

KLOVERLEAF



Moon Over Maclay

KHA Scheduled Holidays & Upcoming Events

Your Association's staff is available Monday through Friday from 8:30 am to 4:00 pm. *The KHA Board of Directors meeting will be held at 7pm in the conference room of the association office located at 2705 Killarney Way. Residents are invited and welcome.*

- Tue., Nov. 6, 2018** - Board of Directors Annual Meeting
- Mon., Nov. 12, 2018** - Veteran's Day, KHA Office Closed
- Thur & Fri, Nov. 22 & 23, 2018** - Thanksgiving, KHA Office Closed
- Tue., Dec. 4, 2018** - Board of Directors Meeting
- Mon - Wed, Dec 24 - 26, 2018** - Christmas, KHA Office Closed
- Tue., Jan. 1, 2019** - New Year's Day, KHA Office Closed
- Tue., Jan. 8, 2019** - Board of Directors Meeting

Apply for tree removals, exterior alterations
and report property issues

 **894-3085** 

Denny Alexander,
Compliance Coordinator



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OUR COMMUNITY APP

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PUBLISHER
Killlearn Homes Association

EDITOR
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GRAPHIC DESIGN
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ADVERTISING
850/893-3468
kha@killlearn.org

AD DESIGN
850/671-6600
hello@targetprintmail.com

ASSOCIATION OFFICE

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850/893-3468 FAX 850/668-0530

POSTMASTER: Send address changes to:
Killlearn Homes Association
2705 Killarney Way
Tallahassee, FL 32309

Community Highlights

10/1-11/30: Second Harvest Food Drive donations accepted at KHA Office

10/17: Public forum featuring candidates for the Leon County School Board sponsored by the League of Women Voters of Tallahassee, beginning at 6 pm at the TCC Ghazvini Center for Healthcare Education, 1528 Surgeon's Drive, off of Miccosukee Rd

10/22: Deadline for Recipe Share Submittals for November Kloverleaf Issue

10/27: Make A Difference Day (see page 10)

10/28: KUMC Trunk or Treat (see page 7)

11/3: Community Yard Sale 8am to Noon (see page 15)

11/6: Annual Membership Meeting Killlearn United Methodist Church Sanctuary 6:30 to 9:00pm

12/14: Deadline for Holiday Lighting Contest Submission (see page 6)

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Difference Day



Association Manager Message

Fall is a favorite time of year in our community as we look forward to cooler weather and the many fun activities that are part of the upcoming season.

Speaking of Community, we have several upcoming events that I would like to highlight for you here: they include the Second Harvest Food Drive, Toys for Tots- Toy Drive, Killearn's Semi-annual Community Wide Yard Sale, and the Killearn Homeowners's Annual Membership Meeting; please mark your calendars with the dates for these events all ow which are detailed on page 3 under "Community Highlights".

Our most anticipated meeting of the year is the Killearn Homes Annual Membership Meeting, and will be held on November 6, 2018, at Killearn United Methodist Church, located at 2800 Shamrock Street South in the main sanctuary at 6:30pm. We hope you will attend this meeting, because it is for you - the Killearn homeowners! The Board of Directors will present the Annual Report, and residents can share both their concerns and their suggestions for making the Killearn Estates Community better every year! The KHA staff and Board of Directors have been diligently working all year on ways to improve our neighborhood, and we hope that you will participate in this discussion with us. Again, it is an opportunity to share specific issues that might be important to you! We depend upon the residents communicating with us!

On that note, we would like to share with you some recently voiced concerns from several members of the community regarding neighborhood issues, many of which do not fall under a specific category or one in which the KHA Covenants has the authority to enforce. Many of these issues fall more under the category of simply being a "good neighbor", being considerate and respectful of your neighbor and the property around you. In order to help bring such concerns to light, in 2019 we will be highlighting a neighborhood 'Tip' of the month, covering issues you might not expect to be in the covenants. We hope that by doing this, communication will be improved among neighbors and the KHA Office as well.

This month, an issue that we have heard a lot about is street parking, and the associated safety issues. Streets are governed by the City of Tallahassee, and KHA cannot stop homeowners from parking on the street. Although there may be times when it is necessary, we must keep in mind that street parking can endanger not only the car parked there, but also other cars that must maneuver around the parked car, obstructing the view of not only other vehicles but bicyclists and pedestrians as well . We ask that our neighbors consider these safety issues before making the curb your permanent parking spot. If a car is parked for an extended period, you may call 606-5800. The Tallahassee Police Department will visit and determine if the vehicle is considered abandoned. If the vehicle is considered abandoned by TPD, it will be tagged for a period of five days and then removed by Lake Jackson Wrecker Service. If your neighbor is parking in the street daily and is creating a hazard, please discuss the safety concerns with them directly, we want to keep our streets safe and enable emergency vehicles access. 🍀

Diane Allewelt



President's Message

Your Board has just prepared our Capital Improvement Program Budget for 2019. Major items include lakes, parks, entrance improvements and overall grounds maintenance. We are continually working to keep Killearn beautiful and our homes values on the upward trend. Please help us do so in any way you can. 🍀

- David Ferguson

WINDOW WORLD

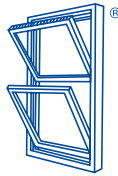


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ALASC - David Thomas, Founder
Finding our way, saving children

Briefs

Around Town



I DEDICATE THIS HOUSE TO THE GRISWOLD FAMILY CHRISTMAS - Clark Griswold

~ Hello Griswolds of Killlearn Estates! ~

It's already that time of year again!

Enter our ANNUAL DECORATING CONTEST for a chance to win some Holiday CASH. Five lucky favorites will be selected from those who enter.

Here's how to enter: Please provide your name and address to the KHA office in one of the following ways:

- Call the KHA office 893.3468 (leave a voicemail if after hours)
- Email your entry to kha@killlearn.org
- Fax your entry to 850.668.0530
- Drop off your entry at 2705 Killarney Way

Deadline: Noon on Friday December 14, 2018



We would also appreciate you emailing digital photos of your display to place in the Kloverleaf if you are one of the lucky Griswolds selected. Capture that perfect photo of your display!!

Good Luck Griswolds...

REMEMBER, it PAY\$ TO DECORATE!!



JOIN US FOR THE
ANNUAL MEETING
TUESDAY
NOVEMBER 6TH
6:30 PM

KILLEARN UNITED METHODIST
CHURCH SANCTUARY

SEEKING FAVORITE
HOLIDAY RECIPES
to include in the
November issue of the
Killlearn Estates Community Newsletter
KLOVERLEAF
please respond to:
kha@killlearn.org



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VEHICLE BURGLARIES**
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Join Killlearn United
Methodist Church

**Trunk or Treat
SO OTHERS CAN EAT**
**October 28
3:30-5:30PM**

Please bring canned goods or other non-perishables for the KUMC Food Bank.

- Bounce houses for the kids
- Hotdogs and Sno-Kones for all
- Prizes for the most creative trunks!

Visit KilllearnUMC.org for more details or to register your trunk.
(850) 893-1116



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MOON OVER MACLAY

By Susan Ledford



This year, Moon Over Maclay celebrates its 9th year of jazzing up the park scene at Alfred B. Maclay Gardens State Park.

As a fundraiser to support the park, Friends of Maclay Gardens staged a couple of Pops in the Park concerts that brought symphony music to Maclay Gardens. Although Pops was a popular event, it became a bit daunting to stage, so the Friends organizers looked to simplify.

Their thoughts turned to Stan Rosenthal who was then the UF/Leon County Forester. "They knew me from calling to get information about trees and the Master Gardener program," said Rosenthal, who retired as forester in 2016. They also knew he was in a band. "They asked if my band would be willing to play at the gardens for a fundraiser, and if I could help line up some other performers."

It was 2010 and a hit was born. It was the essence of simplicity and fun – a concert under a full moon enjoyed by picnickers on the lawn. The first year featured performers in multiple areas of the park. As the years went by, the performance has settled in on the front porch of the historic Maclay House.

It also wasn't long before the Friends of Maclay Gardens asked Rosenthal to join the Board of Directors, a position he still holds.

Moon Over Maclay has grown in attendance year after year as word spreads about the unique opportunity to enjoy a magic evening under a full moon listening as music ripples over Lake Hall. Performers are chosen from the area and never fail to soothe, surprise, entertain and delight the audience.

"I could recruit performers from anywhere, but as I heard someone say, the TLH Airport code stands for 'Talent Lives Here,' and it's so true," Rosenthal said. "We have world-class musicians in Tallahassee."

Past performers have included two-time Grammy-winner Scotty Barnhart, who is also a FSU College of Music professor and director of the Count Basie Orchestra; internationally acclaimed jazz violinist Mark Russell; and FSU Associate Professor and Director of Jazz Studies Leon Anderson Jr., a jazz percussionist and composer who performs worldwide.

This year's headliner is Avis Berry~Colleen Nixon & the Jasmine. With Avis' warm, soulful sound and Colleen's clear, angelic tone, these two unique artists will have harmonies and renditions of your favorite jazz standards that will invite you into their musical moment and have you wishing the night would never end.



Considered a modern renaissance woman and jewel of Tallahassee, FSU alum Avis Berry is a talented singer equally accomplished in jazz, gospel, and classical music. She has shared the stage with such greats as Dave Brubeck and Robert Shaw, and has been a featured soloist with the Berlin Radio Choir, various FSU ensembles including the FSU Jazz Faculty, and the Tallahassee Symphony Orchestra.

Tallahassee's home-grown wild flower Colleen Nixon was told she was singing before she was speaking. With a deep love of music and after years of voice lessons, Colleen moved to Nashville, Tennessee, and received her bachelor's degree from Belmont University in Commercial Voice with a Music Business emphasis. It was there that Colleen's gift of songwriting blossomed. She has released five albums, including two with her original pop/folk/jazz songs recorded and produced by Grammy Award winner Mitch Dane. Her full-length album, "Lake Ella's Sky," is an ode to her beloved hometown and includes the song "Tallahassee."

The Jasmine features some of the most talented jazz musicians in Tallahassee today. Joshua Cossette - piano; Joel Johnson - guitar; Mikailo Kasha - upright bass; and veteran Moon Over Maclay performer, FSU ethnomusicology professor Dr. Michael Bakan on drums and percussion.

Leading off Moon Over Maclay will be the Thursday Night Music Club. This Tallahassee group offers "big band" style music and plays a repertoire of jazz, swing, funk, rock and Latin jazz. These talented musicians come with a variety of professional and amateur experience in the Tallahassee region and beyond.



Don't miss these special performances at the Gardens. All proceeds are used for the Friends' mission to support and enhance the historic gardens, Maclay House and the Park. 🍀



IF YOU GO

What: 9th Annual Moon Over Maclay jazz concert

When: Sunday, Oct. 21; 6 to 9 p.m.; the gate opens at 5 p.m.

Where: Alfred B. Maclay Gardens State Park, 3540 Thomasville Road

Cost: \$25 for adults and \$10 for students with ID and may be purchased in advance online at www.friendsofmaclaygardens.org or the Maclay Gardens Ranger Station, or on the day of the event

What to bring: Blankets, lawn chairs, picnic supper and beverages of your choice (alcohol is permitted)

For more information: Call 850-487-4556 or visit www.friendsofmaclaygardens.org

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1. Sunshine Ligustrum: This lime green evergreen shrub pairs perfectly with cool-season Bubblegum petunias!

2. Fall-blooming Camellias: The first Camellias start blooming in October. Choose early, mid, and late season varieties for color from fall to spring!

3. Loropetalum: This is one of our favorites all year long! This easy-care deep maroon shrub comes in a variety of shapes and sizes, from a 2 ft tall pixie to an 8 foot tall topiary!



Fall is in the air and your garden is likely in need of a seasonal rejuvenation. At Esposito Garden Center you will find new and improved varieties along with time-tested seasonal favorites that are sure to brighten up your outdoor oasis!

To revamp your annual flower beds, plant colorful flowers such as chrysanthemums, petunias, snapdragons, pansies, petunias, asters, and dianthus. The slightly hardier Bubblegum petunia is a local favorite. Accent these colorful additions with bold foliage in the form of ornamental cabbages and kales. These ornamental vegetables come in a wide array of colors from dark maroon to white and tolerate the cold of winter better than most annuals.

It's also a great time to plant a few cool-season vegetables for use in the kitchen. Consider arugula, beets, broccoli, Brussels sprouts, cabbage, carrots, cauliflower, celery, Chinese cabbage, collards, kale, kohlrabi, mustard, bulbing onions, green onions, radishes, spinach, Swiss chard, turnips, Bok choy, tatsoi, and mizuna. Be sure to add some herbs such as cilantro, dill, parsley,

French sorrel, salad burnet, and sage too. Include evergreen selections like oregano, rosemary, and thyme for an herb garden that produces delicious culinary delights all year long!

You can plan for the future by seeding a few of our favorite cool-season flowering annuals. Plant seed of larkspur, poppies, bachelor buttons, and sweet peas by breaking up the soil in a sunny area, spreading the seed on the surface, and then lightly raking the seeds in. Keep the soil moist until the seeds germinate and the young plants are well established. The plants will grow slowly until spring, but come March they will start growing rapidly and blooming soon after.

For a healthy spring lawn, be sure to apply winterizing fertilizer before the first frost. To prevent winter weeds from taking over your lawn, use one of our recommended pre-emergents.

Events at the Garden Center

- Nov 8: Ladies Night - Wine, Hors d'oeuvres, Raffles, Specials, FREE Gift Bags, Massages, & More!
- Nov 12: Christmas Trees Arrive! Buy yours before Thanksgiving and receive a discount.
- Nov 16: Vine & Dine Epilepsy Fundraiser - Live Music & Delicious Food, Contact mandy@eabb.org
- Nov 29: Christmas Open House - Music, Elves, Santa, Live Caroling, Cookies, Deals, & More!

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Closing Date	Address	SQF	BDR	BTHS	SP	DOM
9/5/2018	4035 Delvin Drive	1770	3	2	\$239,900	10
9/5/2018	2921 Springfield Drive	2303	4	3	\$295,000	97
9/6/2018	2348 Merrigan Place	1200	2	2	\$125,000	26
9/10/2018	3128 Obrien	3582	4	3	\$438,000	6
9/10/2018	4047 Kilmartin Drive	3090	4	2	\$470,000	28
9/19/2018	3818 Leane Drive	2099	3	2	\$212,500	4
9/21/2018	3559 Gardenview Way	2286	4	3	\$335,000	19
9/24/2018	3740 Donovan Drive	1252	2	3	\$89,000	68
9/28/2018	2644 Nantucket Lane	1670	3	2	\$225,000	28
9/28/2018	3517 Fogarty Drive	1640	3	3	\$225,000	59
9/28/2018	3433 Gardenview Way	2394	4	3	\$279,000	154
9/28/2018	3433 Gardenview Way	2394	3	3	\$279,000	155

SEPTEMBER

Information courtesy of ...



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Architectural Control Committee Actions as of September 28, 2018

The Committee meets every Wednesday at 10am in the Killearn Homes Association Board Room

DATE	UNIT	PROJECT	ACTIONS/CONDITIONS	DATE	UNIT	PROJECT	ACTIONS/CONDITIONS
9/5/2018	18	SCREEN PORCH OVER OLD DECK	APPROVED	9/19/2018	7	TREE REMOVAL	APPROVED
	40	PAVER PATIO	APPROVED		14	TREE REMOVAL	APPROVED
	5	TREE REMOVAL	APPROVED		10	GARAGE DOOR/PAINT	APPROVED
	8	ROOF REPAIR/RE-SHINGLE	APPROVED		16	SCREEN ROOM/ALUMINUM	PENDING
	23	TREE REMOVAL	APPROVED		17	TREE REMOVAL	APPROVED
	18	TREE REMOVAL	APPROVED		38	TREE REMOVAL	APPROVED
	25	REPLPACE SLIDERS W/FRENCH DOOR	APPROVED		38	EXTEND PAVER DECK	APPROVED
	10	RE-ROOF/SLATE GRAY	APPROVED		25	RE-ROOF/SHINGLES	APPROVED
	15	ROT REPAIR/WHITE GUTTERS	APPROVED		11	SIDING/PAINT/SHINGLES	APPROVED
	25	CONCRETE DRIVE EXT. & SHED INSTALLATION	APPROVED		2	PLAYHOUSE/WOOD	PENDING
	14	REPLACE ROTTED WOOD DECKING	APPROVED		7	TREE REMOVAL	APPROVED
	4	EXTEND GARAGE WITH CARPORT	APPROVED (PROVISIONAL BASED ON ROOF LINE)		8	RE-ROOF/SHINGLES	APPROVED
9/12/2018	1	TREE REMOVAL	APPROVED		51	RE-ROOF/SHINGLES	APPROVED
	19	TREE REMOVAL	APPROVED		31	GARAGE DOOR/FLAGPOLE	APPROVED
	3	TREE REMOVAL	APPROVED	9/26/2018	16	SCREEN PORCH	APPROVED
	14	RE-ROOF/GRAY SHINGLES	APPROVED		17	TREE REMOVAL	APPROVED
	14	REBUILD FRONT DECK/PAINT WHITE	APPROVED		38	TREE REMOVAL	APPROVED
	12	TREE REMOVAL	APPROVED		4	TREE REMOVAL	APPROVED
	37	PAINT HOUSE OFF WHITE/PAINT TRIM RUST	APPROVED		40	RE-ROOF/BROWN SHINGLE	APPROVED
	10	TREE REMOVAL	APPROVED		18	EXTEND PRIVACY FENCE	APPROVED
	19	TREE REMOVAL	APPROVED		16	TREE REMOVAL	APPROVED
					38	ALUMINUM FENCE	APPROVED
					17	TREE REMOVAL	APPROVED

Violations Report as of September 28, 2018

UNIT VIOLATIONS	UNIT	VIOLATIONS
7 LAWN MAINTENANCE (2)	10	NONCOMPLIANT VEHICLE/TRAILER/MAILBOX
4 LAWN MAINTENANCE (2)	34	NONCOMPLIANT VEHICLES/OFFENSIVE ACCUMULATION
4 SIGNAGE	10	MIN HOUSING STDS SIDING
11 UNSIGHTLY ACCUMULATION	26	MIN HOUSING STDS- SIDING
5 MIN HOUSING STDS/HOUSE WASH/PAINT/UNSIGHTLY	9	NONCOMPLIANT VEH - TRAILER/SIDING
16 YARD MAINT/UNSIGHTLY ACCUMULATION	10	MIN HOUSING STDS SIDING
16 MIN HOUSING.LAWN MAINT/UNSIGHTLY ACCUMULATION	34	LAWN MAINTENANCE
17 NONCOMPLIANT VEHICLE/SUV	7	MIN HOUSING/OVERGROWTH
5 SIGNAGE	17	UNSIGHTLY GROWTH/LAWN MAINT
3 YARD MAINTENANCE	3	MIN HOUSING STDS - SIDING
7 YARD MAINTENANCE (2)	31	NONCOMPLIANT VEHICLE
3 LAWN MAINTENANCE	31	UNAUTHORIZED ALTERATIONS

ACC Committee: John Paul Bailey, Sam Bell, Kelley Phillips

ALL EXTERIOR ADDITIONS OR ALTERATIONS, INCLUDING TREE REMOVAL, MUST BE APPROVED IN WRITING BY THE ACC PRIOR TO COMMENCEMENT OF WORK.

Killlearn Homes Association, Inc. Profit & Loss Budget vs. Actual January through September 2018

	Jan - Sep 18	Budget
Ordinary Income/Expense		
Income		
6010 · INCOME-CURRENT DUES	551,995.00	552,000.00
6013 · INCOME-LATE FEES	8,975.00	7,000.00
6017 · ESTOPPEL	42,550.00	36,000.00
6018 · FINES	3,400.00	
6020 · DELINQ ACCT-Maint Chargebacks	1,255.00	100.00
6022 · COLL. FEES-LEGAL	28,850.00	12,000.00
6024 · ADMIN. NOTICING COST	967.00	600.00
6030 · INCOME-OTHER	100.00	2,600.00
6033 · INCOME-ADVERTISING	23,696.15	40,000.00
6055 · CENTURYLINK COMMISSION	0.00	36,000.00
6057 · KILLEARN ESTATES SWIM CLUB	39,110.00	26,800.00
6830 · INCOME-INTEREST	1,239.63	500.00
7000 · TRANSFER FROM CIP RESERVE	0.00	91,000.00
Total Income	702,137.78	804,600.00
Gross Profit	702,137.78	804,600.00
Expense		
6052 · LICENSES & FEES	345.51	300.00
6560 · PAYROLL TAXES	11,684.78	16,100.00
6950 · SWIM CLUB CONTRACT	4,050.00	5,400.00
7050 · LAKES	27,000.00	40,000.00
7060 · LANDSCAPE IMPROVEMENTS/MAINT	7,343.40	3,000.00
7100 · GROUNDS MAINTENANCE CONTRACT	49,535.20	85,000.00
7110 · ADDITIONAL GROUNDS SERV.	20,625.01	31,500.00
7115 · TREE SUCCESSION	0.00	6,000.00
7120 · REPAIRS/MISC MAINTENANCE	1,355.55	4,800.00
7125 · POOL IMPROVEMENTS	3,879.45	
7130 · SIGNAGE	8,943.16	2,000.00
7251 · COVENANT REVITAL/ PRESERVATION	0.00	1,000.00
7270 · UTILITIES-COMMON AREAS	4,671.26	7,000.00
7271 · ASSN. CENTER - UTILITIES	2,666.60	3,000.00
7272 · CLEANING SERVICE	1,698.75	4,000.00
7325 · KHA SWIM CLUB - SUPPLIES	2,706.74	3,000.00
7335 · KHA SWIM CLUB - UTILITIES	4,330.97	6,000.00
7400 · TENNIS COURT IMPROVEMENT/MAINT	1,081.05	38,000.00
7450 · BRIDLE TRAIL IMPROVEMENT/MAINT	1,830.00	18,500.00
7610 · PARK IMPROVEMENTS/MAINTENANCE	25,276.80	104,500.00
7620 · PARK LANDSCAPING	819.18	
8050 · NEWSLETTER	38,998.52	50,000.00
8110 · ANNUAL ASSOC. MEETING	217.98	500.00
8170 · OTHER	1,340.51	2,000.00
8295 · OFFICE IMPROVEMENTS	493.33	0.00
8410 · MEMBERS STATEMENT	331.56	1,500.00
8420 · LEGAL & PROF. FEES	17,867.90	50,000.00
8425 · LEGAL FEES COLLECTIONS	8,507.72	6,000.00
8580 · PAYROLL-SALARIES	142,651.20	184,000.00
8640 · ACCOUNTING/AUDITING	7,000.00	7,000.00
8645 · WEBSITE & SOCIAL MEDIA	160.00	4,000.00
8680 · AUTO EXPENSES-GENERAL	3,202.27	4,000.00
8710 · BANK CHARGES	13.00	
8730 · MISC. ADMIN. EXPENSE	10,640.15	12,000.00
8750 · EVENTS	906.23	16,500.00
8780 · INSURANCE - LIABILITY	11,249.00	11,000.00
8781 · INSURANCE - UMBRELLA POLICY	7,756.00	8,000.00
8782 · INSURANCE - WORKER'S COMP	1,796.00	3,000.00
8783 · INSURANCE-PROPERTY	3,377.87	4,000.00
8784 · INSURANCE-DIRECTORS & OFFICERS	5,650.00	5,500.00
8787 · INSURANCE-BUSINESS AUTO	501.00	500.00
8850 · POSTAGE	3,294.14	5,000.00
8860 · PRINTING	1,400.26	2,000.00
8870 · COPY MACHINE	1,983.42	3,000.00
8940 · SUPPLIES-OFFICE	1,443.02	3,000.00
9500 · TELEPHONE	2,977.10	4,000.00
9880 · FEDERAL INCOME TAX	4,933.00	14,000.00
9945 · BAD DEBT	21,767.50	25,000.00
Total Expense	480,302.09	804,600.00
Net Ordinary Income	221,835.69	0.00
Net Income	221,835.69	0.00

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* New policyholders obtaining insurance through AAA saved an average of \$806 annually. Average annual savings were based on February 2016 survey results provided by new policyholders reporting the dollar differences between prior carriers and insurance through AAA. Insurance underwritten by Auto Club Insurance Company of Florida. Availability is subject to meeting underwriting criteria. ** Discounts apply to select coverages only. AAA Member discount based on number of years as a member of AAA. † Accident forgiveness program covers first at-fault accident after holding Package Policy for Home & Auto for two years. 16K-04001 LC 9/16

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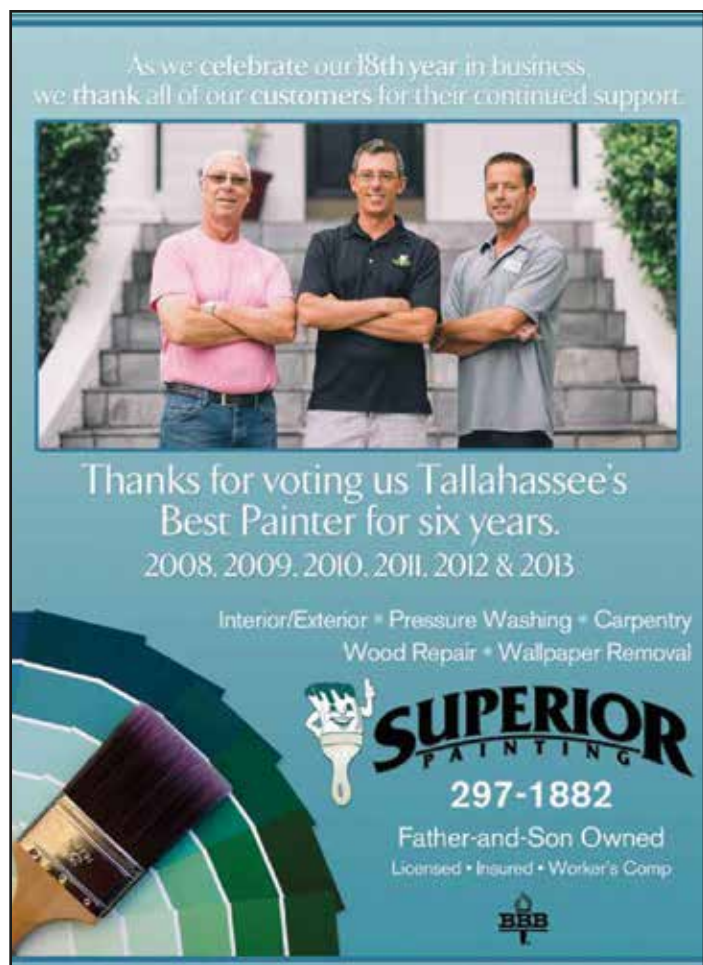
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