

**Balance Sheet**

The Villas at Andover Homeowners Association, Inc.

End Date: 08/31/2023

	Operating	Reserve	Total
Assets			
Cash & Equivalents			
AAB Operating - 3662	\$10,183.50	\$0.00	\$10,183.50
Truist Operating - 0605	\$2,234.02	\$0.00	\$2,234.02
AAB Savings - 8522	\$0.00	\$5,004.66	\$5,004.66
Alliance CD - 7 mo 5.25% 3-22-24	\$0.00	\$40,686.61	\$40,686.61
Total: Cash & Equivalents	\$12,417.52	\$45,691.27	\$58,108.79
Accounts Receivable			
Accounts Receivable	\$21,468.31	\$0.00	\$21,468.31
Total: Accounts Receivable	\$21,468.31	\$0.00	\$21,468.31
Total: Assets	\$33,885.83	\$45,691.27	\$79,577.10
Liabilities & Equity			
Accounts Payable			
Accounts Payable	\$11,007.72	\$0.00	\$11,007.72
Prepaid Owner Assessments	\$2,224.05	\$0.00	\$2,224.05
Total: Accounts Payable	\$13,231.77	\$0.00	\$13,231.77
Long-Term Liabilities			
Loan Payable	\$7,982.19	\$0.00	\$7,982.19
Total: Long-Term Liabilities	\$7,982.19	\$0.00	\$7,982.19
Equity			
Retained Earnings	\$51,496.88	\$0.00	\$51,496.88
Retained Earnings - Reserve	\$0.00	\$5,000.71	\$5,000.71
Total: Equity	\$51,496.88	\$5,000.71	\$56,497.59
Net Income Gain/Loss	\$0.00	\$40,690.56	\$40,690.56
Net Income Gain/Loss	(\$38,825.01)	\$0.00	(\$38,825.01)
Total: Liabilities & Equity	\$33,885.83	\$45,691.27	\$79,577.10



Income Statement - Operating

The Villas at Andover Homeowners Association, Inc.

From 08/01/2023 to 08/31/2023

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
Income							
43020-00 Assess, Operations	\$-	\$-	\$-	\$34,580.00	\$34,912.50	(\$332.50)	\$46,550.00
43021-00 Assess, Greenspace Purch	2,994.00	200.00	2,794.00	4,619.53	1,600.00	3,019.53	2,400.00
43023-00 Assess, Greenscape Maint	-	712.50	(712.50)	6,270.00	5,700.00	570.00	8,550.00
43100-00 Late Fee Income	100.00	-	100.00	415.00	-	415.00	-
43105-00 Late Fee Interest	29.72	-	29.72	313.13	-	313.13	-
43120-00 Legal Fees Reimbursement	-	41.67	(41.67)	154.00	333.36	(179.36)	500.00
43140-00 Misc. Income	-	-	-	(605.00)	-	(605.00)	-
43145-00 CC&R Fines	25.00	-	25.00	75.00	-	75.00	-
Total Income	\$3,148.72	\$954.17	\$2,194.55	\$45,821.66	\$42,545.86	\$3,275.80	\$58,000.00
Other Income							
73080-00 Interest Income	0.32	-	0.32	1.54	-	1.54	-
Total Other Income	\$0.32	\$-	\$0.32	\$1.54	\$-	\$1.54	\$-
Total OPERATING INCOME	\$3,149.04	\$954.17	\$2,194.87	\$45,823.20	\$42,545.86	\$3,277.34	\$58,000.00
OPERATING EXPENSE							
Maintenance - Grounds							
55540-02 Grounds Maint, Contract	2,700.72	2,672.50	(28.22)	21,160.56	21,380.00	219.44	32,070.00
55550-00 Grounds Maint, Landscaping	-	-	-	46.62	-	(46.62)	-
55565-02 Ice & Snow Removal	-	25.00	25.00	-	200.00	200.00	300.00
55570-02 Irrigation Systems	-	25.00	25.00	188.17	200.00	11.83	300.00
55580-02 Light Repairs, Landscaping	-	41.67	41.67	528.76	333.36	(195.40)	500.00
55595-02 Mailbox Repairs	-	10.00	10.00	8.68	80.00	71.32	120.00
55596-02 Other Miscellaneous Expenses	-	12.50	12.50	-	100.00	100.00	150.00
55600-02 Supplies	-	4.17	4.17	-	33.36	33.36	50.00
Total Maintenance - Grounds	\$2,700.72	\$2,790.84	\$90.12	\$21,932.79	\$22,326.72	\$393.93	\$33,490.00
Maintenance - Greenspace							
55705-02 Greenspace, Mowing	530.76	533.33	2.57	4,179.44	4,266.64	87.20	6,400.00
55735-02 Greenspace, Trees	-	166.67	166.67	823.09	1,333.36	510.27	2,000.00
Total Maintenance - Greenspace	\$530.76	\$700.00	\$169.24	\$5,002.53	\$5,600.00	\$597.47	\$8,400.00
Utilities							
56010-02 Electricity	111.46	112.50	1.04	893.00	900.00	7.00	1,350.00
56065-02 Water	190.19	120.83	(69.36)	980.36	966.64	(13.72)	1,450.00
56070-02 Water Quality Mgm Fee	5.63	5.50	(0.13)	43.48	44.00	0.52	66.00
Total Utilities	\$307.28	\$238.83	(\$68.45)	\$1,916.84	\$1,910.64	(\$6.20)	\$2,866.00
Administrative & General Expenses							
64025-02 Accounting & Audit Fees	-	20.83	20.83	250.00	166.64	(83.36)	250.00
64100-02 Dues & Subscriptions	-	-	-	15.00	15.00	-	15.00
64150-02 Insurance, Business Liability	-	98.75	98.75	1,056.16	790.00	(266.16)	1,185.00
64200-02 Legal Fees	-	166.67	166.67	7,951.00	1,333.36	(6,617.64)	2,000.00
64225-02 Management Fees	676.61	676.67	0.06	5,380.66	5,413.36	32.70	8,120.00
64275-02 Office Supplies & Printing	5.50	10.00	4.50	42.59	80.00	37.41	120.00
64300-02 Postage	9.45	10.00	0.55	63.12	80.00	16.88	120.00
64325-02 Social Activities	-	41.67	41.67	-	333.36	333.36	500.00
64330-02 Membership Fees	-	2.08	2.08	-	16.64	16.64	25.00
64450-02 Website	-	20.83	20.83	20.17	166.64	146.47	250.00
Total Administrative & General Expens	\$691.56	\$1,047.50	\$355.94	\$14,778.70	\$8,395.00	(\$6,383.70)	\$12,585.00



Income Statement - Operating

The Villas at Andover Homeowners Association, Inc.

From 08/01/2023 to 08/31/2023

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Other Expenses							
84010-02 Interest Expense	\$37.08	\$54.17	\$17.09	\$330.74	\$433.36	\$102.62	\$650.00
Total Other Expenses	<u>\$37.08</u>	<u>\$54.17</u>	<u>\$17.09</u>	<u>\$330.74</u>	<u>\$433.36</u>	<u>\$102.62</u>	<u>\$650.00</u>
Reserve Expenses							
97000-00 Contribution to Reserves	40,686.61	-	(40,686.61)	40,686.61	-	(40,686.61)	-
Total Reserve Expenses	<u>\$40,686.61</u>	<u>\$-</u>	<u>(\$40,686.61)</u>	<u>\$40,686.61</u>	<u>\$-</u>	<u>(\$40,686.61)</u>	<u>\$-</u>
Total OPERATING EXPENSE	\$44,954.01	\$4,831.34	(\$40,122.67)	\$84,648.21	\$38,665.72	(\$45,982.49)	\$57,991.00
Net Income:	<u>(\$41,804.97)</u>	<u>(\$3,877.17)</u>	<u>(\$37,927.80)</u>	<u>(\$38,825.01)</u>	<u>\$3,880.14</u>	<u>(\$42,705.15)</u>	<u>\$9.00</u>



Income Statement - Reserve

The Villas at Andover Homeowners Association, Inc.

From 08/01/2023 to 08/31/2023

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
Income							
43000-00 Reserve Contrib from Operating	\$40,686.61	\$-	\$40,686.61	\$40,686.61	\$-	\$40,686.61	\$-
Total Income	\$40,686.61	\$-	\$40,686.61	\$40,686.61	\$-	\$40,686.61	\$-
Other Income							
73081-00 Interest Income - Reserves	0.80	-	0.80	3.95	-	3.95	-
Total Other Income	\$0.80	\$-	\$0.80	\$3.95	\$-	\$3.95	\$-
Total RESERVE INCOME	\$40,687.41	\$-	\$40,687.41	\$40,690.56	\$-	\$40,690.56	\$-
Net Reserve:	\$40,687.41	\$0.00	\$40,687.41	\$40,690.56	\$0.00	\$40,690.56	\$0.00



Payables Aging Report

The Villas at Andover Homeowners Association, Inc.

As Of 8/31/2023

Vendor	Current	Over 30	Over 60	Over 90	Balance
BILLINGS LAW FIRM, PLLC	\$0.00	\$0.00	\$0.00	\$11,007.72	\$11,007.72
Totals:	\$0.00	\$0.00	\$0.00	\$11,007.72	\$11,007.72



End Date: 8/31/2023

Account No:	Homeowner Name	Address	Balance
04200030	Anthony Nave anthonnav@aol.com	625 Andover Village Place Lexington, KY 40509	(\$511.00)
04200050	Thomas Hackney thackneyky@aol.com,garyking407@gmail.com	629 Andover Village Place Lexington, KY 40509	(\$444.37)
04200060	Jeffrey Gray & Melissa Gray grayrx@yahoo.com,kouichira.kishi@team.toyota.co	632 Andover Village Place Lexington, KY 40509	(\$750.00)
04200080	James Queener & Monica Queener monica@queener4jp.com	636 Andover Village Place Lexington, KY 40509	(\$362.68)
04200330	Castle Rock Homes LLC tammys@qx.net,rentals@homeleaselex.com,ken@	688 Andover Village Place Lexington, KY 40509	(\$156.00)
The Villas at Andover Homeowners Association, Inc. Total			5 (\$2,224.05)



Homeowner Aging Report Excluding Prepaid

The Villas at Andover Homeowners Association, Inc.

End Date: 08/31/2023

Description	Current	Over 30	Over 60	Over 90	Balance
04200141 - Sarah Espinosa & Victor Espinosa Current Owner 649 Andover Village Place					
					Last Payment: \$580.00 on 08/01/2023
Total:	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
04200132 - Cody Deeley Current Owner 648 Andover Village Place					
					Last Payment: \$375.00 on 07/03/2023
Total:	\$158.00	\$0.00	\$0.00	\$0.00	\$158.00
04200230 - Robert Terry Current Owner 668 Andover Village Place					
					Last Payment: \$1,376.42 on 07/03/2023
Total:	\$185.00	\$0.00	\$0.00	\$0.00	\$185.00
04200220 - JMY Properties LLC Current Owner 665 Andover Village Place					
					Last Payment: \$375.00 on 07/27/2023
Total:	\$221.00	\$0.00	\$0.00	\$0.00	\$221.00
04200070 - Terri Finch Current Owner 633 Andover Village Place					
					Last Payment: \$323.00 on 04/05/2023
Total:	\$28.09	\$0.00	\$205.71	\$0.00	\$233.80
04200150 - Allis Gawthrop Current Owner 652 Andover Village Place					
					Last Payment: \$375.00 on 08/04/2023
Total:	\$246.00	\$0.00	\$0.00	\$0.00	\$246.00
04200211 - Brian Rosenkrantz Current Owner 664 Andover Village Place					
					Last Payment: \$375.00 on 04/03/2023 Collection Status: First Notice
Total:	\$30.63	\$0.00	\$375.00	\$0.00	\$405.63
04200100 - Aaron Leshner & Shannon Leshner Current Owner 640 Andover Village Place					
					Last Payment: \$1,652.03 on 03/13/2023
Total:	\$232.63	\$0.00	\$375.00	\$0.00	\$607.63
04200220 - Marissa Bradley Previous Owner 665 Andover Village Place					
					Last Payment: \$14,485.03 on 11/29/2022 Collection Status: Final Notice
Total:	\$0.00	\$0.00	\$0.00	\$1,286.28	\$1,286.28
04200381 - Chad Snodgrass & Susan Jones-Snodgrass Current Owner 631 Forest Hill Drive					
					Collection Status: Final Notice
Total:	\$46.00	\$15.38	\$390.38	\$1,128.72	\$1,580.48
04200091 - Jason D. Hans & Nataliya Hans Current Owner - Legal 637 Andover Village Place					
					Last Payment: \$1,719.64 on 08/17/2023 Collection Status: Attorney - Lawsuit
Total:	\$0.00	\$0.00	\$0.00	\$16,519.49	\$16,519.49
Association	Current Total	Over 30 Total	Over 60 Total	Over 90 Total	Balance Total
The Villas at Andover Homeowners Association, Inc.	\$1,172.35	\$15.38	\$1,346.09	\$18,934.49	\$21,468.31



Homeowner Aging Report Excluding Prepaid

The Villas at Andover Homeowners Association, Inc.

End Date: 08/31/2023

Description	Current	Over 30	Over 60	Over 90	Balance
Description					Total
Assessment - Homeowner (Delinquent Fee) 2023			\$175.00		
Assessment - Homeowner (Delinquent Interest) 2022			\$9.08		
Assessment - Homeowner (Delinquent Interest) 2023			\$131.01		
Assessment - Homeowner 2022			\$280.00		
Assessment - Homeowner 2023			\$2,280.71		
Greenspace Maintenance 2022			\$45.00		
Greenspace Maintenance 2023			\$450.00		
Greenspace Purchase 2023			\$1,012.00		
Legal Fee 2022			\$487.02		
Legal Fee 2023			\$54.00		
Owner Fine 2022			\$16,519.49		
Owner Fine 2023			\$25.00		
		AR Total:	\$21,468.31		



Cash Disbursement

The Villas at Andover Homeowners Association, Inc.

08/01/2023 - 08/31/2023

Date	Check #	Payee	Amount
10-10000-00 AAB Operating - 3662			
08/10/2023	0	GREAT SCAPES LLC	\$3,231.48
		Invoice #: 100547961	
		53-55540-02 Grounds Maintenance, Contract	\$2,700.72
		54-55705-02 Greenspace, Mowing	\$530.76
08/15/2023			\$368.00
		10-10098-00 Transfer to Truist Operating - 0605; To maintain Truist-0605 balance (loan requirement)	\$368.00
08/18/2023			\$40,686.61
		10-10100-00 Transfer to AAB Savings - 8522; Transfer Legal Proceeds from Operating to Reserves (Hans, 637 Andover Village Place)	\$40,686.61
08/30/2023	0	Kentucky Utilities	\$111.46
		Invoice #: 3000-0000-8502 08/07	
		55-56010-02 Electricity	\$111.46
08/24/2023	0	ALL POINTS COMMUNITY MANAGEMENT	\$676.61
		Invoice #: 10045	
		60-64225-02 Management Fees	\$676.61
08/31/2023	0	LEXINGTON-FAYETTE URBAN CNTY GOVT	\$5.63
		Invoice #: 0222229300 08/17/23	
		55-56070-02 Water Quality Mgm Fee	\$5.63
08/28/2023	0	KAWC 1012-220000204194	\$98.57
		Invoice #: 220000204194 08/10	
		55-56065-02 Water	\$98.57
08/28/2023	0	KAWC 1012-220000204231	\$91.62
		Invoice #: 220000204231 08/10	
		55-56065-02 Water	\$91.62
08/31/2023	0	ALL POINTS COMMUNITY MANAGEMENT	\$14.95
		Invoice #: 10068	
		60-64275-02 Office Supplies & Printing	\$5.50
		60-64300-02 Postage	\$9.45
		Account Totals	# Checks: 7
			\$45,284.93
10-10098-00 Truist Operating - 0605			
08/15/2023	0	TRUIST (BB&T)	\$368.37
		Invoice #: 9700166109 07/31	
		25-21800-00 Loan Payable	\$331.29
		80-84010-02 Interest Expense	\$37.08
		Account Totals	# Checks: 1
			\$368.37
10-10100-00 AAB Savings - 8522			
08/22/2023			\$40,686.61
		10-10200-00 Transfer to Alliance CD 7665; Open Alliance Bank CD	\$40,686.61
		Account Totals	# Checks: 0
			\$40,686.61
		Association Totals	# Checks: 8
			\$86,339.91

Truist Operating - 0605 Summary

Ending Account Balance:	\$ 2,234.02
Uncleared Items:	\$-
	<hr/>
Adjusted Balance:	\$ 2,234.02
Bank Ending Balance:	<hr/> \$ 2,234.02
Difference:	\$-



Bank Account Reconciliation

The Villas at Andover Homeowners Association, Inc.

AAB Operating - 3662 (End: 08/31/2023)

Uncleared Items

08/31/2023	ALL POINTS COMMUNITY MANAGEMENT	0	(\$14.95)
08/31/2023	LEXINGTON-FAYETTE URBAN CNTY GOVT	0	(\$5.63)
		Total Uncleared	(\$20.58)

AAB Operating - 3662 Summary

Ending Account Balance:	\$ 10,183.50
Uncleared Items:	(\$20.58)
Adjusted Balance:	\$ 10,204.08
Bank Ending Balance:	\$ 10,204.08
Difference:	\$-

AAB Savings - 8522 Summary

Ending Account Balance:	\$ 5,004.66
Uncleared Items:	\$-
	<hr/>
Adjusted Balance:	\$ 5,004.66
Bank Ending Balance:	<hr/> \$ 5,004.66
Difference:	\$-

Uncleared Items
08/22/2023

Transfer from AAB Savings - 8522

	\$40,686.61
Total Uncleared	\$40,686.61

Alliance CD 7665 Summary

Ending Account Balance:	\$ 40,686.61
Uncleared Items:	\$40,686.61
Adjusted Balance:	\$ -
Bank Ending Balance:	\$ 40,686.61
Difference:	(\$40,686.61)



Alliance Association Bank, a division of Western Alliance Bank.
Member FDIC.

PO Box 26237 • Las Vegas, NV 89126-0237

Return Service Requested

Last statement: August 22, 2023
This statement: August 31, 2023
Total days in statement period: 10

THE VILLAS AT ANDOVER HOMEOWNERS
C/O ALL POINTS COMMUNITY MANAGEMENT LLC
THE VILLAS AT ANDOVER CD
141 PROSPEROUS PL SUITE 21A
LEXINGTON KY 40509-1854

Page 1 of 1
XXXXXX7665
(0)

Direct inquiries to:
888-734-4567

Alliance Association Bank
3033 W Ray Road, Ste 200
Chandler AZ 85226

THANK YOU FOR BANKING WITH US!

AAB CD

Account number XXXXXX7665
Total principal \$40,686.61
Total current balance \$40,686.61

DAILY ACTIVITY

Date	Description	Additions	Subtractions	Balance
08-22	Beginning balance			\$0.00
08-22	New Certificate # 1	40,686.61		40,686.61
08-31	Ending totals	40,686.61	.00	\$40,686.61

Thank you for banking with Alliance Association Bank



Alliance Association Bank, a division of Western Alliance Bank.
Member FDIC.

PO Box 26237 • Las Vegas, NV 89126-0237

Return Service Requested

Last statement: July 31, 2023
This statement: August 31, 2023
Total days in statement period: 31

THE VILLAS AT ANDOVER HOMEOWNERS
C/O ALL POINTS COMMUNITY MANAGEMENT LLC
OPERATING
141 PROSPEROUS PL SUITE 21A
LEXINGTON KY 40509-1854

Page 1
XXXXXX3662
(0)

Direct inquiries to:
888-734-4567

Alliance Association Bank
3033 W Ray Road, Ste 200
Chandler AZ 85226

THANK YOU FOR BANKING WITH US!

AAB Community Checking

Account number	XXXXXX3662	Beginning balance	\$10,901.29
Low balance	\$9,554.22	Total additions	44,881.93
Average balance	\$16,356.48	Total subtractions	45,579.14
Avg collected balance	\$14,880	Ending balance	\$10,204.08

DEBITS

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
08-01	' ACH Debit Kentucky Utiliti PAYMENT 230801	106.86
08-02	' ACH Debit KENTUCKY-AMERICA PAYMENT 230802	96.41
08-02	' ACH Debit KENTUCKY-AMERICA PAYMENT 230802	105.89
08-11	' ACH Debit LEXINGTON UTILITY 230811 4164163	5.63
08-11	' ACH Debit The Villas at An VENDOR PAY 230811	3,231.48
08-16	' ACH Debit The Villas at An CincXfer 230816	368.00
08-21	' ACH Debit The Villas at An CincXfer 230821 D327	40,686.61
08-25	' ACH Debit The Villas at An VENDOR PAY 230825	676.61

Date	Description	Subtractions
08-28	' ACH Debit KENTUCKY-AMERICA PAYMENT 230828	91.62
08-28	' ACH Debit KENTUCKY-AMERICA PAYMENT 230828	98.57
08-31	' ACH Debit Kentucky Utiliti PAYMENT 230831	111.46

CREDITS

Date	Description	Additions
08-01	' Lockbox Deposit	911.00
08-02	' Lockbox Deposit	530.00
08-03	' Lockbox Deposit	375.00
08-04	' Lockbox Deposit	1,074.00
08-09	' Lockbox Deposit	50.00
08-15	' Lockbox Deposit	338.00
08-17	' Remote Deposit	40,686.61
08-22	' Lockbox Deposit	156.00
08-29	' Lockbox Deposit	156.00
08-30	' Lockbox Deposit	605.00
08-31	' Interest Credit	0.32

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
07-31	10,901.29	08-11	10,295.02	08-25	9,744.41
08-01	11,705.43	08-15	10,633.02	08-28	9,554.22
08-02	12,033.13	08-16	10,265.02	08-29	9,710.22
08-03	12,408.13	08-17	50,951.63	08-30	10,315.22
08-04	13,482.13	08-21	10,265.02	08-31	10,204.08
08-09	13,532.13	08-22	10,421.02		

INTEREST INFORMATION

Annual percentage yield earned	0.03%
Interest-bearing days	31
Average balance for APY	\$14,880.87
Interest earned	\$0.32

OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00



Alliance Association Bank, a division of Western Alliance Bank.
Member FDIC.

PO Box 26237 • Las Vegas, NV 89126-0237

Return Service Requested

Last statement: July 31, 2023
This statement: August 31, 2023
Total days in statement period: 31

THE VILLAS AT ANDOVER HOMEOWNERS
C/O ALL POINTS COMMUNITY MANAGEMENT LLC
RESERVE
141 PROSPEROUS PL SUITE 21A
LEXINGTON KY 40509-1854

Page 1
XXXXXX8522
(1)

Direct inquiries to:
888-734-4567

Alliance Association Bank
3033 W Ray Road, Ste 200
Chandler AZ 85226

THANK YOU FOR BANKING WITH US!

AAB Association MMA

Account number	XXXXXX8522	Beginning balance	\$5,003.86
Enclosures	1	Total additions	40,687.41
Low balance	\$5,003.86	Total subtractions	40,686.61
Average balance	\$6,316.33	Ending balance	\$5,004.66
Avg collected balance	\$6,316		
Interest paid year to date	\$3.95		

DEBITS

Date	Description	Subtractions
08-22	Miscellaneous Debit NEW CD VILLAS AT ANDOVER 7826117665	40,686.61

CREDITS

Date	Description	Additions
08-21	' ACH Credit The Villas at An CincXfer 230821	40,686.61
08-31	' Interest Credit	.80

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
07-31	5,003.86	08-22	5,003.86		
08-21	45,690.47	08-31	5,004.66		

INTEREST INFORMATION

Annual percentage yield earned	0.15%
Interest-bearing days	31
Average balance for APY	\$6,316.33
Interest earned	\$0.80

OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00



GREAT SCAPES LLC
 470 Conway Court, Suite A 1
 Lexington, KY 40511
 (859) 523-8873
 sales@gsturf.com

Invoice 100547961

DATE 08/01/2023	PLEASE PAY \$3,231.48	DUE DATE 08/31/2023
--------------------	---------------------------------	------------------------

BILL TO
 Villas at Andover Homeowners Association
 c/o All Points Community Management
 141 Prosperous Place Suite 21B
 Lexington, KY 40509

SHIP TO
 Villas at Andover Homeowners Association
 c/o All Points Community Management
 141 Prosperous Place Suite 21B
 Lexington, KY 40509

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

SALES REP

William

SERVICE DESCRIPTION	QTY	RATE	AMOUNT
Commercial Monthly Installment - March 2023 - February 2024 Comprehensive Maintenance of Facility per Agreement Guidelines - Residential Homes	1	2,547.85	2,547.85
Commercial Monthly Installment - March 2023 - February 2024 Comprehensive Maintenance of Facility per Agreement Guidelines - Common Area	1	500.72	500.72
		SUBTOTAL	3,048.57
		TAX	182.91
		TOTAL	3,231.48
TOTAL DUE			\$3,231.48

THANK YOU.



Business Loan Statement

TRUIST (ffi)

9700166109-00002
THE VILLAS AT ANDOVER HOMEOWNERS

Page 3 of 3

Transaction History

Date	Description	Principal	Interest	Fees	Interest Rate	Principal Balance
07/15/23	CHARGES THIS PERIOD INTEREST		37.08			
07/31/23	PRIN DUE THIS PERIOD	331.29				8,313.48





RECEIVED

AUG 14 12:23

BY: _____

Mailed 8/7/23 for Collective Account# 3000-0000-8502

AMOUNT DUE \$111.46

DUE DATE 8/30/23

Detail Accounts billed in this Collective 2
Detail Accounts not billed in this Collective 0

Account Name: IHE VILW AT ANDOVER NEIGHBORHOOD
Service Address: ASSOC ALL POINTS COMMUNITY MGMT LEXINGTON KY

COLLECTIVE BILLING INFORMATION

Previous Collective Account Balance 106.86
Payment Received Thank You 7/31/23 -106.86
Collective Account Balance as of 8/1/23 \$0.00
Current Utility Charges Billed 111.46
Total Amount Due \$111.46

Online Payments: lge-ku.com
Customer Service: (859) 367-1200 M-F, 8am-6pm ET

COLLECTIVE ACCOUNTS BILLED

Table with columns: Detail Account/Service ID, Rate, Type, Read Date, Current Reading, Previous Reading, Multiplier, Usage, Amount, and BILLED status. Includes rows for 3000-0469-3473 and 3000-()469-4349.

Please return only this portion with your payment. Make checks payable to KU and write your account number on your check.

Amount Due 8/30/23 \$111.46
After Due Date, Pay this Amount: \$114.81
Total Amount Enclosed: AUTOPAY

Collective Account# 3000-0000-8502

\$111.46 will be deducted from your account on payment due date

IOJ.
PPL company
PO Box 25212
Lehigh Valley, PA 18002-5212

THE VILLAS AT ANDOVER NEIGHBORHOOD
ASSOC
ALL POINTS COMMUNITY MGMT
141 PROSPEROUS PL 21A
LEXINGTON KY 40509

2308071-000459 000 000-1000000 0001212

OFFICE USE ONLY:
MRU, G
PF: eB:



WE KEEP LIFE FLOWING™

Service Address:

VILLAS AT ANDOVER HOA
ANDOVER VILLAGE PL SPKLR
LEXINGTON, KY 40502

THANK YOU FOR BEING OUR CUSTOMER

Important Account Messages

- Thank you for being a long time customer! We work hard every day to deliver water service that is safe, reliable, and affordable -- our customers deserve nothing less.
- Want more convenience and less clutter? Try paperless billing. We send an email when your bill is available for viewing and include an option to pay. It's simple to sign up, just register or log into My Account at amwater.com/myaccount and make the selection for paperless billing.

For more information, visit www.kentuckyamwater.com

Statement

Account No. **1012-220000204231**

Total Amount Due: \$91.62

Payment Due By: **August 28, 2023**

Thank you for using AutoPay. Payment will be automatically deducted on the bill due date.

Billing Date: August 10, 2023

Service Period: Jul 12 to Aug 08 (28 Days)

Total Gallons: 7,480

Account Summary – See page 3 for Account Detail

Prior Billing:		\$96.41
Payments - Thank You!	-	\$96.41
Balance Forward:	=	\$0.00
Service Related Charges:	+	\$81.65
Taxes:	+	\$9.97
Total Amount Due:	=	\$91.62

View your account information or pay your bill anytime at: www.amwater.com/MyAccount

Pay by Phone*: Pay anytime at 1-855-748-6066
**A convenience fee may apply*

Customer Service: 1-800-678-6301
M-F 7:00am to 7:00pm – Emergencies 24/7

KENTUCKY AMERICAN WATER
PO BOX 6029
CAROL STREAM, IL 60197-6029

▼ Please return bottom portion with your payment. DO NOT send cash. Retain upper portion for your records. ▼

Account No. **1012-220000204231**

Total Amount Due: \$91.62

Payment Due By: **August 28, 2023**

If paying after 8/28/23, pay this amount: \$95.96



WE KEEP LIFE FLOWING™



P.O. BOX 91623
RANTOUL, IL 61866-8623

Service to: ANDOVER VILLAGE PL SPKLR
LEXINGTON, KY 40502

Amount Enclosed \$ Paid Electronically on Due Date

VILLAS AT ANDOVER HOA
c/o EMG MANAGEMENT SERVICES
141 PROSPEROUS PL STE 21A
LEXINGTON, KY 40509-1854

KENTUCKY AMERICAN WATER
PO BOX 6029
CAROL STREAM, IL 60197-6029

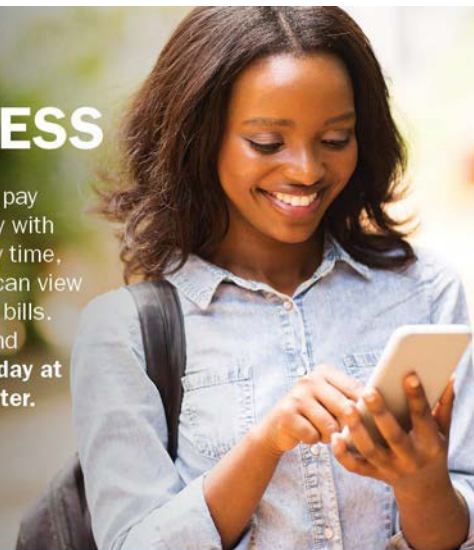
00010122200002042310000000000009162010

Messages from Kentucky American Water

- *****IMPORTANT WATER QUALITY MESSAGE:** 2022 Kentucky American Water annual water quality report is available. This report contains important information about your drinking water. Please go to www.amwater.com/ccr/lexington.pdf or www.amwater.com/ccr/owenton.pdf to view your 2022 annual water quality report or to request a paper copy call 800-678-6301.

GO PAPERLESS

Receive, access and pay your bill electronically with **Paperless Billing** any time, anywhere. Plus, you can view up to 3 years of past bills. It's simple, secure and clutter-free! **Enroll today at amwater.com/mywater.**



CUSTOMER SERVICE

1-800-678-6301




HOURS: M-F, 7am-7pm • Emergencies: 24/7


TTY/TDD FOR THE HEARING IMPAIRED:


711 (and then reference Customer Service number listed above)

LOCAL OFFICE: 2300 Richmond Road in Lexington

SERVICES

 **Go Paperless:** Save time. Save money. Sign up for **Paperless Billing** and **Auto Pay** on MyWater at amwater.com/mywater. Not registered? Log in and be sure to have your account number handy.

 **Water Quality:** We take water quality seriously. When it comes to complying with federal drinking water standards, we consistently score better than the industry average. For a copy of the annual water quality report for your area, visit kentuckyamwater.com. Under Water Quality, select Water Quality Reports.

 **H2O Help To Others:** This program helps low-income customers who qualify with their water bills. For more information, visit kentuckyamwater.com. Under Customer Service & Billing, select Customer Assistance Program.

EXPLANATION OF OTHER TERMS



Payment by Check: Paying by check authorizes American Water to send the information from your check electronically to your bank for payment. The transaction will appear on your bank statement. The physical check will not be presented to your financial institution or returned to you.



Estimated Bill: This occurs when we are unable to read the water meter. Your usage from the same billing period the prior year is used to calculate the estimated bill. The next actual meter reading corrects any over or under estimates.



Disputes: If you have questions or complaints about your bill, please call us at 1-800-678-6301 before the due date. If your bill is unusually high, it may indicate that there is a leak in your plumbing. For tips on how to detect leaks and use water wisely, visit us online. You'll find helpful tools under the Water Information menu. Every drop counts!



Rates: A detailed listing of charges that make up your bill (or a copy of your tariff) is available by contacting Customer Service, visiting us at kentuckyamwater.com, or by visiting our customer lobby at 2300 Richmond Road in Lexington anytime between 9 a.m. to 4 p.m., Monday through Friday.



Correspondence: Please send written correspondence to PO Box 2798, Camden, NJ 08101. Be sure to include your name, account number, service address, mailing address and phone number including area code. Please do not send correspondence with your payment, as it may delay processing your payment and correspondence.

H2O HELP TO OTHERS PROGRAM - lend a hand to customers in need

- I'm adding a one time contribution of \$_____ with my payment.
- I'd like to add a recurring contribution to each bill of \$_____. I understand this amount will be added to each bill.

Address Change(s)

Name _____

Address _____

City _____

State _____ Zip Code _____

(____) _____
Phone Number Mobile Number

E-mail Address _____

Other ways to pay your bill



Auto Pay



Online



In Person

Save time and money. Enroll in Auto Pay, and your bill will be paid on time, every time, directly from your bank account on the due date. No stamps required!

With My Account, you can pay your bill anytime, anywhere. Registration is fast and easy. Visit www.amwater.com/MyAccount or pay without registration at www.amwater.com/billpay (fee may apply).

We have agreements with several authorized payment locations in our service areas. Visit our website to find one near you.

Meter Reading and Usage Summary

Meter No.	Measure	Size	From Date	To Date	Previous Read	Current Read	Meter Units	Billing Units	Total Gallons
052040336N	100 CF	1"	07/12/2023	08/08/2023	383 (A)	393 (A)	10	74.80	7,480

A = Actual E = Estimate

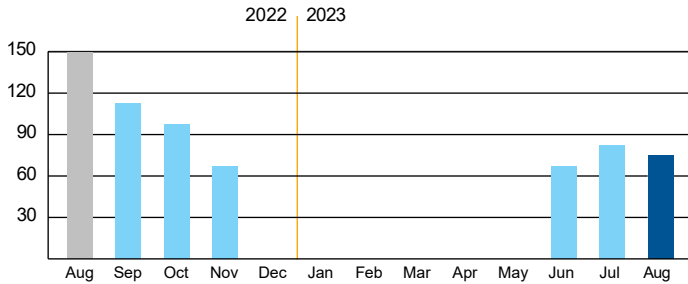
1 CF = 7.48 gallons

1 Billing Unit = 100 gallons

Total Gallons: 7,480

Billed Usage History (graph shown in 100 gallons)

- 7,480 gallons = usage for this period
- 14,960 gallons = usage for same period last year



Next Scheduled Read Date: on or about September 12, 2023
Account Type: Commercial

Average
daily use for
this period is:
(28 days)

267
gallons

Year to Date Billed Usage: 22,440 gallons

Account Detail

Account No. 1012-220000204231

Service To: ANDOVER VILLAGE PL SPKLR LEXINGTON, KY 40502

Prior Billing	96.41
Payments	-96.41
Total payments as of Aug 2. Thank you!	-96.41
Balance Forward	0.00
Service Related Charges - 07/12/23 to 08/08/23	
Water Service	76.25
Water Service Charge	37.30
Water Usage Charge (74.8 x \$0.52066)	38.95
Other Charges	5.40
QIP Surcharge Water (\$76.25 x 4.49%)	3.42
KRA Withdrawal Fee (74.8 x \$0.0265)	1.98
Total Service Related Charges	81.65
Taxes	9.97
Franchise Taxes (\$81.65 x 3.000%)	2.45
School District Tax (\$81.65 x 3.000%)	2.45
State Sales Tax (\$84.45 x 6.000%)	5.07
Total Current Period Charges	91.62

Total Amount Due



\$91.62

Understanding Your Bill

The information below defines some of the new terms you may find on your bill:

- **Service Related Charges:** This section includes charges for services related to water (or wastewater) service. If applicable, credits and debits for correction to previously billed charges are itemized in this section.
- **Fees and Adjustments:** This section provides details related to additional charges or adjustments for the service period referenced. Fees, when applicable, would include items such as service activation and late payment charges.
- **Surcharges:** Surcharges are used to recover changes to costs that occur between ratemaking cycles. Common surcharges include Purchased Water, Consolidated Expenses, Conservation, Intervenor Compensation and Payment Assistance.
- **Billing Units:** One billing unit equals 100 gallons of water used. If the meter serving your property measures your water use in cubic feet or a different unit of measure, we convert the usage to gallons to make it easier to understand.
- **Average Daily Use:** The gallons shown in the water droplet above represent your average daily water use for the current billing period. Tracking the amount of water you use can help you manage your overall water use from month to month.
- **Still have questions?** We are here to help. Our customer service representatives are available M-F, 7 a.m. to 7 p.m. More information on understanding your bill and charges can also be found on our website. See the link below.

Para obtener asistencia con la traducción de su factura, comuníquese con nuestro Centro de Servicio al Cliente, de lunes a viernes de 7 a.m. a 7 p.m.

For more information about your charges and rates, please visit:
<https://amwater.com/kyaw/rates>

<This page is intentionally left blank and reserved for future messages>

Bill Inserts and Important Notices

We encourage you to click the link(s) below to view any bill inserts and other important notices you would have received with your printed bill.

<https://amwater.com/files/OAKY81.pdf>



WE KEEP LIFE FLOWING™

Service Address:

VILLAS AT ANDOVER HOA
39 FOREST HILL DR SPKLR
LEXINGTON, KY 40509

THANK YOU FOR BEING OUR CUSTOMER

Important Account Messages

- Thank you for being a long time customer! We work hard every day to deliver water service that is safe, reliable, and affordable -- our customers deserve nothing less.
- Want more convenience and less clutter? Try paperless billing. We send an email when your bill is available for viewing and include an option to pay. It's simple to sign up, just register or log into My Account at amwater.com/myaccount and make the selection for paperless billing.

For more information, visit www.kentuckyamwater.com

Statement

Account No. **1012-220000204194**

Total Amount Due: \$98.57

Payment Due By: **August 28, 2023**

Thank you for using AutoPay. Payment will be automatically deducted on the bill due date.

Billing Date: August 10, 2023
Service Period: Jul 12 to Aug 08 (28 Days)
Total Gallons: 8,600

Account Summary – See page 3 for Account Detail

Prior Billing:		\$105.89
Payments - Thank You!	-	\$105.89
Balance Forward:	=	\$0.00
Service Related Charges:	+	\$92.99
Taxes:	+	\$5.58
Total Amount Due:	=	\$98.57

View your account information or pay your bill anytime at: www.amwater.com/MyAccount

Pay by Phone*: Pay anytime at 1-855-748-6066
**A convenience fee may apply*

Customer Service: 1-800-678-6301
M-F 7:00am to 7:00pm – Emergencies 24/7

KENTUCKY AMERICAN WATER
PO BOX 6029
CAROL STREAM, IL 60197-6029

▼ Please return bottom portion with your payment. DO NOT send cash. Retain upper portion for your records. ▼

Account No. **1012-220000204194**

Total Amount Due: \$98.57

Payment Due By: **August 28, 2023**

If paying after 8/28/23, pay this amount: \$103.50



P.O. BOX 91623
RANTOUL, IL 61866-8623

Service to: 39 FOREST HILL DR SPKLR
LEXINGTON, KY 40509

Amount Enclosed \$ Paid Electronically on Due Date

VILLAS AT ANDOVER HOA
c/o EMG MANAGEMENT SERVICES
141 PROSPEROUS PL STE 21A
LEXINGTON, KY 40509-1854

KENTUCKY AMERICAN WATER
PO BOX 6029
CAROL STREAM, IL 60197-6029

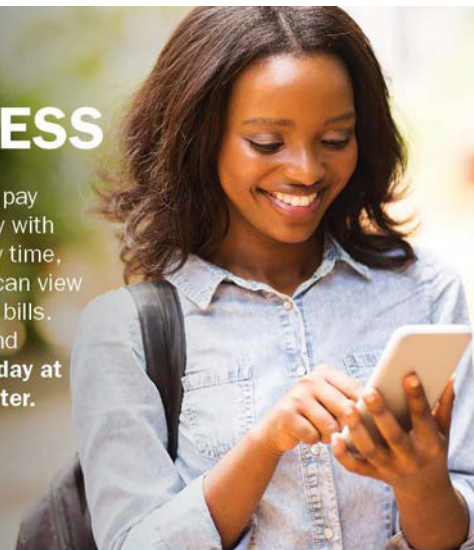
00010122200002041940000000000009857015

Messages from Kentucky American Water

- *****IMPORTANT WATER QUALITY MESSAGE:** 2022 Kentucky American Water annual water quality report is available. This report contains important information about your drinking water. Please go to www.amwater.com/ccr/lexington.pdf or www.amwater.com/ccr/owenton.pdf to view your 2022 annual water quality report or to request a paper copy call 800-678-6301.

GO PAPERLESS

Receive, access and pay your bill electronically with **Paperless Billing** any time, anywhere. Plus, you can view up to 3 years of past bills. It's simple, secure and clutter-free! **Enroll today at amwater.com/mywater.**



CUSTOMER SERVICE

1-800-678-6301



HOURS: M-F, 7am-7pm ▪ Emergencies: 24/7

TTY/TDD FOR THE HEARING IMPAIRED:

711 (and then reference Customer Service number listed above)

LOCAL OFFICE: 2300 Richmond Road in Lexington

SERVICES



Go Paperless: Save time. Save money. Sign up for **Paperless Billing** and **Auto Pay** on MyWater at amwater.com/mywater. Not registered? Log in and be sure to have your account number handy.



Water Quality: We take water quality seriously. When it comes to complying with federal drinking water standards, we consistently score better than the industry average. For a copy of the annual water quality report for your area, visit kentuckyamwater.com. Under Water Quality, select Water Quality Reports.



H2O Help To Others: This program helps low-income customers who qualify with their water bills. For more information, visit kentuckyamwater.com. Under Customer Service & Billing, select Customer Assistance Program.

EXPLANATION OF OTHER TERMS



Payment by Check: Paying by check authorizes American Water to send the information from your check electronically to your bank for payment. The transaction will appear on your bank statement. The physical check will not be presented to your financial institution or returned to you.



Estimated Bill: This occurs when we are unable to read the water meter. Your usage from the same billing period the prior year is used to calculate the estimated bill. The next actual meter reading corrects any over or under estimates.



Disputes: If you have questions or complaints about your bill, please call us at 1-800-678-6301 before the due date. If your bill is unusually high, it may indicate that there is a leak in your plumbing. For tips on how to detect leaks and use water wisely, visit us online. You'll find helpful tools under the Water Information menu. Every drop counts!



Rates: A detailed listing of charges that make up your bill (or a copy of your tariff) is available by contacting Customer Service, visiting us at kentuckyamwater.com, or by visiting our customer lobby at 2300 Richmond Road in Lexington anytime between 9 a.m. to 4 p.m., Monday through Friday.



Correspondence: Please send written correspondence to PO Box 2798, Camden, NJ 08101. Be sure to include your name, account number, service address, mailing address and phone number including area code. Please do not send correspondence with your payment, as it may delay processing your payment and correspondence.

H2O HELP TO OTHERS PROGRAM - lend a hand to customers in need

- I'm adding a one time contribution of \$_____ with my payment.
- I'd like to add a recurring contribution to each bill of \$_____. I understand this amount will be added to each bill.

Address Change(s)

Name _____

Address _____

City _____

State _____ Zip Code _____

(_____) _____
Phone Number Mobile Number

E-mail Address _____

Other ways to pay your bill



Auto Pay



Online



In Person

Save time and money. Enroll in Auto Pay, and your bill will be paid on time, every time, directly from your bank account on the due date. No stamps required!

With My Account, you can pay your bill anytime, anywhere. Registration is fast and easy. Visit www.amwater.com/MyAccount or pay without registration at www.amwater.com/billpay (fee may apply).

We have agreements with several authorized payment locations in our service areas. Visit our website to find one near you.

Meter Reading and Usage Summary

Meter No.	Measure	Size	From Date	To Date	Previous Read	Current Read	Meter Units	Billing Units	Total Gallons
26983128	100 gal	1"	07/12/2023	08/08/2023	1,128 (A)	1,214 (A)	86	86.00	8,600

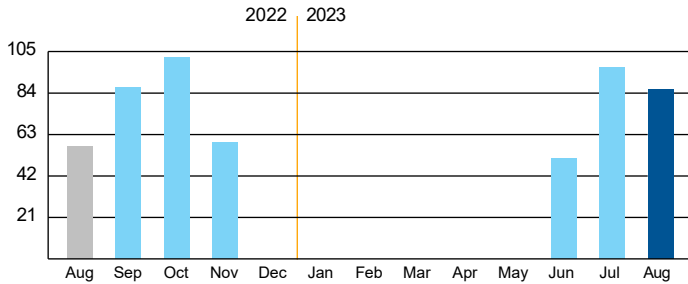
A = Actual E = Estimate

1 Billing Unit = 100 gallons

Total Gallons: 8,600

Billed Usage History (graph shown in 100 gallons)

- 8,600 gallons = usage for this period
- 5,700 gallons = usage for same period last year



Next Scheduled Read Date: on or about September 12, 2023
Account Type: Residential

Average
daily use for
this period is:
(28 days)

307
gallons

Year to Date Billed Usage: 23,400 gallons

Account Detail

Account No. 1012-220000204194

Service To: 39 FOREST HILL DR SPKLR LEXINGTON, KY 40509

Prior Billing	105.89
Payments	-105.89
Total payments as of Aug 2. Thank you!	-105.89
Balance Forward	0.00
Service Related Charges - 07/12/23 to 08/08/23	
Water Service	86.81
Water Service Charge	37.30
Water Usage Charge (86 x \$0.5757)	49.51
Other Charges	6.18
QIP Surcharge Water (\$86.81 x 4.49%)	3.90
KRA Withdrawal Fee (86 x \$0.0265)	2.28
Total Service Related Charges	92.99
Taxes	5.58
Franchise Taxes (\$92.99 x 3.00%)	2.79
School District Tax (\$92.99 x 3.00%)	2.79
Total Current Period Charges	98.57

Total Amount Due



\$98.57

Understanding Your Bill

The information below defines some of the new terms you may find on your bill:

- **Service Related Charges:** This section includes charges for services related to water (or wastewater) service. If applicable, credits and debits for correction to previously billed charges are itemized in this section.
- **Fees and Adjustments:** This section provides details related to additional charges or adjustments for the service period referenced. Fees, when applicable, would include items such as service activation and late payment charges.
- **Surcharges:** Surcharges are used to recover changes to costs that occur between ratemaking cycles. Common surcharges include Purchased Water, Consolidated Expenses, Conservation, Intervenor Compensation and Payment Assistance.
- **Billing Units:** One billing unit equals 100 gallons of water used. If the meter serving your property measures your water use in cubic feet or a different unit of measure, we convert the usage to gallons to make it easier to understand.
- **Average Daily Use:** The gallons shown in the water droplet above represent your average daily water use for the current billing period. Tracking the amount of water you use can help you manage your overall water use from month to month.
- **Still have questions?** We are here to help. Our customer service representatives are available M-F, 7 a.m. to 7 p.m. More information on understanding your bill and charges can also be found on our website. See the link below.

Para obtener asistencia con la traducción de su factura, comuníquese con nuestro Centro de Servicio al Cliente, de lunes a viernes de 7 a.m. a 7 p.m.

For more information about your charges and rates, please visit:
<https://amwater.com/kyaw/rates>

<This page is intentionally left blank and reserved for future messages>