



SPAETH AND COMPANY, INC.
ACCOUNTING AND TAX SERVICES

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November 20, 2023

Sunridge at Avon
LiftView Condominiums
P.O. Box 3035
Avon, CO 81620

Re: Financial Statements
For the Twelve Months Ending September 30, 2023

Dear Board of Directors:

I am enclosing your balance sheet, profit & loss, comparatives, accounts receivable aging summary and general ledger detail of expenses for the period indicated above. The enclosed financial statements were prepared from your books and records without audit.

Please contact me if you have any questions about the enclosed statements.

Sincerely yours,

Christine A. Spaeth, EA

Christine A. Spaeth, EA
President
Enrolled Agent

Enclosures

LiftView Condominiums
Balance Sheet
As of September 30, 2023

	Sep 30, 23
ASSETS	
Current Assets	
Checking/Savings	
101.1 · Cash In Checking - Alpine 1452	95,123.93
101.3 · Cash In Bill Pay - Alpine 2041	889.84
103.1 · Cash In Savings - Alpine 1454	711.79
104.5 · Cash in Reserve - Alpine 1456	2,368.48
106.1 · Cash In Garage - Alpine 2279	105.67
	99,199.71
Accounts Receivable	
110 · Accounts Receivable	362,471.87
	362,471.87
Other Current Assets	
120 · Pre-paid Insurance	39,217.11
123 · Prepaid Expenses	1,076.51
124 · Prepaid Pest Control	2,433.89
125 · A/R - Owner Reimbursables	10,084.76
127 · Due From Insurance	40,759.84
129 · Due From Insurance - D Fire	174,827.94
	268,400.05
Total Current Assets	730,071.63
Fixed Assets	
153 · Furniture, Fixtures & Equipment	2,135.39
159 · Accumulated Depreciation	(2,135.39)
	0.00
TOTAL ASSETS	730,071.63
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
200 · Accounts Payable	170,609.50
	170,609.50
Total Current Liabilities	170,609.50
Total Liabilities	170,609.50
Equity	
300 · Working Capital	24,750.00
305 · Capital Improvement Fund	222,717.49
310 · Garage Fund	(2,423.92)
Net Income	314,418.56
	559,462.13
TOTAL LIABILITIES & EQUITY	730,071.63

LiftView Condominiums
Profit & Loss by Class
October 2022 through September 2023

	Garages	Unclassified	TOTAL
Ordinary Income/Expense			
Income			
401 · Operating Assessments	4,785.00	428,525.04	433,310.04
401.1 · Domestic Water Fees	0.00	165,023.82	165,023.82
402 · Reserve Assessments	0.00	99,999.96	99,999.96
403 · Discount Not Taken	0.00	1,777.38	1,777.38
405 · Interest Income	0.23	46.46	46.69
406 · Finance Charges	0.00	179.74	179.74
407 · Holy Cross Equity Refund	0.00	214.10	214.10
408 · Other Owner Fees	0.00	1,542.33	1,542.33
410 · Special Assessment Income	0.00	458,888.85	458,888.85
Total Income	4,785.23	1,156,197.68	1,160,982.91
Gross Profit	4,785.23	1,156,197.68	1,160,982.91
Expense			
601 · Management Fees	0.00	85,000.08	85,000.08
603 · Accounting	154.83	19,038.34	19,193.17
604 · Legal	0.00	4,965.00	4,965.00
605 · Administrative Costs	0.00	7,575.80	7,575.80
606 · Insurance Expense	4,967.60	123,505.53	128,473.13
607 · Taxes & Licenses	0.00	40.00	40.00
614 · Snow Removal - Ice Melt	0.00	792.82	792.82
615 · Snow Removal - Parking Lots	0.00	8,799.96	8,799.96
616 · Snow Removal - Roof	0.00	12,928.51	12,928.51
617 · Snow Removal - Shoveling	0.00	8,199.92	8,199.92
618 · Snow Removal - Loader Service	0.00	1,520.00	1,520.00
620 · Landscaping	0.00	25,012.00	25,012.00
625 · Sprinkler System	0.00	4,740.64	4,740.64
627 · Alarm Monitoring	0.00	3,510.80	3,510.80
630 · Electricity	452.25	6,680.67	7,132.92
632 · Water & Sewer	0.00	218,845.35	218,845.35
634 · Trash Removal	0.00	26,904.80	26,904.80
635 · Towing & Booting	0.00	1,735.00	1,735.00
639 · Board Approved Projects	0.00	90,630.37	90,630.37
640 · Repair & Maintenance	0.00	41,795.85	41,795.85
641 · Grounds Cleaning	0.00	28,459.92	28,459.92
645 · Pest Control	0.00	5,021.14	5,021.14
646 · Chimney/Fire Inspec/Dryer Vent	0.00	13,645.00	13,645.00
647 · Security	0.00	2,265.94	2,265.94
648 · Safety Inspection	0.00	279.79	279.79
651 · Capital Improvement Transfers	0.00	99,999.96	99,999.96
Total Expense	5,574.68	841,893.19	847,467.87
Net Ordinary Income	(789.45)	314,304.49	313,515.04
Other Income/Expense			
Other Income			
705 · Community Garden Income	0.00	975.00	975.00
Total Other Income	0.00	975.00	975.00
Other Expense			
805 · Community Garden Expense	0.00	71.48	71.48
Total Other Expense	0.00	71.48	71.48
Net Other Income	0.00	903.52	903.52
Net Income	(789.45)	315,208.01	314,418.56

LiftView Condominiums
Profit & Loss
September 2023

	Sep 23	Oct '22 - Sep 23	% of Income
Ordinary Income/Expense			
Income			
401 · Operating Assessments			
401.2 · Garage Assessments	0.00	4,785.00	0.0%
401 · Operating Assessments - Other	35,710.42	428,525.04	8.0%
Total 401 · Operating Assessments	35,710.42	433,310.04	8.0%
401.1 · Domestic Water Fees	6.39	165,023.82	0.0%
402 · Reserve Assessments			
402 · Reserve Assessments - Other	8,333.33	99,999.96	1.9%
Total 402 · Reserve Assessments	8,333.33	99,999.96	1.9%
403 · Discount Not Taken	0.00	1,777.38	0.0%
405 · Interest Income	1.16	46.69	0.0%
406 · Finance Charges	30.87	179.74	0.0%
407 · Holy Cross Equity Refund	0.00	214.10	0.0%
408 · Other Owner Fees	0.00	1,542.33	0.0%
410 · Special Assessment Income			
410 · Special Assessment Income - Other	399,998.85	458,888.85	90.1%
Total 410 · Special Assessment Income	399,998.85	458,888.85	90.1%
Total Income	444,081.02	1,160,982.91	100.0%
Gross Profit	444,081.02	1,160,982.91	100.0%
Expense			
601 · Management Fees	7,083.34	85,000.08	1.6%
603 · Accounting			
603 · Accounting - Other	1,534.00	19,193.17	0.3%
Total 603 · Accounting	1,534.00	19,193.17	0.3%
604 · Legal			
604 · Legal - Other	700.00	4,965.00	0.2%
Total 604 · Legal	700.00	4,965.00	0.2%
605 · Administrative Costs			
605.2 · Telephone Service	46.79	560.71	0.0%
605.3 · Board Meeting Expenses	0.00	625.00	0.0%
605 · Administrative Costs - Other	655.20	6,390.09	0.1%
Total 605 · Administrative Costs	701.99	7,575.80	0.2%
606 · Insurance Expense			
606.1 · Insurance - Garages	595.71	4,967.60	0.1%
606 · Insurance Expense - Other	14,810.58	123,505.53	3.3%
Total 606 · Insurance Expense	15,406.29	128,473.13	3.5%
607 · Taxes & Licenses	0.00	40.00	0.0%
614 · Snow Removal - Ice Melt	0.00	792.82	0.0%
615 · Snow Removal - Parking Lots	0.00	8,799.96	0.0%
616 · Snow Removal - Roof	0.00	12,928.51	0.0%
617 · Snow Removal - Shoveling	641.66	8,199.92	0.1%
618 · Snow Removal - Loader Service	0.00	1,520.00	0.0%
620 · Landscaping			
620.3 · Landscaping-Maintenance	3,960.00	25,012.00	0.9%
Total 620 · Landscaping	3,960.00	25,012.00	0.9%
625 · Sprinkler System			
625 · Sprinkler System - Other	0.00	4,740.64	0.0%
Total 625 · Sprinkler System	0.00	4,740.64	0.0%
627 · Alarm Monitoring			
627 · Alarm Monitoring - Other	225.00	3,510.80	0.1%
Total 627 · Alarm Monitoring	225.00	3,510.80	0.1%

LiftView Condominiums
Profit & Loss
September 2023

	Sep 23	Oct '22 - Sep 23	% of Income
630 · Electricity			
630.1 · Electricity - Garages	0.00	452.25	0.0%
630 · Electricity - Other	469.38	6,680.67	0.1%
Total 630 · Electricity	469.38	7,132.92	0.1%
632 · Water & Sewer			
632.1 · Domestic Water	19,317.31	200,717.31	4.3%
632.2 · Irrigation Water	1,510.67	18,128.04	0.3%
Total 632 · Water & Sewer	20,827.98	218,845.35	4.7%
634 · Trash Removal	2,161.20	26,904.80	0.5%
635 · Towing & Boating	0.00	1,735.00	0.0%
639 · Board Approved Projects			
639.2 · Asphalt of Parking Lots	68,748.00	68,748.00	15.5%
639.9 · Fire Restoration - D Bldg.	488.00	18,697.42	0.1%
639 · Board Approved Projects - Other	0.00	3,184.95	0.0%
Total 639 · Board Approved Projects	69,236.00	90,630.37	15.6%
640 · Repair & Maintenance			
640.2 · Building Repair			
640.2 · Building Repair - Other	3,888.25	8,413.50	0.9%
Total 640.2 · Building Repair	3,888.25	8,413.50	0.9%
640.3 · Electrical Maintenance	0.00	3,485.51	0.0%
640.4 · Painting	2,080.65	2,930.65	0.5%
640.5 · Parking Lot Maintenance	330.00	3,999.97	0.1%
640.6 · Plumbing Repair	3,544.39	17,415.61	0.8%
640.9 · Trash Garage Repair & Maint.	0.00	1,733.60	0.0%
640 · Repair & Maintenance - Other	0.00	3,817.01	0.0%
Total 640 · Repair & Maintenance	9,843.29	41,795.85	2.2%
641 · Grounds Cleaning	2,291.66	28,459.92	0.5%
645 · Pest Control			
645.1 · Regular Monthly Service	270.43	3,273.69	0.1%
645.3 · Ground Squirrel & Vole Control	264.99	1,571.95	0.1%
645 · Pest Control - Other	0.00	175.50	0.0%
Total 645 · Pest Control	535.42	5,021.14	0.1%
646 · Chimney/Fire Inspec/Dryer Vent	3,425.00	13,645.00	0.8%
647 · Security			
647.1 · Security Camera Operation	187.36	2,265.94	0.0%
Total 647 · Security	187.36	2,265.94	0.0%
648 · Safety Inspection	95.00	279.79	0.0%
651 · Capital Improvement Transfers			
651 · Capital Improvement Transfers - Other	8,333.33	99,999.96	1.9%
Total 651 · Capital Improvement Transfers	8,333.33	99,999.96	1.9%
Total Expense	147,657.90	847,467.87	33.3%
Net Ordinary Income	296,423.12	313,515.04	66.7%
Other Income/Expense			
Other Income			
705 · Community Garden Income	0.00	975.00	0.0%
Total Other Income	0.00	975.00	0.0%
Other Expense			
805 · Community Garden Expense	0.00	71.48	0.0%
Total Other Expense	0.00	71.48	0.0%
Net Other Income	0.00	903.52	0.0%
Net Income	296,423.12	314,418.56	66.7%

LiftView Condominiums
Comparison To Budget - Month To Date
September 2023

	Sep 23	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
401 · Operating Assessments	35,710.42	35,710.38	0.04
401.1 · Domestic Water Fees	6.39	0.00	6.39
402 · Reserve Assessments	8,333.33	8,333.37	(0.04)
405 · Interest Income	1.16	0.00	1.16
406 · Finance Charges	30.87	0.00	30.87
410 · Special Assessment Income	399,998.85	0.00	399,998.85
Total Income	444,081.02	44,043.75	400,037.27
Gross Profit	444,081.02	44,043.75	400,037.27
Expense			
601 · Management Fees	7,083.34	6,666.63	416.71
603 · Accounting	1,534.00	1,833.37	(299.37)
604 · Legal	700.00	250.00	450.00
605 · Administrative Costs			
605.2 · Telephone Service	46.79	46.63	0.16
605.3 · Board Meeting Expenses	0.00	41.63	(41.63)
605 · Administrative Costs - Other	655.20	250.00	405.20
Total 605 · Administrative Costs	701.99	338.26	363.73
606 · Insurance Expense			
606.1 · Insurance - Garages	595.71	293.25	302.46
606 · Insurance Expense - Other	14,810.58	7,290.12	7,520.46
Total 606 · Insurance Expense	15,406.29	7,583.37	7,822.92
608 · Resident Relations	0.00	83.37	(83.37)
617 · Snow Removal - Shoveling	641.66	666.63	(24.97)
620 · Landscaping			
620.2 · Landscape Improvements	0.00	1,000.00	(1,000.00)
620.3 · Landscaping-Maintenance	3,960.00	5,000.00	(1,040.00)
Total 620 · Landscaping	3,960.00	6,000.00	(2,040.00)
625 · Sprinkler System	0.00	500.00	(500.00)
627 · Alarm Monitoring	225.00	175.00	50.00
630 · Electricity			
630.1 · Electricity - Garages	0.00	33.37	(33.37)
630 · Electricity - Other	469.38	641.63	(172.25)
Total 630 · Electricity	469.38	675.00	(205.62)
632 · Water & Sewer			
632.1 · Domestic Water	19,317.31	14,989.37	4,327.94
632.2 · Irrigation Water	1,510.67	1,510.63	0.04
Total 632 · Water & Sewer	20,827.98	16,500.00	4,327.98
634 · Trash Removal	2,161.20	2,333.37	(172.17)
635 · Towing & Booting	0.00	75.00	(75.00)
639 · Board Approved Projects			
639.2 · Asphalt of Parking Lots	68,748.00	0.00	68,748.00
639.9 · Fire Restoration - D Bldg.	488.00	0.00	488.00
Total 639 · Board Approved Projects	69,236.00	0.00	69,236.00
640 · Repair & Maintenance			
640.11 · Repair & Maintenance - Garages	0.00	8.37	(8.37)

LiftView Condominiums
Comparison To Budget - Month To Date
September 2023

	Sep 23	Budget	\$ Over Budget
640.2 · Building Repair	3,888.25	750.00	3,138.25
640.3 · Electrical Maintenance	0.00	250.00	(250.00)
640.4 · Painting	2,080.65	200.00	1,880.65
640.5 · Parking Lot Maintenance	330.00	2,000.00	(1,670.00)
640.6 · Plumbing Repair	3,544.39	833.37	2,711.02
640.9 · Trash Garage Repair & Maint.	0.00	83.37	(83.37)
640 · Repair & Maintenance - Other	0.00	1,360.13	(1,360.13)
Total 640 · Repair & Maintenance	9,843.29	5,485.24	4,358.05
641 · Grounds Cleaning	2,291.66	2,333.37	(41.71)
645 · Pest Control			
645.1 · Regular Monthly Service	270.43	291.63	(21.20)
645.3 · Ground Squirrel & Vole Control	264.99	333.35	(68.36)
Total 645 · Pest Control	535.42	624.98	(89.56)
646 · Chimney/Fire Inspec/Dryer Vent	3,425.00	3,275.00	150.00
647 · Security			
647.1 · Security Camera Operation	187.36	250.00	(62.64)
647 · Security - Other	0.00	41.63	(41.63)
Total 647 · Security	187.36	291.63	(104.27)
648 · Safety Inspection	95.00	4,400.00	(4,305.00)
651 · Capital Improvement Transfers	8,333.33	8,333.37	(0.04)
Total Expense	147,657.90	68,423.59	79,234.31
Net Ordinary Income	296,423.12	(24,379.84)	320,802.96
Net Income	296,423.12	(24,379.84)	320,802.96

LiftView Condominiums
Comparison To Budget - Year To Date
October 2022 through September 2023

	Oct '22 - Sep 23	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
401 · Operating Assessments			
401.2 · Garage Assessments	4,785.00	4,785.00	0.00
401 · Operating Assessments - Other	428,525.04	428,525.00	0.04
Total 401 · Operating Assessments	433,310.04	433,310.00	0.04
401.1 · Domestic Water Fees	165,023.82	179,872.00	(14,848.18)
402 · Reserve Assessments	99,999.96	100,000.00	(0.04)
403 · Discount Not Taken	1,777.38	0.00	1,777.38
405 · Interest Income	46.69	0.00	46.69
406 · Finance Charges	179.74	0.00	179.74
407 · Holy Cross Equity Refund	214.10	0.00	214.10
408 · Other Owner Fees	1,542.33	0.00	1,542.33
410 · Special Assessment Income	458,888.85	0.00	458,888.85
Total Income	1,160,982.91	713,182.00	447,800.91
Gross Profit	1,160,982.91	713,182.00	447,800.91
Expense			
601 · Management Fees	85,000.08	80,000.00	5,000.08
603 · Accounting	19,193.17	22,000.00	(2,806.83)
604 · Legal	4,965.00	3,000.00	1,965.00
605 · Administrative Costs			
605.2 · Telephone Service	560.71	560.00	0.71
605.3 · Board Meeting Expenses	625.00	500.00	125.00
605 · Administrative Costs - Other	6,390.09	3,000.00	3,390.09
Total 605 · Administrative Costs	7,575.80	4,060.00	3,515.80
606 · Insurance Expense			
606.1 · Insurance - Garages	4,967.60	3,518.67	1,448.93
606 · Insurance Expense - Other	123,505.53	87,481.33	36,024.20
Total 606 · Insurance Expense	128,473.13	91,000.00	37,473.13
607 · Taxes & Licenses	40.00	50.00	(10.00)
608 · Resident Relations	0.00	1,000.00	(1,000.00)
614 · Snow Removal - Ice Melt	792.82	900.00	(107.18)
615 · Snow Removal - Parking Lots	8,799.96	10,000.00	(1,200.04)
616 · Snow Removal - Roof	12,928.51	4,000.00	8,928.51
617 · Snow Removal - Shoveling	8,199.92	8,000.00	199.92
618 · Snow Removal - Loader Service	1,520.00	1,500.00	20.00
620 · Landscaping			
620.2 · Landscape Improvements	0.00	5,000.00	(5,000.00)
620.3 · Landscaping-Maintenance	25,012.00	30,000.00	(4,988.00)
Total 620 · Landscaping	25,012.00	35,000.00	(9,988.00)
625 · Sprinkler System	4,740.64	3,000.00	1,740.64
627 · Alarm Monitoring	3,510.80	2,100.00	1,410.80
630 · Electricity			
630.1 · Electricity - Garages	452.25	400.00	52.25
630 · Electricity - Other	6,680.67	7,700.00	(1,019.33)
Total 630 · Electricity	7,132.92	8,100.00	(967.08)

LiftView Condominiums
Comparison To Budget - Year To Date
October 2022 through September 2023

	Oct '22 - Sep 23	Budget	\$ Over Budget
632 · Water & Sewer			
632.1 · Domestic Water	200,717.31	179,872.00	20,845.31
632.2 · Irrigation Water	18,128.04	18,128.00	0.04
Total 632 · Water & Sewer	218,845.35	198,000.00	20,845.35
634 · Trash Removal	26,904.80	28,000.00	(1,095.20)
635 · Towing & Booting	1,735.00	900.00	835.00
639 · Board Approved Projects			
639.2 · Asphalt of Parking Lots	68,748.00	0.00	68,748.00
639.9 · Fire Restoration - D Bldg.	18,697.42	0.00	18,697.42
639 · Board Approved Projects - Other	3,184.95	0.00	3,184.95
Total 639 · Board Approved Projects	90,630.37	0.00	90,630.37
640 · Repair & Maintenance			
640.11 · Repair & Maintenance - Garages	0.00	100.00	(100.00)
640.2 · Building Repair	8,413.50	9,000.00	(586.50)
640.3 · Electrical Maintenance	3,485.51	3,000.00	485.51
640.4 · Painting	2,930.65	1,000.00	1,930.65
640.5 · Parking Lot Maintenance	3,999.97	24,000.00	(20,000.03)
640.6 · Plumbing Repair	17,415.61	10,000.00	7,415.61
640.9 · Trash Garage Repair & Maint.	1,733.60	1,000.00	733.60
640 · Repair & Maintenance - Other	3,817.01	16,322.00	(12,504.99)
Total 640 · Repair & Maintenance	41,795.85	64,422.00	(22,626.15)
641 · Grounds Cleaning	28,459.92	28,000.00	459.92
645 · Pest Control			
645.1 · Regular Monthly Service	3,273.69	3,500.00	(226.31)
645.3 · Ground Squirrel & Vole Control	1,571.95	2,000.00	(428.05)
645 · Pest Control - Other	175.50	0.00	175.50
Total 645 · Pest Control	5,021.14	5,500.00	(478.86)
646 · Chimney/Fire Inspec/Dryer Vent	13,645.00	6,550.00	7,095.00
647 · Security			
647.1 · Security Camera Operation	2,265.94	3,000.00	(734.06)
647 · Security - Other	0.00	500.00	(500.00)
Total 647 · Security	2,265.94	3,500.00	(1,234.06)
648 · Safety Inspection	279.79	4,600.00	(4,320.21)
651 · Capital Improvement Transfers	99,999.96	100,000.00	(0.04)
Total Expense	847,467.87	713,182.00	134,285.87
Net Ordinary Income	313,515.04	0.00	313,515.04
Other Income/Expense			
Other Income			
705 · Community Garden Income	975.00	0.00	975.00
Total Other Income	975.00	0.00	975.00
Other Expense			
805 · Community Garden Expense	71.48	0.00	71.48
Total Other Expense	71.48	0.00	71.48
Net Other Income	903.52	0.00	903.52
Net Income	314,418.56	0.00	314,418.56

LiftView Condominiums
Comparison To Last Year - Month To Date
September 2023

	Sep 23	Sep 22	\$ Change
Ordinary Income/Expense			
Income			
401 · Operating Assessments	35,710.42	32,946.54	2,763.88
401.1 · Domestic Water Fees	6.39	0.00	6.39
402 · Reserve Assessments			
402.1 · Mandated Reserve	0.00	5,658.75	(5,658.75)
402 · Reserve Assessments - Other	8,333.33	2,138.41	6,194.92
Total 402 · Reserve Assessments	8,333.33	7,797.16	536.17
405 · Interest Income	1.16	1.10	0.06
406 · Finance Charges	30.87	0.00	30.87
410 · Special Assessment Income	399,998.85	0.00	399,998.85
Total Income	444,081.02	40,744.80	403,336.22
Gross Profit	444,081.02	40,744.80	403,336.22
Expense			
601 · Management Fees	7,083.34	6,250.00	833.34
603 · Accounting	1,534.00	1,597.17	(63.17)
604 · Legal	700.00	200.00	500.00
605 · Administrative Costs			
605.2 · Telephone Service	46.79	46.57	0.22
605 · Administrative Costs - Other	655.20	347.34	307.86
Total 605 · Administrative Costs	701.99	393.91	308.08
606 · Insurance Expense			
606.1 · Insurance - Garages	595.71	291.37	304.34
606 · Insurance Expense - Other	14,810.58	7,244.24	7,566.34
Total 606 · Insurance Expense	15,406.29	7,535.61	7,870.68
617 · Snow Removal - Shoveling	641.66	4,707.50	(4,065.84)
620 · Landscaping			
620.3 · Landscaping-Maintenance	3,960.00	3,675.00	285.00
Total 620 · Landscaping	3,960.00	3,675.00	285.00
627 · Alarm Monitoring	225.00	0.00	225.00
630 · Electricity	469.38	481.58	(12.20)
632 · Water & Sewer			
632.1 · Domestic Water	19,317.31	17,329.06	1,988.25
632.2 · Irrigation Water	1,510.67	1,373.33	137.34
Total 632 · Water & Sewer	20,827.98	18,702.39	2,125.59
634 · Trash Removal	2,161.20	2,081.90	79.30
635 · Towing & Booting	0.00	100.00	(100.00)
639 · Board Approved Projects			
639.2 · Asphalt of Parking Lots	68,748.00	0.00	68,748.00
639.9 · Fire Restoration - D Bldg.	488.00	110.83	377.17
Total 639 · Board Approved Projects	69,236.00	110.83	69,125.17
640 · Repair & Maintenance			
640.2 · Building Repair	3,888.25	0.00	3,888.25

LiftView Condominiums
Comparison To Last Year - Month To Date
September 2023

	Sep 23	Sep 22	\$ Change
640.3 · Electrical Maintenance	0.00	1,772.00	(1,772.00)
640.4 · Painting	2,080.65	200.00	1,880.65
640.5 · Parking Lot Maintenance	330.00	10,301.28	(9,971.28)
640.6 · Plumbing Repair	3,544.39	1,814.21	1,730.18
Total 640 · Repair & Maintenance	9,843.29	14,087.49	(4,244.20)
641 · Grounds Cleaning	2,291.66	2,187.75	103.91
645 · Pest Control			
645.1 · Regular Monthly Service	270.43	273.60	(3.17)
645.3 · Ground Squirrel & Vole Control	264.99	247.00	17.99
Total 645 · Pest Control	535.42	520.60	14.82
646 · Chimney/Fire Inspec/Dryer Vent	3,425.00	4,205.00	(780.00)
647 · Security			
647.1 · Security Camera Operation	187.36	187.16	0.20
Total 647 · Security	187.36	187.16	0.20
648 · Safety Inspection	95.00	5,231.19	(5,136.19)
651 · Capital Improvement Transfers			
651.1 · Mandated Reserve Transfers	0.00	5,658.75	(5,658.75)
651 · Capital Improvement Transfers - Other	8,333.33	2,138.41	6,194.92
Total 651 · Capital Improvement Transfers	8,333.33	7,797.16	536.17
Total Expense	147,657.90	80,052.24	67,605.66
Net Ordinary Income	296,423.12	(39,307.44)	335,730.56
Other Income/Expense			
Other Expense			
808 · Special Plumbing Project	0.00	1,962.50	(1,962.50)
Total Other Expense	0.00	1,962.50	(1,962.50)
Net Other Income	0.00	(1,962.50)	1,962.50
Net Income	296,423.12	(41,269.94)	337,693.06

LiftView Condominiums
Comparison To Last Year - Year To Date
October 2022 through September 2023

	Oct '22 - Sep 23	Oct '21 - Sep 22	\$ Change
Ordinary Income/Expense			
Income			
401 · Operating Assessments			
401.2 · Garage Assessments	4,785.00	4,785.00	0.00
401 · Operating Assessments - Other	428,525.04	395,358.48	33,166.56
Total 401 · Operating Assessments	433,310.04	400,143.48	33,166.56
401.1 · Domestic Water Fees	165,023.82	137,007.84	28,015.98
402 · Reserve Assessments			
402.1 · Mandated Reserve	0.00	67,905.00	(67,905.00)
402 · Reserve Assessments - Other	99,999.96	25,660.92	74,339.04
Total 402 · Reserve Assessments	99,999.96	93,565.92	6,434.04
403 · Discount Not Taken	1,777.38	0.00	1,777.38
405 · Interest Income	46.69	9.53	37.16
406 · Finance Charges	179.74	0.00	179.74
407 · Holy Cross Equity Refund	214.10	294.98	(80.88)
408 · Other Owner Fees	1,542.33	100.00	1,442.33
410 · Special Assessment Income	458,888.85	0.00	458,888.85
Total Income	1,160,982.91	631,121.75	529,861.16
Gross Profit	1,160,982.91	631,121.75	529,861.16
Expense			
601 · Management Fees	85,000.08	74,166.66	10,833.42
603 · Accounting	19,193.17	18,932.52	260.65
604 · Legal	4,965.00	3,258.00	1,707.00
605 · Administrative Costs			
605.2 · Telephone Service	560.71	554.93	5.78
605.3 · Board Meeting Expenses	625.00	0.00	625.00
605 · Administrative Costs - Other	6,390.09	4,130.40	2,259.69
Total 605 · Administrative Costs	7,575.80	4,685.33	2,890.47
606 · Insurance Expense			
606.1 · Insurance - Garages	4,967.60	3,266.01	1,701.59
606 · Insurance Expense - Other	123,505.53	81,199.24	42,306.29
Total 606 · Insurance Expense	128,473.13	84,465.25	44,007.88
607 · Taxes & Licenses	40.00	39.00	1.00
614 · Snow Removal - Ice Melt	792.82	119.17	673.65
615 · Snow Removal - Parking Lots	8,799.96	7,999.98	799.98
616 · Snow Removal - Roof	12,928.51	5,686.14	7,242.37
617 · Snow Removal - Shoveling	8,199.92	11,194.24	(2,994.32)
618 · Snow Removal - Loader Service	1,520.00	285.00	1,235.00
620 · Landscaping			
620.2 · Landscape Improvements	0.00	3,605.44	(3,605.44)
620.3 · Landscaping-Maintenance	25,012.00	27,006.71	(1,994.71)
Total 620 · Landscaping	25,012.00	30,612.15	(5,600.15)
625 · Sprinkler System			
625.1 · Backflow Prevention	0.00	8,175.23	(8,175.23)
625 · Sprinkler System - Other	4,740.64	1,738.00	3,002.64
Total 625 · Sprinkler System	4,740.64	9,913.23	(5,172.59)
627 · Alarm Monitoring	3,510.80	1,659.46	1,851.34
630 · Electricity			
630.1 · Electricity - Garages	452.25	393.65	58.60
630 · Electricity - Other	6,680.67	7,283.74	(603.07)
Total 630 · Electricity	7,132.92	7,677.39	(544.47)
632 · Water & Sewer			
632.1 · Domestic Water	200,717.31	184,142.05	16,575.26
632.2 · Irrigation Water	18,128.04	16,479.96	1,648.08
Total 632 · Water & Sewer	218,845.35	200,622.01	18,223.34
634 · Trash Removal	26,904.80	27,705.78	(800.98)
635 · Towing & Booting	1,735.00	970.00	765.00

LiftView Condominiums
Comparison To Last Year - Year To Date
October 2022 through September 2023

	Oct '22 - Sep 23	Oct '21 - Sep 22	\$ Change
639 · Board Approved Projects			
639.2 · Asphalt of Parking Lots	68,748.00	12,451.00	56,297.00
639.9 · Fire Restoration - D Bldg.	18,697.42	792.33	17,905.09
639 · Board Approved Projects - Other	3,184.95	13,443.51	(10,258.56)
Total 639 · Board Approved Projects	90,630.37	26,686.84	63,943.53
640 · Repair & Maintenance			
640.2 · Building Repair	8,413.50	16,160.28	(7,746.78)
640.3 · Electrical Maintenance	3,485.51	1,772.00	1,713.51
640.4 · Painting	2,930.65	2,130.00	800.65
640.5 · Parking Lot Maintenance	3,999.97	13,985.50	(9,985.53)
640.6 · Plumbing Repair	17,415.61	44,045.38	(26,629.77)
640.9 · Trash Garage Repair & Maint.	1,733.60	1,882.69	(149.09)
640 · Repair & Maintenance - Other	3,817.01	11,182.44	(7,365.43)
Total 640 · Repair & Maintenance	41,795.85	91,158.29	(49,362.44)
641 · Grounds Cleaning	28,459.92	25,734.99	2,724.93
645 · Pest Control			
645.1 · Regular Monthly Service	3,273.69	2,984.26	289.43
645.3 · Ground Squirrel & Vole Control	1,571.95	1,463.00	108.95
645 · Pest Control - Other	175.50	100.00	75.50
Total 645 · Pest Control	5,021.14	4,547.26	473.88
646 · Chimney/Fire Inspec/Dryer Vent	13,645.00	7,605.00	6,040.00
647 · Security			
647.1 · Security Camera Operation	2,265.94	2,244.20	21.74
Total 647 · Security	2,265.94	2,244.20	21.74
648 · Safety Inspection	279.79	10,209.48	(9,929.69)
651 · Capital Improvement Transfers			
651.1 · Mandated Reserve Transfers	0.00	67,905.00	(67,905.00)
651 · Capital Improvement Transfers - Other	99,999.96	25,660.92	74,339.04
Total 651 · Capital Improvement Transfers	99,999.96	93,565.92	6,434.04
Total Expense	847,467.87	751,743.29	95,724.58
Net Ordinary Income	313,515.04	(120,621.54)	434,136.58
Other Income/Expense			
Other Income			
705 · Community Garden Income	975.00	975.00	0.00
Total Other Income	975.00	975.00	0.00
Other Expense			
805 · Community Garden Expense	71.48	0.00	71.48
808 · Special Plumbing Project	0.00	3,759.50	(3,759.50)
Total Other Expense	71.48	3,759.50	(3,688.02)
Net Other Income	903.52	(2,784.50)	3,688.02
Net Income	314,418.56	(123,406.04)	437,824.60

LiftView Condominiums
A/R Aging Summary
As of September 30, 2023

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
A101 - Joseph Hepler/Calvo - EMAIL	150.00	0.00	0.00	0.00	0.00	150.00
A102 - Ognyan Nanov - ACH/EMAIL	2,327.72	0.00	0.00	0.00	0.00	2,327.72
A103 - Siebert	2,327.72	0.00	0.00	0.00	0.00	2,327.72
A104 - LiftView A104, LLC - EMAIL/ACH	2,327.72	0.00	0.00	0.00	0.00	2,327.72
A105 - Tsering ACH/EMAIL	2,327.72	0.00	0.00	0.00	0.00	2,327.72
A106 - Joe Hepler - EMAIL	150.00	0.00	0.00	0.00	0.00	150.00
A107 - Walley -EMAIL	2,327.72	0.00	0.00	0.00	0.00	2,327.72
A108 - Sattar - EMAIL/ACH	2,327.72	0.00	0.00	0.00	0.00	2,327.72
A109 - Roth - ACH/EMAIL	2,327.72	0.00	0.00	0.00	0.00	2,327.72
A111 - Dautkhanov EMAIL/ACH	2,327.72	0.00	0.00	0.00	0.00	2,327.72
A112 - BRW Holdings LLC 9/26 EMAIL/ACH	2,327.72	0.00	0.00	0.00	0.00	2,327.72
A201 - Janell Meyer	2,327.72	0.00	0.00	0.00	0.00	2,327.72
A202 - Christopher Rusin - EMAIL	2,327.72	0.00	0.00	0.00	0.00	2,327.72
A203 - Joyce Bradley - ACH	2,327.72	0.00	0.00	0.00	0.00	2,327.72
A204 - Smith - ACH/EMAIL	3,389.39	0.00	0.00	0.00	0.00	3,389.39
A205 - Foster - ACH/EMAIL	2,327.72	0.00	0.00	0.00	0.00	2,327.72
A206 - Mueller - ACH	3,389.39	0.00	0.00	0.00	0.00	3,389.39
A207 - Walley - EMAIL	2,327.72	0.00	0.00	0.00	0.00	2,327.72
A208 - Scala/Fry - EMAIL/ACH	2,327.72	0.00	0.00	0.00	0.00	2,327.72
A209 - Elizabeth Nolasco	2,327.72	171.59	0.00	0.00	0.00	2,499.31
A210 - Gerleman - ACH/EMAIL	3,389.39	0.00	0.00	0.00	0.00	3,389.39
A211 - Bass - EMAIL/ACH	2,327.72	0.00	0.00	0.00	0.00	2,327.72
A212 - Ronald Baroni - ACH/EMAIL	2,327.72	0.00	0.00	0.00	0.00	2,327.72
A301 - Robert Sibbald	2,327.72	0.00	0.00	0.00	0.00	2,327.72
A302 - Linda Wells - EMAIL/ACH	2,327.72	75.00	0.00	0.00	0.00	2,402.72
A303 - Robers - ACH/EMAIL	2,327.72	0.00	0.00	0.00	0.00	2,327.72
A305 - Browne/Reyes ACH/EMAIL	2,327.72	0.00	0.00	0.00	0.00	2,327.72
A307 - Morgan	2,327.72	0.00	0.00	0.00	0.00	2,327.72
A308 - Modesta Jose Lopez - EMAIL	2,327.72	0.00	0.00	0.00	0.00	2,327.72
A309 - LiftView A309 LLC (New 11/2/23)	2,327.72	0.00	0.00	0.00	0.00	2,327.72
A311 - James Shelden	2,327.72	0.00	0.00	0.00	0.00	2,327.72
A312 - DeMeillac - ACH/EMAIL	2,477.72	0.00	0.00	0.00	0.00	2,477.72
B101 - Jeffrey Glass	2,477.72	150.00	0.00	0.00	0.00	2,627.72
B102 - Murphy ACH/EMAIL	2,327.72	0.00	0.00	0.00	0.00	2,327.72
B103 - McClurkin - EMAIL	2,327.72	0.00	0.00	0.00	0.00	2,327.72
B104 - Matt Scherr	2,327.72	0.00	0.00	0.00	0.00	2,327.72
B105 - Sommer EMAIL/ACH	2,327.72	0.00	0.00	0.00	0.00	2,327.72
B106 - Butero - EMAIL/ACH	2,327.72	0.00	0.00	0.00	0.00	2,327.72
B107 - Serlen - ACH/EMAIL	2,327.72	0.00	0.00	0.00	0.00	2,327.72
B108 - Mario & Martha Delara	2,327.72	0.00	0.00	0.00	0.00	2,327.72
B109 - Mitchell W. Graff	0.00	(1,426.47)	0.00	0.00	0.00	(1,426.47)
B110 - Manzer EMAIL/ACH	2,477.72	0.00	0.00	0.00	0.00	2,477.72
B111 - Mann/Hernandez - EMAIL/ACH	2,327.72	0.00	0.00	0.00	0.00	2,327.72
B112 - Queen/Rohweder	1,977.72	0.00	0.00	0.00	0.00	1,977.72
B201 - Richard George - ACH/EMAIL	2,327.72	0.00	0.00	0.00	0.00	2,327.72
B202 - Stefanov -ACH/EMAIL	2,327.72	0.00	0.00	0.00	0.00	2,327.72
B203 - Ruth Shoulders	2,477.72	0.00	0.00	0.00	0.00	2,477.72
B204 - Ruth Shoulders	3,539.39	0.00	0.00	0.00	0.00	3,539.39
B205 - JGN Trust - ACH/EMAIL	2,327.72	0.00	0.00	0.00	0.00	2,327.72
B206 - Jones - EMAIL ACH/EMAIL	3,389.39	0.00	0.00	0.00	0.00	3,389.39
B207 - Curreri - ACH	2,327.72	0.00	0.00	0.00	0.00	2,327.72
B208 - Olsen - ACH/EMAIL	2,327.72	0.00	0.00	0.00	0.00	2,327.72
B209 - Jerry Tom	2,327.72	0.00	0.00	0.00	0.00	2,327.72
B210 - Lydon - EMAIL/ACH	3,389.39	0.00	0.00	0.00	0.00	3,389.39
B211 - Reynolds - EMAIL	0.00	(1,864.47)	0.00	0.00	0.00	(1,864.47)
B212 - Kalusin	2,327.72	0.00	0.00	0.00	0.00	2,327.72
B301 - Shada/Bechtel - ACH/EMAIL	2,327.72	0.00	0.00	0.00	0.00	2,327.72
B302 - Sowers - ACH/EMAIL	2,327.72	0.00	0.00	0.00	0.00	2,327.72
B303 - Fisher - ACH/EMAIL	2,327.72	0.00	0.00	0.00	0.00	2,327.72
B305 - Strack/Wehrenberg ACH/EMAIL	2,327.72	0.00	0.00	0.00	0.00	2,327.72
B307 - Janssen - EMAIL	2,327.72	0.00	0.00	0.00	0.00	2,327.72
B308 - Habenicht	0.00	(1,040.47)	0.00	0.00	0.00	(1,040.47)
B309 - Tarantino ACH/EMAIL	2,327.72	75.00	0.00	0.00	0.00	2,402.72
B311 - Cote - ACH/EMAIL	2,327.72	0.00	0.00	0.00	0.00	2,327.72
B312 - David Cote - ACH/EMAIL	2,327.72	0.00	0.00	0.00	0.00	2,327.72

LiftView Condominiums
A/R Aging Summary
As of September 30, 2023

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
C101 - Seki/Woodworth	2,327.72	0.00	0.00	0.00	0.00	2,327.72
C102 - McKinley - ACH/EMAIL	2,327.72	0.00	0.00	0.00	0.00	2,327.72
C103 - Osbaldo Alfonso/Gabriela Aragon	2,327.72	0.00	0.00	0.00	0.00	2,327.72
C104 - Wier - ACH/EMAIL	2,327.72	0.00	0.00	0.00	0.00	2,327.72
C105 - Beardsley - ACH/EMAIL	2,327.72	0.00	0.00	0.00	0.00	2,327.72
C106 - Burbage - EMAIL/ACH	2,327.72	0.00	0.00	0.00	0.00	2,327.72
C107 - Curran/Otero - ACH/EMAIL	2,327.72	0.00	0.00	0.00	0.00	2,327.72
C108 - Thea	2,327.72	0.00	0.00	0.00	0.00	2,327.72
C109 - Marc Lagesse - EMAIL	2,327.72	0.00	0.00	0.00	0.00	2,327.72
C110 - Haupt - ACH/EMAIL	2,327.72	0.00	0.00	0.00	0.00	2,327.72
C111 - Granger	1,152.72	(10.95)	0.00	0.00	0.00	1,141.77
C112 - Mitzner/Meier New 7/18/23ACH/EMAIL	2,327.72	0.00	0.00	0.00	0.00	2,327.72
C201 - Cotter - EMAIL	0.00	(1,212.47)	0.00	0.00	0.00	(1,212.47)
C202 - Miranda ACH/EMAIL	2,327.72	0.00	0.00	0.00	0.00	2,327.72
C203 - Ruth Shoulders	2,327.72	0.00	0.00	0.00	0.00	2,327.72
C204 - Timmerman - EMAIL/ACH	3,389.39	0.00	0.00	0.00	0.00	3,389.39
C205 - Lynch - ACH/EMAIL	2,327.72	0.00	0.00	0.00	0.00	2,327.72
C206 - Robert Scott Burger EMAIL/ACH	3,389.39	0.00	0.00	0.00	0.00	3,389.39
C207 - Carl & Susan Irwin	2,327.72	0.00	0.00	0.00	0.00	2,327.72
C208 - Cynthia Barry	2,327.72	0.00	0.00	0.00	0.00	2,327.72
C209 - Rosenberg/Thea	2,327.72	0.00	0.00	0.00	0.00	2,327.72
C210 - John Ellis ACH/EMAIL	3,389.39	0.00	0.00	0.00	0.00	3,389.39
C211 - Curreri - ACH/EMAIL	2,327.72	0.00	0.00	0.00	0.00	2,327.72
C212 - MacDonald/Reynolds - EMAIL/ACH	2,327.72	0.00	0.00	0.00	0.00	2,327.72
C301 - Rawson/Walters - ACH/EMAIL	2,327.72	0.00	0.00	0.00	0.00	2,327.72
C302 - Ian Robertson	0.00	(1,320.47)	0.00	0.00	0.00	(1,320.47)
C303 - Fox / Torres	2,327.72	0.00	0.00	0.00	0.00	2,327.72
C305 - TMG Real Estate Avon - ACH/EMAIL	2,327.72	0.00	0.00	0.00	0.00	2,327.72
C307 - Buck/Martinez-EMAIL	2,477.72	0.00	0.00	0.00	0.00	2,477.72
C308 - Mader - ACH/EMAIL	2,327.72	0.00	0.00	0.00	0.00	2,327.72
C309 - Charles Heaton - MAIL	2,416.39	206.97	0.00	1,174.37	1,155.59	4,953.32
C311 - Lieber/Lundgren - ACH	2,327.72	0.00	0.00	0.00	0.00	2,327.72
C312 - Troi Consulting LLC - ACH/EMAIL	2,327.72	0.00	0.00	0.00	0.00	2,327.72
D101 - Savmak, LLC - ACH/EMAIL	2,327.72	0.00	0.00	0.00	0.00	2,327.72
D102 - Cohen - ACH	2,327.72	0.00	0.00	0.00	0.00	2,327.72
D103 - Flum - EMAIL/ACH	2,327.72	0.00	0.00	0.00	0.00	2,327.72
D104 - Andrade	1,831.10	171.30	0.00	345.05	0.00	2,347.45
D105 - Samuelson - ACH/EMAIL	4,362.72	0.00	0.00	0.00	0.00	4,362.72
D106 - Magdalena Nopper-EMAIL	0.00	(1,172.28)	(343.57)	0.00	0.00	(1,515.85)
D107 - Norris - ACH	2,327.72	0.00	0.00	0.00	0.00	2,327.72
D108 - Rosie Bruntz - ACH/EMAIL	1,779.89	0.00	0.00	0.00	0.00	1,779.89
D109 - Silver EMAIL/ACH	2,499.07	0.00	0.00	0.00	0.00	2,499.07
D110-Eagle River Water&San Dist-ACH/EMAIL	2,327.72	0.00	0.00	0.00	0.00	2,327.72
D111 - Giarratani / Casal -EMAIL/ACH	3,970.82	0.00	0.00	0.00	0.00	3,970.82
D112 - Geiger (New 9/8/23) - ACH/EMAIL	0.00	(856.35)	0.00	0.00	0.00	(856.35)
D201 - Ferenczyova - ACH/EMAIL	2,327.72	150.00	0.00	0.00	0.00	2,477.72
D202 - Jeremy Fishinger - EMAIL	2,327.72	0.00	0.00	0.00	0.00	2,327.72
D203 - Rehberger - ACH/EMAIL	2,327.72	0.00	0.00	0.00	0.00	2,327.72
D204 - Mascaros - EMAIL/ACH	3,389.39	0.00	0.00	0.00	0.00	3,389.39
D205 - McKenzie - ACH/EMAIL	2,327.72	478.75	0.00	0.00	0.00	2,806.47
D206 - Darnall - ACH/EMAIL	3,389.39	0.00	0.00	0.00	0.00	3,389.39
D207 - Loman - EMAIL/ACH	2,327.72	0.00	0.00	0.00	0.00	2,327.72
D208 - Giguere - ACH/EMAIL	2,327.72	0.00	0.00	0.00	0.00	2,327.72
D209 - Patchett	2,327.72	0.00	0.00	0.00	0.00	2,327.72
D210 - K Vidyasagar	0.00	(2,694.27)	0.00	0.00	0.00	(2,694.27)
D211 - Bartha EMAIL/ACH	2,327.72	0.00	0.00	0.00	0.00	2,327.72
D212 - JGN Trust - ACH/EMAIL	2,327.72	0.00	0.00	0.00	0.00	2,327.72
D301 - McCaffrey-EMAIL/ACH	2,327.72	0.00	0.00	0.00	0.00	2,327.72
D302 - Walker EMAIL/ACH	2,327.72	0.00	0.00	0.00	0.00	2,327.72
D303 - Gunther EMAIL/ACH	2,327.72	0.00	0.00	0.00	0.00	2,327.72
D305 - McDonald	2,327.72	0.00	0.00	0.00	0.00	2,327.72
D307 - Knapp EMAIL/ACH	2,327.72	0.00	0.00	0.00	0.00	2,327.72
D308 - Lillo - ACH/EMAIL	2,327.72	0.00	0.00	0.00	0.00	2,327.72
D309 - Flum - ACH/EMAIL	2,327.72	0.00	0.00	0.00	0.00	2,327.72
D311 - Flum - ACH/EMAIL	2,327.72	0.00	0.00	0.00	0.00	2,327.72

LiftView Condominiums
A/R Aging Summary
As of September 30, 2023

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
D312 - Ramchandani ACH/EMAIL	2,327.72	0.00	0.00	0.00	0.00	2,327.72
E101 Serenity Beach House LLC - ACH/EMAIL	2,327.72	0.00	0.00	0.00	0.00	2,327.72
E102 - Ashby/Bowles - ACH/EMAIL	2,327.72	75.00	0.00	0.00	0.00	2,402.72
E103 - Colwell/Hallowell EMAIL/ACH	2,327.72	0.00	0.00	0.00	0.00	2,327.72
E104 - Miguel Garcia	2,327.72	0.00	0.00	0.00	0.00	2,327.72
E105 - Cruz - ACH/MAIL	2,327.72	0.00	0.00	0.00	0.00	2,327.72
E106 - Baugh - ACH	2,327.72	75.00	0.00	0.00	0.00	2,402.72
E107 - Karchner ACH/EMAIL	2,327.72	0.00	0.00	0.00	0.00	2,327.72
E108 - Cowles EMAIL/ACH	2,327.72	0.00	0.00	0.00	0.00	2,327.72
E109 - Gutierrez	2,327.72	0.00	0.00	0.00	0.00	2,327.72
E110 - John Phelps EMAIL	2,327.72	0.00	0.00	0.00	0.00	2,327.72
E111 - Kalusin	2,327.72	0.00	0.00	0.00	0.00	2,327.72
E112 - Ronald George	0.00	(1,360.47)	0.00	0.00	0.00	(1,360.47)
E201 - Jakubowski - ACH/EMAIL	2,477.72	0.00	0.00	0.00	0.00	2,477.72
E202 - Abramson/Winter - ACH/EMAIL	2,327.72	0.00	0.00	0.00	0.00	2,327.72
E203 - Alexander - ACH	2,327.72	0.00	0.00	0.00	0.00	2,327.72
E204 - Sherpa - ACH/EMAIL	3,389.39	0.00	0.00	0.00	0.00	3,389.39
E205 - Cope/Onofrey ACH/EMAIL	2,327.72	0.00	0.00	0.00	0.00	2,327.72
E206 - Guercio - ACH, EMAIL	3,389.39	75.00	0.00	0.00	0.00	3,464.39
E207 - Yarger - ACH/EMAIL	2,327.72	0.00	0.00	0.00	0.00	2,327.72
E208-Eagle River Water&San Dist-ACH/EMAIL	2,327.72	0.00	0.00	0.00	0.00	2,327.72
E209 - Gwen Hagebak - ACH	2,327.72	0.00	0.00	0.00	0.00	2,327.72
E210 - E210, LLC - ACH/EMAIL	3,389.39	0.00	0.00	0.00	0.00	3,389.39
E211 - Townsend - EMAIL	2,327.72	0.00	0.00	0.00	0.00	2,327.72
E212 - William Bowers	2,327.72	0.00	0.00	0.00	0.00	2,327.72
E301 - Martin - EMAIL	2,327.72	0.00	0.00	0.00	0.00	2,327.72
E302 - Peterson	2,327.72	0.00	0.00	0.00	0.00	2,327.72
E303 - Haydu - ACH/EMAIL	2,327.72	0.00	0.00	0.00	0.00	2,327.72
E305 - Curreri - ACH/EMAIL	2,327.72	0.00	0.00	0.00	0.00	2,327.72
E307 - Burch EMAIL/ACH	2,327.72	0.00	0.00	0.00	0.00	2,327.72
E309 - Lawrence EMAIL/ACH	2,327.72	0.00	0.00	0.00	0.00	2,327.72
E311 - Luz Elena Balbuena - ACH/EMAIL	2,327.72	0.00	0.00	0.00	0.00	2,327.72
E312 - BRW Holdings LLC ACH/EMAI	2,327.72	0.00	0.00	0.00	0.00	2,327.72
TOTAL	<u>371,395.49</u>	<u>(11,255.06)</u>	<u>(343.57)</u>	<u>1,519.42</u>	<u>1,155.59</u>	<u>362,471.87</u>

LiftView Condominiums
General Ledger - Expenses Only
As of September 30, 2023

Type	Date	Num	Name	Memo	Split	Amount	Balance	
399 · Retained Earnings							12,757,791.44	
Total 399 · Retained Earnings							12,757,791.44	
601 · Management Fees							77,916.74	
Bill	09/01/2023		Avon Property Management, LLC	Monthly Management fee - September	200 · Accounts ...	7,083.34	85,000.08	
Total 601 · Management Fees							7,083.34	85,000.08
603 · Accounting							17,659.17	
Bill	09/30/2023	11681	Spaeth and Company, Inc.	September	200 · Accounts ...	1,288.00	18,947.17	
Bill	09/30/2023	11681	Spaeth and Company, Inc.	Extra check run/ACH to Gutierrez (G Snow)	200 · Accounts ...	18.00	18,965.17	
Bill	09/30/2023	11681	Spaeth and Company, Inc.	Regarding Dues increase	200 · Accounts ...	90.00	19,055.17	
Bill	09/30/2023	11681	Spaeth and Company, Inc.	Regarding water billing	200 · Accounts ...	138.00	19,193.17	
Total 603 · Accounting							1,534.00	19,193.17
604 · Legal							4,265.00	
Bill	09/21/2023	898797	Altitude Community Law P.C.	Review construction contract and propose revisions, ...	200 · Accounts ...	620.00	4,885.00	
Bill	09/30/2023	9872	Alpenglow Law, LLC	9/29 Review/respond to email re Dec Sec 10.17	200 · Accounts ...	80.00	4,965.00	
Total 604 · Legal							700.00	4,965.00
605 · Administrative Costs							6,873.81	
605.2 · Telephone Service							513.92	
Bill	09/30/2023	11681	Spaeth and Company, Inc.	Ooma-Liftview phone	200 · Accounts ...	46.79	560.71	
Total 605.2 · Telephone Service							46.79	560.71
605.3 · Board Meeting Expenses							625.00	
Total 605.3 · Board Meeting Expenses							625.00	
605 · Administrative Costs - Other							5,734.89	
Bill	09/08/2023	006763	Copy Copy	9/8 Dog reg day prints	200 · Accounts ...	6.66	5,741.55	
Bill	09/18/2023		Avon Property Management, LLC	Dropbox account upgrade	200 · Accounts ...	216.31	5,957.86	
Bill	09/19/2023	006854	Copy Copy	9/19 Inspection notice	200 · Accounts ...	40.29	5,998.15	
Gen...	09/30/2023	AJE 574		Expense 1 month of email/website	123 · Prepaid E...	310.32	6,308.47	
Bill	09/30/2023	11681	Spaeth and Company, Inc.	Postage, envelopes, statement paper, copies, mailin...	200 · Accounts ...	51.62	6,360.09	
Check	09/30/2023		Alpine Bank	Bank Service Charge-ACH	101.1 · Cash In...	30.00	6,390.09	
Total 605 · Administrative Costs - Other							655.20	6,390.09
Total 605 · Administrative Costs							701.99	7,575.80
606 · Insurance Expense							113,066.84	
606.1 · Insurance - Garages							4,371.89	
Gen...	09/30/2023	AJE 578		Expense monthly insurance .0386666666	606 · Insurance...	595.71	4,967.60	
Total 606.1 · Insurance - Garages							595.71	4,967.60
606 · Insurance Expense - Other							108,694.95	
Gen...	09/30/2023	AJE 578		Expense monthly insurance	-SPLIT-	14,810.58	123,505.53	
Total 606 · Insurance Expense - Other							14,810.58	123,505.53
Total 606 · Insurance Expense							15,406.29	128,473.13
607 · Taxes & Licenses							40.00	
Total 607 · Taxes & Licenses							40.00	
614 · Snow Removal - Ice Melt							792.82	
Total 614 · Snow Removal - Ice Melt							792.82	
615 · Snow Removal - Parking Lots							8,799.96	
Total 615 · Snow Removal - Parking Lots							8,799.96	
616 · Snow Removal - Roof							12,928.51	
Total 616 · Snow Removal - Roof							12,928.51	
617 · Snow Removal - Shoveling							7,558.26	
Bill	09/15/2023		D and A Cleaning, LLC	9/1-9/15 Snow shoveling contract 10/1-9/30 \$291.67...	200 · Accounts ...	320.83	7,879.09	
Bill	09/30/2023		D and A Cleaning, LLC	9/16-9/30 Snow shoveling contract 10/1-9/30 \$320.8...	200 · Accounts ...	320.83	8,199.92	
Total 617 · Snow Removal - Shoveling							641.66	8,199.92
618 · Snow Removal - Loader Service							1,520.00	
Total 618 · Snow Removal - Loader Service							1,520.00	

LiftView Condominiums
General Ledger - Expenses Only
As of September 30, 2023

Type	Date	Num	Name	Memo	Split	Amount	Balance
620 · Landscaping							21,052.00
620.3 · Landscaping-Maintenance							21,052.00
Bill	09/29/2023	137	Gutierrez Snow Removal	Mowing, weeding, trimming 9/1,9/8,9/15,9/22,9/29	200 · Accounts ...	3,960.00	25,012.00
Total 620.3 · Landscaping-Maintenance						3,960.00	25,012.00
Total 620 · Landscaping						3,960.00	25,012.00
625 · Sprinkler System							4,740.64
627 · Alarm Monitoring							3,285.80
Gen...	09/30/2023	AJE 575	GateKeepers Fire and Safety Inc	Expense monthly alarm monitoring	123 · Prepaid E...	225.00	3,510.80
Total 627 · Alarm Monitoring						225.00	3,510.80
630 · Electricity							6,663.54
630.1 · Electricity - Garages							452.25
Total 630.1 · Electricity - Garages							452.25
630 · Electricity - Other							6,211.29
Check	09/29/2023	Auto-...	Holy Cross Energy	8/7-9/8	101.1 · Cash In...	469.38	6,680.67
Total 630 · Electricity - Other						469.38	6,680.67
Total 630 · Electricity						469.38	7,132.92
632 · Water & Sewer							198,017.37
632.1 · Domestic Water							181,400.00
Check	09/22/2023	Auto-...	Eagle River Water & Sanitation District	7/31-8/31	101.1 · Cash In...	19,317.31	200,717.31
Total 632.1 · Domestic Water						19,317.31	200,717.31
632.2 · Irrigation Water							16,617.37
Check	09/22/2023	Auto-...	Eagle River Water & Sanitation District	7/31-8/31	101.1 · Cash In...	1,510.67	18,128.04
Total 632.2 · Irrigation Water						1,510.67	18,128.04
Total 632 · Water & Sewer						20,827.98	218,845.35
634 · Trash Removal							24,743.60
Bill	09/07/2023	CRO8...	Thompson Welding (LLCS)	D&R of 20yd #12363; disposal fee	200 · Accounts ...	520.40	25,264.00
Bill	09/07/2023	CRO8...	Thompson Welding (LLCS)	D&R of 20yd #12362; disposal fee	200 · Accounts ...	585.80	25,849.80
Bill	09/11/2023	10175	Vail Valley Waste, LLCC	9/1 Cabinet	200 · Accounts ...	20.00	25,869.80
Bill	09/11/2023	10175	Vail Valley Waste, LLCC	9/1 Table	200 · Accounts ...	15.00	25,884.80
Bill	09/11/2023	10175	Vail Valley Waste, LLCC	9/1 Dishwasher	200 · Accounts ...	25.00	25,909.80
Bill	09/11/2023	10175	Vail Valley Waste, LLCC	9/1 Microwave	200 · Accounts ...	10.00	25,919.80
Bill	09/11/2023	10175	Vail Valley Waste, LLCC	9/1 Door	200 · Accounts ...	15.00	25,934.80
Bill	09/11/2023	10175	Vail Valley Waste, LLCC	9/4 Bicycle	200 · Accounts ...	10.00	25,944.80
Bill	09/11/2023	10175	Vail Valley Waste, LLCC	9/4 Additional cart	200 · Accounts ...	5.00	25,949.80
Bill	09/18/2023	10190	Vail Valley Waste, LLCC	9/16 Table	200 · Accounts ...	20.00	25,969.80
Bill	09/30/2023	10279	Vail Valley Waste, LLCC	Recycle Service 9/1-9/30	200 · Accounts ...	935.00	26,904.80
Total 634 · Trash Removal						2,161.20	26,904.80
635 · Towing & Booting							1,735.00
Total 635 · Towing & Booting							1,735.00
639 · Board Approved Projects							21,394.37
639.2 · Asphalt of Parking Lots							0.00
Bill	09/13/2023	1651	Double M Asphalt & Coatings, Inc	Asphalt repairs in parking lot	200 · Accounts ...	68,748.00	68,748.00
Total 639.2 · Asphalt of Parking Lots						68,748.00	68,748.00
639.9 · Fire Restoration - D Bldg.							18,209.42
Bill	09/30/2023	11681	Spaeth and Company, Inc.	Regarding D Fire & Loss Assessment	200 · Accounts ...	288.00	18,497.42
Bill	09/30/2023	9872	Alpenglow Law, LLC	9/18 Review/respond to email re new owner respons...	200 · Accounts ...	200.00	18,697.42
Total 639.9 · Fire Restoration - D Bldg.						488.00	18,697.42
639 · Board Approved Projects - Other							3,184.95
Total 639 · Board Approved Projects - Other							3,184.95
Total 639 · Board Approved Projects						69,236.00	90,630.37
640 · Repair & Maintenance							31,952.56
640.2 · Building Repair							4,525.25

LiftView Condominiums
General Ledger - Expenses Only
As of September 30, 2023

Type	Date	Num	Name	Memo	Split	Amount	Balance
Gen...	09/30/2023	AJE 586	Capital Roofing & Restoration, Inc.	Water damage from roof leak in 2020-write off uncoll...	116 · Due From...	3,888.25	8,413.50
Total 640.2 · Building Repair						3,888.25	8,413.50
640.3 · Electrical Maintenance							3,485.51
Total 640.3 · Electrical Maintenance							3,485.51
640.4 · Painting							850.00
Bill	09/18/2023		Avon Property Management, LLC	Paint for building painting - Sherwin Williams	200 · Accounts ...	440.65	1,290.65
Bill	09/27/2023	434260	D and A Cleaning, LLC	Power wash stairs/handrails All bldgs; painted all ent...	200 · Accounts ...	1,640.00	2,930.65
Total 640.4 · Painting						2,080.65	2,930.65
640.5 · Parking Lot Maintenance							3,669.97
Bill	09/01/2023	529	Simply Permits, LLC	Parking permits	200 · Accounts ...	330.00	3,999.97
Total 640.5 · Parking Lot Maintenance						330.00	3,999.97
640.6 · Plumbing Repair							13,871.22
Bill	09/02/2023	261860	D and A Cleaning, LLC	Drain treatment all units 9/2	200 · Accounts ...	275.00	14,146.22
Bill	09/05/2023	006738	Copy Copy	9/5 Drain cleaning flyers	200 · Accounts ...	49.39	14,195.61
Bill	09/27/2023	434258	D and A Cleaning, LLC	Inspection and clean all P-traps 9/23-9/27	200 · Accounts ...	2,970.00	17,165.61
Bill	09/28/2023	434257	D and A Cleaning, LLC	E103 - Auger	200 · Accounts ...	250.00	17,415.61
Total 640.6 · Plumbing Repair						3,544.39	17,415.61
640.9 · Trash Garage Repair & Maint.							1,733.60
Total 640.9 · Trash Garage Repair & Maint.							1,733.60
640 · Repair & Maintenance - Other							3,817.01
Total 640 · Repair & Maintenance - Other							3,817.01
Total 640 · Repair & Maintenance						9,843.29	41,795.85
641 · Grounds Cleaning							26,168.26
Bill	09/15/2023		D and A Cleaning, LLC	9/1-9/15 Cleaning/Maintenance 10/1-9/30 \$1041.92 t...	200 · Accounts ...	1,145.83	27,314.09
Bill	09/30/2023		D and A Cleaning, LLC	9/16-9/30 Cleaning/Maintenance 10/1-9/30 \$1145.83...	200 · Accounts ...	1,145.83	28,459.92
Total 641 · Grounds Cleaning						2,291.66	28,459.92
645 · Pest Control							4,485.72
645.1 · Regular Monthly Service							3,003.26
Gen...	09/30/2023	AJE 577	Orkin Exterminating, Inc.	Expense monthly pest control 7/1-6/30	124 · Prepaid P...	270.43	3,273.69
Total 645.1 · Regular Monthly Service						270.43	3,273.69
645.3 · Ground Squirrel & Vole Control							1,306.96
Bill	09/20/2023	26060...	Orkin Exterminating, Inc.	Vole Control	200 · Accounts ...	264.99	1,571.95
Total 645.3 · Ground Squirrel & Vole Control						264.99	1,571.95
645 · Pest Control - Other							175.50
Total 645 · Pest Control - Other							175.50
Total 645 · Pest Control						535.42	5,021.14
646 · Chimney/Fire Inspec/Dryer Vent							10,220.00
Bill	09/25/2023	0222	Soot Yourself Chimney Sweeps	Fireplace inspections 137@\$25/ea	200 · Accounts ...	3,425.00	13,645.00
Total 646 · Chimney/Fire Inspec/Dryer Vent						3,425.00	13,645.00
647 · Security							2,078.58
647.1 · Security Camera Operation							2,078.58
Bill	09/19/2023		Comcast Cable East - 6763	Internet 9/19-10/18 East	200 · Accounts ...	93.68	2,172.26
Bill	09/25/2023		Comcast Cable West - 6789	Internet 9/25-10/24 West	200 · Accounts ...	93.68	2,265.94
Total 647.1 · Security Camera Operation						187.36	2,265.94
Total 647 · Security						187.36	2,265.94
648 · Safety Inspection							184.79
Bill	09/27/2023	148434	Vail Lock & Key (S-Corp)	Pick open lock E307, HOA per Jeff	200 · Accounts ...	95.00	279.79
Total 648 · Safety Inspection						95.00	279.79
651 · Capital Improvement Transfers							91,666.63
Gen...	09/30/2023	AJE 579		Transfer reserves to equity	305 · Capital I...	8,333.33	99,999.96

LiftView Condominiums
 General Ledger - Expenses Only
 As of September 30, 2023

Type	Date	Num	Name	Memo	Split	Amount	Balance
			Total 651 · Capital Improvement Transfers			8,333.33	99,999.96
			805 · Community Garden Expense				71.48
			Total 805 · Community Garden Expense				71.48
TOTAL						<u>147,657.90</u>	<u>13,605,330.79</u>