



	Operating	Reserve	Total
<b>Assets</b>			
<b>Cash &amp; Equivalents</b>			
AAB Operating - 3662	\$7,739.29	\$0.00	\$7,739.29
Truist Operating - 0605	\$2,235.50	\$0.00	\$2,235.50
AAB Savings - 8522	\$0.00	\$5,001.97	\$5,001.97
<b>Total: Cash &amp; Equivalents</b>	<b>\$9,974.79</b>	<b>\$5,001.97</b>	<b>\$14,976.76</b>
<b>Accounts Receivable</b>			
Accounts Receivable	\$66,038.66	\$0.00	\$66,038.66
<b>Total: Accounts Receivable</b>	<b>\$66,038.66</b>	<b>\$0.00</b>	<b>\$66,038.66</b>
<b>Long-Term Assets</b>			
Note Receivable, Greenspace Purchase	\$13,060.28	\$0.00	\$13,060.28
<b>Total: Long-Term Assets</b>	<b>\$13,060.28</b>	<b>\$0.00</b>	<b>\$13,060.28</b>
<b>Total: Assets</b>	<b>\$89,073.73</b>	<b>\$5,001.97</b>	<b>\$94,075.70</b>
<b>Liabilities &amp; Equity</b>			
<b>Accounts Payable</b>			
Accounts Payable	\$3,507.72	\$0.00	\$3,507.72
Deferred Revenue	\$9,954.79	\$0.00	\$9,954.79
Prepaid Owner Assessments	\$531.97	\$0.00	\$531.97
<b>Total: Accounts Payable</b>	<b>\$13,994.48</b>	<b>\$0.00</b>	<b>\$13,994.48</b>
<b>Long-Term Liabilities</b>			
Loan Payable	\$9,301.10	\$0.00	\$9,301.10
<b>Total: Long-Term Liabilities</b>	<b>\$9,301.10</b>	<b>\$0.00</b>	<b>\$9,301.10</b>
<b>Equity</b>			
Retained Earnings	\$55,584.28	\$0.00	\$55,584.28
Retained Earnings - Reserve	\$0.00	\$5,000.71	\$5,000.71
<b>Total: Equity</b>	<b>\$55,584.28</b>	<b>\$5,000.71</b>	<b>\$60,584.99</b>
Net Income Gain/Loss	\$0.00	\$1.26	\$1.26
Net Income Gain/Loss	\$10,193.87	\$0.00	\$10,193.87
<b>Total: Liabilities &amp; Equity</b>	<b>\$89,073.73</b>	<b>\$5,001.97</b>	<b>\$94,075.70</b>



## Income Statement - Operating

The Villas at Andover Homeowners Association, Inc.

From 04/01/2023 to 04/30/2023

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>OPERATING INCOME</b>							
<b>Income</b>							
43020-00 Assess, Operations	\$11,970.00	\$3,879.17	\$8,090.83	\$22,610.00	\$15,516.68	\$7,093.32	\$46,550.00
43021-00 Assessments, Greenspace Purchase	-	200.00	(200.00)	643.62	800.00	(156.38)	2,400.00
43023-00 Assessments, Greenscape Maint	2,280.00	712.50	1,567.50	3,990.00	2,850.00	1,140.00	8,550.00
43100-00 Late Fee Income	(135.00)	-	(135.00)	40.00	-	40.00	-
43105-00 Late Fee Interest	(10.65)	-	(10.65)	146.47	-	146.47	-
43120-00 Legal Fees Reimbursement	100.00	41.67	58.33	154.00	166.68	(12.68)	500.00
<b>Total Income</b>	<b>\$14,204.35</b>	<b>\$4,833.34</b>	<b>\$9,371.01</b>	<b>\$27,584.09</b>	<b>\$19,333.36</b>	<b>\$8,250.73</b>	<b>\$58,000.00</b>
<b>Other Income</b>							
73080-00 Interest Income	0.20	-	0.20	0.65	-	0.65	-
<b>Total Other Income</b>	<b>\$0.20</b>	<b>\$-</b>	<b>\$0.20</b>	<b>\$0.65</b>	<b>\$-</b>	<b>\$0.65</b>	<b>\$-</b>
<b>Total OPERATING INCOME</b>	<b>\$14,204.55</b>	<b>\$4,833.34</b>	<b>\$9,371.21</b>	<b>\$27,584.74</b>	<b>\$19,333.36</b>	<b>\$8,251.38</b>	<b>\$58,000.00</b>
<b>OPERATING EXPENSE</b>							
<b>Maintenance - Grounds</b>							
55540-00 Grounds Maintenance, Contract	2,700.72	2,672.50	(28.22)	10,357.68	10,690.00	332.32	32,070.00
55565-00 Ice & Snow Removal	-	25.00	25.00	-	100.00	100.00	300.00
55570-00 Irrigation Systems	-	25.00	25.00	-	100.00	100.00	300.00
55580-00 Light Repairs, Landscaping	-	41.67	41.67	528.76	166.68	(362.08)	500.00
55595-00 Mailbox Repairs	-	10.00	10.00	8.68	40.00	31.32	120.00
55596-00 Other Miscellaneous Expenses	-	12.50	12.50	-	50.00	50.00	150.00
55600-00 Supplies	-	4.17	4.17	-	16.68	16.68	50.00
<b>Total Maintenance - Grounds</b>	<b>\$2,700.72</b>	<b>\$2,790.84</b>	<b>\$90.12</b>	<b>\$10,895.12</b>	<b>\$11,163.36</b>	<b>\$268.24</b>	<b>\$33,490.00</b>
<b>Maintenance - Greenspace</b>							
55705-00 Greenspace, Mowing	530.76	533.33	2.57	2,056.40	2,133.32	76.92	6,400.00
55735-00 Greenspace, Trees	274.49	166.67	(107.82)	274.49	666.68	392.19	2,000.00
<b>Total Maintenance - Greenspace</b>	<b>\$805.25</b>	<b>\$700.00</b>	<b>(\$105.25)</b>	<b>\$2,330.89</b>	<b>\$2,800.00</b>	<b>\$469.11</b>	<b>\$8,400.00</b>
<b>Utilities</b>							
56010-00 Electricity	103.27	112.50	9.23	451.54	450.00	(1.54)	1,350.00
56065-00 Water	85.10	120.83	35.73	340.68	483.32	142.64	1,450.00
56070-00 Water Quality Mgm Fee	5.37	5.50	0.13	21.48	22.00	0.52	66.00
<b>Total Utilities</b>	<b>\$193.74</b>	<b>\$238.83</b>	<b>\$45.09</b>	<b>\$813.70</b>	<b>\$955.32</b>	<b>\$141.62</b>	<b>\$2,866.00</b>
<b>Administrative &amp; General Expenses</b>							
64025-00 Accounting & Audit Fees	250.00	20.83	(229.17)	250.00	83.32	(166.68)	250.00
64100-00 Dues & Subscriptions	-	1.25	1.25	-	5.00	5.00	15.00
64150-00 Insurance, Business Liability	-	98.75	98.75	-	395.00	395.00	1,185.00
64200-00 Legal Fees	100.00	166.67	66.67	154.00	666.68	512.68	2,000.00
64225-00 Management Fees	676.61	676.67	0.06	2,674.22	2,706.68	32.46	8,120.00
64275-00 Office Supplies & Printing	1.48	10.00	8.52	32.38	40.00	7.62	120.00
64300-00 Postage	4.41	10.00	5.59	44.22	40.00	(4.22)	120.00
64325-00 Social Activities	-	41.67	41.67	-	166.68	166.68	500.00
64330-00 Membership Fees	-	2.08	2.08	-	8.32	8.32	25.00
64450-00 Website	20.17	20.83	0.66	20.17	83.32	63.15	250.00
<b>Total Administrative &amp; General Expens</b>	<b>\$1,052.67</b>	<b>\$1,048.75</b>	<b>(\$3.92)</b>	<b>\$3,174.99</b>	<b>\$4,195.00</b>	<b>\$1,020.01</b>	<b>\$12,585.00</b>



## Income Statement - Operating

The Villas at Andover Homeowners Association, Inc.

From 04/01/2023 to 04/30/2023

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Other Expenses</b>							
84010-00 Interest Expense	\$42.94	\$54.17	\$11.23	\$176.17	\$216.68	\$40.51	\$650.00
<b>Total Other Expenses</b>	\$42.94	\$54.17	\$11.23	\$176.17	\$216.68	\$40.51	\$650.00
<b>Total OPERATING EXPENSE</b>	<b>\$4,795.32</b>	<b>\$4,832.59</b>	<b>\$37.27</b>	<b>\$17,390.87</b>	<b>\$19,330.36</b>	<b>\$1,939.49</b>	<b>\$57,991.00</b>
<b>Net Income:</b>	<b>\$9,409.23</b>	<b>\$0.75</b>	<b>\$9,408.48</b>	<b>\$10,193.87</b>	<b>\$3.00</b>	<b>\$10,190.87</b>	<b>\$9.00</b>



**Income Statement - Reserve**

The Villas at Andover Homeowners Association, Inc.

From 04/01/2023 to 04/30/2023

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>RESERVE INCOME</b>							
<b>Other Income</b>							
73081-00 Interest Income - Reserves	\$0.62	\$-	\$0.62	\$1.26	\$-	\$1.26	\$-
<b>Total Other Income</b>	<b>\$0.62</b>	<b>\$-</b>	<b>\$0.62</b>	<b>\$1.26</b>	<b>\$-</b>	<b>\$1.26</b>	<b>\$-</b>
<b>Total RESERVE INCOME</b>	<b>\$0.62</b>	<b>\$-</b>	<b>\$0.62</b>	<b>\$1.26</b>	<b>\$-</b>	<b>\$1.26</b>	<b>\$-</b>
<b>Net Reserve:</b>	<b>\$0.62</b>	<b>\$0.00</b>	<b>\$0.62</b>	<b>\$1.26</b>	<b>\$0.00</b>	<b>\$1.26</b>	<b>\$0.00</b>



**Payables Aging Report**

The Villas at Andover Homeowners Association, Inc.

As Of 4/30/2023

Vendor	Current	Over 30	Over 60	Over 90	Balance
BILLINGS LAW FIRM, PLLC	\$0.00	\$0.00	\$0.00	\$3,507.72	\$3,507.72
<b>Totals:</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$3,507.72</b>	<b>\$3,507.72</b>



End Date: 4/30/2023

Account No:	Homeowner Name	Address	Balance
04200070	Terri Finch tfinchrealestate@gmail.com	633 Andover Village Place Lexington, KY 40509	(\$169.29)
04200080	James Queener & Monica Queener monica@queener4jp.com	636 Andover Village Place Lexington, KY 40509	(\$362.68)
<b>The Villas at Andover Homeowners Association, Inc. Total</b>		<b>2</b>	<b>(\$531.97)</b>



# Homeowner Aging Report Excluding Prepaid

The Villas at Andover Homeowners Association, Inc.

End Date: 04/30/2023

Description	Current	Over 30	Over 60	Over 90	Balance
<b>04200270 - Paul Ramsey &amp; Sharon Ramsey Current Owner</b> 676 Andover Village Place				Last Payment: \$325.00 on 11/29/2022 Collection Status: First Notice	
<b>Total:</b>	<b>\$110.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$110.00</b>
<b>04200200 - Otto Bender Current Owner</b> 661 Andover Village Place				Last Payment: \$698.84 on 02/28/2023 Collection Status: First Notice	
<b>Total:</b>	<b>\$370.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$370.00</b>
<b>04200132 - Cody Deeley Current Owner</b> 648 Andover Village Place				Last Payment: \$325.00 on 01/03/2023 Collection Status: First Notice	
<b>Total:</b>	<b>\$371.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$371.00</b>
<b>04200010 - Jas Sekhon &amp; Miriam Sekhon Current Owner</b> 620 Andover Village Place				Last Payment: \$650.00 on 09/30/2022 Collection Status: First Notice	
<b>Total:</b>	<b>\$375.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$375.00</b>
<b>04200021 - Manuel Hijar &amp; Kinga Mnych Current Owner</b> 624 Andover Village Place				Last Payment: \$325.00 on 01/03/2023 Collection Status: First Notice	
<b>Total:</b>	<b>\$375.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$375.00</b>
<b>04200030 - Anthony Nave Current Owner</b> 625 Andover Village Place				Last Payment: \$325.00 on 12/28/2022 Collection Status: First Notice	
<b>Total:</b>	<b>\$375.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$375.00</b>
<b>04200050 - Thomas Hackney Current Owner</b> 629 Andover Village Place				Last Payment: \$325.00 on 12/07/2022 Collection Status: First Notice	
<b>Total:</b>	<b>\$375.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$375.00</b>
<b>04200060 - Jeffrey Gray &amp; Melissa Gray Current Owner</b> 632 Andover Village Place				Last Payment: \$325.00 on 01/03/2023 Collection Status: First Notice	
<b>Total:</b>	<b>\$375.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$375.00</b>
<b>04200141 - Sarah Espinosa &amp; Victor Espinosa Current Owner</b> 649 Andover Village Place				Last Payment: \$325.00 on 01/03/2023 Collection Status: First Notice	
<b>Total:</b>	<b>\$375.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$375.00</b>
<b>04200170 - Susan Brisky Current Owner</b> 656 Andover Village Place				Last Payment: \$325.00 on 01/03/2023 Collection Status: First Notice	
<b>Total:</b>	<b>\$375.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$375.00</b>
<b>04200211 - Brian Rosenkrantz Current Owner</b> 664 Andover Village Place				Last Payment: \$325.00 on 01/03/2023 Collection Status: First Notice	
<b>Total:</b>	<b>\$375.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$375.00</b>
<b>04200250 - Jahan Khan &amp; Rokshana Khan Current Owner</b> 672 Andover Village Place				Last Payment: \$334.75 on 03/17/2023 Collection Status: First Notice	
<b>Total:</b>	<b>\$375.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$375.00</b>
<b>04200330 - Castle Rock Homes LLC Current Owner</b> 688 Andover Village Place				Last Payment: \$325.00 on 10/04/2022 Collection Status: First Notice	
<b>Total:</b>	<b>\$379.88</b>	<b>\$4.88</b>	<b>\$0.00</b>	<b>\$325.00</b>	<b>\$709.76</b>
<b>04200230 - Robert Terry Current Owner</b> 668 Andover Village Place				Last Payment: \$325.00 on 01/03/2023 Collection Status: Final Notice	
<b>Total:</b>	<b>\$480.55</b>	<b>\$5.55</b>	<b>\$25.68</b>	<b>\$431.10</b>	<b>\$942.88</b>



# Homeowner Aging Report Excluding Prepaid

The Villas at Andover Homeowners Association, Inc.

End Date: 04/30/2023

Description	Current	Over 30	Over 60	Over 90	Balance
<b>04200381 - Chad Snodgrass &amp; Susan Jones-Snodgrass Current Owner</b>					
631 Forest Hill Drive <span style="float: right;">Collection Status: Final Notice</span>					
<b>Total:</b>	<b>\$384.75</b>	<b>\$9.75</b>	<b>\$29.88</b>	<b>\$663.96</b>	<b>\$1,088.34</b>
<b>04200220 - Marissa Bradley Current Owner</b>					
665 Andover Village Place <span style="float: right;">Last Payment: \$14,485.03 on 11/29/2022 Collection Status: Final Notice</span>					
<b>Total:</b>	<b>\$379.88</b>	<b>\$58.88</b>	<b>\$0.00</b>	<b>\$812.02</b>	<b>\$1,250.78</b>
<b>04200091 - Jason D. Hans &amp; Nataliya Hans Current Owner - Legal</b>					
637 Andover Village Place <span style="float: right;">Last Payment: \$653.61 on 04/11/2023 Collection Status: Attorney - Lawsuit</span>					
<b>Total:</b>	<b>\$375.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$57,445.90</b>	<b>\$57,820.90</b>
Association	Current Total	Over 30 Total	Over 60 Total	Over 90 Total	Balance Total
The Villas at Andover Homeowners Association, Inc.	\$6,226.06	\$79.06	\$55.56	\$59,677.98	\$66,038.66

Description	Total
Administrative Fee 2022	\$605.00
Assessment - Homeowner (Delinquent Fee)2022	\$50.00
Assessment - Homeowner (Delinquent Fee)2023	\$50.00
Assessment - Homeowner (Delinquent Interest)2022	\$24.43
Assessment - Homeowner (Delinquent Interest)2023	\$66.11
Assessment - Homeowner 2022	\$280.00
Assessment - Homeowner 2023	\$6,481.00
Greenspace Maintenance 2022	\$71.00
Greenspace Maintenance 2023	\$1,245.00
Greenspace Purchase 2022	\$32.00
Legal Fee 2022	\$29,774.02
Legal Fee 2023	\$154.00
Owner Fine 2022	\$27,206.10
<b>AR Total:</b>	<b>\$66,038.66</b>





**Cash Disbursement**

The Villas at Andover Homeowners Association, Inc.

04/01/2023 - 04/30/2023

Date	Check #	Payee	Amount
<b>10-10000-00 AAB Operating - 3662</b>			
04/05/2023	10003	Candice Ballard	\$174.79
		11-11205-00 Return CK# 60191990 pymt error	\$174.79
04/18/2023	0	Kentucky Utilities	\$103.27
		<b>Invoice #: 3000-0000-8502 04/06</b>	
		55-56010-00 Electricity	\$103.27
04/19/2023	10004	BILLINGS LAW FIRM, PLLC	\$100.00
		<b>Invoice #: 230488</b>	
		60-64200-00 Legal Fees, 668 Andover Village	\$100.00
04/21/2023	0	GREAT SCAPES LLC	\$3,231.48
		<b>Invoice #: 100547221</b>	
		53-55540-00 Grounds Maintenance, Contract	\$2,700.72
		54-55705-00 Greenspace, Mowing	\$530.76
04/25/2023	0	KAWC	\$41.31
		<b>Invoice #: 220000204194 04/14</b>	
		55-56065-00 Water	\$41.31
04/25/2023	0	KAWC	\$43.79
		<b>Invoice #: 220000204231 04/14</b>	
		55-56065-00 Water	\$43.79
04/25/2023	0	LEXINGTON-FAYETTE URBAN CNTY GOVT	\$5.37
		<b>Invoice #: 0222229300 04/18/23</b>	
		55-56070-00 Water Quality Mgm Fee	\$5.37
04/30/2023	0	ALL POINTS COMMUNITY MANAGEMENT	\$952.67
		<b>Invoice #: 9833</b>	
		60-64025-00 Accounting & Audit Fees, tax prep	\$250.00
		60-64225-00 Management Fees, Apr	\$676.61
		60-64275-00 Office Supplies & Printing	\$1.48
		60-64300-00 Postage	\$4.41
		60-64450-00 Website, domain renewal	\$20.17
04/30/2023	0	GREAT SCAPES LLC	\$274.49
		<b>Invoice #: 100547281</b>	
		54-55735-00 Debris Removal, Storm Cleanup	\$274.49
		<b>Account Totals</b>	<b>\$4,927.17</b>
		<b># Checks:</b>	<b>9</b>
<b>10-10098-00 Truist Operating - 0605</b>			
04/15/2023	0	TRUIST (BB&T)	\$368.37
		<b>Invoice #: 9700166109 04/02/23</b>	
		25-21800-00 Loan Payable	\$325.43
		80-84010-00 Interest Expense	\$42.94
		<b>Account Totals</b>	<b>\$368.37</b>
		<b># Checks:</b>	<b>1</b>
		<b>Association Totals</b>	<b>\$5,295.54</b>
		<b># Checks:</b>	<b>10</b>



# Bank Account Reconciliation

The Villas at Andover Homeowners Association, Inc.

Truist Operating - 0605 (End: 04/30/2023)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
------	------------	-------------	----------------	---------	------------

### Truist Operating - 0605 Summary

Ending Account Balance:					\$ 2,235.50
Uncleared Items:					\$-
Adjusted Balance:					\$ 2,235.50
Bank Ending Balance:					\$ 2,235.50
Difference:					\$-



**Bank Account Reconciliation**

The Villas at Andover Homeowners Association, Inc.

AAB Operating - 3662 (End: 04/30/2023)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
<b>Uncleared Items</b>					
04/18/2023		Kentucky Utilities		0	(\$103.27)
04/30/2023		ALL POINTS COMMUNITY MANAGEMENT		0	(\$952.67)
04/30/2023		GREAT SCAPES LLC		0	(\$274.49)
				<b>Total Uncleared</b>	<b>(\$1,330.43)</b>

**AAB Operating - 3662 Summary**

Ending Account Balance:	\$ 7,739.29
Uncleared Items:	(\$1,330.43)
Adjusted Balance:	\$ 9,069.72
Bank Ending Balance:	\$ 9,069.72
Difference:	\$-



# Bank Account Reconciliation

The Villas at Andover Homeowners Association, Inc.

AAB Savings - 8522 (End: 04/30/2023)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
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### AAB Savings - 8522 Summary

Ending Account Balance:					\$ 5,001.97
Uncleared Items:					\$-
Adjusted Balance:					\$ 5,001.97
Bank Ending Balance:					\$ 5,001.97
Difference:					\$-



999-99-99-99 74089 0 C 001 30 S 66 002  
 THE VILLAS AT ANDOVER HOA INC  
 OPERATING ACCT  
 C/O ALL POINTS COMMUNITY MANAGEMENT LLC  
 141 PROSPEROUS PL STE 21A  
 LEXINGTON KY 40509-1854

# Your account statement

For 04/28/2023

## Contact us



Truist.com



(844) 4TRUIST or  
 (844) 487-8478

### ■ ASSOC SVCS REGULAR CHECKING 1180000090605

#### Account summary

Your previous balance as of 03/31/2023	\$2,603.87
Checks	- 0.00
Other withdrawals, debits and service charges	- 368.37
Deposits, credits and interest	+ 0.00
Your new balance as of 04/28/2023	= \$2,235.50

#### Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
04/17	ACH CORP DEBIT COMM LOANS TRUIST 9700166109/0000000002 CUSTOMER ID 1020000243034	368.37
Total other withdrawals, debits and service charges		= \$368.37

### Outsmart cyber-criminals. Keep scammer tricks top of mind.

It's not unusual to create passwords based on your favorite things. But when you answer questions sent to you by email, text, social media, or phone calls, you could be sharing too much information.

Here are some common social engineering scams:

- **Phishing.** Emails or messages pretending to be legitimate people or businesses. They usually request your personal information, such as passwords or credit card numbers.
- **Smishing.** Scammers send text or messages via a social media platform. Again, they pretend to be someone from your circle or a legitimate business but are trying to get you to reveal personal information.
- **Vishing.** This cyber-scam is a phone call or voice mail message from someone pretending to be from your bank, your doctor, or the government. They usually make urgent request of your personal information to "help" you avoid consequences.

Visit [Truist.com/Fraud-and-security](https://www.truist.com/Fraud-and-security) for more insights on fraud.

# 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

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

Last statement: March 31, 2023  
This statement: April 30, 2023  
Total days in statement period: 30

Page 1  
**XXXXXX3662**  
( 3)

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	<b>XXXXXX3662</b>	Beginning balance	\$5,438.05
Enclosures	3	Total additions	7,966.65
Low balance	\$8,056.89	Total subtractions	4,334.98
Average balance	\$9,935.20	Ending balance	\$9,069.72
Avg collected balance	\$9,799		

### CHECKS

Number	Date	Amount	Number	Date	Amount
10002	04-11	54.00	10004	04-24	100.00
10003	04-11	174.79			

### DEBITS

Date	Description	Subtractions
04-18	'ACH Debit The Villas at An VENDOR PAY 230418	684.24
04-24	'ACH Debit The Villas at An VENDOR PAY 230424	3,231.48
04-26	'ACH Debit AMERICAN WATER E BILLPAY 230426	41.31
04-26	'ACH Debit AMERICAN WATER E BILLPAY 230426	43.79
04-27	'ACH Debit LEXINGTON UTILITY 230427 5544469	5.37

**CREDITS**

Date	Description	Additions
04-03	' Lockbox Deposit	2,618.84
04-04	' Lockbox Deposit	750.00
04-05	' Lockbox Deposit	323.00
04-06	' Lockbox Deposit	750.00
04-10	' Lockbox Deposit	375.00
04-11	' Lockbox Deposit	653.61
04-12	' Lockbox Deposit	375.00
04-13	' Lockbox Deposit	750.00
04-18	' Lockbox Deposit	375.00
04-26	'ACH Credit	621.00
	The Villas at An CincXfer 230426	
04-26	' Lockbox Deposit	375.00
04-30	' Interest Credit	0.20

**DAILY BALANCES**

Date	Amount	Date	Amount	Date	Amount
03-31	5,438.05	04-10	10,254.89	04-24	8,163.99
04-03	8,056.89	04-11	10,679.71	04-26	9,074.89
04-04	8,806.89	04-12	11,054.71	04-27	9,069.52
04-05	9,129.89	04-13	11,804.71	04-30	9,069.72
04-06	9,879.89	04-18	11,495.47		

**INTEREST INFORMATION**

Annual percentage yield earned	0.02%
Interest-bearing days	30
Average balance for APY	\$9,799.43
Interest earned	\$0.20

**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

*Thank you for banking with Alliance Association Bank*

Alliance Association Bank CHANDLER, AZ  
 The Villas at Andover Homeowners Association, Inc. (VAH)  
 c/o All Points Community Management  
 141 Prosperous Pl, Ste 21A  
 Lexington, KY 40509

Check Number: 10002

Fifty-Four And 001100 Dollars

DATE: 03/30/2023 AMOUNT: \$54.00

ORDER OF BILLINGS LAW FIRM, PLLC  
 145 CONSTITUTION ST  
 LEXINGTON, KY 40507

*A. O'Leary*  
 Authorized Signature

⑈000010002⑈ ⑆ 1 2 2 1 0 5 9 8 0 4 8 3 0 3 1 8 3 6 6 2 ⑆

04/11/2023 10002 \$54.00

Alliance Association Bank CHANDLER, AZ  
 The Villas at Andover Homeowners Association, Inc. (VAH)  
 c/o All Points Community Management  
 141 Prosperous Pl, Ste 21A  
 Lexington, KY 40509

Check Number: 10003

One Hundred Seventy-Four And 79/100 Dollars

DATE: 04/05/2023 AMOUNT: \$174.79

TO THE ORDER OF Candice Ballard  
 692 Andover Village Place  
 Lexington, KY 40509

Memo: Return CCK 80181992 print error

*A. O'Leary*  
 Authorized Signature

⑈000010003⑈ ⑆ 1 2 2 1 0 5 9 8 0 4 8 3 0 3 1 8 3 6 6 2 ⑆

04/11/2023 10003 \$174.79

Alliance Association Bank CHANDLER, AZ  
 The Villas at Andover Homeowners Association, Inc. (VAH)  
 c/o All Points Community Management  
 141 Prosperous Pl, Ste 21A  
 Lexington, KY 40509

Check Number: 10004

One Hundred And 001100 Dollars

DATE: 04/19/2023 AMOUNT: \$100.00

ORDER OF BILLINGS LAW FIRM, PLLC  
 145 CONSTITUTION ST  
 LEXINGTON, KY 40507

*A. O'Leary*  
 Authorized Signature

⑈000010004⑈ ⑆ 1 2 2 1 0 5 9 8 0 4 8 3 0 3 1 8 3 6 6 2 ⑆

04/24/2023 10004 \$100.00



# 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

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

Last statement: March 31, 2023  
This statement: April 30, 2023  
Total days in statement period: 30

Page 1  
**XXXXXX8522**  
( 0)

Direct inquiries to:  
888-734-4567

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

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**THANK YOU FOR BANKING WITH US!**

---

## AAB Association MMA

Account number	XXXXXX8522	Beginning balance	\$5,001.35
Low balance	\$5,001.35	Total additions	.62
Average balance	\$5,001.35	Total subtractions	0.00
Avg collected balance	\$5,001	Ending balance	\$5,001.97
Interest paid year to date	\$1.26		

### CREDITS

<u>Date</u>	<u>Description</u>	<u>Additions</u>
04-30	Interest Credit	.62

### DAILY BALANCES

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
03-31	5,001.35	04-30	5,001.97		

### INTEREST INFORMATION

Annual percentage yield earned	0.15%
Interest-bearing days	30
Average balance for APY	\$5,001.35
Interest earned	\$0.62

**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

*Thank you for banking with Alliance Association Bank*



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

## Invoice 100547221

DATE 04/01/2023	PLEASE PAY <b>\$3,231.48</b>	DUE DATE 05/01/2023
--------------------	---------------------------------	------------------------

**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
		<b>SUBTOTAL</b>	3,048.57
		<b>TAX</b>	182.91
		<b>TOTAL</b>	3,231.48
<b>TOTAL DUE</b>			<b>\$3,231.48</b>

THANK YOU.



# Business Loan Statement

9700166109-00002  
THE VILLAS AT ANDOVER HOMEOWNERS

## Transaction History

Date	Description	Principal	Interest	Fees	Interest Rate	Principal Balance
03/15/23	CHARGES THIS PERIOD INTEREST		42.94			
03/31/23	PRIN DUE THIS PERIOD	325.43				9,626.53

# ICU.

1 PPL company

## RECEIVED

APR 12 2023

BY: \_\_\_\_\_

Mailed 4/6/23 for Collective Account# 3000-0000-8502

AM(JNI III 11  
**\$103.27**

JJH IIA 11  
**5/1/23**

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

Account Name: THE VILLAS AT ANDOVER NEIGHBORHOOD  
service Address: ASSOC  
ALL POINTS COMMUNITY MGMT  
LEXINGTON KY

### COLLECTIVE BILLING INFORMATION

Previous Collective Account Balance 106.25  
Payment Received - Thank You 3/29/23 -106.25  
**Collective Account Balance as of 4/6/23 \$0.00**  
Current Utility Charges Billed 103.27  
**Total Amount Due \$103.27**

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

### COLLECTIVE ACCOUNTS BILLED

Detail Account/ Service ID	Rate	Read Date	Current ReadIn	Previous ReadIn	Usage	Amount		
View Detailed Blii	110	03/23/23	20,321	20,302	1.0000	43.02		
	FEE					5.77		
<b>3000-0469-3473</b>	<b>NA ANDOVER VILLAGE PL ENTRANCE</b>						<b>\$48.79</b>	<b>BILLED</b>
View Detailed Blii	110	03/23/23	17,292	17,234	1.0000	48.03		
	FEE					6.45		
<b>3000-0469-4349</b>	<b>NA ANDOVER VILLAGE PL ISLAND</b>						<b>\$54.48</b>	<b>BILLED</b>
<b>Total Current Charges Bliied</b>						<b>\$103.27</b>		

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

AM(JNI III 11  
**5/1/23**

**\$103.27**

Collective Account# **3000-0000-8502**

AM(JNI III 11  
Aller Due Date, N1y llus /111m111

**\$106.36**

Total Amount Enclosed:

# KU.

1 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

020300000008s0200000000010b3b0000000103270000000000046

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2304061-001178-000-000-100000-0002976

OFFICE USE ONLY:  
MRU, G  
PF: eB:



Mailed 4/7/23 for Account# 3000-0469-3473

AMOUNT DUE  
**\$96.28**

DUPLICATE  
**5/1/23**

1 PPL COMPANY

**BILLING SUMMARY**

Previous Balance	47.49
Transfer to Collective	<u>0.00</u>
<b>Balance as of 4/6/23</b>	<b>\$47.49</b>
Current Electric Charges	43.02
Current Taxes and Fees	<u>5.77</u>
<b>Total Current Charges as of 4/6/23</b>	<b>\$48.79</b>
<b>Total Amount Due</b>	<b>\$96.28</b>

App, online or phone payments made before 7 pm ET will be posted same day

**Account Name:** VILLAS OF ANDOVER MSOC  
**Service Address:** Na Andover Village PI Entrance  
LEXINGTON KY

**Payment Options**  
(fees may apply)  
Mobile app • LG&E KU ODP mobile app  
Online - lge-ku.com

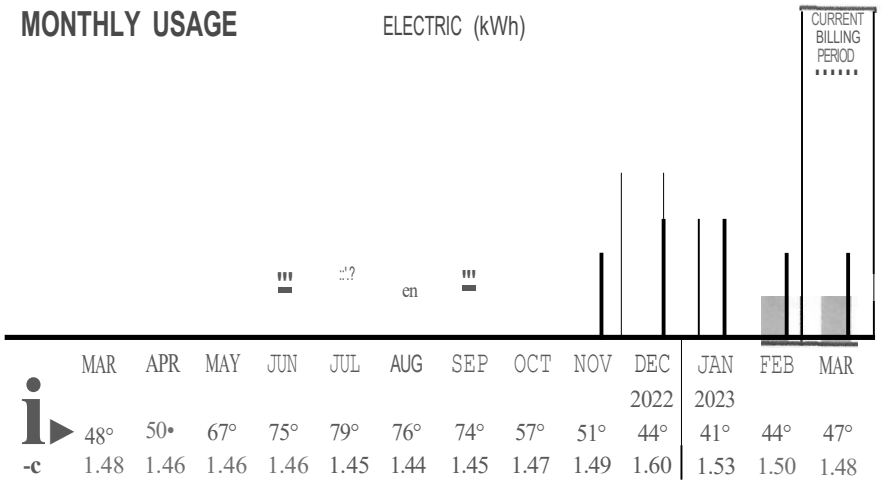
**Customer Service:**  
Phone - (859) 367-1200, press 2-2-3  
For fastest service, use our mobile app, website or automated phone system (859) 367-1200 24 hours a day.  
Phone reps available M-F, 7am - 7pm ET.

Next read will occur 4/20/23 • 4/24/23 (Meter Read Portion 15)

**MONTHLY USAGE** ELECTRIC (kWh)

**BILLING PERIOD AT-A-GLANCE**

	THIS YEAR	LAST YEAR
Average Temperature	47°	48°
Number of Days Billed	29	30
<b>Avg. Electric Charges per Day</b>	<b>\$1.48</b>	<b>\$1.48</b>
Avg. Electric usage per Day (kWh)	0.66	0.67



1 PPL company

VILLAS OF ANDOVER ASSOC  
141 PROSPEROUS PL STE 21B  
LEXINGTON, KY 40509-1854



**CURRENT USAGE**

**f ELECTRIC**

<b>Meter Reading Information</b>	<b>Meter # C257021</b>
Actual (R) kWh Reading on 3/23/23	20321
Actual (R) kWh Reading on 2/22/23	20302
Current kWh Usage	19
Meter Multiplier	1
<b>Metered kWh Usage</b>	<b>19</b>

**CURRENT CHARGES**

**f ELECTRIC**

**Rate:** General Service Single Phase

Basic Service Charge (\$1.35 x 29 Days)	39.15
Energy Charge (\$0.11869 x 19 kWh)	2.26
Electric DSM (\$0.00089 x 19 kWh)	0.02
Fuel Adjustment (\$0.00610 x 19 kWh)	0.12
Environmental Surcharge (3.59% x (\$41.43 - \$0.46))	1.47
<b>Total Charges</b>	<b>\$43.02</b>

**Taxes&Fees**

Rate Increase For School Tax (3.00% x \$43.02)	1.29
Franchise Fee-Lexington-Fayette (4.00% x \$43.02)	1.72
Sales Tax (6.00% x \$46.03)	2.76
<b>Total Taxes and Fees</b>	<b>\$5.77</b>

**BILLING INFORMATION**

**Environmental Surcharge**

Rate GS Environmental Surcharge Calculation: The fuel cost of \$0.46 included in the Energy Charge and the Fuel Adjustment line items were deducted from the Electric Charges before multiplying the Billing Factor of 3.59%.

**Late Payment Charge**

Late Charge to be Assessed After Due Date \$1.46

**Rate Schedules**

For a copy of your rate schedule, visit [lge-ku.com/rates](http://lge-ku.com/rates) or call our Customer Service Department.

**SAVE ENERGY  
EARN REBATES**



Earn cash rebates for making energy-saving improvements to your business facility.

[lge-ku.com/bizrebates](http://lge-ku.com/bizrebates)

OFFICE USE ONLY:  
MRU15311655, G000000  
P47.49  
PF:N eB:P



Mailed 4/7/23 for Account# 3000-0469-4349

AMIIJNIIJUI  
**\$113.24**

IIJII IIA II  
**5/1/23**

**1 PPL company**  
**BILLING SUMMARY**

Previous Balance	58.76
Transfer to Collective	<u>0.00</u>
<b>Balance as of 4/6/23</b>	<b>\$68.76</b>
Current Electric Charges	48.03
Current Taxes and Fees	<u>6.45</u>
<b>Total Current Charges as of 4/6/23</b>	<b>\$54.48</b>
<b>Total Amount Due</b>	<b>\$113.24</b>

*App, on/ins or phone payments made before 7 pm ET will be pasted same day*

**Account Name:** VILLAS OF ANDOVER ASSOC

**Service Address:** Na Andover Vlliage Pl Island  
LEXINGTON KY

**Payment Options**  
(fees may apply)  
Mobile app • LG&E KU ODP mobile app  
Online - lge-ku.com

**Customer Service:** For fastest service, use our mobile app, website or 1  
automated phone system (859) 367-1200 8  
24 hours a day.  
Phone reps available M-F, 7am - 7pm ET.

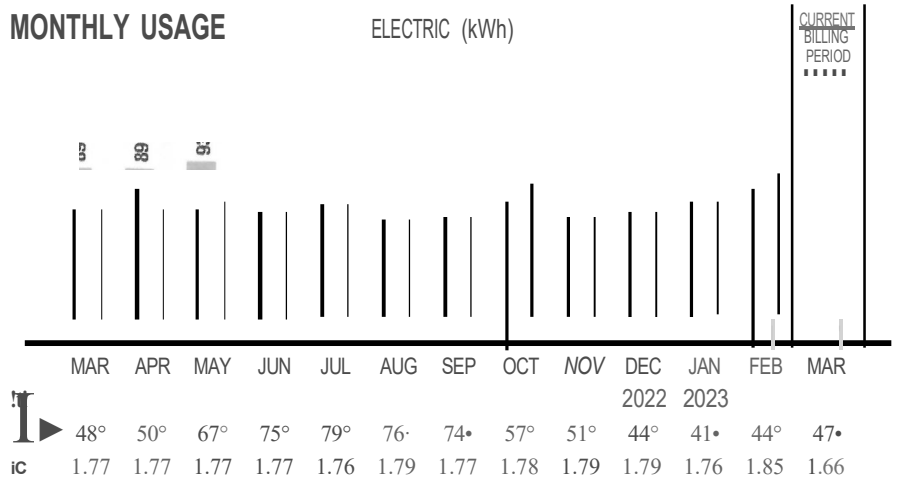
Next read will occur 4/20/23 - 4/24/23 (Meter Read Portion 15)

**BILLING PERIOD AT-A-GLANCE**

	THIS YEAR	LAST YEAR
Average Temperature	47°	48°
Number of Days Billed	29	30
<b>Avg. Electric Charges per Day</b>	<b>\$1.88</b>	<b>\$1.77</b>
<b>Avg. Electric Usage per Day (kWh)</b>	<b>2.00</b>	<b>2.97</b>

**MONTHLY USAGE**

ELECTRIC (kWh)



**1 PPL company**

VILLAS OF ANDOVER ASSOC  
141 PROSPEROUS 21 B  
LEXINGTON, KY 40509-1848

**CURRENT USAGE**

**f ELECTRIC**

<b>Meter Reading Information</b>	<b>Meter# 2003120</b>
Actual (R) kWh Reading on 3/23/23	17292
Actual (R) kWh Reading on 2/22/23	17234
Current kWh Usage	58
Meter Multiplier	1
<b>Metered kWh Usage</b>	<b>58</b>

**CURRENT CHARGES**

**f ELECTRIC**

**Rate:** General Service Single Phase

Basic Service Charge (\$1.35 x 29 Days)	39.15
Energy Charge (\$0.11869 x 58 kWh)	6.88
Electric DSM (\$0.00089 x 58 kWh)	0.05
Fuel Adjustment (\$0.00610 x 58 kWh)	0.35
Environmental Surcharge (3.59% x (\$46.08 - \$1.39))	1.60
<b>Total Charges</b>	<b>\$48.03</b>

**Taxes&Fees**

Rate Increase For School Tax (3.00% x \$48.03)	1.44
Franchise Fee-Lexington-Fayette (4.00% x \$48.03)	1.92
Sales Tax (6.00% x \$51.39)	3.09
<b>Total Taxes and Fees</b>	<b>\$6.45</b>

**BILLING INFORMATION**

**Environmental Surcharge**

Rate GR Environmental Surcharge Calculation: The fuel cost of \$1.39 included in the Energy Charge and the Fuel Adjustment line items were deducted from the Electric Charges before multiplying the Billing Factor of 3.59%.

**Late Payment Charge**

Late Charge to be Assessed After Due Date \$1.63

**Rate Schedules**

For a copy of your rate schedule, visit [lge-ku.com/rates](http://lge-ku.com/rates) or call our Customer Service Department

**SAVE ENERGY  
EARN REBATES**



Earn cash rebates for making energy-saving improvements to your business facility.

[lge-ku.com/bizrebates](http://lge-ku.com/bizrebates)

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OFFICE USE ONLY:  
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P58.76  
PF:N eB:P

**BILLINGS LAW FIRM, PLLC**  
**145 Constitution Street**  
**Lexington, KY 40507**  
**P: 859-225-5240**  
**accounting@blfky.com**

# INVOICE

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

Invoice No.: 230488  
 Invoice Date: 4/11/2023  
 Matter: Terry, Robert - 668 Andover Vil...  
**Due Date 4/11/2023**

Date	Description of Work	Time	Provider	Rate	Amount
4/10/2023	Prepare and send notice of intent to lien letter to homeowner requesting payment	1		100.00	100.00

Invoice Total \$100.00

Payments/Credits \$0.00

**Invoice Balance Due \$100.00**



WE KEEP LIFE FLOWING™

**Service Address:**  
VILLAS AT ANDOVER HOA  
39 FOREST HILL DR SPKLR  
LEXINGTON, KY 40509

**RECEIVED**

APR 17 2023

BY: \_\_\_\_\_

**THANK YOU FOR BEING OUR CUSTOMER**

**Important Account Messages**

- 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](http://amwater.com/myaccount) and make the selection for paperless billing.
- Your charges contain a change in pricing that was effective on 03/31/23. Please review the Account Detail section of your bill for more information.

For more information, visit [www.kentuckyamwater.com](http://www.kentuckyamwater.com)

**Statement**

Account **No.1012-220000204194**

**Total Amount Due:** \_\_\_\_\_

**\$41.31**

Payment Due By: \_\_\_\_\_

**May 1, 2023**

**Billing Date:** April 14, 2023  
**Service Period:** Mar 10 to Apr 10 (32 Days)  
**Total Gallons:** \_\_\_\_\_ 0

**Account Summary - See page 3 for Account Detail**

Prior Billing:	\$41.35
Payments - Thank You!	\$41.35
<b>Balance Forward:</b>	<b>\$0.00</b>
Service Related Charges:	\$38.97
Taxes:	\$2.34
<b>Total Amount Due:</b>	<b>\$41.31</b>

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



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



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

Account No. **1012-220000204194**

**Total Amount Due:** \_\_\_\_\_

**\$41.31**

Payment Due By: \_\_\_\_\_

**May 1, 2023**

If paying after 5/1/23, pay this amount: \$43.38

**Amount Enclosed** \$



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

003302 1 AV 0.468 03302/003302/009903 14 03 VC2CHM 002  
 VILLAS AT ANDOVER HOA  
 C/O EMG MANAGEMENT SERVICES  
 141 PROSPEROUS PL STE 21A  
 LEXINGTON KY 40509-1854

00010122200002041940000000000004131010

WE KEEP LIFE FLOWING-

Meter Reading and Usage Summary

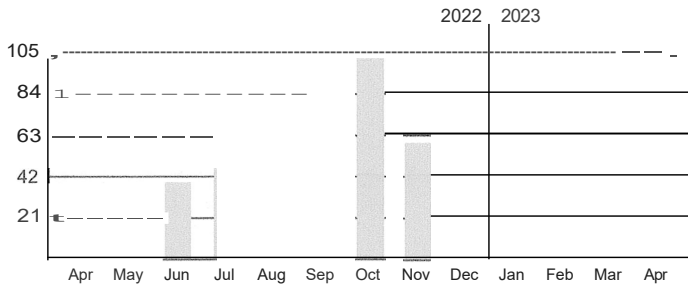
Meter No.	Measure	Size	From Date	To Date	Previous Read	Current Read	Meter Units	Billing Units	Total Gallons
26983128	100 gal	1"	03/10/2023	04/10/2023	980 (A)	980 (A)	0	0.00	0

A = Actual E = Estimate

1 Billing Unit = 100 gallons

**Billed Usage History (graph shown in 100 gallons)**

■ 0 gallons = usage for this period  
□ 0 gallons = usage for same period last year



Next Scheduled Read Date: on or about May 09, 2023  
Account Type: Residential

Average daily use for this period is: (32 days)

**0** gallons

Year to Date Billed Usage: 0 gallons

**Account Detail**

Account No. 1012-220000204194

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

Prior Billing 41.35

Payments -41.35

Total payments as of Mar 30. Thank you! -41.35

Balance Forward 0.00

**Service Related Charges - 03/10/23 to 04/10/23**

Water Service 37.30

Water Service Charge 37.30

Water Usage Charge (0.00 x \$0.5757) 0.00

**0** Other Charges 1.67

QIP Surcharge Water (\$37.30 x 4.49%) 1.67

KRA Withdrawal Fee 0.00

03/10/23 to 03/30/23 (0.00 x \$0.0275) 0.00

03/31/23 to 04/10/23 0.00 :0265 0.00

**Total Service Related Charges 38.97**

**'b** Taxes 2.34

Franchise Taxes (\$38.97 x 3.000%) 1.17

School District Tax (\$38.97 x 3.000%/1) 1.17

**Total Current Period Charges 41.31**

**Total Amount Due \$41.31**

**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.
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- 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/kvaw/rates>



# KENTUCKY AMERICAN WATER

WE KEEP LIFE FLOWING™

**Service Address:**  
VILLAS AT ANDOVER HOA  
ANDOVER VILLAGE PL SPKLR  
LEXINGTON, KY 40502

**RECEIVED**

APR 17 2023

**BY** \_\_\_\_\_

**THANK YOU FOR BEING OUR CUSTOMER**

### Important Account Messages

- 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](http://amwater.com/myaccount) and make the selection for paperless billing.
- Your charges contain a change in pricing that was effective on 03/31/23. Please review the Account Detail section of your bill for more information.

For more information, visit [www.kentuckyamwater.com](http://www.kentuckyamwater.com)

## Statement

Account **No.1012-220000204231**

Total Amount Due: **\$43.79**

Payment Due By: **May 1, 2023**

**Billing Date:** April 14, 2023  
**Service Period:** Mar 10 to Apr 10 (32 Days)  
**Total Gallons:** 0

### Account Summary - See page 3 for Account Detail

Prior Billing:	\$43.83
Payments - Thank You!	\$43.83
<b>Balance Forward:</b>	<b>\$0.00</b>
Service Related Charges:	\$38.97
Taxes:	\$4.82
<b>Total Amount Due:</b>	<b>\$43.79</b>

View your account information or pay your bill anytime at: [www.amwater.com/MyAccount](http://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 this portion for your records 002182/006543 VC2CHM ETM1C00001 (VC2CHM0010021820103000)



**KENTUCKY AMERICAN WATER**

WE KEEP LIFE FLOWING™



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

Service to: ANDOVER VILLAGE PL SPKLR  
LEXINGTON, KY 40502

Account No. **1012-220000204231**

Total Amount Due: **\$43.79**

Payment Due By: **May 1, 2023**

If paying after 5/1/23, pay this amount: **\$45.86**

Amount Enclosed \$



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

002182 1 AV 0.468 02182/002182/006543 10 03 VC2CHM 001  
 VILLAS AT ANDOVER HOA  
 C/O EMG MANAGEMENT SERVICES  
 141 PROSPEROUS PL STE 21A  
 LEXINGTON KY 40509-1854

00010122200002042310000000000004379015

## Meter Reading and Usage Summary

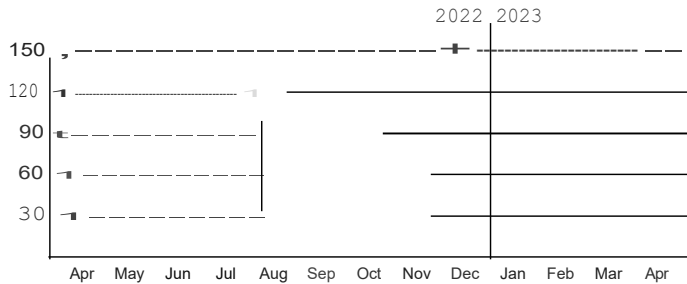
Meter No.	Measure	Size	From Date	To Date	Previous Read	Current Read	Meter Units	Billing Units	Total Gallons
052040336N	100 CF	1"	03,10,2023	04,10,2023	363 (A)	363 (A)	0	0.00	0

A= Actual E = Estimate 1 CF= 7.48 gallons 1 Billing Unit= 100 gallons

### Billed Usage History (graph shown in 100 gallons)

**Next Scheduled Read Date:** on or about May 09, 2023  
**Account Type:** Commercial

- 0 gallons = usage for this period
- 0 gallons = usage for same period last year



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

**0**  
gallons

Year to Date Billed Usage: 0 gallons

### Account Detail

Account No. 1012-220000204231

Service To: ANDOVER VILLAGE PL SPKLR LEXINGTON, KY 40502

Prior Billing **43.83**

Payments **-43.83**

Total payments as of Mar 30. Thank you! **-43.83**

**Balance Forward 0.00**

#### Service Related Charges - 03/10/23 to 04/10/23

**Water Service 37.30**

Water Service Charge 37.30

Water Usage Charge (0.00 x \$0.52066) 0.00

**Other Charges 1.67**

QIP Surcharge Water (\$37.30 x 4.49%) 1.67

KRA Withdrawal Fee

03/10/23 to 03/30/23 (0.00 x \$0.0275) 0.00

03/31/23 to 04/10/23 (0.00 x \$0.0265) **0.00**

**Total Service Related Charges 38.97**

**9 Taxes 4.82**

State Sales Tax (\$41.31 x 6.000%) 2.48

Franchise Taxes (\$38.97 x 3.000%) 1.17

School District Tax (\$38.97 x 1.000%) 1.17

**Total Current Period Charges 43.79**

**Total Amount Due \$43.79**

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





218 E Main St | Lexington, KY 40507  
www.lexingtonKY.gov/LEXserv  
1-888-987-8111

**ACCOUNT INFORMATION**

Service Address  
**617 FOREST HILL DR**

**BILLING PERIOD INFO**

Billing Date Apr 18, 2023  
Billing Period Mar 20 to Apr 18 (29 days)  
Rate Type Commercial  
Total Hundred Gallons 0.0  
Gallons Used 0

Account Number 022229300

**PREVIOUS ACCOUNT ACTIVITY**

Balance from Last LEXserv Bill	<b>RECEIVED</b>	\$5.37
Payments Received	APR 20 2023	-\$5.37 CR
Total Prior Balance		<b>\$0.00</b>

**BY: -----**

**CURRENT CHARGES**

Water Quality Management Fee	\$5.37
<b>Total Current Charges</b>	<b>\$5.37</b>

Please remove the leading 0 from the account number when making a payment or logging into your online account.

Convenient for you, good for the Environment. Go paperless at: www.LexingtonKY.gov/LEXserv

Enroll in AutoPay! It's the free, fast and easy way to assure your LEXserv bill is iBld ON time everymonth.

Please keep your bill current to avoid penalties, interest and potential shutoff of water.

Please disregard this notification if payment has already been submitted.

**TOTAL AMOUNT DUE: \$5.37**

Thank you for paying your LEXserv bill promptly!



Detach and remit this portion with payment

**10% penalty will be assessed for payments received after the due date.**

Account Number	<b>22229300</b>
Due Date	<b>May 09, 2023</b>
Amount Due	<b>\$5.37</b>

**AMOUNT PAID: \$**

**MAKE CHECK PAYABLE TO:**

**Lexington-Fayette Urban County Government**  
**P.O. Box 34090**  
**Lexington KY 40588-4090**

900 1 AV 0.471  
00900 Villas At Andover Homeowners  
All Points Community Management  
141 Prosperous Pl Ste 21A  
Lexington, KY 40509-1854



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

## Invoice 100547281

DATE 04/24/2023	PLEASE PAY <b>\$274.49</b>	DUE DATE 05/24/2023
--------------------	-------------------------------	------------------------

**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.

SERVICE DESCRIPTION	QTY	RATE	AMOUNT
Storm Debris Pile Removal: 4/20/2023 4:28 - 5:30			
Labor/Installation	1	193.95	193.95
Debris Removal & Disposal Fee	1	65.00	65.00
		<b>SUBTOTAL</b>	258.95
		<b>TAX</b>	15.54
		<b>TOTAL</b>	274.49
<b>TOTAL DUE</b>			<b>\$274.49</b>

THANK YOU.



# Invoice

Lexington, KY 40509-1854

Date	Invoice#
4/25/2023	9833

Customer

**The Villas at Andover**  
**141 Prosperous Place, Ste 21**  
**Lexington KY 40509**

Description	Due Date	Amount
<p>***** APRIL 2023 *****</p> <p>Monthly contract fee for management services to The Villas at Andover Homeowners Association for the period from 02/01/2023 to 1/31/2024.</p> <p>See attached itemized list for office &amp; postage expenses incurred</p> <p>Prepare Federal &amp; State Corporate Income Tax Returns</p> <p>GoDaddy domain renewal - villasatandover.com annual hosting, receipt #2539037157 attached</p> <p>Sales Tax</p>	5/5/2023	<p>676.61</p> <p>5.89</p> <p>250.00</p> <p>20.17</p> <p>0.00</p>

For information about your account, please contact us at:

Phone #	Fax #	E-mail
859.263.7681	859.264.1112	jill@allpointsky.com

<b>Total</b>	\$952.67
Payments/Credits	\$0.00
<b>Balance Due</b>	<b>\$952.67</b>

	ENVELOPES			POSTAGE			PRINTING		Misc	TOTAL COST	EXPLANATION
	Chk	#10	#9	Flat Rate	1 oz	2oz	BNv	Color			
<b>Unit Cost</b>	<b>\$0.10</b>	<b>\$0.12</b>	<b>\$ 0.10</b>		<b>\$ 0.63</b>	<b>\$ 0.87</b>	<b>\$ 0.10</b>	<b>\$ 0.15</b>			
<b>Date</b>											
3/31/2023										\$ 0.83	Vendor Payments
4/6/2023										\$ 0.83	Vendor Payments
4/6/2023		4			4		4			\$ 3.40	Accounts Receivable Notices
4/19/2023										\$ 0.83	Vendor Payments
	<b>\$0.30</b>	<b>\$0.48</b>	<b>\$</b>	<b>\$ -</b>	<b>\$ 4.41</b>	<b>\$ -</b>	<b>\$ 0.70</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5.89</b>	<b>TOTAL</b>

Office Supplies & Printing Total \$ 1.48  
 Postage Total \$ 4.41

**Jill Gibson**

**From:** Drew Cercone  
**Sent:** Tuesday, April 25, 2023 5:46 PM  
**To:** Jill Gibson  
**Subject:** Fw: Renewal receipt for order #2539037157.

**From:** GoDaddy <donotreply@godaddy.com>  
**Sent:** Friday, April 14, 2023 1:04 PM  
**To:** Drew Cercone <drew@allpointsky.com>  
**Subject:** Renewal receipt for order #2539037157.



Need help? [Contact us.](#)  
 Customer Number: 105744199

✓ **Renewal Success!**

## Sign in to see what's new.

Product	Quantity	Term	Price
.COM Domain Renewal <a href="#">villasatandover.com</a>	1 Domain	1 Year	\$20.17
Subtotal:			\$20.17
Tax:			\$0.00
Total:			<b>\$20.17</b>

[View My Orders →](#)

We have billed your MasterCard card ending with the last two digits: 18 for the amount of \$20.17.

To review all your products and services, [sign in to your account.](#)