

## **AGENDA**

**Hitching Post Condominium Association  
2023 Annual HOA Meeting Agenda  
Wednesday, November 15, 2023, 10:00 a.m. MT  
Location: 3 Seasons (Zoom option available)**

**Call to Order**

**Proof of Notice** (pg. 2)

**Roll Call/Establish Quorum**

**Reading/Approval of Past Meeting Minutes**  
November 30, 2022 (pg. 3 - 5)

**Manager's Report** (pg. 6)

**Financial Report**  
Year Ending 12/31/22 (pg. 7 - 8)  
Current Year to Date (pg. 9 - 10)

**New Business**  
Operating Budget (pg. 11)  
Capital Budget (pg. 11)

**Unscheduled Business**

**Election of Board of Directors – One Year Terms**

**Establish Date of Next Annual Meeting**

**Adjournment**

# Hitching Post Condominium Association

P.O. Box 5013 Crested Butte, CO 81224 (970) 349-2400

## NOTICE OF THE ANNUAL OWNERS MEETING OF THE HITCHING POST CONDOMINIUM ASSOCIATION

You are hereby notified that the Annual Owners Meeting of the Hitching Post Condominium Association will be held on **Wednesday, November 15, 2023 at 10:00 a.m. MT**, to conduct such business as may come before the membership. The meeting will be held at the **3 Seasons Condominiums** (701 Gothic Rd. in Mt. Crested Butte) with an **option to attend by Zoom**.

Let us know if you are able to attend and if not, please fill out the proxy form below and return to the Association by mail to the above address; by fax (970) 349-7520; or by email to Sierra@crestedbuttelodging.com.

**Please be sure that the person you name as your proxy will be attending the meeting.**

\*\*\*\*\*

**YES**, I will be attending the Annual Meeting by Zoom.

**OR**

**YES**, I will be attending the Annual Meeting in person.

Zoom Info:  
<https://us02web.zoom.us/j/81592035488?pwd=N1lpVWtkY3IyeFdOZmRFakJIUUhDQT09>  
Meeting ID: 815 9203 5488  
Passcode: 055981  
Or join by phone: 719 359 4580

Name: \_\_\_\_\_ Unit #(s): \_\_\_\_\_

\*\*\*\*\*

**NO**, I will be unable to attend the Annual Meeting and I have named a proxy below:

I, \_\_\_\_\_, Owner of Unit #(s): \_\_\_\_\_

the undersigned, hereby appoint \_\_\_\_\_ as my proxy to represent me and to vote for me in the matters that come before the Hitching Post Condominium Association Annual Meeting to be held on November 15, 2023.

\_\_\_\_\_  
Signature Date

\*\*\*\*\*

<b>Hitching Post Board of Directors:</b>	Ben Baker, President	(term expires 2023)
	Lisa Darrigo, Treasurer	(term expires 2023)
	Glenda Harper, Secretary	(term expires 2023)

**Meeting Minutes  
Hitching Post Condominium Association  
2022 Annual HOA Meeting Minutes  
Wednesday, November 30, 10:00 a.m. MT  
Location: 3 Seasons (Zoom option available)**

**Call to Order**

C Hensley called the meeting to order at 10:03am MT.

**Proof of Notice**

Proof of notice was provided to all owners on November 18<sup>th</sup>, 2022.

**Roll Call/Establish Quorum**

In attendance-

Glenda Harper  
Scott Truex  
Lisa Darrigo  
Chris Hensley  
Ben Banker  
Lucille Beckman  
Tanna Hassig

A quorum was established with 5 of 6 homeowners in attendance at roll call.

Also in attendance, Wanda Bearth and Sierra Bearth, Crested Butte Lodging & Property Management staff (CBL).

**Reading/Approval of Past Meeting Minutes**

October 26, 2021

S Truex made the following-

Motion: Waive the formal reading of the October 26, 2021 meeting minutes and approve as drafted by Peak Property Management  
2<sup>nd</sup>: G Harper  
Discussion: None  
Vote: Unanimous approval

**Manager's Report**

W Bearth presented the following report-

- Snow Removal-Jim with Axtell Mountain Construction agreed to perform roof shoveling again this year, as needed. CB Lodging will shovel the balconies following roof shoveling upon request. Lacy has been contracted to plow the parking spaces again this coming year.
- Snow Removal Costs-We received an unexpected bill (\$5,500) in April for removal of the snowbank in January, on the corner. Lacy told us that was done per the usual protocol. We reached out to Shea Earley with the Town, to inquire about splitting the cost of removing that snow from the right-of-way, since Town is using that bank, too. No word back as of this writing.
- Roof-Please notify us of any interior issues realized during your first winter under the new roof; we will communicate those items to the contractor.
- Grounds-CBL raked last spring and homeowners took over mowing and watering. CBL is available if and as needed.
- Fireplaces-We're scheduled for June but not completed by the company High Mountain Hearth. CBL will reschedule the crew to clean units 3, 4 and 6.

- New Legislation-Your Governance Policies will need updating to be in compliance with new legislation. We've included a synopsis of the bills within the meeting materials. Michael O'Loughlin is rewriting policies for many of our other HOAs, for a fixed rate of \$1,800. Your Declaration, Bylaws and Rules/Regulations are also original and likely conflicting with laws passed since those were drafted between 1976 and 1983. We're reaching out to Altitude Law, a Denver based firm, for a comparable quote for the HP owners to consider. The Board would like separate agreements regarding the roof and snow removal to remain in place.
- Capital-Mick Holgate & crew painted the west side of the complex as per your capital plan but were unable to finish the east side, due to the fire in #6's garage. Holgate Construction has submitted a proposal for repairs. The insurance carriers have given blanket approval based on Summit Construction's & Mick Holgate's proposals.
- Website-Please visit CrestedButteLodgingHOAs.com to view meeting minutes, financial information and operating documents.
- We always appreciate comments, questions and new ideas! Let us know how we're doing: matt@crestedbuttelodging.com or 970-349-2400.

*B Peters joined the meeting at 10:20am MT.*

### **Financial Report**

#### Year Ending 12/31/21

W Bearth reported that the association had \$21,499 in total cash at the end of 2021. She explained that CBL uses fund accounting for ease of lending. The association ended 2021 under budget by \$2,268, with a total net income of \$11,212.

#### Current Year to Date

W Bearth reported that as of October 31<sup>st</sup>, 2022 the association had \$17,016 in total cash. The operating fund currently owes \$2,000 back to capital from the snow bank removal cost coming in at \$5,500. Fiscal year to date, the association is running over budget by \$2,831, due to the unplanned snow bank removal expense. The total net income is negative \$1,556.

### **Old/Unfinished Business**

#### Insurance Deductible

S Truex made the following-

- |                   |  |
|-------------------|--|
| Motion:           | Authorize Adaptive Sports to remove the north deck without rebuilding or replacing |
| 2 <sup>nd</sup> : | C Hensley  |
| Discussion:       | None   |
| Vote:             | Unanimous approval   |

The Board was encouraged to amend the operating documents to hold the unit owner responsible for the insurance deductible if damage occurs in the interior of their unit.

### **New Business**

#### Operating Budget

S Truex made the following-

- |                   |   |
|-------------------|---|
| Motion:           | Increase the monthly dues by \$50/month for units 1 – 5 and \$100/month for unit 6, which totals \$450 month for units 1 – 5 and \$900 for unit 6 and allocate the additional funds to the plowing expense line |
| 2 <sup>nd</sup> : | B Peters  |
| Discussion:       | The membership discussed having plenty of funds to cover the snow removal expense and having the dues increase be closer to the increase in inflation   |
| Vote:             | Unanimous approval  |

### Capital Budget

S Bearth reviewed the work scheduled for 2023, the scope of which only included completing the siding repairs and staining. The membership discussed needs of the association including snow damage and mitigation. S Bearth offered that the next big project was the front upper deck rebuild or repair and opened the discussion to the membership. The membership considered redesigning the decks, including gable entries, and directed CBL to begin getting input and pricing from contractors and/or architects for 2024. The membership also noted the poor condition of the siding to be included in the scope of work. S Truex informed management that the association has a resolution that the owners are responsible for their deck maintenance, and the association is responsible for the exterior siding maintenance.

### **Election of Board of Directors**

Chris Hensley nominated Ben Banker.

Scott Truex nominated Lisa Darrigo.

Glenda Harper volunteered to serve another term.

Scott Truex made the following-

- Motion: Elect Ben Baker as President, Lisa Darrigo as Treasurer and Glenda Harper as Secretary
- 2<sup>nd</sup>: G Harper
- Discussion: The membership discussed the Board holding their annual meeting in the spring and conducting other meeting over email
- Vote: Unanimous approval

### **Unscheduled Business**

B Peters mentioned snow poles have not been installed and the sewer clean out has not been completed. CBL will get these tasks completed and/or scheduled. The membership mentioned the need for an additional recycling totter. CBL will request an additional totter.

### **Establish Date of Next Annual Meeting**

B Peters made the following-

- Motion: The next meeting will be held on October 25<sup>th</sup>, 2023 at 10am MT.
- 2<sup>nd</sup>: L Darrigo
- Discussion: The location of next year's meeting will be announced closer to the meeting date
- Vote: Unanimous approval

### **Adjournment**

L Darrigo made the following-

- Motion: Adjourn the meeting
- 2<sup>nd</sup>: B Peters
- Discussion: None
- Vote: Unanimous approval

The meeting was adjourned at 11:32am MT.

# Hitching Post Condominium Association Manager's Report 2023

Snow Removal-Jim with Axtell Mountain Construction agreed to perform roof shoveling again this year, as needed. He can also assist with snow removal on the decks. Lacy has been contracted to plow the parking spaces again this coming year.

Snow Removal Costs-We monitored the snow bank on the corner and asked Lacy to remove half the bank. This cost came in at \$1,550, which was much better than the \$5,500 from the year prior when they removed the entire bank per 'usual protocol'.

Snow Barriers – More plywood had to be purchased for the snow barriers, but the first layer is installed and ready for the coming winter.

Fireplaces-High Mtn Hearth performed the recommended annual service on all the fireplaces in April. Please let us know if you did not receive a copy of your inspection report and we'll resend it. Repairs to the firebox are owner responsibility.

New Legislation-Your Governance Policies still need updating to be in compliance with new legislation. Michael O'Loughlin is rewriting policies for many of our other HOAs, for a fixed rate of \$1,800. Your Declaration, Bylaws and Rules/Regulations are also original and likely conflicting with laws passed since those were drafted between 1976 and 1983. Altitude Law has offered to update only the 3 affected policies without a thorough review of documents for \$600.

Capital-Mick Holgate & crew finished painting the west side after the delay.

Sewer Jet Out – Al's Backhoe will be completing the annual sewer jetting the week of this annual meeting. Our tech has insured the clean out is clear of snow and marked.

Website-Please visit [CrestedButteLodgingHOAs.com](http://CrestedButteLodgingHOAs.com) to view meeting minutes, financial information and operating documents.

Management: Management of the association will be switching by the end of January.

Please let us know if you have any questions or need anything:  
[matt@crestedbuttelodging.com](mailto:matt@crestedbuttelodging.com) or 970-349-2400.

# Hitching Post Condominium Association Balance Sheet

Accrual Basis

As of December 31, 2022

	Dec 31, 22
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Operating Acct. Ck#013103412	38,976.72
Restricted Reserves #2002050073	11,784.57
<b>Total Checking/Savings</b>	50,761.29
<b>Accounts Receivable</b>	
Accounts Receivable	-562.03
<b>Total Accounts Receivable</b>	-562.03
<b>Other Current Assets</b>	
Due to Capital from Opt.*	2,000.00
Pre-paid Expense	800.00
Undeposited Funds	840.00
<b>Total Other Current Assets</b>	3,640.00
<b>Total Current Assets</b>	53,839.26
<b>TOTAL ASSETS</b>	<b>53,839.26</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
Accounts Payable	1,767.53
<b>Total Accounts Payable</b>	1,767.53
<b>Other Current Liabilities</b>	
Farmers Insurance Claim	
Insurance Claim Expenses	1.00
Insurance Claim Payments	31,990.85
<b>Total Farmers Insurance Claim</b>	31,991.85
Operating Loan from Capital	2,000.00
Pre-Paid Dues	400.00
<b>Total Other Current Liabilities</b>	34,391.85
<b>Total Current Liabilities</b>	36,159.38
<b>Total Liabilities</b>	36,159.38
<b>Equity</b>	
<b>OPERATING FUND BALANCE (OFB)</b>	
OFB Year to Date Activity	4,945.53
OFB as of Beginning of Year	-1,050.22
<b>Total OPERATING FUND BALANCE (OFB)</b>	3,895.31
<b>CAPITAL FUND BALANCE (CFB)</b>	
CFB as of Beginning of Year	13,388.12
CFB Year to Date Activity	396.45
<b>Total CAPITAL FUND BALANCE (CFB)</b>	13,784.57
Reclass of Fund Balance	653.77
Net Income	-653.77
<b>Total Equity</b>	17,679.88
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>53,839.26</b>

## Hitching Post Condominium Association Profit & Loss Budget vs. Actual

Accrual Basis

January through December 2022

	Jan - Dec 22	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
Operating Dues	30,240.00	30,240.00	0.00	100.0%
Finance Charge Income	6.12	0.00	6.12	100.0%
<b>Total Income</b>	<u>30,246.12</u>	<u>30,240.00</u>	<u>6.12</u>	<u>100.0%</u>
<b>Gross Profit</b>	30,246.12	30,240.00	6.12	100.0%
<b>Expense</b>				
Accounting	450.00	275.00	175.00	163.6%
Common Area Cleaning	11.25	0.00	11.25	100.0%
Contract Labor	1,133.00	0.00	1,133.00	100.0%
HOA's Meeting	33.52	40.00	-6.48	83.8%
Insurance Expense	5,701.00	6,077.00	-376.00	93.8%
Landscaping and Groundskeeping	213.75	900.00	-686.25	23.8%
Licenses & Permits and Taxes	11.80	35.00	-23.20	33.7%
Maintenance & Repairs - Other	855.00	1,500.00	-645.00	57.0%
Management Fees	4,800.00	4,830.00	-30.00	99.4%
Materials - Supplies	345.20	500.00	-154.80	69.0%
Merchant deposit fees	36.00	0.00	36.00	100.0%
Miscellaneous	89.18	0.00	89.18	100.0%
Office Supplies	0.00	30.00	-30.00	0.0%
Postage and Delivery	0.00	18.00	-18.00	0.0%
Professional Fees - Legal	0.00	300.00	-300.00	0.0%
Snow Removal - Plow	6,680.00	3,000.00	3,680.00	222.7%
Snow Removal - Roof	1,980.00	3,000.00	-1,020.00	66.0%
Snow Removal - Shovel	650.00	500.00	150.00	130.0%
Water / Sewer / Trash	8,306.64	9,000.00	-693.36	92.3%
<b>Total Expense</b>	<u>31,296.34</u>	<u>30,005.00</u>	<u>1,291.34</u>	<u>104.3%</u>
<b>Net Ordinary Income</b>	-1,050.22	235.00	-1,285.22	-446.9%
<b>Other Income/Expense</b>				
<b>Other Income</b>				
Interest Income	6.45	5.00	1.45	129.0%
Restricted Reserve Income	3,360.00	3,360.00	0.00	100.0%
<b>Total Other Income</b>	<u>3,366.45</u>	<u>3,365.00</u>	<u>1.45</u>	<u>100.0%</u>
<b>Other Expense</b>				
Special Project Expenses*	2,970.00	0.00	2,970.00	100.0%
<b>Total Other Expense</b>	<u>2,970.00</u>	<u>0.00</u>	<u>2,970.00</u>	<u>100.0%</u>
<b>Net Other Income</b>	396.45	3,365.00	-2,968.55	11.8%
<b>Net Income</b>	<u><u>-653.77</u></u>	<u><u>3,600.00</u></u>	<u><u>-4,253.77</u></u>	<u><u>-18.2%</u></u>

# Hitching Post Condominium Association Balance Sheet

Accrual Basis

As of September 30, 2023

	Sep 30, 23
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Operating Acct. Ck#013103412	932.93
Restricted Reserves #2002050073	11,459.43
<b>Total Checking/Savings</b>	12,392.36
<b>Accounts Receivable</b>	
Accounts Receivable	814.00
<b>Total Accounts Receivable</b>	814.00
<b>Other Current Assets</b>	
Due to Capital from Opt.*	2,000.00
Pre-paid Expense	400.00
Accounts Receivable Other	292.77
<b>Total Other Current Assets</b>	2,692.77
<b>Total Current Assets</b>	15,899.13
<b>TOTAL ASSETS</b>	<b>15,899.13</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Other Current Liabilities</b>	
Farmers Insurance Claim	
Insurance Claim Expenses	-108,501.73
Insurance Claim Payments	108,501.73
<b>Total Farmers Insurance Claim</b>	0.00
Operating Loan from Capital	2,000.00
<b>Total Other Current Liabilities</b>	2,000.00
<b>Total Current Liabilities</b>	2,000.00
<b>Total Liabilities</b>	2,000.00
<b>Equity</b>	
<b>OPERATING FUND BALANCE (OFB)</b>	
OFB as of Beginning of Year	3,895.31
OFB Year to Date Activity	-3,455.61
<b>Total OPERATING FUND BALANCE (OFB)</b>	439.70
<b>CAPITAL FUND BALANCE (CFB)</b>	
CFB as of Beginning of Year	13,784.57
CFB Year to Date Activity	-325.14
<b>Total CAPITAL FUND BALANCE (CFB)</b>	13,459.43
Reclass of Fund Balance	3,780.75
Net Income	-3,780.75
<b>Total Equity</b>	13,899.13
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>15,899.13</b>

## Hitching Post Condominium Association Profit & Loss Budget vs. Actual

Accrual Basis

January through September 2023

	Jan - Sep 23	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
Operating Dues	25,830.00	25,830.00	0.00	100.0%
Finance Charge Income	3.71	4.50	-0.79	82.4%
<b>Total Income</b>	<u>25,833.71</u>	<u>25,834.50</u>	<u>-0.79</u>	<u>100.0%</u>
<b>Gross Profit</b>	25,833.71	25,834.50	-0.79	100.0%
<b>Expense</b>				
Chimney Maintenance	1,792.50	370.00	1,422.50	484.5%
Accounting	450.00	450.00	0.00	100.0%
Contract Labor	571.81			
Insurance Expense	5,300.27	5,625.00	-324.73	94.2%
Landscaping and Groundskeeping	270.00			
Licenses & Permits and Taxes	11.80	50.00	-38.20	23.6%
Maintenance & Repairs - Other	351.25	1,350.00	-998.75	26.0%
Management Fees	3,600.00	3,600.00	0.00	100.0%
Materials - Supplies	0.00	412.47	-412.47	0.0%
Merchant deposit fees	57.00	27.00	30.00	211.1%
Miscellaneous	80.31			
Postage and Delivery	0.00	75.00	-75.00	0.0%
Professional Fees - Legal	0.00	225.00	-225.00	0.0%
Snow Removal - Plow	2,620.00	5,430.00	-2,810.00	48.3%
Snow Removal - Roof	6,370.00	2,000.00	4,370.00	318.5%
Snow Removal - Shovel	804.72	525.00	279.72	153.3%
Water / Sewer / Trash	7,009.66	6,804.00	205.66	103.0%
<b>Total Expense</b>	<u>29,289.32</u>	<u>26,943.47</u>	<u>2,345.85</u>	<u>108.7%</u>
<b>Net Ordinary Income</b>	-3,455.61	-1,108.97	-2,346.64	311.6%
<b>Other Income/Expense</b>				
<b>Other Income</b>				
Interest Income	4.86	4.25	0.61	114.4%
Restricted Reserve Income	2,520.00	2,520.00	0.00	100.0%
<b>Total Other Income</b>	<u>2,524.86</u>	<u>2,524.25</u>	<u>0.61</u>	<u>100.0%</u>
<b>Other Expense</b>				
Special Project Expenses*	2,850.00	3,000.00	-150.00	95.0%
<b>Total Other Expense</b>	<u>2,850.00</u>	<u>3,000.00</u>	<u>-150.00</u>	<u>95.0%</u>
<b>Net Other Income</b>	-325.14	-475.75	150.61	68.3%
<b>Net Income</b>	<u><u>-3,780.75</u></u>	<u><u>-1,584.72</u></u>	<u><u>-2,196.03</u></u>	<u><u>238.6%</u></u>

**Hitching Post Condominium  
Association**

**Approved Budget  
January through December 2024**

	Budget												TOTAL	Estimates	Actuals	Actuals
	Jan 24	Feb 24	Mar 24	Apr 24	May 24	Jun 24	Jul 24	Aug 24	Sep 24	Oct 24	Nov 24	Dec 24				
Hitching Post Budget																
Ordinary Income/Expense																
Income																
Operating Dues	2,870.00	2,870.00	2,870.00	2,870.00	2,870.00	2,870.00	2,870.00	2,870.00	2,870.00	2,870.00	2,870.00	2,870.00	34,440.00	34,440.00	30,240.00	28,560.00
Finance Charge Income	0.00	0.00	3.00	0.00	0.00	3.00	0.00	0.00	3.00	0.00	0.00	3.00	12.00	5.00	6.12	38.97
Total Income	2,870.00	2,870.00	2,873.00	2,870.00	2,870.00	2,873.00	2,870.00	2,870.00	2,873.00	2,870.00	2,870.00	2,873.00	34,452.00	34,445.00	30,246.12	28,598.97
Gross Profit	2,870.00	2,870.00	2,873.00	2,870.00	2,870.00	2,873.00	2,870.00	2,870.00	2,873.00	2,870.00	2,870.00	2,873.00	34,452.00	34,445.00	30,246.12	28,598.97
Expense																
Chimney Maintenance	0.00	0.00	0.00	1,700.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,700.00	1,792.50	0.00	251.85
Accounting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	450.00	0.00	0.00	0.00	0.00	450.00	450.00	450.00	260.00
Common Area Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	11.25	0
Contract Labor	0.00	0.00	0.00	0.00	325.00	325.00	0.00	0.00	0.00	0.00	0.00	0.00	650.00	382.06	1,133.00	0.00
HOA's Meeting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40.00	0.00	40.00	40.00	33.52	0.00
Insurance Expense	687.50	687.50	687.50	687.50	687.50	687.50	687.50	687.50	687.50	687.50	687.50	687.50	8,250.00	7,500.00	5,701.00	5,808.96
Landscaping and Groundskeeping	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	270.00	213.75	912.50
Licenses & Permits and Taxes	40.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40.00	50.00	11.80	10.00
Maintenance & Repairs - Other	0.00	0.00	0.00	0.00	125.00	0.00	0.00	0.00	125.00	0.00	0.00	0.00	250.00	600.00	855.00	1,658.50
Management Fees	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00	4,800.00	4,800.00	4,250.00
Materials - Supplies	0.00	0.00	0.00	0.00	50.00	50.00	50.00	50.00	50.00	0.00	0.00	0.00	250.00	325.00	345.20	710.28
Merchant deposit fees	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	72.00	100.00	36.00	0.00
Miscellaneous	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00	45.31	89.18	0.00
Office Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	79.49
Postage and Delivery	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18.00	18.00	0.00	36.00	10.00	0.00	2.20
Professional Fees - Legal	89.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	89.00	0.00	0.00	130.00
Snow Removal - Plow	750.00	750.00	1,800.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00	750.00	0.00	4,200.00	4,200.00	6,680.00	1,832.13
Snow Removal - Roof	1,000.00	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	0.00	4,000.00	6,370.00	1,980.00	1,794.01
Snow Removal - Shovel	200.00	200.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	600.00	805.00	650.00	618.75
Water / Sewer / Trash	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	9,000.00	9,000.00	6,306.64	6,235.91
Total Expense	3,947.50	4,793.50	3,843.50	3,543.50	2,343.50	2,218.50	1,893.50	2,343.50	2,018.50	1,843.50	2,051.50	3,611.50	34,452.00	36,739.87	29,296.34	24,554.58
Net Ordinary Income	-1,077.50	-1,923.50	-970.50	-673.50	526.50	654.50	976.50	526.50	854.50	1,026.50	818.50	-738.50	0.00	-2,294.87	949.78	4,044.39
Other Income/Expense																
Other Income																
Interest Income	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	6.00	7.48	7.48	7.48
Restricted Reserve Income	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	3,360.00	3,360.00	5,040.00	5,040.00
Special Assessment Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Income	280.50	280.50	280.50	280.50	280.50	280.50	280.50	280.50	280.50	280.50	280.50	280.50	3,366.00	3,367.48	5,047.48	5,047.48
Other Expense																
Special Project Expenses*	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,850.00	60,168.64	60,168.64
Total Other Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,850.00	60,168.64	60,168.64
Net Other Income	280.50	280.50	280.50	280.50	280.50	280.50	280.50	280.50	280.50	280.50	280.50	280.50	3,366.00	517.48	-55,121.16	-55,121.16
Net Income	-797.00	-1,643.00	-690.00	-393.00	807.00	935.00	1,257.00	807.00	1,135.00	1,307.00	1,099.00	-458.00	3,366.00	-1,777.39	-54,171.38	-51,076.77