

FINANCIAL PACKAGE



Anthem Country Club

January 2024

Anthem Country Club

Balance Sheet

Period 01/31/2024

	Operating	Reserve	Total
Assets			
Operating Account			
11000 Operating Checking (CIT Bank)	50,547.92		50,547.92
11001 Operating Checking ICS (CIT Bank)	101,605.44		101,605.44
11031 Operating MM (EBT)	232,030.65		232,030.65
Total Operating Account	<u>384,184.01</u>		<u>384,184.01</u>
Reserve Account			
11500 Reserve MM (CIT Bank)		38,745.02	38,745.02
11501 Reserve Funds Savings ICS (CIT Bank)		95,796.38	95,796.38
11550 Reserve Funds (Charles Schwab)		1,388,736.55	1,388,736.55
11551 Reserve Investments (Charles Schwab)		8,718,187.30	8,718,187.30
11552 Reserve Interest Receivable		62,886.90	62,886.90
Total Reserve Account		<u>10,304,352.15</u>	<u>10,304,352.15</u>
Accounts Receivable			
12001 A/R - Other	717.40		717.40
12002 A/R - Assessments	78,659.58		78,659.58
12003 A/R - Legal Enforcement	5,521.60		5,521.60
12004 A/R - Violations	54,751.83		54,751.83
12010 Less Reserve for Bad Debt	(69,751.52)		(69,751.52)
12025 A/R - Anthem Community Council	237,640.94		237,640.94
Total Accounts Receivable	<u>307,539.83</u>		<u>307,539.83</u>
Asset			
12501 Prepaid Insurance	7,657.50		7,657.50
12800 Capitalized Assets	469,860.89		469,860.89
12801 Accumulated Depreciation	(317,043.00)		(317,043.00)
14000 Inventory	18,536.36		18,536.36
Total Asset	<u>179,011.75</u>		<u>179,011.75</u>
Total Assets	<u>870,735.59</u>	<u>10,304,352.15</u>	<u>11,175,087.74</u>
Liabilities & Equity			
Liability			
21000 Accrued Expenses	205,736.80		205,736.80
21027 Accrued Paid Time Off	12,912.47		12,912.47
22000 Prepaid Assessments	99,188.33		99,188.33
22500 Deferred Assessments	351,560.00		351,560.00
Total Liability	<u>669,397.60</u>		<u>669,397.60</u>

Anthem Country Club

Balance Sheet

Period 01/31/2024

Liabilities & Equity

Equity				
35101	Members' Equity-Prior Years	179,744.09		179,744.09
35201	Reserve Members' Equity-Prior Years		10,180,887.34	10,180,887.34
	Current Year Surplus/(Deficit)	21,593.90	123,464.81	145,058.71
	Total Equity	<u>201,337.99</u>	<u>10,304,352.15</u>	<u>10,505,690.14</u>
Total Liabilities & Equity		<u>870,735.59</u>	<u>10,304,352.15</u>	<u>11,175,087.74</u>

Anthem Country Club

Budget Comparison Statement

Posted 1/1/2024 To 1/31/2024 11:59:00 PM

	Current Month			Year to Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Assessment Revenue</u>							
40005 Assessments	315,760.00	315,260.00	500.00	315,760.00	315,260.00	500.00	3,783,120.00
TOTAL Assessment Revenue	315,760.00	315,260.00	500.00	315,760.00	315,260.00	500.00	3,783,120.00
<u>Other Operating Income</u>							
41035 Enhancement Fees	16,818.50	13,000.00	3,818.50	16,818.50	13,000.00	3,818.50	250,000.00
41047 ACC Fee Sharing Revenue	600.00	1,100.00	(500.00)	600.00	1,100.00	(500.00)	13,200.00
42003 Legal Fee Reimbursement	0.00	200.00	(200.00)	0.00	200.00	(200.00)	2,400.00
42005 CC&R Violation	4,414.00	3,100.00	1,314.00	4,414.00	3,100.00	1,314.00	37,200.00
42045 FOB / Gate / Key Income	5,309.00	5,300.00	9.00	5,309.00	5,300.00	9.00	60,000.00
42046 Verizon Easement Income	7,497.30	0.00	7,497.30	7,497.30	0.00	7,497.30	0.00
43001 Other Income	350.00	1,200.00	(850.00)	350.00	1,200.00	(850.00)	14,400.00
45001 Interest Income	62.97	200.00	(137.03)	62.97	200.00	(137.03)	2,400.00
49001 Transfers to Reserve Fund	(77,735.00)	(77,735.00)	0.00	(77,735.00)	(77,735.00)	0.00	(932,820.00)
49005 Transfer Enhancement Fees to Re	(16,818.50)	(13,000.00)	(3,818.50)	(16,818.50)	(13,000.00)	(3,818.50)	(250,000.00)
TOTAL Other Operating Income	(59,501.73)	(66,635.00)	7,133.27	(59,501.73)	(66,635.00)	7,133.27	(803,220.00)
TOTAL Income	256,258.27	248,625.00	7,633.27	256,258.27	248,625.00	7,633.27	2,979,900.00
Expense							
<u>Contracted Services</u>							
55004 Water Feature Contract	1,100.00	1,100.00	0.00	1,100.00	1,100.00	0.00	16,060.00
55006 Street Sweeping Contract	1,396.00	1,480.00	84.00	1,396.00	1,480.00	84.00	17,760.00
55011 Gate Guard Contract	80,742.04	75,915.00	(4,827.04)	80,742.04	75,915.00	(4,827.04)	910,980.00

Anthem Country Club

Budget Comparison Statement

Posted 1/1/2024 To 1/31/2024 11:59:00 PM

	Current Month			Year to Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
55014 Gate Maintenance Contract	2,000.00	2,000.00	0.00	2,000.00	2,000.00	0.00	24,000.00
55022 Janitorial Contract	271.00	300.00	29.00	271.00	300.00	29.00	3,600.00
55025 Landscape Contract	43,948.00	43,948.00	0.00	43,948.00	43,948.00	0.00	528,896.00
55035 Management Contract	45,403.25	45,100.00	(303.25)	45,403.25	45,100.00	(303.25)	543,350.00
55115 Exterminating Contract	50.00	50.00	0.00	50.00	50.00	0.00	600.00
TOTAL Contracted Services	174,910.29	169,893.00	(5,017.29)	174,910.29	169,893.00	(5,017.29)	2,045,246.00
<u>General & Administrative</u>							
51028 Mileage Reimb	145.04	190.00	44.96	145.04	190.00	44.96	2,280.00
51035 Postage & Copies	742.70	800.00	57.30	742.70	800.00	57.30	10,892.00
51036 Printing & Forms	131.40	250.00	118.60	131.40	250.00	118.60	1,000.00
51045 Office Expenses	257.70	500.00	242.30	257.70	500.00	242.30	6,000.00
51046 Gate Access Devices	2,724.00	2,665.00	(59.00)	2,724.00	2,665.00	(59.00)	29,985.00
51053 Consulting Fees	0.00	0.00	0.00	0.00	0.00	0.00	1,200.00
51065 Insurance	2,115.00	2,115.00	0.00	2,115.00	2,115.00	0.00	31,660.00
51066 Insurance - D&O	437.50	450.00	12.50	437.50	450.00	12.50	5,750.00
51125 Meeting & Community	0.00	0.00	0.00	0.00	0.00	0.00	19,450.00
51126 Entertainment Costs	0.00	0.00	0.00	0.00	0.00	0.00	700.00
51147 Resident Communications Expens	2,114.98	2,200.00	85.02	2,114.98	2,200.00	85.02	27,200.00
51155 Legal Fees - General	2,242.50	1,900.00	(342.50)	2,242.50	1,900.00	(342.50)	22,800.00
51156 Legal Fees - Collections	0.00	200.00	200.00	0.00	200.00	200.00	2,400.00
51164 Licenses, Permits, & Certifications	1,220.00	1,220.00	0.00	1,220.00	1,220.00	0.00	14,640.00
51165 Taxes, Licenses & Fees	0.00	0.00	0.00	0.00	0.00	0.00	300.00
51166 Property Taxes	0.00	0.00	0.00	0.00	0.00	0.00	165.00

Anthem Country Club

Budget Comparison Statement

Posted 1/1/2024 To 1/31/2024 11:59:00 PM

	Current Month			Year to Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
51167 Income Taxes - State	0.00	2,800.00	2,800.00	0.00	2,800.00	2,800.00	11,200.00
51168 Income Taxes - Federal	0.00	19,790.00	19,790.00	0.00	19,790.00	19,790.00	79,160.00
51175 Bank Charges	25.00	0.00	(25.00)	25.00	0.00	(25.00)	0.00
51176 Payment Processing Fees	170.82	165.00	(5.82)	170.82	165.00	(5.82)	2,195.00
51195 CPA Services	6,100.00	6,100.00	0.00	6,100.00	6,100.00	0.00	13,100.00
51205 Reserve Study	700.00	0.00	(700.00)	700.00	0.00	(700.00)	0.00
51216 Bad Debt Expense - Assessments	(7,723.00)	0.00	7,723.00	(7,723.00)	0.00	7,723.00	10,000.00
51217 Bad Debt Expense - Legal & Collec	0.00	70.00	70.00	0.00	70.00	70.00	840.00
51218 Bad Debt Expense - Late Fees, Vi	2,807.53	500.00	(2,307.53)	2,807.53	500.00	(2,307.53)	6,000.00
51256 Educational Expense	0.00	45.00	45.00	0.00	45.00	45.00	1,055.00
51276 Equipment Purchase	1,272.34	3,583.00	2,310.66	1,272.34	3,583.00	2,310.66	6,583.00
51305 Signs	0.00	0.00	0.00	0.00	0.00	0.00	3,200.00
59005 Depreciation Expense	790.88	791.00	0.12	790.88	791.00	0.12	9,492.00
TOTAL General & Administrative	16,274.39	46,334.00	30,059.61	16,274.39	46,334.00	30,059.61	319,247.00
<u>Repairs & Maintenance</u>							
53005 Common Area Maintenance	658.00	1,800.00	1,142.00	658.00	1,800.00	1,142.00	26,850.00
53017 Drainage System Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	5,500.00
53027 Janitorial Supplies	16.64	0.00	(16.64)	16.64	0.00	(16.64)	750.00
53035 Lighting/Bulbs	198.23	350.00	151.77	198.23	350.00	151.77	4,200.00
53105 Building Maintenance & Repair	0.00	500.00	500.00	0.00	500.00	500.00	3,000.00
53315 Sprinkler Repairs	254.67	100.00	(154.67)	254.67	100.00	(154.67)	11,845.00
53325 Plant & Tree Replacement	0.00	0.00	0.00	0.00	0.00	0.00	12,000.00
53345 Tree Pruning	0.00	0.00	0.00	0.00	0.00	0.00	30,000.00



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Posted 1/1/2024 To 1/31/2024 11:59:00 PM

	Current Month			Year to Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
53375 Water Feature Maint	0.00	0.00	0.00	0.00	0.00	0.00	4,300.00
53405 Gate Maintenance & Repairs	1,500.00	2,500.00	1,000.00	1,500.00	2,500.00	1,000.00	30,000.00
53414 Self Help Expenses	0.00	0.00	0.00	0.00	0.00	0.00	500.00
53525 Vehicle Expenses	781.15	790.00	8.85	781.15	790.00	8.85	9,040.00
53526 Vehicle Payments	1,352.58	1,353.00	0.42	1,352.58	1,353.00	0.42	16,236.00
TOTAL Repairs & Maintenance	4,761.27	7,393.00	2,631.73	4,761.27	7,393.00	2,631.73	154,221.00
Utilities							
52005 Electricity	30,939.72	24,500.00	(6,439.72)	30,939.72	24,500.00	(6,439.72)	294,386.00
52025 Water & Sewer	5,127.81	3,850.00	(1,277.81)	5,127.81	3,850.00	(1,277.81)	147,600.00
52061 Telephone	2,650.89	1,600.00	(1,050.89)	2,650.89	1,600.00	(1,050.89)	19,200.00
TOTAL Utilities	38,718.42	29,950.00	(8,768.42)	38,718.42	29,950.00	(8,768.42)	461,186.00
TOTAL Expense	234,664.37	253,570.00	18,905.63	234,664.37	253,570.00	18,905.63	2,979,900.00
Current Year Surplus / (Deficit)	21,593.90	(4,945.00)	26,538.90	21,593.90	(4,945.00)	26,538.90	0.00



Anthem Country Club

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	Current Month			Year to Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Reserve Income</u>							
85001 Reserve Interest	50,210.54	32,573.36	17,637.18	50,210.54	32,573.36	17,637.18	362,114.18
89001 Transfers from Operating Fund	77,735.00	77,735.00	0.00	77,735.00	77,735.00	0.00	932,820.00
89005 Transfer of Enhancement Fees	16,818.50	13,000.00	3,818.50	16,818.50	13,000.00	3,818.50	250,000.00
TOTAL Reserve Income	144,764.04	123,308.36	21,455.68	144,764.04	123,308.36	21,455.68	1,544,934.18
TOTAL Income	144,764.04	123,308.36	21,455.68	144,764.04	123,308.36	21,455.68	1,544,934.18
Expense							
<u>Reserve Expense</u>							
91008 Granite Replenishment	0.00	0.00	0.00	0.00	0.00	0.00	50,000.00
91011 Painting - Guardhouse	0.00	0.00	0.00	0.00	0.00	0.00	6,000.00
91021 Painting - Street Signs	0.00	0.00	0.00	0.00	0.00	0.00	20,000.00
91028 Paint - Wrought Iron	0.00	0.00	0.00	0.00	0.00	0.00	25,000.00
91031 Street Repair	0.00	0.00	0.00	0.00	0.00	0.00	1,866,500.00
91049 Pavement Consulting	0.00	0.00	0.00	0.00	0.00	0.00	106,000.00
91051 Security Systems	0.00	0.00	0.00	0.00	0.00	0.00	85,000.00
91055 Irrigation System	0.00	0.00	0.00	0.00	0.00	0.00	100,000.00
91064 Pumps/Pump Station	0.00	0.00	0.00	0.00	0.00	0.00	11,000.00
91073 Water Fountain	21,299.23	0.00	(21,299.23)	21,299.23	0.00	(21,299.23)	200,000.00
92010 Lighting	0.00	0.00	0.00	0.00	0.00	0.00	25,000.00
TOTAL Reserve Expense	21,299.23	0.00	(21,299.23)	21,299.23	0.00	(21,299.23)	2,494,500.00



Anthem Country Club

Budget Comparison Statement

Posted 1/1/2024 To 1/31/2024 11:59:00 PM

	Current Month			Year to Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
TOTAL Expense	21,299.23	0.00	(21,299.23)	21,299.23	0.00	(21,299.23)	2,494,500.00
Current Year Surplus / (Deficit)	<u>123,464.81</u>	<u>123,308.36</u>	<u>156.45</u>	<u>123,464.81</u>	<u>123,308.36</u>	<u>156.45</u>	<u>(949,565.82)</u>



Budget Comparison Variance Report

Property: Anthem Country Club (10824)

Version: Standard

Report As Of: 1/31/2024

Account	Description	MTD Actual	MTD Budget	Variance \$	Var %	YTD Actual	YTD Budget	Variance \$	Var%	Annual Budget	Reason for Variance
Income											
Assessment Revenue											
40005	Assessments	315,760	315,260	500	0	315,760	315,260	500	0	3,783,120	
	Total Assessment Revenue:	<u>315,760</u>	<u>315,260</u>	<u>500</u>		<u>315,760</u>	<u>315,260</u>	<u>500</u>			
Other Operating Income											
41035	Enhancement Fees	16,819	13,000	3,819	29	16,819	13,000	3,819	29	250,000	LEF 0.25% collected from COE beginning 10/1/18 transfers to Reserve
41047	ACC Fee Sharing Revenue	600	1,100	(500)	(45)	600	1,100	(500)	(45)	13,200	8 closings YTD
42003	Legal Fee Reimbursement	0	200	(200)	(100)	0	200	(200)	(100)	2,400	Offset by 51156
42005	CC&R Violation	4,414	3,100	1,314	42	4,414	3,100	1,314	42	37,200	Short term rental, gate damage, lot & speeding vios. Partially offset by 53405
42045	FOB / Gate / Key Income	5,309	5,300	9	0	5,309	5,300	9	0	60,000	Offset by 51046
42046	Verizon Easement Income	7,497	0	7,497	100	7,497	0	7,497	100	0	
43001	Other Income	350	1,200	(850)	(71)	350	1,200	(850)	(71)	14,400	
45001	Interest Income	63	200	(137)	(69)	63	200	(137)	(69)	2,400	
49001	Transfers to Reserve Fund	(77,735)	(77,735)	0	0	(77,735)	(77,735)	0	0	(932,820)	
49005	Transfer Enhancement Fees to Res	(16,819)	(13,000)	(3,819)	29	(16,819)	(13,000)	(3,819)	29	(250,000)	LEF 0.25% collected from COE beginning 10/1/18 transfers to Reserve
	Total Other Operating Income:	<u>(59,502)</u>	<u>(66,635)</u>	<u>7,133</u>		<u>(59,502)</u>	<u>(66,635)</u>	<u>7,133</u>			
	Total Income:	<u>256,258</u>	<u>248,625</u>	<u>7,633</u>		<u>256,258</u>	<u>248,625</u>	<u>7,633</u>			
Expenses											
Contracted Services											
55004	Water Feature Contract	1,100	1,100	0	0	1,100	1,100	0	0	16,060	
55006	Street Sweeping Contract	1,396	1,480	84	6	1,396	1,480	84	6	17,760	
55011	Gate Guard Contract	80,742	75,915	(4,827)	(6)	80,742	75,915	(4,827)	(6)	910,980	
55014	Gate Maintenance Contract	2,000	2,000	0	0	2,000	2,000	0	0	24,000	
55022	Janitorial Contract	271	300	29	10	271	300	29	10	3,600	
55025	Landscape Contract	43,948	43,948	0	0	43,948	43,948	0	0	528,896	
55035	Management Contract	45,403	45,100	(303)	(1)	45,403	45,100	(303)	(1)	543,350	
55115	Exterminating Contract	50	50	0	0	50	50	0	0	600	
	Total Contracted Services:	<u>174,910</u>	<u>169,893</u>	<u>(5,017)</u>		<u>174,910</u>	<u>169,893</u>	<u>(5,017)</u>			



Budget Comparison Variance Report

Property: Anthem Country Club (10824)

Version: Standard

Report As Of: 1/31/2024

Account	Description	MTD Actual	MTD Budget	Variance \$	Var %	YTD Actual	YTD Budget	Variance \$	Var%	Annual Budget	Reason for Variance
General & Administrative											
51028	Mileage Reimb	145	190	45	24	145	190	45	24	2,280	
51035	Postage & Copies	743	800	57	7	743	800	57	7	10,892	
51036	Printing & Forms	131	250	119	47	131	250	119	47	1,000	
51045	Office Expenses	258	500	242	48	258	500	242	48	6,000	
51046	Gate Access Devices	2,724	2,665	(59)	(2)	2,724	2,665	(59)	(2)	29,985	
51065	Insurance	2,115	2,115	0	0	2,115	2,115	0	0	31,660	
51066	Insurance - D&O	438	450	13	3	438	450	13	3	5,750	
51147	Resident Communications Expense	2,115	2,200	85	4	2,115	2,200	85	4	27,200	
51155	Legal Fees - General	2,243	1,900	(343)	(18)	2,243	1,900	(343)	(18)	22,800	
51156	Legal Fees - Collections	0	200	200	100	0	200	200	100	2,400	
51164	Licenses, Permits, & Certifications	1,220	1,220	0	0	1,220	1,220	0	0	14,640	
51167	Income Taxes - State	0	2,800	2,800	100	0	2,800	2,800	100	11,200	
51168	Income Taxes - Federal	0	19,790	19,790	100	0	19,790	19,790	100	79,160	
51175	Bank Charges	25	0	(25)	(100)	25	0	(25)	(100)	0	
51176	Payment Processing Fees	171	165	(6)	(4)	171	165	(6)	(4)	2,195	
51195	CPA Services	6,100	6,100	0	0	6,100	6,100	0	0	13,100	
51205	Reserve Study	700	0	(700)	(100)	700	0	(700)	(100)	0	
51216	Bad Debt Expense - Assessments	(7,723)	0	7,723	(100)	(7,723)	0	7,723	(100)	10,000	
51217	Bad Debt Expense - Legal & Collections	0	70	70	100	0	70	70	100	840	
51218	Bad Debt Expense - Late Fees, Vios	2,808	500	(2,308)	(462)	2,808	500	(2,308)	(462)	6,000	
51256	Educational Expense	0	45	45	100	0	45	45	100	1,055	
51276	Equipment Purchase	1,272	3,583	2,311	64	1,272	3,583	2,311	64	6,583	
59005	Depreciation Expense	791	791	0	0	791	791	0	0	9,492	
Total General & Administrative:		16,274	46,334	30,060		16,274	46,334	30,060			



Budget Comparison Variance Report

Property: Anthem Country Club (10824)

Version: Standard

Report As Of: 1/31/2024

Account	Description	MTD Actual	MTD Budget	Variance \$	Var %	YTD Actual	YTD Budget	Variance \$	Var%	Annual Budget	Reason for Variance
Repairs & Maintenance											
53005	Common Area Maintenance	658	1,800	1,142	63	658	1,800	1,142	63	26,850	
53027	Janitorial Supplies	17	0	(17)	(100)	17	0	(17)	(100)	750	
53035	Lighting/Bulbs	198	350	152	43	198	350	152	43	4,200	
53105	Building Maintenance & Repair	0	500	500	100	0	500	500	100	3,000	
53315	Sprinkler Repairs	255	100	(155)	(155)	255	100	(155)	(155)	11,845	
53405	Gate Maintenance & Repairs	1,500	2,500	1,000	40	1,500	2,500	1,000	40	30,000	
53525	Vehicle Expenses	781	790	9	1	781	790	9	1	9,040	
53526	Vehicle Payments	1,353	1,353	0	0	1,353	1,353	0	0	16,236	
	Total Repairs & Maintenance:	<u>4,761</u>	<u>7,393</u>	<u>2,632</u>		<u>4,761</u>	<u>7,393</u>	<u>2,632</u>			
Utilities											
52005	Electricity	30,940	24,500	(6,440)	(26)	30,940	24,500	(6,440)	(26)	294,386	
52025	Water & Sewer	5,128	3,850	(1,278)	(33)	5,128	3,850	(1,278)	(33)	147,600	
52061	Telephone	2,651	1,600	(1,051)	(66)	2,651	1,600	(1,051)	(66)	19,200	
	Total Utilities:	<u>38,718</u>	<u>29,950</u>	<u>(8,768)</u>		<u>38,718</u>	<u>29,950</u>	<u>(8,768)</u>			
	Total Expenses:	<u>234,664</u>	<u>253,570</u>	<u>18,906</u>		<u>234,664</u>	<u>253,570</u>	<u>18,906</u>			
	Net Surplus/Deficit:	<u>21,594</u>	<u>(4,945)</u>	<u>26,539</u>		<u>21,594</u>	<u>(4,945)</u>	<u>26,539</u>			
Reserves											
Reserve Income											
85001	Reserve Interest	50,211	32,573	17,637	54	50,211	32,573	17,637	54	362,114	
89001	Transfers from Operating Fund	77,735	77,735	0	0	77,735	77,735	0	0	932,820	
89005	Transfer of Enhancement Fees	16,819	13,000	3,819	29	16,819	13,000	3,819	29	250,000	
	Total Reserve Income:	<u>144,764</u>	<u>123,308</u>	<u>21,456</u>		<u>144,764</u>	<u>123,308</u>	<u>21,456</u>			
Reserve Expense											
91073	Water Fountain	21,299	0	(21,299)	(100)	21,299	0	(21,299)	(100)	200,000	Arrowhead Deck & Pools - initial deposit
	Total Reserve Expense:	<u>21,299</u>	<u>0</u>	<u>(21,299)</u>		<u>21,299</u>	<u>0</u>	<u>(21,299)</u>			
	Net Reserves Surplus/Deficit:	<u>123,465</u>	<u>123,308</u>	<u>156</u>		<u>123,465</u>	<u>123,308</u>	<u>156</u>			