							EAST RIVER HOUSING CORP							
							PROJECTED CASH FLOW							TOTAL
							6/30/26							CASH
														BUDGET
														12 MONTHS
			JUL 25	AUG 25	SEP 25	OCT 25	NOV 25	DEC 25	JAN 26	FEB 26	MAR 26	APR 26	MAY 26	JUN 26	END 6/26
INCOME															
	4000-100 APT-RENTS		2,039,630	2,039,630	2,039,630	2,039,630	2,039,630	2,039,630	2,269,630	2,269,630	2,039,630	2,039,630	2,039,630	2,039,630	24,935,560
	4000-125 SUBLET FEE INCOME		89,500	89,500	89,500	89,500	89,500	89,500	89,500	89,500	89,500	89,500	89,500	89,500	1,074,000
	4000-200 ELECTRICITY		153,090	191,079	208,089	68,607	96,390	98,658	110,565	100,926	91,854	68,040	70,875	69,741	1,327,914
	4000-210 ELECTRICITY		15,120	16,000	18,872	20,552	6,776	9,520	9,744	10,920	9,968	9,072	6,720	7,000	140,264
	4050-900 LATE FEES		4,950	4,950	4,950	4,950	4,950	4,950	4,950	4,950	4,950	4,950	4,950	4,950	59,400
	TOTAL APT RENT		2,302,290	2,341,159	2,361,041	2,223,239	2,237,246	2,242,258	2,484,389	2,475,926	2,235,902	2,211,192	2,211,675	2,210,821	27,537,138
	STORES &OFFICES-RENT														
	4010-100 SHOPPING CENTER INCOME		114,400	114,400	114,400	114,400	114,400	114,400	114,400	114,400	114,400	114,400	114,400	114,400	1,372,800
	TOTAL STORES &OFFICES RENT		114,400	114,400	114,400	114,400	114,400	114,400	114,400	114,400	114,400	114,400	114,400	114,400	1,372,800
	PARKING RENT														
	4030-100 PARKING		84,700	84,700	84,700	84,700	84,700	84,700	84,700	84,700	84,700	84,700	84,700	84,700	1,016,400
	4030-200 PARKING SUPPLIES		-7,500	-7,500	-7,500	-7,500	-7,500	-7,500	-7,500	-7,500	-7,500	-7,500	-7,500	-7,500	-90,000
	TOTAL PARKING RENT		77,200	77,200	77,200	77,200	77,200	77,200	77,200	77,200	77,200	77,200	77,200	77,200	926,400
	OTHER RENTS														
	4040-050 BIKE STORAGE		4,350	4,350	4,350	4,350	4,350	4,350	4,350	4,350	4,350	4,350	4,350	4,350	52,200
	4040-100 STORAGE		15,250	15,250	15,250	15,250	15,250	15,250	15,250	15,250	15,250	15,250	15,250	15,250	183,000
	4040-400 MISC		50	50	50	50	50	50	50	50	50	50	50	50	600
	TOTAL OTHER RENTS		19,650	19,650	19,650	19,650	19,650	19,650	19,650	19,650	19,650	19,650	19,650	19,650	235,800
			2,513,540	2,552,409	2,572,291	2,434,489	2,448,496	2,453,508	2,695,639	2,687,176	2,447,152	2,422,442	2,422,925	2,422,071	30,072,138
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OTHER INCOME															
	INTEREST INCOME														
	4050-100 INTEREST ACCT		1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	15,000
	4050-480 CONSTRUCTION INCOME		5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	60,000
	4050-850 FITNESS ROOM		17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,400	208,800
	4050-450 FLIP TAX		149,167	149,167	149,167	149,167	149,167	149,167	149,167	149,167	149,167	149,167	149,167	149,167	1,790,004
	4050-475 CREDIT CHECK		8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	102,000
	TOTAL INTEREST INCOME		181,317	181,317	181,317	181,317	181,317	181,317	181,317	181,317	181,317	181,317	181,317	181,317	2,175,804

							EAST RIVER HOUSING CORP							
							PROJECTED CASH FLOW							TOTAL
							6/30/26							CASH
														BUDGET
														12 MONTHS
			JUL 25	AUG 25	SEP 25	OCT 25	NOV 25	DEC 25	JAN 26	FEB 26	MAR 26	APR 26	MAY 26	JUN 26	END 6/26
	LAUNDRY ROOM INCOME (NET)														
	4100-100 LAUNDRY ROOM INCOME		20,360	20,360	20,360	20,360	20,360	20,360	20,360	20,360	20,360	20,360	20,360	20,360	244,320
	TOTAL LAUNDRY ROOM INCOME		20,360	20,360	20,360	20,360	20,360	20,360	20,360	20,360	20,360	20,360	20,360	20,360	244,320
	MISC														
	4200-600 MISC		750	750	750	750	750	750	750	750	750	750	750	750	9,000
	TOTAL MISC		750	750	750	750	750	750	750	750	750	750	750	750	9,000
TOTAL OTHER INCOME			202,427	202,427	202,427	202,427	202,427	202,427	202,427	202,427	202,427	202,427	202,427	202,427	2,429,124
TOTAL INCOME			2,715,967	2,754,836	2,774,718	2,636,916	2,650,923	2,655,935	2,898,066	2,889,603	2,649,579	2,624,869	2,625,352	2,624,498	32,501,262
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REAL ESTATE TAXES															
	5000-100 R.E. TAXES		3,164,326	-90,000	-5,000	2,974,514	-5,000	-5,000	3,164,326	-90,000	-5,000	2,974,514	-5,000	-5,000	12,067,679
TOTAL R.E TAXES			3,164,326	-90,000	-5,000	2,974,514	-5,000	-5,000	3,164,326	-90,000	-5,000	2,974,514	-5,000	-5,000	12,067,679
UTILITIES															
	ELECTRICITY														
	5010-200 ELECTRICITY		337,000	367,000	121,000	170,000	174,000	195,000	178,000	162,000	120,000	125,000	123,000	270,000	2,342,000
	5010-300 ELECTRICITY ADJ		-4,300	-4,300	-4,300	-4,300	-4,300	-4,300	-4,300	-4,300	-4,300	-4,300	-4,300	-4,300	-51,600
	5010-100 FUEL		0	0	0	0	0	0	45,000	125,000	0	0	0	0	170,000
	5010-150 NATURAL GAS		44,000	44,000	45,000	71,000	176,000	191,000	203,000	295,000	210,000	120,000	62,000	49,000	1,510,000
	5010-500 W&S CHARGES		120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	1,440,000
	5010-400 GAS		5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	61,200
TOTAL UTILITIES			501,800	531,800	286,800	361,800	470,800	506,800	546,800	702,800	450,800	365,800	305,800	439,800	5,471,600
LABOR	xxxxxx		5	4	4	5	4	4	5	4	4	5	4	4	
	5250-100	SECURITY SUPERVISOR	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,334	3,334	3,334	3,334	40,000
	5050-100 PORTERS SALARIES		172,500	138,000	138,000	172,500	138,000	160,500	172,500	148,000	150,000	177,675	142,140	142,140	1,851,955
	5050-200 HANDYMENS SALARIES		58,000	46,400	46,400	58,000	46,400	54,650	58,000	72,400	46,400	58,000	47,792	47,792	640,234
	5050-300 BOILER ROOM SALARIES		91,250	74,500	74,500	95,000	74,500	85,000	91,250	74,500	74,500	91,250	78,250	74,500	979,000
	5050-502 S	DISPACHER	4,883	4,883	4,883	7,324	4,883	4,883	4,883	4,883	4,883	4,883	7,324	4,883	63,478
	5050-205 PLAYROOM LABOR		0	0	0	0	0	0	0	0	0	0	0	0	0

							EAST RIVER HOUSING CORP							
							PROJECTED CASH FLOW							TOTAL
							6/30/26							CASH
														BUDGET
														12 MONTHS
			JUL 25	AUG 25	SEP 25	OCT 25	NOV 25	DEC 25	JAN 26	FEB 26	MAR 26	APR 26	MAY 26	JUN 26	END 6/26
TOTAL LABOR			329,966	267,116	267,116	336,157	267,116	308,366	329,966	303,116	279,117	335,142	278,840	272,649	3,574,667
SECURITY															
	5150-100 SECURITY SERVICE		91,100	91,100	91,100	91,100	91,100	91,100	91,100	91,100	91,100	91,100	91,100	91,100	1,093,200
	5250-100 SECURITY EXPENSE		33,000	7,000	7,000	33,000	7,000	7,000	33,000	7,000	7,000	33,000	7,000	7,000	188,000
TOTAL SECURITY			124,100	98,100	98,100	124,100	98,100	98,100	124,100	98,100	98,100	124,100	98,100	98,100	1,281,200
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P/R O/H															
	5100-100 PENSION & WELFARE		149,000	149,000	149,000	149,000	149,000	149,000	149,000	149,000	149,000	149,000	149,000	149,000	1,788,000
	5101-100 FICA		34,187	28,726	28,726	34,807	28,726	34,983	34,187	31,480	29,644	34,583	29,769	31,841	381,659
	5101-250 METRO TAX		2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	29,400
	5100-300 RETIREMENT EXPENSE		6,500	6,500	6,500	6,500	6,500	32,500	13,800	6,500	6,500	6,500	6,500	6,500	111,300
	5100-400 GROUP LIFE & MAJOR MEDICAL		19,500	19,500	19,500	19,500	19,500	21,200	21,200	21,200	21,200	21,200	21,200	21,200	245,900
	5100-600 NYS DISABILITY		1,200	-150	-150	1,200	-150	-150	1,200	-150	-150	1,200	-150	-150	3,600
	5100-650 LTD		210	210	210	210	210	210	210	210	210	210	210	210	2,520
	5100-701 PAYROLL OVERHEAD		-29,630	-24,191	-24,191	-30,848	-24,191	-27,601	-29,630	-24,191	-24,191	-29,630	-25,409	-24,191	-317,898
	5101-200 NYS UNEMPLOYMENT		150	150	150	150	150	125	9,500	7,100	2,500	250	175	160	20,560
	5101-300 FEDERAL UNEMPLOYMENT		75	75	45	45	45	3,750	1,075	225	80	60	65	65	5,605
	TOTAL P/R O/H CHG BY OTHERS		183,642	182,270	182,240	183,014	182,240	216,467	202,992	193,824	187,243	185,823	183,810	187,085	2,270,646
FIRE,LIA/W.C,& OTHER															
	5100-902 OTHER INSURANCE		14,500	14,500	306,250	14,500	51,500	393,250	22,500	14,500	372,250	14,500	14,500	806,250	2,039,000
	5100-901 CLAIMS PAID		16,100	16,100	16,100	16,100	16,100	16,100	16,100	16,100	16,100	16,100	16,100	16,100	193,200
	TOTAL FIRE,LIA/W.C,& OTHER		30,600	30,600	322,350	30,600	67,600	409,350	38,600	30,600	388,350	30,600	30,600	822,350	2,232,200
CORP TAXES															
	5100-801 NYS FRANCHISE TAX		0	0	0	5,000	0	5,000	0	0	5,000	0	0	5,000	20,000
	5100-802 NYS METRO TAX		0	0	0	800	0	800	0	0	800	0	0	800	3,200
	5100-803 NYC GENERAL CORP TAX		0	0	0	24,000	0	19,500	0	0	19,500	0	0	19,500	82,500
	TOTAL CORP TAXES		0	0	0	29,800	0	25,300	0	0	25,300	0	0	25,300	105,700
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REPAIRS & MAINTENANCE															

						EAST RIVER HOUSING CORP							
						PROJECTED CASH FLOW							TOTAL
						6/30/26							CASH
													BUDGET
													12 MONTHS
		JUL 25	AUG 25	SEP 25	OCT 25	NOV 25	DEC 25	JAN 26	FEB 26	MAR 26	APR 26	MAY 26	JUN 26	END 6/26
	PAINTING & PLASTERING EXP													
	5200-100 PAINTING &PLASTERING	0	0	0	0	0	0	0	0	0	0	0	0	0
	5200-350 PAINTING CONTRACTOR	22,550	22,550	22,550	22,550	22,550	22,550	22,550	22,550	22,550	22,550	22,550	22,550	270,600
	5200-300 PAINT PUB SPACE CONTRAC	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	24,000
	5220-150 FLOOR SCRAPING	400	400	400	400	400	400	400	400	400	400	400	400	4,800
	TOTAL PAINTG & PLASTERG EXP	24,950	24,950	24,950	24,950	24,950	24,950	24,950	24,950	24,950	24,950	24,950	24,950	299,400
	BUILDING & REPAIRS EXP													
	5210-200 PLUMBING & GAS SYSTEM REP	16,100	16,100	16,100	16,100	16,100	16,100	16,100	16,100	16,100	16,100	16,100	16,100	193,200
	5210-300 ELECTRICAL SYSTEM REPAIRS	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	32,400
	5210-100 HEATING & AC REPAIRS	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	90,000
	contingencies	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	180,000
	5220-300 GEN BLDG REPAIRS	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	360,000
	5250-990 MISC REPAIRS	-8,000	-8,000	-2,000	-2,000	-2,000	-2,000	-2,000	-2,000	-2,000	-2,000	-8,000	-8,000	-48,000
	TOTAL BLDG &REPAIR EXP	63,300	63,300	69,300	69,300	69,300	69,300	69,300	69,300	69,300	69,300	63,300	63,300	807,600
	ELEVATOR SYSTEM EXPENSE													
	5230-100 ELEVATOR REPAIRS	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	360,000
	TOTAL ELEVATOR SYSTEM EXPENSE	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	360,000
	SUPPLIES EXPENSE													
	5240-100 JANITORIAL SUPPLIES	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	162,000
	5220-400 INCINERATORS	100	100	100	100	100	100	100	100	100	100	100	100	1,200
	5240-300 GARDENING EXP & SUPPLIES	4,100	4,100	4,100	4,100	59,100	600	600	600	59,100	4,100	44,100	24,100	208,700
	5240-200 REPAIR MATERIAL & SUPPLIES	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	420,000
	TOTAL SUPPLIES EXPENSE	52,700	52,700	52,700	52,700	107,700	49,200	49,200	49,200	107,700	52,700	92,700	72,700	791,900
	UNIFORMS EXPENSE													
	5240-600 UNIFORMS& CLEANING	2,100	2,100	2,100	2,100	15,000	2,100	2,100	2,100	2,100	2,100	2,100	5,100	41,100
	TOTAL UNIFORMS EXPENSE	2,100	2,100	2,100	2,100	15,000	2,100	2,100	2,100	2,100	2,100	2,100	5,100	41,100
	EXTERMINATING EXPENSE													
	5240-400 EXTERMINATING	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	72,000
	TOTAL EXTERMINATING EXPENSE	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	72,000
	OTHER EXPENSE													
	5250-650 PERMITS & LICENSES	350	350	350	350	350	350	350	350	350	350	350	350	4,200

						EAST RIVER HOUSING CORP							
						PROJECTED CASH FLOW							TOTAL
						6/30/26							CASH
													BUDGET
													12 MONTHS
		JUL 25	AUG 25	SEP 25	OCT 25	NOV 25	DEC 25	JAN 26	FEB 26	MAR 26	APR 26	MAY 26	JUN 26	END 6/26
	5250-850 PAYROLL SERVICE	1,375	1,375	1,375	1,375	1,375	1,375	1,375	1,375	1,375	1,375	1,375	1,375	16,500
	5220-450 COMPACTOR EXPENSE	150	150	150	150	150	150	150	150	150	150	150	150	1,800
	5220-500 ASBESTOS REMOVAL	100	100	100	100	100	100	100	100	100	100	100	100	1,200
	5250-700 SNOW REMOVAL	2,100	0	0	0	10,000	0	0	0	0	0	0	0	12,100
	5250-750 VEHICLE MAINTENANCE	1,950	1,950	1,950	1,950	1,950	1,950	1,950	1,950	1,950	1,950	1,950	1,950	23,400
	5250-910 GENERAL GROUNDS EXPENSE	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	18,000
	TOTAL OTHER EXPENSE	7,525	5,425	5,425	5,425	15,425	5,425	5,425	5,425	5,425	5,425	5,425	5,425	77,200
TOTAL REPAIRS & MAINTENANCE		186,575	184,475	190,475	190,475	268,375	186,975	186,975	186,975	245,475	190,475	224,475	207,475	2,449,200
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MANAGEMENT EXPENSES														
	OFFICE SALARIES	.												
	5410-200 OFFICE SALARIES PRIV P/R	11,207	11,207	11,207	11,207	11,207	16,811	11,207	11,207	11,207	11,207	11,207	16,811	145,692
	TOTAL OFFICE SALARIES	11,207	11,207	11,207	11,207	11,207	16,811	11,207	11,207	11,207	11,207	11,207	16,811	145,692
	MANAGEMENT SALARIES													
	5405-100 MGMT P/R	59,180	59,180	59,180	59,180	59,180	88,770	59,180	59,180	59,180	59,180	59,180	88,770	769,340
	TOTAL MGMT SALARIES	59,180	59,180	59,180	59,180	59,180	88,770	59,180	59,180	59,180	59,180	59,180	88,770	769,340
	LEGAL FEES													
	5400-100 LEGAL	47,000	47,000	47,000	47,000	47,000	47,000	47,000	47,000	47,000	47,000	47,000	47,000	564,000
	TOTAL LEGAL FEES	47,000	47,000	47,000	47,000	47,000	47,000	47,000	47,000	47,000	47,000	47,000	47,000	564,000
	OTHER PROFESSIONAL FEES													
	5400-235 COMPUTER EXPENSE	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	15,000
	5420-500 TECHNICAL SERVS & ADV FEES	2,550	2,550	2,550	2,550	2,550	2,550	14,550	2,550	2,550	2,550	2,550	2,550	42,600
	5400-250 OTHER PROF.FEES	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	40,800
	TOTAL OTHER PROF FEES	7,200	7,200	7,200	7,200	7,200	7,200	19,200	7,200	7,200	7,200	7,200	7,200	98,400
	AUDIT EXPENSE													
	5400-400 AUDITING FEES	58,000	0	0	0	0	0	0	0	7,200	0	0	0	65,200
	TOTAL AUDIT EXPENSE	58,000	0	0	0	0	0	0	0	7,200	0	0	0	65,200
	SENIOR CARE CONTRIBUTIONS													
	5420-375 CO-OP SENIOR CARE	0	0	7,800	0	0	7,800	0	0	7,800	0	0	7,800	31,200
	TOTAL SENIOR CARE EXPENSE	0	0	7,800	0	0	7,800	0	0	7,800	0	0	7,800	31,200
	TELEPHONE EXPENSE													

						EAST RIVER HOUSING CORP							
						PROJECTED CASH FLOW							TOTAL
						6/30/26							CASH
													BUDGET
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		JUL 25	AUG 25	SEP 25	OCT 25	NOV 25	DEC 25	JAN 26	FEB 26	MAR 26	APR 26	MAY 26	JUN 26	END 6/26
	5400-300 TELEPHONE	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	75,000
	TOTAL TELEPHONE EXPENSE	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	75,000
	STATIONARY & PRINTING EXP													
	5400-450 OFFICE SUPPLIES	1,475	1,475	1,475	1,475	1,475	1,475	1,475	1,475	1,475	1,475	1,475	1,475	17,700
	5400-240 STATIONARY & PRINTING	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	15,000
	5420-100 OFFICE EQUIP MAINT	950	950	950	950	950	950	950	950	950	950	950	950	11,400
	TOTAL STAT & PRINTING EXP	3,675	3,675	3,675	3,675	3,675	3,675	3,675	3,675	3,675	3,675	3,675	3,675	44,100
	POSTAGE EXPENSE													
	5400-500 POSTAGE	2,000	2,300	500	2,000	7,300	500	2,000	2,300	2,000	500	2,300	2,000	25,700
	TOTAL POSTAGE EXPENSE	2,000	2,300	500	2,000	7,300	500	2,000	2,300	2,000	500	2,300	2,000	25,700
	MISCELLANEOUS EXPENSE													
	5420-060 DINNER ALLOWANCE	75	75	75	75	75	75	75	75	75	75	75	75	900
	5420-200 CARFARE AND TRAVEL	50	50	50	50	50	50	50	50	50	50	50	50	600
	5420-250 GRAFFITI REMOVAL	600	600	600	600	600	600	600	600	600	600	600	600	7,200
	5420-300 MEETING EXPENSE	420	420	420	420	420	420	420	420	420	420	420	420	5,040
	5420-380 WEB SITE	425	425	425	425	425	425	425	425	425	425	425	425	5,100
	5420-400 MISC	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	29,400
	5420-450 CONDUIT CHARGES	16,500	0	0	0	0	0	0	0	0	0	0	0	16,500
	TOTAL MISC EXPENSE	20,520	4,020	4,020	4,020	4,020	4,020	4,020	4,020	4,020	4,020	4,020	4,020	64,740
TOTAL MANAGEMENT EXPENSE		215,032	140,832	146,832	140,532	145,832	182,026	152,532	140,832	155,532	139,032	140,832	183,526	1,883,372
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INTEREST EXPENSE														
	INTEREST ON MORTGAGE													
	5500-100 INTEREST ON MORTGAGE	95,833	95,833	95,833	95,833	95,833	95,833	95,833	95,833	95,833	95,833	95,833	95,833	1,149,996
	5500-300 OTHER	0	0	0	0	0	0	0	0	0	0	0	0	0
	TOTAL INTEREST	95,833	95,833	95,833	95,833	95,833	95,833	95,833	95,833	95,833	95,833	95,833	95,833	1,149,996
TOTAL EXPENSES		4,831,874	1,441,026	1,584,746	4,466,824	1,590,896	2,024,217	4,842,124	1,662,080	1,920,750	4,441,318	1,353,290	2,327,118	32,486,260
		-2,115,907	1,313,810	1,189,972	-1,829,908	1,060,027	631,718	-1,944,058	1,227,523	728,829	-1,816,449	1,272,062	297,380	15,002