



Unparalleled Property Services

Island Walk Homeowners Association, Inc.

02/28/2026

Financial Statements

For Management Purposes Only

Prepared by:
Castle Management, LLC.
12270 SW 3rd Street, Suite 200
Plantation FL 33325

6155 Towncenter Circle
Ste. 101
Naples FL 34119

Castle Management, LLC.
12270 SW 3rd Street, Suite 200
Plantation FL 33325

		Operating	Reserve	Special Assessment	Total
ASSETS					
CURRENT ASSETS					
100093	Western Alliance Bank - Oper w/ICS	1,770,790.81	0.00	0.00	1,770,790.81
100094	Western Alliance - LOGO w/ICS	13,901.68	0.00	0.00	13,901.68
100095	Western Alliance - Activities w/ICS	16,690.50	0.00	0.00	16,690.50
100127	Western Alliance Bank - Sec Dep	52,573.28	0.00	0.00	52,573.28
100164	VNB - Comcast Funds	53,225.27	0.00	0.00	53,225.27
100261	Fifth Third - Gas Account Vendor	14,249.51	0.00	0.00	14,249.51
120011	Due (To)/From Contingency	534,085.16	0.00	0.00	534,085.16
	TOTAL CURRENT ASSETS	2,455,516.21	0.00	0.00	2,455,516.21
RESERVE CASH					
100175	Valley National - RES 4900	0.00	571,765.03	0.00	571,765.03
102032	VNB - US T- Bill 3.49% Mat 4/07/26	0.00	1,522,072.47	0.00	1,522,072.47
102136	Western Alliance Bank - Rsv w/ICS	0.00	776,487.86	0.00	776,487.86
120020	Due (To)/From Operating/SPA	0.00	(534,085.16)	0.00	(534,085.16)
	TOTAL RESERVE CASH	0.00	2,336,240.20	0.00	2,336,240.20
ACCOUNTS RECEIVABLE					
110010	Accounts Receivable	80,879.16	0.00	0.00	80,879.16
110030	Texaco Receivables	12,194.95	0.00	0.00	12,194.95
119999	Allowance for Doubtful Accounts	(1,229.31)	0.00	0.00	(1,229.31)
	TOTAL ACCOUNTS RECEIVABLE	91,844.80	0.00	0.00	91,844.80
OTHER ASSETS					
130000	Inventory - Fuel	42,815.56	0.00	0.00	42,815.56
132000	Inventory - Logo Merchandise	9,743.77	0.00	0.00	9,743.77
150000	Prepaid Insurance	258,583.80	0.00	0.00	258,583.80
151011	Deposits - Utility FPL	2,169.00	0.00	0.00	2,169.00
	TOTAL OTHER ASSETS	313,312.13	0.00	0.00	313,312.13
	TOTAL ASSETS	2,860,673.14	2,336,240.20	0.00	5,196,913.34

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		Operating	Reserve	Special Assessment	Total
LIABILITIES & FUND BALANCES					
NON-RESERVE LIABILITIES					
210011	Homeowner Pending Refunds	1,210.01	0.00	0.00	1,210.01
210012	Security Deposit Pending Refunds	1,000.00	0.00	0.00	1,000.00
210017	Due to Others	2,860.00	0.00	0.00	2,860.00
210020	Sales Tax Payable	38.77	0.00	0.00	38.77
210031	Accrued Expenses	208,306.35	0.00	0.00	208,306.35
220000	Prepaid Assessments	405,854.30	0.00	0.00	405,854.30
240100	Security Deposits - Architectural Review	38,300.00	0.00	0.00	38,300.00
240301	Security Deposits - Commercial Units	13,273.28	0.00	0.00	13,273.28
242700	Comcast Per Parcel	40,057.49	0.00	0.00	40,057.49
250100	Deferred Assessments	1,015,581.70	0.00	0.00	1,015,581.70
	TOTAL NON-RESERVE LIABILITIES	1,726,481.90	0.00	0.00	1,726,481.90
RESERVE CONTRACT LIABILITIES					
300100	Reserves Beginning Balance	0.00	1,343,959.49	0.00	1,343,959.49
300619	Rental AC Fee Contribution	0.00	7,700.00	0.00	7,700.00
301193	Initial Capital Contribution	0.00	247,500.00	0.00	247,500.00
301194	SPA transfer to Reserves	0.00	35,342.49	0.00	35,342.49
301195	2024 PY Surpl Transfer to Reserves	0.00	324,081.00	0.00	324,081.00
301196	YTD Allocation	0.00	344,470.84	0.00	344,470.84
301201	YTD Disbursements	0.00	(84,647.35)	0.00	(84,647.35)
	TOTAL RESERVE CONTRACT LIABILITIES	0.00	2,218,406.47	0.00	2,218,406.47
RESERVE FUND					
309980	Contract Liability Int Earned -T-Bills	0.00	116,674.39	0.00	116,674.39
309999	Contract Liability - Reserve interest	0.00	1,159.34	0.00	1,159.34
	TOTAL RESERVE FUND	0.00	117,833.73	0.00	117,833.73
OPERATING FUND					
350200	Prior Year Adjustments	293,346.82	0.00	0.00	293,346.82
350201	2024 PY Surpl Transfer to Reserves	(324,081.00)	0.00	0.00	(324,081.00)
360000	Prior Years Surplus/(Deficit)	922,438.72	0.00	0.00	922,438.72
	Current Surplus/(Deficit)	242,486.70	0.00	0.00	242,486.70
	TOTAL OPERATING FUND	1,134,191.24	0.00	0.00	1,134,191.24
	TOTAL LIABILITIES & FUND BALANCES	2,860,673.14	2,336,240.20	0.00	5,196,913.34

2IW Island Walk Homeowners Association, Inc.
Income Statement (UNAUDITED)
02/28/2026

6155 Towncenter Circle
Ste. 101
Naples FL 34119

Castle Management, LLC.
12270 SW 3rd Street, Suite 200
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Description	-----	Current Period	-----	-----	Year To Date	-----	Yearly	Remaining	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Budget	
Revenues									
400100	Assessment Fees	1,015,581.69	1,015,516	65.69	2,031,163.38	2,031,032	131.38	12,186,195	10,155,031.62
400108	Contra Revenue - Bad Debt	1,667.47	0	1,667.47	1,667.47	0	1,667.47	0	(1,667.47)
400200	Fines	100.00	167	(67.00)	100.00	334	(234.00)	2,000	1,900.00
400301	Transfer Rent/Resale fees	150.00	0	150.00	300.00	0	300.00	0	(300.00)
400302	Application Income	3,775.25	2,083	1,692.25	4,925.25	4,166	759.25	25,000	20,074.75
400306	Bar Codes & Fobs	1,223.00	1,667	(444.00)	3,061.99	3,334	(272.01)	20,000	16,938.01
400400	Late Fees	(900.87)	2,083	(2,983.87)	12,077.36	4,166	7,911.36	25,000	12,922.64
400505	Key Income	185.00	208	(23.00)	285.00	416	(131.00)	2,500	2,215.00
400600	Tennis Sales	1,012.40	317	695.40	1,512.78	634	878.78	3,800	2,287.22
401110	Interest Charges	901.01	1,000	(98.99)	3,134.85	2,000	1,134.85	12,000	8,865.15
401120	Interest - Operating Savings Acct	107.47	208	(100.53)	236.18	416	(179.82)	2,500	2,263.82
418030	Assessments - Working Capital	240.00	0	240.00	0.00	0	0.00	0	0.00
420138	Pickleball sales	(381.58)	108	(489.58)	(464.28)	216	(680.28)	1,300	1,764.28
420143	Gas Station Net	6,913.67	2,917	3,996.67	12,903.03	5,834	7,069.03	35,000	22,096.97
420144	Car Wash - Net	(3,908.57)	833	(4,741.57)	(1,305.26)	1,666	(2,971.26)	10,000	11,305.26
420170	Capital Contribution Income	27,500.00	12,500	15,000.00	60,000.00	25,000	35,000.00	150,000	90,000.00
420192	Rental AC & CAM Charge Income	450.00	1,042	(592.00)	900.00	2,084	(1,184.00)	12,500	11,600.00
420200	Business Rental (Lease)	23,216.60	11,200	12,016.60	22,766.60	22,400	366.60	134,400	111,633.40
420900	Miscellaneous Income	2,590.00	0	2,590.00	2,740.00	0	2,740.00	0	(2,740.00)
420990	Self Funding/Income & Expense	(490.00)	0	(490.00)	8,173.75	0	8,173.75	0	(8,173.75)
430601	Treasury Bills Earned Interest	2,567.36	3,167	(599.64)	2,567.36	6,334	(3,766.64)	38,000	35,432.64
435010	Logo Merchandise Sales	685.00	833	(148.00)	1,533.00	1,666	(133.00)	10,000	8,467.00
	Total Revenue	1,083,184.90	1,055,849	27,335.90	2,168,278.46	2,111,698	56,580.46	12,670,195	10,501,916.54
Administrative Expense									
520115	Postage & Mailings	223.61	667	443.39	581.41	1,334	752.59	8,000	7,418.59
520119	Office Supplies - IWHOA	2,488.88	5,097	2,608.12	7,743.60	10,194	2,450.40	61,164	53,420.40
520122	Bank Charges	0.00	83	83.00	0.00	166	166.00	1,000	1,000.00
520124	Office Equipment Leases	572.22	567	(5.22)	700.86	1,134	433.14	6,800	6,099.14
520131	Web Hosting & Internet	1,574.40	1,555	(19.40)	3,140.72	3,110	(30.72)	18,655	15,514.28
520135	Storage Rental	846.00	834	(12.00)	1,542.00	1,668	126.00	10,012	8,470.00
520990	Other Fees and Taxes	0.00	208	208.00	0.00	416	416.00	2,500	2,500.00
530100	Audit/Tax Return	0.00	0	0.00	0.00	0	0.00	15,000	15,000.00
530101	Income Taxes	(1,078.34)	2,083	3,161.34	(1,078.34)	4,166	5,244.34	25,000	26,078.34
530109	Legal Fees - Document Revisions	1,343.00	833	(510.00)	1,343.00	1,666	323.00	10,000	8,657.00
530110	Legal - General	870.00	1,667	797.00	870.00	3,334	2,464.00	20,000	19,130.00
530111	Legal - Collections	0.00	167	167.00	0.00	334	334.00	2,000	2,000.00
530112	Elections Activities	79.83	342	262.17	2,012.74	684	(1,328.74)	4,100	2,087.26
530114	Line of Credit Fees/Interest	0.00	125	125.00	0.00	250	250.00	1,500	1,500.00
530115	Legal - Insurance	0.00	417	417.00	0.00	834	834.00	5,000	5,000.00
530116	Legal Fees - Elections	0.00	125	125.00	0.00	250	250.00	1,500	1,500.00

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02/28/2026

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Description	----- Actual	Current Period Budget	----- Variance	----- Actual	Year To Date Budget	----- Variance	Yearly Budget	Remaining Budget	
600000 Management Services Contract	105,542.38	123,750	18,207.62	223,021.85	247,500	24,478.15	1,485,000	1,261,978.15	
510100 Insurance	63,979.76	65,414	1,434.24	127,954.55	130,828	2,873.45	784,973	657,018.45	
510116 Insurance Deductible	971.63	1,250	278.37	971.63	2,500	1,528.37	15,000	14,028.37	
	<u>177,413.37</u>	<u>205,184</u>	<u>27,770.63</u>	<u>368,804.02</u>	<u>410,368</u>	<u>41,563.98</u>	<u>2,477,204</u>	<u>2,108,399.98</u>	
Security Expense									
704205 Bar Codes/Fitness Swipe Cards	0.00	542	542.00	0.00	1,084	1,084.00	6,500	6,500.00	
704234 Equipment Security	1,165.75	1,250	84.25	3,198.93	2,500	(698.93)	15,000	11,801.07	
704240 Access Control	29,586.77	28,857	(729.77)	62,994.97	57,714	(5,280.97)	346,285	283,290.03	
704248 Access Control - Technology	1,376.73	1,115	(261.73)	2,396.53	2,230	(166.53)	13,378	10,981.47	
704503 Guardhouse-Telephone/Computer	507.20	717	209.80	970.40	1,434	463.60	8,600	7,629.60	
	<u>32,636.45</u>	<u>32,481</u>	<u>(155.45)</u>	<u>69,560.83</u>	<u>64,962</u>	<u>(4,598.83)</u>	<u>389,763</u>	<u>320,202.17</u>	
Total Security Expense									
Activities Expense									
712500 Pool Maintenance	3,110.00	3,083	(27.00)	3,110.00	6,166	3,056.00	37,000	33,890.00	
712550 Pool Repairs	4,765.80	1,667	(3,098.80)	4,944.27	3,334	(1,610.27)	20,000	15,055.73	
712592 Utilities - Pool	3,639.87	2,419	(1,220.87)	6,502.61	4,838	(1,664.61)	29,026	22,523.39	
712632 Utilities - Tennis & Lap Pool	3,263.90	3,525	261.10	6,551.00	7,050	499.00	42,296	35,745.00	
712633 Racquet Sports	2,825.19	2,569	(256.19)	4,609.87	5,138	528.13	30,831	26,221.13	
713019 Island Walk Functions	(1,231.44)	3,079	4,310.44	9,568.63	6,158	(3,410.63)	36,950	27,381.37	
713035 Logo Merchandise Expense	57.81	250	192.19	1,142.28	500	(642.28)	3,000	1,857.72	
713430 Putting Green	172.83	542	369.17	172.83	1,084	911.17	6,500	6,327.17	
713431 Fitness Center	(74.98)	583	657.98	681.41	1,166	484.59	7,000	6,318.59	
	<u>16,528.98</u>	<u>17,717</u>	<u>1,188.02</u>	<u>37,282.90</u>	<u>35,434</u>	<u>(1,848.90)</u>	<u>212,603</u>	<u>175,320.10</u>	
Total Activities Expense									
Community Media									
711240 Visual	262.42	417	154.58	262.42	834	571.58	5,000	4,737.58	
711250 Technology	2,145.00	2,253	108.00	5,280.00	4,506	(774.00)	27,031	21,751.00	
711270 Communication	0.00	42	42.00	32.17	84	51.83	500	467.83	
711330 Cable TV Master Contract	145,412.55	150,570	5,157.45	290,931.10	301,140	10,208.90	1,806,838	1,515,906.90	
	<u>147,819.97</u>	<u>153,282</u>	<u>5,462.03</u>	<u>296,505.69</u>	<u>306,564</u>	<u>10,058.31</u>	<u>1,839,369</u>	<u>1,542,863.31</u>	
Total Community Media									
Facilities Maintenance Expense									
702002 Building Repairs	(28.13)	5,833	5,861.13	713.59	11,666	10,952.41	70,000	69,286.41	
702003 Maintenance Supplies	9,795.24	833	(8,962.24)	10,498.13	1,666	(8,832.13)	10,000	(498.13)	
702014 Janitorial Supplies	1,279.93	1,848	568.07	2,555.11	3,696	1,140.89	22,178	19,622.89	
702017 Restaurant Repairs	(188.92)	0	188.92	(188.92)	0	188.92	0	188.92	
702076 A/C Units	(1,513.00)	833	2,346.00	(1,513.00)	1,666	3,179.00	10,000	11,513.00	
702077 Emergency Supplies	1,224.45	833	(391.45)	1,232.97	1,666	433.03	10,000	8,767.03	

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Description	-----	Current Period	-----	-----	Year To Date	-----	Yearly	Remaining
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Budget
702078 C.E.R.T.	0.00	125	125.00	0.00	250	250.00	1,500	1,500.00
702080 Lighting Surge Protection	0.00	125	125.00	0.00	250	250.00	1,500	1,500.00
702152 Holiday Decorations - Club	0.00	0	0.00	1,310.00	0	(1,310.00)	14,500	13,190.00
702178 Pest Control	609.50	513	(96.50)	1,219.00	1,026	(193.00)	6,157	4,938.00
705011 Electricity - Town Center	2,921.44	3,005	83.56	6,647.10	6,010	(637.10)	36,064	29,416.90
705022 Electricity - Pumps	5,019.99	7,168	2,148.01	10,514.38	14,336	3,821.62	86,021	75,506.62
705023 Electricity - Street Lights	11,739.28	13,408	1,668.72	36,731.25	26,816	(9,915.25)	160,896	124,164.75
705030 Water & Sewer	353.31	836	482.69	1,084.22	1,672	587.78	10,036	8,951.78
705060 Trash Removal	1,975.26	1,631	(344.26)	4,079.13	3,262	(817.13)	19,574	15,494.87
705070 Telephone	798.60	901	102.40	2,275.80	1,802	(473.80)	10,809	8,533.20
705181 Maintenance Vehicle	252.16	1,000	747.84	734.46	2,000	1,265.54	12,000	11,265.54
706035 Fire Alarm System	0.00	1,624	1,624.00	330.00	3,248	2,918.00	19,482	19,152.00
706563 Utilities-Restaurant	(1,436.80)	0	1,436.80	(664.45)	0	664.45	0	664.45
Total Facilities Maintenance Expense	32,802.31	40,516	7,713.69	77,558.77	81,032	3,473.23	500,717	423,158.23
Total Contingency	0.00	0	0.00	0.00	0	0.00	0	0.00
Infrastructure and Ground								
700100 Landscape Contract	154,943.22	155,620	676.78	309,886.44	311,240	1,353.56	1,867,439	1,557,552.56
700120 Landscape Replacement	595.00	17,917	17,322.00	1,735.00	35,834	34,099.00	215,000	213,265.00
700130 Mulching	0.00	0	0.00	1,155.00	0	(1,155.00)	238,000	236,845.00
700132 Annual Planting	0.00	2,917	2,917.00	2,175.00	5,834	3,659.00	35,000	32,825.00
700150 Sod Replacement	0.00	25,000	25,000.00	0.00	50,000	50,000.00	300,000	300,000.00
700210 Arbor Contract	45,291.80	45,865	573.20	90,583.60	91,730	1,146.40	550,380	459,796.40
700211 Arbor - Non Contract	10,965.00	20,833	9,868.00	22,400.00	41,666	19,266.00	250,000	227,600.00
701000 Irrigation - Maintenance Contract	18,769.00	18,769	0.00	37,538.00	37,538	0.00	225,228	187,690.00
701010 Pump Repairs	2,289.00	1,200	(1,089.00)	2,298.87	2,400	101.13	14,400	12,101.13
701023 Irrigation Repairs	24,387.54	32,083	7,695.46	64,487.08	64,166	(321.08)	385,000	320,512.92
701100 Lakes	23,171.58	26,063	2,891.42	68,141.78	52,126	(16,015.78)	312,753	244,611.22
702000 Leaf & Acorn Removal	0.00	4,031	4,031.00	0.00	8,062	8,062.00	48,375	48,375.00
702095 Sidewalk Shaving	0.00	7,917	7,917.00	0.00	15,834	15,834.00	95,000	95,000.00
702110 Signage	0.00	729	729.00	0.00	1,458	1,458.00	8,750	8,750.00
702140 Pressure Cleaning	43,817.50	8,333	(35,484.50)	69,032.50	16,666	(52,366.50)	100,000	30,967.50
702141 Storm Water Management	0.00	446	446.00	0.00	892	892.00	5,355	5,355.00
703000 Fountain Maintenance	0.00	125	125.00	0.00	250	250.00	1,500	1,500.00
705081 Propane Tank Farm	0.00	161	161.00	25.44	322	296.56	1,934	1,908.56
720570 Pavers Repairs	0.00	18,550	18,550.00	1,250.00	37,100	35,850.00	222,600	221,350.00
Total Infrastructure and Ground	324,229.64	386,559	62,329.36	670,708.71	773,118	102,409.29	4,876,714	4,206,005.29

Reserves

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Description		----- Actual	Current Period Budget	----- Variance	----- Actual	Year To Date Budget	----- Variance	Yearly Budget	Remaining Budget
900100	Pooled Reserves	172,235.42	172,235	(0.42)	344,470.84	344,470	(0.84)	2,066,825	1,722,354.16
900619	Rental AC Charge Income Transfer to Rese	450.00	583	133.00	900.00	1,166	266.00	7,000	6,100.00
901193	Capital Contribution Transfer to Reserve	27,500.00	12,500	(15,000.00)	60,000.00	25,000	(35,000.00)	150,000	90,000.00
	Total Reserves	<u>200,185.42</u>	<u>185,318</u>	<u>(14,867.42)</u>	<u>405,370.84</u>	<u>370,636</u>	<u>(34,734.84)</u>	<u>2,223,825</u>	<u>1,818,454.16</u>
	Contingency								
707010	Contingency	0.00	12,500	12,500.00	0.00	25,000	25,000.00	150,000	150,000.00
	Total Expenses	<u>931,616.14</u>	<u>1,033,557</u>	<u>101,940.86</u>	<u>1,925,791.76</u>	<u>2,067,114</u>	<u>141,322.24</u>	<u>12,670,195</u>	<u>10,744,403.24</u>
	Net Income/(Loss)	<u><u>151,568.76</u></u>	<u><u>22,292</u></u>	<u><u>129,276.76</u></u>	<u><u>242,486.70</u></u>	<u><u>44,584</u></u>	<u><u>197,902.70</u></u>	<u><u>0</u></u>	<u><u>(242,486.70)</u></u>

2IW Island Walk Homeowners Association, Inc.
Income Statement (UNAUDITED)
02/28/2026

6155 Towncenter Circle
Ste. 101
Naples FL 34119

Castle Management, LLC.
12270 SW 3rd Street, Suite 200
Plantation FL 33325

Description	----- Actual	Current Period Budget	----- Variance	----- Actual	Year To Date Budget	----- Variance	Yearly Budget	Remaining Budget
Gas/Car Wash Income & Expense								
Income								
420185 Gas Station Income	88,571.45	0	88,571.45	168,178.69	0	168,178.69	0	(168,178.69)
420146 Car Wash	3,978.00	0	3,978.00	7,412.00	0	7,412.00	0	(7,412.00)
Subtotal Income	92,549.45	0	92,549.45	175,590.69	0	175,590.69	0	(175,590.69)
Expenses								
716152 Credit Card Processing	1,925.57	0	(1,925.57)	3,627.03	0	(3,627.03)	0	(3,627.03)
716153 APEC Other Fees	4,490.80	0	(4,490.80)	5,390.69	0	(5,390.69)	0	(5,390.69)
716211 Car Wash Maintenance	7,886.57	0	(7,886.57)	8,717.26	0	(8,717.26)	0	(8,717.26)
716246 Gas Pumps	968.51	0	(968.51)	1,253.01	0	(1,253.01)	0	(1,253.01)
716250 Cost of Sales - Gas	74,272.90	0	(74,272.90)	145,004.93	0	(145,004.93)	0	(145,004.93)
Subtotal Expenses	89,544.35	0	(89,544.35)	163,992.92	0	(163,992.92)	0	(163,992.92)
900105 Gas/Car Wash Income Transfer	3,005.10	0	(3,005.10)	11,597.77	0	(11,597.77)	0	(11,597.77)
Net Income (Loss)	0.00	0	0.00	0.00	0	0.00	0	0.00

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6155 Towncenter Circle
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Description	----- Actual	Current Period Budget	----- Variance	----- Actual	Year To Date Budget	----- Variance	Yearly Budget	Remaining Budget
Activities Income and Expense								
Income								
459020	10,126.00	0	10,126.00	20,444.25	0	20,444.25	0	(20,444.25)
	10,126.00	0	10,126.00	20,444.25	0	20,444.25	0	(20,444.25)
Expenses								
720125	13,362.00	0	(13,362.00)	15,016.50	0	(15,016.50)	0	(15,016.50)
	13,362.00	0	(13,362.00)	15,016.50	0	(15,016.50)	0	(15,016.50)
900725	(3,236.00)	0	3,236.00	5,427.75	0	(5,427.75)	0	(5,427.75)
	0.00	0	0.00	0.00	0	0.00	0	0.00