

# STATE OF MINNESOTA

## Office of the State Auditor



**Patricia Anderson**  
**State Auditor**

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FINANCIAL DATA SCHEDULE

**OLMSTED COUNTY HOUSING  
AND REDEVELOPMENT AUTHORITY  
ROCHESTER, MINNESOTA**

YEAR ENDED DECEMBER 31, 2004

## **Description of the Office of the State Auditor**

The Office of the State Auditor serves as a watchdog for Minnesota taxpayers by helping to ensure financial integrity, accountability, and cost-effectiveness in local governments throughout the state.

Through financial, compliance, and special audits, the State Auditor oversees and ensures that local government funds are used for the purposes intended by law and that local governments hold themselves to the highest standards of financial accountability.

The State Auditor performs approximately 250 financial and compliance audits per year and has oversight responsibilities for over 4,300 local units of government throughout the state. The office currently maintains five divisions:

**Audit Practice** - conducts financial and legal compliance audits for local governments;

**Government Information** - collects and analyzes financial information for cities, towns, counties, and special districts;

**Legal/Special Investigations** - provides legal analysis and counsel to the Office and responds to outside inquiries about Minnesota local government law; as well as investigates allegations of misfeasance, malfeasance, and nonfeasance in local government;

**Pension** - monitors investment, financial, and actuarial reporting for over 700 public pension funds; and

**Tax Increment Financing, Investment and Finance** - promotes compliance and accountability in local governments' use of tax increment financing through financial and compliance audits.

The State Auditor serves on the State Executive Council, State Board of Investment, Land Exchange Board, Public Employee's Retirement Association Board, Minnesota Housing Finance Agency, and the Rural Finance Authority Board.

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**OLMSTED COUNTY HOUSING  
AND REDEVELOPMENT AUTHORITY  
ROCHESTER, MINNESOTA**

**Year Ended December 31, 2004**



**FINANCIAL DATA SCHEDULE**

**Audit Practice Division  
Office of the State Auditor  
State of Minnesota**

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**OLMSTED COUNTY HOUSING AND REDEVELOPMENT AUTHORITY  
ROCHESTER, MINNESOTA**

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**STATE OF MINNESOTA**  
**OFFICE OF THE STATE AUDITOR**

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PATRICIA ANDERSON  
STATE AUDITOR

**INDEPENDENT AUDITOR'S REPORT**

Board of Commissioners  
Olmsted County Housing and Redevelopment Authority

We have audited the basic financial statements of the Olmsted County Housing and Redevelopment Authority (HRA), a component unit of Olmsted County, as of and for the year ended December 31, 2004, and have issued our report thereon dated April 21, 2005. The financial statements are the responsibility of the Olmsted County HRA's management. Our responsibility is to express an opinion on the basic financial statements based on our audit.

Our audit was made for the purpose of forming an opinion on the basic financial statements of the Olmsted County HRA taken as a whole. The accompanying Financial Data Schedule is presented for purposes of additional analysis as required by the U.S. Department of Housing and Urban Development (HUD) Real Estate Assessment Center (REAC) and is not a required part of the basic financial statements. Information on the Financial Data Schedule has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated in all material respects in relation to the basic financial statements taken as a whole.

This report is intended solely for the information and use of management and the Board of the Olmsted County HRA and HUD REAC and is not intended to be, and should not be, used by anyone other than those specified parties.

*/s/Pat Anderson*

PATRICIA ANDERSON  
STATE AUDITOR

*/s/Greg Hierlinger*

GREG HIERLINGER, CPA  
DEPUTY STATE AUDITOR

End of Fieldwork: April 21, 2005

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**FINANCIAL DATA SCHEDULE**

**OLMSTED COUNTY HOUSING AND REDEVELOPMENT AUTHORITY  
ROCHESTER, MINNESOTA**

**FINANCIAL DATA SCHEDULE  
YEAR ENDED DECEMBER 31, 2004**

Line Item #	Account Description	Low-Income Public Housing	
		Low-Rent Public Housing	Capital Projects
<u>Assets</u>			
<b>Current Assets</b>			
<b>Cash</b>			
111	Cash - unrestricted	220,219	-
115	Cash - restricted for payment of current liabilities	-	-
112	Cash - restricted - modernization and development	-	-
113	Cash - other restricted	-	-
114	Cash - tenant security deposits	25,590	-
<b>100</b>	<b>Total cash</b>	<b>245,809</b>	<b>-</b>
<b>Accounts and notes receivables</b>			
121	Accounts receivable - PHA projects	-	-
122	Accounts receivable - HUD other projects	7,983	-
124	Accounts receivable - other government	-	-
125	Accounts receivable - miscellaneous	-	-
126	Accounts receivable - tenants - dwelling rents	9,258	-
126.1	Allowance for doubtful accounts - dwelling rents	(4,672)	-
126.2	Allowance for doubtful accounts - other	-	-
127	Notes and mortgages receivable - current	-	-
128	Fraud recovery	-	-
128.1	Allowance for doubtful accounts - fraud	-	-
129	Accrued interest receivable	-	-
<b>120</b>	<b>Total receivables, net of allowances for doubtful accounts</b>	<b>12,569</b>	<b>-</b>
131	Investments - unrestricted	-	-
135	Investments - restricted for payment of current liabilities	-	-
132	Investments - restricted	-	-
142	Prepaid expenses and other assets	-	-
143	Inventories	-	-
143.1	Allowance for obsolete inventories	-	-
144	Interprogram due from	-	-
145	Assets held for sale	-	-
146	Amounts to be provided	-	-
<b>150</b>	<b>Total current assets</b>	<b>258,378</b>	<b>-</b>

<b>Housing Choice Voucher</b>	<b>State and Local</b>	<b>Business Activities</b>	<b>Component Unit</b>	<b>Grand Total</b>
304,271	179,721	194,221	57,750	956,182
-	-	-	-	-
-	-	-	-	-
8,440	-	462,143	-	470,583
-	-	24,619	1,800	52,009
<b>312,711</b>	<b>179,721</b>	<b>680,983</b>	<b>59,550</b>	<b>1,478,774</b>
3,461	-	-	-	3,461
5,179	-	-	-	13,162
-	61,642	3,091	1,784	66,517
1,806	14,446	-	13,630	29,882
-	-	13,454	-	22,712
-	-	(3,003)	-	(7,675)
-	-	-	-	-
-	-	-	-	-
16,371	-	-	-	16,371
(16,371)	-	-	-	(16,371)
-	-	-	-	-
<b>10,446</b>	<b>76,088</b>	<b>13,542</b>	<b>15,414</b>	<b>128,059</b>
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	714	1,520	2,234
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
<b>323,157</b>	<b>255,809</b>	<b>695,239</b>	<b>76,484</b>	<b>1,609,067</b>

**OLMSTED COUNTY HOUSING AND REDEVELOPMENT AUTHORITY  
ROCHESTER, MINNESOTA**

**FINANCIAL DATA SCHEDULE  
YEAR ENDED DECEMBER 31, 2004  
(CONTINUED)**

Line Item #	Account Description	Low-Income Public Housing	
		Low-Rent Public Housing	Capital Projects
<u>Assets</u> (Continued)			
<b>Non-current Assets</b>			
<b>Fixed assets</b>			
161	Land	1,021,089	-
168	Infrastructure	-	-
162	Buildings	4,878,829	-
163	Furniture, equipment, and machinery - dwellings	-	-
164	Furniture, equipment, and machinery - administration	81,297	-
165	Leasehold improvements	89,419	-
166	Accumulated depreciation	(3,201,692)	-
167	Construction in process	-	-
<b>160</b>	<b>Total fixed assets, net of accumulated depreciation</b>	<b>2,868,942</b>	<b>-</b>
171	Notes and mortgages receivable - non-current	-	-
172	Notes and mortgages receivable - non-current - past due	-	-
173	Grants receivable - non-current	-	-
174	Other assets	-	-
176	Investment in joint ventures	-	-
<b>180</b>	<b>Total non-current assets</b>	<b>2,868,942</b>	<b>-</b>
<b>190</b>	<b>Total Assets</b>	<b>3,127,320</b>	<b>-</b>

<b>Housing Choice Voucher</b>	<b>State and Local</b>	<b>Business Activities</b>	<b>Component Unit</b>	<b>Grand Total</b>
-	-	586,362	46,840	1,654,291
-	-	-	-	-
-	-	4,335,892	361,626	9,576,347
10,664	-	-	-	10,664
-	1,000	500	22,007	104,804
-	-	14,162	-	103,581
(6,037)	(1,000)	(511,443)	(70,577)	(3,790,749)
-	25,248	-	-	25,248
<b>4,627</b>	<b>25,248</b>	<b>4,425,473</b>	<b>359,896</b>	<b>7,684,186</b>
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	75,743	-	75,743
-	-	-	118,669	118,669
<b>4,627</b>	<b>25,248</b>	<b>4,501,216</b>	<b>478,565</b>	<b>7,878,598</b>
<b>327,784</b>	<b>281,057</b>	<b>5,196,455</b>	<b>555,049</b>	<b>9,487,665</b>

**OLMSTED COUNTY HOUSING AND REDEVELOPMENT AUTHORITY  
ROCHESTER, MINNESOTA**

**FINANCIAL DATA SCHEDULE  
YEAR ENDED DECEMBER 31, 2004  
(CONTINUED)**

Line Item #	Account Description	Low-Income Public Housing	
		Low-Rent Public Housing	Capital Projects
<b><u>Liabilities and Equity/Net Assets</u></b>			
<b>Liabilities</b>			
<b>Current liabilities</b>			
311	Bank overdraft	-	-
312	Accounts payable <= 90 days	10,932	-
313	Accounts payable > 90 days past due	-	-
321	Accrued wage/payroll taxes payable	-	-
322	Accrued compensated absences	-	-
324	Accrued contingency liability	-	-
325	Accrued interest payable	-	-
331	Accounts payable - HUD PHA programs	-	-
332	Accounts payable - PHA projects	-	-
333	Accounts payable - other governments	11,830	-
341	Tenant security deposits	25,590	-
342	Deferred revenues	721	-
343	Current portion of long-term debt - capital projects	-	-
344	Current portion of long-term debt - operating borrowings	-	-
348	Loan liability - current	-	-
345	Other current liabilities	-	-
346	Accrued liabilities - other	-	-
347	Interprogram due to	-	-
<b>310</b>	<b>Total current liabilities</b>	<b>49,073</b>	<b>-</b>
<b>Noncurrent liabilities</b>			
351	Long-term debt, net of current - capital projects	-	-
352	Long-term debt, net of current - operating borrowings	-	-
354	Accrued compensated absences - non-current	-	-
355	Loan liability - non-current	-	-
353	Non-current liabilities - other	-	-
<b>350</b>	<b>Total non-current liabilities</b>	<b>-</b>	<b>-</b>
<b>300</b>	<b>Total Liabilities</b>	<b>49,073</b>	<b>-</b>

<b>Housing Choice Voucher</b>	<b>State and Local</b>	<b>Business Activities</b>	<b>Component Unit</b>	<b>Grand Total</b>
-	-	-	-	-
6,006	20,198	9,458	24,103	70,697
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	45,856	-	45,856
-	-	-	-	-
-	-	-	-	-
-	-	19,654	-	31,484
-	-	24,619	1,800	52,009
-	34,835	5,120	10,251	50,927
-	-	45,000	-	45,000
-	-	-	-	-
-	-	-	-	-
8,440	20,000	-	-	28,440
-	-	-	-	-
-	-	-	-	-
<b>14,446</b>	<b>75,033</b>	<b>149,707</b>	<b>36,154</b>	<b>324,413</b>
-	-	3,731,450	78,157	3,809,607
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	125,000	-	125,000
-	-	<b>3,856,450</b>	<b>78,157</b>	<b>3,934,607</b>
<b>14,446</b>	<b>75,033</b>	<b>4,006,157</b>	<b>114,311</b>	<b>4,259,020</b>

**OLMSTED COUNTY HOUSING AND REDEVELOPMENT AUTHORITY  
ROCHESTER, MINNESOTA**

**FINANCIAL DATA SCHEDULE  
YEAR ENDED DECEMBER 31, 2004  
(CONTINUED)**

Line Item #	Account Description	Low-Income Public Housing	
		Low-Rent Public Housing	Capital Projects
<b><u>Liabilities and Equity/Net Assets</u></b> (Continued)			
<b>Equity/Net Assets</b>			
501	Investment in general fixed assets	-	-
<b>Contributed capital</b>			
502	Project notes (HUD)	-	-
503	Long-term debt - HUD guaranteed	-	-
504	Net HUD PHA contributions	-	-
505	Other HUD contributions	-	-
507	Other contributions	-	-
<b>508</b>	<b>Total contributed capital</b>	-	-
508.1	Invested in capital assets, net of related debt	2,868,942	-
<b>Reserved fund balance</b>			
509	Reserved for encumbrances/designated fund balance	-	-
510	Reserved for capital activities	-	-
<b>511</b>	<b>Total reserved fund balance</b>	-	-
511.1	Restricted net assets	50	-
512	Undesignated fund balance/retained earnings	-	-
512.1	Unrestricted net assets	209,255	-
<b>513</b>	<b>Total Equity/Net Assets</b>	<b>3,078,247</b>	-
<b>600</b>	<b>Total Liabilities and Equity/Net Assets</b>	<b>3,127,320</b>	-

<b>Housing Choice Voucher</b>	<b>State and Local</b>	<b>Business Activities</b>	<b>Component Unit</b>	<b>Grand Total</b>
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
4,627	5,248	896,828	281,739	4,057,384
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
24,962	-	22,577	12,447	60,036
-	-	-	-	-
283,749	200,776	270,893	146,552	1,111,225
<b>313,338</b>	<b>206,024</b>	<b>1,190,298</b>	<b>440,738</b>	<b>5,228,645</b>
<b>327,784</b>	<b>281,057</b>	<b>5,196,455</b>	<b>555,049</b>	<b>9,487,665</b>

**OLMSTED COUNTY HOUSING AND REDEVELOPMENT AUTHORITY  
ROCHESTER, MINNESOTA**

**FINANCIAL DATA SCHEDULE  
YEAR ENDED DECEMBER 31, 2004  
(CONTINUED)**

Line Item #	Account Description	Low-Income Public Housing	
		Low-Rent Public Housing	Capital Projects
<b>Revenues</b>			
703	Net tenant rental revenue	257,945	-
704	Tenant revenue - other	7,201	-
<b>705</b>	<b>Total tenant revenues</b>	<b>265,146</b>	<b>-</b>
706	HUD PHA grants	147,811	241,184
706.1	Capital grants	-	-
708	Other government grants	2,036	-
711	Investment income - unrestricted	2,195	-
712	Mortgage interest income	-	-
713	Proceeds for Disposition of Assets Held for Sale	-	-
713.1	Cost of Sale of Assets	-	-
714	Fraud recovery	-	-
715	Other revenue	3,779	-
716	Gain or loss on the sale of fixed assets	-	-
720	Investment income - restricted	-	-
<b>700</b>	<b>Total Revenues</b>	<b>420,967</b>	<b>241,184</b>
<b>Expenses</b>			
<b>Administrative</b>			
911	Administrative salaries	90,542	-
912	Auditing fees	4,551	-
913	Outside management fees	-	-
914	Compensated absences	-	-
915	Employee benefit contributions - administrative	29,884	-
916	Other operating - administrative	76,148	4,059
<b>Tenant services</b>			
921	Tenant services - salaries	-	-
922	Relocation costs	-	-
923	Employee benefit contributions - tenant services	-	-
924	Tenant services - other	100	-
<b>Utilities</b>			
931	Water	6,477	-
932	Electricity	6,465	-
933	Gas	8,404	-
934	Fuel	-	-
935	Labor	-	-
937	Employee benefit contributions - utilities	-	-
938	Other utilities expense	-	-

<b>Housing Choice Voucher</b>	<b>State and Local</b>	<b>Business Activities</b>	<b>Component Unit</b>	<b>Grand Total</b>
-	-	453,943	33,904	745,792
-	-	9,194	-	16,395
-	-	<b>463,137</b>	<b>33,904</b>	<b>762,187</b>
3,086,648	-	-	-	3,475,643
-	-	-	-	-
68,082	274,135	53,913	75,727	473,893
40	1,351	5,297	289	9,172
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
12,001	-	-	-	12,001
39,097	140,806	1,030	69,810	254,522
381	-	-	(476,986)	(476,605)
-	-	-	-	-
<b>3,206,249</b>	<b>416,292</b>	<b>523,377</b>	<b>(297,256)</b>	<b>4,510,813</b>
158,384	61,190	13,757	-	323,873
4,372	1,690	380	-	10,993
-	-	17,016	4,587	21,603
-	-	-	64,278	64,278
52,275	20,196	4,541	9,619	116,515
97,055	33,327	61,748	35,665	308,002
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
50	-	-	-	150
-	584	4,613	-	11,674
-	3,738	12,532	-	22,735
-	2,798	8,513	-	19,715
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	4,384	4,384

**OLMSTED COUNTY HOUSING AND REDEVELOPMENT AUTHORITY  
ROCHESTER, MINNESOTA**

**FINANCIAL DATA SCHEDULE  
YEAR ENDED DECEMBER 31, 2004  
(CONTINUED)**

Line Item #	Account Description	Low-Income Public Housing	
		Low-Rent Public Housing	Capital Projects
	<b>Expenses (Continued)</b>		
	<b>Ordinary maintenance and operation</b>		
941	Ordinary maintenance and operation - labor	75,280	-
942	Ordinary maintenance and operation - materials and other	36,500	2,440
943	Ordinary maintenance and operation - contract costs	76,562	200,219
945	Employee benefit contributions - ordinary maintenance	24,847	-
	<b>Protective services</b>		
951	Protective services - labor	-	-
952	Protective services - other contract costs	-	-
953	Protective services - other	-	-
955	Employee benefit contributions - protective services	-	-
	<b>General expenses</b>		
961	Insurance premiums	37,871	-
962	Other general expenses	-	-
963	Payments in lieu of taxes	11,830	-
964	Bad debt - tenant rents	8,976	-
965	Bad debt - mortgages	-	-
966	Bad debt - other	-	-
967	Interest expense	-	-
968	Severance expense	-	-
<b>969</b>	<b>Total Operating Expenses</b>	<b>494,437</b>	<b>206,718</b>
<b>970</b>	<b>Excess Operating Revenues Over (Under) Operating Expenses</b>	<b>(73,470)</b>	<b>34,466</b>
971	Extraordinary maintenance	-	-
972	Casualty losses - noncapitalized	-	-
973	Housing assistance payments	-	-
974	Depreciation expense	181,211	-
975	Fraud losses	-	-
976	Capital outlays - governmental funds	-	-
977	Debt principal payment - governmental funds	-	-
978	Dwelling units rent expense	-	-
<b>900</b>	<b>Total Expenses</b>	<b>675,648</b>	<b>206,718</b>

<b>Housing Choice Voucher</b>	<b>State and Local</b>	<b>Business Activities</b>	<b>Component Unit</b>	<b>Grand Total</b>
-	-	-	-	75,280
-	-	-	15,269	54,209
-	184,693	155,132	-	616,606
-	-	-	-	24,847
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
1,829	-	16,618	3,420	59,738
-	-	2,970	2,758	5,728
-	-	19,655	-	31,485
-	-	6,839	-	15,815
-	-	-	-	-
-	-	-	-	-
-	-	91,711	-	91,711
-	-	-	-	-
<b>313,965</b>	<b>308,216</b>	<b>416,025</b>	<b>139,980</b>	<b>1,879,341</b>
<b>2,892,284</b>	<b>108,076</b>	<b>107,352</b>	<b>(437,236)</b>	<b>2,631,472</b>
-	-	-	-	-
-	-	-	-	-
2,819,227	133,901	-	-	2,953,128
1,513	133	146,772	18,995	348,624
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
<b>3,134,705</b>	<b>442,250</b>	<b>562,797</b>	<b>158,975</b>	<b>5,181,093</b>

**OLMSTED COUNTY HOUSING AND REDEVELOPMENT AUTHORITY  
ROCHESTER, MINNESOTA**

**FINANCIAL DATA SCHEDULE  
YEAR ENDED DECEMBER 31, 2004  
(CONTINUED)**

Line Item #	Account Description	Low-Income Public Housing	
		Low-Rent Public Housing	Capital Projects
	<b>Other Financing Sources (Uses)</b>		
1001	Operating transfers in	34,466	-
1002	Operating transfers out	-	(34,466)
1003	Operating transfers from primary government	-	-
1004	Operating transfers from component unit	-	-
1005	Proceeds from notes, loans, and bonds	-	-
1006	Proceeds from property sales	-	-
1007	Extraordinary items (net gain/loss)	-	-
1008	Special items (net gain/loss)	-	-
<b>1010</b>	<b>Total Other Financing Sources (Uses)</b>	<b>34,466</b>	<b>(34,466)</b>
<b>1000</b>	<b>Excess of Revenues Over (Under) Expenses</b>	<b>(220,215)</b>	<b>-</b>
	<b>Memo Account Information</b>		
1101	Capital outlays - enterprise funds	-	-
1102	Debt principal payments - enterprise funds	-	-
1103	Beginning equity	3,298,462	-
1104	Prior period adjustments - equity transfer	-	-
1105	Changes in compensated absence liability balance	-	-
1106	Changes in self-insurance liability balance	-	-
1107	Changes in unrecognized pension transition liability	-	-
1108	Changes in special term/severance benefits liability	-	-
1109	Changes in allowance for doubtful accounts - dwelling rents (126.1)	-	-
1110	Changes in allowance for doubtful accounts - other (126.2)	-	-
1112	Depreciation "add back"	-	-
1113	Maximum annual contributions commitment	-	-
1114	Applicable to a period of less than 12 months	-	-
1115	Contingency reserve, ACC program reserve	-	-
<b>1116</b>	<b>Total Annual Contributions Available</b>	<b>-</b>	<b>-</b>
1120	Unit months available	1,308	-
1121	Number of unit months leased	1,197	-
	<b>Equity Roll-Forward Check</b>	<b>3,078,247</b>	<b>-</b>

<b>Housing Choice Voucher</b>	<b>State and Local</b>	<b>Business Activities</b>	<b>Component Unit</b>	<b>Grand Total</b>
40,801	-	-	-	75,267
-	(40,801)	-	-	(75,267)
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	117,534	-	117,534
-	-	-	-	-
<b>40,801</b>	<b>(40,801)</b>	<b>117,534</b>	<b>-</b>	<b>117,534</b>
<b>112,345</b>	<b>(66,759)</b>	<b>78,114</b>	<b>(456,231)</b>	<b>(552,746)</b>
-	-	-	-	-
-	-	-	-	-
200,993	272,783	1,512,184	896,969	6,181,391
-	-	(400,000)	-	(400,000)
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
2,985,098	-	-	-	2,985,098
-	-	-	-	-
92,476	-	-	-	92,476
<b>3,077,574</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,077,574</b>
6,264	-	744	96	8,412
6,156	-	688	77	8,118
<b>313,338</b>	<b>206,024</b>	<b>1,190,298</b>	<b>440,738</b>	<b>5,228,645</b>