Monthly Report

April 2025

Cezanne Court TOA

Prepared By : Heritage Property Management LLC
2650 North Ave Unit 116 Grand Junction CO 81501-6404
(970) 243-3186

Income Statement

Cezanne Court TOA

Month = Apr 2025

Book = Cash

ACCOUNT	MONTH TO DATE	%	YEAR TO DATE	%
INCOME				
HOA Dues	14,574.00	0.00	38,168.08	0.00
Reimbursed Expense	0.00	0.00	85.00	0.00
Plus: Prepaid Fees	-1,607.00	0.00	2,508.00	0.00
NET DUES INCOME	-1,607.00	0.00	2,593.00	0.00
Interest on Bank Accounts	2.21	0.00	263.37	0.00
TOTAL INCOME	**12,969.21**	**0.00**	**41,024.45**	**0.00**
EXPENSES				
DIRECT EXPENSES				
Building Maintenance	0.00	0.00	570.00	0.00
Repair & Maintenance	0.00	0.00	2,847.35	0.00
HVAC (Heat, Ventilation, Air)	3,564.98	0.00	3,564.98	0.00
Landscape Maint-Off Contract	0.00	0.00	2,560.00	0.00
Pest Control	80.00	0.00	160.00	0.00
Management	350.00	0.00	1,400.00	0.00
Additional Mgmt Services	0.00	0.00	100.00	0.00
Insurance	1,403.41	0.00	4,210.23	0.00
Electricity	112.06	0.00	503.08	0.00
Gas	1,043.67	0.00	5,879.97	0.00
Water	892.86	0.00	3,474.96	0.00
Sewer	496.44	0.00	1,944.58	0.00
Trash Disposal	393.95	0.00	1,524.42	0.00
Postage / Mailing	15.75	0.00	90.00	0.00
Legal & Accounting	140.00	0.00	140.00	0.00
Income Tax	114.00	0.00	114.00	0.00
NSF Fee	0.00	0.00	-14.00	0.00
TOTAL DIRECT EXPENSES	8,607.12	0.00	29,069.57	0.00
TOTAL EXPENSES	**8,607.12**	**0.00**	**29,069.57**	**0.00**
NET INCOME	**4,362.09**	**0.00**	**11,954.88**	**0.00**

Budget Comparison

Cezanne Court TOA
Month = Apr 2025
Book = Cash

ACCOUNT		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4000	**INCOME**									
4500	HOA Dues	14,574.00	20,250.00	-5,676.00	-28.03	38,168.08	40,500.00	-2,331.92	-5.76	81,000.00
4561	Reimbursed Expense	0.00	0.00	0.00	N/A	85.00	0.00	85.00	N/A	0.00
4810	Plus: Prepaid Fees	-1,607.00	0.00	-1,607.00	N/A	2,508.00	0.00	2,508.00	N/A	0.00
4990	NET DUES INCOME	-1,607.00	0.00	-1,607.00	N/A	2,593.00	0.00	2,593.00	N/A	0.00
5720	Interest on Bank Accounts	2.21	0.00	2.21	N/A	263.37	0.00	263.37	N/A	0.00
5990	**TOTAL INCOME**	**12,969.21**	**20,250.00**	**-7,280.79**	**-35.95**	**41,024.45**	**40,500.00**	**524.45**	**1.29**	**81,000.00**
6000	**EXPENSES**									
6100	DIRECT EXPENSES									
6200	Building Maintenance	0.00	41.00	41.00	100.00	570.00	172.00	-398.00	-231.40	500.00
6210	Repair & Maintenance	0.00	250.00	250.00	100.00	2,847.35	1,000.00	-1,847.35	-184.74	3,000.00
6211	Bad Debt	0.00	0.00	0.00	N/A	0.00	49.00	49.00	100.00	49.00
6240	HVAC (Heat, Ventilation, Air)	3,564.98	0.00	-3,564.98	N/A	3,564.98	2,000.00	-1,564.98	-78.25	6,500.00
6258	Landscape Maint-On Contract	0.00	694.00	694.00	100.00	0.00	694.00	694.00	100.00	5,500.00
6259	Landscape Maint-Off Contract	0.00	125.00	125.00	100.00	2,560.00	125.00	-2,435.00	-1,948.00	1,000.00
6261	Snow and Ice Removal	0.00	0.00	0.00	N/A	0.00	600.00	600.00	100.00	600.00
6268	Pest Control	80.00	70.00	-10.00	-14.29	160.00	280.00	120.00	42.86	840.00
6270	Irrigation System Expense	0.00	0.00	0.00	N/A	0.00	125.00	125.00	100.00	250.00
6300	Management	350.00	350.00	0.00	0.00	1,400.00	1,400.00	0.00	0.00	4,200.00
6302	Additional Mgmt Services	0.00	0.00	0.00	N/A	100.00	0.00	-100.00	N/A	0.00
6320	Insurance	1,403.41	1,416.00	12.59	0.89	4,210.23	5,672.00	1,461.77	25.77	17,000.00
6410	Electricity	112.06	133.00	20.94	15.74	503.08	536.00	32.92	6.14	1,600.00
6420	Gas	1,043.67	1,083.00	39.33	3.63	5,879.97	4,336.00	-1,543.97	-35.61	13,000.00
6430	Water	892.86	1,083.00	190.14	17.56	3,474.96	4,336.00	861.04	19.86	13,000.00
6440	Sewer	496.44	483.00	-13.44	-2.78	1,944.58	1,936.00	-8.58	-0.44	5,800.00
6450	Trash Disposal	393.95	375.00	-18.95	-5.05	1,524.42	1,500.00	-24.42	-1.63	4,500.00
6470	Postage / Mailing	15.75	41.00	25.25	61.59	90.00	172.00	82.00	47.67	500.00
6700	Legal & Accounting	140.00	140.00	0.00	0.00	140.00	140.00	0.00	0.00	140.00
6701	Income Tax	114.00	0.00	-114.00	N/A	114.00	0.00	-114.00	N/A	60.00
6805	NSF Fee	0.00	0.00	0.00	N/A	-14.00	0.00	14.00	N/A	0.00
6990	TOTAL DIRECT EXPENSES	8,607.12	6,284.00	-2,323.12	-36.97	29,069.57	25,073.00	-3,996.57	-15.94	78,039.00
8990	**TOTAL EXPENSES**	**8,607.12**	**6,284.00**	**-2,323.12**	**-36.97**	**29,069.57**	**25,073.00**	**-3,996.57**	**-15.94**	**78,039.00**
9090	**NET INCOME**	**4,362.09**	**13,966.00**	**-9,603.91**	**-68.77**	**11,954.88**	**15,427.00**	**-3,472.12**	**-22.51**	**2,961.00**
1000	**ASSETS**									

Wednesday, May 14, 2025
10:19 AM

Budget Comparison

Cezanne Court TOA
Month = Apr 2025
Book = Cash

ACCOUNT		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
1100	CASH									
1110	*Operating Cash 1*	*-1,881.47*	*0.00*	*-1,881.47*	*N/A*	*-5,152.11*	*0.00*	*-5,152.11*	*N/A*	*0.00*
1131	*Money Market Reserve Account*	*-0.62*	*0.00*	*-0.62*	*N/A*	*-45.38*	*0.00*	*-45.38*	*N/A*	*0.00*
1132	*CD Savings Reserve - 1*	*0.00*	*0.00*	*0.00*	*N/A*	*-41.39*	*0.00*	*-41.39*	*N/A*	*0.00*
1190	TOTAL CASH	-1,882.09	0.00	-1,882.09	N/A	-5,238.88	0.00	-5,238.88	N/A	0.00
1990	**TOTAL ASSETS**	**-1,882.09**	**0.00**	**-1,882.09**	**N/A**	**-5,238.88**	**0.00**	**-5,238.88**	**N/A**	**0.00**
2000	**LIABILITIES & CAPITAL**									
2100	LIABILITIES									
2210	Prepaid Dues	-2,480.00	0.00	-2,480.00	N/A	-6,716.00	0.00	-6,716.00	N/A	0.00
2990	TOTAL LIABILITIES	-2,480.00	0.00	-2,480.00	N/A	-6,716.00	0.00	-6,716.00	N/A	0.00
3000	CAPITAL									
3800	Retained Earnings	4,362.09	0.00	4,362.09	N/A	11,954.88	0.00	11,954.88	N/A	0.00
3890	TOTAL CAPITAL	4,362.09	0.00	4,362.09	N/A	11,954.88	0.00	11,954.88	N/A	0.00
3990	**TOTAL LIABILITIES & CAPITAL**	**1,882.09**	**0.00**	**1,882.09**	**N/A**	**5,238.88**	**0.00**	**5,238.88**	**N/A**	**0.00**
	CASH FLOW	4,362.09	13,966.00	-9,603.91	-68.77	11,954.88	15,427.00	-3,472.12	-22.51	2,961.00

Wednesday, May 14, 2025
10:19 AM

12 Month Actual-Budget

Cezanne Court TOA
Period = Jan 2025-Apr 2025
Book = Cash

ACCOUNT	Actual Jan 2025	Actual Feb 2025	Actual Mar 2025	Actual Apr 2025	Budget May 2025	Budget Jun 2025	Budget Jul 2025	Budget Aug 2025	Budget Sep 2025	Budget Oct 2025	Budget Nov 2025	Budget Dec 2025	Total Actual+ Budget	Original Budget	Variance	%Variance
INCOME																
HOA Dues	16,102.08	4,400.00	3,092.00	14,574.00	0.00	0.00	20,250.00	0.00	0.00	20,250.00	0.00	0.00	78,668.08	81,000.00	-2,331.92	-2.88
Reimbursed Expense	0.00	85.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	85.00	0.00	85.00	N/A
Plus: Prepaid Fees	120.00	1,003.00	2,992.00	-1,607.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,508.00	0.00	2,508.00	N/A
NET DUES INCOME	120.00	1,088.00	2,992.00	-1,607.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,593.00	0.00	2,593.00	N/A
Interest on Bank Accounts	2.46	44.81	213.89	2.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	263.37	0.00	263.37	N/A
TOTAL INCOME	**16,224.54**	**5,532.81**	**6,297.89**	**12,969.21**	**0.00**	**0.00**	**20,250.00**	**0.00**	**0.00**	**20,250.00**	**0.00**	**0.00**	**81,524.45**	**81,000.00**	**524.45**	**0.65**
EXPENSES																
DIRECT EXPENSES																
Building Maintenance	0.00	0.00	570.00	0.00	41.00	41.00	41.00	41.00	41.00	41.00	41.00	41.00	898.00	500.00	-398.00	-79.60
Repair & Maintenance	1,107.86	1,739.49	0.00	0.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	4,847.35	3,000.00	-1,847.35	-61.58
Bad Debt	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	49.00	49.00	100.00
HVAC (Heat, Ventilation, Air)	0.00	0.00	0.00	3,564.98	0.00	0.00	0.00	0.00	0.00	4,500.00	0.00	0.00	8,064.98	6,500.00	-1,564.98	-24.08
Landscape Maint-On Contract	0.00	0.00	0.00	0.00	694.00	694.00	694.00	694.00	694.00	694.00	645.00	0.00	4,809.00	5,503.00	694.00	12.61
Landscape Maint-Off Contract	415.00	2,145.00	0.00	0.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	0.00	3,435.00	1,000.00	-2,435.00	-243.50
Snow and Ice Removal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	600.00	600.00	100.00
Pest Control	0.00	0.00	80.00	80.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	720.00	840.00	120.00	14.29
Irrigation System Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	125.00	0.00	0.00	125.00	250.00	125.00	50.00
Management	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	4,200.00	4,200.00	0.00	0.00
Additional Mgmt Services	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	0.00	-100.00	N/A
Insurance	0.00	1,403.41	1,403.41	1,403.41	1,416.00	1,416.00	1,416.00	1,416.00	1,416.00	1,416.00	1,416.00	1,416.00	15,538.23	17,000.00	1,461.77	8.60
Electricity	137.31	128.95	124.76	112.06	133.00	133.00	133.00	133.00	133.00	133.00	133.00	133.00	1,567.08	1,600.00	32.92	2.06
Gas	1,615.31	1,817.09	1,403.90	1,043.67	1,083.00	1,083.00	1,083.00	1,083.00	1,083.00	1,083.00	1,083.00	1,083.00	14,543.97	13,000.00	-1,543.97	-11.88
Water	827.08	862.16	892.86	892.86	1,083.00	1,083.00	1,083.00	1,083.00	1,083.00	1,083.00	1,083.00	1,083.00	12,138.96	13,000.00	861.04	6.62
Sewer	468.36	483.34	496.44	496.44	483.00	483.00	483.00	483.00	483.00	483.00	483.00	483.00	5,808.58	5,800.00	-8.58	-0.15
Trash Disposal	342.57	393.95	393.95	393.95	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	4,524.42	4,500.00	-24.42	-0.54
Postage / Mailing	31.50	27.00	15.75	15.75	41.00	41.00	41.00	41.00	41.00	41.00	41.00	41.00	418.00	500.00	82.00	16.40
Legal & Accounting	0.00	0.00	0.00	140.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	140.00	140.00	0.00	0.00
Income Tax	0.00	0.00	0.00	114.00	0.00	0.00	40.00	20.00	0.00	0.00	0.00	0.00	174.00	60.00	-114.00	-190.00
NSF Fee	0.00	0.00	-14.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-14.00	0.00	14.00	N/A
TOTAL DIRECT EXPENSES	5,394.99	9,350.39	5,717.07	8,607.12	6,144.00	6,144.00	6,184.00	6,164.00	6,144.00	10,769.00	6,095.00	5,325.00	82,038.57	78,042.00	-3,996.57	-5.12
TOTAL EXPENSES	**5,394.99**	**9,350.39**	**5,717.07**	**8,607.12**	**6,144.00**	**6,144.00**	**6,184.00**	**6,164.00**	**6,144.00**	**10,769.00**	**6,095.00**	**5,325.00**	**82,038.57**	**78,042.00**	**-3,996.57**	**-5.12**
NET INCOME	**10,829.55**	**-3,817.58**	**580.82**	**4,362.09**	**-6,144.00**	**-6,144.00**	**14,066.00**	**-6,164.00**	**-6,144.00**	**9,481.00**	**-6,095.00**	**-5,325.00**	**-514.12**	**2,958.00**	**-3,472.12**	**-117.38**

12 Month Actual-Budget

Cezanne Court TOA

Period = Jan 2025-Apr 2025

Book = Cash

ACCOUNT	Actual Jan 2025	Actual Feb 2025	Actual Mar 2025	Actual Apr 2025	Budget May 2025	Budget Jun 2025	Budget Jul 2025	Budget Aug 2025	Budget Sep 2025	Budget Oct 2025	Budget Nov 2025	Budget Dec 2025	Total Actual+ Budget	Original Budget	Variance	%Variance
ASSETS																
CASH																
Operating Cash 1	*-7,087.85*	*4,356.00*	*-538.79*	*-1,881.47*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*-5,152.11*	*0.00*	*-5,152.11*	*N/A*
Money Market Reserve Account	*-0.70*	*-43.42*	*-0.64*	*-0.62*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*-45.38*	*0.00*	*-45.38*	*N/A*
CD Savings Reserve - 1	*0.00*	*0.00*	*-41.39*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*-41.39*	*0.00*	*-41.39*	*N/A*
TOTAL CASH	-7,088.55	4,312.58	-580.82	-1,882.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-5,238.88	0.00	-5,238.88	N/A
TOTAL ASSETS	**-7,088.55**	**4,312.58**	**-580.82**	**-1,882.09**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**-5,238.88**	**0.00**	**-5,238.88**	**N/A**
LIABILITIES & CAPITAL																
LIABILITIES																
Prepaid Dues	-3,741.00	-495.00	0.00	-2,480.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-6,716.00	0.00	-6,716.00	N/A
TOTAL LIABILITIES	-3,741.00	-495.00	0.00	-2,480.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-6,716.00	0.00	-6,716.00	N/A
CAPITAL																
Retained Earnings	10,829.55	-3,817.58	580.82	4,362.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,954.88	0.00	11,954.88	N/A
TOTAL CAPITAL	10,829.55	-3,817.58	580.82	4,362.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,954.88	0.00	11,954.88	N/A
TOTAL LIABILITIES & CAPITAL	**7,088.55**	**-4,312.58**	**580.82**	**1,882.09**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**5,238.88**	**0.00**	**5,238.88**	**N/A**
CASH FLOW	10,829.55	-3,817.58	580.82	4,362.09	-6,144.00	-6,144.00	14,066.00	-6,164.00	-6,144.00	9,481.00	-6,095.00	-5,325.00	-514.12	2,958.00	-3,472.12	-117.38

Wednesday, May 14, 2025
10:19 AM

Balance Sheet

Cezanne Court TOA
Month = Apr 2025
Book = Cash

ACCOUNT	CURRENT BALANCE
ASSETS	
CASH	
Operating Cash 1	*20,820.53*
Money Market Reserve Account	*2,888.00*
CD Savings Reserve - 1	*5,456.13*
CD Savings Reserve - 2	*5,000.00*
CD Savings Reserve - 3	*10,000.00*
CD Savings Reserve - 4	*10,000.00*
TOTAL CASH	54,164.66
TOTAL ASSETS	**54,164.66**
LIABILITIES & CAPITAL	
LIABILITIES	
Prepaid Dues	1,622.00
TOTAL LIABILITIES	1,622.00
CAPITAL	
Retained Earnings	52,542.66
TOTAL CAPITAL	52,542.66
TOTAL LIABILITIES & CAPITAL	**54,164.66**

Receivable Summary

Property = Cezanne Court TOA Status: Current Entity Type: Owner Month From: 04/2025 To 04/2025 [Showing Unit]

Property	Unit	Charge To	Opening Balance	Charges	Receipts	Closing Balance
Cezanne Court TOA						
Cezanne Court TOA	948-1	Barbara TerLouw (P)	0.00	675.00	225.00	450.00
Cezanne Court TOA	948-2	Michelle Benoit Woods	-2,700.00	675.00	0.00	-2,025.00
Cezanne Court TOA	948-3	Heather Brown	0.00	675.00	675.00	0.00
Cezanne Court TOA	948-4	Randi Levine	-685.00	675.00	1,500.00	-1,510.00
Cezanne Court TOA	948-5	Jennifer Bauer	-417.00	675.00	217.00	41.00
Cezanne Court TOA	948-6	Trystan Carruth	0.00	840.00	675.00	165.00
Cezanne Court TOA	948-7	Paul McCrackin	0.00	675.00	0.00	675.00
Cezanne Court TOA	948-8	Daryl Manning	0.00	675.00	675.00	0.00
Cezanne Court TOA	948-9	Natalie .	0.00	0.00	0.00	0.00
Cezanne Court TOA	948-9	Jeffery Odenbrett	-50.00	675.00	635.00	-10.00
Cezanne Court TOA	948-10	Lex .	0.00	0.00	0.00	0.00
Cezanne Court TOA	948-10	Tim Nix	-675.00	675.00	0.00	0.00
Cezanne Court TOA	950-11	Gail Gnirk	0.00	675.00	675.00	0.00
Cezanne Court TOA	950-12	Chad Olson	245.00	675.00	245.00	675.00
Cezanne Court TOA	950-13	Gear Rentals LLC	-675.00	675.00	0.00	0.00
Cezanne Court TOA	950-14	Colleen Gallagher	0.00	675.00	675.00	0.00
Cezanne Court TOA	950-15	Michelle Will (P)	-987.00	675.00	300.00	-612.00
Cezanne Court TOA	950-16	Jeremy Green (P)	-198.00	675.00	675.00	-198.00
Cezanne Court TOA	950-17	Ana Reitz	0.00	675.00	0.00	675.00
Cezanne Court TOA	950-18	Brian Sledge	0.00	675.00	0.00	675.00
Cezanne Court TOA	950-19	Brian Sledge	0.00	675.00	0.00	675.00
Cezanne Court TOA	950-20	Shari Raso	0.00	675.00	675.00	0.00
Cezanne Court TOA	950-21	Darlene McCrackin Trust	1,320.00	675.00	0.00	1,995.00
Cezanne Court TOA	950-22	Carolee Hawkins	0.00	675.00	675.00	0.00
Cezanne Court TOA	950-23	Deborah Blair	0.00	675.00	225.00	450.00
Cezanne Court TOA	950-24	Stacie Becker	-225.00	675.00	225.00	225.00
Cezanne Court TOA	950-25	Kelly Berg	-675.00	675.00	0.00	0.00
Cezanne Court TOA	950-26	Brian Sledge	0.00	675.00	0.00	675.00
Cezanne Court TOA	950-27	Kelsie Backus	-135.00	675.00	645.00	-105.00
Cezanne Court TOA	950-28	Paul McCrackin	0.00	675.00	645.00	30.00
Cezanne Court TOA	950-29	Kelly Berg	-675.00	675.00	0.00	0.00
Cezanne Court TOA	950-30	Connor Gugel	-530.00	675.00	225.00	-80.00
Total			**-7,062.00**	**20,415.00**	**10,487.00**	**2,866.00**
			-7,062.00	**20,415.00**	**10,487.00**	**2,866.00**

UserId : ysi Date : 05/14/2025 Time : 16:19

AR Aging Summary

Property = Cezanne Court TOA Status: Current Month From: 04/2025

Property	Owner	Status	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed	Pre-Payments	Total Owed
Cezanne Court TOA									
Cezanne Court TOA	Backus Kelsie	Current	0.00	0.00	0.00	0.00	0.00	-105.00	-105.00
Cezanne Court TOA	Bauer Jennifer	Current	41.00	41.00	0.00	0.00	0.00	0.00	41.00
Cezanne Court TOA	Becker Stacie	Current	225.00	225.00	0.00	0.00	0.00	0.00	225.00
Cezanne Court TOA	Will (P) Michelle	Current	0.00	0.00	0.00	0.00	0.00	-612.00	-612.00
Cezanne Court TOA	Green (P) Jeremy	Current	0.00	0.00	0.00	0.00	0.00	-198.00	-198.00
Cezanne Court TOA	Gugel Connor	Current	0.00	0.00	0.00	0.00	0.00	-80.00	-80.00
Cezanne Court TOA	Levine Randi	Current	0.00	0.00	0.00	0.00	0.00	-1,510.00	-1,510.00
Cezanne Court TOA	Darlene McCrackin Trust	Current	1,995.00	675.00	0.00	0.00	1,320.00	0.00	1,995.00
Cezanne Court TOA	McCrackin Paul	Current	30.00	30.00	0.00	0.00	0.00	0.00	30.00
Cezanne Court TOA	McCrackin Paul	Current	675.00	675.00	0.00	0.00	0.00	0.00	675.00
Cezanne Court TOA	Odenbrett Jeffery	Current	0.00	0.00	0.00	0.00	0.00	-10.00	-10.00
Cezanne Court TOA	Olson Chad	Current	675.00	675.00	0.00	0.00	0.00	0.00	675.00
Cezanne Court TOA	Blair Deborah	Current	450.00	450.00	0.00	0.00	0.00	0.00	450.00
Cezanne Court TOA	Reitz Ana	Current	675.00	675.00	0.00	0.00	0.00	0.00	675.00
Cezanne Court TOA	Sledge Brian	Current	675.00	675.00	0.00	0.00	0.00	0.00	675.00
Cezanne Court TOA	Sledge Brian	Current	675.00	675.00	0.00	0.00	0.00	0.00	675.00
Cezanne Court TOA	Sledge Brian	Current	675.00	675.00	0.00	0.00	0.00	0.00	675.00
Cezanne Court TOA	Carruth Trystan	Current	165.00	165.00	0.00	0.00	0.00	0.00	165.00
Cezanne Court TOA	TerLouw (P) Barbara	Current	450.00	450.00	0.00	0.00	0.00	0.00	450.00
Cezanne Court TOA	Benoit Woods Michelle	Current	0.00	0.00	0.00	0.00	0.00	-2,025.00	-2,025.00
Cezanne Court TOA			**7,406.00**	**6,086.00**	**0.00**	**0.00**	**1,320.00**	**-4,540.00**	**2,866.00**
Grand Total			**7,406.00**	**6,086.00**	**0.00**	**0.00**	**1,320.00**	**-4,540.00**	**2,866.00**

UserId : ysi Date : 05/14/2025 Time : 16:19

Delinquency

Month = April 2025

Property	Unit	Owner	Owner Status	Office	Total Owed	Future	0 - 30 Owed	31 - 60 Owed	61 - 90 Owed	Over 90 Owed	Prepayments	Last Pmnt	Pmnt Amt	Email
Cezanne Court TOA	950-17	Ana Reitz	Current		675.00	0.00	0.00	675.00	0.00	0.00	0.00	02/04/2025	645.00	analuciamf@yahoo.com
Cezanne Court TOA	948-1	Barbara TerLouw (P)	Current		450.00	0.00	0.00	450.00	0.00	0.00	0.00		0.00	barbterlouw@yahoo.com
Cezanne Court TOA	950-12	Chad Olson	Current	(720) 612-1324	675.00	0.00	0.00	675.00	0.00	0.00	0.00	04/02/2025	245.00	p.anthony5280@gmail.com
Cezanne Court TOA	950-30	Connor Gugel	Current		0.00	0.00	0.00	0.00	0.00	0.00	80.00	04/14/2025	225.00	congugel@gmail.com
Cezanne Court TOA	950-23	Deborah Blair	Current	(970) 712-0818	225.00	0.00	0.00	225.00	0.00	0.00	0.00	05/05/2025	225.00	jkdeb@aol.com
Cezanne Court TOA	948-1	James TerLouw	Current		0.00	0.00	0.00	0.00	0.00	0.00	450.00	05/08/2025	450.00	
Cezanne Court TOA	948-9	Jeffery Odenbrett	Current	(303) 514-4157	0.00	0.00	0.00	0.00	0.00	0.00	10.00	04/10/2025	635.00	
Cezanne Court TOA	948-5	Jennifer Bauer	Current		0.00	0.00	0.00	0.00	0.00	0.00	176.00	05/01/2025	217.00	warmbythekitchen@gmail.com
Cezanne Court TOA	950-16	Jeremy Green (P)	Current		0.00	0.00	0.00	0.00	0.00	0.00	198.00	04/14/2025	675.00	greenhornet79@gmail.com
Cezanne Court TOA	950-27	Kelsie Backus	Current		0.00	0.00	0.00	0.00	0.00	0.00	105.00	04/01/2025	645.00	kbhorseman@hotmail.com
Cezanne Court TOA	948-2	Michelle Benoit Woods	Current		0.00	0.00	0.00	0.00	0.00	0.00	2,700.00	05/05/2025	675.00	threemichelle@yahoo.com
Cezanne Court TOA	950-15	Michelle Will (P)	Current		0.00	0.00	0.00	0.00	0.00	0.00	612.00	04/03/2025	300.00	mishbw7@gmail.com
Cezanne Court TOA	948-7	Paul McCrackin	Current		675.00	0.00	0.00	675.00	0.00	0.00	0.00	02/11/2025	675.00	lgrangers94@gmail.com
Cezanne Court TOA	950-28	Paul McCrackin	Current		30.00	0.00	0.00	30.00	0.00	0.00	0.00	04/01/2025	645.00	lgrangers94@gmail.com
Cezanne Court TOA	948-4	Randi Levine	Current		0.00	0.00	0.00	0.00	0.00	0.00	1,510.00	04/22/2025	1,500.00	randi81526@gmail.com
Cezanne Court TOA	950-24	Stacie Becker	Current		225.00	0.00	0.00	225.00	0.00	0.00	0.00	04/25/2025	225.00	chesire94@gmail.com
Cezanne Court TOA	948-6	Trystan Carruth	Current		165.00	0.00	0.00	165.00	0.00	0.00	0.00	04/01/2025	675.00	trystanet@gmail.com
Grand Total:					**3,120.00**	**0.00**	**0.00**	**3,120.00**	**0.00**	**0.00**	**5,841.00**		**8,657.00**	

Wednesday, May 14, 2025
10:19 AM

Transaction Register

For Period = 04/2025

CTRL Number	Period	Date	Person	Property	Amount	Payment#	Notes
K-46474	04/2025	04/11/2025	City of Grand Junction	Cezanne Court TOA	1,389.30	04112025	EFT
K-46476	04/2025	04/15/2025	Xcel Energy	Cezanne Court TOA	1,155.73	04152025	EFT
K-46485	04/2025	04/01/2025	Internal Revenue Service	Cezanne Court TOA	100.00	04012025	EFT
K-46504	04/2025	04/03/2025	Creative Accounting Solutions	Cezanne Court TOA	140.00	1856	
K-46505	04/2025	04/03/2025	Heritage Property Management	Cezanne Court TOA	365.75	1857	
K-46626	04/2025	04/01/2025	Colorado Department of Revenue	Cezanne Court TOA	14.00	04012025	EFT
K-46646	04/2025	04/10/2025	Republic Services #165	Cezanne Court TOA	393.95	1858	
K-46747	04/2025	04/16/2025	Steadfast Home Services LLC	Cezanne Court TOA	1,657.86	1859	
K-46763	04/2025	04/18/2025	Advanced Pest Solutions, Inc.	Cezanne Court TOA	80.00	1860	
K-46794	04/2025	04/22/2025	Steadfast Home Services LLC	Cezanne Court TOA	1,750.00	1861	
K-46809	04/2025	04/24/2025	Steadfast Home Services LLC	Cezanne Court TOA	157.12	1862	
K-47027	04/2025	04/02/2025	Farmers Insurance	Cezanne Court TOA	1,403.41	04022025	EFT
				Total	**8,607.12**		

Creative Accounting Solutions Inc
24207 E Ada Ave
Aurora, CO 80018
(970) 261-7787

Invoice for 2024 Tax Year

Cezanne Court Condominium Inc
2650 North Ave Ste 116
Grand Junction, CO 81501

Invoice Date: March 21, 2025

Statement of Charges

Tax return preparation fee	140.00
TOTAL	140.00

Federal Tax $100 —
Colorado Tax 14 —

REPUBLIC SERVICES

2410 Blue Heron Rd
Grand Junction CO 81505

Customer Service (970) 241-3177
RepublicServices.com/Support

RECEIVED APR 0 4 2025

Account Number	**3-0165-2013283**
Invoice Number	0165-000543578
Invoice Date	March 31, 2025
Previous Balance	$393.95
Payments/Adjustments	-$393.95
Current Invoice Charges	**$393.95**

Total Amount Due	Payment Due Date
$393.95	**April 20, 2025**

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 03/31	1852	-$393.95

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Cezanna Court Inc 950 Northern Way CSA CMJ122922				
Grand Junction, CO				
2 Waste Container 6 Cu Yd, 2 Lifts Per Week				
Pickup Service 04/01-04/30			$358.14	$358.14
Total Fuel Recovery Fee				$35.81
CURRENT INVOICE CHARGES				**$393.95**

REPUBLIC SERVICES

2410 Blue Heron Rd
Grand Junction CO 81505

Please Return This Portion With Payment

Total Amount Due	**$393.95**
Payment Due Date	**April 20, 2025**
Account Number	**3-0165-2013283**
Invoice Number	**0165-000543578**

Total Enclosed

Return Service Requested

For Billing Address Changes, Check Box and Complete Reverse.

Make Checks Payable To:

00087221 MSP 219
CEZANNA COURT INC
HERITAGE PROPERTY MGMT
2650 NORTH AVE
UNIT 116
GRAND JUNCTION CO 81501-6404

REPUBLIC SERVICES #165
PO BOX 677156
DALLAS TX 75267-7156

301652013283000000005435780000393950000393952

ESTIMATE

Prepared For

herritage property management
2650 north av #116, Cezanne HOA
Grand Junction, CO 81501
(970) 712-1599

Steadfast Home Services

2843 1/2 Grand Cascade Ct
Grand Junction, Colorado 81501
Phone: (970) 985-5799
Email: chuckclarkson7@gmail.com

Estimate #	7
Date	04/16/2025
Business / Tax #	83-1763499

Description	Total
Cooler pads cooler pads this price just for pads not labor to swap out	$1,657.86

Subtotal	$1,657.86
Total	**$1,657.86**

By signing this document, the customer agrees to the services and conditions outlined in this document.

Chuck Clarkson	herritage property management

ADVANCED PEST SOLUTIONS INC
719 Centauri Dr
Grand Junction, Co. 81506
Joel Dibble
256-9022

INVOICE: 66003 MT
DATE: 04/07/25 00:00p-10:30a
ACCOUNT: 3943
ROUTE: 1
LAST: 03/03/25 Joel Dibble 05388

BILL TO
Heritage Prop. Management
2650 North Av 116
Grand Junction, CO 81501

SERVICE TO
Cezanne Court HOA
948 & 950 Northern Way
3 Buildings
Grand Junction, CO 81501
243-3186

outside service Mar - Oct 20.00 per unit for inside

DESCRIPTION	AMOUNT
Regular Pest Control Service	80.00
SUBTOTAL	80.00

PREVIOUS BALANCE	0.00
TOTAL DUE	80.00

10,000 sq ft

PT 565XLO	499-290 7oz	.5%	void	spiders
Cy - Kick	499-303	.1	crack & c	roaches
Tempo Wp	432-1304 64oz	10%	exterior	ants
Contrac-blox	12455-79	.005%	storage	mice
Tempo sc	432-1363 30oz	11.8%	exterior	Ants
Max Force G	432-1255 10oz	1.%	exterior	Crickets

Signature:____________________ Serviced By:____________________ Paid:__________

Commercial Applicators are Licensed by the Colorado Dept. of Agriculture.

STEADFAST HOME SERVICES
Chuck Clarkson·Owner/Operator
970-985-5799
Chuckclarkson7@gmail.com
Handyman Services · Sprinklers
Roof repair·Landscaping

General Labor Contract

Cezanne Court Condominiums
Contract Period: April 2025 – November 2025

Spring Swamp Cooler Start Up & Gutter Clean Out $1750.00

- Tuesday, April 22, 2025

Fall Swamp Cooler Shut Down & Gutter Clean Out $1750.00

- Thursday, October 16, 2025

Swamp Cooler Repairs

- $75/hr plus parts and materials. Any repair will receive prior approval before work is performed
- Pads will be additional.

General Labor

- $75/hr plus parts and materials. Any project or repair will receive prior approval before work is performed.

Total: $3500.00

X Date: 04/01/25
Client Signature
Cezanne Court Condominiums Represenative

STEADFAST HOME SERVICES
970-985-5799
chuckclarkson7@gmail.com

Job Invoice

DATE ORDERED 04/22/25	ORDER TAKEN BY
PHONE NO.	CUSTOMER ORDER #
JOB LOCATION CEZANNE	
JOB PHONE	STARTING DATE
TERMS	

SOLD TO HERRITAGE PROPERTY MGMT.

QTY.	MATERIAL	UNIT	AMOUNT
120	COOLER PADS		910.00
	CHANGE OUT ALL PADS		562.50
	REPLACE 5 SUPPLY LINES		100.00
	REPLACE 3 FLOATS		65.00
	REPLACE 1 DRAIN		12.50
2	1/2" x 1/4" ANGLE STOP		100.00
1	PUMP		65.00
	THANK YOU		
	TOTAL MATERIALS		1815.00

DESCRIPTION OF WORK

HOA PD. 1657.88 TOWARDS ALL THIS

1815 - 1657.88 = 157.12

MISCELLANEOUS CHARGES

TOTAL MISCELLANEOUS	

LABOR	HRS.	RATE	AMOUNT
TOTAL LABOR			

WORK ORDERED

DATE ORDERED

DATE COMPLETED

TOTAL LABOR	
TOTAL MATERIALS	
TOTAL MISCELLANEOUS	
SUBTOTAL	
TAX	
GRAND TOTAL	157.12

CUSTOMER APPROVAL SIGNATURE [signature]

AUTHORIZED SIGNATURE

A-2817-3817 / T-3866 10-11

General Ledger

Cezanne Court TOA
Month = Apr 2025
Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
1110			**Operating Cash 1**					**18,939.06**	**= Beginning Balance =**
Cezanne Court TOA	04/01/2025	04/2025	Internal Revenue Service	K-46485	04012025	0.00	100.00	18,839.06	EFT
Cezanne Court TOA	04/01/2025	04/2025	Colorado Department of...	K-46626	04012025	0.00	14.00	18,825.06	EFT
Cezanne Court TOA	04/01/2025	04/2025	Jennifer Bauer	R-181862	20782 vanco	217.00	0.00	19,042.06	HOA Dues Payment
Cezanne Court TOA	04/01/2025	04/2025	Kelsie Backus	R-181863	20782 vanco	645.00	0.00	19,687.06	HOA Dues Payment
Cezanne Court TOA	04/01/2025	04/2025	Paul McCrackin	R-181864	20782 vanco	645.00	0.00	20,332.06	HOA Dues Payment
Cezanne Court TOA	04/01/2025	04/2025	Trystan Carruth	R-181865	20782 vanco	0.00	165.00	20,167.06	HOA Dues Payment
Cezanne Court TOA	04/01/2025	04/2025	Trystan Carruth	R-181865	20782 vanco	165.00	0.00	20,332.06	HOA Dues Payment
Cezanne Court TOA	04/01/2025	04/2025	Trystan Carruth	R-181865	20782 vanco	165.00	0.00	20,497.06	HOA Dues Payment
Cezanne Court TOA	04/01/2025	04/2025	Trystan Carruth	R-181865	20782 vanco	510.00	0.00	21,007.06	HOA Dues Payment
Cezanne Court TOA	04/01/2025	04/2025	Jeffery Odenbrett	R-182001	:prepay	50.00	0.00	21,057.06	:Prog Gen prepayment transfer
Cezanne Court TOA	04/01/2025	04/2025	Jeffery Odenbrett	R-182001	:prepay	0.00	50.00	21,007.06	:Prog Gen prepayment transfer
Cezanne Court TOA	04/01/2025	04/2025	Michelle Will (P)	R-182002	:prepay	300.00	0.00	21,307.06	:Prog Gen prepayment transfer
Cezanne Court TOA	04/01/2025	04/2025	Michelle Will (P)	R-182002	:prepay	0.00	300.00	21,007.06	:Prog Gen prepayment transfer
Cezanne Court TOA	04/01/2025	04/2025	Michelle Will (P)	R-182003	:prepay	87.00	0.00	21,094.06	:Prog Gen prepayment transfer
Cezanne Court TOA	04/01/2025	04/2025	Michelle Will (P)	R-182003	:prepay	0.00	87.00	21,007.06	:Prog Gen prepayment transfer
Cezanne Court TOA	04/01/2025	04/2025	Michelle Will (P)	R-182004	:prepay	288.00	0.00	21,295.06	:Prog Gen prepayment transfer
Cezanne Court TOA	04/01/2025	04/2025	Michelle Will (P)	R-182004	:prepay	0.00	288.00	21,007.06	:Prog Gen prepayment transfer
Cezanne Court TOA	04/01/2025	04/2025	Jeremy Green (P)	R-182005	:prepay	0.00	198.00	20,809.06	:Prog Gen prepayment transfer
Cezanne Court TOA	04/01/2025	04/2025	Jeremy Green (P)	R-182005	:prepay	198.00	0.00	21,007.06	:Prog Gen prepayment transfer
Cezanne Court TOA	04/01/2025	04/2025	Kelly Berg	R-182006	:prepay	675.00	0.00	21,682.06	:Prog Gen prepayment transfer
Cezanne Court TOA	04/01/2025	04/2025	Kelly Berg	R-182006	:prepay	0.00	675.00	21,007.06	:Prog Gen prepayment transfer
Cezanne Court TOA	04/01/2025	04/2025	Kelsie Backus	R-182008	:prepay	30.00	0.00	21,037.06	:Prog Gen prepayment transfer

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Cezanne Court TOA	04/01/2025	04/2025	Kelsie Backus	R-182008	:prepay	0.00	30.00	21,007.06	:Prog Gen prepayment transfer
Cezanne Court TOA	04/01/2025	04/2025	Kelly Berg	R-182009	:prepay	675.00	0.00	21,682.06	:Prog Gen prepayment transfer
Cezanne Court TOA	04/01/2025	04/2025	Kelly Berg	R-182009	:prepay	0.00	675.00	21,007.06	:Prog Gen prepayment transfer
Cezanne Court TOA	04/01/2025	04/2025	Stacie Becker	R-182010	:prepay	225.00	0.00	21,232.06	:Prog Gen prepayment transfer
Cezanne Court TOA	04/01/2025	04/2025	Stacie Becker	R-182010	:prepay	0.00	225.00	21,007.06	:Prog Gen prepayment transfer
Cezanne Court TOA	04/01/2025	04/2025	Jennifer Bauer	R-182011	:prepay	217.00	0.00	21,224.06	:Prog Gen prepayment transfer
Cezanne Court TOA	04/01/2025	04/2025	Jennifer Bauer	R-182011	:prepay	0.00	217.00	21,007.06	:Prog Gen prepayment transfer
Cezanne Court TOA	04/01/2025	04/2025	Gear Rentals LLC	R-182013	:prepay	675.00	0.00	21,682.06	:Prog Gen prepayment transfer
Cezanne Court TOA	04/01/2025	04/2025	Gear Rentals LLC	R-182013	:prepay	0.00	675.00	21,007.06	:Prog Gen prepayment transfer
Cezanne Court TOA	04/01/2025	04/2025	Michelle Benoit Woods	R-182014	:prepay	675.00	0.00	21,682.06	:Prog Gen prepayment transfer
Cezanne Court TOA	04/01/2025	04/2025	Michelle Benoit Woods	R-182014	:prepay	0.00	675.00	21,007.06	:Prog Gen prepayment transfer
Cezanne Court TOA	04/01/2025	04/2025	Tim Nix	R-182015	:prepay	675.00	0.00	21,682.06	:Prog Gen prepayment transfer
Cezanne Court TOA	04/01/2025	04/2025	Tim Nix	R-182015	:prepay	0.00	675.00	21,007.06	:Prog Gen prepayment transfer
Cezanne Court TOA	04/01/2025	04/2025	Randi Levine	R-182016	:prepay	675.00	0.00	21,682.06	:Prog Gen prepayment transfer
Cezanne Court TOA	04/01/2025	04/2025	Randi Levine	R-182016	:prepay	0.00	675.00	21,007.06	:Prog Gen prepayment transfer
Cezanne Court TOA	04/01/2025	04/2025	Connor Gugel	R-182018	:prepay	225.00	0.00	21,232.06	:Prog Gen prepayment transfer
Cezanne Court TOA	04/01/2025	04/2025	Connor Gugel	R-182018	:prepay	0.00	225.00	21,007.06	:Prog Gen prepayment transfer
Cezanne Court TOA	04/01/2025	04/2025	Connor Gugel	R-182019	:prepay	225.00	0.00	21,232.06	:Prog Gen prepayment transfer
Cezanne Court TOA	04/01/2025	04/2025	Connor Gugel	R-182019	:prepay	0.00	225.00	21,007.06	:Prog Gen prepayment transfer
Cezanne Court TOA	04/02/2025	04/2025	Farmers Insurance	K-47027	04022025	0.00	1,403.41	19,603.65	EFT
Cezanne Court TOA	04/02/2025	04/2025	Kelsie Backus	R-182007	:prepay	645.00	0.00	20,248.65	:Prog Gen prepayment transfer
Cezanne Court TOA	04/02/2025	04/2025	Kelsie Backus	R-182007	:prepay	0.00	645.00	19,603.65	:Prog Gen prepayment transfer
Cezanne Court TOA	04/02/2025	04/2025	Jennifer Bauer	R-182012	:prepay	217.00	0.00	19,820.65	:Prog Gen prepayment transfer

General Ledger

Cezanne Court TOA

Month = Apr 2025

Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Cezanne Court TOA	04/02/2025	04/2025	Jennifer Bauer	R-182012	:prepay	0.00	217.00	19,603.65	:Prog Gen prepayment transfer
Cezanne Court TOA	04/02/2025	04/2025	Paul McCrackin	R-182017	:prepay	645.00	0.00	20,248.65	:Prog Gen prepayment transfer
Cezanne Court TOA	04/02/2025	04/2025	Paul McCrackin	R-182017	:prepay	0.00	645.00	19,603.65	:Prog Gen prepayment transfer
Cezanne Court TOA	04/02/2025	04/2025	Trystan Carruth	R-182020	:prepay	0.00	165.00	19,438.65	:Prog Gen prepayment transfer Reversed by ctrl# 182022 wrong amoun
Cezanne Court TOA	04/02/2025	04/2025	Trystan Carruth	R-182020	:prepay	165.00	0.00	19,603.65	:Prog Gen prepayment transfer Reversed by ctrl# 182022 wrong amoun
Cezanne Court TOA	04/02/2025	04/2025	Trystan Carruth	R-182021	:prepay	510.00	0.00	20,113.65	:Prog Gen prepayment transfer
Cezanne Court TOA	04/02/2025	04/2025	Trystan Carruth	R-182021	:prepay	0.00	510.00	19,603.65	:Prog Gen prepayment transfer
Cezanne Court TOA	04/02/2025	04/2025	Chad Olson	R-182247	20810 vanco	245.00	0.00	19,848.65	HOA Dues Payment
Cezanne Court TOA	04/02/2025	04/2025	Trystan Carruth	R-182022	:prepay	0.00	165.00	19,683.65	:Prog Gen Reverses receipt Ctrl# 182020 wrong amoun
Cezanne Court TOA	04/02/2025	04/2025	Trystan Carruth	R-182022	:prepay	165.00	0.00	19,848.65	:Prog Gen Reverses receipt Ctrl# 182020 wrong amoun
Cezanne Court TOA	04/03/2025	04/2025	Creative Accounting Solu...	K-46504	1856	0.00	140.00	19,708.65	Tax Return Preparation
Cezanne Court TOA	04/03/2025	04/2025	Heritage Property Man...	K-46505	1857	0.00	350.00	19,358.65	Monthly Management Fee
Cezanne Court TOA	04/03/2025	04/2025	Heritage Property Man...	K-46505	1857	0.00	15.75	19,342.90	March Postage
Cezanne Court TOA	04/03/2025	04/2025	Gail Gnirk	R-182134	2464	675.00	0.00	20,017.90	89749400
Cezanne Court TOA	04/03/2025	04/2025	Michelle Will (P)	R-182223	20828 vanco	300.00	0.00	20,317.90	HOA Dues Payment
Cezanne Court TOA	04/03/2025	04/2025	Daryl Manning	R-182224	20828 vanco	460.00	0.00	20,777.90	HOA Dues Payment
Cezanne Court TOA	04/07/2025	04/2025	Daryl Manning	R-182173	20860 vanco	215.00	0.00	20,992.90	HOA Dues Payment
Cezanne Court TOA	04/07/2025	04/2025	Heather Brown	R-182174	20860 vanco	675.00	0.00	21,667.90	HOA Dues Payment
Cezanne Court TOA	04/07/2025	04/2025	Barbara TerLouw (P)	R-182320	225.00	675.00	0.00	22,342.90	HOA Dues Payment Reversed by ctrl# 182321 wrong amount
Cezanne Court TOA	04/07/2025	04/2025	Barbara TerLouw (P)	R-182322	88901	225.00	0.00	22,567.90	HOA Dues Payment
Cezanne Court TOA	04/07/2025	04/2025	Carolee Hawkins	R-182325	0001000586	675.00	0.00	23,242.90	HOA Dues Payment
Cezanne Court TOA	04/08/2025	04/2025	Barbara TerLouw (P)	R-182321	225.00	0.00	675.00	22,567.90	:Prog Gen Reverses receipt Ctrl# 182320 wrong amount
Cezanne Court TOA	04/09/2025	04/2025	Deborah Blair	R-182412	33891	225.00	0.00	22,792.90	HOA Dues Payment

General Ledger

Cezanne Court TOA

Month = Apr 2025

Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Cezanne Court TOA	04/09/2025	04/2025	Lex .	R-182346		675.00	0.00	23,467.90	:Reverse Charge
Cezanne Court TOA	04/09/2025	04/2025	Lex .	R-182346		0.00	675.00	22,792.90	:Reverse Charge
Cezanne Court TOA	04/09/2025	04/2025	Natalie .	R-182347		675.00	0.00	23,467.90	:Reverse Charge
Cezanne Court TOA	04/09/2025	04/2025	Natalie .	R-182347		0.00	675.00	22,792.90	:Reverse Charge
Cezanne Court TOA	04/09/2025	04/2025	Randall Reitz	R-182348		675.00	0.00	23,467.90	:Reverse Charge
Cezanne Court TOA	04/09/2025	04/2025	Randall Reitz	R-182348		0.00	675.00	22,792.90	:Reverse Charge
Cezanne Court TOA	04/10/2025	04/2025	Republic Services #165	K-46646	1858	0.00	393.95	22,398.95	Acct 3-0165-2013283
Cezanne Court TOA	04/10/2025	04/2025	Jeffery Odenbrett	R-182529	881613452	625.00	0.00	23,023.95	HOA Dues Payment
Cezanne Court TOA	04/10/2025	04/2025	Jeffery Odenbrett	R-182529	881613452	10.00	0.00	23,033.95	HOA Dues Payment
Cezanne Court TOA	04/11/2025	04/2025	City of Grand Junction	K-46474	04112025	0.00	892.86	22,141.09	EFT
Cezanne Court TOA	04/11/2025	04/2025	City of Grand Junction	K-46474	04112025	0.00	496.44	21,644.65	EFT
Cezanne Court TOA	04/11/2025	04/2025	Trystan Carruth	R-182565		165.00	0.00	21,809.65	
Cezanne Court TOA	04/11/2025	04/2025	Trystan Carruth	R-182565		0.00	165.00	21,644.65	
Cezanne Court TOA	04/11/2025	04/2025	Jennifer Bauer	R-182570		200.00	0.00	21,844.65	
Cezanne Court TOA	04/11/2025	04/2025	Jennifer Bauer	R-182570		0.00	200.00	21,644.65	
Cezanne Court TOA	04/11/2025	04/2025	Connor Gugel	R-182578		80.00	0.00	21,724.65	
Cezanne Court TOA	04/11/2025	04/2025	Connor Gugel	R-182578		0.00	80.00	21,644.65	
Cezanne Court TOA	04/11/2025	04/2025	Colleen Gallagher	R-182610	630	675.00	0.00	22,319.65	HOA Dues Payment
Cezanne Court TOA	04/14/2025	04/2025	Connor Gugel	R-182851	20933 vanco	145.00	0.00	22,464.65	HOA Dues Payment
Cezanne Court TOA	04/14/2025	04/2025	Connor Gugel	R-182851	20933 vanco	80.00	0.00	22,544.65	HOA Dues Payment
Cezanne Court TOA	04/14/2025	04/2025	Jeremy Green (P)	R-182852	20933 vanco	477.00	0.00	23,021.65	HOA Dues Payment
Cezanne Court TOA	04/14/2025	04/2025	Jeremy Green (P)	R-182852	20933 vanco	198.00	0.00	23,219.65	HOA Dues Payment
Cezanne Court TOA	04/15/2025	04/2025	Xcel Energy	K-46476	04152025	0.00	35.47	23,184.18	300001183

General Ledger

Cezanne Court TOA

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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Cezanne Court TOA	04/15/2025	04/2025	Xcel Energy	K-46476	04152025	0.00	337.57	22,846.61	300001182
Cezanne Court TOA	04/15/2025	04/2025	Xcel Energy	K-46476	04152025	0.00	261.58	22,585.03	300000602
Cezanne Court TOA	04/15/2025	04/2025	Xcel Energy	K-46476	04152025	0.00	444.52	22,140.51	300000601
Cezanne Court TOA	04/15/2025	04/2025	Xcel Energy	K-46476	04152025	0.00	41.21	22,099.30	300000600
Cezanne Court TOA	04/15/2025	04/2025	Xcel Energy	K-46476	04152025	0.00	35.38	22,063.92	300000599
Cezanne Court TOA	04/16/2025	04/2025	Steadfast Home Service...	K-46747	1859	0.00	1,657.86	20,406.06	Cooler pads
Cezanne Court TOA	04/16/2025	04/2025	Shari Raso	R-182641	5491	675.00	0.00	21,081.06	HOA Dues Payment
Cezanne Court TOA	04/17/2025	04/2025	Michelle Benoit Woods	R-182609	4788	675.00	0.00	21,756.06	HOA Dues Payment Reversed by ctrl# 182963 check not signed
Cezanne Court TOA	04/18/2025	04/2025	Advanced Pest Solutions...	K-46763	1860	0.00	80.00	21,676.06	
Cezanne Court TOA	04/22/2025	04/2025	Steadfast Home Service...	K-46794	1861	0.00	1,750.00	19,926.06	Swamp Cooler Start Up
Cezanne Court TOA	04/22/2025	04/2025	Randi Levine	R-182771	20997 vanco	1,500.00	0.00	21,426.06	HOA Dues Payment
Cezanne Court TOA	04/24/2025	04/2025	Steadfast Home Service...	K-46809	1862	0.00	157.12	21,268.94	Cooler Start Up
Cezanne Court TOA	04/25/2025	04/2025	Stacie Becker	R-182913	21024 vanco	225.00	0.00	21,493.94	HOA Dues Payment
Cezanne Court TOA	04/28/2025	04/2025	Michelle Benoit Woods	R-182963	4788	0.00	675.00	20,818.94	:Prog Gen Reverses receipt Ctrl# 182609 check not signed
Cezanne Court TOA	04/30/2025	04/2025	interest on account	J-24891	N/A	1.59	0.00	20,820.53	interest
			Net Change=1,881.47			**22,715.59**	**20,834.12**	**20,820.53**	**= Ending Balance =**
1131			**Money Market Reserve ...**					**2,887.38**	**= Beginning Balance =**
Cezanne Court TOA	04/30/2025	04/2025	interest on account	J-24887	N/A	1.59	0.00	2,888.97	interest
Cezanne Court TOA	04/30/2025	04/2025	wrong account	J-24888	:Reversal o...	0.00	1.59	2,887.38	interest
Cezanne Court TOA	04/30/2025	04/2025	interest on account	J-24892	N/A	0.62	0.00	2,888.00	interest
			Net Change=0.62			**2.21**	**1.59**	**2,888.00**	**= Ending Balance =**
1132			**CD Savings Reserve - 1**					**5,456.13**	**= Beginning Balance =**
			Net Change=0.00			**0.00**	**0.00**	**5,456.13**	**= Ending Balance =**

General Ledger

Cezanne Court TOA

Month = Apr 2025

Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
1134			**CD Savings Reserve - 2**					**5,000.00**	**= Beginning Balance =**
			Net Change=0.00			**0.00**	**0.00**	**5,000.00**	**= Ending Balance =**
1137			**CD Savings Reserve - 3**					**10,000.00**	**= Beginning Balance =**
			Net Change=0.00			**0.00**	**0.00**	**10,000.00**	**= Ending Balance =**
1138			**CD Savings Reserve - 4**					**10,000.00**	**= Beginning Balance =**
			Net Change=0.00			**0.00**	**0.00**	**10,000.00**	**= Ending Balance =**
2210			**Prepaid Dues**					**-4,102.00**	**= Beginning Balance =**
Cezanne Court TOA	04/01/2025	04/2025	Jeffery Odenbrett	R-182001	:prepay	50.00	0.00	-4,052.00	:Prog Gen prepayment transfer
Cezanne Court TOA	04/01/2025	04/2025	Michelle Will (P)	R-182003	:prepay	87.00	0.00	-3,965.00	:Prog Gen prepayment transfer
Cezanne Court TOA	04/01/2025	04/2025	Michelle Will (P)	R-182004	:prepay	288.00	0.00	-3,677.00	:Prog Gen prepayment transfer
Cezanne Court TOA	04/01/2025	04/2025	Kelly Berg	R-182006	:prepay	675.00	0.00	-3,002.00	:Prog Gen prepayment transfer
Cezanne Court TOA	04/01/2025	04/2025	Kelsie Backus	R-182008	:prepay	30.00	0.00	-2,972.00	:Prog Gen prepayment transfer
Cezanne Court TOA	04/01/2025	04/2025	Kelly Berg	R-182009	:prepay	675.00	0.00	-2,297.00	:Prog Gen prepayment transfer
Cezanne Court TOA	04/01/2025	04/2025	Randi Levine	R-182016	:prepay	675.00	0.00	-1,622.00	:Prog Gen prepayment transfer
			Net Change=2,480.00			**2,480.00**	**0.00**	**-1,622.00**	**= Ending Balance =**
3800			**Retained Earnings**					**-40,587.78**	**= Beginning Balance =**
			Net Change=0.00			**0.00**	**0.00**	**-40,587.78**	**= Ending Balance =**
4500			**HOA Dues**					**-23,594.08**	**= Beginning Balance =**
Cezanne Court TOA	04/01/2025	04/2025	Jeffery Odenbrett	R-182001	:prepay	0.00	50.00	-23,644.08	:Prog Gen prepayment transfer
Cezanne Court TOA	04/01/2025	04/2025	Michelle Will (P)	R-182002	:prepay	0.00	300.00	-23,944.08	:Prog Gen prepayment transfer
Cezanne Court TOA	04/01/2025	04/2025	Michelle Will (P)	R-182003	:prepay	0.00	87.00	-24,031.08	:Prog Gen prepayment transfer
Cezanne Court TOA	04/01/2025	04/2025	Michelle Will (P)	R-182004	:prepay	0.00	288.00	-24,319.08	:Prog Gen prepayment transfer
Cezanne Court TOA	04/01/2025	04/2025	Jeremy Green (P)	R-182005	:prepay	0.00	198.00	-24,517.08	:Prog Gen prepayment transfer
Cezanne Court TOA	04/01/2025	04/2025	Kelly Berg	R-182006	:prepay	0.00	675.00	-25,192.08	:Prog Gen prepayment transfer

General Ledger

Cezanne Court TOA
Month = Apr 2025
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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Cezanne Court TOA	04/01/2025	04/2025	Kelsie Backus	R-182008	:prepay	0.00	30.00	-25,222.08	:Prog Gen prepayment transfer
Cezanne Court TOA	04/01/2025	04/2025	Kelly Berg	R-182009	:prepay	0.00	675.00	-25,897.08	:Prog Gen prepayment transfer
Cezanne Court TOA	04/01/2025	04/2025	Stacie Becker	R-182010	:prepay	0.00	225.00	-26,122.08	:Prog Gen prepayment transfer
Cezanne Court TOA	04/01/2025	04/2025	Jennifer Bauer	R-182011	:prepay	0.00	217.00	-26,339.08	:Prog Gen prepayment transfer
Cezanne Court TOA	04/01/2025	04/2025	Gear Rentals LLC	R-182013	:prepay	0.00	675.00	-27,014.08	:Prog Gen prepayment transfer
Cezanne Court TOA	04/01/2025	04/2025	Michelle Benoit Woods	R-182014	:prepay	0.00	675.00	-27,689.08	:Prog Gen prepayment transfer
Cezanne Court TOA	04/01/2025	04/2025	Tim Nix	R-182015	:prepay	0.00	675.00	-28,364.08	:Prog Gen prepayment transfer
Cezanne Court TOA	04/01/2025	04/2025	Randi Levine	R-182016	:prepay	0.00	675.00	-29,039.08	:Prog Gen prepayment transfer
Cezanne Court TOA	04/01/2025	04/2025	Connor Gugel	R-182018	:prepay	0.00	225.00	-29,264.08	:Prog Gen prepayment transfer
Cezanne Court TOA	04/01/2025	04/2025	Connor Gugel	R-182019	:prepay	0.00	225.00	-29,489.08	:Prog Gen prepayment transfer
Cezanne Court TOA	04/02/2025	04/2025	Kelsie Backus	R-182007	:prepay	0.00	645.00	-30,134.08	:Prog Gen prepayment transfer
Cezanne Court TOA	04/02/2025	04/2025	Jennifer Bauer	R-182012	:prepay	0.00	217.00	-30,351.08	:Prog Gen prepayment transfer
Cezanne Court TOA	04/02/2025	04/2025	Paul McCrackin	R-182017	:prepay	0.00	645.00	-30,996.08	:Prog Gen prepayment transfer
Cezanne Court TOA	04/02/2025	04/2025	Trystan Carruth	R-182020	:prepay	0.00	165.00	-31,161.08	:Prog Gen prepayment transfer Reversed by ctrl# 182022 wrong amoun
Cezanne Court TOA	04/02/2025	04/2025	Trystan Carruth	R-182021	:prepay	0.00	510.00	-31,671.08	:Prog Gen prepayment transfer
Cezanne Court TOA	04/02/2025	04/2025	Chad Olson	R-182247	20810 vanco	0.00	245.00	-31,916.08	HOA Dues Payment
Cezanne Court TOA	04/02/2025	04/2025	Trystan Carruth	R-182022	:prepay	165.00	0.00	-31,751.08	:Prog Gen Reverses receipt Ctrl# 182020 wrong amoun
Cezanne Court TOA	04/03/2025	04/2025	Gail Gnirk	R-182134	2464	0.00	675.00	-32,426.08	89749400
Cezanne Court TOA	04/03/2025	04/2025	Daryl Manning	R-182224	20828 vanco	0.00	460.00	-32,886.08	HOA Dues Payment
Cezanne Court TOA	04/07/2025	04/2025	Daryl Manning	R-182173	20860 vanco	0.00	215.00	-33,101.08	HOA Dues Payment
Cezanne Court TOA	04/07/2025	04/2025	Heather Brown	R-182174	20860 vanco	0.00	675.00	-33,776.08	HOA Dues Payment
Cezanne Court TOA	04/07/2025	04/2025	Barbara TerLouw (P)	R-182320	225.00	0.00	675.00	-34,451.08	HOA Dues Payment Reversed by ctrl# 182321 wrong amount
Cezanne Court TOA	04/07/2025	04/2025	Barbara TerLouw (P)	R-182322	88901	0.00	225.00	-34,676.08	HOA Dues Payment

General Ledger

Cezanne Court TOA

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Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Cezanne Court TOA	04/07/2025	04/2025	Carolee Hawkins	R-182325	0001000586	0.00	675.00	-35,351.08	HOA Dues Payment
Cezanne Court TOA	04/08/2025	04/2025	Barbara TerLouw (P)	R-182321	225.00	675.00	0.00	-34,676.08	:Prog Gen Reverses receipt Ctrl# 182320 wrong amount
Cezanne Court TOA	04/09/2025	04/2025	Deborah Blair	R-182412	33891	0.00	225.00	-34,901.08	HOA Dues Payment
Cezanne Court TOA	04/09/2025	04/2025	Lex .	R-182346		0.00	675.00	-35,576.08	:Reverse Charge
Cezanne Court TOA	04/09/2025	04/2025	Lex .	R-182346		675.00	0.00	-34,901.08	:Reverse Charge
Cezanne Court TOA	04/09/2025	04/2025	Natalie .	R-182347		0.00	675.00	-35,576.08	:Reverse Charge
Cezanne Court TOA	04/09/2025	04/2025	Natalie .	R-182347		675.00	0.00	-34,901.08	:Reverse Charge
Cezanne Court TOA	04/09/2025	04/2025	Randall Reitz	R-182348		0.00	675.00	-35,576.08	:Reverse Charge
Cezanne Court TOA	04/09/2025	04/2025	Randall Reitz	R-182348		675.00	0.00	-34,901.08	:Reverse Charge
Cezanne Court TOA	04/10/2025	04/2025	Jeffery Odenbrett	R-182529	881613452	0.00	625.00	-35,526.08	HOA Dues Payment
Cezanne Court TOA	04/11/2025	04/2025	Trystan Carruth	R-182565		0.00	165.00	-35,691.08	
Cezanne Court TOA	04/11/2025	04/2025	Jennifer Bauer	R-182570		0.00	200.00	-35,891.08	
Cezanne Court TOA	04/11/2025	04/2025	Connor Gugel	R-182578		0.00	80.00	-35,971.08	
Cezanne Court TOA	04/11/2025	04/2025	Colleen Gallagher	R-182610	630	0.00	675.00	-36,646.08	HOA Dues Payment
Cezanne Court TOA	04/14/2025	04/2025	Connor Gugel	R-182851	20933 vanco	0.00	145.00	-36,791.08	HOA Dues Payment
Cezanne Court TOA	04/14/2025	04/2025	Jeremy Green (P)	R-182852	20933 vanco	0.00	477.00	-37,268.08	HOA Dues Payment
Cezanne Court TOA	04/16/2025	04/2025	Shari Raso	R-182641	5491	0.00	675.00	-37,943.08	HOA Dues Payment
Cezanne Court TOA	04/25/2025	04/2025	Stacie Becker	R-182913	21024 vanco	0.00	225.00	-38,168.08	HOA Dues Payment
			Net Change=-14,574.00			**2,865.00**	**17,439.00**	**-38,168.08**	**= Ending Balance =**
4561			**Reimbursed Expense**					**-85.00**	**= Beginning Balance =**
			Net Change=0.00			**0.00**	**0.00**	**-85.00**	**= Ending Balance =**
4810			**Plus: Prepaid Fees**					**-4,115.00**	**= Beginning Balance =**
Cezanne Court TOA	04/01/2025	04/2025	Jennifer Bauer	R-181862	20782 vanco	0.00	217.00	-4,332.00	HOA Dues Payment

General Ledger

Cezanne Court TOA

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Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Cezanne Court TOA	04/01/2025	04/2025	Kelsie Backus	R-181863	20782 vanco	0.00	645.00	-4,977.00	HOA Dues Payment
Cezanne Court TOA	04/01/2025	04/2025	Paul McCrackin	R-181864	20782 vanco	0.00	645.00	-5,622.00	HOA Dues Payment
Cezanne Court TOA	04/01/2025	04/2025	Trystan Carruth	R-181865	20782 vanco	0.00	510.00	-6,132.00	HOA Dues Payment
Cezanne Court TOA	04/01/2025	04/2025	Trystan Carruth	R-181865	20782 vanco	0.00	165.00	-6,297.00	HOA Dues Payment
Cezanne Court TOA	04/01/2025	04/2025	Trystan Carruth	R-181865	20782 vanco	0.00	165.00	-6,462.00	HOA Dues Payment
Cezanne Court TOA	04/01/2025	04/2025	Trystan Carruth	R-181865	20782 vanco	165.00	0.00	-6,297.00	HOA Dues Payment
Cezanne Court TOA	04/01/2025	04/2025	Michelle Will (P)	R-182002	:prepay	300.00	0.00	-5,997.00	:Prog Gen prepayment transfer
Cezanne Court TOA	04/01/2025	04/2025	Jeremy Green (P)	R-182005	:prepay	198.00	0.00	-5,799.00	:Prog Gen prepayment transfer
Cezanne Court TOA	04/01/2025	04/2025	Stacie Becker	R-182010	:prepay	225.00	0.00	-5,574.00	:Prog Gen prepayment transfer
Cezanne Court TOA	04/01/2025	04/2025	Jennifer Bauer	R-182011	:prepay	217.00	0.00	-5,357.00	:Prog Gen prepayment transfer
Cezanne Court TOA	04/01/2025	04/2025	Gear Rentals LLC	R-182013	:prepay	675.00	0.00	-4,682.00	:Prog Gen prepayment transfer
Cezanne Court TOA	04/01/2025	04/2025	Michelle Benoit Woods	R-182014	:prepay	675.00	0.00	-4,007.00	:Prog Gen prepayment transfer
Cezanne Court TOA	04/01/2025	04/2025	Tim Nix	R-182015	:prepay	675.00	0.00	-3,332.00	:Prog Gen prepayment transfer
Cezanne Court TOA	04/01/2025	04/2025	Connor Gugel	R-182018	:prepay	225.00	0.00	-3,107.00	:Prog Gen prepayment transfer
Cezanne Court TOA	04/01/2025	04/2025	Connor Gugel	R-182019	:prepay	225.00	0.00	-2,882.00	:Prog Gen prepayment transfer
Cezanne Court TOA	04/02/2025	04/2025	Kelsie Backus	R-182007	:prepay	645.00	0.00	-2,237.00	:Prog Gen prepayment transfer
Cezanne Court TOA	04/02/2025	04/2025	Jennifer Bauer	R-182012	:prepay	217.00	0.00	-2,020.00	:Prog Gen prepayment transfer
Cezanne Court TOA	04/02/2025	04/2025	Paul McCrackin	R-182017	:prepay	645.00	0.00	-1,375.00	:Prog Gen prepayment transfer
Cezanne Court TOA	04/02/2025	04/2025	Trystan Carruth	R-182020	:prepay	165.00	0.00	-1,210.00	:Prog Gen prepayment transfer Reversed by ctrl# 182022 wrong amoun
Cezanne Court TOA	04/02/2025	04/2025	Trystan Carruth	R-182021	:prepay	510.00	0.00	-700.00	:Prog Gen prepayment transfer
Cezanne Court TOA	04/02/2025	04/2025	Trystan Carruth	R-182022	:prepay	0.00	165.00	-865.00	:Prog Gen Reverses receipt Ctrl# 182020 wrong amoun
Cezanne Court TOA	04/03/2025	04/2025	Michelle Will (P)	R-182223	20828 vanco	0.00	300.00	-1,165.00	HOA Dues Payment
Cezanne Court TOA	04/10/2025	04/2025	Jeffery Odenbrett	R-182529	881613452	0.00	10.00	-1,175.00	HOA Dues Payment

General Ledger

Cezanne Court TOA
Month = Apr 2025
Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Cezanne Court TOA	04/11/2025	04/2025	Trystan Carruth	R-182565		165.00	0.00	-1,010.00	
Cezanne Court TOA	04/11/2025	04/2025	Jennifer Bauer	R-182570		200.00	0.00	-810.00	
Cezanne Court TOA	04/11/2025	04/2025	Connor Gugel	R-182578		80.00	0.00	-730.00	
Cezanne Court TOA	04/14/2025	04/2025	Connor Gugel	R-182851	20933 vanco	0.00	80.00	-810.00	HOA Dues Payment
Cezanne Court TOA	04/14/2025	04/2025	Jeremy Green (P)	R-182852	20933 vanco	0.00	198.00	-1,008.00	HOA Dues Payment
Cezanne Court TOA	04/17/2025	04/2025	Michelle Benoit Woods	R-182609	4788	0.00	675.00	-1,683.00	HOA Dues Payment Reversed by ctrl# 182963 check not signed
Cezanne Court TOA	04/22/2025	04/2025	Randi Levine	R-182771	20997 vanco	0.00	1,500.00	-3,183.00	HOA Dues Payment
Cezanne Court TOA	04/28/2025	04/2025	Michelle Benoit Woods	R-182963	4788	675.00	0.00	-2,508.00	:Prog Gen Reverses receipt Ctrl# 182609 check not signed
			Net Change=1,607.00			**6,882.00**	**5,275.00**	**-2,508.00**	**= Ending Balance =**
5720			**Interest on Bank Accounts**					**-261.16**	**= Beginning Balance =**
Cezanne Court TOA	04/30/2025	04/2025	interest on account	J-24887	N/A	0.00	1.59	-262.75	interest
Cezanne Court TOA	04/30/2025	04/2025	wrong account	J-24888	:Reversal o...	1.59	0.00	-261.16	interest
Cezanne Court TOA	04/30/2025	04/2025	interest on account	J-24891	N/A	0.00	1.59	-262.75	interest
Cezanne Court TOA	04/30/2025	04/2025	interest on account	J-24892	N/A	0.00	0.62	-263.37	interest
			Net Change=-2.21			**1.59**	**3.80**	**-263.37**	**= Ending Balance =**
6200			**Building Maintenance**					**570.00**	**= Beginning Balance =**
			Net Change=0.00			**0.00**	**0.00**	**570.00**	**= Ending Balance =**
6210			**Repair & Maintenance**					**2,847.35**	**= Beginning Balance =**
			Net Change=0.00			**0.00**	**0.00**	**2,847.35**	**= Ending Balance =**
6240			**HVAC (Heat, Ventilation, Air)**					**0.00**	**= Beginning Balance =**
Cezanne Court TOA	04/16/2025	04/2025	Steadfast Home Service...	K-46747	1859	1,657.86	0.00	1,657.86	Cooler pads
Cezanne Court TOA	04/22/2025	04/2025	Steadfast Home Service...	K-46794	1861	1,750.00	0.00	3,407.86	Swamp Cooler Start Up
Cezanne Court TOA	04/24/2025	04/2025	Steadfast Home Service...	K-46809	1862	157.12	0.00	3,564.98	Cooler Start Up
			Net Change=3,564.98			**3,564.98**	**0.00**	**3,564.98**	**= Ending Balance =**

General Ledger

Cezanne Court TOA
Month = Apr 2025
Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
6259			**Landscape Maint-Off Co...**					**2,560.00**	**= Beginning Balance =**
			Net Change=0.00			**0.00**	**0.00**	**2,560.00**	**= Ending Balance =**
6268			**Pest Control**					**80.00**	**= Beginning Balance =**
Cezanne Court TOA	04/18/2025	04/2025	Advanced Pest Solutions...	K-46763	1860	80.00	0.00	160.00	
			Net Change=80.00			**80.00**	**0.00**	**160.00**	**= Ending Balance =**
6300			**Management**					**1,050.00**	**= Beginning Balance =**
Cezanne Court TOA	04/03/2025	04/2025	Heritage Property Man...	K-46505	1857	350.00	0.00	1,400.00	Monthly Management Fee
			Net Change=350.00			**350.00**	**0.00**	**1,400.00**	**= Ending Balance =**
6302			**Additional Mgmt Services**					**100.00**	**= Beginning Balance =**
			Net Change=0.00			**0.00**	**0.00**	**100.00**	**= Ending Balance =**
6320			**Insurance**					**2,806.82**	**= Beginning Balance =**
Cezanne Court TOA	04/02/2025	04/2025	Farmers Insurance	K-47027	04022025	1,403.41	0.00	4,210.23	EFT
			Net Change=1,403.41			**1,403.41**	**0.00**	**4,210.23**	**= Ending Balance =**
6410			**Electricity**					**391.02**	**= Beginning Balance =**
Cezanne Court TOA	04/15/2025	04/2025	Xcel Energy	K-46476	04152025	35.38	0.00	426.40	300000599
Cezanne Court TOA	04/15/2025	04/2025	Xcel Energy	K-46476	04152025	41.21	0.00	467.61	300000600
Cezanne Court TOA	04/15/2025	04/2025	Xcel Energy	K-46476	04152025	35.47	0.00	503.08	300001183
			Net Change=112.06			**112.06**	**0.00**	**503.08**	**= Ending Balance =**
6420			**Gas**					**4,836.30**	**= Beginning Balance =**
Cezanne Court TOA	04/15/2025	04/2025	Xcel Energy	K-46476	04152025	444.52	0.00	5,280.82	300000601
Cezanne Court TOA	04/15/2025	04/2025	Xcel Energy	K-46476	04152025	261.58	0.00	5,542.40	300000602
Cezanne Court TOA	04/15/2025	04/2025	Xcel Energy	K-46476	04152025	337.57	0.00	5,879.97	300001182
			Net Change=1,043.67			**1,043.67**	**0.00**	**5,879.97**	**= Ending Balance =**
6430			**Water**					**2,582.10**	**= Beginning Balance =**

General Ledger

Cezanne Court TOA
Month = Apr 2025
Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Cezanne Court TOA	04/11/2025	04/2025	City of Grand Junction	K-46474	04112025	892.86	0.00	3,474.96	EFT
			Net Change=892.86			**892.86**	**0.00**	**3,474.96**	**= Ending Balance =**
6440			**Sewer**					**1,448.14**	**= Beginning Balance =**
Cezanne Court TOA	04/11/2025	04/2025	City of Grand Junction	K-46474	04112025	496.44	0.00	1,944.58	EFT
			Net Change=496.44			**496.44**	**0.00**	**1,944.58**	**= Ending Balance =**
6450			**Trash Disposal**					**1,130.47**	**= Beginning Balance =**
Cezanne Court TOA	04/10/2025	04/2025	Republic Services #165	K-46646	1858	393.95	0.00	1,524.42	Acct 3-0165-2013283
			Net Change=393.95			**393.95**	**0.00**	**1,524.42**	**= Ending Balance =**
6470			**Postage / Mailing**					**74.25**	**= Beginning Balance =**
Cezanne Court TOA	04/03/2025	04/2025	Heritage Property Man...	K-46505	1857	15.75	0.00	90.00	March Postage
			Net Change=15.75			**15.75**	**0.00**	**90.00**	**= Ending Balance =**
6700			**Legal & Accounting**					**0.00**	**= Beginning Balance =**
Cezanne Court TOA	04/03/2025	04/2025	Creative Accounting Solu...	K-46504	1856	140.00	0.00	140.00	Tax Return Preparation
			Net Change=140.00			**140.00**	**0.00**	**140.00**	**= Ending Balance =**
6701			**Income Tax**					**0.00**	**= Beginning Balance =**
Cezanne Court TOA	04/01/2025	04/2025	Internal Revenue Service	K-46485	04012025	100.00	0.00	100.00	EFT
Cezanne Court TOA	04/01/2025	04/2025	Colorado Department of...	K-46626	04012025	14.00	0.00	114.00	EFT
			Net Change=114.00			**114.00**	**0.00**	**114.00**	**= Ending Balance =**
6805			**NSF Fee**					**-14.00**	**= Beginning Balance =**
			Net Change=0.00			**0.00**	**0.00**	**-14.00**	**= Ending Balance =**
						43,553.51	**43,553.51**		