

Indian Creek Condominium Associations, Inc

Balance Sheet

As of December 31, 2023

| | <u>Dec 31, 23</u> |
|--|--------------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| Checking - Citizens - 8734 | 32,869.25 |
| Roads & Roofs - Citizens - 0255 | 61,375.00 |
| Gen. Cap. Res - Citizens - 8352 | 78,441.12 |
| Rental Deposit - Citizens -3705 | 2,500.00 |
| Total Checking/Savings | <u>175,185.37</u> |
| Accounts Receivable | |
| Accounts Receivable | -8,755.57 |
| Total Accounts Receivable | <u>-8,755.57</u> |
| Total Current Assets | <u>166,429.80</u> |
| TOTAL ASSETS | <u><u>166,429.80</u></u> |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Other Current Liabilities | |
| Rental Deposits Payable | 3,000.00 |
| Total Other Current Liabilities | <u>3,000.00</u> |
| Total Current Liabilities | <u>3,000.00</u> |
| Total Liabilities | <u>3,000.00</u> |
| Equity | |
| Retained Earnings | 188,056.76 |
| Opening Balance Equity | -2,370.00 |
| Net Income | -22,256.96 |
| Total Equity | <u>163,429.80</u> |
| TOTAL LIABILITIES & EQUITY | <u><u>166,429.80</u></u> |

Profit & Loss Budget Performance

December 2023

| | Dec 23 | Budget | Jan - Dec 23 | YTD Budget | Annual Budget |
|---------------------------------|------------------|------------------|-------------------|-------------------|-------------------|
| Income | | | | | |
| Association Dues Income | 20,650.00 | 20,650.00 | 247,800.00 | 247,800.00 | 247,800.00 |
| Extra Monthly Fee Income | 0.00 | 0.00 | 20,650.00 | 20,650.00 | 20,650.00 |
| Insurance Matters Income | 0.00 | | 0.00 | | |
| Fine Income | 0.00 | | 100.00 | | |
| Interest Income | 0.00 | | 62.25 | | |
| Late Fees Billed | 50.00 | 0.00 | 675.00 | 0.00 | 0.00 |
| Total Income | 20,700.00 | 20,650.00 | 269,287.25 | 268,450.00 | 268,450.00 |
| Gross Profit | 20,700.00 | 20,650.00 | 269,287.25 | 268,450.00 | 268,450.00 |
| Expense | | | | | |
| OPERATING EXPENSE | | | | | |
| Administration Expense | 881.33 | 135.25 | 1,051.21 | 1,623.00 | 1,623.00 |
| Building/Grounds Maintenance Ex | 643.00 | 2,678.12 | 13,749.39 | 32,137.00 | 32,137.00 |
| Electricity Expense | 448.95 | 407.50 | 4,423.04 | 4,890.00 | 4,890.00 |
| Grounds/Snow Expense | 4,700.00 | 3,925.00 | 48,650.00 | 47,100.00 | 47,100.00 |
| Gutter Cleaning Expense | 0.00 | 426.12 | 4,064.10 | 5,113.00 | 5,113.00 |
| Insurance Expense | 7,156.38 | 2,439.13 | 28,644.55 | 29,270.00 | 29,270.00 |
| Legal Expense | 0.00 | 154.37 | 467.50 | 1,852.00 | 1,852.00 |
| Miscellaneous Expense | 0.00 | 86.12 | 90.95 | 1,033.00 | 1,033.00 |
| Pest Control Expense | 0.00 | 173.75 | 1,013.80 | 2,085.00 | 2,085.00 |
| Pool Maintenance Expense | 438.58 | 666.63 | 6,312.06 | 8,000.00 | 8,000.00 |
| Property Management Expense | 1,075.00 | 1,075.00 | 12,900.00 | 12,900.00 | 12,900.00 |
| Rubbish Removal Expense | 1,200.00 | 859.37 | 13,967.40 | 10,312.00 | 10,312.00 |
| Tree Removal/Maintenance Exp | 0.00 | 831.50 | 9,105.00 | 9,978.00 | 9,978.00 |
| Water/Sewer Expense | 0.00 | 87.38 | 806.21 | 1,049.00 | 1,049.00 |
| Winter Salt Expense | 220.00 | 1,083.37 | 7,690.00 | 13,000.00 | 13,000.00 |
| Total OPERATING EXPENSE | 16,763.24 | 15,028.61 | 152,935.21 | 180,342.00 | 180,342.00 |
| CAPITAL EXPENSE | | | | | |
| Drainage/Sidewalk Expense | 0.00 | 1,666.63 | 17,995.00 | 20,000.00 | 20,000.00 |
| Front Door Painting Expense | 0.00 | 2,491.63 | 31,020.00 | 29,900.00 | 29,900.00 |
| Garage Repair Expense | 0.00 | 458.37 | 0.00 | 5,500.00 | 5,500.00 |
| Gutter Expense | 0.00 | 987.87 | 13,084.00 | 11,854.00 | 11,854.00 |
| Lawn Repair Expense | 2,400.00 | 500.00 | 4,600.00 | 6,000.00 | 6,000.00 |
| Painting Expense | 0.00 | 1,895.87 | 21,000.00 | 22,750.00 | 22,750.00 |
| Pot Hole Expense | 0.00 | 333.37 | 6,800.00 | 4,000.00 | 4,000.00 |
| Tree Replacement Expense | 0.00 | 166.63 | 0.00 | 2,000.00 | 2,000.00 |
| Wood Rot Repair Exp | 0.00 | 3,750.00 | 44,110.00 | 45,000.00 | 45,000.00 |
| Total CAPITAL EXPENSE | 2,400.00 | 12,250.37 | 138,609.00 | 147,004.00 | 147,004.00 |
| Total Expense | 19,163.24 | 27,278.98 | 291,544.21 | 327,346.00 | 327,346.00 |
| Net Income | 1,536.76 | -6,628.98 | -22,256.96 | -58,896.00 | -58,896.00 |

Expense Detail Report

January through December 2023

| Type | Date | Num | Source Name | Memo | Paid Amount |
|--|-----------|-------------------|-----------------------------------|---|-------------|
| Expense | | | | | |
| OPERATING EXPENSE | | | | | |
| Administration Expense | | | | | |
| Bill | 02/07/202 | 2/3/23 | Property Management Associates | Reimbursement - Website Year Renewal | 119.88 |
| Bill | 08/10/202 | 08102023 | City of South Burlington | Budget Meeting | 50.00 |
| Che... | 08/16/202 | 4353 | Property Management Associates | VOID: | 0.00 |
| Bill | 12/18/202 | 12182023 | Property Management Associates | 2023 Postage And Copies | 881.33 |
| Total Administration Expense | | | | | 1,051.21 |
| Building/Grounds Maintenance Ex | | | | | |
| Bill | 01/17/202 | 31033 | Bills Clean Sweep LLC | Unit #34 - Masonry Flue And Fireplace Cleaned And Inspected | 250.00 |
| Bill | 01/26/202 | INV0042 | Craig Bujold Jr | Unit #11 - Closet Plywood Replacement | 200.00 |
| Bill | 02/07/202 | 3284 | Coopstrom Home & Property | Unit #23 - Patch Drywall Near Hose Bibb Repair | 100.00 |
| Bill | 02/16/202 | 3297 | Coopstrom Home & Property | Unit #49 - Patch Drywall Near Hose Bibb Repair | 205.61 |
| Bill | 02/23/202 | 67165 | E&M Mechanical Inc | Unit #22 - Water Leak, Water Line For Outdoor Hose Had Cracked | 200.00 |
| Bill | 03/07/202 | 67181 | E&M Mechanical Inc | Unit #22 - Water Leak, Water Line For Outdoor Hose Had Cracked | 393.00 |
| Bill | 03/07/202 | 2328 | RJLang Construction | Unit #34 - Correct Gutter Downspout Connection Under Deck | 461.99 |
| Bill | 03/17/202 | Deposit | G.W. Savage Corp | Unit #22 - Upon Signing Of Contract | 768.22 |
| Bill | 03/17/202 | 2798 | Vermont Dryer Duct | Unit #28 - Bathroom Vent Repair | 252.00 |
| Bill | 04/06/202 | 106 | Christopher Settino | Flushed Over Animal Access Points In Soffits | 100.00 |
| Bill | 04/18/202 | 115 | Christopher Settino | Unit #34 - Screen Door Investigation, Installed Tennis Nets, Pool Water Hookup Coordinate | 200.00 |
| Bill | 04/18/202 | 20230507 | G.W. Savage Corp | Unit #22 - Balance Of Repair Job | 750.00 |
| Bill | 05/10/202 | 3337 | Coopstrom Home & Property | Unit #20 - Clean Out Raccoon Droppings In Attic | 200.00 |
| Bill | 05/31/202 | 1161055 | Champlain Door Systems | Unit #47 - Door Repair, Replaced Bottom Seal | 290.13 |
| Bill | 06/07/202 | 3363 | Coopstrom Home & Property | Unit #20 - Raccoon In Attic | 415.51 |
| Bill | 06/20/202 | 2023-332-1 | A. Cooper Mechanical, Inc. | Unit #4 - Hose Bibb Repair | 240.92 |
| Bill | 06/28/202 | 3369 | Coopstrom Home & Property | Unit #20 - Raccoon Damage Repair Ceiling Drywall | 1,436.85 |
| Bill | 07/05/202 | 1368 | Beagle Builders, LLC | Unit #14 - Seetrock Repaire Pipe Was Fixed | 460.05 |
| Bill | 07/05/202 | 295 | Christopher Settino | Unit #11 - Leak Investigation Roof And Attic Check | 120.00 |
| Bill | 07/26/202 | 2023-356 | A. Cooper Mechanical, Inc. | Unit #41 - Spigots | 1,300.00 |
| Bill | 07/26/202 | 341 | Christopher Settino | Unit #21 - Disassembled Rear Downspout System | 160.00 |
| Bill | 07/26/202 | 9238 | Rolling Hills Restoration LLC | Unit #21 - Spray And Remove Two Yellow Jacket Nests | 72.61 |
| Bill | 07/26/202 | 2438 | RJLang Construction | Excavation To Repair Leaking Water Main | 3,450.00 |
| Bill | 08/08/202 | 7 | Evan Shedd | Sprayed And Removed Bees From Garage | 75.00 |
| Bill | 08/08/202 | 344 | Christopher Settino | Unit #25 - Removed Fton Light Fixture, Sprayed For Bees, Sealed | 120.00 |
| Bill | 08/08/202 | 3688 | Vermont Dryer Duct | Unit #18 - Bathroom Vent Repair | 237.00 |
| Bill | 08/15/202 | 2023-378 | A. Cooper Mechanical, Inc. | Unit #14 - Reinstall Rinnai | 225.00 |
| Che... | 09/05/202 | 4362 | 37 Maura Fitzgerald | Reimbursement - Jay&Son Lawn Care | 300.00 |
| Bill | 09/19/202 | 446 | Christopher Settino | Unit #32 - Disassembled And Cleared Clogged Fton Downspout System, Unit #31 - Rear D... | 250.00 |
| Bill | 10/06/202 | 5798 | Williston Electrical Service, LLC | Units #26-29 - Replace Lamps In Post Lights And Garage Light Fixtures | 122.50 |
| Bill | 12/06/202 | 615 | Christopher Settino | Various Maintenance | 563.00 |
| Bill | 12/18/202 | 632 | Christopher Settino | Unit #14 - Installed New Front Door Knob | 80.00 |
| Total Building/Grounds Maintenance Ex | | | | | 13,999.39 |
| Electricity Expense | | | | | |
| Inv... | 01/06/202 | Electric | 09 James Smith & Norlee Cartier | Electric Reimbursement | -100.00 |
| Bill | 01/17/202 | 08040000005 - ... | Green Mountain Power Corporat... | Service Period - 12/02/22-01/03/23 - 911 Dorset St Hse Mtr 39-42 | 47.90 |
| Bill | 01/17/202 | 09040000003 - ... | Green Mountain Power Corporat... | Service Period - 12/02/22-01/03/23 - 911 Dorset St Hse Mtr 51-54 | 38.36 |
| Bill | 01/17/202 | 15040000000 - ... | Green Mountain Power Corporat... | Service Period - 12/02/22-01/03/23 - 911 Dorset St Hse Mtr 1-4 | 178.78 |
| Bill | 01/17/202 | 56040000004 - ... | Green Mountain Power Corporat... | Service Period - 12/02/22-01/03/23 - 911 Dorset St Hse Mtr 16-21 | 77.94 |
| Bill | 01/17/202 | 57040000002 - ... | Green Mountain Power Corporat... | Service Period - 12/02/22-01/03/23 - 911 Dorset St Hse Mtr 30-35 | 65.91 |
| Bill | 02/16/202 | 08040000005 - ... | Green Mountain Power Corporat... | Service Period - 01/03/23-02/03/23 - 911 Dorset St Hse Mtr 39-42 | 45.43 |
| Bill | 02/16/202 | 09040000003 - ... | Green Mountain Power Corporat... | Service Period - 01/03/23-02/03/23 - 911 Dorset St Hse Mtr 51-54 | 36.61 |
| Bill | 02/16/202 | 15040000000 - ... | Green Mountain Power Corporat... | Service Period - 01/03/23-02/03/23 - 911 Dorset St Hse Mtr 1-4 | 174.11 |
| Bill | 02/16/202 | 56040000004 - ... | Green Mountain Power Corporat... | Service Period - 01/03/23-02/03/23 - 911 Dorset St Hse Mtr 16-21 | 73.84 |
| Bill | 02/16/202 | 57040000002 - ... | Green Mountain Power Corporat... | Service Period - 01/03/23-02/03/23 - 911 Dorset St Hse Mtr 30-35 | 61.99 |
| Bill | 03/22/202 | 08040000005 - ... | Green Mountain Power Corporat... | Service Period - 02/03/23-03/03/23 - 911 Dorset St Hse Mtr 39-42 | 39.31 |
| Bill | 03/22/202 | 09040000003 - ... | Green Mountain Power Corporat... | Service Period - 02/03/23-03/03/23 - 911 Dorset St Hse Mtr 51-54 | 32.60 |
| Bill | 03/22/202 | 15040000000 - ... | Green Mountain Power Corporat... | Service Period - 02/03/23-03/03/23 - 911 Dorset St Hse Mtr 1-4 | 144.22 |
| Bill | 03/22/202 | 56040000004 - ... | Green Mountain Power Corporat... | Service Period - 02/03/23-03/03/23 - 911 Dorset St Hse Mtr 16-21 | 65.11 |
| Bill | 03/22/202 | 57040000002 - ... | Green Mountain Power Corporat... | Service Period - 02/03/23-03/03/23 - 911 Dorset St Hse Mtr 30-35 | 53.14 |
| Bill | 04/18/202 | 08040000005 - ... | Green Mountain Power Corporat... | Service Period - 03/03/23-04/04/23 - 911 Dorset St Hse Mtr 39-42 | 44.00 |
| Bill | 04/18/202 | 09040000003 - ... | Green Mountain Power Corporat... | Service Period - 03/03/23-04/04/23 - 911 Dorset St Hse Mtr 51-54 | 37.50 |
| Bill | 04/18/202 | 15040000000 - ... | Green Mountain Power Corporat... | Service Period - 03/03/23-04/04/23 - 911 Dorset St Hse Mtr 1-4 | 164.66 |
| Bill | 04/18/202 | 56040000004 - ... | Green Mountain Power Corporat... | Service Period - 03/03/23-04/04/23 - 911 Dorset St Hse Mtr 16-21 | 69.22 |
| Bill | 04/18/202 | 57040000002 - ... | Green Mountain Power Corporat... | Service Period - 03/03/23-04/04/23 - 911 Dorset St Hse Mtr 30-35 | 58.02 |
| Inv... | 04/20/202 | Electric | 09 James Smith & Norlee Cartier | Electric Reimbursement | -100.00 |
| Bill | 05/10/202 | 08040000005 - ... | Green Mountain Power Corporat... | Service Period - 04/04/23-05/03/23 - 911 Dorset St Hse Mtr 39-42 | 39.14 |
| Bill | 05/10/202 | 09040000003 - ... | Green Mountain Power Corporat... | Service Period - 04/04/23-05/03/23 - 911 Dorset St Hse Mtr 51-54 | 33.48 |
| Bill | 05/10/202 | 15040000000 - ... | Green Mountain Power Corporat... | Service Period - 04/04/23-05/03/23 - 911 Dorset St Hse Mtr 1-4 | 117.54 |
| Bill | 05/10/202 | 56040000004 - ... | Green Mountain Power Corporat... | Service Period - 04/04/23-05/03/23 - 911 Dorset St Hse Mtr 16-21 | 57.42 |
| Bill | 05/10/202 | 57040000002 - ... | Green Mountain Power Corporat... | Service Period - 04/04/23-05/03/23 - 911 Dorset St Hse Mtr 30-35 | 49.00 |
| Bill | 06/20/202 | 08040000005 - ... | Green Mountain Power Corporat... | Service Period - 05/03/23-06/02/23 - 911 Dorset St Hse Mtr 39-42 | 39.00 |
| Bill | 06/20/202 | 09040000003 - ... | Green Mountain Power Corporat... | Service Period - 05/03/23-06/02/23 - 911 Dorset St Hse Mtr 51-54 | 33.56 |
| Bill | 06/20/202 | 15040000000 - ... | Green Mountain Power Corporat... | Service Period - 05/03/23-06/02/23 - 911 Dorset St Hse Mtr 1-4 | 142.80 |
| Bill | 06/20/202 | 56040000004 - ... | Green Mountain Power Corporat... | Service Period - 05/03/23-06/02/23 - 911 Dorset St Hse Mtr 16-21 | 139.21 |
| Bill | 06/20/202 | 57040000002 - ... | Green Mountain Power Corporat... | Service Period - 05/03/23-06/02/23 - 911 Dorset St Hse Mtr 30-35 | 46.97 |
| Inv... | 07/11/202 | Electric | 09 James Smith & Norlee Cartier | Electric Reimbursement | -100.00 |
| Bill | 07/12/202 | 08040000005 - ... | Green Mountain Power Corporat... | Service Period - 06/02/23-07/03/23 - 911 Dorset St Hse Mtr 39-42 | 40.46 |
| Bill | 07/12/202 | 09040000003 - ... | Green Mountain Power Corporat... | Service Period - 06/02/23-07/03/23 - 911 Dorset St Hse Mtr 51-54 | 34.36 |
| Bill | 07/12/202 | 15040000000 - ... | Green Mountain Power Corporat... | Service Period - 06/02/23-07/03/23 - 911 Dorset St Hse Mtr 1-4 | 133.54 |
| Bill | 07/12/202 | 56040000004 - ... | Green Mountain Power Corporat... | Service Period - 06/02/23-07/03/23 - 911 Dorset St Hse Mtr 16-21 | 152.82 |
| Bill | 07/12/202 | 57040000002 - ... | Green Mountain Power Corporat... | Service Period - 06/02/23-07/03/23 - 911 Dorset St Hse Mtr 30-35 | 47.60 |
| Bill | 08/15/202 | 08040000005 - ... | Green Mountain Power Corporat... | Service Period - 07/03/23-08/03/23 - 911 Dorset St Hse Mtr 39-42 | 40.87 |
| Bill | 08/15/202 | 09040000003 - ... | Green Mountain Power Corporat... | Service Period - 07/03/23-08/03/23 - 911 Dorset St Hse Mtr 51-54 | 34.58 |
| Bill | 08/15/202 | 15040000000 - ... | Green Mountain Power Corporat... | Service Period - 07/03/23-08/03/23 - 911 Dorset St Hse Mtr 1-4 | 148.45 |
| Bill | 08/15/202 | 56040000004 - ... | Green Mountain Power Corporat... | Service Period - 07/03/23-08/03/23 - 911 Dorset St Hse Mtr 16-21 | 160.78 |
| Bill | 08/15/202 | 57040000002 - ... | Green Mountain Power Corporat... | Service Period - 07/03/23-08/03/23 - 911 Dorset St Hse Mtr 30-35 | 55.17 |
| Bill | 09/19/202 | 08040000005 - ... | Green Mountain Power Corporat... | Service Period - 08/03/23-09/05/23 - 911 Dorset St Hse Mtr 39-42 | 44.62 |

Indian Creek Condominium Associations, Inc

Expense Detail Report

January through December 2023

| Type | Date | Num | Source Name | Memo | Paid Amount |
|------------------------------------|-----------|-----------------|--------------------------------------|--|-------------|
| Bill | 09/19/202 | 09040000003 | Green Mountain Power Corporat... | Service Period - 08/03/23-09/05/23 - 911 Dorset St Hse Mtr 51-54 | 37.27 |
| Bill | 09/19/202 | 15040000000 | Green Mountain Power Corporat... | Service Period - 08/03/23-09/05/23 - 911 Dorset St Hse Mtr 1-4 | 152.61 |
| Bill | 09/19/202 | 56040000004 | Green Mountain Power Corporat... | Service Period - 08/03/23-09/05/23 - 911 Dorset St Hse Mtr 16-21 | 166.56 |
| Bill | 09/19/202 | 57040000002 | Green Mountain Power Corporat... | Service Period - 08/03/23-09/05/23 - 911 Dorset St Hse Mtr 30-35 | 68.37 |
| Bill | 10/17/202 | 08040000005 | Green Mountain Power Corporat... | Service Period - 09/05/23-10/04/23 - 911 Dorset St Hse Mtr 39-42 | 43.20 |
| Bill | 10/17/202 | 09040000003 | Green Mountain Power Corporat... | Service Period - 09/05/23-10/04/23 - 911 Dorset St Hse Mtr 51-54 | 36.06 |
| Bill | 10/17/202 | 15040000000 | Green Mountain Power Corporat... | Service Period - 09/05/23-10/04/23 - 911 Dorset St Hse Mtr 1-4 | 147.01 |
| Bill | 10/17/202 | 56040000004 | Green Mountain Power Corporat... | Service Period - 09/05/23-10/04/23 - 911 Dorset St Hse Mtr 16-21 | 153.17 |
| Bill | 10/17/202 | 57040000002 | Green Mountain Power Corporat... | Service Period - 09/05/23-10/04/23 - 911 Dorset St Hse Mtr 30-35 | 65.82 |
| Bill | 11/15/202 | 08040000005 | Green Mountain Power Corporat... | Service Period - 10/04/23-11/03/23 - 911 Dorset St Hse Mtr 39-42 | 47.11 |
| Bill | 11/15/202 | 09040000003 | Green Mountain Power Corporat... | Service Period - 10/04/23-11/03/23 - 911 Dorset St Hse Mtr 51-54 | 38.62 |
| Bill | 11/15/202 | 15040000000 | Green Mountain Power Corporat... | Service Period - 10/04/23-11/03/23 - 911 Dorset St Hse Mtr 1-4 | 174.00 |
| Bill | 11/15/202 | 56040000004 | Green Mountain Power Corporat... | Service Period - 10/04/23-11/03/23 - 911 Dorset St Hse Mtr 16-21 | 70.76 |
| Bill | 11/15/202 | 57040000002 | Green Mountain Power Corporat... | Service Period - 10/04/23-11/03/23 - 911 Dorset St Hse Mtr 30-35 | 73.51 |
| Inv... | 12/06/202 | | 09 James Smith & Norlee Cartier | Electric Reimbursement | -100.00 |
| Bill | 12/18/202 | 08040000005 | Green Mountain Power Corporat... | Service Period - 11/03/23-12/05/23 - 911 Dorset St Hse Mtr 39-42 | 52.65 |
| Bill | 12/18/202 | 09040000003 | Green Mountain Power Corporat... | Service Period - 11/03/23-12/05/23 - 911 Dorset St Hse Mtr 51-54 | 41.02 |
| Bill | 12/18/202 | 15040000000 | Green Mountain Power Corporat... | Service Period - 11/03/23-12/05/23 - 911 Dorset St Hse Mtr 1-4 | 199.03 |
| Bill | 12/18/202 | 56040000004 | Green Mountain Power Corporat... | Service Period - 11/03/23-12/05/23 - 911 Dorset St Hse Mtr 16-21 | 76.29 |
| Bill | 12/18/202 | 57040000002 | Green Mountain Power Corporat... | Service Period - 11/03/23-12/05/23 - 911 Dorset St Hse Mtr 30-35 | 79.96 |
| Total Electricity Expense | | | | | 4,423.04 |
| Grounds/Snow Expense | | | | | |
| Bill | 01/26/202 | 14855 | K.T. Landscaping, Inc | Monthly Bill | 3,925.00 |
| Bill | 02/23/202 | 14915 | K.T. Landscaping, Inc | Monthly Bill | 3,925.00 |
| Bill | 03/22/202 | 14972 | K.T. Landscaping, Inc | Monthly Bill | 3,925.00 |
| Bill | 04/18/202 | 15029 | K.T. Landscaping, Inc | Monthly Bill | 3,925.00 |
| Bill | 05/23/202 | 15087 | K.T. Landscaping, Inc | Monthly Bill | 3,925.00 |
| Bill | 06/20/202 | 15141 | K.T. Landscaping, Inc | Monthly Bill | 3,925.00 |
| Bill | 07/26/202 | 15215 | K.T. Landscaping, Inc | Monthly Bill | 3,925.00 |
| Bill | 08/22/202 | 15287 | K.T. Landscaping, Inc | Monthly Bill | 3,925.00 |
| Bill | 09/19/202 | 15357 | K.T. Landscaping, Inc | Monthly Bill | 3,925.00 |
| Bill | 10/17/202 | 15428 | K.T. Landscaping, Inc | Monthly Bill | 3,925.00 |
| Bill | 11/29/202 | 15498 | K.T. Landscaping, Inc | Monthly Bill | 4,700.00 |
| Bill | 12/18/202 | 15564 | K.T. Landscaping, Inc | Monthly Bill | 4,700.00 |
| Total Grounds/Snow Expense | | | | | 48,650.00 |
| Gutter Cleaning Expense | | | | | |
| Bill | 08/22/202 | 790 | Lancaster Condominium | Gutter Cleaning - Lancaster Condominium Paid Invoice In Error - Indian Creek Reimbursin... | 4,064.10 |
| Total Gutter Cleaning Expense | | | | | 4,064.10 |
| Insurance Expense | | | | | |
| Bill | 03/22/202 | BOP0191618-0... | Union Mutual Fire Insurance Co... | Policy Number - BOP0191618-02 - Policy Period - 04/01/23-04/01/24 - Businessowners | 7,026.00 |
| Bill | 03/22/202 | CUP0202898-0... | Union Mutual Fire Insurance Co... | Policy Number - CUP0202898-01 - Policy Period - 04/01/23-04/01/24 - Commercial Umbrella | 501.00 |
| Bill | 06/20/202 | BOP0191618-0... | Union Mutual Fire Insurance Co... | Policy Number - BOP0191618-02 - Policy Period - 04/01/23-04/01/24 - Businessowners | 6,329.78 |
| Bill | 06/20/202 | CUP0202898-0... | Union Mutual Fire Insurance Co... | Policy Number - CUP0202898-01 - Policy Period - 04/01/23-04/01/24 - Commercial Umbrella | 486.00 |
| Dep... | 07/14/202 | 0018154843 | | Deposit | -11.00 |
| Bill | 09/19/202 | BOP0191618-0... | Union Mutual Fire Insurance Co... | Policy Number - BOP0191618-02 - Policy Period - 04/01/23-04/01/24 - Businessowners | 6,670.39 |
| Bill | 09/19/202 | CUP0202898-0... | Union Mutual Fire Insurance Co... | Policy Number - CUP0202898-01 - Policy Period - 04/01/23-04/01/24 - Commercial Umbrella | 486.00 |
| Bill | 12/18/202 | BOP0191618-0... | Union Mutual Fire Insurance Co... | Policy Number - BOP0191618-02 - Policy Period - 04/01/23-04/01/24 - Businessowners | 6,670.38 |
| Bill | 12/18/202 | CUP0202898-0... | Union Mutual Fire Insurance Co... | Policy Number - CUP0202898-01 - Policy Period - 04/01/23-04/01/24 - Commercial Umbrella | 486.00 |
| Total Insurance Expense | | | | | 28,644.55 |
| Legal Expense | | | | | |
| Bill | 01/17/202 | 10573 | Bergeron, Paradis & Fitzpatrick, ... | Professional Services Rendered 12/21/22-12/23/22 - General Business | 467.50 |
| Total Legal Expense | | | | | 467.50 |
| Miscellaneous Expense | | | | | |
| Bill | 11/29/202 | 11/17/23 | Property Management Associates | Reimbursement - Amazon - Accent Lever Keyed Entry Lock | 90.95 |
| Total Miscellaneous Expense | | | | | 90.95 |
| Pest Control Expense | | | | | |
| Bill | 01/17/202 | 42620 | Millers Pest Control | Unit #37 - Inspections/Survey | 50.00 |
| Bill | 02/07/202 | 42825 | Millers Pest Control | Carpenter Ant Interior Treatment | 175.00 |
| Bill | 03/29/202 | 44383 | Millers Pest Control | Inspections/Survey | 50.00 |
| Bill | 03/29/202 | 160801 | PestPro | Ants & Rodents | 75.00 |
| Bill | 04/24/202 | 984852 | Dale Scichitano | Unit #20 - Setup Fee For Raccoons | 88.80 |
| Bill | 06/07/202 | 46463 | Millers Pest Control | Carpenter Ant Exterior Treatment | 350.00 |
| Bill | 09/27/202 | 49507 | Millers Pest Control | Unit #25 - Cluster Fly Treatment | 225.00 |
| Total Pest Control Expense | | | | | 1,013.80 |
| Pool Maintenance Expense | | | | | |
| Bill | 05/10/202 | | Aquascapes Pool Care, Inc. | Pool Contract | 1,375.00 |
| Bill | 06/07/202 | | Aquascapes Pool Care, Inc. | Pool Contract | 1,375.00 |
| Bill | 07/05/202 | | Aquascapes Pool Care, Inc. | Pool Contract | 1,375.00 |
| Bill | 08/08/202 | | Aquascapes Pool Care, Inc. | Pool Contract | 1,375.00 |
| Bill | 08/08/202 | 132448 | Aquascapes Pool Care, Inc. | Additional Maintenance | 273.48 |
| Bill | 11/29/202 | 2549 | RJLang Construction | Shut Off Pool Water For Winter | 100.00 |
| Bill | 12/18/202 | 2565 | RJLang Construction | Unit #51 - Side Of Building Had Rolled Boards And Rotted Spigot | 438.58 |
| Total Pool Maintenance Expense | | | | | 6,312.06 |
| Property Management Expense | | | | | |
| Bill | 01/05/202 | | Property Management Associates | Monthly Management Fee | 1,075.00 |
| Bill | 02/07/202 | | Property Management Associates | Monthly Management Fee | 1,075.00 |
| Bill | 03/07/202 | | Property Management Associates | Monthly Management Fee | 1,075.00 |
| Bill | 04/06/202 | | Property Management Associates | Monthly Management Fee | 1,075.00 |

Expense Detail Report

January through December 2023

| Type | Date | Num | Source Name | Memo | Paid Amount |
|-------------------------------------|-----------|---------------|-----------------------------------|---|-------------|
| Bill | 05/10/202 | | Property Management Associates | Monthly Management Fee | 1,075.00 |
| Bill | 06/07/202 | | Property Management Associates | Monthly Management Fee | 1,075.00 |
| Bill | 07/05/202 | | Property Management Associates | Monthly Management Fee | 1,075.00 |
| Bill | 08/08/202 | | Property Management Associates | Monthly Management Fee | 1,075.00 |
| Bill | 09/05/202 | | Property Management Associates | Monthly Management Fee | 1,075.00 |
| Bill | 10/06/202 | | Property Management Associates | Monthly Management Fee | 1,075.00 |
| Bill | 11/07/202 | | Property Management Associates | Monthly Management Fee | 1,075.00 |
| Bill | 12/06/202 | | Property Management Associates | Monthly Management Fee | 1,075.00 |
| Total Property Management Expense | | | | | 12,900.00 |
| Rubbish Removal Expense | | | | | |
| Bill | 01/17/202 | 3386045 | Casella Waste Services | 18-80404 - Trash Removal | 767.40 |
| Bill | 02/07/202 | 3396632 | Casella Waste Services | 18-80404 - Trash Removal | 1,200.00 |
| Bill | 03/07/202 | 3406333 | Casella Waste Services | 18-80404 - Trash Removal | 1,200.00 |
| Bill | 04/18/202 | 3417888 | Casella Waste Services | 18-80404 - Trash Removal | 1,200.00 |
| Bill | 05/10/202 | 3431641 | Casella Waste Services | 18-80404 - Trash Removal | 1,200.00 |
| Bill | 06/07/202 | 3445088 | Casella Waste Services | 18-80404 - Trash Removal | 1,200.00 |
| Bill | 07/12/202 | 3458045 | Casella Waste Services | 18-80404 - Trash Removal | 1,200.00 |
| Bill | 08/08/202 | 3469035 | Casella Waste Services | 18-80404 - Trash Removal | 1,200.00 |
| Bill | 09/19/202 | 3481327 | Casella Waste Services | 18-80404 - Trash Removal | 1,200.00 |
| Bill | 10/17/202 | 3492304 | Casella Waste Services | 18-80404 - Trash Removal | 1,200.00 |
| Bill | 11/15/202 | 3504061 | Casella Waste Services | 18-80404 - Trash Removal | 1,200.00 |
| Bill | 12/06/202 | 3514781 | Casella Waste Services | 18-80404 - Trash Removal | 1,200.00 |
| Total Rubbish Removal Expense | | | | | 13,967.40 |
| Tree Removal/Maintenance Exp | | | | | |
| Bill | 08/08/202 | 5445 | Teacher's Tree Service | Tree Work | 9,105.00 |
| Total Tree Removal/Maintenance Exp | | | | | 9,105.00 |
| Water/Sewer Expense | | | | | |
| Bill | 05/10/202 | 109531 | South Burlington Water Dept | 911 Dorset St Indian Creek Pool - Install Seasonal Meter And Turn Water On At Curb Stop | 50.00 |
| Bill | 11/15/202 | 109630 | South Burlington Water Dept | 911 Dorset St Indian Creek Pool - Bulk Water | 36.21 |
| Bill | 11/29/202 | 1115 - 1123 | South Burlington Water Dept | Monthly Statement Usage Period 11/15/22 - 11/15/23 | 720.00 |
| Total Water/Sewer Expense | | | | | 806.21 |
| Winter Salt Expense | | | | | |
| Bill | 01/26/202 | 14855 | K.T. Landscaping, Inc | Salt | 1,050.00 |
| Bill | 02/23/202 | 14915 | K.T. Landscaping, Inc | Salt | 2,760.00 |
| Bill | 03/22/202 | 14972 | K.T. Landscaping, Inc | Salt | 2,460.00 |
| Bill | 04/18/202 | 15029 | K.T. Landscaping, Inc | Salt | 1,200.00 |
| Bill | 12/18/202 | 15564 | K.T. Landscaping, Inc | Ice Melt | 220.00 |
| Total Winter Salt Expense | | | | | 7,690.00 |
| Total OPERATING EXPENSE | | | | | 153,185.21 |
| CAPITAL EXPENSE | | | | | |
| Drainage/Sidewalk Expense | | | | | |
| Bill | 06/07/202 | 6187 | Engineers Construction Inc | Job # 220388 - Replace Sidewalk | 16,425.00 |
| Bill | 08/08/202 | 5445 | Teacher's Tree Service | Drainage Work | 1,570.00 |
| Total Drainage/Sidewalk Expense | | | | | 17,995.00 |
| Front Door Painting Expense | | | | | |
| Inv... | 02/20/202 | Door | 50 Edith Ainsley | Door Upgrade Fee | -115.00 |
| Inv... | 03/08/202 | Door | 45 Oleg Tatar | Door Upgrade Fee | -120.00 |
| Inv... | 03/08/202 | Door | 50 Edith Ainsley | Door Upgrade Fee | -5.00 |
| Bill | 07/26/202 | 7-18-23 | Roy's New View | Install 12 Entry Doors | 26,940.00 |
| Bill | 08/22/202 | 1073 | KD Fine Painting, LLC | Units #39-44 - Painting | 2,160.00 |
| Bill | 09/05/202 | 1074 | KD Fine Painting, LLC | Painting x 6 Units | 2,160.00 |
| Total Front Door Painting Expense | | | | | 31,020.00 |
| Gutter Expense | | | | | |
| Bill | 08/08/202 | 8/3/23 | All Seasons Seamless Rain Gutt... | Seamless Gutters And Downspouts Installed | 13,084.00 |
| Total Gutter Expense | | | | | 13,084.00 |
| Lawn Repair Expense | | | | | |
| Bill | 06/20/202 | 2363 | Vermont Turf | Fertilizer | 2,200.00 |
| Bill | 12/31/202 | 2815 | Vermont Turf | Fertilizer | 2,200.00 |
| Bill | 12/31/202 | 2937 | Vermont Turf | Seeding | 200.00 |
| Total Lawn Repair Expense | | | | | 4,600.00 |
| Painting Expense | | | | | |
| Bill | 05/23/202 | 05232023 | GTM Services | Down Payment - 2023 Painting Services | 10,500.00 |
| Bill | 08/08/202 | 08082023 | GTM Services | Remainder - 2023 Painting Services | 10,500.00 |
| Total Painting Expense | | | | | 21,000.00 |
| Pot Hole Expense | | | | | |
| Bill | 08/15/202 | 6442 | ECl Engineers Construction | Prep & Patch Areas | 6,800.00 |
| Total Pot Hole Expense | | | | | 6,800.00 |
| Wood Rot Repair Exp | | | | | |
| Bill | 05/31/202 | Reimbursement | Hollow Creek Condo | Reimbursement - GTM 2023 Carpentry Services | 19,500.00 |
| Che... | 07/17/202 | 4334 | GTM Services | Wood Rot And Remainder Painting | 24,610.00 |

3:35 PM
01/08/24
Cash Basis

Indian Creek Condominium Associations, Inc
Expense Detail Report
January through December 2023

| Type | Date | Num | Source Name | Memo | Paid Amount |
|------|------|-----|-------------|------|-------------|
| | | | | | 44,110.00 |
| | | | | | 138,609.00 |
| | | | | | 291,794.21 |
| | | | | | -291,794.21 |