

NOVEMBER 2016



Killearn Kloverleaf

Killearn Estates Community Magazine



Thankful Times

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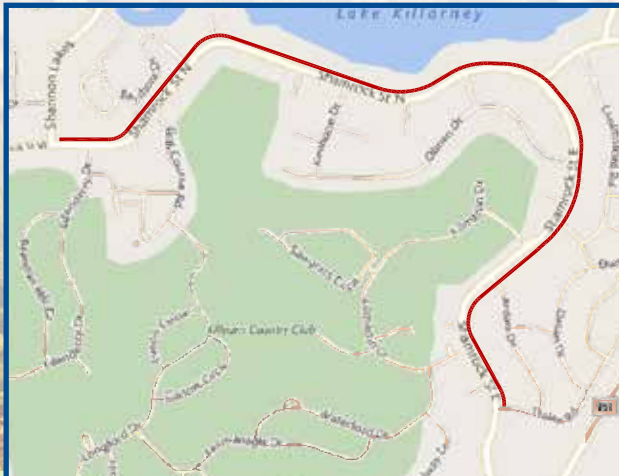


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KHA Office Hours and Scheduled Holidays

Your Association's staff is available Monday through Friday from 8:30 am to 4:00 pm. The office will be closed for the following holidays:

November 24 & 25, 2016
Thanksgiving

Dec 23 & 26, 2016
Christmas

January 2, 2017
New Year's Day

Board of Directors—Monthly Meeting



The Killarney Homes Association Board of Directors' monthly meetings are scheduled for **the first Tuesday of the month at 7 pm in the Conference room of the Association office located at 2705 Killarney Way, unless noted below****. All Killarney property owners and residents are requested and welcomed to attend our monthly meeting and participate in our neighborhood's activities. The agenda for the upcoming meeting will be posted on our website and our facebook page. Any change to the scheduled date and/or time will be posted on our web site at www.killarney.org.

Scheduled dates of the Board of Directors' future meetings. 2017 board meeting dates to be determined in January.

December 6, 2016

January 3, 2017



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Killearn Cloverleaf™ is published monthly
(12 issues/yr.)

by Killearn Homes Association
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Tallahassee FL 32309
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POSTMASTER: Send address changes to:
Killearn Homes Association
2705 Killarney Way
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Changes ...

It is with mixed emotions that I write to you this month. On October 12, 2016 I resigned my position as the Executive Director of Killearn Homes Association. My last day was November 4, 2016. I have enjoyed my work here and did not intend to end my journey with you any time soon, but an opportunity to coordinate special events and manage the gift shop at Wakulla Springs Lodge was dropped in my lap and I simply could not resist! So while I still feel a tug to continue guiding the long term vision of Killearn Estates, I'm looking forward to my new endeavor and am excited to announce that our very own office manager, Diane Randolph, has assumed the duties of Interim Executive Director during this time of transition. She is taking the challenge head on and I am confident she will make lasting contributions.

It has once again been a tremendously busy year and I'm proud to have been a part of what the members, leadership, volunteers, and staff have accomplished: 1) completion of Bay Shore Park, 2) defeat of FDOT's option of a 4-lane road through the community, 3) a lakes restoration agreement with the city, 4) the restoration of Killarney Way Park, 5) significant progress towards the revitalization of the covenants and restrictions, and 6) culmination of the 319 grant from FDEP.

The Cloverleaf schedule was also adjusted so that it arrives in your mailbox approximately the third week of the month, allowing staff to include the most recent financials and board meeting review. Also, due to printing complications, the board election schedule was adjusted, with the ballot due date changed to November 23rd and the new officers being announced at the December board meeting. Whew!

Good luck and God bless in each of your future endeavors, and look me up the next time you're at Wakulla Springs!

LeAnn Sbordone

ELECTION REMINDER

Ballots are due at Killearn Homes Association office by November 23rd. New 2017 board members to be presented at Board meeting on December 6th at 7:00pm.





Improving Our Lakes Through Awareness and Action

Let's take a moment to highlight the efforts that our KHA has made in the EPA nonpoint source pollution educational grant we received from April of 2016 through September of 2016, the entire project was implemented in 6 short months. The objective of the grant was to provide our community with educational information on nonpoint source pollution and ways to reduce our impact of this type of pollution in our day to day lives. We pursued the grant to help our neighborhood become better stewards of our community and promote environmental awareness for all the families of Killlearn.

Components of outreach included engaging students on what nonpoint source pollution is and empowering these same students to make statements to their neighbors on pollution prevention. This involved a storm drain marker contest. Students expressed in their art clear concerns about the welfare of our water and planet.



When you are out in the neighborhood, take a moment to look around and see if you can find any of these markers, they are for you! Remember all of us can make positive changes for our community.

It was truly rewarding to see our young people actually understand the concerns that they face for the health of our environment. All of us should take heart in knowing that we have an up and coming generation willing to take on the challenge of improving the

community we live in. All of us need to do our part to leave these young folks with a better world to work with.

Another component of the grant were the Best Management Practice (BMP) articles that have been in the Kloverleaf. These BMPs follow the Nine Florida-Friendly Landscaping™ Principles of; Right Plant, Right Place; Water Efficiently; Fertilize Appropriately; Mulch; Attract Wildlife; Manage Yard Pests Responsibly; Recycle; Reduce Storm Water Runoff; Protect the Waterfront. Each homeowner should adopt these tried and true techniques in their home and lawn to do their part to improve the health of the community lakes. The additive effect of individual efforts can have a positive change for all.

Now, you might have been to one of the parks within the community recently. Have you noticed the new message kiosks? These units are constructed of 100% recycled plastic mate-



source pollution for these message kiosks tailored to our community. Take a look the next time you are at one of the parks; the impact of fertilizer, petroleum and litter on our lakes is presented in these displays. Also does anything look familiar in the posters? It should. The backgrounds of these posters are our lakes!

Additional components of the grant included:

- conducting focus groups to hear from residents in the community on their understanding and thoughts of nonpoint source pollution and methods to address it
- providing information to residents on BMPs and talking about concerns of pollution in our community at the July 4th festival
- a survey on the outreach efforts
- and continual water quality monitoring of the lakes within the Killlearn community

Water quality monitoring associated with this grant will continue

for 3 years. It will be used to determine if our Killlearn neighborhood was able to reduce the contaminants associated with nonpoint source pollution through the implementation of the BMPs presented though the grant.

All of us have heard that humans are creatures of habit. Habits are often hard to change even when you know that habit is destructive. To change such patterns you must make a conscious effort; the will to break away from the routine. Find the motivation to do your part to improve your home environment and encourage others through your actions. We are worth the effort! Let's show others in the Tallahassee community that positive change is possible to improve the health of our homes and lakes.

rial that is maintenance free and comes with a 50 year guarantee to withstand our Florida rain and sun. The grant allowed us to develop BMP posters for nonpoint

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Gloria M. Arias
Maintenance Committee, Chair
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319 Grant

Great news! The 319 Grant that KHA entered into with FDEP and FEPA was accepted October 21st and funding has already been received. Hopefully you've read about this grant in our Kloverleaf highlighting how we can do our part to reduce pollution from ending up in our lakes through Best Management Practices (BMPs).

Our grant team demonstrated that we met all the requirements of the grant in good faith. We operated at the speed of light to complete the four tasks in six months rather than the normal full year. As I read the final report at a normal pace, I realized what a fine amount of work was accomplished. Renee, Sean, Katy, several student volunteers, and I worked diligently and dovetailed well to complete this grant. We even received kudos from FDEP on the work performed! (read full report at www.killearn.org)

More good news came within days. FDEP accepted Dr. Sean McGlynn's Quality Assurance Project Plan (QAPP). Please read separate importance of a well-designed QAPP at the bottom of the page.

The QAPP acceptance is beneficial to us beyond this grant. It serves us well in pursuing the restoration of our lakes to a healthier state. Sean has proven again to have our best interest at heart with regards to finding best solutions for our Chain of Lakes. He also did us a favor by recommending we invite Dr. Renee Murray to join our 319 Grant Team. She was a driving force to complete an impressive amount of work in a short, six month period. She spearheaded the large, educational portion of the grant, wrote and garnered approval for the six Kloverleaf articles and composed the report you'll read on line.

Our KHA Final Report will be added to Florida's bank of resources as reference for all who wish to learn from it.

As stewards of Killearn Estates, it is now our duty to digest the report, its conclusions, and recommendations. The kiosks are permanent additions we received through this grant for environment messages and future event notices we plan to initiate. The drain markers and articles serve as reminders of even simple things we can do to keep our waters cleaner.

319 Grant team: Renee Murray, Ph.D, Sean McGlynn, Ph.D., Katy McGlynn, Administrative Assistant, Gloria M. Arias KHA liaison.

Parks

Killarney Way: Mark your calendars! November 4th, Killarney Way Park will close for repairs with an anticipated completion December 12th.

Lakes

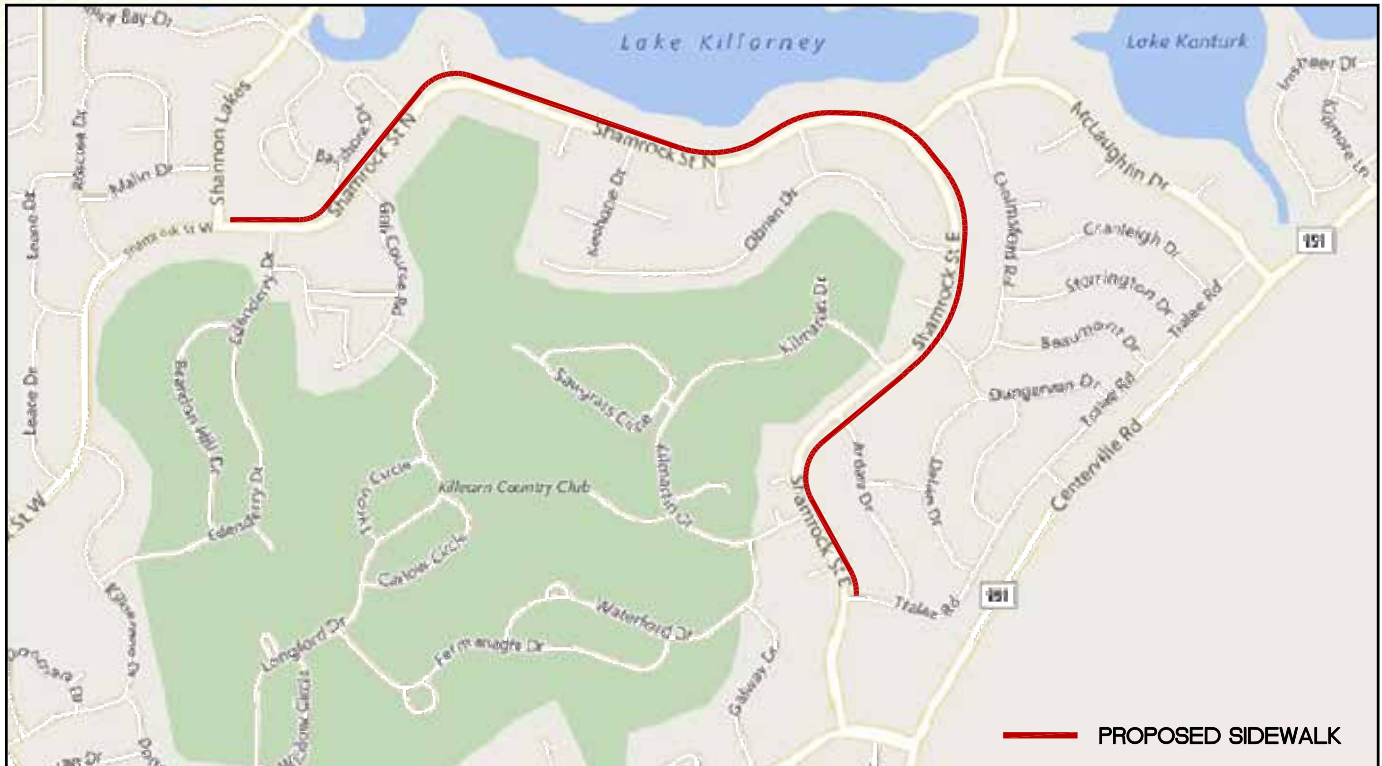
See 319 Grant report plus a wrap-up article courtesy of Dr. Renee Murray.



A Quality Assurance Project Plan (QAPP) is an important part of any environmental site assessment or cleanup plan. An effective QAPP, and documentation showing that the QAPP was followed, will enable you to make decisions about further action with confidence in the quality of the information you are using to support and guide your actions.

QAPPs are required for all projects funded by the U.S. (EPA) that involve environmental data generation, such as sampling, or environmental data use. QAPPs help ensure project goals will be met and a high level of confidence can be placed in the results. Time spent in developing and using a QAPP may result in lower project costs by reducing the possibility of expensive errors.

New Sidewalks Coming for Killearn Estates



Citizens of Tallahassee have consistently expressed a strong desire for local government to provide improved pedestrian connectivity throughout our community. In response to that desire, the City Commission has placed a high priority on allocating funding to these much needed projects, and the recently approved Capital Budget includes funding for several new sidewalks.

Included with those is the Shamrock Street Sidewalk Project which will provide the missing sidewalk link on Shamrock Streets North and East from West Shannon Lakes Drive to Tralee Road. The project will create safe pedestrian access along the entire Shamrock Street loop.

City Public Infrastructure Engineering staff are currently developing concepts for the sidewalk. Through the majority of the cor-

ridor, the proposed sidewalk will be 5-6 feet wide and will be offset from the existing curb, leaving a grass buffer between the curb and sidewalk. In some areas, however, in order to minimize impacts to major trees, landscaping or due to other constraints, it may be necessary to construct the sidewalk adjacent to the curb or, in some instances, to narrow the roadway slightly to provide an appropriate corridor to construct the sidewalk.

As citizen input on any proposed project is important to the City, an open house has been scheduled to allow citizens the opportunity to review the proposed sidewalk concepts, ask questions and provide comments. City staff from the Underground Utilities & Public Infrastructure Department will be present to discuss the proposed sidewalk project and receive feedback from you

and your neighbors, after which concepts will be finalized and construction can begin. We anticipate constructing the project in phases.

Construction in areas with minimal tree or landscape impacts can commence first while design for the more challenging sections continues. We anticipate construction of the first phase to begin soon after the open house. The open house will be at Montford Middle School in the Cafeteria on Wednesday November 16, 2016 from 5-7 pm.

Should you have any questions about this project or if you are unable to attend and would like information, please contact Eric Gooch, Program Engineer with the City, at 891-2859 or via email at Eric.Gooch@talgov.com



Congratulations to Tree Harbour's Fall and Halloween Home Decorating Contest winner, Sandy Bolt. Sandy lives at 4420 Bay Shore Circle. Her decorations consisted of a homemade haunted tree made from hurricane debris and old fencing. Sandy made her yard look like an old haunted cemetery covered with spider webs and lit with eerie lights at night.

Thanks to all the participants in this year's contest. The neighborhood looks great and the judge, a local graphic artist, said she had a really hard time making her decision. She visited the neighborhood four times both in the daytime and at night. The prize of a \$50 gift certificate will be presented at the KHA Annual Meeting Tuesday, November 1, 7:00 p.m. at Killlearn United Methodist Church. Thanks again to all of the contest participants. We have a great little neighborhood. —Joan Kanan



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The Covenant Revitalization Process Update

By Kristin Gardner, Esquire

Last month, KHA sent out Covenant Revitalization information packets to the owners in the follow Units: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 26, 28, 29, 32, 33, 35, 50, 51, 53 and 54.

Included in these packets was a Revitalization Consent Form. We have received good feedback and the Consent forms are steadily coming in, but we still have a long way to go to collect consents from a majority of the owners in each of those Units. If you have not already, please sign and return your consent form. If you have misplaced your Consent form, you can email covenants@killlearn.org to receive a new form or come by the HOA office to pick up a form. *The packets indicate that the Consents are due by November 1st, but please be aware that KHA has continued to collect consents after that date, so please continue to send in your consent forms regardless. It is imperative that you send in your consent forms so that Killlearn Estates can continue to have enforceable Covenants. The Covenants are essential to insure that Killlearn Estates continues to be maintained so that you and your neighbor's property values preserved. Without Covenants, the landscaped entrances, medians and parks would no longer be maintained, the lakes would not be treated and property owners would eventually be able to put RVs, commercial equipment, metal shacks, cars on blocks, etc., on their lots. There would be no enforcement mechanism to avoid these types of eye sores. We appreciate your immediate attention and assistance with this matter. (This information is current as of October 25, 2016).*

what's happening?

FOOD TRUCK WEDNESDAY AT FOUR OAKS COMMUNITY CHURCH



With the weekend around the corner, and two days left in the week, why not stop by with the family, between 5 and 8pm and leave the cooking to someone else?

Visit their facebook page, Food Truck Wednesday, for each week's vendors.

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TALLAHASSEE WOMEN'S NEWCOMERS CLUB

Tallahassee Women's Newcomers Club (TWNC) is one of those groups that boost Tallahassee's "WOW" Factor, a friendly haven for mature women who usually seek out this very social club because they are experiencing something new to their lives.

Members can choose from monthly events (examples include a luncheon, coffee, and happy hour) and a plethora of breakout groups (examples include book clubs, Bridge, Hand and Foot, Bunco, Mahjongg, Pinochle, Southern Living Cooking Club, and Chick Flicks). Members also occasionally indulge in day trips, overnight adventures, and local events. Just email us at tallahasseenewcomers@gmail.com!



What would you like to see in future issues of the Kloverleaf?
Please email your ideas to kha@killlearn.org



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Oyster Dressing

Chef Paul Prudhomme

½ lb. small to medium oyster in their liquor
 1 cup cold water
 3/8 lb. (1 ½ sticks) margarine, divided
 1 ½ cups chopped onion, divided in half
 1 cup chopped celery, divided in half
 1 cup chopped green bell peppers, divided in half
 3 ¼ tsps. Seafood Magic, divided
 1 tsp. minced garlic
 3 bay leaves
 About 1 cup dry, very fine breadcrumbs
 2 T unsalted butter, softened
 ¼ cup chopped green onion

Combine oysters and water; stir and refrigerate at least one hour.

Strain and reserve the oysters and oyster water; refrigerate until ready to use.

Preheat oven to 350

Melt 4 T of margarine in large skillet over high heat.

When margarine is almost melted, add

¾ cup of the onions

½ cup of the celery

½ cup of the bell peppers.

Sauté over high heat until onions are dark brown but not burned, about 8 mins, stirring often.

When onions are browned, stir 2 tsps. of Seafood Magic and the garlic into skillet.

Reduce heat to medium and continue cooking for 5 minutes, stirring occasionally.

Add the remaining

¾ cup onions

½ cup celery

½ bell peppers

1 stick margarine

the bay leaves

Stir until margarine is melted.

Continue cooking 10 minutes, stirring occasionally.

Stir in the reserved oyster water and cook over high heat about 10 minutes, stirring occasionally.

Stir in the remaining Seafood Magic and enough breadcrumbs to make a moist but not runny dressing.

Remove from heat.

Stir in drained oysters.

Spoon dressing into ungreased baking pan, round or 8 x 8 and uncovered for 30 minutes.

Remove from oven, discard bay leaves and stir in the butter and green onions.

Makes about 3 cups.



Lagniappe: Chef Paul cooked with margarine for high heats. He layered seasonings for depth of flavor as you see when adding ingredients at different sauté times.

Gloria had the honor of taking an intense cooking class with Chef Paul and Master Chef Michel Marcais in New Orleans in 1984.

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Roasted Brussel Sprouts

Preheat oven to 350

Ingredients

- 1 lb. trimmed Brussel sprouts
(I like to halve mine to maximize flavor absorption)
- 2 T olive oil
- 1T chopped garlic
- 1 tsp lemon juice
- Salt and pepper
- Large cast iron skillet

Method

Toss ingredients in the cast iron skillet.
Place on top rack of oven
Roast for 20 minutes, stir and return for another 20 minutes.
DO NOT TOUCH HOT HANDLE. HANG REMINDER OVEN MITT ON OVEN DOOR!
Variations: Vinegar instead of lemon juice, add chopped chestnuts or pine nuts.



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Architectural Control Committee Actions for October, 2016

The Committee meets every Wednesday at 10am in the Killearn Homes Association conference room.

DATE	UNIT	PROJECT	ACTION/CONDITIONS
10-5-16	07	Generator Installation	Approved
	04	Windows & Garage Door	Approved
	04	POD & Rolloff Container	Approved
	35	Roof (Black Walnut)	Approved
	40	Paver patio, screen room & drainage	Approved
	16	Ramp	Approved
	27	Tree removal	Approved
	40	Tree removal and driveway repair	Approval
10-12-16	35	Front door replacement & paint	Approved
	37	Fence Installation	Approved
	06	Tree removal	Approved
	14	Re-roof (tan/brown) & wood rot repair	Approved
	19	Tree removal	Approved
	11	Roof	Approved
10-19-16	15	Fence	Approved
	41	Re-Roof Brown	Approved
	28	Deck addition & resurface	Approved
	14	White double-paned window replacement	Approved
10-26-16	28	Replace front door	Not Approved
	06	Addition, garage, driveway, etc	Approved
	38	Fence partition	Not Approved
	41	Re-Roof Weathered Wood	Approved

ACC MEMBERS: CHAIRMAN MICHAEL FLEMMING, MARK TRUDEAU, LEE JOHNSON, JOHN PAUL BAILEY, POLLY JOHNSON, DAVID FERGUSON.

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

IN the Tallahassee Garden



Our cool, occasionally frosty days of December invite active gardeners outdoors to enjoy some invigorating work in the garden. Cleanup chores are at the top of the list, preparing the landscape for a fresh start next spring.

It is also an ideal time to work on eradicating invasive non-native vines. Now that frost has killed their leaves, invasive exotic vines that are strangling trees and shrubs, such as Chinese wisteria, kudzu, air potato, Japanese climbing fern, and Japanese honeysuckle, can be easily seen and removed.

Shrubs and Trees: This is an ideal time to plant trees and shrubs. Select container-grown trees three to six feet tall. Larger trees are more difficult to transplant. Among the trees that will do better if they're planted now are evergreen trees. Two low-maintenance evergreens native to North Florida with berries valuable to wildlife are yaupon holly (*Ilex vomitoria*) and southern wax myrtle (*Myrica cerifera*). Yaupon is a versatile plant which can be grown as an ornamental shrub or trimmed into a hedge. It will grow in a wide range of soils and in full or part sun. Wax myrtle is a large, fast-growing native shrub that can be pruned to grow as a tree.

Annuals and Perennials: Plant cool-season bedding plants like dianthus, pansies, violas, snapdragons, alyssum, digitalis (foxglove) and petunias. Feed winter blooming annuals every four to six weeks with a light application of a fertilizer containing 50% of its nitrogen in a slow-release form. Finish dividing and transplanting daylilies, mondo grass, ajuga, and liriope. Plant bare-root or container roses now. Finish sowing seeds of wildflowers and spring blooming annuals like larkspur, bachelors buttons, sweet peas, sweet alyssum, and poppies.

Bulbs, Corms and Tubers: Plant spring blooming bulbs as soon as possible, including narcissus, snowflakes (*leucojum*), anemones, and ranunculus. Pre-cooled tulips and hyacinths should be planted by December 15th.

Vegetables, Herbs and Fruits: Plant cool season vegetables including cabbage, broccoli, Brussel sprouts radishes, carrots, cauliflower, kohlrabi, mustard, onions, and turnips. Plant parsley, sage, rosemary, thyme, and lavender. Bare-root and container-grown fruit trees or blueberries can be planted all month. Kumquats are small evergreen trees. They are very ornamental and make excellent specimens in the landscape or in containers. Kumquats are pollinated by bees. If they are being grown

indoors, be sure to set the trees outside when they are in bloom to attract bees.

Lawn Care: Take a break from lawn care. Just be sure that leaves are mowed or raked off of the lawn so they don't smother and kill the grass.

Houseplants: Most houseplants need high humidity. Increase humidity by grouping plants together or by placing the containers in saucers filled with pebbles just covered with water. Houseplants that become lighter in color or have very long spaces between branches or stems need more light. Move them closer to, but not touching, the windows.

For more local gardening information, visit the UF-IFAS Extension website for Leon County at <http://leon.ifas.ufl.edu> Reprinted with the permission of the University of Florida IFAS Extension in Leon County.

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Killeam Homes Association, Inc.
Profit & Loss Budget vs. Actual
 January through October 2016

Ordinary Income/Expense	Jan - Oct 16	Budget
Income		
6110 - INCOME-CURRENT DUES	536,602.80	552,000.00
6113 - INCOME-LATE FEES	5,257.25	7,000.00
6115 - INCOME-PRDR DUES	2,471.14	4,500.00
6117 - ESTOP FEL	10,638.46	11,000.00
6120 - DELINQUENT ACCT-Maintenance	325.23	100.00
6121 - DELINQUENT ACCT-INTER.	122.80	200.00
6122 - COLL. FEES-LEGAL	10,282.47	12,000.00
6124 - ADMIN. NOTICING COST	594.42	600.00
6104 - INCOME-OTHER	605.06	2,600.00
6103 - INCOME-ADVERTISING	38,535.75	52,000.00
6155 - CENTURYLINK COMMISSION	58,305.76	66,000.00
6157 - KILLEARN ESTATES SWIM CLUB	28,190.00	33,000.00
6108 - INCOME-INTEREST	438.64	100.00
Total Income	682,360.80	741,100.00
Gross Profit	682,360.80	741,100.00
Expense		
6000 - VOID	0.00	
6502 - LICENSES & FEES	275.00	250.00
6508 - PAYROLL TAXES	15,520.95	15,200.00
6200 - Reconciliation Discrepancies	0.00	
6210 - Bank Service Charges	25.13	
6500 - MAINTENANCE	7,260.31	5,400.00
7100 - LAWN	1,013.26	30,000.00
7100 - GROUNDS	56,029.60	85,000.00
7110 - ADDITIONAL GROUNDS SERV.	25,564.43	25,000.00
7120 - REPAIR/REPLC MAINTENANCE	5,252.70	5,200.00
7201 - COVENANT REVITALY PRESERVATION	31,574.96	125,000.00
7270 - UTILITIES-COMMON AREAS	4,462.03	6,300.00
7271 - ASSM. CENTER - UTILITIES	4,404.41	6,500.00
7272 - CLEANING SERVICE	1,850.00	3,000.00
7305 - KE SWIM CLUB - SUPPLIES	2,004.55	5,000.00
7305 - KE SWIM CLUB - UTILITIES	4,670.90	2,900.00
7610 - PLAYGROUND/PARK IMPROVEMENTS	16,160.36	20,000.00
8100 - MEMO LETTER	44,227.06	60,000.00
8110 - ANNUAL ASSOC. MEETING	100.00	800.00
8170 - OTHER	638.24	5,000.00
8200 - FURNITURE & EQUIPMENT	1,880.47	
8410 - MEMBERS STATEMENT	5,887.29	5,700.00
8411 - ANNUAL ELECTIONS	1,200.90	3,000.00
8400 - LEGAL & PROF. FEES	16,776.43	50,000.00
8200 - PAYROLL-SALARIES	131,559.87	165,500.00
8540 - ACCOUNTING/AUDITING	7,000.00	6,700.00
8545 - WEBSITE	443.85	1,200.00
8300 - AUTO EXPENSES-GENERAL	1,412.30	3,300.00
8700 - MISC. ADMIN. EXPENSE	8,979.84	8,000.00
8750 - EVENTS	18,846.01	18,500.00
8700 - INSURANCE-LIABILITY (MAY/PROPER	20,418.50	19,000.00
8701 - INSURANCE - UMBRELLA POLICY	4,926.00	7,800.00
8702 - INSURANCE - WORKER'S COMP	2,071.00	3,400.00
8700 - INSURANCE - AGENCY FEES	1,512.00	
8821 - LIEN FILING FEE	214.00	
8850 - POSTAGE	1,377.54	5,000.00
8870 - PRINTING - COPY MACHINE	6,380.34	5,000.00
8340 - SUPPLIES-OFFICE	2,058.11	3,000.00
9500 - TELEPHONE	3,751.55	5,250.00
9600 - FEDERAL INCOME TAX	20,666.30	17,200.00
9345 - BAD DEBT	22,150.27	13,000.00
Total Expense	500,776.56	741,100.00
Net Ordinary Income	191,584.24	0.00
Net Income	191,584.24	0.00



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