



Financial Report Package

Unaudited for Management's Use Only

September 2025

Prepared for

Pinewood Village Condo Assn Inc.

By

Ameri- Tech Realty, Inc.

Management Financial Report

It is the intent of Ameri-Tech Property Management services to produce a comprehensive self-contained Financial Report, where as the validity and accuracy of the information being reported can be easily understood and substantiated. The following financial information is for Management purposes only in order to assist the association in financial planning. The attached financials have not been Audited, Reviewed, or Compiled at this time by an independent CPA.

To: Our Valued Clients

From: Ameri-Tech Realty, Inc. Executive Leadership – Mike Perez, CEO

Date: October 10, 2025

We have some important and exciting news to share with you!

Ameri-Tech's philosophy is to be the best management company in our area and provide a higher level of customized service to our communities. Toward this goal, we have been wildly successful thanks to the efforts of our team members and the volunteers who serve their communities. We deeply appreciate the relationships we have with all of you.

To stay competitive, cutting-edge and to provide an even more robust suite of services, we have decided to partner with a larger management company. After months of extensive conversations and due diligence, we have found a wonderful company to partner with so that we can expand our unique level of service to even more associations. Summit Management Partners has 15 branch locations across the U.S., with three in the Florida market, all operating independently. This means that Ameri-Tech's name, brand, all our staff, and processes and procedures will continue without change. The only changes we expect are geared to enhance our clients' and team members' experiences. Most importantly, there are no changes to your current management agreement, business partnerships and all terms, conditions and scope of services with existing contracts remaining in place.

Summit's expertise and unique collaborative model among all locations brings even greater synergies to management and our clients. We agree that the consistency of staff and the relationships that we have developed with our valued clients is what has brought us tremendous success and helped us build thriving communities together. Both Ameri-Tech and Summit have closely aligned cultures and extremely high service values.

The Ameri-Tech brand will remain; the three offices will remain and most importantly all team members will also remain intact. I will continue as President and CEO, and Karen Browder will lead accounting and serve as CFO along with the Florida Summit Management Partners leadership.

Please understand Karen and I are getting older, and we have over 100 employees that depend on us. One of our main concerns was that if one or both of us should become sick, we didn't have strong enough leadership in place to keep Ameri-Tech growing strong. With our new Partners, Summit Management Partners, we do now! Our associations will see no changes with respect to how we operate, other than more internal accountability and better benefits.

If you have any questions, please contact me at mperez@ameritechmail.com

Your business and trust in us are greatly appreciated.



Balance Sheet - Operating

Pinewood Village Condo Assn Inc.

End Date: 09/30/2025

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Assets

OPERATING FUNDS

11-1020-00-00 General - (06) Acct	\$240,564.37
11-1043-00-00 Cadence OP 6291	31,360.43
11-1050-00-00 BB&T OP Ins. Deductible	33,072.66

Total OPERATING FUNDS: \$304,997.46

RESERVE FUNDS

12-1047-00-00 BB & T - (07) Money Market	198,579.32
12-1052-00-00 Bank United M/M	32,020.74
12-1053-00-00 CD Bank of the Ozarks #6388 4.50% 2/25/2026	37,983.07
12-1055-00-00 Ozarks M/M	102,341.56
12-1057-00-00 Ozarks # 9267 .1010% 03/11/2026	105,060.35
12-1059-00-00 Cadence M/M	6,552.39

Total RESERVE FUNDS: \$482,537.43

DELINQUENCIES & MISC ASSE

18-1700-00-00 BB & T Loan	65,333.24
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Total DELINQUENCIES & MISC ASSE \$65,333.24

Total Assets: \$852,868.13

Liabilities & Equity

LIABILITIES

20-2010-00-00 Reserves - Painting Buildings	17,640.73
20-2015-00-00 Reserves - Painting Carports	17,580.33
20-2020-00-00 Reserves - Roofing Carports	43,366.35
20-2030-00-00 Reserves - Roofing	66,193.87
20-2040-00-00 Reserves - Paving	15,924.84
20-2045-00-00 Reserves - Reseal	11,250.00
20-2050-00-00 Reserves - Storm Pipe	110,039.76
20-2055-00-00 Reserves - Front Wall	353.65
20-2060-00-00 Reserves - Pool Surface	2,578.26
20-2061-00-00 Reserves - Deductible/Premium	32,853.37
20-2070-00-00 Reserves - Pool Heating/Surface/Deck	8,758.33
20-2080-00-00 Reserves - Interest	11,040.39
20-2100-00-00 Reserves - Deferred Maintenance	113,348.68
20-2110-00-00 Reserves - Special Assessment 2021 - 2026	31,608.87

Total LIABILITIES: \$482,537.43

PREPAIDS & MISC LIABILITIES

23-2700-00-00 BB & T Loan	65,333.24
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Total PREPAIDS & MISC LIABILITIES \$65,333.24

EQUITY/CAPITAL

30-3200-00-00 Prior Years Earnings	141,228.79
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Total EQUITY/CAPITAL: \$141,228.79

Net Income Gain / Loss	163,768.67
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\$163,768.67

Total Liabilities & Equity: \$852,868.13



Income Statement - Operating
Pinewood Village Condo Assn Inc.
09/30/2025

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Description		Current Period			Year-to-date			Annual
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
REVENUE								
4010	Unit Maintenance Fees	\$66,477.86	\$59,949.67	\$6,528.19	\$537,467.19	\$539,547.03	(\$2,079.84)	\$719,396.00
4020	Unit Late Fees	104.40	-	104.40	3,193.95	-	3,193.95	-
4110	Special Assessment 3/2021-2/2026	13,257.52	13,750.00	(492.48)	112,352.44	123,750.00	(11,397.56)	165,000.00
4400	Interest Income	19.21	-	19.21	167.45	-	167.45	-
4500	Residency Application Fees	300.00	-	300.00	3,150.00	-	3,150.00	-
4540	Social Committee Club	-	-	-	330.00	-	330.00	-
4760	Legal Fee Reimbursements	16,565.55	-	16,565.55	22,381.78	-	22,381.78	-
4800	Other Income	49,018.38	-	49,018.38	49,237.63	-	49,237.63	-
Total REVENUE		145,742.92	73,699.67	72,043.25	728,280.44	663,297.03	64,983.41	884,396.00
EXPENSES								
ADMINISTRATIVE								
5010	Bank/Administrative	735.96	383.33	(352.63)	5,035.63	3,449.97	(1,585.66)	4,600.00
5015	Coupons/Lockbox	943.50	78.67	(864.83)	943.50	708.03	(235.47)	944.00
5300	Insurance (Nov 1)	16,525.95	18,138.67	1,612.72	132,219.16	163,248.03	31,028.87	217,664.00
5600	License/Permit Fees	-	25.00	25.00	300.00	225.00	(75.00)	300.00
5620	Division Fees	-	43.67	43.67	-	393.03	393.03	524.00
5700	Newsletter / Website	-	62.50	62.50	750.00	562.50	(187.50)	750.00
5800	Management Fees Exp. 04/25 90 Day Notice	1,000.00	1,000.00	-	9,000.00	9,000.00	-	12,000.00
5900	Legal Fees	460.00	1,250.00	790.00	4,396.02	11,250.00	6,853.98	15,000.00
5910	Professional - Audit/Tax Prep Fees	-	35.42	35.42	-	318.78	318.78	425.00
Total ADMINISTRATIVE		19,665.41	21,017.26	1,351.85	152,644.31	189,155.34	36,511.03	252,207.00
MAINTENANCE & REPAIR EXPENSE								
5200	Pest Control/Termite	-	905.00	905.00	8,370.00	8,145.00	(225.00)	10,860.00
5400	Lawn Maintenance	5,920.00	2,510.00	(3,410.00)	32,785.00	22,590.00	(10,195.00)	30,120.00
5410	Irrigation	400.00	-	(400.00)	400.00	-	(400.00)	-
5430	Turf Pest Control	-	900.00	900.00	-	8,100.00	8,100.00	10,800.00
6100	Repair/Maintenance - Buildings & Grounds	1,687.88	2,916.67	1,228.79	7,426.26	26,250.03	18,823.77	35,000.00
6130	Repair-Maint-Fire Inspection	-	83.33	83.33	-	749.97	749.97	1,000.00
6200	Repair / Maintenance - Pool	1,200.00	666.67	(533.33)	6,340.00	6,000.03	(339.97)	8,000.00
6210	Repair / Maintenance - Clubhouse	-	75.00	75.00	140.01	675.00	534.99	900.00
6215	Fire Inspection	394.00	-	(394.00)	(199.32)	-	199.32	-
Total MAINTENANCE & REPAIR EXPENSE		9,601.88	8,056.67	(1,545.21)	55,261.95	72,510.03	17,248.08	96,680.00
UTILITIES								
7000	Utilities - Electric Street Lights/Clubhouse	1,111.46	1,083.33	(28.13)	8,314.43	9,749.97	1,435.54	13,000.00
7001	Utilities - Water	3,653.44	3,697.42	43.98	32,176.35	33,276.78	1,100.43	44,369.00
7002	Utilities - Fire Protection	-	10.00	10.00	-	90.00	90.00	120.00
7003	Utilities - Stormwater	1,662.78	1,616.50	(46.28)	14,965.02	14,548.50	(416.52)	19,398.00
7004	Utilities - Trash Disposal/Recycling	2,099.45	2,002.83	(96.62)	18,895.05	18,025.47	(869.58)	24,034.00
7006	Sewer	4,512.63	4,598.75	86.12	39,331.53	41,388.75	2,057.22	55,185.00
7009	Utilities - TV Cable	5,962.09	7,589.33	1,627.24	40,230.50	68,303.97	28,073.47	91,072.00
Total UTILITIES		19,001.85	20,598.16	1,596.31	153,912.88	185,383.44	31,470.56	247,178.00
NON OPERATING EXPENSES								
9010	Reserves - Painting Buildings	1,197.08	1,197.08	-	10,773.72	10,773.72	-	14,365.00
9020	Reserves - Roofing Carports	595.08	595.08	-	5,355.72	5,355.72	-	7,141.00
9030	Reserves - Roofing Buildings	2,877.67	2,877.67	-	25,899.03	25,899.03	-	34,532.00
9040	Reserves - Paving	823.17	823.17	-	7,408.53	7,408.53	-	9,878.00
9045	Reserves - Paving Resealing	1,250.00	1,250.00	-	11,250.00	11,250.00	-	15,000.00



Income Statement - Operating

Pinewood Village Condo Assn Inc.

09/30/2025

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Description		Current Period			Year-to-date			Annual Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
9070	Reserves - Pool Heating/Surface/Deck	\$201.25	\$201.25	\$-	\$1,811.25	\$1,811.25	\$-	\$2,415.00
9100	Reserves - Deferred Maint	3,333.33	3,333.33	-	27,841.94	29,999.97	2,158.03	40,000.00
9110	Reserves - Special Assessment 2021 - 2026	13,257.52	13,750.00	492.48	112,352.44	123,750.00	11,397.56	165,000.00
Total NON OPERATING EXPENSES		23,535.10	24,027.58	492.48	202,692.63	216,248.22	13,555.59	288,331.00
Total EXPENSES		\$71,804.24	\$73,699.67	\$1,895.43	\$564,511.77	\$663,297.03	\$98,785.26	\$884,396.00
COMBINED NET INCOME		\$73,938.68	\$-	\$73,938.68	\$163,768.67	\$-	\$163,768.67	\$-


Income Statement Budget vs. Actual

Pinewood Village Condo Assn Inc.

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		Actual	Budget	\$ Over Budget	% of Budget
REVENUE					
40-4010-00-00	Unit Maintenance Fees	\$537,467.19	\$719,396.00	(\$181,928.81)	74.71%
40-4020-00-00	Unit Late Fees	\$3,193.95	\$0.00	\$3,193.95	100.00%
40-4110-00-00	Special Assessment 3/2021-2/2026	\$112,352.44	\$165,000.00	(\$52,647.56)	68.09%
40-4400-00-00	Interest Income	\$167.45	\$0.00	\$167.45	100.00%
40-4500-00-00	Residency Application Fees	\$3,150.00	\$0.00	\$3,150.00	100.00%
40-4540-00-00	Social Committee Club	\$330.00	\$0.00	\$330.00	100.00%
40-4760-00-00	Legal Fee Reimbursements	\$22,381.78	\$0.00	\$22,381.78	100.00%
40-4800-00-00	Other Income	\$49,237.63	\$0.00	\$49,237.63	100.00%
Total REVENUE:		\$728,280.44	\$884,396.00	(\$156,115.56)	82.35%
		\$728,280.44	\$884,396.00	(\$156,115.56)	82.35%
ADMINISTRATIVE					
50-5010-00-09	Bank/Administrative	\$5,035.63	\$4,600.00	\$435.63	109.47%
50-5015-00-09	Coupons/Lockbox	\$943.50	\$944.00	(\$0.50)	99.95%
50-5300-00-09	Insurance (Nov 1)	\$132,219.16	\$217,664.00	(\$85,444.84)	60.74%
50-5600-00-09	License/Permit Fees	\$300.00	\$300.00	\$0.00	100.00%
50-5620-00-09	Division Fees	\$0.00	\$524.00	(\$524.00)	0.00%
50-5700-00-09	Newsletter / Website	\$750.00	\$750.00	\$0.00	100.00%
50-5800-00-09	Management Fees Exp. 04/25 90 Day Notice	\$9,000.00	\$12,000.00	(\$3,000.00)	75.00%
50-5900-00-09	Legal Fees	\$4,396.02	\$15,000.00	(\$10,603.98)	29.31%
50-5910-00-09	Professional - Audit/Tax Prep Fees	\$0.00	\$425.00	(\$425.00)	0.00%
Total ADMINISTRATIVE:		\$152,644.31	\$252,207.00	(\$99,562.69)	60.52%
MAINTENANCE & REPAIR EXPENSE					
61-5200-00-09	Pest Control/Termite	\$8,370.00	\$10,860.00	(\$2,490.00)	77.07%
61-5400-00-09	Lawn Maintenance	\$32,785.00	\$30,120.00	\$2,665.00	108.85%
61-5410-00-09	Irrigation	\$400.00	\$0.00	\$400.00	100.00%
61-5430-00-09	Turf Pest Control	\$0.00	\$10,800.00	(\$10,800.00)	0.00%
61-6100-00-09	Repair/Maintenance - Buildings & Grounds	\$7,426.26	\$35,000.00	(\$27,573.74)	21.22%
61-6130-00-09	Repair-Maint-Fire Inspection	\$0.00	\$1,000.00	(\$1,000.00)	0.00%
61-6200-00-09	Repair / Maintenance - Pool	\$6,340.00	\$8,000.00	(\$1,660.00)	79.25%
61-6210-00-09	Repair / Maintenance - Clubhouse	\$140.01	\$900.00	(\$759.99)	15.56%
61-6215-00-09	Fire Inspection	(\$199.32)	\$0.00	(\$199.32)	100.00%
Total MAINTENANCE & REPAIR EXPENSE:		\$55,261.95	\$96,680.00	(\$41,418.05)	57.57%
UTILITIES					
70-7000-00-09	Utilities - Electric Street Lights/Clubhouse	\$8,314.43	\$13,000.00	(\$4,685.57)	63.96%
70-7001-00-09	Utilities - Water	\$32,176.35	\$44,369.00	(\$12,192.65)	72.52%
70-7002-00-09	Utilities - Fire Protection	\$0.00	\$120.00	(\$120.00)	0.00%
70-7003-00-09	Utilities - Stormwater	\$14,965.02	\$19,398.00	(\$4,432.98)	77.15%
70-7004-00-09	Utilities - Trash Disposal/Recycling	\$18,895.05	\$24,034.00	(\$5,138.95)	78.62%
70-7006-00-09	Sewer	\$39,331.53	\$55,185.00	(\$15,853.47)	71.27%
70-7009-00-09	Utilities - TV Cable	\$40,230.50	\$91,072.00	(\$50,841.50)	44.17%
Total UTILITIES:		\$153,912.88	\$247,178.00	(\$93,265.12)	62.27%
NON OPERATING EXPENSES					
90-9010-00-09	Reserves - Painting Buildings	\$10,773.72	\$14,365.00	(\$3,591.28)	75.00%
90-9015-00-09	Reserves - Painting Carports	\$0.00	\$0.00	\$0.00	100.00%



Income Statement Budget vs. Actual

Pinewood Village Condo Assn Inc.

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90-9020-00-09	Reserves - Roofing Carports	\$5,355.72	\$7,141.00	(\$1,785.28)	75.00%
90-9030-00-09	Reserves - Roofing Buildings	\$25,899.03	\$34,532.00	(\$8,632.97)	75.00%
90-9040-00-09	Reserves - Paving	\$7,408.53	\$9,878.00	(\$2,469.47)	75.00%
90-9045-00-09	Reserves - Paving Resealing	\$11,250.00	\$15,000.00	(\$3,750.00)	75.00%
90-9050-00-09	Reserves - Stormpipe	\$0.00	\$0.00	\$0.00	100.00%
90-9070-00-09	Reserves - Pool Heating/Surface/Deck	\$1,811.25	\$2,415.00	(\$603.75)	75.00%
90-9100-00-09	Reserves - Deferred Maint	\$27,841.94	\$40,000.00	(\$12,158.06)	69.60%
90-9110-00-09	Reserves - Special Assessment 2021 - 2026	\$112,352.44	\$165,000.00	(\$52,647.56)	68.09%
Total NON OPERATING EXPENSES:		\$202,692.63	\$288,331.00	(\$85,638.37)	70.30%
		\$564,511.77	\$884,396.00	(\$319,884.23)	63.83%
Net Income:		\$163,768.67	\$0.00	\$163,768.67	100.00%

Income Statement Summary - Operating

Pinewood Village Condo Assn Inc.

Fiscal Period: September 2025

Account	January	February	March	April	May	June	July	August	September	October
REVENUE										
4010 Unit Maintenance Fees	64,085.00	55,189.29	56,981.08	65,121.51	54,127.78	63,524.28	55,245.93	56,714.46	66,477.86	
4020 Unit Late Fees	146.32	64.32	500.67	534.36	640.86	192.85	539.46	470.71	104.40	
4110 Special Assessment 3/2021-2/2026	11,801.22	10,502.68	13,071.69	11,658.48	12,190.48	11,591.97	19,468.64	8,809.76	13,257.52	
4400 Interest Income	20.11	17.89	16.72	19.26	18.11	17.74	20.01	18.40	19.21	
4500 Residency Application Fees	150.00	300.00	400.00	200.00	450.00	750.00	300.00	300.00	300.00	
4540 Social Committee Club	57.00	99.00	86.00	88.00	-	-	-	-	-	
4760 Legal Fee Reimbursements	-	-	5,816.23	-	-	-	-	-	16,565.55	
4800 Other Income	-	-	12.00	-	(12.00)	36.00	-	183.25	49,018.38	
Total REVENUE	76,259.65	66,173.18	76,884.39	77,621.61	67,415.23	76,112.84	75,574.04	66,496.58	145,742.92	
EXPENSES										
ADMINISTRATIVE										
5010 Bank/Administrative	1,103.45	461.95	372.14	490.28	421.90	730.95	302.00	417.00	735.96	
5015 Coupons/Lockbox	-	-	-	-	-	-	-	-	943.50	
5300 Insurance (Nov 1)	16,525.95	16,525.95	(1,171.44)	16,508.95	17,725.95	16,525.95	16,525.95	16,525.95	16,525.95	
5600 License/Permit Fees	-	-	-	300.00	-	-	-	-	-	
5700 Newsletter / Website	750.00	-	-	-	-	-	-	-	-	
5800 Management Fees Exp. 04/25 90 Day Notice	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	
5900 Legal Fees	750.35	(150.00)	952.50	1,027.50	60.00	991.07	(60.00)	364.60	460.00	
Total ADMINISTRATIVE	20,129.75	17,837.90	1,153.20	19,326.73	19,207.85	19,247.97	17,767.95	18,307.55	19,665.41	
MAINTENANCE & REPAIR EXPENSE										
5200 Pest Control/Termite	-	1,840.00	3,200.00	1,665.00	-	-	1,665.00	-	-	
5400 Lawn Maintenance	4,500.00	-	4,110.00	5,020.00	2,510.00	-	8,215.00	2,510.00	5,920.00	
5410 Irrigation	-	-	-	-	-	-	-	-	400.00	
6100 Repair/Maintenance - Buildings & Grounds	603.41	108.25	3,377.95	154.04	-	-	485.31	1,009.42	1,687.88	
6200 Repair / Maintenance - Pool	-	163.00	1,200.00	-	2,400.00	177.00	1,200.00	-	1,200.00	
6210 Repair / Maintenance - Clubhouse	140.01	-	-	-	-	-	-	-	-	
6215 Fire Inspection	-	-	(593.32)	-	-	-	-	-	394.00	
Total MAINTENANCE & REPAIR EXPENSE	5,243.42	2,111.25	11,294.63	6,839.04	4,910.00	177.00	11,565.31	3,519.42	9,601.88	
UTILITIES										
7000 Utilities - Electric Street Lights/Clubhouse	425.36	749.12	860.42	1,039.99	999.57	979.98	1,049.98	1,098.55	1,111.46	
7001 Utilities - Water	3,633.44	3,926.48	3,633.44	3,653.44	3,653.44	2,715.79	3,653.44	3,653.44	3,653.44	
7003 Utilities - Stormwater	1,662.78	1,662.78	1,662.78	1,662.78	1,662.78	1,662.78	1,662.78	1,662.78	1,662.78	
7004 Utilities - Trash Disposal/Recycling	2,099.45	2,099.45	2,099.45	2,099.45	2,099.45	2,099.45	2,099.45	2,099.45	2,099.45	
7006 Sewer	4,512.63	4,814.31	4,512.63	4,512.63	4,512.63	2,928.81	4,512.63	4,512.63	4,512.63	
7009 Utilities - TV Cable	7,227.18	7,643.54	(10,412.76)	5,962.09	5,962.09	5,962.09	5,962.09	5,962.09	5,962.09	
Total UTILITIES	19,560.84	20,895.68	2,355.96	18,930.38	18,889.96	16,348.90	18,940.37	18,988.94	19,001.85	
NON OPERATING EXPENSES										



Income Statement Summary - Operating

Pinewood Village Condo Assn Inc.

Fiscal Period: September 2025

Account	January	February	March	April	May	June	July	August	September	October
9010 Reserves - Painting Buildings	-	-	-	4,788.32	1,197.08	1,197.08	1,197.08	1,197.08	1,197.08	
9015 Reserves - Painting Carports	1,197.08	1,197.08	1,197.08	(3,591.24)	-	-	-	-	-	
9020 Reserves - Roofing Carports	595.08	595.08	595.08	595.08	595.08	595.08	595.08	595.08	595.08	
9030 Reserves - Roofing Buildings	2,877.67	2,877.67	2,877.67	2,877.67	2,877.67	2,877.67	2,877.67	2,877.67	2,877.67	
9040 Reserves - Paving	823.17	823.17	823.17	823.17	823.17	823.17	823.17	823.17	823.17	
9045 Reserves - Paving Resealing	-	-	-	5,000.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	
9050 Reserves - Stormpipe	1,250.00	1,250.00	1,250.00	(3,750.00)	-	-	-	-	-	
9070 Reserves - Pool Heating/Surface/Deck	201.25	201.25	201.25	201.25	201.25	201.25	201.25	201.25	201.25	
9100 Reserves - Deferred Maint	3,333.33	3,333.33	3,333.33	3,333.33	3,333.33	1,175.30	3,333.33	3,333.33	3,333.33	
9110 Reserves - Special Assessment 2021 - 2026	11,801.22	10,502.61	13,071.76	15,841.52	8,007.44	13,750.00	23,275.45	2,844.92	13,257.52	
Total NON OPERATING EXPENSES	22,078.80	20,780.19	23,349.34	26,119.10	18,285.02	21,869.55	33,553.03	13,122.50	23,535.10	
Total EXPENSES	67,012.81	61,625.02	38,153.13	71,215.25	61,292.83	57,643.42	81,826.66	53,938.41	71,804.24	
Net Income:	9,246.84	4,548.16	38,731.26	6,406.36	6,122.40	18,469.42	(6,252.62)	12,558.17	73,938.68	