

**Financial Statements**

**Of**

**Rubidell Resort Condominium Association**

See Accountants Compilation Report

**BUSINESS & TAX SYSTEMS, LLC**  
**CERTIFIED PUBLIC ACCOUNTANTS**

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Fort Atkinson, WI 53538  
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Watertown, WI 53194  
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**Compilation Report of Independent Accountant**

Rubidell Resort Condominium Association  
W6940 Rubidell Road  
Watertown, WI 53194

We have compiled the accompanying balance sheet of Rubidell Resort Condominium Association as of March 31, 2020 and the related income statements for March 31, 2020 and March 31, 2019 then ended. We have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or provide any assurance about whether the financial statements are in accordance with accounting principles generally accepted in the United States of America.

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles general accepted in the United States of America and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

Our responsibility is to conduct the compilation in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The objective of a compilation is to assist management in presenting financial information in the form of financial statements without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements.

Management has elected to omit substantially all of the disclosures ordinarily required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the company's financial position, results of operations, and cash flows. Accordingly, the financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to Rubidell Resort Condominium Association.

*Business & Tax Systems, LLC*

**River Bend Resort**  
**Balance Sheet Prev Year Comparison**  
**As of March 31, 2020**

	Mar 31, 20	Mar 31, 19	\$ Change	% Change
<b>ASSETS</b>				
<b>Current Assets</b>				
<b>Checking/Savings</b>				
IMS BANK	25,477.89	35,294.54	-9,816.65	-27.8%
Safe	12,800.00	12,326.00	474.00	3.9%
Cash on Hand	26,658.28	1,050.00	25,608.28	2,438.9%
Tyme Machine Funds	1,800.00	1,480.00	320.00	21.6%
Change Machines	2,800.00	2,500.00	300.00	12.0%
BLM	325.51	660.51	-335.00	-50.7%
Tyme Account	2,723.82	3,849.92	-1,126.10	-29.3%
Payroll	6,755.15	59.27	6,695.88	11,297.3%
General Checking	618,294.55	545,005.17	73,289.38	13.5%
Reserve/Contingency Fund (Bank)	222,020.36	201,625.49	20,394.87	10.1%
Fundraising	27,509.83	28,667.79	-1,157.96	-4.0%
Credit Card Rec. Clearing Acct.	2,308.48	4,303.11	-1,994.63	-46.4%
<b>Total Checking/Savings</b>	<b>949,473.87</b>	<b>836,821.80</b>	<b>112,652.07</b>	<b>13.5%</b>
<b>Accounts Receivable</b>				
Accounts Receivable	0.00	582.00	-582.00	-100.0%
<b>Total Accounts Receivable</b>	<b>0.00</b>	<b>582.00</b>	<b>-582.00</b>	<b>-100.0%</b>
<b>Other Current Assets</b>				
Inventory - Store	53,494.48	54,259.24	-764.76	-1.4%
Inventory-Condo Lots	16,000.00	21,000.00	-5,000.00	-23.8%
Employee Advances	5.40	0.00	5.40	100.0%
Undeposited Funds	15,908.00	33,707.43	-17,799.43	-52.8%
<b>Federal Coporate Tax Estimates</b>	<b>45,392.00</b>	<b>45,392.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>Total Other Current Assets</b>	<b>130,799.88</b>	<b>154,358.67</b>	<b>-23,558.79</b>	<b>-15.3%</b>
<b>Total Current Assets</b>	<b>1,080,273.75</b>	<b>991,762.47</b>	<b>88,511.28</b>	<b>8.9%</b>
<b>Fixed Assets</b>				
RC Track	6,053.99	6,053.99	0.00	0.0%
Security System	11,384.37	11,384.37	0.00	0.0%
Land	473,500.00	473,500.00	0.00	0.0%
Land Improvements	758,229.00	476,623.00	281,606.00	59.1%
Waterslides	630,950.02	630,950.02	0.00	0.0%
Vehicles	352,199.18	352,199.18	0.00	0.0%
Buildings and Improvements	1,381,145.68	1,353,379.68	27,766.00	2.1%
Equipment & Furniture (Asset)	1,347,340.41	1,289,093.99	58,246.42	4.5%
Accumulated Depreciation	-2,758,574.24	-2,534,327.40	-224,246.84	-8.9%
<b>Total Fixed Assets</b>	<b>2,202,228.41</b>	<b>2,058,856.83</b>	<b>143,371.58</b>	<b>7.0%</b>
<b>TOTAL ASSETS</b>	<b>3,282,502.16</b>	<b>3,050,619.30</b>	<b>231,882.86</b>	<b>7.6%</b>
<b>LIABILITIES &amp; EQUITY</b>				
<b>Liabilities</b>				
<b>Current Liabilities</b>				
<b>Accounts Payable</b>				
Accounts Payable	627.68	64,027.54	-63,399.86	-99.0%
<b>Total Accounts Payable</b>	<b>627.68</b>	<b>64,027.54</b>	<b>-63,399.86</b>	<b>-99.0%</b>
<b>Credit Cards</b>				
American Express	8,503.71	-5,167.28	13,670.99	264.6%
Visa Card	2,197.27	1,414.28	782.99	55.4%
<b>Total Credit Cards</b>	<b>10,700.98</b>	<b>-3,753.00</b>	<b>14,453.98</b>	<b>385.1%</b>
<b>Other Current Liabilities</b>				
Unearned Revenue	381,220.15	353,824.74	27,395.41	7.7%
Payroll Liabilities	0.00	3,552.77	-3,552.77	-100.0%

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Cash Basis

**River Bend Resort**  
**Balance Sheet Prev Year Comparison**  
**As of March 31, 2020**

	<u>Mar 31, 20</u>	<u>Mar 31, 19</u>	<u>\$ Change</u>	<u>% Change</u>
<b>Sales Tax Payable</b>	2,316.94	11,601.50	-9,284.56	-80.0%
<b>Total Other Current Liabilities</b>	383,537.09	368,979.01	14,558.08	4.0%
<b>Total Current Liabilities</b>	394,865.75	429,253.55	-34,387.80	-8.0%
<b>Long Term Liabilities</b>				
<b>BLM Mortgage</b>	42,607.20	100,381.33	-57,774.13	-57.6%
<b>Total Long Term Liabilities</b>	42,607.20	100,381.33	-57,774.13	-57.6%
<b>Total Liabilities</b>	437,472.95	529,634.88	-92,161.93	-17.4%
<b>Equity</b>				
<b>Retained Earnings</b>	2,414,499.14	2,084,674.13	329,825.01	15.8%
<b>Net Income</b>	430,530.07	436,310.29	-5,780.22	-1.3%
<b>Total Equity</b>	2,845,029.21	2,520,984.42	324,044.79	12.9%
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>3,282,502.16</u></b>	<b><u>3,050,619.30</u></b>	<b><u>231,882.86</u></b>	<b><u>7.6%</u></b>

**River Bend Resort**  
**Profit & Loss Prev Year Comparison**  
**March 2020**

	Mar 20	Mar 19	\$ Change	% Change
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
Seasonal Income	152,014.03	185,200.99	-33,186.96	-17.9%
Prepaid Maint. Fee-Incent. Inc.	38,867.00	34,903.50	3,963.50	11.4%
Seasonal Meter Income	1,272.44	2,370.45	-1,098.01	-46.3%
<b>Bar &amp; Restaurant Income</b>				
Restaurant	0.00	388.46	-388.46	-100.0%
Bar	0.00	485.25	-485.25	-100.0%
<b>Total Bar &amp; Restaurant Income</b>	0.00	873.71	-873.71	-100.0%
<b>Camping</b>				
Lodge	812.50	750.00	62.50	8.3%
Pavillion Rental	200.00	120.00	80.00	66.7%
Member camping(extra site fee)	2,215.00	-75.00	2,290.00	3,053.3%
Trailer Rentals	3,805.00	6,525.57	-2,720.57	-41.7%
Public Camping	9,631.81	22,685.82	-13,054.01	-57.5%
<b>Total Camping</b>	16,664.31	30,006.39	-13,342.08	-44.5%
<b>Maintenance Income</b>				
Holding Tanks	575.00	0.00	575.00	100.0%
Maintenance Income - Other	50.00	0.00	50.00	100.0%
<b>Total Maintenance Income</b>	625.00	0.00	625.00	100.0%
<b>Activities &amp; Entert. Income</b>	30.00	15.00	15.00	100.0%
House Rent	0.00	850.00	-850.00	-100.0%
<b>Pumping Fees</b>				
Sani-dump	0.00	20.00	-20.00	-100.0%
Pumping Fees - Other	175.00	35.00	140.00	400.0%
<b>Total Pumping Fees</b>	175.00	55.00	120.00	218.2%
Seasonal O Maintenance Fees	43,972.00	53,090.00	-9,118.00	-17.2%
Seasonal R Maintenance Fees	2,576.00	2,272.00	304.00	13.4%
Storage Fees	125.00	80.00	45.00	56.3%
<b>Total Income</b>	256,320.78	309,717.04	-53,396.26	-17.2%
<b>Cost of Goods Sold</b>				
Merchant Account Fees	4,354.38	1,118.06	3,236.32	289.5%
Purchases - Resale Items	1,324.81	289.68	1,035.13	357.3%
<b>Total COGS</b>	5,679.19	1,407.74	4,271.45	303.4%
<b>Gross Profit</b>	250,641.59	308,309.30	-57,667.71	-18.7%
<b>Expense</b>				
Activities & Ent. Expense	4,497.89	2,430.13	2,067.76	85.1%
Advertising and Promotion	948.99	11,844.67	-10,895.68	-92.0%
Bad Debt/Prior Yr Cleanup	3,963.00	244.00	3,719.00	1,524.2%
Bank Service Charges	0.00	60.00	-60.00	-100.0%
Charitable Contributions	860.00	1,500.00	-640.00	-42.7%
Computer and Internet Expenses	15.81	1,659.91	-1,644.10	-99.1%
Credit Card Charges	4,175.96	5,513.42	-1,337.46	-24.3%
Depreciation Expense	18,770.57	18,770.57	0.00	0.0%
Dues and Subscriptions	1,029.24	2,578.23	-1,548.99	-60.1%
<b>Employee Training and Seminars</b>				
Employee Relations	143.86	837.06	-693.20	-82.8%
Employee Training and Seminars - Other	198.15	3,041.69	-2,843.54	-93.5%
<b>Total Employee Training and Seminars</b>	342.01	3,878.75	-3,536.74	-91.2%
Equipment (Expensable)	3,048.79	776.03	2,272.76	292.9%
Equipment Rental	1,520.14	1,876.80	-356.66	-19.0%
Equipment Repair&Maintenance	356.00	1,286.59	-930.59	-72.3%
Facility Improvements	946.04	0.00	946.04	100.0%
General Supplies	472.23	2,791.62	-2,319.39	-83.1%
<b>Insurance Expense</b>				
Health Insurance	6,002.87	4,777.64	1,225.23	25.7%
Worker's Compensation	0.00	69.00	-69.00	-100.0%
<b>Total Insurance Expense</b>	6,002.87	4,846.64	1,156.23	23.9%
<b>Interest Expense</b>	197.63	423.27	-225.64	-53.3%

**River Bend Resort**  
**Profit & Loss Prev Year Comparison**  
**March 2020**

	Mar 20	Mar 19	\$ Change	% Change
<b>Landscaping and Groundskeeping</b>				
Waterline	590.82	0.00	590.82	100.0%
Landscaping and Groundskeeping - Other	2,240.00	8,511.74	-6,271.74	-73.7%
<b>Total Landscaping and Groundskeeping</b>	2,830.82	8,511.74	-5,680.92	-66.7%
<b>Miscellaneous Expense</b>	0.00	38.28	-38.28	-100.0%
<b>Office Supplies</b>	0.00	141.50	-141.50	-100.0%
<b>Payroll Expenses</b>				
Payroll Processing	184.00	0.00	184.00	100.0%
Fed-Unemp/Disab	2,578.06	2,601.98	-23.92	-0.9%
Wages	24,846.51	22,713.53	2,132.98	9.4%
<b>Total Payroll Expenses</b>	27,608.57	25,315.51	2,293.06	9.1%
<b>Pest Control</b>	0.00	400.00	-400.00	-100.0%
<b>Professional Fees</b>	2,652.93	4,900.00	-2,247.07	-45.9%
<b>Repairs and Maintenance</b>	66.63	93.63	-27.00	-28.8%
<b>Sales Tax Expense</b>	0.00	166.60	-166.60	-100.0%
<b>Security Expense</b>	501.28	417.64	83.64	20.0%
<b>Small Tools &amp; Equipment</b>	2,288.70	15.85	2,272.85	14,339.8%
<b>Taxes - Property</b>	0.00	5,520.99	-5,520.99	-100.0%
<b>Telephone Expense</b>	852.95	813.20	39.75	4.9%
<b>Utilities</b>				
Gas & Oil Expense	87.67	877.34	-789.67	-90.0%
Electricity	3,791.84	3,959.62	-167.78	-4.2%
Propane Expense	0.00	3,740.48	-3,740.48	-100.0%
Pumping Expense	380.00	0.00	380.00	100.0%
Trash Removal	1,092.87	778.37	314.50	40.4%
<b>Total Utilities</b>	5,352.38	9,355.81	-4,003.43	-42.8%
<b>Total Expense</b>	89,301.43	116,171.38	-26,869.95	-23.1%
<b>Net Ordinary Income</b>	161,340.16	192,137.92	-30,797.76	-16.0%
<b>Other Income/Expense</b>				
<b>Other Income</b>				
Sales Tax Discounts Earned	61.32	10.94	50.38	460.5%
Security issued Fines	0.00	35.00	-35.00	-100.0%
Late Fees Collected	1,850.00	4,214.02	-2,364.02	-56.1%
<b>Interest Income</b>	159.61	24.80	134.81	543.6%
<b>Total Other Income</b>	2,070.93	4,284.76	-2,213.83	-51.7%
<b>Other Expense</b>				
<b>Fundraising Expenses</b>				
Wood & Related Exp	880.00	0.00	880.00	100.0%
Fundraising Expenses - Other	72.60	0.00	72.60	100.0%
<b>Total Fundraising Expenses</b>	952.60	0.00	952.60	100.0%
<b>Gift Card Advertising</b>	392.86	112.50	280.36	249.2%
<b>Cash Variation account</b>	8,504.84	-877.46	9,382.30	1,069.3%
<b>Refund Expense</b>	0.00	237.41	-237.41	-100.0%
<b>Transfer Fees</b>	0.00	270.00	-270.00	-100.0%
<b>Total Other Expense</b>	9,850.30	-257.55	10,107.85	3,924.6%
<b>Net Other Income</b>	-7,779.37	4,542.31	-12,321.68	-271.3%
<b>Net Income</b>	<b>153,560.79</b>	<b>196,680.23</b>	<b>-43,119.44</b>	<b>-21.9%</b>

**River Bend Resort**  
**Profit & Loss YTD Comparison**  
**March 2020**

	Mar 20	Jan - Mar 20
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
<b>Seasonal Income</b>	152,014.03	196,794.16
<b>Prepaid Maint. Fee-Incent. Inc.</b>	38,867.00	115,285.00
<b>Seasonal Meter Income</b>	1,272.44	4,216.59
<b>Passes</b>		
Lost IDs	0.00	20.00
<b>Total Passes</b>	0.00	20.00
<b>Bar &amp; Restaurant Income</b>		
Restaurant	0.00	603.52
Bar	0.00	2,397.25
<b>Total Bar &amp; Restaurant Income</b>	0.00	3,000.77
<b>Camping</b>		
Lodge	812.50	10,947.42
Pavillion Rental	200.00	500.00
Member camping(extra site fee)	2,215.00	14,663.76
Trailer Rentals	3,805.00	42,378.44
Public Camping	9,631.81	199,106.13
<b>Total Camping</b>	16,664.31	267,595.75
<b>Maintenance Income</b>		
Holding Tanks	575.00	1,550.00
Maintenance Income - Other	50.00	195.60
<b>Total Maintenance Income</b>	625.00	1,745.60
<b>Activities &amp; Entert. Income</b>	30.00	165.00
<b>ATM Surcharges</b>	0.00	120.00
<b>Gift Card Income</b>	0.00	190.00
<b>House Rent</b>	0.00	1,250.00
<b>Pumping Fees</b>	175.00	210.00
<b>Seasonal O Maintenance Fees</b>	43,972.00	118,236.04
<b>Seasonal R Maintenance Fees</b>	2,576.00	9,066.00
<b>Storage Fees</b>	125.00	405.00
<b>Total Income</b>	256,320.78	718,299.91
<b>Cost of Goods Sold</b>		
Merchant Account Fees	4,354.38	16,728.59
Purchases - Resale Items	1,324.81	4,170.84
<b>Total COGS</b>	5,679.19	20,899.43
<b>Gross Profit</b>	250,641.59	697,400.48
<b>Expense</b>		
Activities & Ent. Expense	4,497.89	5,347.89
Advertising and Promotion		
RV Show Expense	0.00	960.06
Advertising and Promotion - Other	948.99	6,323.02
<b>Total Advertising and Promotion</b>	948.99	7,283.08
Bad Debt/Prior Yr Cleanup	3,963.00	5,266.00
Bank Service Charges	0.00	595.00
Business Licenses and Permits	0.00	102.00
Charitable Contributions	860.00	960.00
Computer and Internet Expenses	15.81	5,707.80
Credit Card Charges	4,175.96	7,558.36
Depreciation Expense	18,770.57	56,311.71
Dues and Subscriptions	1,029.24	2,351.86

**River Bend Resort**  
**Profit & Loss YTD Comparison**  
**March 2020**

	Mar 20	Jan - Mar 20
<b>Employee Training and Seminars</b>		
Employee Relations	143.86	153.34
Employee Training and Seminars - Other	198.15	5,311.14
<b>Total Employee Training and Seminars</b>	342.01	5,464.48
<b>Equipment (Expensable)</b>	3,048.79	8,312.49
<b>Equipment Rental</b>	1,520.14	4,649.02
<b>Equipment Repair&amp;Maintenance</b>	356.00	4,540.57
<b>Facility Improvements</b>	946.04	2,824.74
<b>General Supplies</b>	472.23	2,477.80
<b>Insurance Expense</b>		
Health Insurance	6,002.87	18,008.61
<b>Total Insurance Expense</b>	6,002.87	18,008.61
<b>Interest Expense</b>	197.63	685.80
<b>Landscaping and Groundskeeping</b>		
Waterline	590.82	590.82
Landscaping and Groundskeeping - Other	2,240.00	2,240.00
<b>Total Landscaping and Groundskeeping</b>	2,830.82	2,830.82
<b>Miscellaneous Expense</b>	0.00	151.18
<b>Office Supplies</b>	0.00	787.25
<b>Payroll Expenses</b>		
Payroll Processing	184.00	686.00
Fed-Unemp/Disab	2,578.06	7,606.02
Wages	24,846.51	71,627.00
<b>Total Payroll Expenses</b>	27,608.57	79,919.02
<b>Pest Control</b>	0.00	600.00
<b>Professional Fees</b>	2,652.93	8,008.60
<b>Repairs and Maintenance</b>	66.63	586.31
<b>Sales Tax Expense</b>	0.00	128.63
<b>Security Expense</b>	501.28	1,156.56
<b>Small Tools &amp; Equipment</b>	2,288.70	2,709.56
<b>Telephone Expense</b>	852.95	3,180.92
<b>Utilities</b>		
Gas & Oil Expense	87.67	2,605.13
Electricity	3,791.84	11,819.42
Propane Expense	0.00	4,407.03
Pumping Expense	380.00	380.00
Trash Removal	1,092.87	1,092.87
<b>Total Utilities</b>	5,352.38	20,304.45
<b>Total Expense</b>	89,301.43	258,810.51
<b>Net Ordinary Income</b>	161,340.16	438,589.97
<b>Other Income/Expense</b>		
<b>Other Income</b>		
Sales Tax Discounts Earned	61.32	136.50
Security issued Fines	0.00	25.00
Late Fees Collected	1,850.00	4,335.00
<b>Interest Income</b>	159.61	159.61
<b>Total Other Income</b>	2,070.93	4,656.11
<b>Other Expense</b>		
<b>Fundraising Expenses</b>		
Wood & Related Exp	880.00	880.00
Fundraising Expenses - Other	72.60	72.60
<b>Total Fundraising Expenses</b>	952.60	952.60



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04/17/20  
Cash Basis

**River Bend Resort**  
**Profit & Loss YTD Comparison**  
March 2020

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	<u>Mar 20</u>	<u>Jan - Mar 20</u>
Gift Card Advertising	392.86	765.48
Cash Variation account	8,504.84	1,124.83
Refund Expense	0.00	632.85
Capitol Improvements	0.00	9,195.25
Transfer Fees	0.00	45.00
<b>Total Other Expense</b>	<u>9,850.30</u>	<u>12,716.01</u>
<b>Net Other Income</b>	<u>-7,779.37</u>	<u>-8,059.90</u>
<b>Net Income</b>	<u><u>153,560.79</u></u>	<u><u>430,530.07</u></u>

**River Bend Resort**  
**Profit & Loss YTD Comparison - Benderz**  
**March 2020**

	Mar 20	Jan - Mar 20
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
<b>Bar &amp; Restaurant Income</b>		
Restaurant	0.00	603.52
Bar	0.00	2,397.25
<b>Total Bar &amp; Restaurant Income</b>	0.00	3,000.77
<b>Total Income</b>	0.00	3,000.77
<b>Cost of Goods Sold</b>		
Purchases - Resale Items	0.00	904.01
<b>Total COGS</b>	0.00	904.01
<b>Gross Profit</b>	0.00	2,096.76
<b>Expense</b>		
Dues and Subscriptions	993.24	1,489.86
Employee Training and Seminars	80.00	80.00
Equipment (Expensable)	149.80	2,577.81
Equipment Rental	0.00	88.60
Equipment Repair&Maintenance	0.00	2,595.10
Facility Improvements	0.00	139.62
Miscellaneous Expense	0.00	58.90
<b>Payroll Expenses</b>		
Fed-Unemp/Disab	382.51	1,183.94
Wages	3,625.60	10,824.00
<b>Total Payroll Expenses</b>	4,008.11	12,007.94
Repairs and Maintenance	23.04	23.04
Security Expense	327.64	864.57
<b>Total Expense</b>	5,581.83	19,925.44
<b>Net Ordinary Income</b>	-5,581.83	-17,828.68
<b>Other Income/Expense</b>		
<b>Other Expense</b>		
Gift Card Advertising	0.00	258.87
<b>Total Other Expense</b>	0.00	258.87
<b>Net Other Income</b>	0.00	-258.87
<b>Net Income</b>	<b>-5,581.83</b>	<b>-18,087.55</b>

**River Bend Resort**  
**Statement of Cash Flows**  
 January through March 2020

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	Jan - Mar 20
<b>OPERATING ACTIVITIES</b>	
Net Income	491,437.89
Adjustments to reconcile Net Income to net cash provided by operations:	
Accounts Receivable	-77,588.33
Employee Advances	-5.40
Accounts Payable	3,276.18
American Express	7,708.04
Visa Card	507.66
Unearned Revenue	-68,782.71
Payroll Liabilities	-6,169.54
Sales Tax Payable	1,153.04
<b>Net cash provided by Operating Activities</b>	<b>351,536.83</b>
<b>INVESTING ACTIVITIES</b>	
Land Improvements	-100,130.00
Equipment & Furniture (Asset)	-9,500.00
Accumulated Depreciation	56,311.71
<b>Net cash provided by Investing Activities</b>	<b>-53,318.29</b>
<b>FINANCING ACTIVITIES</b>	
BLM Mortgage	-14,733.90
<b>Net cash provided by Financing Activities</b>	<b>-14,733.90</b>
<b>Net cash increase for period</b>	<b>283,484.64</b>
<b>Cash at beginning of period</b>	<b>681,897.23</b>
<b>Cash at end of period</b>	<b>965,381.87</b>