



# The Knolls News

## The Knolls Homeowners Association Newsletter

May 2024

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### Important Dates

ACC Meeting – May 7, 7 p.m.  
HOA Board Meeting – May 13  
Recycling Dates – May 7 & 21  
Neighborhood Garage Sale – May 3-4  
Clean-up Day – May 4  
ACC Open House – May 18, 9-11 a.m.  
Outdoor Movie Night – May 24  
Dumpster Day – May 25

### ACC Update

Stop by the clubhouse on May 18 from 9 a.m. to 11 a.m. and say hello to your Architectural Control Committee members. We have three new members since our open house last year, so your zone representative may have changed. We will also be showing off the additions to our paint book as well as a new website for our approved paint colors.

In looking after the best interests of the community, the Architectural Control Committee for The Knolls undertakes a neighborhood walk each spring. We look at paint, beams, concrete and big landscaping issues. If you get a letter, don't fret. We know that sometimes these repairs are costly, and the goal is to get a plan in place to address any changes that need to be made. Please reach out to your zone representative if you have any questions.

### Easter Egg Hunt Success!

Thank you so much to all of the volunteers who supported the Easter Egg Hunt. There was a great turnout, and it appeared everyone had a great time. A special thanks to our Easter Bunny who made an appearance.

### HOA Board Meeting

Mon., May 13th, 7:00 p.m.  
In-person Meeting, Clubhouse



### Outdoor Movie Night: Kick Off The Summer Event!

**Note date change – May 24, 5:00 p.m. to whenever!**

Bring your own dinner, and a yard game to share, a baseball mitt and come on down! We can gather around 5:00 p.m. for a Sandlot-themed summer kick-off. Meet some neighbors, play some games, toss a ball around and at dusk, we will play Sandlot on our outdoor screen! Do you know a neighborhood band that might want to play? If so, email the social committee!

### Knolls Neighborhood Cleanup Day Is May 4th

Hello, Knolls neighbors! The annual Knolls Cleanup Day is Saturday, May 4, which is right around the corner!

We all love this great neighborhood, and Cleanup Day is a way to give back and help to

keep this community looking great!

We will meet at the clubhouse at 9 a.m. and look to complete the work by 1 p.m. We know this is a time commitment and as such the HOA will provide lunch for volunteers. You also get to take pride in knowing you helped to keep the neighborhood in great shape.

There will be a signup sheet going out by email in the next few weeks, so please watch for that. If you are out of town or unavailable, don't worry! We will have non-priority tasks that you can sign up for that don't need to be completed on Cleanup Day, and the work can be done on a timeline that works for you.

Thanks in advance for volunteering, and we are looking forward to seeing you all on the 4th!

If you have questions, concerns or ideas, please reach out to Justin Finesilver at [landscaping@theknollshoa.com](mailto:landscaping@theknollshoa.com).

### Please Note The Date Change: Dumpster Day Is Confirmed For May 25

Drop off will start at 8 a.m. Please do not queue early, you will be turned away. The trucks need room to maneuver and drop the dumpsters. The event will end at 11 a.m. (or earlier if dumpsters are filled). Please do not attempt to dump anything after the event – overfilled dumpsters will incur extra costs. Please see dumpster day list on page 7.

### An Important Reminder From The Board of Directors:

Homeowners must apply for and receive approval from the Architectural Control Committee before beginning any changes to the exterior of their home, including landscape. The fine for not submitting an ACC application prior to making modifications is \$500.

## 2024 Swim Season Is Almost Here!

The Knolls Pool will be opening on Saturday, May 25, 10 a.m.

### Pool Hours of Operation:

- Monday, Tuesday, Thursday, Friday - 11:00 a.m. to 8:00 p.m.
- Wednesday - 11:00 a.m. to 10:00 p.m.
- Saturday - 10:00 a.m. to 10:00 p.m.
- Sunday - 10:00 a.m. to 7:00 p.m.

### Pool Guest Policy:

- Residents under age 18 are permitted to bring no more than 2 guests to the pool.
- Residents over age 18 may bring no more than 5 guests per household to the pool.

### Pool Parties:

- If you are planning a pool party, regardless of size, please notify MPM Recreation Management at least 10 days in advance by calling 720-201-1758.
- Adult parties cannot be exclusive during regular hours of operation and must be over by 10:30 p.m. Adequate life-guard supervision is required, and arrangements must be made with MPM Recreation Management at least 10 days in advance by calling 720-201-1758.
- Reserving the clubhouse does not include use of the pool, and reserving the pool does not include use of the clubhouse.

### Pool Rules:

- Check in at the guard table and sign in guest(s).
- Non-swimmers must remain in shallow water and be within arm's reach of an adult or guardian EVEN if they are wearing a flotation device.
- No flotation device of any kind may be used when using the diving board.
- The HOA, MPM and staff are not responsible for any loss or theft of personal belongings.
- No food may be consumed while wading in the pool.
- No glass containers are allowed within the facilities.
- Running, roughhousing, rowdiness and dunking are prohibited.
- "High-powered" water guns are not allowed.
- Skateboards, roller blades, scooters, etc. may not be ridden within the facilities.
- Children age 9 and under are required to have responsible adult supervision.

*continued on page 3*

## Advertise in this Newsletter!

The deadline for advertisements is the 15th of the month for the next month's issue, except for the Jan. issue which is Dec. 6th.

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## The Knolls Homeowner's Association

**BOARD MEMBERS:** Board@TheKnollsHOA.com

Website: www.theknollshoa.com

**President:** Cierra Olmstead  
president@theknollshoa.com, 303-550-7594

**Vice-President/Website/CenCON:** Travis Baumgart  
vp.social@theknollshoa.com, 303-669-5798

**Secretary/Communications:** Juliet Beckman  
communications@theknollshoa.com, 303-521-8620

**Treasurer:** Austin Alldredge  
treasurer@theknollshoa.com, 415-377-8722

**Clubhouse/Pool/Social:** Diane Klepacka  
pool.clubhouse@theknollshoa.com, 314-324-4139

**Landscape/Maintenance:** Justin Finesilver, 303-522-0755

**Snow/Trash/Tennis:** Molly Ehlinger  
snow.trash@theknollshoa.com

**ACC Liaison:** Scott Draudt, 720-626-0663

**Bookkeeper:** Barb Page, bookkeeper@theknollshoa.com, 847-858-1855

**Clubhouse Reservations:** Amy Schultz, 9 a.m. to 7 p.m.  
by phone 415-350-0778 or email clubhousecalendar@theknollshoa.com

**Social Committee:**  
Chair: socialchair@theknollshoa.com

Molly Ehlinger  
Jennifer Harris  
Kristen Keith, 303-319-0053  
Diane Klepacka, 314-324-4139  
Caroline Rudolph, 505-573-0296

**Tennis:** To purchase \$5 key for courts and ball machine:  
Barb Richards 720-935-5119 and Margaret Wilson 720-985-4661

**The Knolls News Editor:** Mimi Ramsey  
knollsnews@theknollshoa.com

**Trash/Recycle Company:** Republic Services  
303-286-1200 for bulk pickup requests

**ACC Contacts (acc@theknollshoa.com):**  
Kristin Smith, Chair; Jerrod Brown, Vice-Chair  
zone 1: Jerrod Brown 303-513-8112 zone 5: Kristin Smith 206-310-6696  
zone 2: Lara Kroha 720-298-0446 zone 6: Lara Kroha 720-298-0446  
zone 3: John Ramsey zone 7: Mike Smaltz  
zone 4: Kristin Smith 206-310-6696 zone 8: Jerrod Brown 303-513-8112  
Paint Books: Lara Kroha

## BOARD MEETINGS

Meetings held the second Monday of each month, 7 p.m.

## NEWS ARTICLES

The Knolls newsletter is published monthly by The Knolls Homeowners Association. The deadline for articles is the 19th of each month for the next month's issue, except for the Jan. issue which is Dec. 12th. **All articles, letters and ads must be approved by the editor.** Please email articles to the editor at knollsnews@theknollshoa.com.

**Swim Team:** (an independent organization)  
website: http://theknolls.rmsl.org email: knollstsunami@gmail.com  
Claire Smith – clairehsmith1@yahoo.com  
Jen Johnson – jenjohnson09@yahoo.com  
Shannon Walsh – swalsh12611@gmail.com

Association dues are \$130/month, due on first day of the month. A late fee may be assessed. Deposit in clubhouse mailbox at 3400 E. Geddes Dr. Mark check with month for which you are paying. Your check is your receipt.

# 2024 Swim Season Is Almost Here, *continued from page 2*

- Hanging on lane dividers or diving boards is prohibited.
- Swimming in diving areas when boards are in use is prohibited.
- Only one person on the diving board and one person on the ladder at a time.
- Divers must dive straight off the board and swim to the edge.
- No running on diving boards.
- No pets are permitted within the facilities.
- The wading pool is NOT supervised. Only children under age 6 may use the wading pool and ONLY when supervised by an adult. No lifeguard will be provided at any time for the wading pool.
- The pool will be closed when air temperature is 60 degrees or below.
- The pool will be closed for a minimum of 20 minutes when lightning is spotted, or thunder is heard.
- Conduct that infringes upon the safety or comfort of patrons, as determined by the pool management company, the lifeguard staff, or HOA personnel, is prohibited, and may result in removal from the facilities.
- Offensive language is prohibited and is grounds for removal from the facilities.
- Proper swim attire is required at all times. Swimsuits only in the pool. Swim diapers are required for infants and toddlers.
- Gum, tobacco and marijuana of any kind (cigarette, cigar, vaping or chewing) are not allowed within the facilities.
- The last 10 minutes of each hour is designated as adult swim, and anyone under the age of 18 must exit the pool at this time.
- The lap lane should be kept clear any time that it is in use by a lap swimmer. Lap swimmers have priority use of the lap lane.

- The pool manager has the authority to close the pool to accommodate health and/or safety problems. Pools will be closed in the event of equipment failure or when conditions dictate.
- Hanging on or climbing fences is prohibited.
- Failure to obey lifeguard or pool management directions may result in immediate ejection from the facilities. Repeated failure to comply with these Rules and Regulations may result in forfeiture of pool privilege.
- Lifeguards may determine when the pool opens and closes when weather or safety is a concern.

## The Knolls 18+ Adult Lap Swim Program Is Continuing Again This Year

The lap swim program was a success last year, and we are excited to bring it back again this year. The program will run from Tuesday, May 28, to Sunday, September 15 – Monday-Friday – 6:00 a.m.-7:30 a.m. and Saturday-Sunday – 7:00 a.m.-9:30 a.m. (dates excluded due to home swim meets are June 1, 8, and 22).

In order to attend lap swim, it is a requirement to complete the 2024 YEARLY lap swim waiver of liability. The waiver that was submitted in 2023 will NOT be accepted. Please reach out to [pool.clubhouse@theknollshoa.com](mailto:pool.clubhouse@theknollshoa.com) and request a waiver of liability. You MUST complete and submit it electronically. NO paper copies will be accepted. Once your email is received, we will send the lock box access information one day prior to the opening of the pool.



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<p><b>Sundays</b> <b>HIGHLANDS RANCH</b> MAY 5 - OCT 27 HR Town Center 9288 Dorchester St. 10am-2pm or Sellout</p>	<p><b>Wednesdays</b> <b>LITTLETON</b> JUN 19 - SEP 25 Aspen Grove 7301 S. Santa Fe Dr. 10am-2pm or Sellout</p>

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## Knolls Court Updates

Spring is upon us and the courts are busy! Here are some helpful reminders:

Please ALWAYS reserve your court time on yourcourts.com. If your plans change, be sure to release any courts you have reserved so that they are available for use by others. If you need access to the Knolls Courts reservation system yourcourts.com, go to <https://www.yourcourts.com/yourcourts/security/showLogin>. To request a new login, use: <https://www.yourcourts.com/yourcourts/security/registerforclubaccess?accessCode=3400>. Leave the member information blank.

Your new key gets you into the clubhouse restrooms. Please leave the door closed and locked. If you are the last to leave the courts (especially after league play), please make sure the door is closed and locked. If you need a resident court key, text or call Barb Richards at 720-935-5119.

Please lock the courts and check and empty trash cans after use. If you need to access the tennis shed, remember to close and lock it. Please refrain from depositing dog poop bags in trash cans adjacent to the courts as people congregate there before and after play.

### The Latest from Tennis:

- League play has begun! If you are looking to play USTA league at any level, reach out to Margaret Wilson at [timandmargaretwilson@comcast.net](mailto:timandmargaretwilson@comcast.net).
- This is the time of year when matches need to be rescheduled due to inclement weather. Please be respectful of folks on other courts as they may be representing The Knolls in a USTA match.

- Kids tennis is here this summer! Sign up now at <https://www.advantageyou.org/juniortennis/p/the-knolls-junior-tennis>. There are groups for ages 5 and above. Trish Wetterling is the contact for the kids' summer program.
- Men's social tennis: contact Jim Robinson for men's social dates and times.
- Ball machine: The ball machine may only be used by players over the age of 16 or with parental guidance onsite.
- There is now a leaf blower in the tennis shed. Please keep it charged.
- For league play, always confirm match times via the league calendar before heading down to the courts.
- Consider placing dead tennis balls in the bin for Dumb Friends League donation, and playable balls in the small bucket for the ball machine.

### Pickleball

- Please join us in open play (all levels) on Court 4: Wednesdays 4-6 p.m. Saturday and Sunday from 10 a.m. to noon. Weather permitting.
- Always remember to reserve Court 4 (north and/or south) for individual play via yourcourts.com.
- Contact Dan Goodhart at 720-833-8481 for painter's tape if needed for laying lines during reserved court play.
- Tennis leagues are ramping up so please be mindful of our neighbors competing in match play on Court 3.



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# The Knolls Homeowners Association Board of Directors Meeting Minutes

April 8, 2024 7:00 p.m., Knolls Clubhouse, 3400 E. Geddes Dr., Centennial, CO 80122, with Zoom Remote

Board Attendees: President/ACC – Cierra Olmsted (CO); Vice-President/Website – Travis Baumgart (TB), Secretary/Communications/CenCON – Juliet Beckman (JB); Treasurer – Austin Alldredge (AA); Clubhouse/Pool/Social – Diane Klepacka (DK); Trash/Snow/Tennis – Molly Ehlinger (ME); Landscape/Maintenance – Justin Finesilver (JF); ACC – Scott Draudt (SD)

Other Attendees/Homeowners: Ryan Page, Bookkeeper/Assistant; Wayne Holcombe, Travis Reini, Barb Richards, Andrew Wolberg, Karl Ferguson, Mike Bradley, Natassia Pietsch, Ilana Neenan

**ORDER OF MEETING:**

1. Call to order: April 8, 2024, at 7:04 p.m.
2. Review and approval of meeting agenda
3. Mar. 11, 2024, Board Meeting minutes to be signed next month
4. Committee reports
  - a) President’s report – Cierra Olmsted
    1. Address roles in who permits access to the Knolls HOA website and YourCourts and how we verify ownership or rental status.
      - i. Website: Travis Baumgart taking lead (checking duplicate accounts, physical address, verify ownership). Austin serves as back-up.
      - ii. YourCourts: Courts committee taking ownership of granting access.
  - b) Vice President/Website – Travis Baumgart
    1. Change Knolls Homepage for seasonal items - Pool hours, food trucks, trash/recycling schedule - building calendar on website for neighborhood events, trash, etc.
    2. Playground expansion for swings - drafted request for information, due diligence to inform swing decision
  - c) Finance – Austin Alldredge
    1. March 2024 financial update
      - i. P&L: On track with budget
      - ii. Balance Sheet: assets increased \$20K
      - iii. Motion to approve March 2024 financials (CO), 2nd (SD), approved
    2. Courts Tennis/Pickleball
      - i. In progress - tracking toward August 2024 start date - Requested courts committee to price new windscreen, score posts, ball trays, trash cans
  - d) Trash/Snow – Molly Ehlinger
    1. Dumpster Day - reschedule requested by Republic Services: May 11
    2. Newsletter - publish guidelines for dumpster use and prohibited items
    3. Review Trash Contract for 2024-2025 - expires 2025
    4. Review Snow Removal Contract for 2024-2025

- e) Clubhouse/Pool/Social – Diane Klepacka
  1. Pool sign-in system - evaluating last year’s system, look for improvement
  2. Clubhouse chair/table bids - search in progress, checking price for reupholstering
  3. Pest control -
  4. Mainline clean out - scheduling for late-June 2024
  5. Boiler inspection - coordinating with MPM (pool management company)
  6. Swim team - starts May 13
  7. July 4 planning starting soon
- f) Secretary/Communications/CenCON – Juliet Beckman
  1. Centennial
    - i. Default speed limit in neighborhoods is 25 mph
    - ii. Reallocated funds from open space to streets and fiber internet
    - iii. Urban Zone - potential \$4M grant for parking, high-density living near transportation (light rail, bus). Not final, debate underway.
  2. CenCON update
    - i. DeKoevend Park is updated
    - ii. Cherry Knolls Park to be updated
    - iii. Walking/biking Big Dry Creek trail is open under Arapahoe Road
  3. DORA update
    - i. 53% of Colorado population is not regulated by HOA, 80% are professionally managed
- g) Landscape/Maintenance – Justin Finesilver
  1. Trees repaired from winter snow
  2. Updates on sprinklers - repairs continue
  3. Tree planting plan - in progress
  4. Grass and sprinkler damage on Colorado Boulevard - contacted City of Centennial
  5. Fallen fence on trail between tennis courts and Dry Creek Boulevard
  6. Tree trimming - limbs leaning on fence and touching power lines. Xcel Energy to trim trees, make safe, no charge.
  7. Cleanup Day - planning underway
- h) ACC - Scott Draudt
  1. Current month ACC activity

*continued on page 6*



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# Meeting Minutes, *continued from page 5*

- Approved: 12; Pending: 2; Denied: 0
- 2. ACC open house - May 18, 9-11 a.m.
- 3. Online paint book - coming soon!
- 4. 2 ACC members stepping down by July 2024. New members needed! Please consider joining, all homeowners!
  - i. HOA board to send additional recruiting message
- 5. Homeowner Questions
  - a) Ilana Neenan: appeal submitted to HOA Board, request to remove wooden beams from front exterior of house.
  - b) Wayne Holcombe: requested HOA board's view on front, exterior wooden beams
- 6. New Business - none, covered above
- 7. Open Business / Action Items - none, covered above
- 8. Executive Session
- 9. Adjournment – April 8, 2024, at 9:43 p.m.
- 10. Date of next meeting May 13, 2024 at 7 p.m.

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### Join Us for **Dancing in the Streets 2024!**

**Hot Lunch**  
June 12

**Chris Daniels & The Kings**  
June 26

**Sisters of Rock**  
July 10

**Non-Stop Nineties**  
July 24

**Last Men On Earth**  
August 14

**That Eighties Band**  
August 28



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**Beef for Sale.** Colorado Family Ranch. Price includes delivery & processing. 719-649-0679. KSayles@plainstel.com

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Classified ads are \$4.00/line (about 40 characters/line). Contact Newsletter Connections at **303-979-7499** or [Info@NewsletterConnections.com](mailto:Info@NewsletterConnections.com) to place an ad. To view our display ad prices, visit our website at [NewsletterConnections.com](http://NewsletterConnections.com). The deadline for placing a classified or display ad is the 15th of the month for the next month's issue (i.e., 15th of Sept. for Oct. issue), except the January issue, which has a deadline of December 6th. Residents placing ads to sell household items are not charged a fee.

## Dumpster Day Prohibited Items

By law, Republic Services cannot accept any toxic/hazardous waste. Here is a list of prohibited items and where you might find them on your property.

- Antifreeze
- Auto body filler
- Batteries (automobile & motorcycle)
- Brake fluid
- Car cleaners, waxes, & chrome polish
- Carburetor cleaner
- Diesel fuel
- Engine degreaser
- Gasoline
- Oil (used or unused)
- Oil filters
- Power steering fluid
- Radiator flushes
- Tires
- Transmission fluid
- Fertilizers
- Fungicides
- Herbicides
- Insecticides
- Pesticides
- Roach & ant killers
- Rodent poison
- Soil fumigants
- Weed killers
- Abrasive cleaners
- Aerosols & aerosol cans
- Ammonia-based cleaners
- Asbestos roofing tar
- Batteries (non-alkaline)
- Bleach cleaners
- Compact fluorescent lights (CFLs)
- Cosmetics
- Degreasers
- Deodorizers
- Disinfectants
- Drain openers/cleaners
- Floor cleaner & wax
- Fluorescent bulbs & tubes
- Fluorescent lamp ballasts
- Furniture polish
- Kerosene & lamp oil
- Mercury switches
- Metal cleaners
- Moth balls
- Nail polish & remover
- Pool chemicals
- Propane/compressed gas cylinders
- Rug & upholstery cleaner
- Rust & spot remover
- Silver cleaners
- Adhesives
- Caulks, glues, & cement
- Chemistry sets
- Flea collars
- Flea powder, sprays, & shampoo
- Helium tanks
- Lacquer & stain
- Mineral spirits
- Model airplane paint
- Paint (latex & oil-based)
- Paint remover/stripper
- Paint thinners
- Photographic chemicals & solutions
- Propane tanks
- Resins, fiberglass, and epoxy
- Rust proofing products
- Turpentine
- Varnishes
- Wood preservatives
- Ammunition
- Appliances (including those containing freon)
- Asbestos insulation, tile, & linoleum
- Computers
- Cooking oil/grease
- Electronic equipment
- Fire extinguishers
- Fireworks & flares
- Medical waste
- Mobile phones & tablets
- Needles, syringes, & lancets
- Prescription drugs
- Radioactive materials
- Smoke detectors

## The Knolls Balance Sheet As of March 31, 2024

CURRENT ASSETS	3/31/24	12/31/23
<b>Checking/Savings</b>		
Checking	131,257	19,016
Savings	920,029	920,029
<b>Total Checking/Savings</b>	<b>1,051,286</b>	<b>939,045</b>
<b>Accounts Receivable</b>		
Accounts Receivable (net of prepaid)	16,917	38,437
Allowance for Doubtful Accounts	(5,600)	(5,600)
<b>Total Accounts Receivable</b>	<b>11,317</b>	<b>32,837</b>
<b>TOTAL ASSETS</b>	<b>1,062,603</b>	<b>971,882</b>
<b>LIABILITIES &amp; EQUITY</b>		
<b>Liabilities</b>		
Accounts Payable	11,348	22,266
Accrued Expenses	7,000	7,000
<b>Total Liabilities</b>	<b>18,348</b>	<b>29,266</b>
<b>Equity</b>		
Retained Earnings	939,203	820,380
Net Income	105,052	122,236
<b>Total Equity</b>	<b>1,044,255</b>	<b>942,616</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>1,062,603</b>	<b>971,882</b>

*NOTE: Total Assets includes Reserve Funds of \$965,000*

## The Knolls Homeowner Association Budget Vs. Actual: Mar. 31, 2024 YTD

	Mar 2024 Actual	2024 Budget	\$ Under/ Over	% of Budget
<b>INCOME:</b>				
Dues	139,343	548,622	409,279	25%
Trash Income	16,267	73,818	57,551	22%
Miscellaneous Income	450	5,000	4,550	9%
<b>Total Income</b>	<b>156,060</b>	<b>627,440</b>	<b>471,380</b>	<b>25%</b>
<b>OPERATING EXPENSES</b>				
Trash & Recycle	19,377	73,818	54,441	26%
Snow Removal	8,645	14,500	5,855	60%
Maintenance Operations	3,774	122,800	119,026	3%
Legal Expense	2,971	30,000	27,029	10%
Finance	2,758	27,970	25,212	10%
Communications	2,071	7,368	5,297	28%
Water & Sewer	1,576	75,000	73,424	2%
Utilities - Gas & Electric	1,448	18,000	16,552	8%
Clubhouse Expenses	1,260	10,520	9,260	12%
Miscellaneous/Contingency	1,050	15,000	13,950	7%
ACC	1,050	4,450	3,400	24%
Social Expenses	308	5,000	4,692	6%
Pool	-	90,500	90,500	0%
Courts	-	3,280	3,280	0%
<b>Total Operating Expenses</b>	<b>46,288</b>	<b>498,206</b>	<b>451,918</b>	<b>9%</b>
<b>Net Results of Operations</b>	<b>109,772</b>	<b>129,234</b>	<b>19,462</b>	<b>85%</b>
<b>Capital Expenditures</b>	<b>4,720</b>	<b>317,000</b>	<b>312,280</b>	<b>1%</b>
<b>Net Income</b>	<b>105,052</b>	<b>(187,766)</b>	<b>(292,818)</b>	<b>-56%</b>



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