



Financial Report Package

September 2024

Prepared for

3 CHERRY WAY HOA, INC.

By

Superior Association Management, LLC



Income Statement Summary - Operating

3 CHERRY WAY HOA, INC.

Fiscal Period: September 2024

Date: 10/4/2024
Time: 3:23 pm
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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
OPERATING INCOME													
Income													
3010-00 Homeowner Assessment	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$-	\$-	\$-	\$405,000.00
3015-00 STORAGE ASSESSMENT	440.00	440.00	460.00	420.00	440.00	420.00	400.00	400.00	380.00	-	-	-	3,800.00
3020-00 Special Assessment	-	-	10,000.00	-	-	-	-	-	-	-	-	-	10,000.00
3040-00 Status Letter Fee	-	-	-	100.00	-	-	-	-	-	-	-	-	100.00
3085-00 NSF Fees	-	-	(6.00)	6.00	(6.00)	-	-	-	-	-	-	-	(6.00)
3100-00 Late Fee Income	325.00	225.00	575.00	60.00	525.00	240.00	375.00	(300.00)	(875.00)	-	-	-	1,150.00
3140-00 Clubhouse Rental	225.00	-	(100.00)	-	-	-	450.00	(100.00)	-	-	-	-	475.00
3310-00 Interest Income	6,736.66	1,209.09	1,105.22	29,925.98	3,010.88	3,646.97	3,078.36	3,315.49	3,440.25	-	-	-	55,468.90
3320-00 Gain / Loss - CD Market Value	2,127.81	(3,087.87)	(2,289.85)	(732.54)	(6,371.18)	(1,566.97)	4,694.81	21,396.70	5,841.74	-	-	-	20,012.65
Total Income	54,854.47	43,786.22	54,744.37	74,779.44	42,598.70	47,740.00	53,998.17	69,712.19	53,786.99	-	-	-	496,000.55
Total OPERATING INCOME	54,854.47	43,786.22	54,744.37	74,779.44	42,598.70	47,740.00	53,998.17	69,712.19	53,786.99	-	-	-	496,000.55
OPERATING EXPENSE													
Contract													
5010-00 Del Fee Split	93.75	225.00	75.00	487.50	18.75	378.75	382.50	165.00	-	-	-	-	1,826.25
5050-00 NSF Expense	-	-	-	-	-	-	-	4.20	-	-	-	-	4.20
5100-00 Admin Services	37.49	35.00	37.49	44.99	44.99	35.00	154.86	44.99	44.99	-	-	-	479.80
5110-00 Admin Supplies	18.17	177.17	-	-	126.26	57.45	105.80	121.97	54.45	-	-	-	661.27
5130-00 Bank Service Charge	-	-	16.00	-	16.00	-	-	-	-	-	-	-	32.00
5170-00 Postage	-	-	-	-	-	20.25	8.73	-	-	-	-	-	28.98
5190-00 Violation Letters	-	-	-	16.00	-	104.00	-	-	-	-	-	-	120.00
5200-00 Website	-	-	349.85	-	-	-	-	-	-	-	-	-	349.85
5220-00 Miscellaneous Expense	94.15	-	-	-	-	-	-	-	-	-	-	-	94.15
Total Contract	243.56	437.17	478.34	548.49	206.00	595.45	651.89	336.16	99.44	-	-	-	3,596.50
Landscape													
5300-00 Landscape Contract	18,500.00	32,600.00	12,500.00	12,500.00	12,500.00	12,500.00	12,500.00	12,500.00	12,500.00	-	-	-	138,600.00
5305-00 Drainage Repairs	-	7,792.50	4,191.85	7,495.05	-	5,493.15	-	-	-	-	-	-	24,912.55
5310-00 Ground Maintenance	188.17	336.56	-	-	246.75	-	743.98	-	3,494.36	-	-	-	5,009.82
Total Landscape	18,688.17	40,669.06	16,691.85	19,995.05	12,746.75	17,993.15	13,243.98	12,500.00	15,994.36	-	-	-	168,522.37



Income Statement Summary - Operating

3 CHERRY WAY HOA, INC.

Fiscal Period: September 2024

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
Building/Maintenance													
5400-00 Bldg Maintenance	\$3,261.06	\$240.75	\$-	\$550.00	\$1,298.58	\$-	\$5,475.20	\$267.77	\$8,066.69	\$-	\$-	\$-	\$19,160.05
5420-00 Pest Control / Termit	-	-	8,000.00	-	168.00	-	-	-	-	-	-	-	8,168.00
Bond													
5460-00 Plumbing	535.00	3,424.00	-	-	64.01	-	-	-	-	-	-	-	4,023.01
Maintenance													
5470-00 Roof Maintenance	400.00	1,607.00	-	-	-	-	-	-	51.04	-	-	-	2,058.04
5480-00 Other Maintenance	-	-	9.95	-	-	-	2,795.58	-	-	-	-	-	2,805.53
Total	4,196.06	5,271.75	8,009.95	550.00	1,530.59	-	8,270.78	267.77	8,117.73	-	-	-	36,214.63
Building/Maintenance													
Pool													
5600-00 Pool Mgmt Contract	589.88	1,179.75	1,177.00	2,354.00	2,354.00	2,354.00	1,177.00	588.50	-	-	-	-	11,774.13
5610-00 Pool Maintenance	-	250.00	-	-	1,848.00	-	1,430.00	31.99	316.19	-	-	-	3,876.18
5620-00 Pool Supplies	-	-	-	-	80.60	-	-	-	-	-	-	-	80.60
5630-00 Pool Equipment	-	-	-	-	-	42.80	-	225.86	481.50	-	-	-	750.16
Total Pool	589.88	1,429.75	1,177.00	2,354.00	4,282.60	2,396.80	2,607.00	846.35	797.69	-	-	-	16,481.07
Recreational													
5700-00 Clubhouse Expense	127.98	49.03	58.04	122.48	800.14	-	2,226.90	149.96	-	-	-	-	3,534.53
5710-00 Clubhouse Cleaning	-	600.00	-	-	800.00	-	-	-	19.22	-	-	-	1,419.22
Total Recreational	127.98	649.03	58.04	122.48	1,600.14	-	2,226.90	149.96	19.22	-	-	-	4,953.75
Utilities													
6000-00 Electric	1,058.14	1,042.80	1,054.09	1,027.24	1,025.63	1,084.60	1,114.60	1,135.37	1,157.06	-	-	-	9,699.53
6010-00 Gas	194.15	252.12	162.59	125.35	50.95	24.60	23.54	23.54	24.66	-	-	-	881.50
6020-00 Phone/Internet	187.25	187.25	187.25	187.25	187.25	187.25	187.25	187.25	187.25	-	-	-	1,885.25
6030-00 Trash Removal	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	-	7,200.00	-	-	-	-	28,800.00
6040-00 Water	56.84	56.84	56.84	56.84	56.84	56.84	56.84	114.39	56.84	-	-	-	569.11
Total Utilities	5,096.38	5,139.01	5,060.77	4,996.68	4,920.67	4,953.29	1,382.23	8,660.55	1,425.81	-	-	-	41,635.39
Administrative													
6200-00 Management Fees	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	-	-	-	25,200.00
6220-00 CPA Fees	-	-	-	-	-	-	550.00	-	-	-	-	-	550.00
6230-00 Insurance	-	-	-	-	5,164.00	-	-	-	-	-	-	-	5,164.00
6240-00 Legal Fees	-	561.50	350.00	350.00	137.50	647.50	332.50	262.50	332.50	-	-	-	2,974.00
6260-00 Taxes -	-	-	-	2,343.00	-	5,000.00	120.00	-	-	-	-	-	7,463.00
Income/Other													
Total Administrative	2,800.00	3,361.50	3,150.00	5,493.00	8,101.50	8,447.50	3,802.50	3,062.50	3,132.50	-	-	-	41,351.00
Total OPERATING EXPENSE	31,742.03	56,957.27	34,625.95	34,059.70	33,388.25	34,386.19	32,185.28	25,823.29	29,586.75	-	-	-	312,754.71
Net Income:	23,112.44	(13,171.05)	20,118.42	40,719.74	9,210.45	13,353.81	21,812.89	43,888.90	24,200.24	-	-	-	183,245.84



Income Statement - Operating
3 CHERRY WAY HOA, INC.
09/30/2024

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Description	Current Period			Year-to-date			Annual Budget		
	Actual	Budget	Variance	Percent	Actual	Budget		Variance	Percent
OPERATING INCOME									
Income									
3010-00 Homeowner Assessment	\$45,000.00	\$45,000.00	\$-	0.00 %	\$405,000.00	\$405,000.00	\$-	0.00 %	\$540,000.00
3015-00 STORAGE ASSESSMENT	380.00	440.00	(60.00)	(13.64)%	3,960.00	3,960.00	(160.00)	(4.04)%	5,280.00
3020-00 Special Assessment	-	-	-	0.00 %	10,000.00	10,000.00	-	0.00 %	10,000.00
3040-00 Status Letter Fee	-	-	-	0.00 %	100.00	-	100.00	0.00 %	-
3085-00 NSF Fees	-	-	-	0.00 %	(6.00)	-	(6.00)	0.00 %	-
3100-00 Late Fee Income	(875.00)	141.67	(1,016.67)	(717.63)%	1,150.00	1,275.03	(125.03)	(9.81)%	1,700.00
3140-00 Clubhouse Rental	-	83.33	(83.33)	(100.00)%	475.00	749.97	(274.97)	(36.66)%	1,000.00
3310-00 Interest Income	3,440.25	83.33	3,356.92	4028.47 %	55,468.90	749.97	54,718.93	7296.15 %	1,000.00
3320-00 Gain / Loss - CD Market Value	5,841.74	-	5,841.74	0.00 %	20,012.65	-	20,012.65	0.00 %	-
Total Income	\$53,786.99	\$45,748.33	\$8,038.66	17.57%	\$496,000.55	\$421,734.97	\$74,265.58	17.61 %	\$558,980.00
OPERATING EXPENSE									
Contract									
5010-00 Del Fee Split	-	150.00	150.00	100.00 %	1,826.25	1,350.00	(476.25)	(35.28)%	1,800.00
5050-00 NSF Expense	-	-	-	0.00 %	4.20	-	(4.20)	0.00 %	-
5100-00 Admin Services	44.99	37.50	(7.49)	(19.97)%	479.80	337.50	(142.30)	(42.16)%	450.00
5110-00 Admin Supplies	54.45	91.67	37.22	40.60 %	661.27	825.03	163.76	19.85 %	1,100.00
5130-00 Bank Service Charge	-	4.17	4.17	100.00 %	32.00	37.53	5.53	14.73 %	50.00
5150-00 Meeting Expense	-	8.33	8.33	100.00 %	-	74.97	74.97	100.00 %	100.00
5170-00 Postage	-	2.08	2.08	100.00 %	28.98	18.72	(10.26)	(54.81)%	25.00
5180-00 Social Expense	-	16.67	16.67	100.00 %	-	150.03	150.03	100.00 %	200.00
5190-00 Violation Letters	-	-	-	0.00 %	120.00	-	(120.00)	0.00 %	-
5200-00 Website	-	50.00	50.00	100.00 %	349.85	450.00	100.15	22.26 %	600.00
5220-00 Miscellaneous Expense	-	8.33	8.33	100.00 %	94.15	74.97	(19.18)	(25.58)%	100.00
Total Contract	\$99.44	\$368.75	\$269.31	73.03%	\$3,596.50	\$3,318.75	(\$277.75)	(8.37)%	\$4,425.00
Landscape									
5300-00 Landscape Contract	12,500.00	12,500.00	-	0.00 %	138,600.00	112,500.00	(26,100.00)	(23.20)%	150,000.00
5305-00 Drainage Repairs	-	1,666.67	1,666.67	100.00 %	24,912.55	15,000.03	(9,912.52)	(66.08)%	20,000.00
5310-00 Ground Maintenance	3,494.36	5,000.00	1,505.64	30.11 %	5,009.82	45,000.00	39,990.18	88.87 %	60,000.00
5390-00 Boat Storage Maintenance	-	83.33	83.33	100.00 %	-	749.97	749.97	100.00 %	1,000.00
Total Landscape	\$15,994.36	\$19,250.00	\$3,255.64	16.91%	\$168,522.37	\$173,250.00	\$4,727.63	2.73 %	\$231,000.00



Income Statement - Operating

3 CHERRY WAY HOA, INC.

09/30/2024

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Description	Current Period			Year-to-date			Annual Budget		
	Actual	Budget	Variance	Percent	Actual	Budget		Variance	
Building/Maintenance									
5400-00 Bldg Maintenance	\$8,066.69	\$833.33	(\$7,233.36)	(888.01)%	\$19,160.05	\$7,499.97	(\$11,660.08)	(155.47)%	\$10,000.00
5410-00 Cleaning	-	833.33	833.33	100.00%	-	7,499.97	7,499.97	100.00%	10,000.00
5420-00 Pest Control / Termite Bond	-	833.33	833.33	100.00%	8,168.00	7,499.97	(668.03)	(8.91)%	10,000.00
5450-00 Paint Inter/Exterior	-	1,666.67	1,666.67	100.00%	-	15,000.03	15,000.03	100.00%	20,000.00
5460-00 Plumbing Maintenance	-	-	-	0.00%	4,023.01	-	(4,023.01)	0.00%	-
5470-00 Roof Maintenance	51.04	250.00	198.96	79.58%	2,058.04	2,250.00	191.96	8.53%	3,000.00
5480-00 Other Maintenance	-	-	-	0.00%	2,805.53	-	(2,805.53)	0.00%	-
Total Building/Maintenance	\$8,117.73	\$4,416.66	(\$3,701.07)	(83.80)%	\$36,214.63	\$39,749.94	\$3,535.31	8.89%	\$53,000.00
Pool									
5600-00 Pool Mgmt Contract	-	875.00	875.00	100.00%	11,774.13	7,875.00	(3,899.13)	(49.51)%	10,500.00
5610-00 Pool Maintenance	316.19	166.67	(149.52)	(89.71)%	3,876.18	1,500.03	(2,376.15)	(158.41)%	2,000.00
5620-00 Pool Supplies	-	166.67	166.67	100.00%	80.60	1,500.03	1,419.43	94.63%	2,000.00
5630-00 Pool Equipment	481.50	166.67	(314.83)	(188.89)%	750.16	1,500.03	749.87	49.99%	2,000.00
Total Pool	\$797.69	\$1,375.01	\$577.32	41.99%	\$16,481.07	\$12,375.09	(\$4,105.98)	(33.18)%	\$16,500.00
Recreational									
5700-00 Clubhouse Expense	-	166.67	166.67	100.00%	3,534.53	1,500.03	(2,034.50)	(135.63)%	2,000.00
5710-00 Clubhouse Cleaning	19.22	200.00	180.78	90.39%	1,419.22	1,800.00	380.78	21.15%	2,400.00
5720-00 Clubhouse Furnishings	-	83.33	83.33	100.00%	-	749.97	749.97	100.00%	1,000.00
Total Recreational	\$19.22	\$450.00	\$430.78	95.73%	\$4,953.75	\$4,050.00	(\$903.75)	(22.31)%	\$5,400.00
Utilities									
6000-00 Electric	1,157.06	1,375.00	217.94	15.85%	9,699.53	12,375.00	2,675.47	21.62%	16,500.00
6010-00 Gas	24.66	133.33	108.67	81.50%	881.50	1,199.97	318.47	26.54%	1,600.00
6020-00 Phone/Internet	187.25	175.00	(12.25)	(7.00)%	1,685.25	1,575.00	(110.25)	(7.00)%	2,100.00
6030-00 Trash Removal	-	3,750.00	3,750.00	100.00%	28,800.00	33,750.00	4,950.00	14.67%	45,000.00
6040-00 Water	56.84	58.33	1.49	2.55%	569.11	524.97	(44.14)	(8.41)%	700.00
Total Utilities	\$1,425.81	\$5,491.66	\$4,065.85	74.04%	\$41,635.39	\$49,424.94	\$7,789.55	15.76%	\$65,900.00
Administrative									
6200-00 Management Fees	2,800.00	3,333.33	533.33	16.00%	25,200.00	29,999.97	4,799.97	16.00%	40,000.00
6220-00 CPA Fees	-	-	-	0.00%	550.00	1,000.00	450.00	45.00%	1,000.00
6230-00 Insurance	-	-	-	0.00%	5,164.00	4,500.00	(664.00)	(14.76)%	4,500.00
6240-00 Legal Fees	332.50	416.67	84.17	20.20%	2,974.00	3,750.03	776.03	20.69%	5,000.00
6260-00 Taxes - Income/Other	-	41.67	41.67	100.00%	7,463.00	375.03	(7,087.97)	(1889.97)%	500.00
6280-00 Other Professional Fees	-	625.00	625.00	100.00%	-	5,625.00	5,625.00	100.00%	7,500.00
Total Administrative	\$3,132.50	\$4,416.67	\$1,284.17	29.08%	\$41,351.00	\$45,250.03	\$3,899.03	8.62%	\$58,500.00
Reserve Expense									
6900-00 Misc/Cont Reserve Expense	-	10,354.58	10,354.58	100.00%	-	93,191.22	93,191.22	100.00%	124,255.00
Total Reserve Expense	\$-	\$10,354.58	\$10,354.58	100.00%	\$-	\$93,191.22	\$93,191.22	100.00%	\$124,255.00
Total OPERATING EXPENSE	\$29,586.75	\$46,123.33	\$16,536.58	35.85%	\$312,754.71	\$420,609.97	\$107,855.26	25.64%	\$558,980.00



Income Statement - Operating

3 CHERRY WAY HOA, INC.

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Net Income:	\$24,200.24	(\$375.00)	\$24,575.24	\$183,245.84	\$1,125.00	\$182,120.84	\$0.00



Invoice List
 3 CHERRY WAY HOA, INC.
 Invoice Status - Paid (9/1/2024 - 9/30/2024) By Invoice Date
 Payment Type: All

Date: 10/4/2024
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Invoice Date	Invoice Number	Due Date	Status	Last Payment	Invoice Amount	Balance Due
AT&T(2)						
09/03/2024		09/15/2024	Paid		\$69.55	\$ -
	60-6020-00 - Phone/Internet : Phone/Internet			09/04/2024 #0 \$69.55	Payment Type: EFT	
09/05/2024		09/11/2024	Paid		\$117.70	-
	60-6020-00 - Phone/Internet : Phone/Internet			09/06/2024 #0 \$117.70	Payment Type: EFT	
				Total:	\$ 187.25	\$ 0.00
ATPM HOLDING COMPANY LLC						
09/03/2024	3434959	09/29/2024	Paid (ACH)		\$481.50	-
	56-5630-00 - Pool Equipment : Pool Equipment			09/04/2024 #0 \$481.50	Payment Type: ACH	
				Total:	\$ 481.50	\$ 0.00
BEAN BROTHERS LANDSCAPING LLC						
09/03/2024	8387	09/16/2024	Paid (ACH)		\$12,500.00	-
	53-5300-00 - Landscape Contract : Landscape Contract			09/17/2024 #0 \$12,500.00	Payment Type: ACH	
				Total:	\$ 12,500.00	\$ 0.00
CARD SERVICES CENTER						
09/10/2024	10-4-2024	09/30/2024	Paid (check)		\$294.56	-
	50-5100-00 - Admin Services : Admin Services - GOOGLE			09/17/2024 #1185 \$9.99	Payment Type: Check	
	57-5710-00 - Clubhouse Cleaning : Clubhouse Cleaning- LOWES			\$19.22		
	53-5310-00 - Ground Maintenance : Ground Maintenance- LOWES			\$159.86		
	54-5470-00 - Roof Maintenance : Roof Maintenance-MID ATLANTIC			\$51.04		
	50-5110-00 - Admin Supplies : Admin Supplies-AMAZON			\$54.45		
				Total:	\$ 294.56	\$ 0.00
ENERGY UNITED						
09/06/2024		09/16/2024	Paid		\$326.01	-
	60-6000-00 - Electric : Electric			09/06/2024 #0 \$326.01	Payment Type: EFT	
09/13/2024		09/23/2024	Paid		\$694.34	-
	60-6000-00 - Electric : Electric			09/18/2024 #0 \$694.34	Payment Type: EFT	
09/13/2024		09/23/2024	Paid		\$60.50	-
	60-6000-00 - Electric : Electric			09/18/2024 #0 \$60.50	Payment Type: EFT	
09/20/2024		09/27/2024	Paid		\$76.21	-
	60-6000-00 - Electric : Electric			09/20/2024 #0 \$76.21	Payment Type: EFT	
				Total:	\$ 1,157.06	\$ 0.00
JAMES GALVIN						
09/12/2024	7839	09/12/2024	Paid (check)		\$332.50	-
	62-6240-00 - Legal Fees : Legal Fees			09/13/2024 #1184 \$332.50	Payment Type: Check	
				Total:	\$ 332.50	\$ 0.00

JASON LIPPARD



Invoice List
 3 CHERRY WAY HOA, INC.
 Invoice Status - Paid (9/1/2024 - 9/30/2024) By Invoice Date
 Payment Type: All

Date: 10/4/2024
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Invoice Date	Invoice Number	Due Date	Status	Last Payment	Invoice Amount	Balance Due
09/10/2024	4772	09/10/2024	Paid (check)		\$3,334.50	\$ -
	53-5310-00 - Ground Maintenance : Ground Maintenance			09/17/2024 #1186 \$3,334.50	Payment Type: Check	
				Total:	\$ 3,334.50	\$ 0.00
LAKE NORMAN ELECTRIC						
09/01/2024	19378	08/27/2024	Paid (check)		\$316.19	-
	56-5610-00 - Pool Maintenance : Pool Maintenance			09/04/2024 #1182 \$316.19	Payment Type: Check	
				Total:	\$ 316.19	\$ 0.00
LINCOLN COUNTY DEPT OF FINANCE						
09/05/2024		09/20/2024	Paid		\$56.84	-
	60-6040-00 - Water : Water			09/06/2024 #0 \$56.84	Payment Type: EFT	
				Total:	\$ 56.84	\$ 0.00
MR. HANDYMAN OF MOORESVILLE						
09/01/2024	240647409	08/31/2024	Paid (check)		\$6,026.12	-
	54-5400-00 - Bldg Maintenance : Bldg Maintenance			09/04/2024 #1183 \$6,026.12	Payment Type: Check	
09/17/2024	119791	09/17/2024	Paid (check)		\$397.56	-
	54-5400-00 - Bldg Maintenance : Bldg Maintenance			09/19/2024 #1187 \$397.56	Payment Type: Check	
09/17/2024	120372	09/17/2024	Paid (check)		\$743.01	-
	54-5400-00 - Bldg Maintenance : Bldg Maintenance			09/19/2024 #1187 \$743.01	Payment Type: Check	
				Total:	\$ 7,166.69	\$ 0.00
PIEDMONT NATURAL GAS						
09/12/2024		09/24/2024	Paid		\$24.66	-
	60-6010-00 - Gas : Gas			09/12/2024 #0 \$24.66	Payment Type: EFT	
				Total:	\$ 24.66	\$ 0.00
RICK EARNHARDT BUILDERS						
09/18/2024	9-15-2024	09/18/2024	Paid (check)		\$900.00	-
	54-5400-00 - Bldg Maintenance : Bldg Maintenance			09/24/2024 #1188 \$900.00	Payment Type: Check	
				Total:	\$ 900.00	\$ 0.00
SUPERIOR ASSOCIATION MGMT						
09/03/2024	82117	09/03/2024	Paid (ACH)		\$2,800.00	-
	62-6200-00 - Management Fees : Management Fee			09/03/2024 #0 \$2,800.00	Payment Type: ACH	
09/12/2024	82672		Paid (ACH)		\$35.00	-
	50-5100-00 - Admin Services : Owner Portal Fee - Owner Portal Fee - August			09/12/2024 #0 \$35.00	Payment Type: ACH	
				Total:	\$ 2,835.00	\$ 0.00
				20 Invoice(s) Totaling:	\$ 29,586.75	\$ 0.00