ATHERTON COMMON UNIT OWNERS ASSOICATION
BOARD MEETING MINUTES
AMHERST TOWN LIBRARY
NOVEMBER 1, 2022

The meeting was called to order by President Dick Stout at 4:02 pm. Also in attendance were Director Pete Eiche, Treasurer Howell Mitchell, Secretary Joan Ferguson, Capital Reserve Chairman Kevin Eagan, and Association Manager Norman Desrochers. Also present were Unit Owners Art and Vicky Leknes, Tom Fitzgerald, and Jim Leary.

The September 13, 2022, Minutes were previously approved by the Board.

Financials. See Attachment A for the September financials. Concern continues related to the Operations cash flow as discussed in the September Board meeting (and reflected in the minutes). Desrochers noted that CertPro has yet to be fully paid their balance due to issues related to workmanship and that the Association has yet to receive reimbursement from Consolidated related to irrigation and street damage caused by installation of the new fiber optic cable this spring and summer. He continues to pursue both items. Even when the two items are resolved, it is likely the end-of-year surplus will be less than anticipated. For example, the year's water bill is a combination of increased usage and add-on fees (such as meter cost, 2020 and 2019 re-coup costs, percentage of anticipated water use, and maintenance assessments).

Speeding on Atherton Lane. Unit Owners are reminded that the speed limit is 20 MPH. It is also prudent to lower your vehicle's speed if you see walkers and bicyclists on the road. Several have relayed to the Board that vehicles are speeding much faster than the limit. The Board asks Unit Owners to advise delivery and maintenance drivers to slow down and remain respectful of those on the road.

Driveways and Water Flow. The Board approved Shattuck Paving's proposal related to the water issues including re-grading the Unit 16 and 17 driveways and running a drain to the existing catch basin. Desrochers will contact the company to confirm the work can be accomplished this fiscal year.

The Board also approved building up the berms to industry standard (at least 10-feet wide with a gradual slope) at Units 20 and 42 to re-direct most of the driveway and road water away from the garages.

Desrochers said Akorn will regrade the area along the right side of Unit 42 to bring the ground below the level of the sill plate (at least 12 inches) to better mitigate rain and snow melt from running over the sill and into the basement.

Painting. Desrochers reported he did meet with the CertPro to address the punch list (including a walk around), advising they would complete the list by mid-November. He agreed with the Board a new painter should be sought for the 2023 painting contact and is seeking at least three bids.

Chimney Inspections. The last Association-wide inspection was completed in 2015 with several Owners receiving recommendations for maintenance issues. Unit Owners are reminded chimney

maintenance is a Unit Owner responsibility. Even if the fireplace is not used, the chimney is used as a vent for the furnace and thus should be regularly inspected. See the handbook, page 6.

2023 Budget Draft. Several items were discussed, including

- ✓ the impact of increased costs for water and trash removal
- ✓ the anticipated negotiation of new 2024 contracts for landscaping and snow removal
- ✓ the strategic need to save funds in capital reserve (especially for septic and road replacement)
- ✓ The cash analysis through 10/31/22 sees the cash balance in the operating account was only about $3.5K due to several reasons including:

    - We are seeking to be reimbursed $8,480 by Consolidated Communications for repairs of lawn and irrigation system damage that occurred during their project. This amount was paid to Akorn.
    - Water expense is over budget by several thousand dollars.
    - Septic maintenance is a over budget.
    - We don't yet have the results of the year-end 2021 review from the accounting firm, but the actual year-end 2021 operating balance is likely to be much lower than anticipated when the 2022 budget was approved.
    - It's anticipated that a real cash crunch will occur when the invoice for the painting project balance of $25,400 needs to be paid.

The meeting was adjourned at 5:12 pm. The next meeting will be the annual meeting on Dec 10, at the town library. An agenda and a draft 2023 budget will be delivered to Unit Owners prior to the meeting.

Respectfully submitted,
Joan Ferguson
Volunteer Secretary
Atherton Common

Atherton Common Condominium Association

Balance Sheet as of 9/30/2022

Assets	Operating	Reserve	Total
Operating Cash			
Operating Cash	$14,649.74		$14,649.74
Total Operating Cash	**$14,649.74**		**$14,649.74**
Reserve Cash			
Reserve Cash		$273,453.24	$273,453.24
Total Reserve Cash		**$273,453.24**	**$273,453.24**
Accounts Receivable			
Accounts Receivable	$4,959.86	$7,690.00	$12,649.86
Total Accounts Receivable	**$4,959.86**	**$7,690.00**	**$12,649.86**
Other Assets			
Prepaid Insurance	$1,691.35		$1,691.35
Prepaid Expenses	$4,416.35		$4,416.35
Prepaid Taxes	$102.00		$102.00
Due from Oper to Res		$3,360.00	$3,360.00
Total Other Assets	**$6,209.70**	**$3,360.00**	**$9,569.70**
Total Assets	**$25,819.30**	**$284,503.24**	**$310,322.54**

Atherton Common Condominium Association

Balance Sheet as of 9/30/2022

Liabilities / Equity	Operating	Reserve	Total
Current Liabilities			
Accounts Payable	$7,399.05		$7,399.05
Prepaid Fees	$23,494.00	$3,840.00	$27,334.00
Due to Reserves from Operating	$3,360.00		$3,360.00
Total Current Liabilities	**$34,253.05**	**$3,840.00**	**$38,093.05**
Long Term Liabilities			
Notes Payable		$349,384.96	$349,384.96
Total Long Term Liabilities		**$349,384.96**	**$349,384.96**
Fund Balances			
Operating Fund Balance	$10,592.00		$10,592.00
Reserve Fund Balance		($107,099.15)	($107,099.15)
Retained Earnings	$468.10		$468.10
Net Income	($19,493.85)	$38,377.43	$18,883.58
Total Fund Balances	**($8,433.75)**	**($68,721.72)**	**($77,155.47)**
Total Liabilities / Equity	**$25,819.30**	**$284,503.24**	**$310,322.54**

Atherton Common Condominium Association

Statement of Revenues and Expenses 9/1/2022 - 9/30/2022

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Income							
400000 - Fee Income	21,375.00	18,675.00	2,700.00	192,375.00	168,075.00	24,300.00	224,100.00
410100 - Late Fee Income	-	-	-	168.11	-	168.11	-
430100 - Interest Income	1.33	-	1.33	15.64	-	15.64	-
490000 - Prior Year Income	-	1,667.00	(1,667.00)	-	15,003.00	(15,003.00)	20,000.00
Total Income	**21,376.33**	**20,342.00**	**1,034.33**	**192,558.75**	**183,078.00**	**9,480.75**	**244,100.00**
Total Income	**21,376.33**	**20,342.00**	**1,034.33**	**192,558.75**	**183,078.00**	**9,480.75**	**244,100.00**
Operating Expense							
Administrative Expenses							
610100 - Accounting	-	-	-	500.00	2,000.00	1,500.00	2,000.00
610200 - Legal	-	83.00	83.00	-	747.00	747.00	1,000.00
611000 - Management Fees	1,334.99	1,350.00	15.01	12,014.91	12,150.00	135.09	16,200.00
612000 - Insurance	1,691.35	1,671.00	(20.35)	15,061.99	15,039.00	(22.99)	20,056.00
614000 - Administrative	47.60	83.00	35.40	926.43	747.00	(179.43)	1,000.00
Total Administrative Expenses	**3,073.94**	**3,187.00**	**113.06**	**28,503.33**	**30,683.00**	**2,179.67**	**40,256.00**
Land & Grounds Expenses							
621000 - Landscaping Fees	8,068.58	7,060.00	(1,008.58)	51,211.48	42,360.00	(8,851.48)	56,480.00
621120 - Landscape Improve	-	1,500.00	1,500.00	5,770.00	7,500.00	1,730.00	9,000.00
621150 - Tree Work	4,000.00	1,250.00	(2,750.00)	13,045.00	11,250.00	(1,795.00)	15,000.00
621200 - Irrigation Repairs	205.00	-	(205.00)	7,772.00	2,500.00	(5,272.00)	2,500.00
621800 - Landscaping - Other	-	125.00	125.00	-	750.00	750.00	1,000.00
622000 - Snow Removal	-	-	-	26,996.00	29,348.00	2,352.00	36,685.00
Total Land & Grounds Expenses	**12,273.58**	**9,935.00**	**(2,338.58)**	**104,794.48**	**93,708.00**	**(11,086.48)**	**120,665.00**
Maintenance Expenses							
633000 - Trash Removal	796.00	608.00	(188.00)	7,164.00	5,472.00	(1,692.00)	7,300.00
642000 - Painting/Staining	-	6,200.00	6,200.00	8,600.00	31,000.00	22,400.00	31,000.00
643000 - Sewer/Septic Maintenance	2,355.50	458.00	(1,897.50)	7,938.50	4,122.00	(3,816.50)	5,500.00
643550 - Gutter Cleaning	-	-	-	-	1,500.00	1,500.00	1,500.00
649000 - Pest Control	-	83.00	83.00	-	747.00	747.00	1,000.00
650000 - Maintenance	602.75	833.00	230.25	4,719.90	7,497.00	2,777.10	10,000.00
Total Maintenance Expenses	**3,754.25**	**8,182.00**	**4,427.75**	**28,422.40**	**50,338.00**	**21,915.60**	**56,300.00**
Utility Expenses							
662100 - Water Usage	5,431.30	1,958.00	(3,473.30)	25,296.49	17,622.00	(7,674.49)	23,500.00
664400 - Electricity	203.80	83.00	(120.80)	635.90	747.00	111.10	1,000.00
Total Utility Expenses	**5,635.10**	**2,041.00**	**(3,594.10)**	**25,932.39**	**18,369.00**	**(7,563.39)**	**24,500.00**
Recreational Expenses							
673100 - Tennis Court	-	50.00	50.00	-	100.00	100.00	100.00
Total Recreational Expenses	**-**	**50.00**	**50.00**	**-**	**100.00**	**100.00**	**100.00**

Atherton Common Condominium Association

Statement of Revenues and Expenses 9/1/2022 - 9/30/2022

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
Loan, Tax & Other Administrative Expenses							
680010 - Tax Payments/Refunds	-	-	-	100.00	-	(100.00)	-
Total Loan, Tax & Other Administrative Expenses	**-**	**-**	**-**	**100.00**	**-**	**(100.00)**	**-**
Interfund Contributions							
691000 - Reserve Contribution	2,700.00	2,700.00	-	24,300.00	24,300.00	-	32,400.00
Total Interfund Contributions	**2,700.00**	**2,700.00**	**-**	**24,300.00**	**24,300.00**	**-**	**32,400.00**
Total Expense	**27,436.87**	**26,095.00**	**(1,341.87)**	**212,052.60**	**217,498.00**	**5,445.40**	**274,221.00**
Operating Net Total	**(6,060.54)**	**(5,753.00)**	**(307.54)**	**(19,493.85)**	**(34,420.00)**	**14,926.15**	**(30,121.00)**

Atherton Common Condominium Association

Statement of Revenues and Expenses 9/1/2022 - 9/30/2022

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Reserve Income							
Interfund Income							
701000 - Reserve Contribution Income	2,700.00	2,700.00	-	24,300.00	24,300.00	-	32,400.00
705000 - Supplemental Fee Income	10,800.00	1,800.00	9,000.00	21,600.00	16,200.00	5,400.00	21,600.00
710000 - Conveyance Fee	-	238.00	(238.00)	3,350.00	2,142.00	1,208.00	2,850.00
790000 - Interest Income	134.16	83.00	51.16	585.72	747.00	(161.28)	1,000.00
Total Interfund Income	**13,634.16**	**4,821.00**	**8,813.16**	**49,835.72**	**43,389.00**	**6,446.72**	**57,850.00**
Total Income	**13,634.16**	**4,821.00**	**8,813.16**	**49,835.72**	**43,389.00**	**6,446.72**	**57,850.00**
Reserve Expense							
Loan, Tax & Other Administrative Expenses							
680500 - Loan Interest Expense	1,282.28	2,250.00	967.72	11,458.29	20,250.00	8,791.71	27,000.00
Total Loan, Tax & Other Administrative Expenses	**1,282.28**	**2,250.00**	**967.72**	**11,458.29**	**20,250.00**	**8,791.71**	**27,000.00**
Improvements Expenses							
801000 - Siding Replacement	-	1,250.00	1,250.00	-	11,250.00	11,250.00	15,000.00
804000 - Road & Paving Improvement	-	1,667.00	1,667.00	-	15,003.00	15,003.00	20,000.00
805000 - Septic/Sewer Improvements	-	3,333.00	3,333.00	-	29,997.00	29,997.00	40,000.00
Total Improvements Expenses	**-**	**6,250.00**	**6,250.00**	**-**	**56,250.00**	**56,250.00**	**75,000.00**
Total Expense	**1,282.28**	**8,500.00**	**7,217.72**	**11,458.29**	**76,500.00**	**65,041.71**	**102,000.00**
Reserve Net Total	**12,351.88**	**(3,679.00)**	**16,030.88**	**38,377.43**	**(33,111.00)**	**71,488.43**	**(44,150.00)**
Net Total	**6,291.34**	**(9,432.00)**	**15,723.34**	**18,883.58**	**(67,531.00)**	**86,414.58**	**(74,271.00)**

Atherton Common Condominium Association

GL Trial Balance For 9/1/2022 - 9/30/2022

	Beginning Balance	Current Debit	Current Credit	Ending Balance
Reserve				
614000 - Administrative	0.00	134.16	134.16	0.00

Date	Ledger ID	Description	Debit	Credit
09/01/2022	22532	September Bank Fees	134.16	-
09/01/2022	22532	September Bank Fees	-	134.16

680500 - Loan Interest Expense	10,176.01	1,282.28	-	11,458.29

Date	Ledger ID	Description	Debit	Credit
09/21/2022		LN21ST3245 - Millyard Bank - Loan Payment	1,282.28	-

Reserve Fund Totals:	1,416.44	134.16

Atherton Common Condominium Association

GL Trial Balance For 9/1/2022 - 9/30/2022

	Beginning Balance	Current Debit	Current Credit	Ending Balance
Operating				
610100 - Accounting	500.00	-	-	500.00

Date	Ledger ID	Description	Debit	Credit

611000 - Management Fees	10,679.92	1,334.99	-	12,014.91

Date	Ledger ID	Description	Debit	Credit
09/01/2022		14010 - Great North Property Management Inc - Monthly Management Fee	1,305.00	-
09/01/2022		GNC3245 - Great North Property Management Inc - GN Connect Fee	29.99	-

612000 - Insurance	13,370.64	1,691.35	-	15,061.99

Date	Ledger ID	Description	Debit	Credit
09/30/2022		Amort PPD Insurance	1,691.35	-

614000 - Administrative	878.83	47.60	-	926.43

Date	Ledger ID	Description	Debit	Credit
09/01/2022		993724362 - South Data - 8/15 Mailing	1.05	-
09/01/2022		FE082422ATHC - Great North Property Management Inc	30.74	-
09/08/2022		993738509 - South Data - 9/6 Mailing	3.19	-
09/16/2022		22AD83245 - Great North Property Management Inc - 8/22 P&C	12.62	-

621000 - Landscaping Fees	43,142.90	8,068.58	-	51,211.48

Date	Ledger ID	Description	Debit	Credit
09/01/2022		4475 - Akorn Landscape Design - Lawn Maintenance	8,068.58	-

621120 - Landscape Improve	5,770.00	-	-	5,770.00

Date	Ledger ID	Description	Debit	Credit

Atherton Common Condominium Association

GL Trial Balance For 9/1/2022 - 9/30/2022

	Beginning Balance	Current Debit	Current Credit	Ending Balance
Operating				
621150 - Tree Work	9,045.00	4,000.00	-	13,045.00

Date	Ledger ID	Description	Debit	Credit
09/06/2022		2495 - Samuel Harris - Tree & Brush	4,000.00	-

621200 - Irrigation Repairs	7,567.00	205.00	-	7,772.00

Date	Ledger ID	Description	Debit	Credit
09/01/2022		4449 - Akorn Landscape Design - Sprinkler Head	45.00	-
09/01/2022		4466 - Akorn Landscape Design - Irrigation Repair	160.00	-

622000 - Snow Removal	26,996.00	-	-	26,996.00

Date	Ledger ID	Description	Debit	Credit

633000 - Trash Removal	6,368.00	796.00	-	7,164.00

Date	Ledger ID	Description	Debit	Credit
09/09/2022		3873 - Buckley Disposal Service - September	796.00	-

642000 - Painting/Staining	8,600.00	-	-	8,600.00

Date	Ledger ID	Description	Debit	Credit

643000 - Sewer/Septic Maintenance	5,583.00	2,355.50	-	7,938.50

Date	Ledger ID	Description	Debit	Credit
09/20/2022		41358 - Granite State Sewer & Drain Cleaning, Inc. - Service Call	1,137.50	-
09/22/2022		41360 - Granite State Sewer & Drain Cleaning, Inc. - Sewer pipe maint.	1,218.00	-

650000 - Maintenance	4,117.15	602.75	-	4,719.90

Date	Ledger ID	Description	Debit	Credit
09/01/2022		5983 - Steve-N-Electrical LLC - 8/19 SVC	525.00	-
09/01/2022		40190A - Community Assoc Special Svcs - Job 40190	77.75	-

Atherton Common Condominium Association

GL Trial Balance For 9/1/2022 - 9/30/2022

	Beginning Balance	Current Debit	Current Credit	Ending Balance
Operating				
650000 - Maintenance	4,117.15	602.75	-	4,719.90

Date	Ledger ID	Description	Debit	Credit

662100 - Water Usage	19,865.19	9,847.65	4,416.35	25,296.49

Date	Ledger ID	Description	Debit	Credit
09/08/2022		1363159-0922 - Pennichuck Water Works - 7/25-8/29 1363159	5,431.30	-
09/19/2022		1363159-0822RE - Pennichuck Water Works - 7/25-8/29 1363159	4,416.35	-
09/30/2022		Adj PPD Water	-	4,416.35

664400 - Electricity	432.10	203.80	-	635.90

Date	Ledger ID	Description	Debit	Credit
09/01/2022		4890041-0822 - Eversource - 7/28-8/29 4890041	74.42	-
09/01/2022		2890028 0822 - Eversource - 7/28-8/29 2890028	27.18	-
09/28/2022		4890041-0922 - Eversource - 8/29-9/28 4890041	74.03	-
09/28/2022		2890028-0922 - Eversource - 8/29-9/28 2890028	28.17	-

680010 - Tax Payments/Refunds	100.00	-	-	100.00

Date	Ledger ID	Description	Debit	Credit

691000 - Reserve Contribution	21,600.00	2,700.00	-	24,300.00

Date	Ledger ID	Description	Debit	Credit
09/01/2022		22Res09 - Atherton Common	2,700.00	-

Operating Fund Totals:	31,853.22	4,416.35	

Net Total	**194,791.74**	**33,269.66**	**4,550.51**	**223,510.89**

Atherton Common Condominium Association

Cash Disbursement - 9/30/2022

Date	CheckNo	Description		Amount
101030 - CIT Oper 5370				
9/1/2022	Misc Check	GNPM - GN Connect Fee Acct # GNC3245		29.99
	611000 - Management Fees - Great North Property Management Inc - GN Connect Fee		29.99	
9/12/2022	Avid 300097	Eversource Inv # 2890028 0822		27.18
	664400 - Electricity - 7/28-8/29 2890028		27.18	
9/12/2022	Avid 300098	Eversource Inv # 4890041-0822		74.42
	664400 - Electricity - 7/28-8/29 4890041		74.42	
9/15/2022	Auto Draft	Great North Property Management Inc Inv # 14010		1,305.00
	611000 - Management Fees - Monthly Management Fee		1,305.00	
9/20/2022	Avid 100408	Akorn Landscape Design Inc Inv # 4449		45.00
	621200 - Irrigation Repairs - Akorn Landscape Design - Sprinkler Head		45.00	
9/20/2022	Avid 100409	Atherton Common Condominium Association Inv # 22Res09		2,700.00
	691000 - Reserve Contribution - Atherton Common		2,700.00	
9/20/2022	Avid 100409	Atherton Common Condominium Association Inv # O>R 8/22 SF		480.00
	130000 - Due from Oper to Res - Atherton Common		480.00	
9/20/2022	Avid 100410	South Data Inv # 993724362		1.05
	614000 - Administrative - 8/15 Mailing		1.05	
9/20/2022	Avid 200218	Community Association Special Services Inv # 40190A		77.75
	650000 - Maintenance - Community Assoc Special Svcs - Job 40190		77.75	
9/20/2022	Avid 200219	GNPM Inv # FE082422ATHC		30.74
	614000 - Administrative - Great North Property Management Inc		30.74	
9/26/2022	Avid 100411	Akorn Landscape Design Inc Inv # 4466		160.00
	621200 - Irrigation Repairs - Akorn Landscape Design - Irrigation Repair		160.00	
9/26/2022	Avid 100412	Buckley Disposal Service Inv # 3873		796.00
	633000 - Trash Removal - September		796.00	
9/26/2022	Avid 100413	Pennichuck Water Works Inv # 1363159-0922		5,431.30
	662100 - Water Usage - 7/25-8/29 1363159		5,431.30	
9/26/2022	Avid 100414	New Hampshire Arbor Works LLC Inv # 2495		4,000.00
	621150 - Tree Work - Samuel Harris - Tree & Brush		4,000.00	
9/26/2022	Avid 100415	South Data Inv # 993738509		3.19
	614000 - Administrative - 9/6 Mailing		3.19	

Atherton Common Condominium Association

Cash Disbursement - 9/30/2022

Date	CheckNo	Description		Amount
9/26/2022	Avid 200220	GNPM Inv # 22AD83245		12.62
	614000 - Administrative - Great North Property Management Inc - 8/22 P&C		12.62	
9/29/2022	Avid 100416	Akorn Landscape Design Inc Inv # 4475		8,068.58
	621000 - Landscaping Fees - Akorn Landscape Design - Lawn Maintenance		8,068.58	
			Total	**23,242.82**

102100 - Millyard Res 1672

9/21/2022	Misc Check 092122LOAN	Millyard Bank - Loan Payment Acct # LN21ST3245		2,241.13
	250050 - Notes Payable - Millyard Bank		958.85	
	680500 - Loan Interest Expense		1,282.28	
			Total	**2,241.13**

Atherton Common Condominium Association

AP Aging for Ending Date: 9/30/2022

Provider	Current	Over 30	Over 60	Over 90	Total
EVERSOURCE Acct # 5657 289 0028 Inv # 2890028-0922 on 9/28/2022 - 8/29 -9/28 2890028 - Electricity	28.17	0.00	0.00	0.00	28.17
EVERSOURCE Acct # 5667 489 0041 Inv # 4890041-0922 on 9/28/2022 - 8/29 -9/28 4890041 - Electricity	74.03	0.00	0.00	0.00	74.03
GRANITE STATE SEWER & DRAIN CLEANING, INC. Inv # 41358 on 9/20/2022 - Service Call - Sewer/Septic Maintenance	1,137.50	0.00	0.00	0.00	1,137.50
GRANITE STATE SEWER & DRAIN CLEANING, INC. Inv # 41360 on 9/22/2022 - Sewer pipe maint. - Sewer/Septic Maintenance	1,218.00	0.00	0.00	0.00	1,218.00
PENNICHUCK WATER WORKS Inv # 1363159-0822RE on 9/19/2022 - 7/25-8/29 1363159 - Water Usage	4,416.35	0.00	0.00	0.00	4,416.35
STEVE-N-ELECTRICAL LLC Inv # 5983 on 9/1/2022 - 8/19 SVC - Maintenance	525.00	0.00	0.00	0.00	525.00
Total	**7,399.05**	**0.00**	**0.00**	**0.00**	**7,399.05**

Atherton Common Condominium Association

Bank Account Reconciliation for Period 9/30/2022

Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
CIT Oper 5370	40,705.16	-26,055.42	14,649.74	14,649.74	Balanced
Millyard Res 1672	270,273.24	3,180.00	273,453.24	273,453.24	Balanced

Unreconciled Items

Date	Description	Check No	Amount
CIT Oper 5370			
8/30/2022	PCHUCK-Pennichuck Water Works-C	100405	-4,416.35
9/20/2022	Atherton Common Condominium Association	100409	-2,700.00
9/20/2022	Atherton Common Condominium Association	100409	-480.00
9/26/2022	Akorn Landscape Design Inc	100411	-160.00
9/26/2022	Buckley Disposal Service	100412	-796.00
9/26/2022	Pennichuck Water Works	100413	-5,431.30
9/26/2022	New Hampshire Arbor Works LLC	100414	-4,000.00
9/26/2022	South Data	100415	-3.19
9/29/2022	Akorn Landscape Design Inc	100416	-8,068.58
		Total CIT Oper 5370	**-26,055.42**
Millyard Res 1672			
9/28/2022	Reserve Contribution	100409	3,180.00
		Total Millyard Res 1672	**3,180.00**

Reconciled Items

Atherton Common Condominium Association

Bank Account Reconciliation for Period 9/30/2022

Date	Description	Check No	Amount
CIT Oper 5370			
9/1/2022	Lockbox Deposit - CIT		3,140.00
9/2/2022	Lockbox Deposit - CIT		3,805.00
9/6/2022	Lockbox Deposit - CIT		3,565.00
9/7/2022	Lockbox Deposit - CIT		475.00
9/9/2022	Lockbox Deposit - CIT		715.00
9/12/2022	Lockbox Deposit - CIT		3,565.00
9/15/2022	Lockbox Deposit - CIT		450.00
9/19/2022	Lockbox Deposit - CIT		475.00
9/20/2022	Lockbox Deposit - CIT		710.00
9/21/2022	Lockbox Deposit - CIT		475.00
9/22/2022	Lockbox Deposit - CIT		475.00
9/23/2022	Lockbox Deposit - CIT		1,880.00
9/26/2022	Lockbox Deposit - CIT		475.00
9/27/2022	Lockbox Deposit - CIT		950.00
9/29/2022	Lockbox Deposit - CIT		240.00
9/30/2022	Lockbox Deposit - CIT		4,090.00
9/30/2022	September Interest		1.33
8/22/2022	BUCKDI-Buckley Disposal Service-C	100403	-796.00
8/30/2022	AKORN-Akorn Landscape Design-C	100404	-1,960.00
8/30/2022	SOUTHD-South Data-C	100406	-4.23
8/30/2022	GNP-Great North Property Mgt-D	200217	-21.26
8/31/2022	AKORN-Akorn Landscape Design-C	100407	-8,068.58
9/1/2022	GNPM - GN Connect Fee		-29.99
9/12/2022	Eversource	300097	-27.18
9/12/2022	Eversource	300098	-74.42
9/15/2022	Great North Property Management Inc		-1,305.00
9/20/2022	Akorn Landscape Design Inc	100408	-45.00
9/20/2022	South Data	100410	-1.05
9/20/2022	Community Association Special Services	200218	-77.75
9/20/2022	GNPM	200219	-30.74
9/26/2022	GNPM	200220	-12.62
		Total CIT Oper 5370	**13,032.51**
Millyard Res 1672			
9/1/2022	September Interest		134.16
9/21/2022	Millyard Bank - Loan Payment	092122LOAN	-2,241.13
		Total Millyard Res 1672	**-2,106.97**

PO Box 64084
Phoenix, AZ 85082
866.800.4656 (toll free)

999-00000-000000

GREAT NORTH PROPERTY MGMT INC AGENT FOR
ATHERTON COMMON CONDOMINIUM ASSOCIATION
OPERATING
3 HOLLAND WAY STE 201
EXETER NH 03833-2938

******5370 - CAB INTEREST CHECKING

Beginning Balance	$27,672.65	Average Daily Balance	$32,432.65
Total Deposits	$25,485.00	Year-To-Date Interest Paid	$15.64
Total Withdrawals	$12,453.82	Days in Statement Period	30
Interest Paid	$1.33	Annual Percentage Yield Earned	0.05%
Ending Balance	$40,705.16		

TRANSACTION DETAIL

DEPOSITS/CREDITS

Date	Description	Amount
09/01	LOCKBOX DEPOSIT	$3,140.00
09/02	LOCKBOX DEPOSIT	$3,805.00
09/06	LOCKBOX DEPOSIT	$3,565.00
09/07	LOCKBOX DEPOSIT	$475.00
09/09	LOCKBOX DEPOSIT	$715.00
09/12	LOCKBOX DEPOSIT	$3,565.00
09/15	LOCKBOX DEPOSIT	$450.00
09/19	LOCKBOX DEPOSIT	$475.00
09/20	LOCKBOX DEPOSIT	$710.00
09/21	LOCKBOX DEPOSIT	$475.00
09/22	LOCKBOX DEPOSIT	$475.00
09/23	LOCKBOX DEPOSIT	$1,880.00
09/26	LOCKBOX DEPOSIT	$475.00
09/27	LOCKBOX DEPOSIT	$950.00
09/29	LOCKBOX DEPOSIT	$240.00
09/30	LOCKBOX DEPOSIT	$4,090.00
09/30	INTEREST PYMT	$1.33

WITHDRAWALS/DEBITS

Date	Description		Amount
09/01	GREAT NORTH	VENDORPYMT	$21.26

WITHDRAWALS/DEBITS

Date	Description	Amount
	02040025B -SETT-A228SFTP5	
09/02	GREAT NORTH EXET DIR DEBIT ATHERTON COMMON CONDOM ATHC	$1,334.99
09/20	EVERSOURCE WEB_PAY ATHERTON COMMON UNIT S ######90083022	$27.18
09/20	EVERSOURCE WEB_PAY ATHERON COMMON UNIT ST ######08083022	$74.42
09/22	GREAT NORTH VENDORPYMT 02040025B -SETT-A228SFTP5	$108.49
09/29	GREAT NORTH VENDORPYMT 02040025B -SETT-A228SFTP5	$12.62

CHECKS (IN NUMERIC ORDER)

Date	Check #	Amount	Date	Check #	Amount
09/01	100403	$796.00	09/08	100407	$8,068.58
09/08	100404	$1,960.00	09/29	100408	$45.00
09/07	100406 *	$4.23	09/27	100410 *	$1.05

* Skip in check sequence

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57 Northeastern Boulevard
Nashua, New Hampshire 03062

RETURN SERVICE REQUESTED

ATHERTON COMMON CONDO
C/O GREAT NORTH PROPERTY MGMT
3 HOLLAND WAY STE 201
EXETER NH 03833-2938

Statement Ending 09/30/2022

Customer Number: XXXXX1672

Managing Your Accounts

Branch Name	Main Office
Branch Number	(603) 882-6500
Mailing Address	57 Northeastern Boulevard Nashua, New Hampshire 03062
Website	www.millyardbank.com

Summary of Accounts

Account Type	Account Number	Ending Balance
BUSINESS MMA	XXXXX1672	$270,273.24

BUSINESS MMA-XXXXX1672

Account Summary

Date	Description	Amount
09/01/2022	**Beginning Balance**	**$272,380.21**
	2 Credit(s) This Period	$134.16
	1 Debit(s) This Period	$2,241.13
09/30/2022	**Ending Balance**	**$270,273.24**

Interest Summary

Description	Amount
Annual Percentage Yield Earned	0.30%
Interest Days	30
Interest Earned	$66.99
Interest Paid This Period	$134.16
Interest Paid Year-to-Date	$585.72
Minimum Balance	$0.00
Average Ledger Balance	$271,700.25

Account Activity

Post Date	Description	Debits	Credits	Balance
09/01/2022	**Beginning Balance**			**$272,380.21**
09/01/2022	INTEREST		$69.40	$272,449.61
09/21/2022	PAYMENT TO COMM C&I NonLOC LOAN XXXXXXXXXXXX0299	$2,241.13		$270,208.48
09/30/2022	INTEREST		$64.76	$270,273.24
09/30/2022	**Ending Balance**			**$270,273.24**

Daily Balances

Date	Amount	Date	Amount	Date	Amount
09/01/2022	$272,449.61	09/21/2022	$270,208.48	09/30/2022	$270,273.24

EQUAL HOUSING LENDER
Member FDIC

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57 Northeastern Boulevard
Nashua, NH 03062
(603) 882-6500

Line: 100572 09/06/2022

Atherton Common Condo
3 Holland Way Suite 201
Exeter NH 03833

Loan Billing Statement

(13) COMMERCIAL C&I NON-LOC Loan XXXXXX0299

Date	Description	Payment Split Principal	Payment Split Interest	Transaction Amount	Principal Balance
08/08/2022	Balance Last Statement				351,299.29
08/22/2022	PAYMENT FROM BUSINESS MMA ACCOUNT XXXXXX1672	955.48	1,285.65	2,241.13	350,343.81
09/06/2022	Balance This Statement				350,343.81

Interest Calculation

From Date	Thru Date	Interest Rate	Daily Periodic Rate	Principal	Days	Accrued Interest
08/21/2022	08/21/2022	4.250000%	.00011805	351,299.29	1	41.47
08/22/2022	09/20/2022	4.250000%	.00011805	350,343.81	30	1,240.81

Loan Summary

Collateral/Property: Assignment of condo dues, assessments, and lien rights

Credit Limit:	360,000.00	Interest Accrued From:	08/21/2022
Available Credit:		Interest Accrued Thru:	09/20/2022
Maturity Date:	10/21/2041	Principal Due:	958.85
- - - - Activity This Period - - - -		Interest Due:	1,282.28
Principal Paid:	955.48	Total Payment Due:	2,241.13
Interest Paid:	1,285.65	Payment Due Date:	09/21/2022
Interest Accrued:	1,282.28		

Add additional late charge of 156.87 if no payment is received by 10/06/2022

The payment due will be charged to Checking Account XXXXXX1672

Interest Paid 2022: 10,176.01

- End of Statement -