



Financial Report Package

December 2023

Prepared for

Kissing Camels Property Owners' Association

By

RowCal



Balance Sheet - Operating
Kissing Camels Property Owners' Association
End Date: 12/31/2023

Date: 1/8/2024
Time: 5:03 pm
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Assets

CASH - OPERATING

10-1000-00 SouthState Bank - Operating 0480	\$172,343.26
10-1002-00 SouthState Bank - Debit Card 9008	777.16
10-1008-00 ST- Operating Account 4244-8847	71,392.07
10-1009-00 ST- Operating Nickel Cash 4244-8847	623.12
10-1067-00 ST- Dogwood State BK CD 05.30.24 5.2%	200,000.00
10-1068-00 ST- Old National Bank CD 05.31.24 5.25%	100,000.00
10-1069-00 ST- Northwest Bank CD 06.28.24 5.25%	200,000.00
10-1070-00 ST- M1 Bank CD 09.03.24 5.4%	200,000.00

Total CASH - OPERATING: \$945,135.61

ACCOUNTS RECEIVABLE

15-1500-00 Accounts Receivables	10,580.52
15-1525-00 Accrued Interest Receivable	7,063.84

Total ACCOUNTS RECEIVABLE: \$17,644.36

PREPAID EXPENSES

16-1600-00 Prepaid Insurance	26,750.06
16-1620-00 Prepaid Taxes	11,000.00
16-1625-00 Security Deposit-Office	1,600.00

Total PREPAID EXPENSES: \$39,350.06

CURRENT ASSETS

17-1720-00 Right of Use- Current	15,244.00
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Total CURRENT ASSETS: \$15,244.00

PROPERTY, PLANT AND EQUIP

18-1860-00 Land	137,830.56
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Total PROPERTY, PLANT AND EQUIP \$137,830.56

OTHER ASSETS

19-1910-00 Right of use- Non Current	36,969.00
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Total OTHER ASSETS: \$36,969.00

Total Assets: \$1,192,173.59

Liabilities & Equity

CURRENT LIABILITIES

20-2000-00 Accounts Payable	29,112.44
20-2500-00 Prepaid Assessments	169,170.95
20-2530-00 Builder Escrow Deposit	55,000.00
20-2540-00 Street Cut Deposit	31,582.50
20-2545-00 Permit Deposit	1,000.00
20-2650-00 Lease Liability - Current	15,244.00

Total CURRENT LIABILITIES: \$301,109.89

NON-CURRENT LIABILITIES

21-2710-00 Lease Liability - Non Current	36,969.00
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Total NON-CURRENT LIABILITIES: \$36,969.00

RETAINED EARNINGS

39-3999-00 Retained Earnings	738,532.20
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Total RETAINED EARNINGS: \$738,532.20

Net Income Gain / Loss	115,562.50
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\$115,562.50

Total Liabilities & Equity: \$1,192,173.59



Balance Sheet - Reserve

Kissing Camels Property Owners' Association

End Date: 12/31/2023

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Assets

CASH - RESERVES

11-1100-00 SouthState Bank - Reserves 0483	\$75,148.25
11-1101-00 SouthState- Reserve Sweep 1220	295,927.92
11-1125-00 ST- Reserve Account 7258-6410	32,238.71
11-1130-00 ST- Reserve Nickel Cash 7258-6410	68.03
11-1361-00 ST- Web Bank 03.19.24 5.25%	200,000.00
11-1362-00 ST- Northeast Bank 04.25.24 4.9%	200,000.00
11-1363-00 ST- Bank of Hope CD 05.10.24 5.15%	200,000.00
11-1364-00 ST- Morgan Stanley Pvt Bk CD 05.16.24 5.1%	200,000.00
11-1365-00 ST- Safra Natl Bank CD 04.30.24 5.35%	200,000.00
11-1366-00 ST- TBK Bank CD 04.26.24 5.30%	200,000.00
11-1367-00 ST- Bank of Amer CD 08.08.24 5.45%	200,000.00
11-1368-00 ST- CITI Bank CD 09.19.24 5.25%	200,000.00
11-1369-00 ST- CiVista CD 12.20.24 5.00%	200,000.00

Total CASH - RESERVES: \$2,203,382.91

ACCOUNTS RECEIVABLE

15-1526-00 Accrued Interest Receivable- Reserve	23,725.21
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Total ACCOUNTS RECEIVABLE: \$23,725.21

Total Assets: \$2,227,108.12

Liabilities & Equity

NON-CURRENT LIABILITIES

21-2605-00 Deferred Assessment Revenue - Reserves	1,542,686.00
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Total NON-CURRENT LIABILITIES: \$1,542,686.00

RESERVES

30-3200-00 Reserve Retained Earnings	543,819.88
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Total RESERVES: \$543,819.88

Net Income Gain / Loss	140,602.24
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\$140,602.24

Total Liabilities & Equity: \$2,227,108.12



Income Statement - Operating
 Kissing Camels Property Owners' Association
 12/31/2023

Date: 1/8/2024
 Time: 5:03 pm
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
INCOME							
4000-00 Assments-KCE	\$74,625.37	\$72,960.00	\$1,665.37	\$446,347.39	\$437,760.00	\$8,587.39	\$875,520.00
4005-00 Assments-Camels Ridge	19,626.67	19,626.67	-	117,760.02	117,760.02	-	235,520.00
4006-00 Assments-The Park	15,573.33	15,573.33	-	93,439.98	93,439.98	-	186,880.00
4007-00 Assments-Courtyard	6,613.33	6,613.33	-	39,679.98	39,679.98	-	79,360.00
4008-00 Assments-The Greens	7,381.33	7,253.33	128.00	44,262.84	43,519.98	742.86	87,040.00
4009-00 Assments-Signature Golf	3,626.67	3,626.67	-	21,760.02	21,760.02	-	43,520.00
4010-00 Assments-The Retreat	3,413.33	3,413.33	-	20,479.98	20,479.98	-	40,960.00
4011-00 Assments-RRP1	9,732.81	8,362.67	1,370.14	55,793.74	50,176.02	5,617.72	100,352.00
4012-00 Assments- RRP4	5,175.16	5,546.67	(371.51)	29,168.30	33,280.02	(4,111.72)	66,560.00
4015-00 Assments-KC Townhomes	706.36	706.33	0.03	4,237.96	4,237.98	(0.02)	8,476.00
4020-00 Assessments- Lots	2,240.67	2,560.00	(319.33)	14,529.78	15,360.00	(830.22)	30,720.00
Total INCOME	\$148,715.03	\$146,242.33	\$2,472.70	\$887,459.99	\$877,453.98	\$10,006.01	\$1,754,908.00
USER FEE INCOME							
4260-00 Recycling Income	(106.58)	-	(106.58)	1,897.38	-	1,897.38	-
4262-00 Lot Mowing Income	(2,457.00)	-	(2,457.00)	(1,787.00)	-	(1,787.00)	-
Total USER FEE INCOME	(\$2,563.58)	\$-	(\$2,563.58)	\$110.38	\$-	\$110.38	\$-
COLLECTION INCOME							
4300-00 Collection Processing Fees	(750.00)	-	(750.00)	(500.00)	-	(500.00)	-
4305-00 Late Fees & Interest	(0.20)	-	(0.20)	2,519.11	-	2,519.11	-
4310-00 NSF Service Fees	20.00	-	20.00	80.00	-	80.00	-
4320-00 Compliance Fines	(40.00)	-	(40.00)	(48.56)	-	(48.56)	-
4323-00 Compliance Processing Fees	40.00	-	40.00	40.00	-	40.00	-
Total COLLECTION INCOME	(\$730.20)	\$-	(\$730.20)	\$2,090.55	\$-	\$2,090.55	\$-
OTHER INCOME							
4417-00 Holiday Fund	(750.00)	-	(750.00)	-	-	-	-
4420-00 KC5 LLC/Undev Lot	500.00	83.33	416.67	500.00	499.98	0.02	1,000.00
4421-00 Fortitude/129N	500.00	-	500.00	500.00	-	500.00	-
4422-00 Shared Services-GOGC	11,539.46	11,539.42	0.04	69,236.76	69,236.52	0.24	138,473.00
4424-00 Shared Expenses-KC TH	2,231.83	2,375.25	(143.42)	13,390.98	14,251.50	(860.52)	28,503.00
4428-00 Architectural Review Fees	5,020.00	2,895.00	2,125.00	18,600.00	17,370.00	1,230.00	34,740.00
4434-00 Sec Stickers Tag Inc	(4,893.44)	-	(4,893.44)	(3,478.44)	-	(3,478.44)	-
4438-00 Impact Fees	9,560.00	5,132.92	4,427.08	50,455.00	30,797.52	19,657.48	61,595.00
4439-00 Street Cut Fee	-	-	-	17,696.25	-	17,696.25	-
4448-00 Sec Income-Cathl Ridge	2,205.00	2,205.00	-	13,230.00	13,230.00	-	26,460.00
Total OTHER INCOME	\$25,912.85	\$24,230.92	\$1,681.93	\$180,130.55	\$145,385.52	\$34,745.03	\$290,771.00
INVESTMENT INCOME							
4500-00 Interest Income - Operating	643.53	2,333.33	(1,689.80)	13,320.28	13,999.98	(679.70)	28,000.00
Total INVESTMENT INCOME	\$643.53	\$2,333.33	(\$1,689.80)	\$13,320.28	\$13,999.98	(\$679.70)	\$28,000.00
Total OPERATING INCOME	\$171,977.63	\$172,806.58	(\$828.95)	\$1,083,111.75	\$1,036,839.48	\$46,272.27	\$2,073,679.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5040-00 Bank Charges	-	33.33	33.33	12.00	199.98	187.98	400.00
5043-00 IT Support	-	-	-	42.50	-	(42.50)	-
5045-00 Collection Fee Expense	(750.00)	-	750.00	-	-	-	-
5060-00 Office Supplies	887.21	333.33	(553.88)	6,440.78	1,999.98	(4,440.80)	4,000.00
5061-00 ARC Expenses	-	250.00	250.00	263.39	1,500.00	1,236.61	3,000.00
5090-00 Rent	1,951.88	2,368.58	416.70	12,007.05	14,211.48	2,204.43	28,423.00
5100-00 Postage & Shipping	-	41.67	41.67	132.00	250.02	118.02	500.00
5105-00 Print, Copies, & Scans	-	41.67	41.67	361.37	250.02	(111.35)	500.00
Total ADMINISTRATIVE EXPENSES	\$2,089.09	\$3,068.58	\$979.49	\$19,259.09	\$18,411.48	(\$847.61)	\$36,823.00
COMMUNICATION EXPENSES							
5010-00 Meeting Expense	-	666.67	666.67	2,288.74	4,000.02	1,711.28	8,000.00
5075-00 Website	760.37	708.33	(52.04)	4,700.79	4,249.98	(450.81)	8,500.00
5110-00 Newsletter Services	-	750.00	750.00	4,633.09	4,500.00	(133.09)	9,000.00
Total COMMUNICATION EXPENSES	\$760.37	\$2,125.00	\$1,364.63	\$11,622.62	\$12,750.00	\$1,127.38	\$25,500.00
INSURANCE EXPENSES							
5240-00 Workers Compensation	46.17	48.08	1.91	277.02	288.48	11.46	577.00



Income Statement - Operating
 Kissing Camels Property Owners' Association
 12/31/2023

Date: 1/8/2024
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
5300-00 Insurance - General Liability	\$3,910.16	\$4,073.08	\$162.92	\$23,460.96	\$24,438.48	\$977.52	\$48,877.00
5303-00 Crime Insurance Premiums	153.25	159.67	6.42	919.50	958.02	38.52	1,916.00
5305-00 D&O Insurance Premiums	2,061.25	2,147.17	85.92	12,367.50	12,883.02	515.52	25,766.00
Total INSURANCE EXPENSES	\$6,170.83	\$6,428.00	\$257.17	\$37,024.98	\$38,568.00	\$1,543.02	\$77,136.00
UTILITIES							
5400-00 Electricity	349.62	416.67	67.05	1,809.63	2,500.02	690.39	5,000.00
5410-00 Water/ Sewer	76.70	750.00	673.30	1,932.07	4,500.00	2,567.93	9,000.00
5415-00 Trash Removal Service	7,793.82	8,700.50	906.68	38,249.90	52,203.00	13,953.10	104,406.00
5425-00 Telephone Service	392.07	371.33	(20.74)	2,352.42	2,227.98	(124.44)	4,456.00
5440-00 Stormwater Fees	542.70	125.00	(417.70)	3,240.56	750.00	(2,490.56)	1,500.00
5445-00 Utility Notification	299.28	83.33	(215.95)	1,408.68	499.98	(908.70)	1,000.00
5450-00 811 Utility Locate Fees	2,380.00	-	(2,380.00)	2,380.00	-	(2,380.00)	-
Total UTILITIES	\$11,834.19	\$10,446.83	(\$1,387.36)	\$51,373.26	\$62,680.98	\$11,307.72	\$125,362.00
LANDSCAPING							
6300-00 Landscape Contract	4,565.47	4,583.33	17.86	27,392.79	27,499.98	107.19	55,000.00
6305-00 Landscaping Maintenance & Repa	-	333.33	333.33	1,602.39	1,999.98	397.59	4,000.00
6315-00 Flowers	-	1,541.67	1,541.67	5,075.00	9,250.02	4,175.02	18,500.00
6320-00 Tree Maintenance	-	916.67	916.67	7,861.85	5,500.02	(2,361.83)	11,000.00
6325-00 Snow Removal	8,172.92	4,166.67	(4,006.25)	8,172.92	25,000.02	16,827.10	50,000.00
6330-00 Irrigation System	112.56	833.33	720.77	10,272.33	4,999.98	(5,272.35)	10,000.00
6340-00 Landscape Improvements	1,244.60	833.33	(411.27)	1,244.60	4,999.98	3,755.38	10,000.00
6460-00 Misc Grounds Repair	-	833.33	833.33	444.69	4,999.98	4,555.29	10,000.00
6465-00 Storm Contingency	-	1,000.00	1,000.00	340.97	6,000.00	5,659.03	12,000.00
Total LANDSCAPING	\$14,095.55	\$15,041.66	\$946.11	\$62,407.54	\$90,249.96	\$27,842.42	\$180,500.00
SECURITY							
6405-00 Guard Service Contract	44,628.84	51,250.00	6,621.16	271,110.69	307,500.00	36,389.31	615,000.00
6407-00 Guard Service-Vehicle	1,098.00	1,666.67	568.67	6,847.24	10,000.02	3,152.78	20,000.00
6410-00 Guard House Maintenance	400.58	83.33	(317.25)	1,315.20	499.98	(815.22)	1,000.00
6415-00 Guard Service Computer	-	83.33	83.33	-	499.98	499.98	1,000.00
6420-00 Guardhouse Utilities	392.14	416.67	24.53	1,913.17	2,500.02	586.85	5,000.00
6422-00 Guardhouse Misc	275.91	208.33	(67.58)	1,670.45	1,249.98	(420.47)	2,500.00
6425-00 Visitors Mgmt Software	1,077.44	1,150.00	72.56	6,600.00	6,900.00	300.00	13,800.00
6430-00 Cameras-Repair/Main	-	166.67	166.67	-	1,000.02	1,000.02	2,000.00
6435-00 Guardhouse Phone	374.15	375.00	0.85	2,238.87	2,250.00	11.13	4,500.00
6437-00 Guardhouse Supplies	-	125.00	125.00	96.06	750.00	653.94	1,500.00
Total SECURITY	\$48,247.06	\$55,525.00	\$7,277.94	\$291,791.68	\$333,150.00	\$41,358.32	\$666,300.00
REPAIR AND MAINTENANCE							
6520-00 Holiday Lighting	-	-	-	26,097.01	26,500.00	402.99	26,500.00
6545-00 Electrical Repair	-	416.67	416.67	1,152.92	2,500.02	1,347.10	5,000.00
6560-00 Fence Repair & Maintenance	-	166.67	166.67	1,790.00	1,000.02	(789.98)	2,000.00
6605-00 Gate Repair & Access Control	347.00	1,000.00	653.00	8,733.30	6,000.00	(2,733.30)	12,000.00
6615-00 Lighting Contract	-	241.67	241.67	366.81	1,450.02	1,083.21	2,900.00
6757-00 Drainage Clean Out	-	208.33	208.33	-	1,249.98	1,249.98	2,500.00
6765-00 Sidewalk/Concrete Repair & Main	-	250.00	250.00	-	1,500.00	1,500.00	3,000.00
6770-00 Street Sign Repair & Maintenance	-	83.33	83.33	41.94	499.98	458.04	1,000.00
6775-00 Safety Sign Repair & Maintenance	-	166.67	166.67	140.59	1,000.02	859.43	2,000.00
6785-00 Street Repair & Maintenance	-	-	-	400.00	-	(400.00)	-
6900-00 Contingency	850.00	166.67	(683.33)	949.94	1,000.02	50.08	2,000.00
Total REPAIR AND MAINTENANCE	\$1,197.00	\$2,700.01	\$1,503.01	\$39,672.51	\$42,700.06	\$3,027.55	\$58,900.00
ROADS							
6786-00 Power Sweeping	-	666.67	666.67	-	4,000.02	4,000.02	8,000.00
6794-00 Street Striping	785.00	83.33	(701.67)	785.00	499.98	(285.02)	1,000.00
6796-00 Street Repair	-	166.67	166.67	-	1,000.02	1,000.02	2,000.00
Total ROADS	\$785.00	\$916.67	\$131.67	\$785.00	\$5,500.02	\$4,715.02	\$11,000.00
PROFESSIONAL SERVICES							
7000-00 Audit & Tax Services	2,800.00	750.00	(2,050.00)	8,550.00	4,500.00	(4,050.00)	9,000.00
7020-00 Legal - General	-	2,500.00	2,500.00	12,636.00	15,000.00	2,364.00	30,000.00
7021-00 Legal-Collection	-	-	-	1,269.12	-	(1,269.12)	-
7025-00 Legal - Other	-	1,666.67	1,666.67	-	10,000.02	10,000.02	20,000.00
7040-00 Professional Management Fees	18,376.53	19,295.42	918.89	110,259.18	115,772.52	5,513.34	231,545.00



Income Statement - Operating
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total PROFESSIONAL SERVICES	\$21,176.53	\$24,212.09	\$3,035.56	\$132,714.30	\$145,272.54	\$12,558.24	\$290,545.00
CONSULTING SERVICES							
7110-00 Consulting - ARC	\$-	\$416.67	\$416.67	\$-	\$2,500.02	\$2,500.02	\$5,000.00
7120-00 Consulting - Other	300.00	166.67	(133.33)	7,207.25	1,000.02	(6,207.23)	2,000.00
Total CONSULTING SERVICES	\$300.00	\$583.34	\$283.34	\$7,207.25	\$3,500.04	(\$3,707.21)	\$7,000.00
OTHER EXPENSES							
9105-00 Reserve Contribution Expense	43,872.67	43,872.67	-	263,236.02	263,236.02	-	526,472.00
9106-00 Impact Fee Allocation	9,560.00	5,132.92	(4,427.08)	50,455.00	30,797.52	(19,657.48)	61,595.00
Total OTHER EXPENSES	\$53,432.67	\$49,005.59	(\$4,427.08)	\$313,691.02	\$294,033.54	(\$19,657.48)	\$588,067.00
Total OPERATING EXPENSE	\$160,088.29	\$170,052.77	\$9,964.48	\$967,549.25	\$1,046,816.62	\$79,267.37	\$2,067,133.00
Net Income:	\$11,889.34	\$2,753.81	\$9,135.53	\$115,562.50	(\$9,977.14)	\$125,539.64	\$6,546.00



Income Statement - Reserve
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
INVESTMENT INCOME							
4505-00 Interest Income - Reserves	\$10,903.59	\$6,666.67	\$4,236.92	\$27,676.62	\$40,000.02	(\$12,323.40)	\$80,000.00
Total INVESTMENT INCOME	\$10,903.59	\$6,666.67	\$4,236.92	\$27,676.62	\$40,000.02	(\$12,323.40)	\$80,000.00
RESERVE INCOME							
4610-00 Reserve Contribution Income	43,872.67	43,872.67	-	263,236.02	263,236.02	-	526,472.00
4620-00 Impact Fees Income	9,560.00	5,132.92	4,427.08	50,455.00	30,797.52	19,657.48	61,595.00
Total RESERVE INCOME	\$53,432.67	\$49,005.59	\$4,427.08	\$313,691.02	\$294,033.54	\$19,657.48	\$588,067.00
Total RESERVE INCOME	\$64,336.26	\$55,672.26	\$8,664.00	\$341,367.64	\$334,033.56	\$7,334.08	\$668,067.00
RESERVE EXPENSE							
RESERVE - Roads							
9800-00 Concrete Expenses	-	466.67	466.67	10,330.00	2,800.02	(7,529.98)	5,600.00
9802-00 Crack Seal Expenses	-	466.67	466.67	-	2,800.02	2,800.02	5,600.00
9804-00 Asphalt Expenses	29,538.00	8,333.33	(21,204.67)	99,611.16	49,999.98	(49,611.18)	100,000.00
9806-00 Roads Consulting/ Analysis	3,392.50	5,958.33	2,565.83	20,135.00	35,749.98	15,614.98	71,500.00
9808-00 Roads Contingency/ Other	-	3,946.67	3,946.67	-	23,680.02	23,680.02	47,360.00
Total RESERVE - Roads	\$32,930.50	\$19,171.67	(\$13,758.83)	\$130,076.16	\$115,030.02	(\$15,046.14)	\$230,060.00
RESERVE - Other Infrastructure							
9810-00 New Development Supervision	4,573.75	6,375.00	1,801.25	44,664.00	38,250.00	(6,414.00)	76,500.00
9812-00 Drainage Expenses	-	3,750.00	3,750.00	-	22,500.00	22,500.00	45,000.00
9814-00 Electrical/ Lights Expense	22,311.32	-	(22,311.32)	22,311.32	-	(22,311.32)	-
9818-00 Comms Infrastructure	-	833.33	833.33	-	4,999.98	4,999.98	10,000.00
Total RESERVE - Other Infrastructure	\$26,885.07	\$10,958.33	(\$15,926.74)	\$66,975.32	\$65,749.98	(\$1,225.34)	\$131,500.00
RESERVE - Security							
9820-00 Wildfire Mitigation	-	4,166.67	4,166.67	-	25,000.02	25,000.02	50,000.00
9824-00 Traffic/ Safety Signs	-	416.67	416.67	3,713.92	2,500.02	(1,213.90)	5,000.00
9826-00 Security Equipment	-	1,666.67	1,666.67	-	10,000.02	10,000.02	20,000.00
9828-00 Fencing Expenses	-	416.67	416.67	-	2,500.02	2,500.02	5,000.00
Total RESERVE - Security	\$-	\$6,666.68	\$6,666.68	\$3,713.92	\$40,000.08	\$36,286.16	\$80,000.00
RESERVE - Landscape							
9838-00 Landscape/ Tree Replacement	-	2,666.67	2,666.67	-	16,000.02	16,000.02	32,000.00
Total RESERVE - Landscape	\$-	\$2,666.67	\$2,666.67	\$-	\$16,000.02	\$16,000.02	\$32,000.00
RESERVE - Other Expenses							
9840-00 Bank Charges Reserve Account	-	50.00	50.00	-	300.00	300.00	600.00
Total RESERVE - Other Expenses	\$-	\$50.00	\$50.00	\$-	\$300.00	\$300.00	\$600.00
Total RESERVE EXPENSE	\$59,815.57	\$39,513.35	(\$20,302.22)	\$200,765.40	\$237,080.10	\$36,314.70	\$474,160.00
Net Reserve:	\$4,520.69	\$16,158.91	(\$11,638.22)	\$140,602.24	\$96,953.46	\$43,648.78	\$193,907.00