

FROM:

TO: BOARD OF DIRECTORS MILLRIDGE TOWNHOMES

COMMUNITY MANAGEMENT, INC., AAMC

STEVE MEYER, COMMUNITY MANAGER

SUBJECT: FINANCIAL STATEMENT

DATE: July 25, 2020

You will find enclosed the financial statement for the period ending:

[] Maile	ed		[] Hand delivered on	[x] En	nailed to Board
6	5/30/20	[x]	12/31	L/20	[]
Ę	5/31/20	[]	11/30)/20	[]
4	1/30/20	[]	10/31	./20	[]
3	3/31/20	[]	9/30/	/20	[]
2	2/29/20	[]	8/31,	/20	[]
1	1/31/20	[]	7/31,	/20	[]

Community Manager's Remarks:

- 1. Year to date, the association has assessed \$127k in operating income which is 0.8% below anticipated. The association has contributed \$31 to reserves and has collected \$19k in serial assessments. Accounts receivable is at \$8k (same as last month). The association has \$276k in total reserve assets, which includes operating contingency and replacement reserves. Year to date, the association has spent \$35 from the replacement reserve account and \$0 from the serial assessment project account.
- 2. All utility expenses are below budget year to date.
- 3. Gutter/Downspout is over budget year to date. Property maintenance is over budget. All other facility expenses are below budget year to date.
- 4. Insurance, management, website and taxes license fees and audit are over budget. All other general and administrative expenses are below budget year to date.





Community Management, Inc.

- 5. Landscape maintenance is over budget. All other landscape expenses are below budget year to date.
- 6. Pool expenses are under budget year to date.
- 7. Overall, year to date operating expenses are running 11.4% under budget. Year to date, total operating income exceeds total operating expense by \$13,634.

SM/p





Operating Analysis Period Ending: June 30, 2020

Financial Report Table of Contents

Graphs

- Monthly Expenses
- Year-to-Date Expenses
- Year-to-Date Income vs Expenses
- Accounts Receivable
- 1130 Due from Operating

Definitions

Assets

Liabilities & Equity

Operating Income & Expense

Reserve Income & Expense

Comparative Income Statement

General Ledger

Accounts Receivable-Positive (30-60-90 Day Aged Delinquency by Owner)

Accounts Receivable-Negative (30-60-90 Day Aged Delinquency by Owner)

Accounts Payable

Bank Statements

Investment Statements

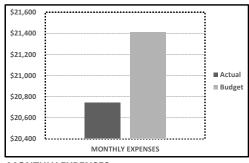
Check Register

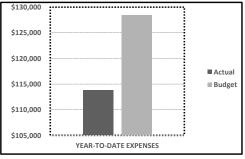
Bank Reconciliation

Investment Recap



Operating Analysis Period Ending: June 30, 2020



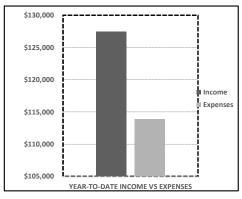


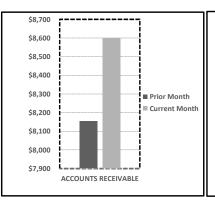
MONTHLY EXPENSES

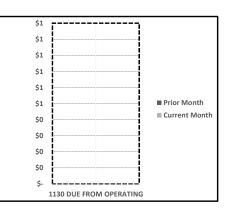
Actual: \$ 20,744.05 Budgeted: 21,410.00 Variance: \$ (665.95) % Above/(Below): 3% ↓

YEAR-TO-DATE EXPENSES

Actual: \$ 113,855.59 Budgeted: 128,460.00 Variance: \$ (14,604.41) % Above/(Below): 11% ↓







YEAR-TO-DATE INCOME VS EXPENSES

 Income:
 \$ 127,490.17

 Expenses:
 \$ 113,855.59

 Income (Expense):
 \$ 13,634.58

 Change
 11% ↑

ACCOUNTS RECEIVABLE

Prior Month: \$ 8,153.10 Current Month \$ 8,600.45 Increase (Dec): \$ 447.35 Change 5% ↑

1130 DUE FROM OPERATING

Prior Month: \$ Current Month: \$ Increase (Dec) \$ Change 0% ↑



Operating Analysis Period Ending: June 30, 2020

Definitions for Balance Sheet Accounts

1000 Cash In Bank: This account represents the balances in the Association's checking account as of the end of the financial period.

1140 Accounts Receivable: Fees owed to the Association as of the end of the financial period, usually late or delinquent assessments.

1235 Prepaid Expenses: Amounts pre-paid for expenses like fire protection, maintenance/monitoring contract, and elevator maintenance contract.

1265 Prepaid Insurance: Amounts paid ahead of the current month in insurance premiums. Oftentimes, certain premiums are paid yearly.

1790 General Operating: Operating funds set aside for seasonal and unexpected expenses. If this account goes into a negative position, it becomes account **1130** and means you have borrowed from reserves to pay operating expense.

1908 Replacement Reserve: Amounts in your reserve account.

2100 Accounts Payable: Expenses for the month of the financial statement which were unpaid at end of previous month (paid in the following month). For example, a utility invoice received in June, but for utilities used in the month of May.

2140 Prepaid Account Receivables (A/R): Assessments paid in advance of the assessment date during the financial reporting period, even if they are paid only one day in advance.

2799 Contract Liabilities: This account is used to account for reserve assessments, special assessments, and other contract revenue that has not been spent on the obligation for which they were assessed.

3100 Designated Replacement: The top amount represents the amount in your Reserve Account as of the prior year end. The bottom number represents change in amounts to the Reserve Account in the current year.

3145 Undesignated Operating Fund: The top figure is the net carry-forward cumulative profit of the association as of the prior year-end. The bottom number is the amount of expenses over revenue for the current year.

5900 Contra Revenue: This account is used to adjust the value of operating assessments revenue. The account will be a negative revenue account and will decrease total assessments by the amount of billed assessments the Association does not expect to collect.

5950 Contract Revenue Transfers: This account is used to report the amount of contract revenue transferred to the contract liability account. Reserve assessments not used to pay current major repairs and replacements will be moved to the contract liability account via and adjusting entry to this account. Using this account allows the reader of monthly financial reports to see the amount of reserve assessments billed and compare that to budgeted reserve assessments.

Please note; there are two income and expense statements. The first one is for operating expenses and the second is for reserve expenses.

Balance Sheet For The Period Ended June 30, 2020

ASSETS

Current Assets

1000	Cash In Bank - Checking	\$ 9,080.00
1140	Accounts Receivable	8,600.45
1142	Doubtful Accounts Receivable	(1,572.76)
1265	Prepaid Insurance	3,174.29

TOTAL CURRENT ASSETS \$ 19,281.98

DESIGNATED CAPITAL AND UNDESIGNATED OPERATING FUNDS

1790	Operating Contingency	\$ 62,736.49
1908	Replacement Reserve	206,619.35
1910	Serial Assessment	7,085.50

TOTAL FUNDS \$ 276,441.34

FIXED (LONG TERM) ASSETS

TOTAL FIXED (LONG TERM) ASSETS \$.00

TOTAL ASSETS \$ 295,723.32

Balance Sheet For The Period Ended June 30, 2020 LIABILITIES & EQUITY

CURRENT	LIABILITIES
COIXIXEIII	ETV DTET I TEA

2100	Accounts Payable	\$ 1,217.64
2101	Accrued Accounts Payable	17,783.06
2140	Prepaid A/R	13,132.57

TOTAL CURRENT LIABILITIES \$ 32,133.27

LONG TERM LIABILITIES

2799 Contract Liabilities (Rsv) \$ 174,904.85

TOTAL LONG TERM LIABILITIES \$ 174,904.85

TOTAL LIABILITIES \$ 207,038.12

MEMBERS' EQUITY

3100	Designated Replacement Fund	\$ 38,800.00	
TOTAL	RESERVES (DESIGNATED)	\$	38,800.00

3145 Undesignated Operating Fund \$ 36,250.62 Current Year Addition \$ 13,634.58

TOTAL OPERATING (UNDESIGNATED) \$ 49,885.20

TOTAL MEMBERS' EQUITY \$ 88,685.20

TOTAL LIABILITIES AND EQUITY \$ 295,723.32

For the month ended June 30, 2020

Name		Current Actual \$	Current Budget	(Current Var \$	Acct #	Account Title		YTD Actual \$		YTD Budget \$	YTD Var \$	YTD VAR %	Annual Budget \$
\$ 21286.71 \$ 21286.55 \$ 1.6 5000 Homeowners' Fees \$ 127720.26 \$ 127719.30 \$ 96 .0 9% \$ 255438.60	M	illridge HOA	- Op											
Clubhouse 100.00 150.06 50.06 33.4 300.06 6.9 25.72 25.03 5830 Interest 17.95 154.32 136.37 88.4 306.58 62.00 72.70 134.70 5845 Lafe Charges 510.44 436.20 74.24 17.0 872.34 142.96 0.0 0.0 5890 Miscellaneous 7.72 0.0 0.0 7.72 0.0 0.0 0.0 142.96 5900 Contra Revenue 857.76 0.0 857.76 0.0	Rev	enue/												
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Common C		142.96-	.00				Contra Revenue		857.76-		.00 	857./6- 	.U 	.00
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2348.28 2342.33 5.95 7225 Insurance 14089.68 14053.98 35.70 .3 28107.97 112.50 357.12 244.62 7255 Legal 1219.50 2142.72 923.22 43.1 4285.44 175.00 97.28 77.72 7285 Management 728.13 583.68 144.45 24.7 1167.36 2104.22 2104.22 .00 7300 Management Fee 12625.32 12625.32 .00 .0 .0 .2550.64 .00 14.43 14.43 7330 Office/Admin Exp - HOA .00 86.58 86.58 100.0 173.10 50.29 50.00 .29 7375 Website Expense 301.74 300.00 1.74 .6 600.00 2053.59 213.19 1840.40 7465 Tax, License, Fees & Audit 3043.09 1279.14 1763.95 137.9 2558.27 .00 142.96 142.96 7480 Uncollectible Fees 1573.03 857.76 2430.79 283.4 1715.52 Landscaping .00 271.04 271.04 7630 Sprinkler System Repair 891.00 1626.24 735.24 45.2 3252.53 3320.00 3223.42 96.58 7675 Landscape Maintenance 19920.00 19340.52 579.48 3.0 38680.99 100.00 253.59 353.59 7690 Landscape Miscellaneous 470.00 1521.54 1051.54 69.1 3043.02 100.00 65.00 35.00 7780 Tree 100.00 390.00 290.00 74.4 780.00 Staffing Recreation .00 31.25 31.25 8455 Clubhouse Expense .00 187.50 187.50 100.0 375.00 534.00 768.90 234.90 8530 Swimming Pool Maintenance 3278.15 4613.40 1335.25 28.9 9226.74 20744.05 \$ 21410.00 \$ 665.95							•							
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175.00 97.28 77.72 7285 Management 728.13 583.68 144.45 24.7 1167.36 2104.22 2104.22 .00 7300 Management Fee 12625.32 12625.32 .00 .0 .0 25250.64 .00 144.43 14.43 7330 Office/Admin Exp - HOA .00 86.58 86.58 100.0 173.10 50.29 50.00 .29 7375 Website Expense 301.74 300.00 1.74 .6 600.00 2053.59 213.19 1840.40 7465 Tax, License, Fees & Audit 3043.09 1279.14 1763.95 137.9 2558.27 .00 142.96 142.96 7480 Uncollectible Fees 1573.03 857.76 2430.79 283.4 1715.52 Landscaping .00 271.04 271.04 7630 Sprinkler System Repair 891.00 1626.24 735.24 45.2 3252.53 3320.00 3223.42 96.58 7675 Landscape Maintenance 19920.00 19340.52 579.48 3.0 38680.99 100.00 253.59 353.59 7690 Landscape Miscellaneous 470.00 1521.54 1051.54 69.1 3043.02 100.00 65.00 35.00 7780 Tree 100.00 390.00 290.00 74.4 780.00 Staffing Recreation .00 31.25 31.25 8455 Clubhouse Expense .00 187.50 187.50 100.0 375.00 534.00 768.90 234.90 8530 Swimming Pool Maintenance 3278.15 4613.40 1335.25 28.9 9226.74														
2104.22							•							
.00 14.43 14.43 7330 Office/Admin Exp - HOA .00 86.58 86.58 100.0- 173.10 50.29 50.00 .29 7375 Website Expense 301.74 300.00 1.74 .6 600.00 2053.59 213.19 1840.40 7465 Tax, License, Fees & Audit 3043.09 1279.14 1763.95 137.9 2558.27 .00 142.96 142.96 7480 Uncollectible Fees 1573.03 857.76 2430.79 283.4- 1715.52 Landscaping .00 271.04 271.04 7630 Sprinkler System Repair 891.00 1626.24 735.24 45.2- 3252.53 3320.00 3223.42 96.58 7675 Landscape Maintenance 19920.00 19340.52 579.48 3.0 38680.99 100.00 253.59 353.59 7690 Landscape Miscellaneous 470.00 1521.54 1051.54 69.1- 3043.02 100.00 65.00 35.00 7780 Tree 100.00 390.00 290.00 74.4- 780.00 Staffing Recreation .00 31.25 31.25 8455 Clubhouse Expense .00 187.50 187.50 100.0- 375.00 534.00 768.90 234.90 8530 Swimming Pool Maintenance 3278.15 4613.40 1335.25 28.9- 9226.74 \$ 20744.05 \$ 21410.00 \$ 665.95 \$ \$ 113855.59 \$ 128460.00 \$ 14604.41 11.4- % \$ 256919.55														
50.29 50.00 .29 7375 Website Expense 301.74 300.00 1.74 .6 600.00 2053.59 213.19 1840.40 7465 Tax, License, Fees & Audit 3043.09 1279.14 1763.95 137.9 2558.27 .00 142.96 7480 Uncollectible Fees 1573.03- 857.76 2430.79- 283.4- 1715.52 Landscaping .00 271.04 7630 Sprinkler System Repair 891.00 1626.24 735.24- 45.2- 3252.53 3320.00 3223.42 96.58 7675 Landscape Maintenance 19920.00 19340.52 579.48 3.0 38680.99 100.00-253.59 353.59-7690 Landscape Miscellaneous 470.00 1521.54 1051.54-69.1-3043.02 69.1-3043.02 3043.02 100.00 390.00 290.00-74.4-780.00 780.00 534.00 768.90 234.90-853 Swimming Pool Maintenance 3278.15 4613.40 1335.25-28.9-99226.74 \$ 20744.05 \$ 21410.00 \$ 65.95- \$ 665.95- \$ 113855.59 \$ 128460.00 \$ 14604.														
2053.59 213.19 1840.40 7465 Tax, License, Fees & Audit 3043.09 1279.14 1763.95 137.9 2558.27 .00 142.96 142.96 7480 Uncollectible Fees 1573.03- 857.76 2430.79- 283.4- 1715.52 Landscaping .00 271.04 271.04- 7630 Sprinkler System Repair 891.00 1626.24 735.24- 45.2- 3252.53 3320.00 3223.42 96.58 7675 Landscape Maintenance 19920.00 19340.52 579.48 3.0 38680.99 100.00- 253.59 353.59- 7690 Landscape Miscellaneous 470.00 1521.54 1051.54- 69.1- 3043.02 100.00 65.00 35.00 7780 Tree 100.00 390.00 290.00- 74.4- 780.00 Staffing Recreation .00 31.25 31.25- 8455 Clubhouse Expense .00 187.50 187.50- 100.0- 375.00 534.00 768.90 234.90- 8530 Swimming Pool Maintenance 3278.15 4613.40 1335.25- 28.9- 9226.74 \$20744.05 \$ 21410.00 \$ 665.95- \$ 113855.59 \$ 128460.00 \$ 14604.41- 11.4- % \$ 256919.55 Current Period Net Activity:														
.00 142.96 142.96-7480 Uncollectible Fees 1573.03- 857.76 2430.79-283.4- 1715.52 Landscaping .00 271.04-7630 Sprinkler System Repair 891.00 1626.24 735.24-45.2- 3252.53 3320.00 3223.42 96.58-7675 Landscape Maintenance 19920.00 19340.52 579.48 3.0 38680.99 100.00-253.59 353.59-7690 Landscape Miscellaneous 470.00 1521.54 1051.54-69.1-3043.02 100.00 65.00 35.00-7780 Tree 100.00 390.00 290.00-74.4-780.00 Staffing Recreation 0.00 31.25-8455 Clubhouse Expense .00 187.50-100.0-375.00 375.00 534.00 768.90 234.90-8530 Swimming Pool Maintenance 3278.15 4613.40 1335.25-28.9-9226.74 * 20744.05 \$ 21410.00 \$ 665.95- \$ 113855.59 \$ 128460.00 \$ 14604.41- 11.4-% \$ 256919.55														
Landscaping .00 271.04 271.04- 7630 Sprinkler System Repair 891.00 1626.24 735.24- 45.2- 3252.53 3320.00 3223.42 96.58 7675 Landscape Maintenance 19920.00 19340.52 579.48 3.0 38680.99 100.00- 253.59 353.59- 7690 Landscape Miscellaneous 470.00 1521.54 1051.54- 69.1- 3043.02 100.00 65.00 35.00 7780 Tree 100.00 390.00 290.00- 74.4- 780.00 Staffing Recreation .00 31.25 31.25- 8455 Clubhouse Expense .00 187.50 187.50- 100.0- 375.00 534.00 768.90 234.90- 8530 Swimming Pool Maintenance 3278.15 4613.40 1335.25- 28.9- 9226.74 \$ 20744.05 \$ 21410.00 \$ 665.95- \$ 113855.59 \$ 128460.00 \$ 14604.41- 11.4- % \$ 256919.55														
.00 271.04 271.04- 7630 Sprinkler System Repair 891.00 1626.24 735.24- 45.2- 3252.53 3320.00 3223.42 96.58 7675 Landscape Maintenance 19920.00 19340.52 579.48 3.0 38680.99 100.00- 253.59 353.59- 7690 Landscape Miscellaneous 470.00 1521.54 1051.54- 69.1- 3043.02 100.00 65.00 35.00 7780 Tree 100.00 390.00 290.00- 74.4- 780.00 Staffing Recreation .00 31.25 31.25- 8455 Clubhouse Expense .00 187.50 187.50- 100.0- 375.00 534.00 768.90 234.90- 8530 Swimming Pool Maintenance 3278.15 4613.40 1335.25- 28.9- 9226.74 \$ 20744.05 \$ 21410.00 \$ 665.95- \$ 113855.59 \$ 128460.00 \$ 14604.41- 11.4- % \$ 256919.55	L													
100.00- 253.59 353.59- 7690 Landscape Miscellaneous 470.00 1521.54 1051.54- 69.1- 3043.02 100.00 65.00 35.00 7780 Tree 100.00 390.00 290.00- 74.4- 780.00 Staffing Recreation .00 31.25 31.25- 8455 Clubhouse Expense .00 187.50 187.50- 100.0- 375.00 534.00 768.90 234.90- 8530 Swimming Pool Maintenance 3278.15 4613.40 1335.25- 28.9- 9226.74 * 20744.05 \$ 21410.00 \$ 665.95- \$ 113855.59 \$ 128460.00 \$ 14604.41- 11.4- % \$ 256919.55		.00	271.04		271.04-	7630	Sprinkler System Repair		891.00		1626.24	735.24-	45.2-	3252.53
100.00 65.00 35.00 7780 Tree 100.00 390.00 290.00- 74.4- 780.00 Staffing Recreation .00 31.25 31.25- 8455 Clubhouse Expense .00 187.50 187.50- 100.0- 375.00 534.00 768.90 234.90- 8530 Swimming Pool Maintenance 3278.15 4613.40 1335.25- 28.9- 9226.74 \$ 20744.05 \$ 21410.00 \$ 665.95- \$ 113855.59 \$ 128460.00 \$ 14604.41- 11.4- % \$ 256919.55		3320.00	3223.42		96.58	7675	Landscape Maintenance		19920.00		19340.52	579.48	3.0	38680.99
Staffing Recreation .00 31.25 31.25- 8455 Clubhouse Expense .00 187.50 187.50- 100.0- 375.00 534.00 768.90 234.90- 8530 Swimming Pool Maintenance 3278.15 4613.40 1335.25- 28.9- 9226.74 \$ 20744.05 \$ 21410.00 \$ 665.95- \$ 113855.59 \$ 128460.00 \$ 14604.41- 11.4- % \$ 256919.55 Current Period Net Activity:							Landscape Miscellaneous		470.00			1051.54-		
Recreation .00 31.25 31.25- 8455 Clubhouse Expense .00 187.50 187.50- 100.0- 375.00 534.00 768.90 234.90- 8530 Swimming Pool Maintenance 3278.15 4613.40 1335.25- 28.9- 9226.74 \$ 20744.05 \$ 21410.00 \$ 665.95- \$ 113855.59 \$ 128460.00 \$ 14604.41- 11.4- % \$ 256919.55 Current Period Net Activity:			65.00		35.00	7780	Tree		100.00		390.00	290.00-	74.4-	780.00
.00 31.25 31.25- 8455 Clubhouse Expense .00 187.50- 100.0- 375.00 187.50- 100.0- 375.00 375.00	S	taffing												
534.00 768.90 234.90- 8530 Swimming Pool Maintenance 3278.15 4613.40 1335.25- 28.9- 9226.74 \$ 20744.05 \$ 21410.00 \$ 665.95- \$ 113855.59 \$ 128460.00 \$ 14604.41- 11.4- % \$ 256919.55 Current Period Net Activity:	R		24.25		24.25	0.455	0.11				407.50	407.50	100.0	275.00
\$ 20744.05 \$ 21410.00 \$ 665.95- \$ 113855.59 \$ 128460.00 \$ 14604.41- 11.4- % \$ 256919.55 Current Period Net Activity: YTD Net Activity:							•							
Current Period Net Activity: YTD Net Activity:		534.00 	/68.90 			8530	Swimming Pool Maintenance		32/8.15		4613.40 	1335.25- 	28.9- 	9226.74
	\$	20744.05 \$	21410.00	\$	665.95-			\$	113855.59	\$	128460.00 \$	14604.41-	11.4- % \$	256919.55
	_ <u>C</u> ι	urrent Period N	let Activity:					_		<u>Y</u> T	D Net Activity:			
			,	\$	338.41			\$	13634.58			13634.70	10.6 \$.03

For the month ended June 30, 2020

	Current Actual \$	Current Budget	Current Var \$	Acct #	Account Title		YTD Actual \$		YTD Budget \$	YTD Var \$	YTD VAR %	Annual Budget \$
М	illridge HOA	-SA Roof										
	enue	00	± 2000 0	0 5015	A	_	10000 00	_	00. +	10000.00	0.0/ 4	00
\$	2900.00 \$ 2900.00-	.00 .00		0 5015 0- 5950	Assessment Contract Revenue Transfers	\$ 	19000.00 19000.00		.00 \$.00 	19000.00 19000.00-	.0 % \$.0	.00 .00
Ü Fi G Li Si	enses tilities acility eneral & Adm andscaping taffing ecreation	ninistrative										
<u></u>	rrent Period I	Net Activity: .00	\$.0	 		\$.00	<u>Y</u>	TD Net Activity: .00 \$.00	.0 \$.00

For the month ended June 30, 2020

	Current Actual \$	Current Budget	Current Var \$	Acct #	Account Title	YTD Actual \$		YTD Budget \$	YTD Var \$	YTD VAR %	Annual Budget \$
	lillridge HOA	- Reserves	 								
Re	venue										
\$	5324.90 \$ 1.61 30398.01	5324.90 .00 .00	\$.00 1.61 30398.01	5830	Homeowners' Fees Interest Contract Revenue Transfers	31949.40 76.81 3698.31	\$	31949.40 \$.00 .00	.00 76.81 3698.31	.0 % \$.0 .0	63898.76 .00 .00
\$	35724.52 \$	5324.90	\$ 30399.62			\$ 35724.52	\$	31949.40 \$	3775.12	11.8 % \$	63898.76
į	Denses Itilities Facility										
\$.00 \$.00	.00 .00	\$.00 .00		Plumbing Light Fixtures	\$.00 .00	\$.00 \$ 2943.00	.00 2943.00-	.0 % \$ 100.0-	19348.00 2943.00
	.00 .00	.00 .00	.00 .00		Masonry Painting	.00 .00		9867.00 .00	9867.00- .00	100.0- .0	9867.00 48175.00
	.00 .00	.00 .00	.00. 00.	6735	Paving & Curbs Roof Repair	.00 34897.52		.00 .00	.00 34897.52	.0 .0	103525.00 .00
(.00 General & Adm	.00 ninistrative	.00		Siding	.00		.00	.00	.0	9616.00
L	.00 andscaping	.00	.00	7120	Consultants	625.00		.00	625.00	.0	.00
	202.00 Staffing Secreation	.00	202.00	7630	Irrigation	202.00		.00	202.00	.0	.00
\$	202.00 \$.00	\$ 202.00			\$ 35724.52	\$	12810.00 \$	22914.52	178.9 % \$	193474.00
_C	urrent Period I	Net Activity:	 				ΥT	D Net Activity:			
\$	35522.52 \$	5324.90	\$ 30197.62			\$.00	\$	19139.40 \$	19139.40-	167.1- \$	129575.24-