



SPAETH AND COMPANY, INC.
ACCOUNTING AND TAX SERVICES

POST OFFICE BOX 3717
EAGLE, COLORADO 81631
PHONE: 970-328-2593 FAX: 970-328-1995
www.spaethandco.com

October 31, 2020

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

Re: Financial Statements
For the Twelve Months Ending September 30, 2020

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, 2020

	Sep 30, 20
ASSETS	
Current Assets	
Checking/Savings	
101.1 · Cash In Checking - Alpine 1452	15,532.52
101.3 · Cash In Bill Pay - Alpine 2041	318.05
103.1 · Cash In Savings - Alpine 1454	10,674.37
104.5 · Cash in Reserve - Alpine 1456	27,293.00
106.1 · Cash In Garage - Alpine 2279	105.40
Total Checking/Savings	53,923.34
Accounts Receivable	
110 · Accounts Receivable	(16,305.37)
Total Accounts Receivable	(16,305.37)
Other Current Assets	
116 · Due From Capital Roofing	3,888.25
120 · Pre-paid Insurance	53,827.25
123 · Prepaid Expenses	3,929.84
124 · Prepaid Pest Control	2,163.46
125 · A/R - Owner Reimbursables	
125.5 · Dog DNA Testing	(285.86)
125 · A/R - Owner Reimbursables - Other	637.00
Total 125 · A/R - Owner Reimbursables	351.14
Total Other Current Assets	64,159.94
Total Current Assets	101,777.91
Fixed Assets	
153 · Furniture, Fixtures & Equipment	2,135.39
159 · Accumulated Depreciation	(2,135.39)
Total Fixed Assets	0.00
TOTAL ASSETS	101,777.91
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
200 · Accounts Payable	25,377.45
Total Accounts Payable	25,377.45
Total Current Liabilities	25,377.45
Total Liabilities	25,377.45
Equity	
300 · Working Capital	26,395.00
305 · Capital Improvement Fund	268,952.16
310 · Garage Fund	(3,105.76)
Net Income	(215,840.94)
Total Equity	76,400.46
TOTAL LIABILITIES & EQUITY	101,777.91

LiftView Condominiums
Profit & Loss by Class
October 2019 through September 2020

	<u>Garages</u>	<u>Unclassified</u>	<u>TOTAL</u>
Ordinary Income/Expense			
Income			
401 · Operating Assessments	3,300.00	530,185.40	533,485.40
402 · Reserve Assessments	0.00	93,565.92	93,565.92
403 · Discount Not Taken	0.00	807.90	807.90
405 · Interest Income	0.03	43.33	43.36
406 · Finance Charges	0.00	10.30	10.30
407 · Holy Cross Equity Refund	0.00	300.73	300.73
408 · Other Owner Fees	0.00	300.00	300.00
Total Income	<u>3,300.03</u>	<u>625,213.58</u>	<u>628,513.61</u>
Gross Profit	3,300.03	625,213.58	628,513.61
Expense			
601 · Management Fees	0.00	65,508.00	65,508.00
603 · Accounting	163.84	16,375.67	16,539.51
604 · Legal	0.00	5,622.50	5,622.50
605 · Administrative Costs	0.00	4,414.01	4,414.01
606 · Insurance Expense	2,292.12	62,713.12	65,005.24
607 · Taxes & Licenses	0.00	43.00	43.00
608 · Resident Relations	0.00	216.91	216.91
614 · Snow Removal - Ice Melt	0.00	882.19	882.19
615 · Snow Removal - Parking Lots	0.00	8,749.98	8,749.98
616 · Snow Removal - Roof	0.00	3,273.00	3,273.00
617 · Snow Removal - Shoveling	0.00	8,025.08	8,025.08
620 · Landscaping	0.00	29,117.14	29,117.14
625 · Sprinkler System	0.00	5,541.77	5,541.77
627 · Alarm Monitoring	0.00	5,879.46	5,879.46
630 · Electricity	734.67	5,215.96	5,950.63
632 · Water & Sewer	0.00	168,945.86	168,945.86
634 · Trash Removal	0.00	25,129.84	25,129.84
635 · Towing & Booting	0.00	2,820.00	2,820.00
639 · Board Approved Projects	0.00	202,995.54	202,995.54
640 · Repair & Maintenance	0.00	80,782.84	80,782.84
641 · Grounds Cleaning	0.00	22,690.09	22,690.09
645 · Pest Control	0.00	5,595.18	5,595.18
646 · Chimney/Fire Inspec/Dryer Vent	0.00	11,816.04	11,816.04
647 · Security	0.00	3,418.76	3,418.76
648 · Safety Inspection	0.00	1,101.06	1,101.06
651 · Capital Improvement Transfers	0.00	93,565.92	93,565.92
Total Expense	<u>3,190.63</u>	<u>840,438.92</u>	<u>843,629.55</u>
Net Ordinary Income	109.40	(215,225.34)	(215,115.94)
Other Income/Expense			
Other Income			
705 · Community Garden Income	0.00	975.00	975.00
Total Other Income	<u>0.00</u>	<u>975.00</u>	<u>975.00</u>
Other Expense			
805 · Community Garden Expense	0.00	1,700.00	1,700.00
Total Other Expense	<u>0.00</u>	<u>1,700.00</u>	<u>1,700.00</u>
Net Other Income	<u>0.00</u>	<u>(725.00)</u>	<u>(725.00)</u>
Net Income	<u>109.40</u>	<u>(215,950.34)</u>	<u>(215,840.94)</u>

LiftView Condominiums
Profit & Loss
September 2020

	Sep 20	Oct '19 - Sep 20	% of Income
Ordinary Income/Expense			
Income			
401 · Operating Assessments			
401.1 · Domestic Water	85.84	134,826.92	0.2%
401.2 · Garage Assessments	0.00	3,300.00	0.0%
401 · Operating Assessments - Other	32,946.54	395,358.48	80.6%
Total 401 · Operating Assessments	33,032.38	533,485.40	80.9%
402 · Reserve Assessments			
402.1 · Mandated Reserve	5,658.75	67,905.00	13.9%
402 · Reserve Assessments - Other	2,138.41	25,660.92	5.2%
Total 402 · Reserve Assessments	7,797.16	93,565.92	19.1%
403 · Discount Not Taken	0.00	807.90	0.0%
405 · Interest Income	0.33	43.36	0.0%
406 · Finance Charges	0.00	10.30	0.0%
407 · Holy Cross Equity Refund	0.00	300.73	0.0%
408 · Other Owner Fees	25.00	300.00	0.1%
Total Income	40,854.87	628,513.61	100.0%
Gross Profit	40,854.87	628,513.61	100.0%
Expense			
601 · Management Fees	5,459.00	65,508.00	13.4%
603 · Accounting	1,375.01	16,539.51	3.4%
604 · Legal	127.50	5,622.50	0.3%
605 · Administrative Costs			
605.2 · Telephone Service	341.01	1,038.08	0.8%
605.3 · Board Meeting Expenses	0.00	246.97	0.0%
605 · Administrative Costs - Other	222.60	3,128.96	0.5%
Total 605 · Administrative Costs	563.61	4,414.01	1.4%
606 · Insurance Expense			
606.1 · Insurance - Garages	237.25	2,292.12	0.6%
606 · Insurance Expense - Other	6,491.16	62,713.12	15.9%
Total 606 · Insurance Expense	6,728.41	65,005.24	16.5%
607 · Taxes & Licenses	0.00	43.00	0.0%
608 · Resident Relations	216.91	216.91	0.5%
614 · Snow Removal - Ice Melt	0.00	882.19	0.0%
615 · Snow Removal - Parking Lots	0.00	8,749.98	0.0%
616 · Snow Removal - Roof	0.00	3,273.00	0.0%
617 · Snow Removal - Shoveling	583.34	8,025.08	1.4%
620 · Landscaping			
620.2 · Landscape Improvements	0.00	3,324.92	0.0%
620.3 · Landscaping-Maintenance	5,178.00	25,792.22	12.7%
Total 620 · Landscaping	5,178.00	29,117.14	12.7%
625 · Sprinkler System			
625.1 · Backflow Prevention	0.00	1,500.00	0.0%
625 · Sprinkler System - Other	475.00	4,041.77	1.2%
Total 625 · Sprinkler System	475.00	5,541.77	1.2%
627 · Alarm Monitoring	706.80	5,879.46	1.7%
630 · Electricity			
630.1 · Electricity - Garages	0.00	734.67	0.0%
630 · Electricity - Other	463.28	5,215.96	1.1%
Total 630 · Electricity	463.28	5,950.63	1.1%

LiftView Condominiums
Profit & Loss
September 2020

	Sep 20	Oct '19 - Sep 20	% of Income
632 · Water & Sewer			
632.1 · Domestic Water	14,121.72	152,465.90	34.6%
632.2 · Irrigation Water	1,373.33	16,479.96	3.4%
Total 632 · Water & Sewer	15,495.05	168,945.86	37.9%
634 · Trash Removal	2,685.95	25,129.84	6.6%
635 · Towing & Boating	120.00	2,820.00	0.3%
639 · Board Approved Projects			
639.2 · Asphalt of Parking Lots	0.00	11,759.00	0.0%
639.5 · Exterior Painting	0.00	155,000.00	0.0%
639 · Board Approved Projects - Other	0.00	36,236.54	0.0%
Total 639 · Board Approved Projects	0.00	202,995.54	0.0%
640 · Repair & Maintenance			
640.2 · Building Repair	135.00	9,433.77	0.3%
640.3 · Electrical Maintenance	0.00	918.00	0.0%
640.4 · Painting	0.00	7,907.04	0.0%
640.5 · Parking Lot Maintenance	330.00	4,058.04	0.8%
640.6 · Plumbing Repair	11,775.05	51,047.31	28.8%
640.9 · Trash Garage Repair & Maint.	0.00	1,067.36	0.0%
640 · Repair & Maintenance - Other	1,203.26	6,351.32	2.9%
Total 640 · Repair & Maintenance	13,443.31	80,782.84	32.9%
641 · Grounds Cleaning	1,666.66	22,690.09	4.1%
645 · Pest Control			
645.1 · Regular Monthly Service	270.43	3,245.18	0.7%
645.3 · Ground Squirrel & Vole Control	225.00	1,350.00	0.6%
645 · Pest Control - Other	0.00	1,000.00	0.0%
Total 645 · Pest Control	495.43	5,595.18	1.2%
646 · Chimney/Fire Inspec/Dryer Vent	45.00	11,816.04	0.1%
647 · Security			
647.1 · Security Camera Operation	178.44	3,418.76	0.4%
Total 647 · Security	178.44	3,418.76	0.4%
648 · Safety Inspection	595.73	1,101.06	1.5%
651 · Capital Improvement Transfers			
651.1 · Mandated Reserve Transfers	5,658.75	67,905.00	13.9%
651 · Capital Improvement Transfers - Other	2,138.41	25,660.92	5.2%
Total 651 · Capital Improvement Transfers	7,797.16	93,565.92	19.1%
Total Expense	64,399.59	843,629.55	157.6%
Net Ordinary Income	(23,544.72)	(215,115.94)	(57.6)%
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	1,700.00	0.0%
Total Other Expense	0.00	1,700.00	0.0%
Net Other Income	0.00	(725.00)	0.0%
Net Income	(23,544.72)	(215,840.94)	(57.6)%

LiftView Condominiums
Comparison To Budget - Month To Date
September 2020

	Sep 20	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
401 · Operating Assessments			
401.1 · Domestic Water	85.84	11,250.00	(11,164.16)
401 · Operating Assessments - Other	32,946.54	32,946.54	0.00
Total 401 · Operating Assessments	33,032.38	44,196.54	(11,164.16)
402 · Reserve Assessments			
402.1 · Mandated Reserve	5,658.75	5,658.75	0.00
402 · Reserve Assessments - Other	2,138.41	2,138.42	(0.01)
Total 402 · Reserve Assessments	7,797.16	7,797.17	(0.01)
405 · Interest Income	0.33	0.00	0.33
406 · Finance Charges	0.00	0.00	0.00
408 · Other Owner Fees	25.00	0.00	25.00
Total Income	40,854.87	51,993.71	(11,138.84)
Gross Profit	40,854.87	51,993.71	(11,138.84)
Expense			
601 · Management Fees	5,459.00	5,459.00	0.00
603 · Accounting	1,375.01	1,433.33	(58.32)
604 · Legal	127.50	416.67	(289.17)
605 · Administrative Costs			
605.2 · Telephone Service	341.01	83.33	257.68
605.3 · Board Meeting Expenses	0.00	141.67	(141.67)
605 · Administrative Costs - Other	222.60	391.67	(169.07)
Total 605 · Administrative Costs	563.61	616.67	(53.06)
606 · Insurance Expense			
606.1 · Insurance - Garages	237.25	166.67	70.58
606 · Insurance Expense - Other	6,491.16	4,833.33	1,657.83
Total 606 · Insurance Expense	6,728.41	5,000.00	1,728.41
607 · Taxes & Licenses	0.00	41.67	(41.67)
608 · Resident Relations	216.91	166.67	50.24
617 · Snow Removal - Shoveling	583.34	0.00	583.34
620 · Landscaping			
620.2 · Landscape Improvements	0.00	41.67	(41.67)
620.3 · Landscaping-Maintenance	5,178.00	4,500.00	678.00
Total 620 · Landscaping	5,178.00	4,541.67	636.33
625 · Sprinkler System	475.00	500.00	(25.00)
627 · Alarm Monitoring	706.80	333.33	373.47
630 · Electricity			
630.1 · Electricity - Garages	0.00	60.00	(60.00)
630 · Electricity - Other	463.28	416.67	46.61
Total 630 · Electricity	463.28	476.67	(13.39)
632 · Water & Sewer			
632.1 · Domestic Water	14,121.72	11,250.00	2,871.72
632.2 · Irrigation Water	1,373.33	1,373.33	0.00
Total 632 · Water & Sewer	15,495.05	12,623.33	2,871.72
634 · Trash Removal	2,685.95	2,500.00	185.95
635 · Towing & Boating	120.00	58.33	61.67
639 · Board Approved Projects	0.00	1,000.00	(1,000.00)
640 · Repair & Maintenance			
640.11 · Repair & Maintenance - Garages	0.00	57.11	(57.11)
640.2 · Building Repair	135.00	750.00	(615.00)

LiftView Condominiums
Comparison To Budget - Month To Date
September 2020

	Sep 20	Budget	\$ Over Budget
640.3 · Electrical Maintenance	0.00	250.00	(250.00)
640.4 · Painting	0.00	250.00	(250.00)
640.5 · Parking Lot Maintenance	330.00	166.67	163.33
640.6 · Plumbing Repair	11,775.05	3,000.00	8,775.05
640.9 · Trash Garage Repair & Maint.	0.00	83.33	(83.33)
640 · Repair & Maintenance - Other	1,203.26	2,242.93	(1,039.67)
Total 640 · Repair & Maintenance	13,443.31	6,800.04	6,643.27
641 · Grounds Cleaning	1,666.66	1,666.67	(0.01)
645 · Pest Control			
645.1 · Regular Monthly Service	270.43	267.75	2.68
645.3 · Ground Squirrel & Vole Control	225.00	241.67	(16.67)
645 · Pest Control - Other	0.00	48.92	(48.92)
Total 645 · Pest Control	495.43	558.34	(62.91)
646 · Chimney/Fire Inspec/Dryer Vent	45.00	0.00	45.00
647 · Security			
647.1 · Security Camera Operation	178.44	250.00	(71.56)
647 · Security - Other	0.00	41.67	(41.67)
Total 647 · Security	178.44	291.67	(113.23)
648 · Safety Inspection	595.73	0.00	595.73
651 · Capital Improvement Transfers			
651.1 · Mandated Reserve Transfers	5,658.75	5,658.75	0.00
651 · Capital Improvement Transfers - Other	2,138.41	2,138.42	(0.01)
Total 651 · Capital Improvement Transfers	7,797.16	7,797.17	(0.01)
Total Expense	64,399.59	52,281.23	12,118.36
Net Ordinary Income	(23,544.72)	(287.52)	(23,257.20)
Net Income	(23,544.72)	(287.52)	(23,257.20)

LiftView Condominiums
Comparison To Budget - Year To Date
October 2019 through September 2020

	<u>Oct '19 - Sep 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Ordinary Income/Expense			
Income			
401 · Operating Assessments			
401.1 · Domestic Water	134,826.92	135,000.00	(173.08)
401.2 · Garage Assessments	3,300.00	3,300.00	0.00
401 · Operating Assessments - Other	395,358.48	395,358.48	0.00
Total 401 · Operating Assessments	533,485.40	533,658.48	(173.08)
402 · Reserve Assessments			
402.1 · Mandated Reserve	67,905.00	67,905.00	0.00
402 · Reserve Assessments - Other	25,660.92	25,661.00	(0.08)
Total 402 · Reserve Assessments	93,565.92	93,566.00	(0.08)
403 · Discount Not Taken	807.90	0.00	807.90
405 · Interest Income	43.36	0.00	43.36
406 · Finance Charges	10.30	0.00	10.30
407 · Holy Cross Equity Refund	300.73	0.00	300.73
408 · Other Owner Fees	300.00	0.00	300.00
Total Income	628,513.61	627,224.48	1,289.13
Gross Profit	628,513.61	627,224.48	1,289.13
Expense			
601 · Management Fees	65,508.00	65,508.00	0.00
603 · Accounting	16,539.51	17,200.00	(660.49)
604 · Legal	5,622.50	5,000.00	622.50
605 · Administrative Costs			
605.2 · Telephone Service	1,038.08	1,000.00	38.08
605.3 · Board Meeting Expenses	246.97	1,700.00	(1,453.03)
605 · Administrative Costs - Other	3,128.96	4,700.00	(1,571.04)
Total 605 · Administrative Costs	4,414.01	7,400.00	(2,985.99)
606 · Insurance Expense			
606.1 · Insurance - Garages	2,292.12	2,000.00	292.12
606 · Insurance Expense - Other	62,713.12	58,000.00	4,713.12
Total 606 · Insurance Expense	65,005.24	60,000.00	5,005.24
607 · Taxes & Licenses	43.00	500.00	(457.00)
608 · Resident Relations	216.91	2,000.00	(1,783.09)
614 · Snow Removal - Ice Melt	882.19	500.00	382.19
615 · Snow Removal - Parking Lots	8,749.98	9,000.00	(250.02)
616 · Snow Removal - Roof	3,273.00	7,000.00	(3,727.00)
617 · Snow Removal - Shoveling	8,025.08	7,000.00	1,025.08
618 · Snow Removal - Loader Service	0.00	1,500.00	(1,500.00)
620 · Landscaping			
620.2 · Landscape Improvements	3,324.92	250.00	3,074.92
620.3 · Landscaping-Maintenance	25,792.22	27,000.00	(1,207.78)
Total 620 · Landscaping	29,117.14	27,250.00	1,867.14
625 · Sprinkler System			
625.1 · Backflow Prevention	1,500.00	0.00	1,500.00
625 · Sprinkler System - Other	4,041.77	3,000.00	1,041.77
Total 625 · Sprinkler System	5,541.77	3,000.00	2,541.77
627 · Alarm Monitoring	5,879.46	4,000.00	1,879.46
630 · Electricity			
630.1 · Electricity - Garages	734.67	720.00	14.67
630 · Electricity - Other	5,215.96	5,000.00	215.96
Total 630 · Electricity	5,950.63	5,720.00	230.63

LiftView Condominiums
Comparison To Budget - Year To Date
October 2019 through September 2020

	<u>Oct '19 - Sep 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>
632 · Water & Sewer			
632.1 · Domestic Water	152,465.90	135,000.00	17,465.90
632.2 · Irrigation Water	16,479.96	16,480.00	(0.04)
Total 632 · Water & Sewer	<u>168,945.86</u>	<u>151,480.00</u>	<u>17,465.86</u>
634 · Trash Removal	25,129.84	30,000.00	(4,870.16)
635 · Towing & Boating	2,820.00	700.00	2,120.00
639 · Board Approved Projects			
639.2 · Asphalt of Parking Lots	11,759.00		
639.5 · Exterior Painting	155,000.00	0.00	155,000.00
639 · Board Approved Projects - Other	36,236.54	12,000.00	24,236.54
Total 639 · Board Approved Projects	<u>202,995.54</u>	<u>12,000.00</u>	<u>190,995.54</u>
640 · Repair & Maintenance			
640.11 · Repair & Maintenance - Garages	0.00	685.32	(685.32)
640.2 · Building Repair	9,433.77	9,000.00	433.77
640.3 · Electrical Maintenance	918.00	3,000.00	(2,082.00)
640.4 · Painting	7,907.04	3,000.00	4,907.04
640.5 · Parking Lot Maintenance	4,058.04	2,000.00	2,058.04
640.6 · Plumbing Repair	51,047.31	36,000.00	15,047.31
640.9 · Trash Garage Repair & Maint.	1,067.36	1,000.00	67.36
640 · Repair & Maintenance - Other	6,351.32	26,915.16	(20,563.84)
Total 640 · Repair & Maintenance	<u>80,782.84</u>	<u>81,600.48</u>	<u>(817.64)</u>
641 · Grounds Cleaning	22,690.09	20,000.00	2,690.09
645 · Pest Control			
645.1 · Regular Monthly Service	3,245.18	3,213.00	32.18
645.3 · Ground Squirrel & Vole Control	1,350.00	1,450.01	(100.01)
645 · Pest Control - Other	1,000.00	587.00	413.00
Total 645 · Pest Control	<u>5,595.18</u>	<u>5,250.01</u>	<u>345.17</u>
646 · Chimney/Fire Inspec/Dryer Vent	11,816.04	6,550.00	5,266.04
647 · Security			
647.1 · Security Camera Operation	3,418.76	3,000.00	418.76
647 · Security - Other	0.00	500.00	(500.00)
Total 647 · Security	<u>3,418.76</u>	<u>3,500.00</u>	<u>(81.24)</u>
648 · Safety Inspection	1,101.06	0.00	1,101.06
651 · Capital Improvement Transfers			
651.1 · Mandated Reserve Transfers	67,905.00	67,905.00	0.00
651 · Capital Improvement Transfers - Ot...	25,660.92	25,661.00	(0.08)
Total 651 · Capital Improvement Transfers	<u>93,565.92</u>	<u>93,566.00</u>	<u>(0.08)</u>
Total Expense	<u>843,629.55</u>	<u>627,224.49</u>	<u>216,405.06</u>
Net Ordinary Income	(215,115.94)	(0.01)	(215,115.93)
Other Income/Expense			
Other Income			
705 · Community Garden Income	975.00	0.00	975.00
Total Other Income	<u>975.00</u>	<u>0.00</u>	<u>975.00</u>
Other Expense			
805 · Community Garden Expense	1,700.00	0.00	1,700.00
Total Other Expense	<u>1,700.00</u>	<u>0.00</u>	<u>1,700.00</u>
Net Other Income	(725.00)	0.00	(725.00)
Net Income	<u>(215,840.94)</u>	<u>(0.01)</u>	<u>(215,840.93)</u>

LiftView Condominiums
Comparison To Last Year - Month To Date
September 2020

	Sep 20	Sep 19	\$ Change
Ordinary Income/Expense			
Income			
401 · Operating Assessments			
401.1 · Domestic Water	85.84	0.00	85.84
401 · Operating Assessments - Other	32,946.54	32,946.54	0.00
Total 401 · Operating Assessments	33,032.38	32,946.54	85.84
402 · Reserve Assessments			
402.1 · Mandated Reserve	5,658.75	5,658.75	0.00
402 · Reserve Assessments - Other	2,138.41	2,138.41	0.00
Total 402 · Reserve Assessments	7,797.16	7,797.16	0.00
405 · Interest Income	0.33	9.55	(9.22)
406 · Finance Charges	0.00	238.78	(238.78)
408 · Other Owner Fees	25.00	0.00	25.00
Total Income	40,854.87	40,992.03	(137.16)
Gross Profit	40,854.87	40,992.03	(137.16)
Expense			
601 · Management Fees	5,459.00	5,459.00	0.00
603 · Accounting	1,375.01	1,427.08	(52.07)
604 · Legal	127.50	150.50	(23.00)
605 · Administrative Costs			
605.2 · Telephone Service	341.01	667.71	(326.70)
605 · Administrative Costs - Other	222.60	211.84	10.76
Total 605 · Administrative Costs	563.61	879.55	(315.94)
606 · Insurance Expense			
606.1 · Insurance - Garages	237.25	167.89	69.36
606 · Insurance Expense - Other	6,491.16	4,593.56	1,897.60
Total 606 · Insurance Expense	6,728.41	4,761.45	1,966.96
608 · Resident Relations	216.91	0.00	216.91
617 · Snow Removal - Shoveling	583.34	583.34	0.00
620 · Landscaping			
620.2 · Landscape Improvements	0.00	599.84	(599.84)
620.3 · Landscaping-Maintenance	5,178.00	2,016.00	3,162.00
Total 620 · Landscaping	5,178.00	2,615.84	2,562.16
625 · Sprinkler System	475.00	69.25	405.75
627 · Alarm Monitoring	706.80	354.02	352.78
630 · Electricity	463.28	442.50	20.78
632 · Water & Sewer			
632.1 · Domestic Water	14,121.72	11,853.71	2,268.01
632.2 · Irrigation Water	1,373.33	1,373.33	0.00
Total 632 · Water & Sewer	15,495.05	13,227.04	2,268.01
634 · Trash Removal	2,685.95	1,805.39	880.56
635 · Towing & Booting	120.00	0.00	120.00
639 · Board Approved Projects	0.00	8,680.00	(8,680.00)
640 · Repair & Maintenance			
640.2 · Building Repair	135.00	0.00	135.00
640.3 · Electrical Maintenance	0.00	2,041.77	(2,041.77)
640.4 · Painting	0.00	9,227.12	(9,227.12)
640.5 · Parking Lot Maintenance	330.00	0.00	330.00
640.6 · Plumbing Repair	11,775.05	140.00	11,635.05
640 · Repair & Maintenance - Other	1,203.26	5,509.71	(4,306.45)
Total 640 · Repair & Maintenance	13,443.31	16,918.60	(3,475.29)
641 · Grounds Cleaning	1,666.66	1,666.66	0.00
645 · Pest Control			
645.1 · Regular Monthly Service	270.43	270.43	0.00
645.3 · Ground Squirrel & Vole Control	225.00	225.00	0.00
645 · Pest Control - Other	0.00	135.16	(135.16)
Total 645 · Pest Control	495.43	630.59	(135.16)
646 · Chimney/Fire Inspec/Dryer Vent	45.00	40.00	5.00

LiftView Condominiums
Comparison To Last Year - Month To Date
September 2020

	Sep 20	Sep 19	\$ Change
647 · Security			
647.1 · Security Camera Operation	178.44	292.59	(114.15)
Total 647 · Security	178.44	292.59	(114.15)
648 · Safety Inspection	595.73	0.00	595.73
651 · Capital Improvement Transfers			
651.1 · Mandated Reserve Transfers	5,658.75	5,658.75	0.00
651 · Capital Improvement Transfers - Other	2,138.41	2,138.41	0.00
Total 651 · Capital Improvement Transfers	7,797.16	7,797.16	0.00
Total Expense	64,399.59	67,800.56	(3,400.97)
Net Ordinary Income	(23,544.72)	(26,808.53)	3,263.81
Net Income	(23,544.72)	(26,808.53)	3,263.81

LiftView Condominiums
Comparison To Last Year - Year To Date
October 2019 through September 2020

	Oct '19 - Sep 20	Oct '18 - Sep 19	\$ Change
Ordinary Income/Expense			
Income			
401 · Operating Assessments			
401.1 · Domestic Water	134,826.92	126,957.72	7,869.20
401.2 · Garage Assessments	3,300.00	3,300.00	0.00
401 · Operating Assessments - Other	395,358.48	395,358.48	0.00
Total 401 · Operating Assessments	533,485.40	525,616.20	7,869.20
402 · Reserve Assessments			
402.1 · Mandated Reserve	67,905.00	67,905.00	0.00
402 · Reserve Assessments - Other	25,660.92	25,660.92	0.00
Total 402 · Reserve Assessments	93,565.92	93,565.92	0.00
403 · Discount Not Taken	807.90	3,951.60	(3,143.70)
405 · Interest Income	43.36	129.55	(86.19)
406 · Finance Charges	10.30	1,352.99	(1,342.69)
407 · Holy Cross Equity Refund	300.73	303.41	(2.68)
408 · Other Owner Fees	300.00	1,266.00	(966.00)
Total Income	628,513.61	626,185.67	2,327.94
Gross Profit	628,513.61	626,185.67	2,327.94
Expense			
601 · Management Fees	65,508.00	65,508.00	0.00
603 · Accounting	16,539.51	16,628.24	(88.73)
604 · Legal	5,622.50	4,150.17	1,472.33
605 · Administrative Costs			
605.2 · Telephone Service	1,038.08	728.64	309.44
605.3 · Board Meeting Expenses	246.97	782.23	(535.26)
605 · Administrative Costs - Other	3,128.96	2,578.82	550.14
Total 605 · Administrative Costs	4,414.01	4,089.69	324.32
606 · Insurance Expense			
606.1 · Insurance - Garages	2,292.12	1,934.68	357.44
606 · Insurance Expense - Other	62,713.12	52,933.17	9,779.95
Total 606 · Insurance Expense	65,005.24	54,867.85	10,137.39
607 · Taxes & Licenses	43.00	25.00	18.00
608 · Resident Relations	216.91	0.00	216.91
614 · Snow Removal - Ice Melt	882.19	317.31	564.88
615 · Snow Removal - Parking Lots	8,749.98	8,129.98	620.00
616 · Snow Removal - Roof	3,273.00	6,720.00	(3,447.00)
617 · Snow Removal - Shoveling	8,025.08	7,440.08	585.00
618 · Snow Removal - Loader Service	0.00	427.50	(427.50)
620 · Landscaping			
620.2 · Landscape Improvements	3,324.92	1,291.69	2,033.23
620.3 · Landscaping-Maintenance	25,792.22	22,744.72	3,047.50
Total 620 · Landscaping	29,117.14	24,036.41	5,080.73
625 · Sprinkler System			
625.1 · Backflow Prevention	1,500.00	1,500.00	0.00
625 · Sprinkler System - Other	4,041.77	2,136.75	1,905.02
Total 625 · Sprinkler System	5,541.77	3,636.75	1,905.02
627 · Alarm Monitoring	5,879.46	5,727.96	151.50
630 · Electricity			
630.1 · Electricity - Garages	734.67	35.39	699.28
630 · Electricity - Other	5,215.96	5,602.94	(386.98)
Total 630 · Electricity	5,950.63	5,638.33	312.30

LiftView Condominiums
Comparison To Last Year - Year To Date
October 2019 through September 2020

	Oct '19 - Sep 20	Oct '18 - Sep 19	\$ Change
632 · Water & Sewer			
632.1 · Domestic Water	152,465.90	136,798.15	15,667.75
632.2 · Irrigation Water	16,479.96	16,479.96	0.00
Total 632 · Water & Sewer	168,945.86	153,278.11	15,667.75
634 · Trash Removal	25,129.84	22,562.82	2,567.02
635 · Towing & Booting	2,820.00	1,125.00	1,695.00
639 · Board Approved Projects			
639.2 · Asphalt of Parking Lots	11,759.00	0.00	11,759.00
639.5 · Exterior Painting	155,000.00	0.00	155,000.00
639 · Board Approved Projects - Other	36,236.54	24,949.47	11,287.07
Total 639 · Board Approved Projects	202,995.54	24,949.47	178,046.07
640 · Repair & Maintenance			
640.2 · Building Repair	9,433.77	0.00	9,433.77
640.3 · Electrical Maintenance	918.00	2,071.28	(1,153.28)
640.4 · Painting	7,907.04	14,534.49	(6,627.45)
640.5 · Parking Lot Maintenance	4,058.04	651.79	3,406.25
640.6 · Plumbing Repair	51,047.31	34,646.46	16,400.85
640.9 · Trash Garage Repair & Maint.	1,067.36	834.14	233.22
640 · Repair & Maintenance - Other	6,351.32	14,526.86	(8,175.54)
Total 640 · Repair & Maintenance	80,782.84	67,265.02	13,517.82
641 · Grounds Cleaning	22,690.09	20,879.92	1,810.17
645 · Pest Control			
645.1 · Regular Monthly Service	3,245.18	3,223.70	21.48
645.3 · Ground Squirrel & Vole Control	1,350.00	1,350.00	0.00
645 · Pest Control - Other	1,000.00	297.21	702.79
Total 645 · Pest Control	5,595.18	4,870.91	724.27
646 · Chimney/Fire Inspec/Dryer Vent	11,816.04	2,085.00	9,731.04
647 · Security			
647.1 · Security Camera Operation	3,418.76	2,241.29	1,177.47
647 · Security - Other	0.00	450.00	(450.00)
Total 647 · Security	3,418.76	2,691.29	727.47
648 · Safety Inspection	1,101.06	241.45	859.61
651 · Capital Improvement Transfers			
651.1 · Mandated Reserve Transfers	67,905.00	67,905.00	0.00
651 · Capital Improvement Transfers - Other	25,660.92	25,660.92	0.00
Total 651 · Capital Improvement Transfers	93,565.92	93,565.92	0.00
Total Expense	843,629.55	600,858.18	242,771.37
Net Ordinary Income	(215,115.94)	25,327.49	(240,443.43)
Other Income/Expense			
Other Income			
705 · Community Garden Income	975.00	1,050.00	(75.00)
Total Other Income	975.00	1,050.00	(75.00)
Other Expense			
805 · Community Garden Expense	1,700.00	1,050.00	650.00
Total Other Expense	1,700.00	1,050.00	650.00
Net Other Income	(725.00)	0.00	(725.00)
Net Income	(215,840.94)	25,327.49	(241,168.43)

LiftView Condominiums
A/R Aging Summary
As of September 30, 2020

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
A101 - Joseph Hepler/Calvo - EMAIL	0.00	(909.84)	0.00	0.00	0.00	(909.84)
A103 - Siebert	0.00	(1,214.72)	0.00	0.00	0.00	(1,214.72)
A106 - Joe Hepler - EMAIL	0.00	(1,016.40)	0.00	0.00	0.00	(1,016.40)
A203 - Joyce Bradley - ACH	40.00	0.00	0.00	0.00	0.00	40.00
A206 - Mueller - ACH	0.00	75.00	0.00	0.00	0.00	75.00
A302 - Linda Wells - EMAIL/ACH	40.00	0.00	0.00	0.00	0.00	40.00
A309 - Gold (New 9/3/20)ACH/EMAIL	0.00	(927.60)	0.00	0.00	0.00	(927.60)
B101 - Jeffrey Glass	0.00	0.00	0.00	(233.00)	0.00	(233.00)
B112 - Queen/Rohweder	0.00	0.00	0.00	0.00	(32.56)	(32.56)
B202 - Reece	0.00	(761.84)	0.00	0.00	0.00	(761.84)
B208 - Olsen - ACH/EMAIL	0.00	75.00	0.00	0.00	0.00	75.00
B209 - Jerry Tom	0.00	(874.32)	0.00	0.00	0.00	(874.32)
B211 - Reynolds - EMAIL	0.00	(835.84)	0.00	0.00	0.00	(835.84)
B303 - Jerry Tom/David Chin	0.00	(1,202.88)	0.00	0.00	0.00	(1,202.88)
B307 - Janssen - EMAIL	0.00	(785.52)	0.00	0.00	0.00	(785.52)
B308 - Habenicht	0.00	(726.32)	0.00	0.00	0.00	(726.32)
C101 - Seki/Woodworth	0.00	(912.80)	0.00	0.00	0.00	(912.80)
C102 (Selling 11/16/20) Garraghan - EMAIL	0.00	0.00	0.00	0.00	(585.77)	(585.77)
C103 - Osbaldo Alfonso/Gabriela Aragon	0.00	0.00	(0.44)	0.00	0.00	(0.44)
C107 - Curran/Otero - ACH/EMAIL	11.33	0.00	0.00	0.00	0.00	11.33
C201 - Cotter - EMAIL	0.00	(809.20)	0.00	0.00	0.00	(809.20)
C204 - Timmerman - EMAIL	0.00	(1,193.38)	0.00	0.00	0.00	(1,193.38)
C302 - Ian Robertson	0.00	(960.16)	0.00	0.00	0.00	(960.16)
D102 - Cohen - ACH	40.00	0.00	0.00	0.00	0.00	40.00
D103 - Kettwich - ACH	219.02	0.00	0.00	0.00	0.00	219.02
D104 - Andrade	1,091.00	0.00	0.00	0.72	0.00	1,091.72
D105 - Samuelson - ACH/EMAIL	1,080.78	0.00	0.00	0.00	0.00	1,080.78
D106 - Magdalena Nopper-EMAIL	0.00	0.00	(82.79)	0.00	0.00	(82.79)
D206 - Darnall - ACH/EMAIL	0.00	75.00	0.00	0.00	0.00	75.00
D208 - Giguere (New 8/17/20)ACH/EMAIL	0.00	0.00	(714.48)	0.00	0.00	(714.48)
D210 - K Vidyasagar	0.00	(1,746.90)	0.00	0.00	0.00	(1,746.90)
D212 - Anderson/Sargent - EMAIL/ACH	0.00	75.00	0.00	0.00	0.00	75.00
D303 - Gunther EMAIL/ACH	97.00	0.00	0.00	0.00	0.00	97.00
D305 - McDonald	0.00	(755.92)	0.00	0.00	0.00	(755.92)
D309 - White - EMAIL	0.00	(806.24)	0.00	0.00	0.00	(806.24)
D312 - Ramchandani ACH/EMAIL	0.00	75.00	0.00	0.00	0.00	75.00
E101 Serenity Beach House LLC - ACH/EMAIL	0.00	75.00	0.00	0.00	0.00	75.00
E110 - John Phelps	0.00	(1,075.60)	0.00	0.00	0.00	(1,075.60)
E112 - Ronald George	0.00	(1,344.96)	0.00	0.00	0.00	(1,344.96)
E205 - Jurich/Swing	0.00	0.00	(46.47)	0.00	0.00	(46.47)
E303 - McMillan-Pankey - EMAIL	993.25	0.00	0.00	826.96	0.00	1,820.21
E308 - Rochelle Grove	0.00	75.00	0.00	0.00	0.00	75.00
E309 - Brown (New 8/25/20)	0.00	(328.91)	0.00	0.00	(385.57)	(714.48)
TOTAL	3,612.38	(18,664.35)	(844.18)	594.68	(1,003.90)	(16,305.37)

LiftView Condominiums
General Ledger - Expenses Only
As of September 30, 2020

Type	Date	Num	Name	Memo	Split	Amount	Balance
399 · Retained Earnings							10,527,594.74
Total 399 · Retained Earnings							10,527,594.74
601 · Management Fees							60,049.00
Bill	9/15/2020		Avon Property Management, LLC	Semi-monthly Fee	200 · A...	2,729.50	62,778.50
Bill	9/30/2020		Avon Property Management, LLC	Semi-monthly Fee	200 · A...	2,729.50	65,508.00
Total 601 · Management Fees							5,459.00
603 · Accounting							15,164.50
Bill	9/30/2020	10129	Spaeth and Company, Inc.	September	200 · A...	1,120.00	16,284.50
Bill	9/30/2020	10129	Spaeth and Company, Inc.	Regarding Water billing	200 · A...	153.00	16,437.50
Bill	9/30/2020	10129	Spaeth and Company, Inc.	Regarding Garages	200 · A...	22.67	16,460.17
Bill	9/30/2020	10129	Spaeth and Company, Inc.	Extra Mailing - Email Board member list to e...	200 · A...	22.67	16,482.84
Bill	9/30/2020	10129	Spaeth and Company, Inc.	Extra Mailing - re-send (email) Board email list	200 · A...	17.00	16,499.84
Bill	9/30/2020	10129	Spaeth and Company, Inc.	Regarding ACH	200 · A...	39.67	16,539.51
Total 603 · Accounting							1,375.01
604 · Legal							5,495.00
Bill	9/23/2020	822799	Altitude Community Law P.C.	Monthly Retainer Program 9/6	200 · A...	127.50	5,622.50
Total 604 · Legal							127.50
605 · Administrative Costs							3,850.40
605.2 · Telephone Service							697.07
Bill	9/17/2020		Avon Property Management, LLC	Vonage reimbursement 6/17-9/17	200 · A...	341.01	1,038.08
Total 605.2 · Telephone Service							341.01
605.3 · Board Meeting Expenses							246.97
Total 605.3 · Board Meeting Expenses							246.97
605 · Administrative Costs - Other							2,906.36
General Jo...	9/30/2020	AJE 295		Expense 1 month of email	123 · P...	119.19	3,025.55
General Jo...	9/30/2020	AJE 296		Expense monthly website hosting	123 · P...	16.99	3,042.54
Bill	9/30/2020		Avon Property Management, LLC	Tape to attach notices - Amazon.com	200 · A...	31.32	3,073.86
Bill	9/30/2020	10129	Spaeth and Company, Inc.	Postage, envelopes, copies, statement paper	200 · A...	35.10	3,108.96
Check	9/30/2020		Alpine Bank	Monthly Service Charge - Online banking, A...	101.1 · ...	20.00	3,128.96
Total 605 · Administrative Costs - Other							222.60
Total 605 · Administrative Costs							563.61
606 · Insurance Expense							58,276.83
606.1 · Insurance - Garages							2,054.87
General Jo...	9/30/2020	AJE 299		Expense monthly insurance	606 · In...	237.25	2,292.12
Total 606.1 · Insurance - Garages							237.25
606 · Insurance Expense - Other							56,221.96
General Jo...	9/30/2020	AJE 299		Expense monthly insurance	-SPLIT-	6,491.16	62,713.12
Total 606 · Insurance Expense - Other							6,491.16
Total 606 · Insurance Expense							6,728.41
607 · Taxes & Licenses							43.00
Total 607 · Taxes & Licenses							43.00
608 · Resident Relations							0.00
Bill	9/17/2020		Avon Property Management, LLC	Reimbursement for bike replacement - Walm...	200 · A...	216.91	216.91
Total 608 · Resident Relations							216.91
614 · Snow Removal - Ice Melt							882.19
Total 614 · Snow Removal - Ice Melt							882.19
615 · Snow Removal - Parking Lots							8,749.98
Total 615 · Snow Removal - Parking Lots							8,749.98
616 · Snow Removal - Roof							3,273.00
Total 616 · Snow Removal - Roof							3,273.00
617 · Snow Removal - Shoveling							7,441.74
Bill	9/15/2020		D and A Cleaning, LLC (1/1/18 ...	9/1-9/15 Snow shoveling contract 10/1-9/30 ...	200 · A...	291.67	7,733.41
Bill	9/30/2020		D and A Cleaning, LLC (1/1/18 ...	9/16-9/30 Snow shoveling contract 10/1-9/30...	200 · A...	291.67	8,025.08
Total 617 · Snow Removal - Shoveling							583.34

LiftView Condominiums
General Ledger - Expenses Only
As of September 30, 2020

Type	Date	Num	Name	Memo	Split	Amount	Balance	
620 · Landscaping							23,939.14	
620.2 · Landscape Improvements							3,324.92	
Total 620.2 · Landscape Improvements							3,324.92	
620.3 · Landscaping-Maintenance							20,614.22	
Bill	9/22/2020	34844	Mountain Valley Ventures, Inc.	Tree removal: 4 trees	200 · A...	2,400.00	23,014.22	
Bill	9/30/2020	5	Gutierrez Snow Removal	Mow and weed lawn 4@\$672 - 9/4,9/11,9/1...	200 · A...	2,688.00	25,702.22	
Bill	9/30/2020	4154	Merritt Services Ltd. (Corp 2/19/...	9/29 remove tree stump A, reset landscape t...	200 · A...	90.00	25,792.22	
Total 620.3 · Landscaping-Maintenance							5,178.00	25,792.22
Total 620 · Landscaping							5,178.00	29,117.14
625 · Sprinkler System							5,066.77	
625.1 · Backflow Prevention							1,500.00	
Total 625.1 · Backflow Prevention							1,500.00	
625 · Sprinkler System - Other							3,566.77	
Bill	9/30/2020	4154	Merritt Services Ltd. (Corp 2/19/...	9/7 wrap backflows to insulate	200 · A...	90.00	3,656.77	
Bill	9/30/2020	4154	Merritt Services Ltd. (Corp 2/19/...	9/9 irrigation repairs near A103	200 · A...	110.00	3,766.77	
Bill	9/30/2020	4154	Merritt Services Ltd. (Corp 2/19/...	parts	200 · A...	5.00	3,771.77	
Bill	9/30/2020	4154	Merritt Services Ltd. (Corp 2/19/...	9/14 turn on irrigation	200 · A...	45.00	3,816.77	
Bill	9/30/2020	4154	Merritt Services Ltd. (Corp 2/19/...	9/25 assist with irrigation blowout	200 · A...	225.00	4,041.77	
Total 625 · Sprinkler System - Other							475.00	4,041.77
Total 625 · Sprinkler System							475.00	5,541.77
627 · Alarm Monitoring							5,172.66	
Bill	9/16/2020		Century Link (Qwest)	9/16-10/15 970 949-3250	200 · A...	70.12	5,242.78	
Bill	9/22/2020		Century Link (Qwest)	9/22-10/21 970 949-3159	200 · A...	115.42	5,358.20	
Bill	9/22/2020		Century Link (Qwest)	9/22-10/21 970 949-3300	200 · A...	115.42	5,473.62	
Bill	9/22/2020		Century Link (Qwest)	9/22-10/21 970 949-8091	200 · A...	115.42	5,589.04	
Bill	9/22/2020		Century Link (Qwest)	9/22-10/21 970 949-8131	200 · A...	115.42	5,704.46	
General Jo...	9/30/2020	AJE 294	American Protection Systems Inc	Expense alarm monitoring	123 · P...	175.00	5,879.46	
Total 627 · Alarm Monitoring							706.80	5,879.46
630 · Electricity							5,487.35	
630.1 · Electricity - Garages							734.67	
Total 630.1 · Electricity - Garages							734.67	
630 · Electricity - Other							4,752.68	
Check	9/26/2020	Auto-Pay	Holy Cross Energy	8/8-9/8	101.1 · ...	463.28	5,215.96	
Total 630 · Electricity - Other							463.28	5,215.96
Total 630 · Electricity							463.28	5,950.63
632 · Water & Sewer							153,450.81	
632.1 · Domestic Water							138,344.18	
Check	9/19/2020	Auto-Pay	Eagle River Water & Sanitation ...	7/31-8/31	101.1 · ...	14,121.72	152,465.90	
Total 632.1 · Domestic Water							14,121.72	152,465.90
632.2 · Irrigation Water							15,106.63	
Check	9/19/2020	Auto-Pay	Eagle River Water & Sanitation ...	7/31-8/31	101.1 · ...	1,373.33	16,479.96	
Total 632.2 · Irrigation Water							1,373.33	16,479.96
Total 632 · Water & Sewer							15,495.05	168,945.86
634 · Trash Removal							22,443.89	
Bill	9/2/2020	8876	Thompson Welding (LLCS)	Empty 20 yd roll off: disposal fee	200 · A...	522.25	22,966.14	
Bill	9/9/2020	2021	Vail Valley Waste, Inc.	9/5 Mattress, box spring, chairs, table, truck ...	200 · A...	90.00	23,056.14	
Bill	9/15/2020	9055	Thompson Welding (LLCS)	Empty 20 yd roll off: disposal fee	200 · A...	487.60	23,543.74	
Bill	9/15/2020	2066	Vail Valley Waste, Inc.	9/12 King mattress, double mattress	200 · A...	35.00	23,578.74	
Bill	9/24/2020	9187	Thompson Welding (LLCS)	Empty 20 yd roll off: disposal fee	200 · A...	455.70	24,034.44	
Bill	9/29/2020	9237	Thompson Welding (LLCS)	Empty 20 yd roll off: disposal fee	200 · A...	430.40	24,464.84	
Bill	9/30/2020		Vail Valley Waste, Inc.	Recycle Service - September	200 · A...	635.00	25,099.84	
Bill	9/30/2020	2183	Vail Valley Waste, Inc.	9/30 Queen mattress, dresser	200 · A...	30.00	25,129.84	
Total 634 · Trash Removal							2,685.95	25,129.84
635 · Towing & Booting							2,700.00	
General Jo...	9/30/2020	AJE 310		D206 Reclassify booting reimbursement	125.9 · ...	120.00	2,820.00	
Total 635 · Towing & Booting							120.00	2,820.00

LiftView Condominiums
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As of September 30, 2020

Type	Date	Num	Name	Memo	Split	Amount	Balance
639 - Board Approved Projects							202,995.54
639.2 - Asphalt of Parking Lots							11,759.00
Total 639.2 - Asphalt of Parking Lots							11,759.00
639.5 - Exterior Painting							155,000.00
Total 639.5 - Exterior Painting							155,000.00
639 - Board Approved Projects - Other							36,236.54
Total 639 - Board Approved Projects - Other							36,236.54
Total 639 - Board Approved Projects							202,995.54
640 - Repair & Maintenance							67,339.53
640.2 - Building Repair							9,298.77
Bill	9/30/2020	4154	Merritt Services Ltd. (Corp 2/19/...	9/15 check gutter C bldg	200 - A...	45.00	9,343.77
Bill	9/30/2020	4154	Merritt Services Ltd. (Corp 2/19/...	9/29 replace gutter downspout elbow	200 - A...	90.00	9,433.77
Total 640.2 - Building Repair							135.00
640.3 - Electrical Maintenance							918.00
Total 640.3 - Electrical Maintenance							918.00
640.4 - Painting							7,907.04
Total 640.4 - Painting							7,907.04
640.5 - Parking Lot Maintenance							3,728.04
Bill	9/1/2020	255	Simply Permits, LLC	Parking permits	200 - A...	330.00	4,058.04
Total 640.5 - Parking Lot Maintenance							330.00
640.6 - Plumbing Repair							39,272.26
Bill	9/7/2020	99-6111	Eric's Plumbing & Heating, Inc.	A109/A110 - Replaced cast iron tee and 90 i...	200 - A...	475.00	39,747.26
Bill	9/7/2020	99-6115	Eric's Plumbing & Heating, Inc.	E109/E110 - Installed 2 sink strainers	200 - A...	429.00	40,176.26
Bill	9/7/2020	99-6116	Eric's Plumbing & Heating, Inc.	E209/E309 - Installed 2 sink strainers	200 - A...	429.00	40,605.26
Bill	9/7/2020	99-6105	Eric's Plumbing & Heating, Inc.	A110 - Snaked out kitchen sink drain line	200 - A...	140.00	40,745.26
Bill	9/9/2020	99-6118	Eric's Plumbing & Heating, Inc.	E109 - Kitchen leak: replaced iron fittings in ...	200 - A...	464.00	41,209.26
Credit Card...	9/15/2020	9512908	Home Depot	screens for drain pipes	210 - H...	47.54	41,256.80
Bill	9/17/2020	72186	Plumbing Systems, Inc.	D101/D111 - 8/4 Televis mainline; remove ...	200 - A...	657.00	41,913.80
Bill	9/17/2020	72197	Plumbing Systems, Inc.	D Bldg Garage - Televis mainline	200 - A...	295.00	42,208.80
Bill	9/24/2020	092420...	A&M Group, Inc.	E109 - Water damage 9/8-9/9	200 - A...	310.00	42,518.80
Bill	9/24/2020	092420...	A&M Group, Inc.	A110 - Water damage 8/24-8/27	200 - A...	1,657.50	44,176.30
Bill	9/24/2020	092420...	A&M Group, Inc.	A109 - Water damage 8/24-8/26	200 - A...	962.50	45,138.80
Bill	9/25/2020	73868	Plumbing Systems, Inc.	D109 - Clogged kitchen sink; ran snake	200 - A...	427.00	45,565.80
Bill	9/25/2020	73869	Plumbing Systems, Inc.	C102 - Clogged kitchen sink; ran snake	200 - A...	677.00	46,242.80
Bill	9/25/2020	1060	AR Rios Construction LLC	A109 - Drywall repairs 8/20-8/27	200 - A...	1,227.00	47,469.80
Bill	9/25/2020	1061	AR Rios Construction LLC	A110 - Flooring installation	200 - A...	729.00	48,198.80
Bill	9/25/2020	1062	AR Rios Construction LLC	E109 - Drywall repairs 9/4,9/5	200 - A...	1,003.00	49,201.80
Bill	9/30/2020		Avon Property Management, LLC	Reimbursement for drain clean cups - Amaz...	200 - A...	66.76	49,268.56
Bill	9/30/2020	100120...	A&M Group, Inc.	E112 - Water damage 9/28-9/30	200 - A...	745.00	50,013.56
Bill	9/30/2020	100120...	A&M Group, Inc.	E111 - Water damage 9/28-9/29	200 - A...	1,033.75	51,047.31
Total 640.6 - Plumbing Repair							11,775.05
640.9 - Trash Garage Repair & Maint.							1,067.36
Total 640.9 - Trash Garage Repair & Maint.							1,067.36
640 - Repair & Maintenance - Other							5,148.06
Bill	9/10/2020	S11008...	Glasdon, Inc.	Trash bags	200 - A...	636.85	5,784.91
Credit Card...	9/10/2020	4540308	Home Depot	hot water heater	210 - H...	357.71	6,142.62
Bill	9/17/2020		Avon Property Management, LLC	Reimbursement for poo bags - Amazon.com	200 - A...	208.70	6,351.32
Total 640 - Repair & Maintenance - Other							1,203.26
Total 640 - Repair & Maintenance							13,443.31
641 - Grounds Cleaning							21,023.43
Bill	9/15/2020		D and A Cleaning, LLC (1/1/18 ...	9/1-9/15 Cleaning/Maintenance 10/1-9/30 \$8...	200 - A...	833.33	21,856.76
Bill	9/30/2020		D and A Cleaning, LLC (1/1/18 ...	9/16-9/30 Cleaning/Maintenance 10/1-9/30 \$...	200 - A...	833.33	22,690.09
Total 641 - Grounds Cleaning							1,666.66
645 - Pest Control							5,099.75
645.1 - Regular Monthly Service							2,974.75
General Jo...	9/30/2020	AJE 298	Orkin Exterminating, Inc.	Expense monthly pest control	124 - P...	270.43	3,245.18
Total 645.1 - Regular Monthly Service							270.43

LiftView Condominiums
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Type	Date	Num	Name	Memo	Split	Amount	Balance
			645.3 · Ground Squirrel & Vole Control				1,125.00
Bill	9/29/2020	260600...	Orkin Exterminating, Inc.	Vole Control	200 · A...	225.00	1,350.00
			Total 645.3 · Ground Squirrel & Vole Control			225.00	1,350.00
			645 · Pest Control - Other				1,000.00
			Total 645 · Pest Control - Other				1,000.00
			Total 645 · Pest Control			495.43	5,595.18
			646 · Chimney/Fire Inspec/Dryer Vent				11,771.04
Bill	9/30/2020	4154	Merritt Services Ltd. (Corp 2/19/...	9/29 E305 check dryer vent	200 · A...	45.00	11,816.04
			Total 646 · Chimney/Fire Inspec/Dryer Vent			45.00	11,816.04
			647 · Security				3,240.32
			647.1 · Security Camera Operation				3,240.32
Bill	9/19/2020		Comcast Cable East - 6763	Internet 9/19-10/18 East	200 · A...	89.22	3,329.54
Bill	9/25/2020		Comcast Cable West - 6789	Internet 9/25-10/24 West	200 · A...	89.22	3,418.76
			Total 647.1 · Security Camera Operation			178.44	3,418.76
			Total 647 · Security			178.44	3,418.76
			648 · Safety Inspection				505.33
General Jo...	9/30/2020	AJE 309		Expense remaining safety inpec. exp not bill...	125.7 · ...	595.73	1,101.06
			Total 648 · Safety Inspection			595.73	1,101.06
			651 · Capital Improvement Transfers				85,768.76
			651.1 · Mandated Reserve Transfers				62,246.25
General Jo...	9/30/2020	AJE 300		Transfer reserves to equity	651 · C...	5,658.75	67,905.00
			Total 651.1 · Mandated Reserve Transfers			5,658.75	67,905.00
			651 · Capital Improvement Transfers - Other				23,522.51
General Jo...	9/30/2020	AJE 300		Transfer reserves to equity	-SPLIT-	2,138.41	25,660.92
			Total 651 · Capital Improvement Transfers - Other			2,138.41	25,660.92
			Total 651 · Capital Improvement Transfers			7,797.16	93,565.92
			805 · Community Garden Expense				1,700.00
			Total 805 · Community Garden Expense				1,700.00
			TOTAL			64,399.59	11,372,924.29