



An Exelon Company

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January 30, 2017

Rosemary Chiavetta, Secretary
Pennsylvania Public Utility Commission
Commonwealth Keystone Building
400 North Street
Harrisburg, PA 17105-3265

**Subject: PECO Energy Company (PECO) Generation Supply Adjustment (GSA)
Year 2016 Section 1307 Mechanism - Annual Reconciliation
Docket No. P-2014-2409362**

Dear Secretary Chiavetta:

Enclosed for filing with the Commission is PECO Energy Company's Annual Reconciliation Statements for its Electric Generation Supply Adjustment ("GSA") for the reconciliation period January 1, 2016 through December 31, 2016.

The following attachments are included in support of this filing:

Attachment 1 - Reconciliation Statement for GSA 1 – Residential;
Attachment 2 - Reconciliation Statement for GSA 2 – Small Commercial & Industrial;
Attachment 3 - Reconciliation Statement for GSA 3 – Medium Commercial & Industrial (January 1, 2016 – May 31, 2016);
Attachment 4 - Reconciliation Statement for GSA 3 (Hourly) – Medium Commercial & Industrial (June 1, 2016 – December 31, 2016) and
Attachment 5 - Reconciliation Statement for GSA 4 (Hourly) – Large Commercial & Industrial.

Thank you for your assistance in this matter and please direct any questions regarding the above to Richard Schlesinger, Manager, Retail Rates at (215) 841-5771.

Sincerely,

A handwritten signature in black ink, appearing to read "R.G.W.", followed by a long horizontal flourish.

Enclosures

cc: C. Walker-Davis, Director, Office of Special Assistants
P. T. Diskin, Director, Bureau of Technical Utility Services
K. Monaghan, Director, Bureau of Audits
R. A. Kanaskie, Director, Bureau of Investigation & Enforcement
Office of Consumer Advocate
Office of Small Business Advocate
McNees, Wallace & Nurick

Attachment 1
Reconciliation Statement for GSA 1
Residential

PECO – GSA 1
Reconciliation Statement
E – Factor Calculation

For the Period January 1, 2016 through December 31, 2016

Month	(1) Default Supplier Full PECO Provided Block, Requirements Cost for Energy, Capacity, Ancillary Service and AEPs	(2) PECO Provided Block, Spot Cost for Energy, Capacity and Ancillary Services	(3) Additional AEPs Costs	(4) Administrative Cost	(5)=(1)+(2)+(3)+(4) Total Cost Including Administrative Cost	(6) Default Supplier and PECO Provided Current Revenue for Energy, Capacity, Ancillary Services, AEPs Excl GRT	(7) Additional AEPs Revenue Excl GRT	(8) Current Revenue for Administrative Cost Excl GRT	(9)=(6)+(7)+(8) Total Current Period Revenue Excl GRT	(10)=(9)-(5) Monthly Over/(Under) Collection
Jan-16	\$61,544,441	\$354,478	\$419,816	\$184,261	\$62,502,995	\$57,613,993	\$486,878	\$51,146	\$58,182,017	(\$4,320,978)
Feb-16	\$53,823,113	\$265,743	\$369,931	\$35,865	\$54,494,651	\$55,954,715	\$472,857	\$78,810	\$56,506,382	\$2,011,731
Mar-16	\$40,434,849	\$316,303	\$298,671	\$27,986	\$41,077,809	\$45,956,598	\$123,382	\$38,963	\$46,118,943	\$5,041,134
Apr-16	\$36,645,281	\$261,003	\$120,516	\$41,762	\$37,068,562	\$38,047,925	\$102,149	\$32,258	\$38,182,332	\$1,113,770
May-16	\$40,558,843	\$278,440	\$5,083	\$28,450	\$40,870,816	\$4,914,242	\$93,736	\$29,601	\$5,037,579	(\$5,833,237)
Jun-16	\$46,594,466	\$387,808	\$354,031	\$37,447	\$47,373,752	\$43,953,807	\$466,228	\$27,027	\$44,447,062	\$2,926,690
Jul-16	\$65,885,496	\$690,304	\$512,235	\$65,539	\$67,153,574	\$56,667,026	\$601,080	\$34,845	\$57,302,951	(\$9,850,623)
Aug-16	\$68,466,409	\$630,271	(\$805,754)	\$22,615	\$68,313,541	\$65,619,131	\$696,036	\$40,350	\$66,355,517	(\$1,958,024)
Sep-16	\$46,139,830	\$413,481	\$864,934	\$39,200	\$47,457,445	\$61,456,041	\$368,623	\$56,711	\$61,881,375	\$14,423,930
Oct-16	\$31,990,288	\$278,036	\$247,940	\$37,200	\$32,553,464	\$38,791,078	\$232,675	\$35,796	\$39,059,549	\$6,506,065
Nov-16	\$36,498,007	\$319,139	\$198,443	\$90,854	\$37,106,443	\$34,085,628	\$204,451	\$31,454	\$34,321,533	(\$2,784,910)
Dec-16	\$49,223,335	\$487,219	\$195,730	\$40,480	\$49,946,764	\$44,978,191	\$7,101	\$42,607	\$45,027,899	(\$4,918,865)
Totals	\$577,804,357	\$4,682,223	\$2,781,576	\$651,660	\$585,919,816	\$578,036,375	\$3,855,196	\$529,568	\$582,423,139	(\$3,496,677)

PECO GSA - 1
Reconciliation Statement
Interest Calculation

For the Period January 1, 2016 through December 31, 2016

Month	Current Period Portion of Revenue	Total Cost	Current Over/(Under) Collection for Interest	Interest Rate	Interest Time Factor	Interest Time Factor Denominator	Total Interest to be Returned to / (Recovered from) Customers
	(1) = (9) from Attachment 1, page 1	(2) = (5) from Attachment 1, page 1	(3) = (1) - (2)	(4)	(5)	(6)	(7) = (3) x (4) x (5) / (6)
Jan-16	\$58,182,017	\$62,502,995	(\$4,320,978)	3.50%	11	12	(\$138,631)
Feb-16	\$56,506,382	\$54,494,651	\$2,011,731	3.50%	10	12	\$58,675
Mar-16	\$46,118,943	\$41,077,809	\$5,041,134	3.50%	9	12	\$132,330
Apr-16	\$38,182,332	\$37,068,562	\$1,113,770	3.50%	8	12	\$25,988
May-16	\$35,037,579	\$40,870,816	(\$5,833,237)	3.50%	7	12	(\$119,095)
Jun-16	\$44,447,062	\$47,373,752	(\$2,926,690)	3.50%	6	12	(\$51,217)
Jul-16	\$57,302,951	\$67,153,574	(\$9,850,623)	3.50%	11	12	(\$316,041)
Aug-16	\$66,355,517	\$68,313,541	(\$1,958,024)	3.50%	10	12	(\$57,109)
Sep-16	\$61,881,375	\$47,457,445	\$14,423,930	3.50%	9	12	\$378,628
Oct-16	\$39,059,549	\$32,553,464	\$6,506,085	3.50%	8	12	\$151,809
Nov-16	\$34,321,533	\$37,106,443	(\$2,784,910)	3.50%	7	12	(\$56,859)
Dec-16	\$45,027,899	\$49,946,764	(\$4,918,865)	3.75%	6	12	(\$92,229)
Totals	\$582,423,139	\$585,919,816	(\$3,496,677)				(\$83,751)

Attachment 2
Reconciliation Statement for GSA 2
Small Commercial and Industrial

PECO – GSA 2
Reconciliation Statement
E – Factor Calculation
For the Period January 1, 2016 through December 31, 2016

Month	Default Supplier Spot, Full Requirements Cost for Energy, Capacity and Service and AEPS	Default Supplier Fixed, Full Requirements Cost for Energy, Capacity and Ancillary Services	Additional AEPS Costs	Administrative Cost	Total Cost Including Administrative Cost	Allocation Factor	Total Allocated Cost Including Administrative Cost	Default Supplier Current Revenue for Energy, Capacity, Ancillary Services, AEPS Excl GRT	Additional AEPS Revenue Excl GRT	Current Revenue for Administrative Cost Excl GRT	Total Current Period Revenue Excl GRT	Monthly Over/(Under) Collection
	(1)	(2)	(3)	(4)	(5)=(1)+(2)+(3)+(4)	(6)	(7)=(5) x (6)	(8)	(9)	(10)	(11)=(8)+(9)+(10)	(12)=(11)-(7)
Jan-16	\$0	\$11,037,912	\$95,982	\$35,807	\$11,169,701	0.98900705	\$11,147,440	\$10,967,320	\$90,859	\$30,288	\$11,108,467	(\$38,973)
Feb-16	\$0	\$9,285,615	\$78,687	\$9,689	\$9,373,989	0.99773053	\$9,352,715	\$10,816,960	\$89,521	\$29,840	\$10,935,721	\$1,583,006
Mar-16	\$0	\$9,257,322	\$32,602	\$9,470	\$9,319,394	0.99823359	\$9,302,932	\$9,845,091	\$6,783	\$12,207	\$9,864,081	\$561,149
Apr-16	\$0	\$8,911,364	(\$1,238)	\$12,733	\$8,922,859	0.99816174	\$8,906,456	\$8,553,055	\$5,895	\$10,610	\$8,569,560	(\$336,896)
May-16	\$0	\$9,494,235	\$313	\$12,015	\$9,506,563	0.99844624	\$9,491,792	\$8,376,970	\$5,785	\$10,372	\$8,393,127	(\$1,098,665)
Jun-16	\$0	\$9,002,806	\$52,895	\$12,022	\$9,067,723	0.99868953	\$9,055,840	\$8,209,552	\$55,714	\$7,860	\$8,363,226	(\$692,614)
Jul-16	\$0	\$9,561,662	\$59,961	\$15,944	\$9,637,567	0.99894019	\$9,626,389	\$9,771,662	\$65,773	\$9,396	\$9,846,851	\$220,462
Aug-16	\$0	\$9,960,388	(\$307,177)	\$6,927	\$9,660,138	0.99974686	\$9,648,062	\$9,671,156	\$64,891	\$9,270	\$9,745,317	\$97,265
Sep-16	\$0	\$6,638,478	\$216,416	\$9,488	\$6,864,382	0.99979442	\$6,853,695	\$10,320,277	\$0	\$14,853	\$10,335,130	\$1,481,435
Oct-16	\$0	\$7,519,022	\$17,661	\$10,819	\$7,547,502	0.99933507	\$7,542,484	\$7,696,451	\$0	\$11,124	\$7,707,575	\$165,091
Nov-16	\$0	\$7,608,911	\$10,524	\$22,586	\$7,642,021	0.99842847	\$7,630,011	\$7,038,490	\$0	\$10,176	\$7,048,666	(\$581,345)
Dec-16	\$0	\$8,641,915	\$5,333	\$10,037	\$8,657,285	0.99804379	\$8,640,350	\$8,055,945	\$0	\$10,794	\$8,066,739	(\$573,611)
Totals	\$0	\$108,919,626	\$281,959	\$167,537	\$109,369,123		\$109,198,156	\$109,432,349	\$385,221	\$166,890	\$109,984,460	\$786,304

**PECO – GSA 2
Reconciliation Statement
Interest Calculation**

For the Period January 1, 2016 through December 31, 2016

Month	Current Period Portion of Revenue	Total Cost	Current Over/(Under) Collection for Interest	Interest Rate	Interest Time Factor	Interest Time Factor Denominator	Total Interest to be Returned to / (Recovered from) Customers
	(1) = (11) from Attachment 2, page 1	(2) = (7) from Attachment 2, page 1	(3) = (1) - (2)	(4)	(5)	(6)	(7) = (3) x (4) x (5) / (6)
Jan-16	\$11,108,467	\$11,147,440	(\$38,973)	3.50%	11	12	(\$1,250)
Feb-16	\$10,935,721	\$9,352,715	\$1,583,006	3.50%	10	12	\$46,171
Mar-16	\$9,864,081	\$9,302,932	\$561,149	3.50%	9	12	\$14,730
Apr-16	\$8,569,560	\$8,906,456	(\$336,896)	3.50%	8	12	(\$7,861)
May-16	\$8,393,127	\$9,491,792	(\$1,098,665)	3.50%	7	12	(\$22,431)
Jun-16	\$8,363,226	\$9,055,840	(\$692,614)	3.50%	6	12	(\$12,121)
Jul-16	\$9,846,851	\$9,626,389	\$220,462	3.50%	11	12	\$7,073
Aug-16	\$9,745,317	\$9,648,052	\$97,265	3.50%	10	12	\$2,837
Sep-16	\$10,335,130	\$8,853,695	\$1,481,435	3.50%	9	12	\$38,888
Oct-16	\$7,707,575	\$7,542,484	\$165,091	3.50%	8	12	\$3,852
Nov-16	\$7,048,666	\$7,630,011	(\$581,345)	3.50%	7	12	(\$11,869)
Dec-16	<u>\$8,066,739</u>	<u>\$8,640,350</u>	<u>(\$573,611)</u>	3.75%	6	12	<u>(\$10,755)</u>
Totals	\$109,984,460	\$109,198,156	\$786,304				\$47,264

Attachment 3

Reconciliation Statement for GSA 3

Medium Commercial and Industrial

PECO - GSA 3
Reconciliation Statement
E - Factor Calculation
For the Period January 1, 2016 through May 31, 2016

Month	(1) Default Supplier Spot, Full Requirements Cost for Energy, Capacity, Ancillary Service and AEPS	(2) Default Supplier Fixed, Full Requirements Cost for Energy, Capacity and Ancillary Services	(3) Additional AEPS Costs	(4) Administrative Cost	(5)=(1)+(2)+(3)+(4) Total Cost Including Administrative Cost	(6) Allocation Factor	(7)=(5) x (6) Total Allocated Cost Including Administrative Cost	(8) Default Supplier Current Revenue for Energy, Capacity, Ancillary Services, AEPS Excl GRT	(9) Additional AEPS Revenue Excl GRT	(10) Current Revenue for Administrative Cost Excl GRT	(11)=(8)+(9)+(10) Total Current Period Revenue Excl GRT	(12)=(11)-(7) Monthly Over/(Under) Collection
Jan-16	\$0	\$3,757,695	\$31,953	\$14,289	\$3,803,347	0.99969838	\$3,802,575	\$4,332,528	\$30,094	\$82,890	\$4,445,512	\$842,937
Feb-16	\$0	\$3,633,047	\$31,227	\$3,835	\$3,668,109	0.99524681	\$3,650,674	\$4,066,883	\$28,239	\$77,810	\$4,172,932	\$522,258
Mar-16	\$0	\$3,922,834	\$5,194	\$3,471	\$3,931,239	0.99453402	\$3,909,810	\$3,503,466	\$0	\$4,371	\$3,507,837	(\$401,973)
Apr-16	\$0	\$3,414,183	(\$569)	\$4,775	\$3,418,389	0.99374740	\$3,397,015	\$3,106,841	\$0	\$3,878	\$3,110,719	(\$286,286)
May-16	\$0	\$2,983,979	\$177	\$4,532	\$2,988,688	0.99459819	\$2,972,544	\$3,028,747	\$0	\$3,858	\$3,032,605	\$60,061
Totals	\$0	\$17,711,538	\$67,962	\$30,912	\$17,810,432		\$17,732,618	\$18,038,465	\$58,333	\$172,807	\$18,269,605	\$536,987

Reconciliation Statement

Interest Calculation

For the Period January 1, 2016 through May 31, 2016

Month	Current Period Portion of Revenue	Total Cost	Current Over/(Under) Collection for Interest	Interest Rate	Interest Time Factor	Interest Time Factor Denominator	Total Interest to be Returned to / (Recovered from) Customers
	(1) = (11) from Attachment 3, page 1	(2) = (7) from Attachment 3, page 1	(3) = (1) - (2)	(4)	(5)	(6)	(7) = (3) x (4) x (5) / (6)
Jan-16	\$4,445,512	\$3,802,575	\$642,937	3.50%	8	12	\$15,002
Feb-16	\$4,172,932	\$3,650,674	\$522,258	3.50%	7	12	\$10,663
Mar-16	\$3,507,837	\$3,909,810	(\$401,973)	3.50%	4.5	12	(\$5,276)
Apr-16	\$3,110,719	\$3,397,015	(\$286,296)	3.50%	4.5	12	(\$3,758)
May-16	<u>\$3,032,605</u>	<u>\$2,972,544</u>	<u>\$60,061</u>	3.50%	4.5	12	<u>\$788</u>
Totals	\$18,269,605	\$17,732,618	\$536,987				\$17,419

Attachment 4

Reconciliation Statement for GSA 3 (Hourly)

Medium Commercial and Industrial

PECO – GSA 3 (Hourly)
Reconciliation Statement
E – Factor Calculation
For the Period June 1, 2016 through December 31, 2016

Month	(1) Default Supplier Hourly Pricing and PECO Provided Spot Energy and Capacity	(2) Default Supplier Hourly Pricing and PECO Provided Services, AEPs Compliance	(3) Additional AEPs Costs	(4) Administrative Cost	(5)=(1)+(2)+(3)+(4) Total Cost Including Administrative Cost	(6) Allocation Factor	(7)=(5) x (6) Total Allocated Cost Including Administrative Cost	(8) Default Supplier and PECO Provided Current Revenue for Energy, Capacity Excl GRT	(9) Default Supplier and PECO Provided Current Revenue for Ancillary Services and AEPs Excl GRT	(10) Current Revenue for Administrative Cost Excl GRT	(11)=(8)+(9)+(10) Total Current Period Revenue Excl GRT	Monthly Over/(Under) Collection
Jun-16	\$1,954,619	\$84,637	\$1	\$3,620	\$2,042,877	0.99946396	\$2,041,782	\$148,516	\$3,249	\$1,785,494	(\$256,288)	
Jul-16	\$2,864,234	\$15,334	\$40	\$4,624	\$2,724,232	1.00000000	\$2,724,232	\$154,309	\$2,586	\$2,168,936	(\$555,296)	
Aug-16	\$2,372,577	\$19,969	(\$214,507)	\$2,215	\$2,180,254	1.00000000	\$2,180,254	\$167,950	\$2,907	\$2,659,475	\$519,221	
Sep-16	\$1,853,413	\$15,195	\$124,748	\$2,517	\$1,995,873	1.00000000	\$1,995,873	\$148,349	\$3,974	\$2,140,306	\$144,433	
Oct-16	\$1,515,695	\$7,192	\$2	\$3,323	\$1,526,213	1.00000000	\$1,526,213	\$127,222	\$3,439	\$1,594,013	\$67,800	
Nov-16	\$1,477,319	\$6,797	\$128	\$6,999	\$1,491,243	1.00000000	\$1,491,243	\$120,484	\$2,951	\$1,529,461	\$38,218	
Dec-16	\$1,985,335	\$2,654	\$2	\$3,130	\$1,991,121	1.00000000	\$1,991,121	\$143,205	\$5,513	\$1,952,769	(\$38,352)	
Totals	\$13,723,192	\$291,780	(\$89,586)	\$26,428	\$13,951,814		\$13,950,718	\$1,010,035	\$22,619	\$13,870,454	(\$80,264)	

PECO – GSA 3 (Hourly)
Reconciliation Statement
Interest Calculation

For the Period June 1, 2016 through December 31, 2016

Month	Current Period Portion of Revenue	Total Cost	Current Over/(Under) Collection for Interest	Interest Rate	Interest Time Factor	Interest Factor Returned to / (Recovered from) Customers	Total Interest to be
			(3) = (1) - (2)	(4)	(5)	(6)	(7) = (3) x (4) x (5) / (6)
Jun-16	\$1,785,494	\$2,041,782	(\$256,288)	3.50%	4.5	12	(\$3,364)
Jul-16	\$2,168,936	\$2,724,232	(\$555,296)	3.50%	4.5	12	(\$7,288)
Aug-16	\$2,699,475	\$2,180,254	\$519,221	3.50%	4.5	12	\$6,815
Sep-16	\$2,140,306	\$1,995,873	\$144,433	3.50%	4.5	12	\$1,896
Oct-16	\$1,594,013	\$1,526,213	\$67,800	3.50%	4.5	12	\$890
Nov-16	\$1,529,461	\$1,491,243	\$38,218	3.50%	4.5	12	\$502
Dec-16	<u>\$1,952,769</u>	<u>\$1,991,121</u>	<u>(\$38,352)</u>	3.75%	4.5	12	<u>(\$539)</u>
Totals	\$13,870,454	\$13,950,718	(\$80,264)				(\$1,088)

(1) = (11) from Attachment 4, (2) = (7) from Attachment 4, Page 1

Attachment 5

Reconciliation Statement for GSA 4 (Hourly)

Large Commercial and Industrial

PECO – GSA 4 (Hourly)
Reconciliation Statement
E – Factor Calculation
For the Period January 1, 2016 through December 31, 2016

Month	Default Supplier Hourly Pricing and PECO Provided Spot Energy and Capacity	Default Supplier Hourly Pricing and PECO Provided Spot Ancillary Services, AEPS Compliance	Additional AEPS Costs	Administrative Total Cost including Factor Administrative Cost	Total Allocated Cost including Administrative Cost	Default Supplier and PECO Provided Current Revenue for Energy, Capacity Excl GRT	Default Supplier and PECO Provided Current Revenue for Services and AEPS Excl GRT	Current Revenue for Administrative Cost Excl GRT	Total Current Period Revenue Excl GRT	Monthly Over/(Under) Collection
	(1)	(2)	(3)	(4) (5)=(1)+(2)+(3)+(4)	(6) (7)=(5) X (6)	(8)	(9)	(10)	(11)=(9)+(10)	(12)=(11)-(7)
Jan-16	\$1,390,561	\$104,666	\$19,202	\$9,255	\$1,522,684	\$1,350,771	\$167,693	\$3,348	\$1,521,812	(\$872)
Feb-16	\$1,234,038	\$92,885	\$19,291	\$2,314	\$1,348,527	\$1,287,209	\$144,407	\$2,014	\$1,433,630	\$176,464
Mar-16	\$1,019,363	\$76,726	\$12,511	\$1,855	\$1,110,455	\$890,166	\$114,472	\$2,093	\$1,006,731	(\$22,985)
Apr-16	\$964,389	\$72,598	(\$384)	\$2,367	\$1,038,961	\$786,636	\$87,595	\$2,055	\$876,286	(\$70,837)
May-16	\$908,404	\$68,375	\$134	\$2,639	\$979,552	\$973,789	\$106,894	\$7,510	\$1,088,193	\$108,641
Jun-16	\$1,039,656	\$76,254	\$1	\$3,195	\$1,121,106	\$1,104,480	\$111,841	\$2,717	\$1,219,038	\$169,768
Jul-16	\$1,496,916	\$112,671	\$25	\$3,179	\$1,612,791	\$1,118,204	\$95,778	\$1,651	\$1,215,633	(\$279,681)
Aug-16	\$1,325,973	\$99,804	(\$518,954)	\$1,260	\$908,104	\$1,293,114	\$87,958	\$1,584	\$1,382,656	\$543,299
Sep-16	\$1,019,502	\$76,737	\$242,549	\$1,664	\$1,340,452	\$1,128,614	\$98,553	\$2,413	\$1,219,580	(\$11,926)
Oct-16	\$826,782	\$62,231	\$1	\$2,283	\$891,297	\$835,204	\$76,952	\$2,110	\$914,266	\$83,807
Nov-16	\$795,674	\$59,889	\$63	\$4,603	\$860,249	\$820,793	\$70,169	\$1,774	\$892,736	\$113,915
Dec-16	\$1,345,167	\$101,249	\$1	\$3,450	\$1,449,867	\$1,649,008	\$143,870	\$3,681	\$1,795,559	\$436,059
Totals	\$13,366,425	\$1,006,075	(\$225,540)	\$37,084	\$14,184,044	\$13,236,988	\$1,296,182	\$32,950	\$14,566,120	\$1,245,562

PECO – GSA 4 (Hourly)
 Reconciliation Statement
 Interest Calculation

For the Period January 1, 2016 through December 31, 2016

Month	Current Period Portion of Revenue	Total Cost	Current Over/(Under) Collection for Interest	Interest Rate	Interest Time Factor	Interest Time Factor Denominator	Total Interest to be Returned to / (Recovered from) Customers
	(1) = (11) from Attachment 5, Page 1	(2) = (7) from Attachment 5, Page 1	(3) = (1) - (2)	(4)	(5)	(6)	(7) = (3) x (4) x (5) / (6)
Jan-16	\$1,521,812	\$1,522,684	(\$872)	3.50%	4.5	12	(\$11)
Feb-16	\$1,433,630	\$1,257,166	\$176,464	3.50%	4.5	12	\$2,316
Mar-16	\$1,006,731	\$1,029,716	(\$22,985)	3.50%	4.5	12	(\$302)
Apr-16	\$876,286	\$947,223	(\$70,937)	3.50%	4.5	12	(\$931)
May-16	\$1,088,193	\$979,552	\$108,641	3.50%	4.5	12	\$1,426
Jun-16	\$1,219,038	\$1,049,270	\$169,768	3.50%	4.5	12	\$2,228
Jul-16	\$1,215,633	\$1,495,314	(\$279,681)	3.50%	4.5	12	(\$3,671)
Aug-16	\$1,382,656	\$839,357	\$543,299	3.50%	4.5	12	\$7,131
Sep-16	\$1,219,580	\$1,231,506	(\$11,926)	3.50%	4.5	12	(\$157)
Oct-16	\$914,266	\$830,459	\$83,807	3.50%	4.5	12	\$1,100
Nov-16	\$892,736	\$778,821	\$113,915	3.50%	4.5	12	\$1,495
Dec-16	\$1,795,559	\$1,359,490	\$436,069	3.75%	4.5	12	\$6,132
Totals	\$14,566,120	\$13,320,558	\$1,245,562				\$16,756