

AVR Homeowner's Association

Balance Sheet As of March 31, 2025

		TOTAL
ASSETS		
Current Assets		
Bank Accounts		
Checking		176,866.05
Total Bank Accounts		\$176,866.05
Total Current Assets		\$176,866.05
TOTAL ASSETS		\$176,866.05
LIABILITIES AND EQUITY		
Liabilities		
Total Liabilities		
Equity		
Retained Earnings		135,261.60
Net Income		41,604.45
Total Equity		\$176,866.05
TOTAL LIABILITIES AND EQUITY		\$176,866.05

AVR Homeowner's Association

Profit and Loss

March 2025

	TOTAL	
	MAR 2025	JAN - MAR, 2025 (YTD)
Income		
Membership Dues	21,650.00	70,300.00
Unapplied Cash Payment Income	355.40	355.40
Total Income	\$22,005.40	\$70,655.40
GROSS PROFIT	\$22,005.40	\$70,655.40
Expenses		
Insurance		5,012.00
Office Supplies	99.00	324.95
Postage and Delivery	200.00	200.00
Professional Fees		
Accounting	800.00	1,462.50
Consulting		504.00
Legal Fees	2,576.58	2,576.58
Total Professional Fees	3,376.58	4,543.08
Snowplowing	9,310.91	20,313.90
Total Expenses	\$12,986.49	\$30,393.93
NET OPERATING INCOME	\$9,018.91	\$40,261.47
Other Income		
Late Fee Income	27.28	27.28
Other Income	1,315.70	1,315.70
Total Other Income	\$1,342.98	\$1,342.98
NET OTHER INCOME	\$1,342.98	\$1,342.98
NET INCOME	\$10,361.89	\$41,604.45

AVR Homeowner's Association

Profit and Loss

January - March, 2025

	TOTAL		
	JAN - MAR, 2025	JAN - MAR, 2024 (PY)	CHANGE
Income			
2023 Road Assessment		3,000.00	-3,000.00
Membership Dues	70,300.00	45,900.00	24,400.00
Unapplied Cash Payment Income	355.40	-300.00	655.40
Total Income	\$70,655.40	\$48,600.00	\$22,055.40
GROSS PROFIT	\$70,655.40	\$48,600.00	\$22,055.40
Expenses			
Insurance	5,012.00		5,012.00
Liability Insurance		5,453.00	-5,453.00
Total Insurance	5,012.00	5,453.00	-441.00
Meeting Hall Rental		70.00	-70.00
Office Supplies	324.95	178.50	146.45
Postage and Delivery	200.00	182.00	18.00
Professional Fees			
Accounting	1,462.50	1,420.00	42.50
Consulting	504.00		504.00
Legal Fees	2,576.58	5,266.60	-2,690.02
Total Professional Fees	4,543.08	6,686.60	-2,143.52
Snowplowing	20,313.90	7,273.75	13,040.15
Total Expenses	\$30,393.93	\$19,843.85	\$10,550.08
NET OPERATING INCOME	\$40,261.47	\$28,756.15	\$11,505.32
Other Income			
Late Fee Income	27.28	27.13	0.15
Other Income	1,315.70	44.03	1,271.67
Total Other Income	\$1,342.98	\$71.16	\$1,271.82
NET OTHER INCOME	\$1,342.98	\$71.16	\$1,271.82
NET INCOME	\$41,604.45	\$28,827.31	\$12,777.14

AVR Homeowner's Association

General Ledger

March 2025

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	DEBIT	CREDIT	BALANCE
Bill.com Money In Clearing							
03/03/2025	Payment	BILL ePayment	Lot 162, Reserve - James Shondel		\$350.00		350.00
03/04/2025	Payment	BILL ePayment	Lot 63 Plat 3		\$350.00		700.00
03/06/2025	Journal Entry	57		BILL 03/06/25 AR Payments		\$350.00	350.00
03/07/2025	Journal Entry	58		BILL 03/07/25 AR Payments		\$350.00	0.00
03/11/2025	Payment	R25030902 - 5777701	Unit 2 and Hangar 2, Executive Hangar		\$927.20		927.20
03/12/2025	Payment	BILL ePayment	Hangar 7, Executive Hangars - Perkins		\$350.00		1,277.20
03/12/2025	Payment	BILL ePayment	Lot 12 Plat 1 - Schwartz		\$350.00		1,627.20
03/12/2025	Payment	R25031102 - 5891231	Unit 2 and Hangar 2, Executive Hangar		\$350.00		1,977.20
03/12/2025	Payment	BILL ePayment	Lot 45P Plat II		\$350.00		2,327.20
03/12/2025	Payment	BILL ePayment	Lot 163 - JMS West Reserve, LLC		\$350.00		2,677.20
03/12/2025	Payment	BILL ePayment	Unit 4 Lake View Villa Condominium		\$350.00		3,027.20
03/12/2025	Payment	BILL ePayment	Lot 107 Plat 14		\$350.00		3,377.20
03/14/2025	Payment	R25031302 - 6088968	Lot 118 Plat 2 16th Filing - Stern		\$350.00		3,727.20
03/14/2025	Journal Entry	59		BILL 03/14/25 AR Payments		\$927.20	2,800.00
03/17/2025	Journal Entry	60		BILL 03/17/25 AR Payments		\$2,450.00	350.00
03/19/2025	Journal Entry	61		BILL 03/19/25 AR Payments		\$350.00	0.00
Total for Bill.com Money In Clearing					\$4,427.20	\$4,427.20	
Checking							
Beginning Balance							166,504.16
03/06/2025	Journal Entry	57		BILL 03/06/25 AR Payments	\$350.00		166,854.16
03/07/2025	Journal Entry	58		BILL 03/07/25 AR Payments	\$350.00		167,204.16
03/11/2025	Bill Payment (Check)	2542	Bailey Stock Harmon Cottam Lopez LLP			\$2,576.58	164,627.58
03/11/2025	Deposit				\$1,750.00		166,377.58
03/11/2025	Bill Payment (Check)	2543	Postmaster			\$200.00	166,177.58
03/12/2025	Expense		Intuit			\$99.00	166,078.58
03/14/2025	Journal Entry	59		BILL 03/14/25 AR Payments	\$927.20		167,005.78
03/15/2025	Bill Payment (Check)	2544	Builders Unlimited & Management Inc.			\$800.00	166,205.78
03/17/2025	Deposit		Lot 45P Plat 2 - 4D LLC		\$350.00		166,555.78
03/17/2025	Deposit		Lot 137 Plat 2		\$350.00		166,905.78
03/17/2025	Journal Entry	60		BILL 03/17/25 AR Payments	\$2,450.00		169,355.78
03/19/2025	Deposit				\$15,765.78		185,121.56
03/19/2025	Bill Payment (Check)	2545	Alpine Excavation LLC			\$7,584.66	177,536.90

AVR Homeowner's Association

General Ledger

March 2025

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	DEBIT	CREDIT	BALANCE
03/19/2025	Journal Entry	61		BILL 03/19/25 AR Payments	\$350.00		177,886.90
03/27/2025	Deposit				\$705.40		178,592.30
03/27/2025	Bill Payment (Check)	2546	Alpine Excavation LLC			\$1,726.25	176,866.05
Total for Checking					\$23,348.38	\$12,988.49	
Undeposited Funds							
03/11/2025	Deposit					\$350.00	-350.00
03/11/2025	Deposit					\$350.00	-700.00
03/11/2025	Deposit					\$350.00	-1,050.00
03/11/2025	Payment	3929	Lot 54P Plat III		\$350.00		-700.00
03/11/2025	Payment	26339121	Unit 9 and Hangar 9, Executive Hangar		\$350.00		-350.00
03/11/2025	Payment	26197235	Lot 1 Teton Crossing - Fleischhacker		\$350.00		0.00
03/11/2025	Payment	2145	Palisades Landing Lot 2		\$350.00		350.00
03/11/2025	Payment	1818	Unit 1, 31 Right Condominiums - Scott		\$350.00		700.00
03/11/2025	Deposit					\$350.00	350.00
03/11/2025	Deposit					\$350.00	0.00
03/13/2025	Payment	P25031202 - 1207288	Lot 137 Plat 2	Acct Lot 137 Plat 2 - Inv 2025-046	\$350.00		350.00
03/14/2025	Payment	P25031102 - 1091424	Lot 45P Plat 2 - 4D LLC	Inv 2025-087	\$350.00		700.00
03/17/2025	Deposit		Lot 45P Plat 2 - 4D LLC	Inv 2025-087		\$350.00	350.00
03/17/2025	Deposit		Lot 137 Plat 2	Acct Lot 137 Plat 2 - Inv 2025-046		\$350.00	0.00
03/19/2025	Deposit					\$350.00	-350.00
03/19/2025	Deposit					\$350.00	-700.00
03/19/2025	Deposit					\$14,000.00	-14,700.00
03/19/2025	Payment	10391	Palisades Investments - Access		\$14,000.00		-700.00
03/19/2025	Payment	223278073	Lot 123 The Reserve - Brill		\$350.00		-350.00
03/19/2025	Payment	16237	Lot 116 Plat 2 - Hermel		\$355.40		5.40
03/19/2025	Payment	3334	Lot 126 P2 Plat 2 - Grave		\$350.00		355.40
03/19/2025	Payment	Counter Check	Unit 2 and Hangar 2, Executive Hangar		\$710.38		1,065.78
03/19/2025	Deposit					\$355.40	710.38
03/19/2025	Deposit					\$710.38	0.00
03/27/2025	Payment	151	Lot 14-2 Plat 1 - Paul		\$355.40		355.40
03/27/2025	Deposit					\$355.40	0.00
03/27/2025	Payment	1170	Lot 16-1 Plat 1 - Cossette		\$350.00		350.00
03/27/2025	Deposit					\$350.00	0.00
Total for Undeposited Funds					\$18,921.18	\$18,921.18	
Retained Earnings							

AVR Homeowner's Association

General Ledger

March 2025

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	DEBIT	CREDIT	BALANCE
Beginning Balance							135,261.60
Total for Retained Earnings							
Membership Dues							
Beginning Balance							48,650.00
03/03/2025	Invoice	2025-060	Lot 162, Reserve - James Shondel	2025 HOA Assessment	\$350.00		49,000.00
03/04/2025	Invoice	2025-109	Lot 63 Plat 3	2025 HOA Assessment	\$350.00		49,350.00
03/11/2025	Invoice	2025-005	Palisades Landing Lot 2	2025 HOA Assessment	\$350.00		49,700.00
03/11/2025	Invoice	2025-098	Lot 54P Plat III	2025 HOA Assessment	\$350.00		50,050.00
03/11/2025	Invoice	2025-016	Lot 1 Teton Crossing - Fleischhacker	2025 HOA Assessment	\$350.00		50,400.00
03/11/2025	Invoice	2025-007	Unit 9 and Hangar 9, Executive Hangar	2025 HOA Assessment	\$350.00		50,750.00
03/11/2025	Invoice	2025-006	Unit 1, 31 Right Condominiums - Scott	2025 HOA Assessment	\$350.00		51,100.00
03/12/2025	Invoice	2025-143	Unit 2 and Hangar 2, Executive Hangar	2025 HOA Assessment	\$350.00		51,450.00
03/12/2025	Invoice	2025-013	Hangar 7, Executive Hangars - Perkins	2025 HOA Assessment	\$350.00		51,800.00
03/12/2025	Invoice	2025-023	Lot 107 Plat 14	2025 HOA Assessment	\$350.00		52,150.00
03/12/2025	Invoice	2025-031	Lot 12 Plat 1 - Schwartz	2025 HOA Assessment	\$350.00		52,500.00
03/12/2025	Invoice	2025-061	Lot 163 - JMS West Reserve, LLC	2025 HOA Assessment	\$350.00		52,850.00
03/12/2025	Invoice	2025-150	Unit 4 Lake View Villa Condominium	2025 HOA Assessment	\$350.00		53,200.00
03/12/2025	Invoice	2025-088	Lot 45P Plat II	2025 HOA Assessment	\$350.00		53,550.00
03/14/2025	Invoice	2025-087	Lot 45P Plat 2 - 4D LLC	2025 HOA Assessment	\$350.00		53,900.00
03/14/2025	Invoice	2025-029	Lot 118 Plat 2 16th Filing - Stern	2025 HOA Assessment	\$350.00		54,250.00
03/19/2025	Invoice	2025-027	Lot 116 Plat 2 - Hermel	2025 HOA Assessment	\$350.00		54,600.00
03/19/2025	Invoice	2024-143	Unit 2 and Hangar 2, Executive Hangar	2024 HOA Assessment	\$300.00		54,900.00
03/19/2025	Invoice	2025-040	Lot 126 P2 Plat 2 - Grave	2025 HOA Assessment	\$350.00		55,250.00
03/19/2025	Invoice	2025-172	Palisades Investments - Access	2025 HOA Assessment	\$14,000.00		69,250.00
03/19/2025	Invoice	2025-037	Lot 123 The Reserve - Brill	2025 HOA Assessment	\$350.00		69,600.00
03/27/2025	Invoice	2025-056	Lot 16-1 Plat 1 - Cossette	2025 HOA Assessment	\$350.00		69,950.00
03/27/2025	Invoice	2025-050	Lot 14-2 Plat 1 - Paul	2025 HOA Assessment	\$350.00		70,300.00
Total for Membership Dues							\$21,650.00
Unapplied Cash Payment Income							
03/13/2025	Payment	P25031202 - 1207288	Lot 137 Plat 2		\$350.00		350.00
03/27/2025	Payment	151	Lot 14-2 Plat 1 - Paul		\$5.40		355.40
Total for Unapplied Cash Payment Income							\$355.40
Insurance							

AVR Homeowner's Association

General Ledger

March 2025

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	DEBIT	CREDIT	BALANCE
Beginning Balance							5,012.00
Total for Insurance							
Office Supplies							
Beginning Balance							225.95
03/12/2025	Expense		Intuit		\$99.00		324.95
Total for Office Supplies					\$99.00		
Postage and Delivery							
03/11/2025	Bill	Box 3525 - 2025	Postmaster	Box Rent - annual	\$200.00		200.00
Total for Postage and Delivery					\$200.00		
Professional Fees							
Accounting							
Beginning Balance							662.50
03/15/2025	Bill	4502	Builders Unlimited & Management Inc.	Invoice for January Accounting Services from Builders Unlimited & Management Inc to Alpine Village Resort	\$400.00		1,062.50
03/15/2025	Bill	4540	Builders Unlimited & Management Inc.	Invoice for February Accounting services from Builders Unlimited & Management Inc to Alpine Village Resort	\$400.00		1,462.50
Total for Accounting					\$800.00		
Consulting							
Beginning Balance							504.00
Total for Consulting							
Legal Fees							
03/11/2025	Bill	35283	Bailey Stock Harmon Cottam Lopez LLP	Legal services invoice for AVR--Alpine Village Resort including various attorney services and expenses.	\$2,576.58		2,576.58
Total for Legal Fees					\$2,576.58		
Total for Professional Fees					\$3,376.58		
Snowplowing							
Beginning Balance							11,002.99
03/19/2025	Bill	2402-1705	Alpine Excavation LLC	February Snow Removal	\$7,584.66		18,587.65
03/27/2025	Bill	2402-1802	Alpine Excavation LLC	Invoice for snow removal and road maintenance services provided by Alpine Excavation LLC to AVR	\$1,726.25		20,313.90
Total for Snowplowing					\$9,310.91		
Late Fee Income							
03/11/2025	Invoice	2024-221	Unit 2 and Hangar 2, Executive Hangar	1.5% - Applied on Feb 7, 2025		\$13.50	13.50
03/11/2025	Invoice	2024-221	Unit 2 and Hangar 2, Executive Hangar	1.5% - Applied on Mar 7, 2025		\$13.70	27.20
03/19/2025	Invoice	FC 2024-104	Unit 2 and Hangar 2, Executive	1.5% - Applied on Jul 7, 2024		\$0.08	27.28

AVR Homeowner's Association

General Ledger

March 2025

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	DEBIT	CREDIT	BALANCE
			Hangar				
Total for Late Fee Income						\$27.28	
Other Income							
03/11/2025	Invoice	2024-221	Unit 2 and Hangar 2, Executive Hangar	Lien Fee		\$900.00	900.00
03/19/2025	Invoice	FC 2024-104	Unit 2 and Hangar 2, Executive Hangar	Finance Charges on Overdue Balance 05/01/24 -06/06/24 37 Days		\$5.55	905.55
03/19/2025	Invoice	FC 2024-098	Unit 2 and Hangar 2, Executive Hangar	Finance Charges on Overdue Balance 03/06/24 -04/30/24 55 Days		\$8.25	913.80
03/19/2025	Invoice	2025-181	Lot 116 Plat 2 - Hermel	Finance Charges on Overdue Balance - 30 days (2/9/25 - 3/11/25		\$5.40	919.20
03/19/2025	Invoice	2024-219	Unit 2 and Hangar 2, Executive Hangar	Collection Fee		\$350.00	1,269.20
03/19/2025	Invoice	2025-177	Unit 2 and Hangar 2, Executive Hangar	Finance Charges on Overdue Balance 11/7/24-1/9/25		\$21.42	1,290.62
03/19/2025	Invoice	2024-218	Unit 2 and Hangar 2, Executive Hangar	Finance Charges on Overdue Balance 10/7/24-11/7/24		\$5.27	1,295.89
03/19/2025	Invoice	2024-214	Unit 2 and Hangar 2, Executive Hangar	Finance Charges on Overdue Balance 9/9/24 - 10/7/24		\$4.93	1,300.82
03/19/2025	Invoice	2024-210	Unit 2 and Hangar 2, Executive Hangar	Finance Charges on Overdue Balance 8/8/24 - 9/8/24		\$4.96	1,305.78
03/19/2025	Invoice	2024-204	Unit 2 and Hangar 2, Executive Hangar	Finance Charges on Overdue Balance 7/10/24 - 8/7/24		\$4.48	1,310.26
03/19/2025	Invoice	FC 2024-112	Unit 2 and Hangar 2, Executive Hangar	Finance Charges on Overdue Balance 6/7/24-7/10/24		\$5.44	1,315.70
Total for Other Income						\$1,315.70	

A/R Aging Summary Report

AVR Homeowner's Association

As of April 10, 2025

CUSTOMER	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
Lot 11 Plat 1 - Schwartz	5.40		350.00			355.40
Lot 12 Alpine Lakes - Lift Off Lodge LLC	5.40		350.00			355.40
Lot 14-2 Plat 1 - Paul		-5.40				-5.40
Lot 16-4 Plat 1	421.90		350.00	422.04	13,381.78	14,575.72
Lot 168 Plat 1 - Peichel	5.40		350.00			355.40
Lot 56P Plat 3	371.10		350.00	370.24	11,725.31	12,816.65
Lot 59 Plat 3 - Bates				355.25		355.25
Lot 6, Refuge West	5.40		350.00			355.40
Lot 72 Plat 3 - Barney Lindblom	5.40		350.00			355.40
Lot 8 Plat 1	645.00		350.00	650.96	20,631.98	22,277.94
Lot 92 Plat 3 - Hinman	5.40		350.00			355.40
Lot 94 Plat 3 - KLP Capital	5.40		350.00			355.40
Lot 96 Plat 3 - Dry Dog	5.40		350.00			355.40
Unit 6 LVV - Heinbockel	5.40		350.00			355.40
TOTAL	1,486.60	-5.40	4,200.00	1,798.49	45,739.07	\$53,218.76