

Rio Buena Vista Homeowners' Association

Financial Statement Period Ending: July 31, 2025



HOAMCO

SERVING COMMUNITY ASSOCIATIONS SINCE 1991

2580 Highway 95, Suite 108
Bullhead City, AZ 86442
928-776-4479
800-447-3838
www.hoamco.com

Fiscal Year End: December 31

Accounting Method: Cash

Michelle Vandenberg, Community Manager
Email: MVandenberg@hoamco.com
928-296-8181 ext 1602

Jamie Nelson, Executive Director of Mgmt Services
Email: jnelson@hoamco.com
928-778-2293 ext 1149

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION
BALANCE SHEET
7/31/2025

	Operating	Reserve	Total
Assets			
CASH			
1002 - First Citizens	\$23.43		\$23.43
1010 - Alliance Operating Checking-2123	\$189,525.76		\$189,525.76
1012 - Alliance Debit Card (\$5000) - 3627	\$5,000.00		\$5,000.00
1050 - Alliance Reserve MM-0995		\$171,334.75	\$171,334.75
Total CASH	<u>\$194,549.19</u>	<u>\$171,334.75</u>	<u>\$365,883.94</u>
FIXED ASSETS			
1400 - Land	\$207,479.00		\$207,479.00
Total FIXED ASSETS	<u>\$207,479.00</u>		<u>\$207,479.00</u>
Assets Total	<u>\$402,028.19</u>	<u>\$171,334.75</u>	<u>\$573,362.94</u>
 Liabilities & Equity			
	Operating	Reserve	Total
LIABILITIES			
2100 - Prepaid Owner Assessments	\$13,314.24		\$13,314.24
Total LIABILITIES	<u>\$13,314.24</u>		<u>\$13,314.24</u>
EQUITY			
3200 - Operating Equity	\$358,552.03		\$358,552.03
3500 - Reserve Equity		\$170,986.86	\$170,986.86
Total EQUITY	<u>\$358,552.03</u>	<u>\$170,986.86</u>	<u>\$529,538.89</u>
Net Income	<u>\$30,161.92</u>	<u>\$347.89</u>	<u>\$30,509.81</u>
Liabilities and Equity Total	<u>\$402,028.19</u>	<u>\$171,334.75</u>	<u>\$573,362.94</u>

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION
INCOME STATEMENT - Operating
7/1/2025 - 7/31/2025

Accounts	7/1/2025 - 7/31/2025			1/1/2025 - 7/31/2025			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
<u>INCOME</u>								
4100 - Homeowner Assessments	\$16,632.06	\$16,875.00	(\$242.94)	\$119,153.00	\$118,125.00	\$1,028.00	\$202,500.00	\$83,347.00
4140 - Prepaid Owner Assessments	(\$3,665.00)	\$0.00	(\$3,665.00)	(\$3,665.00)	\$0.00	(\$3,665.00)	\$0.00	\$3,665.00
4310 - Assessment Interest	\$2.36	\$0.00	\$2.36	\$94.09	\$0.00	\$94.09	\$0.00	(\$94.09)
4330 - Late Fees	\$40.89	\$0.00	\$40.89	\$239.09	\$0.00	\$239.09	\$0.00	(\$239.09)
4350 - Lien/Collection Fees	\$0.00	\$0.00	\$0.00	\$90.00	\$0.00	\$90.00	\$0.00	(\$90.00)
4600 - Interest Income	\$4.10	\$2.75	\$1.35	\$25.44	\$19.25	\$6.19	\$33.00	\$7.56
4900 - Other Income	\$0.00	\$0.00	\$0.00	\$100.00	\$0.00	\$100.00	\$0.00	(\$100.00)
Total INCOME	\$13,014.41	\$16,877.75	(\$3,863.34)	\$116,036.62	\$118,144.25	(\$2,107.63)	\$202,533.00	\$86,496.38
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Total Income	\$13,014.41	\$16,877.75	(\$3,863.34)	\$116,036.62	\$118,144.25	(\$2,107.63)	\$202,533.00	\$86,496.38
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Expense								
<u>ADMINISTRATIVE</u>								
5100 - Accounting/Tax Prep Fees	\$575.00	\$0.00	(\$575.00)	\$575.00	\$1,200.00	\$625.00	\$1,200.00	\$625.00
5250 - Bank Charges	\$0.00	\$0.00	\$0.00	\$1,291.59	\$0.00	(\$1,291.59)	\$0.00	(\$1,291.59)
5400 - Insurance	\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$8,750.00	\$8,750.00	\$15,000.00	\$15,000.00
5420 - Land Lease Expenses	\$0.00	\$500.00	\$500.00	\$0.00	\$3,500.00	\$3,500.00	\$6,000.00	\$6,000.00
5500 - Legal Fees	\$0.00	\$1,666.67	\$1,666.67	\$360.91	\$11,666.69	\$11,305.78	\$20,000.00	\$19,639.09
5505 - Reserve Advisors	\$0.00	\$33.33	\$33.33	\$0.00	\$233.31	\$233.31	\$400.00	\$400.00
5520 - Licenses/Permits	\$0.00	\$41.67	\$41.67	\$0.00	\$291.69	\$291.69	\$500.00	\$500.00
5530 - Lien/Collection Costs	\$35.00	\$41.67	\$6.67	\$35.00	\$291.69	\$256.69	\$500.00	\$465.00
5600 - Management Fees	\$1,500.00	\$1,575.00	\$75.00	\$10,500.00	\$11,025.00	\$525.00	\$18,900.00	\$8,400.00
5800 - Office Supplies	\$151.20	\$41.67	(\$109.53)	\$243.70	\$291.69	\$47.99	\$500.00	\$256.30
5810 - Postage	\$269.80	\$104.17	(\$165.63)	\$623.55	\$729.19	\$105.64	\$1,250.00	\$626.45
5820 - Printing	\$541.70	\$104.17	(\$437.53)	\$986.30	\$729.19	(\$257.11)	\$1,250.00	\$263.70
5860 - Social Committee	\$0.00	\$41.67	\$41.67	\$280.82	\$291.69	\$10.87	\$500.00	\$219.18
5900 - Website	\$0.00	\$41.67	\$41.67	\$130.00	\$291.69	\$161.69	\$500.00	\$370.00
5950 - Miscellaneous Admin	\$0.00	\$41.67	\$41.67	\$0.00	\$291.69	\$291.69	\$500.00	\$500.00
Total ADMINISTRATIVE	\$3,072.70	\$5,483.36	\$2,410.66	\$15,026.87	\$39,583.52	\$24,556.65	\$67,000.00	\$51,973.13

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION
INCOME STATEMENT - Operating
7/1/2025 - 7/31/2025

Accounts	7/1/2025 - 7/31/2025			1/1/2025 - 7/31/2025			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>COMMON AREA</u>								
6200 - Janitorial/Cleaning Services	\$500.00	\$541.67	\$41.67	\$4,592.48	\$3,791.69	(\$800.79)	\$6,500.00	\$1,907.52
6300 - Landscape Maintenance	\$700.00	\$700.00	\$0.00	\$4,900.00	\$4,900.00	\$0.00	\$8,400.00	\$3,500.00
6305 - River Bank Weed Control	\$0.00	\$125.00	\$125.00	\$683.00	\$875.00	\$192.00	\$1,500.00	\$817.00
6330 - Landscape - Other	\$0.00	\$187.50	\$187.50	\$0.00	\$1,312.50	\$1,312.50	\$2,250.00	\$2,250.00
6450 - Pool/Spa Maintenance	\$1,800.00	\$850.00	(\$950.00)	\$6,900.00	\$5,950.00	(\$950.00)	\$10,200.00	\$3,300.00
6455 - Pool/Spa Repairs	\$0.00	\$416.67	\$416.67	\$785.00	\$2,916.69	\$2,131.69	\$5,000.00	\$4,215.00
6456 - Pool Gate Repairs	\$0.00	\$416.67	\$416.67	\$0.00	\$2,916.69	\$2,916.69	\$5,000.00	\$5,000.00
6460 - Pool/Spa Supplies	\$285.00	\$650.00	\$365.00	\$1,820.00	\$4,550.00	\$2,730.00	\$7,800.00	\$5,980.00
6500 - Repairs & Maintenance - Common Area	\$0.00	\$250.00	\$250.00	\$0.00	\$1,750.00	\$1,750.00	\$3,000.00	\$3,000.00
6512 - Repairs & Maintenance: Decks	\$0.00	\$0.00	\$0.00	\$2,400.00	\$0.00	(\$2,400.00)	\$0.00	(\$2,400.00)
6530 - Repairs & Maintenance: Irrigation	\$0.00	\$416.67	\$416.67	\$0.00	\$2,916.69	\$2,916.69	\$5,000.00	\$5,000.00
6550 - Repairs & Maintenance: Lighting	\$0.00	\$166.67	\$166.67	\$37.50	\$1,166.69	\$1,129.19	\$2,000.00	\$1,962.50
6565 - Repairs & Maintenance: Painting	\$0.00	\$0.00	\$0.00	\$15,950.00	\$0.00	(\$15,950.00)	\$0.00	(\$15,950.00)
6570 - Repairs & Maintenance: Plumbing	\$0.00	\$416.67	\$416.67	\$5,850.00	\$2,916.69	(\$2,933.31)	\$5,000.00	(\$850.00)
6575 - Repairs & Maintenance: Signage	\$0.00	\$0.00	\$0.00	\$40.58	\$0.00	(\$40.58)	\$0.00	(\$40.58)
6585 - Repairs & Maintenance: Hydrant	\$0.00	\$416.67	\$416.67	\$790.38	\$2,916.69	\$2,126.31	\$5,000.00	\$4,209.62
6598 - Repairs & Maintenance - Lift Station	\$450.00	\$0.00	(\$450.00)	\$11,880.42	\$0.00	(\$11,880.42)	\$0.00	(\$11,880.42)
6605 - Security Services	\$0.00	\$208.33	\$208.33	\$0.00	\$1,458.31	\$1,458.31	\$2,500.00	\$2,500.00
6680 - Supplies - Common Area Furniture	\$0.00	\$250.00	\$250.00	\$80.73	\$1,750.00	\$1,669.27	\$3,000.00	\$2,919.27
6800 - Tree Removal & Maintenance	\$1,040.00	\$0.00	(\$1,040.00)	\$1,040.00	\$0.00	(\$1,040.00)	\$0.00	(\$1,040.00)
<u>Total COMMON AREA</u>	\$4,775.00	\$6,012.52	\$1,237.52	\$57,750.09	\$42,087.64	(\$15,662.45)	\$72,150.00	\$14,399.91
<u>TAXES/OTHER EXPENSES</u>								
8280 - Annual Corporate & BOI Reporting	\$0.00	\$0.00	\$0.00	\$275.00	\$0.00	(\$275.00)	\$0.00	(\$275.00)
8800 - Taxes - Federal	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00	\$50.00	\$50.00	\$50.00
8850 - Taxes - State	\$0.00	\$0.00	\$0.00	\$0.00	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00
<u>Total TAXES/OTHER EXPENSES</u>	\$0.00	\$0.00	\$0.00	\$275.00	\$4,550.00	\$4,275.00	\$4,550.00	\$4,275.00
<u>UTILITIES</u>								
7050 - Internet for Pool Gate	\$87.89	\$208.33	\$120.44	\$327.59	\$1,458.31	\$1,130.72	\$2,500.00	\$2,172.41
7100 - Electricity	\$706.38	\$625.00	(\$81.38)	\$3,329.94	\$4,375.00	\$1,045.06	\$7,500.00	\$4,170.06

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION
INCOME STATEMENT - Operating
7/1/2025 - 7/31/2025

Accounts	7/1/2025 - 7/31/2025			1/1/2025 - 7/31/2025			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
7300 - Gas	\$123.32	\$0.00	(\$123.32)	\$2,164.60	\$0.00	(\$2,164.60)	\$0.00	(\$2,164.60)
7550 - Trash/Sanitation	\$0.00	\$33.33	\$33.33	\$83.64	\$233.31	\$149.67	\$400.00	\$316.36
7900 - Water/Sewer	\$772.70	\$500.00	(\$272.70)	\$3,191.97	\$3,500.00	\$308.03	\$6,000.00	\$2,808.03
7905 - Sewer - Monthly Fees	\$0.00	\$62.50	\$62.50	\$0.00	\$437.50	\$437.50	\$750.00	\$750.00
7910 - Sewer System - Miant. Contract	\$0.00	\$416.67	\$416.67	\$3,725.00	\$2,916.69	(\$808.31)	\$5,000.00	\$1,275.00
7915 - Sewer System Inspection	\$0.00	\$416.67	\$416.67	\$0.00	\$2,916.69	\$2,916.69	\$5,000.00	\$5,000.00
<u>Total UTILITIES</u>	\$1,690.29	\$2,262.50	\$572.21	\$12,822.74	\$15,837.50	\$3,014.76	\$27,150.00	\$14,327.26
Total Expense	\$9,537.99	\$13,758.38	\$4,220.39	\$85,874.70	\$102,058.66	\$16,183.96	\$170,850.00	\$84,975.30
Operating Net Income	\$3,476.42	\$3,119.37	\$357.05	\$30,161.92	\$16,085.59	\$14,076.33	\$31,683.00	\$1,521.08

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION
INCOME STATEMENT - Reserve
7/1/2025 - 7/31/2025

Accounts	7/1/2025 - 7/31/2025			1/1/2025 - 7/31/2025			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
Reserve Income								
<u>INCOME</u>								
4610 - Interest Income - Reserve	\$50.91	\$0.00	\$50.91	\$347.89	\$0.00	\$347.89	\$0.00	(\$347.89)
<u>Total INCOME</u>	\$50.91	\$0.00	\$50.91	\$347.89	\$0.00	\$347.89	\$0.00	(\$347.89)
Total Reserve Income	\$50.91	\$0.00	\$50.91	\$347.89	\$0.00	\$347.89	\$0.00	(\$347.89)
Reserve Net Income	\$50.91	\$0.00	\$50.91	\$347.89	\$0.00	\$347.89	\$0.00	(\$347.89)
Reserve Net Income	\$50.91	\$0.00	\$50.91	\$347.89	\$0.00	\$347.89	\$0.00	(\$347.89)

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION

Income Statement - Operating

1/1/2025 - 7/31/2025

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	YTD
Income								
<u>INCOME</u>								
4100 - Homeowner Assessments	\$18,159.82	\$15,835.31	\$16,337.18	\$18,468.63	\$15,735.00	\$17,985.00	\$16,632.06	\$119,153.00
4140 - Prepaid Owner Assessments	\$0.00	\$0.00	(\$2,875.00)	(\$3,105.00)	(\$3,415.00)	\$9,395.00	(\$3,665.00)	(\$3,665.00)
4310 - Assessment Interest	\$37.09	\$3.30	\$6.94	\$17.65	\$0.00	\$26.75	\$2.36	\$94.09
4330 - Late Fees	(\$110.91)	\$20.00	(\$50.00)	\$119.11	\$70.00	\$150.00	\$40.89	\$239.09
4350 - Lien/Collection Fees	\$0.00	\$0.00	\$45.00	\$45.00	\$0.00	\$0.00	\$0.00	\$90.00
4600 - Interest Income	\$3.50	\$3.31	\$3.61	\$3.49	\$3.68	\$3.75	\$4.10	\$25.44
4900 - Other Income	\$75.00	\$0.00	\$0.00	\$0.00	\$25.00	\$0.00	\$0.00	\$100.00
Total INCOME	\$18,164.50	\$15,861.92	\$13,467.73	\$15,548.88	\$12,418.68	\$27,560.50	\$13,014.41	\$116,036.62
<i>Total Income</i>	<i>\$18,164.50</i>	<i>\$15,861.92</i>	<i>\$13,467.73</i>	<i>\$15,548.88</i>	<i>\$12,418.68</i>	<i>\$27,560.50</i>	<i>\$13,014.41</i>	<i>\$116,036.62</i>
Expense								
<u>ADMINISTRATIVE</u>								
5100 - Accounting/Tax Prep Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$575.00	\$575.00
5250 - Bank Charges	\$9.00	\$0.00	\$8.70	\$1,263.89	\$10.00	\$0.00	\$0.00	\$1,291.59
5500 - Legal Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$297.50	\$63.41	\$0.00	\$360.91
5530 - Lien/Collection Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$35.00	\$35.00
5600 - Management Fees	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$10,500.00
5800 - Office Supplies	\$7.50	\$0.00	\$5.60	\$60.50	\$13.65	\$5.25	\$151.20	\$243.70
5810 - Postage	\$170.02	\$9.38	\$10.82	\$30.83	\$60.53	\$72.17	\$269.80	\$623.55
5820 - Printing	\$394.90	\$2.40	\$0.00	\$5.80	\$35.90	\$5.60	\$541.70	\$986.30
5860 - Social Committee	\$280.82	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$280.82
5900 - Website	\$0.00	\$65.00	\$0.00	\$0.00	\$65.00	\$0.00	\$0.00	\$130.00
Total ADMINISTRATIVE	\$2,362.24	\$1,576.78	\$1,525.12	\$2,861.02	\$1,982.58	\$1,646.43	\$3,072.70	\$15,026.87
<u>COMMON AREA</u>								
6200 - Janitorial/Cleaning Services	\$1,560.23	\$500.00	\$500.00	\$532.25	\$500.00	\$500.00	\$500.00	\$4,592.48
6300 - Landscape Maintenance	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$4,900.00
6305 - River Bank Weed Control	\$0.00	\$683.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$683.00
6450 - Pool/Spa Maintenance	\$850.00	\$850.00	\$1,700.00	\$0.00	\$1,700.00	\$0.00	\$1,800.00	\$6,900.00
6455 - Pool/Spa Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$785.00	\$0.00	\$0.00	\$785.00
6460 - Pool/Spa Supplies	\$0.00	\$0.00	\$805.00	\$0.00	\$730.00	\$0.00	\$285.00	\$1,820.00
6512 - Repairs & Maintenance: Decks	\$0.00	\$0.00	\$0.00	\$1,200.00	\$1,200.00	\$0.00	\$0.00	\$2,400.00

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION

Income Statement - Operating

1/1/2025 - 7/31/2025

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	YTD
6550 - Repairs & Maintenance: Lighting	\$0.00	\$0.00	\$0.00	\$37.50	\$0.00	\$0.00	\$0.00	\$37.50
6565 - Repairs & Maintenance: Painting	\$0.00	\$0.00	\$5,920.00	\$10,030.00	\$0.00	\$0.00	\$0.00	\$15,950.00
6570 - Repairs & Maintenance: Plumbing	\$3,840.00	\$450.00	\$0.00	\$0.00	\$0.00	\$1,560.00	\$0.00	\$5,850.00
6575 - Repairs & Maintenance: Signage	\$0.00	\$0.00	\$0.00	\$40.58	\$0.00	\$0.00	\$0.00	\$40.58
6585 - Repairs & Maintenance: Hydrant	\$0.00	\$45.53	\$744.85	\$0.00	\$0.00	\$0.00	\$0.00	\$790.38
6598 - Repairs & Maintenance - Lift Station	\$0.00	\$9,180.42	\$900.00	\$0.00	\$900.00	\$450.00	\$450.00	\$11,880.42
6680 - Supplies - Common Area Furniture	\$0.00	\$0.00	\$0.00	\$80.73	\$0.00	\$0.00	\$0.00	\$80.73
6800 - Tree Removal & Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,040.00	\$1,040.00
<u>Total COMMON AREA</u>	\$6,950.23	\$12,408.95	\$11,269.85	\$12,621.06	\$6,515.00	\$3,210.00	\$4,775.00	\$57,750.09
<u>TAXES/OTHER EXPENSES</u>								
8280 - Annual Corporate & BOI Reporting	\$275.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$275.00
<u>Total TAXES/OTHER EXPENSES</u>	\$275.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$275.00
<u>UTILITIES</u>								
7050 - Internet for Pool Gate	\$39.95	\$0.00	\$39.95	\$119.85	\$39.95	\$0.00	\$87.89	\$327.59
7100 - Electricity	\$408.29	\$426.35	\$770.87	\$330.68	\$483.94	\$203.43	\$706.38	\$3,329.94
7300 - Gas	\$445.47	\$423.19	\$423.32	\$337.00	\$261.61	\$150.69	\$123.32	\$2,164.60
7550 - Trash/Sanitation	\$0.00	\$0.00	\$0.00	\$43.62	\$40.02	\$0.00	\$0.00	\$83.64
7900 - Water/Sewer	\$409.34	\$510.85	\$809.84	\$215.38	\$435.61	\$38.25	\$772.70	\$3,191.97
7910 - Sewer System - Miant. Contract	\$0.00	\$3,725.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,725.00
<u>Total UTILITIES</u>	\$1,303.05	\$5,085.39	\$2,043.98	\$1,046.53	\$1,261.13	\$392.37	\$1,690.29	\$12,822.74
Total Expense	\$10,890.52	\$19,071.12	\$14,838.95	\$16,528.61	\$9,758.71	\$5,248.80	\$9,537.99	\$85,874.70
Operating Net Income	\$7,273.98	(\$3,209.20)	(\$1,371.22)	(\$979.73)	\$2,659.97	\$22,311.70	\$3,476.42	\$30,161.92
Net Income	\$7,273.98	(\$3,209.20)	(\$1,371.22)	(\$979.73)	\$2,659.97	\$22,311.70	\$3,476.42	\$30,161.92

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION

Income Statement - Reserve

1/1/2025 - 7/31/2025

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	YTD
Reserve Income								
<u>INCOME</u>								
4610 - Interest Income - Reserve	\$50.83	\$45.92	\$50.85	\$49.23	\$50.89	\$49.26	\$50.91	\$347.89
<u>Total INCOME</u>	\$50.83	\$45.92	\$50.85	\$49.23	\$50.89	\$49.26	\$50.91	\$347.89
<i>Total Reserve Income</i>	\$50.83	\$45.92	\$50.85	\$49.23	\$50.89	\$49.26	\$50.91	\$347.89
Reserve Expense								
<i>Total Reserve Expense</i>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Reserve Net Income	\$50.83	\$45.92	\$50.85	\$49.23	\$50.89	\$49.26	\$50.91	\$347.89
Net Income	\$50.83	\$45.92	\$50.85	\$49.23	\$50.89	\$49.26	\$50.91	\$347.89