



**GRAND LAKES COMMUNITY ASSOCIATION, INC.
ANNUAL MEETING AGENDA**

December 13th, 2016 6:00 PM

- I. Call to Order/Establishment of Quorum
- II. Introductions - Board of Directors, Management and Guests
- III. Guests: William Bennett – Sgt with Fort Bend County Sherriff
Mike Graham – IMS Landscape Services
Brant Magruder- Greater Houston Pools
Michael Sparks- Great Houston Pools
Jonathon H. Clark- Hoover Slovacek
- IV. Guest Presentations
- V. Approval of the December 15th , 2015 Annual Meeting Minutes
- VI. Election of Directors – Election of 1 position for 3 year terms
 - Departing Board Member recognition
 - Introduction of Nominees & nominations from the floor
- VII. Wildlife & Green Committee Reports
- VIII. Finance Review and 2017 Budget presentation
- IX. 2016 Highlights/ 2017 Look Ahead
- X. Question & Answer Forum
- XI. Announce Election Results
- XII. Adjournment

**GRAND LAKES COMMUNITY ASSOCIATION, INC.
2015 ANNUAL MEETING**

Date: December 15, 2015
Time: 6:00 p.m.
Location: Beckendorff Junior High School

Call to order and establishment of quorum: Collins Pier, President called the 2015 annual membership meeting of Grand Lakes Community Association, Inc. to order at 6:21 p.m. The first order of business is determination of a quorum. Management confirmed and Collins Pier reported to the members that we did reach quorum.

Introduction of Board of Directors and Management and Guests:

Board of Directors Collins Pier-President, Glenn Gesoff-VP, Chuck Matheson-Secretary, Andrew Zheng-Director and Bing Lu-Secretary were introduced.

Other guest in attendance:

Frank Gonzalez, Community Manager
Brandi Edmond, Assistant Community Manager
Erica Morgan, Supervisor / Community Manager
Andy Meyers, Fort Bend County Commissioner
Rick Staigle, First Assistant County Engineer
Jonathan Clark of Hoover Slovacsek
Troy Nehls, Fort Bend County Sheriff
Sgt. Jean Gobar, Ft. Bend County Sheriff Office
Brian Zielinski, GHPM
Stan Castleman, IMG Landscaping
Mac McCune, Lake Management Services

Approval of the 2014 annual meeting minutes: A motion was made, seconded and carried to approve the minutes of the December 16, 2014 annual meeting minutes. Motion carried.

Vice President, Glenn Gesoff, spoke to the members on expectations for joining the Board of Directors. Attending monthly meetings, approving invoices, responding to emails regarding community business, approving applications for exterior modifications, overseeing committees, etc.

Election of Directors: Collins Pier informed the homeowners that there are two (2) positions for three (3) year terms open on the Board. Mr. Pier (incumbent), Dean Haefner and Carlos Ortiz were candidates on the ballot. Mr. Pier opened the floor for nominations. One additional member was nominated from the floor. The nominations were then closed and all candidates had a chance to speak to the members in attendance. Mr. Pier asked for volunteers to collect and count the ballots. Mr. Pier and Carlos Ortiz were selected to the Board.

Commissioner Meyers spoke to the members. He discussed the right turn lane on Fry and Hwy 99, extending the Westpark Tollway, speed zone and "Children at Play" signs in the community. Management will get with Commissioner Meyers on placement of those signs. A homeowner in attendance also requested "No Parking" signs around the central parks in the community.

Mr. Pier spoke on annexing Grand Lakes Crossing. He told the members that we would hold a special meeting to vote on this issue.

Sheriff Nehls spoke to the community and answered questions regarding safety and neighborhood issues.

Financial Report: Glenn Gesoff reviewed the Financials and 2016 Budget. The 2016 proposed budget was unanimously approved. Financials will be put on the website starting with December 2015. It was suggested that we might need to conduct a new Reserve Study in 2016. The 2014 Audit will also be posted on the website.

**GRAND LAKES COMMUNITY ASSOCIATION, INC.
2015 ANNUAL MEETING**

2015 Highlights: Collins Pier reviewed the highlight of 2015 which included re-plastering two pools, re-stained perimeter fence around Phase 4, established a Wildlife Committee, and hosted several successful community events.

Looking ahead to 2016: The board communicated to the homeowners that we will stain another section of the perimeter fence, continue to trim trees, replace the rubber padding at the splash pad at the Barn Park in Phase 3, continue with fence repairs and continue to host community events.

The board discussed common violations in the community.

Question and Answer Forum: Collins Pier opened the floor for questions. A homeowner asked about the tennis court lights not working. Another suggested we put the new Wildlife Committee member's information on the website.

Adjournment: As there was no further business to be conducted. The meeting was adjourned at 8:40 pm.

Grand Lakes Board Member

Date

Balance Sheet Report Grand Lakes CA

As of October 31, 2016

	Balance		Change
	Oct 31, 2016	Sep 30, 2016	
Assets			
Operating Funds			
1000 - PPB CK #4584	175,747.45	77,970.87	97,776.58
1001 - New First Ntl Bank #8346	24,739.91	24,739.91	0.00
1100 - Pacific Premier Bank OP MM- #5499	85,594.99	358,910.54	(273,315.55)
1101 - PPB MM ICS #5499	1,055,368.11	1,405,167.25	(349,799.14)
1102 - New First Natl Bank #7558	69.65	69.65	0.00
1650 - Due To/From Reserves	9,065.52	9,072.42	(6.90)
Total Operating Funds	1,350,585.63	1,875,930.64	(525,345.01)
Reserve Funds			
1326 - PPB MM RSV- #5507	399.75	33,492.68	(33,092.93)
1327 - PPB MM Reserve ICS #5507	1,268,813.73	1,212,104.47	56,709.26
1330 - New First Natl Bank #5909	91,179.56	91,148.59	30.97
1366 - New First CDARS #2673 02/23/17 0.6%	202,089.24	201,986.29	102.95
1367 - New First CDARS #2886 02/23/17 0.6%	202,089.22	201,986.27	102.95
1368 - New First CDARS #3483 02/23/17 0.6%	252,611.55	252,482.86	128.69
1369 - New First CDARS #4237 7/16/17 0.61%	252,319.48	252,188.79	130.69
1370 - New First CDARS #7726 8/24/17 0.65%	202,269.39	202,157.76	111.63
1371 - New First CDARS #4385 6/01/17 0.71%	201,896.67	201,774.96	121.71
1372 - New First CDARS #3663 6/29/17 0.65%	126,191.63	126,121.99	69.64
1373 - New First CDARS #6397 5/4/17 0.64%	201,836.23	201,726.55	109.68
1651 - Due To/From Operating	(9,065.52)	(9,072.42)	6.90
Total Reserve Funds	2,992,630.93	2,968,098.79	24,532.14
Accounts Receivable			
1500 - Residential Assessments Receivable	296,737.54	302,998.34	(6,260.80)
Total Accounts Receivable	296,737.54	302,998.34	(6,260.80)

Balance Sheet Report Grand Lakes CA

As of October 31, 2016

	Balance Oct 31, 2016	Balance Sep 30, 2016	Change
Assets			
Other Current Assets			
1600 - Prepaid Insurance	35,486.43	42,583.71	(7,097.28)
1799 - Clearing Account	4,985.86	4,985.86	0.00
Total Other Current Assets	40,472.29	47,569.57	(7,097.28)
Total Assets	4,680,426.39	5,194,597.34	(514,170.95)
Liabilities			
Liabilities			
2025 - Transfer Fee Payable	1,715.00	1,715.00	0.00
2036 - PMG Collections	21,009.12	19,764.12	1,245.00
2037 - Payment Plan Fees	2,000.00	1,920.00	80.00
2050 - Resident Refunds	116.69	400.87	(284.18)
2395 - Other Accrued Expenses	90,262.68	95,412.80	(5,150.12)
2500 - Deposits Held	1,000.00	1,000.00	0.00
2520 - Rent Deposit	1,000.00	1,000.00	0.00
2550 - Prepaid Assessments	19,659.45	18,450.54	1,208.91
2595 - Deferred Revenue	550,376.70	825,565.03	(275,188.33)
Total Liabilities	687,139.64	965,228.36	(278,088.72)
Total Liabilities	687,139.64	965,228.36	(278,088.72)
Owners' Equity			
Owners Equity - Prior Years			
3000 - Operating Fund - Prior year	1,127,939.27	1,127,939.27	0.00
Total Owners Equity - Prior Years	1,127,939.27	1,127,939.27	0.00

Balance Sheet Report
Grand Lakes CA
 As of October 31, 2016

	Balance Oct 31, 2016	Balance Sep 30, 2016	Change
<u>Owners' Equity</u>			
Operating Reserves - Prior Years			
3025 - Power Washing Reserve - Prior Yrs	(7.90)	0.00	(7.90)
Total Operating Reserves - Prior Years	(7.90)	0.00	(7.90)
Capital Reserves - Prior Years			
3102 - Repair & Replacement Reserve - Prior Yrs	2,875,433.93	2,875,433.93	0.00
3228 - Pools & Spas Reserves - Prior Yrs	(126,830.00)	(126,830.00)	0.00
Total Capital Reserves - Prior Years	2,748,603.93	2,748,603.93	0.00
Total Owners' Equity	3,876,535.30	3,876,543.20	(7.90)
Net Income / (Loss)	116,751.45	352,825.78	(236,074.33)
Total Liabilities and Equity	4,680,426.39	5,194,597.34	(514,170.95)

Income Statement Report

Grand Lakes CA

Operating

October 01, 2016 thru October 31, 2016

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
4000 - Residential Assessments	237,380.00	237,120.00	260.00	2,373,800.00	2,371,200.00	2,600.00	2,845,440.00	471,640.00
4010 - Residential Assessments 11	0.00	0.00	0.00	12,578.45	0.00	12,578.45	0.00	(12,578.45)
4016 - Force Mow Income	0.00	42.00	(42.00)	0.00	417.00	(417.00)	500.00	500.00
4070 - Reimbursement	0.00	53,592.00	(53,592.00)	503,060.31	535,917.00	(32,856.69)	643,100.00	140,039.69
4130 - Commercial Assessments	37,808.33	37,808.00	0.33	378,083.30	378,083.00	0.30	453,700.00	75,616.70
4220 - Gate & Access Fees	0.00	417.00	(417.00)	0.00	4,167.00	(4,167.00)	5,000.00	5,000.00
4700 - Collection Processing Fees	0.00	392.00	(392.00)	0.00	3,917.00	(3,917.00)	4,700.00	4,700.00
4710 - Late Fees & Interest	2,102.80	417.00	1,685.80	65,337.43	4,167.00	61,170.43	5,000.00	(60,337.43)
4720 - Legal Reimbursements	1,053.21	167.00	886.21	16,560.19	1,667.00	14,893.19	2,000.00	(14,560.19)
4900 - Interest Earned - Operating Accounts	287.06	0.00	287.06	4,285.05	0.00	4,285.05	0.00	(4,285.05)
Total Income	278,631.40	329,955.00	(51,323.60)	3,353,704.73	3,299,535.00	54,169.73	3,959,440.00	605,735.27
Total Operating Income	278,631.40	329,955.00	(51,323.60)	3,353,704.73	3,299,535.00	54,169.73	3,959,440.00	605,735.27
Expense								
Administrative								
5000 - General Administrative	0.00	100.00	(100.00)	530.78	1,000.00	(469.22)	1,200.00	669.22
5005 - Application/Processing	0.00	167.00	(167.00)	850.00	1,667.00	(817.00)	2,000.00	1,150.00
5010 - Bad Debt	3,522.51	417.00	3,105.51	12,259.73	4,167.00	8,092.73	5,000.00	(7,259.73)
5015 - Bank Charges	0.00	33.00	(33.00)	372.15	333.00	39.15	400.00	27.85
5025 - Billing/Collections	0.00	1,583.00	(1,583.00)	15,820.89	15,833.00	(12.11)	19,000.00	3,179.11
5035 - Decorations	8,861.00	1,417.00	7,444.00	16,475.53	14,167.00	2,308.53	17,000.00	524.47
5075 - Meeting Expense	0.00	125.00	(125.00)	250.00	1,250.00	(1,000.00)	1,500.00	1,250.00
5090 - Office Supplies	0.00	333.00	(333.00)	1,221.54	3,333.00	(2,111.46)	4,000.00	2,778.46
5100 - Records Storage	2,175.00	200.00	1,975.00	3,085.00	2,000.00	1,085.00	2,400.00	(685.00)
5105 - Reserve Studies	2,400.00	0.00	2,400.00	2,400.00	0.00	2,400.00	0.00	(2,400.00)
5115 - Web Site Maintenance	0.00	67.00	(67.00)	719.40	667.00	52.40	800.00	80.60
5195 - Other Administrative Services	0.00	0.00	0.00	375.00	0.00	375.00	0.00	(375.00)

Income Statement Report

Grand Lakes CA

Operating

October 01, 2016 thru October 31, 2016

Expense	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Administrative								
5200 - Community Events	9,115.90	5,500.00	3,615.90	41,048.71	55,000.00	(13,951.29)	66,000.00	24,951.29
5210 - Printing & Copying	0.00	533.00	(533.00)	3,576.34	5,333.00	(1,756.66)	6,400.00	2,823.66
5215 - Postage	0.00	1,083.00	(1,083.00)	10,007.45	10,833.00	(825.55)	13,000.00	2,992.55
Total Administrative	26,074.41	11,558.00	14,516.41	108,992.52	115,583.00	(6,590.48)	138,700.00	29,707.48
Insurance								
5460 - Property Insurance Premiums	7,097.28	5,118.00	1,979.28	60,525.87	51,184.00	9,341.87	61,421.00	895.13
Total Insurance	7,097.28	5,118.00	1,979.28	60,525.87	51,184.00	9,341.87	61,421.00	895.13
Utilities								
6000 - Electric Service	57,828.96	52,917.00	4,911.96	530,472.79	529,167.00	1,305.79	635,000.00	104,527.21
6025 - Water Service	25,304.50	19,921.00	5,383.50	205,942.55	199,208.00	6,734.55	239,049.00	33,106.45
6040 - Bundled Telecom Services	0.00	0.00	0.00	249.00	0.00	249.00	0.00	(249.00)
6050 - Telephone Service	1,392.57	1,000.00	392.57	11,257.78	10,000.00	1,257.78	12,000.00	742.22
6055 - Internet Service	332.89	417.00	(84.11)	2,970.78	4,167.00	(1,196.22)	5,000.00	2,029.22
6075 - Other Utility Expenses	49,336.10	17,500.00	31,836.10	179,037.99	175,000.00	4,037.99	210,000.00	30,962.01
Total Utilities	134,195.02	91,755.00	42,440.02	929,930.89	917,542.00	12,388.89	1,101,049.00	171,118.11
Landscaping								
6100 - Grounds & Landscaping - Contract	86,572.36	61,178.00	25,394.36	695,769.07	611,788.00	83,981.07	734,146.00	38,376.93
6110 - Landscape Replacement & Installation	2,078.10	0.00	2,078.10	(11.00)	0.00	(11.00)	0.00	11.00
6115 - 7M Shared Median	518.00	518.00	0.00	5,180.00	5,180.00	0.00	6,216.00	1,036.00
6140 - Force Mow	0.00	83.00	(83.00)	162.00	833.00	(671.00)	1,000.00	838.00
6150 - Seasonal Color/Plantings	750.00	9,417.00	(8,667.00)	70,679.75	94,167.00	(23,487.25)	113,000.00	42,320.25
6155 - Sod/Seed	3,643.50	0.00	3,643.50	3,643.50	0.00	3,643.50	0.00	(3,643.50)
6160 - Tree Maintenance	210.00	9,083.00	(8,873.00)	109,935.20	90,833.00	19,102.20	109,000.00	(935.20)
6165 - Tree Removal	5,437.00	1,667.00	3,770.00	27,156.75	16,667.00	10,489.75	20,000.00	(7,156.75)
6199 - Landscape Other	5,312.10	2,083.00	3,229.10	60,351.56	20,833.00	39,518.56	25,000.00	(35,351.56)

Income Statement Report

Grand Lakes CA

Operating

October 01, 2016 thru October 31, 2016

Expense	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Landscaping								
6200 - Irrigation Repair & Maintenance	30,974.48	14,500.00	16,474.48	150,568.20	145,000.00	5,568.20	174,000.00	23,431.80
Total Landscaping	135,495.54	98,529.00	36,966.54	1,123,435.03	985,301.00	138,134.03	1,182,362.00	58,926.97
Contracted Services								
6418 - Fountains/Ponds/Lakes Services	24,513.28	15,673.00	8,840.28	184,991.28	156,733.00	28,258.28	188,080.00	3,088.72
6430 - Janitorial Services	0.00	125.00	(125.00)	0.00	1,250.00	(1,250.00)	1,500.00	1,500.00
6434 - Pest Control	1,374.00	1,250.00	124.00	8,528.50	12,500.00	(3,971.50)	15,000.00	6,471.50
6438 - Pool Management	3,836.00	16,890.00	(13,054.00)	199,632.00	168,899.00	30,733.00	202,679.00	3,047.00
6440 - Safety & Security	80,210.00	28,508.00	51,702.00	289,554.50	285,083.00	4,471.50	342,100.00	52,545.50
6495 - Other Contracted Services	0.00	250.00	(250.00)	0.00	2,500.00	(2,500.00)	3,000.00	3,000.00
Total Contracted Services	109,933.28	62,696.00	47,237.28	682,706.28	626,965.00	55,741.28	752,359.00	69,652.72
Repair & Maintenance								
6510 - Putting Green Maintenance	0.00	2,083.00	(2,083.00)	0.00	20,833.00	(20,833.00)	25,000.00	25,000.00
6515 - Building Repair & Maintenance	275.40	0.00	275.40	275.40	0.00	275.40	0.00	(275.40)
6530 - Common Areas Repair & Maintenance	0.00	500.00	(500.00)	3,053.42	5,000.00	(1,946.58)	6,000.00	2,946.58
6545 - Electrical Supplies/Repair & Maintenance	642.00	1,167.00	(525.00)	9,059.00	11,667.00	(2,608.00)	14,000.00	4,941.00
6560 - Fence Repair & Maintenance	12,250.00	5,417.00	6,833.00	12,725.00	54,167.00	(41,442.00)	65,000.00	52,275.00
6580 - Foundation Repair & Maintenance	0.00	0.00	0.00	4,680.92	0.00	4,680.92	0.00	(4,680.92)
6585 - Fountain/Pond/Lake Repair & Maintenance	19,747.44	0.00	19,747.44	19,747.44	0.00	19,747.44	0.00	(19,747.44)
6595 - Gate & Monument Repair & Maintenance	3,730.83	833.00	2,897.83	5,355.83	8,333.00	(2,977.17)	10,000.00	4,644.17
6600 - General Repair & Maintenance	28,591.42	3,333.00	25,258.42	69,589.56	33,333.00	36,256.56	40,000.00	(29,559.56)
6605 - Generator Repair & Maintenance	175.71	0.00	175.71	175.71	0.00	175.71	0.00	(175.71)
6640 - Lighting Supplies/Repair & Maintenance	2,126.02	1,667.00	459.02	18,159.24	16,667.00	1,492.24	20,000.00	1,840.76
6645 - Locks & Keys Repair & Maintenance	192.50	833.00	(640.50)	590.11	8,333.00	(7,742.89)	10,000.00	9,409.89
6680 - Painting Services & Supplies	3,500.00	833.00	2,667.00	3,500.00	8,333.00	(4,833.00)	10,000.00	6,500.00
6685 - Playground Maintenance/Repairs	591.72	3,994.00	(3,402.28)	17,088.44	39,937.00	(22,848.56)	47,924.00	30,835.56
6695 - Plumbing Supplies/Repair & Maintenance	0.00	333.00	(333.00)	604.13	3,333.00	(2,728.87)	4,000.00	3,395.87

Income Statement Report

Grand Lakes CA

Operating

October 01, 2016 thru October 31, 2016

Expense	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Repair & Maintenance								
6700 - Pool Supplies/Repair & Maintenance	6,755.00	3,500.00	3,255.00	58,793.53	35,000.00	23,793.53	42,000.00	(16,793.53)
6705 - Power Washing Services & Supplies	9,445.00	0.00	9,445.00	9,445.00	0.00	9,445.00	0.00	(9,445.00)
6710 - Fish Stocking	0.00	1,000.00	(1,000.00)	0.00	10,000.00	(10,000.00)	12,000.00	12,000.00
6745 - Signage Repair & Maintenance	0.00	250.00	(250.00)	0.00	2,500.00	(2,500.00)	3,000.00	3,000.00
6750 - Trail Maintenance	0.00	1,000.00	(1,000.00)	1,333.00	10,000.00	(8,667.00)	12,000.00	10,667.00
6765 - Tennis Court Repair & Maintenance	803.00	583.00	220.00	11,640.08	5,833.00	5,807.08	7,000.00	(4,640.08)
6770 - Vandalism Repair & Maintenance	463.33	167.00	296.33	463.33	1,667.00	(1,203.67)	2,000.00	1,536.67
Total Repair & Maintenance	89,289.37	27,493.00	61,796.37	246,279.14	274,936.00	(28,656.86)	329,924.00	83,644.86
Professional Services								
7000 - Audit & Tax Services	2,400.00	350.00	2,050.00	2,400.00	3,500.00	(1,100.00)	4,200.00	1,800.00
7020 - Legal Services	4,076.44	667.00	3,409.44	21,366.77	6,667.00	14,699.77	8,000.00	(13,366.77)
7025 - Legal Services - Collections	1,724.88	2,083.00	(358.12)	12,828.37	20,833.00	(8,004.63)	25,000.00	12,171.63
7035 - Legal Services - Deed Restrictions	0.00	417.00	(417.00)	0.00	4,167.00	(4,167.00)	5,000.00	5,000.00
7040 - Management Fees	5,542.00	5,542.00	0.00	55,420.00	55,420.00	0.00	66,504.00	11,084.00
7095 - Other Professional Services	0.00	25.00	(25.00)	0.00	250.00	(250.00)	300.00	300.00
Total Professional Services	13,743.32	9,084.00	4,659.32	92,015.14	90,837.00	1,178.14	109,004.00	16,988.86
Taxes								
9015 - Property/Real Estate Tax	0.00	317.00	(317.00)	3,070.01	3,167.00	(96.99)	3,800.00	729.99
Total Taxes	0.00	317.00	(317.00)	3,070.01	3,167.00	(96.99)	3,800.00	729.99
Other Expenses								
9105 - Reserve Contribution Expense	23,401.75	23,402.00	(0.25)	234,017.50	234,018.00	(0.50)	280,821.00	46,803.50
Total Other Expenses	23,401.75	23,402.00	(0.25)	234,017.50	234,018.00	(0.50)	280,821.00	46,803.50
Total Operating Expense	539,229.97	329,952.00	209,277.97	3,480,972.38	3,299,533.00	181,439.38	3,959,440.00	478,467.62
Total Operating Income / (Loss)	(260,598.57)	3.00	(260,601.57)	(127,267.65)	2.00	(127,269.65)	0.00	127,267.65

Income Statement Report

Grand Lakes CA

Reserves

October 01, 2016 thru October 31, 2016

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
4905 - Reserve Contribution Income	23,401.75	23,401.75	0.00	234,017.50	234,017.50	0.00	280,821.00	46,803.50
4910 - Interest Earned - Reserve Accounts	1,123.49	0.00	1,123.49	10,002.60	0.00	10,002.60	0.00	(10,002.60)
Total Income	24,525.24	23,401.75	1,123.49	244,020.10	234,017.50	10,002.60	280,821.00	36,800.90
Total Reserves Income	24,525.24	23,401.75	1,123.49	244,020.10	234,017.50	10,002.60	280,821.00	36,800.90
<u>Expense</u>								
Utilities								
6025 - Water Service	1.00	0.00	1.00	1.00	0.00	1.00	0.00	(1.00)
Total Utilities	1.00	0.00	1.00	1.00	0.00	1.00	0.00	(1.00)
Total Reserves Expense	1.00	0.00	1.00	1.00	0.00	1.00	0.00	(1.00)
Total Reserves Income / (Loss)	24,524.24	23,401.75	1,122.49	244,019.10	234,017.50	10,001.60	280,821.00	36,801.90
Total Association Net Income / (Loss)	(236,074.33)	23,404.75	(259,479.08)	116,751.45	234,019.50	(117,268.05)	280,821.00	164,069.55