050.00 - L/W - Landscape Mulch/Needles		54	54	650	432	(218)	650	
416051.00 - L/W - Landscape Supplies		75	75	128	600	472	900	
475064.00 - L/W - Fire Protection		125	125	888	1,000	112	1,500	
416081.00 - L/W - Termite Contract		23	23	270	184	(86)	276	
400501.00 - L/W - Insurance								9,600

	<u>August 2023</u>			<u>January to August</u>			<u>Yearly Budgets</u>	
	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Current</u>	<u>Last Year</u>
400502.00 - L/W - Exterior Maintenance								6,600
400503.00 - L/W - Landscape Contract								2,400
400504.00 - L/W - Landscape Mulch/Needles								660
400505.00 - L/W - Landscape Supplies								432
400506.00 - L/W - Fire Protection								1,500
400507.00 - L/W - Termite Contract								252
TOTAL Service Area - Live/Work	0	1,907	1,907	4,136	15,256	11,120	22,886	21,444
Service Area - Barn								
419146.00 - Barn - Maintenance		300	300	4,261	2,400	(1,861)	3,600	
434023.00 - Barn - Insurance		402	402	5,790	3,216	(2,574)	4,824	
429046.00 - Barn - Termite Contract		29	29	286	232	(54)	348	
400600.00 - Barn - Maintenance								3,600
400601.00 - Barn - Insurance								4,380
400602.00 - Barn - Termite Contract								264
TOTAL Service Area - Barn	0	731	731	10,337	5,848	(4,489)	8,772	8,244
Administrative								
473000.00 - Administrative Fees	1,127	294	(833)	5,723	2,352	(3,371)	3,528	
418000.00 - Management Fees	3,675	3,675		30,065	29,400	(665)	44,100	
473050.00 - Accounting Fees		48	48		384	384	576	
432500.00 - Legal - Collections	281	525	244	7,244	4,200	(3,044)	6,300	
432503.00 - Legal Fees - Collections		263	263	11	2,104	2,093	3,156	
432501.00 - Legal - Litigation		88	88		704	704	1,056	
432527.00 - Professional Fees		53	53		424	424	636	
473070.00 - Office - Miscellaneous	49	105	56	618	840	222	1,260	
473069.00 - Postage & Supplies		578	578		4,624	4,624	6,936	
434000.00 - Insurance Premiums		1,120	1,120		8,960	8,960	13,440	
429000.00 - Amenity Cards		125	125		1,000	1,000	1,500	
475008.00 - Website	968	400	(568)	3,602	3,200	(402)	4,800	
400700.00 - Management Fees								41,700

	<u>August 2023</u>			<u>January to August</u>			<u>Yearly Budgets</u>	
	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Current</u>	<u>Last Year</u>
400701.00 - Administrative Fees								3,360
400702.00 - Accounting Fees								500
400703.00 - Legal Fees								6,000
400704.00 - Legal - Collections								3,000
400705.00 - Legal - Litigation								1,000
400706.00 - Professional Fees								600
400707.00 - Office - Miscellaneous								1,200
400708.00 - Postage & Supplies								6,600
400709.00 - Insurance Premiums								11,880
400711.00 - Amenity Cards								480
400800.00 - Website								4,800
435000.00 - Taxes				365		(365)		
473013.00 - Bank Fees	28		(28)	415		(415)		
432512.00 - Bad Debt				(1,006)		1,006		
TOTAL Administrative	6,128	7,274	1,146	47,037	58,192	11,155	87,288	81,120
Pool								
417005.00 - Pool - Contract	3,319	5,500	2,181	66,377	44,000	(22,377)	66,000	
417016.00 - Pool - Repairs	1,101	550	(551)	5,624	4,400	(1,224)	6,600	
417001.00 - Pool - Key Charges		500	500	33	4,000	3,967	6,000	
417019.00 - Pool - Supplies		65	65	2,100	520	(1,580)	780	
417013.00 - Pool - Permit		300	300	650	2,400	1,750	3,600	
417009.00 - Pool - Furniture/Accessories		70	70	364	560	196	840	
417014.00 - Pool - Phone		192	192		1,536	1,536	2,300	
400900.00 - Pool - Contract								49,008
400901.00 - Pool - Repairs								6,600
400903.00 - Pool - Supplies								3,600
400904.00 - Pool - Permit								552
400905.00 - Pool - Furniture/Accessories								3,600
400906.00 - Pool - Phone								456
TOTAL Pool	4,420	7,177	2,757	75,148	57,416	(17,732)	86,120	63,816

<u>August 2023</u>			<u>January to August</u>			<u>Yearly Budgets</u>	
<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Current</u>	<u>Last Year</u>

Clubhouse

416075.00 - Clubhouse - Pest Control		60	60		480	480	720	
419155.00 - Clubhouse - Repairs & Maint.	1,200	500	(700)	8,955	4,000	(4,955)	6,000	
429018.00 - Clubhouse - Cleaning	1,200	475	(725)	6,765	3,800	(2,965)	5,700	
429014.00 - Clubhouse - Supplies		100	100	3,445	800	(2,645)	1,200	
416084.00 - Clubhouse - Termite Contract		21	21	275	168	(107)	252	
426502.00 - Clubhouse - Cable	13	25	12	100	200	100	300	
473029.00 - Clubhouse - Card Reader Maint.		500	500	2,028	4,000	1,972	6,000	
429069.00 - Fitness Center - Equipment	1,039	500	(539)	4,732	4,000	(732)	6,000	
429089.00 - Social Shack	76	150	74	176	1,200	1,024	1,800	
410000.00 - *DO NOT USE* Clubhouse - Pest Control								504
410001.00 - **DO NOT USE** Clubhouse - Repairs & Maint.								6,000
410002.00 - Clubhouse - Cleaning								5,160
410003.00 - Clubhouse - Supplies								1,200
410004.00 - Clubhouse - Termite Contract								252
410005.00 - **DO NOT USE** Clubhouse - Cable								300
410006.00 - **DO NOT USE** Clubhouse - Card Reader Maint.								2,400
410007.00 - Fitness Center - Equipment								9,000
410008.00 - Storage Building								1,800
475143.00 - CH - HVAC				225		(225)		
TOTAL Clubhouse	<u>3,528</u>	<u>2,331</u>	<u>(1,197)</u>	<u>26,701</u>	<u>18,648</u>	<u>(8,053)</u>	<u>27,972</u>	<u>26,616</u>

Security Services

429002.00 - USCO Patrol Services	3,906	1,500	(2,406)	12,946	12,000	(946)	18,000	
420000.00 - **DO NOT USE** UCSO Patrol Services								16,800
429034.00 - Security - Pool, Clubhouse, Fitness Center				5,040		(5,040)		
TOTAL Security Services	<u>3,906</u>	<u>1,500</u>	<u>(2,406)</u>	<u>17,986</u>	<u>12,000</u>	<u>(5,986)</u>	<u>18,000</u>	<u>16,800</u>

Utilities

426000.00 - Electricity	8,829	2,500	(6,329)	22,423	20,000	(2,423)	30,000	
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	<u>August 2023</u>			<u>January to August</u>			<u>Yearly Budgets</u>	
	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Current</u>	<u>Last Year</u>
431500.00 - Gas	24	600	576	1,642	4,800	3,158	7,200	
431000.00 - Water & Sewer	9,231	3,775	(5,456)	24,348	30,200	5,852	45,300	
431023.00 - Stormwater Fee	2,956	575	(2,382)	2,956	4,600	1,644	6,900	
426500.00 - Phone/Internet	91		(91)	335		(335)		
430300.00 - Stormwater Fee								6,000
430000.00 - **DO NOT USE** Electricity								24,000
430100.00 - **DO NOT USE** Gas								3,012
430200.00 - **DO NOT USE** Water & Sewer								39,600
TOTAL Utilities	<u>21,131</u>	<u>7,450</u>	<u>(13,682)</u>	<u>51,704</u>	<u>59,600</u>	<u>7,896</u>	<u>89,400</u>	<u>72,612</u>
Social								
475013.00 - Social Committee		1,333	1,333	6,196	10,664	4,468	16,000	
440000.00 - **DO NOT USE** Social Committee								20,000
TOTAL Social	<u>0</u>	<u>1,333</u>	<u>1,333</u>	<u>6,196</u>	<u>10,664</u>	<u>4,468</u>	<u>16,000</u>	<u>20,000</u>
Landscape								
416005.00 - Landscape - Contract	5,900	5,900		47,200	47,200		70,800	
416020.00 - Landscape - Trees	75	1,500	1,425	14,800	12,000	(2,800)	18,000	
416009.00 - Landscape - Irrigation Equip/Repairs	350	420	70	3,570	3,360	(210)	5,040	
416013.00 - Landscape - Miscellaneous	250	840	590	10,720	6,720	(4,000)	10,080	
416091.00 - Landscape - Supplies		907	907	2,190	7,256	5,066	10,884	
416007.00 - Landscape - Flowers		490	490	5,544	3,920	(1,624)	5,880	
416015.00 - Landscape - Mulch		3,250	3,250	26,245	26,000	(245)	39,000	
424000.00 - Pond - Contract.Maintenance	910	1,170	260	7,280	9,360	2,080	14,040	
429076.00 - Nature Trails		1,000	1,000	2,100	8,000	5,900	12,000	
450000.00 - Landscape - Contract								67,800
450100.00 - **DO NOT USE** Landscape - Trees								18,000
450200.00 - Landscape - Irrigation Equip/Repairs								5,040
450300.00 - Landscape - Miscellaneous	1,100		(1,100)	1,100		(1,100)		3,860
450500.00 - Landscape - Supplies								7,500
450600.00 - Landscape - Flowers								5,300

	<u>August 2023</u>			<u>January to August</u>			<u>Yearly Budgets</u>	
	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Current</u>	<u>Last Year</u>
450650.00 - Landscape - Mulch								28,500
450700.00 - Pond - Contract/Maintenance								13,200
450800.00 - Nature Trails								12,000
TOTAL Landscape	8,585	15,477	6,892	120,749	123,816	3,067	185,724	161,200
Maintenance								
419048.00 - Sidewalks/Streets - Repair & Installation		1,000	1,000	100	8,000	7,900	12,000	
429115.00 - Alley Maintenance		900	900		7,200	7,200	10,800	
473071.00 - Miscellaneous Signs	27	200	173	27	1,600	1,573	2,400	
419000.00 - General Maintenance	17,900	4,645	(13,255)	25,342	37,166	11,824	55,746	
429077.00 - Gazebo Park		75	75	750	600	(150)	900	
419121.00 - Rec. Maintenance	650	2,000	1,350	2,215	16,000	13,785	24,000	
460000.00 - Sidewalks/Streets - Repair & Installation								24,000
460200.00 - Miscellaneous Signs								2,400
460400.00 - **DO NOT USE** General Maintenance								46,800
460500.00 - Gazebo Park								900
460600.00 - Rec Maintenance								24,000
460100.00 - Alley Maintenance								10,800
434024.00 - Common Area Maintenance	3,606		(3,606)	4,553		(4,553)		
475088.00 - Miscellaneous Expense	1,187		(1,187)	2,186		(2,186)		
429005.00 - Pet Waste Station Contract	720		(720)	3,400		(3,400)		
TOTAL Maintenance	24,090	8,820	(15,270)	38,573	70,566	31,993	105,846	108,900
417030.00 - Clubhouse - Card Reader Maint.	1,217		(1,217)	1,382		(1,382)		
428097.00 - Reserves - Recreation				3,000		(3,000)		
Total Operating Expenses	90,778	81,471	(9,308)	593,438	651,778	58,340	977,682	891,300
Net Income	15,156	18,824	(3,668)	240,866	153,887	86,979	230,264	0