

Two Rivers Homeowners Association

NOTICE IS HEREBY GIVEN that a meeting of the Directors of the Executive Board of Two Rivers Homeowners Association will be held at the Two Rivers Community Center, Dotsero Colorado on Wednesday, March 23, 2022, beginning at approximately 6:00 P.M.

AGENDA

1. Call to Order
2. Declaration of Quorum
3. Consideration of Agenda
4. Consideration of Minutes
 - a. June 23, 2021 Board Meeting
 - b. November 9, 2021 Annual Member Meeting Minutes
5. New Business
 - a. Operations Manager Report
 - b. Other Business
6. Board Member Discussion
 - a. Covenant Enforcement Update
 - b. Other
7. Action Items
 - a. Ratification of July 2021 – March 2022 Payables
8. Financial
 - a. December 31, 2021 Financial Statements
 - b. February 28, 2022 Financial Statements
9. Adjournment

DISTRIBUTION

Board of Directors

| | |
|--------------------------|-------------------|
| Esgar Acosta, President | Term expires 2021 |
| Alexa Hill, Director | Term expires 2022 |
| Karen Funnelle, Director | Term expires 2024 |
| Chris Delsordo, Director | Term expires 2022 |
| Misty Lawrence, Director | Term expires 2023 |

Other

| |
|--|
| Ken Marchetti, CPA, Association Manager |
| Craig Plizga, Community Operations Manager |
| Kendra Nicholson, Account Manager |

RECORD OF PROCEEDINGS

MINUTES OF THE BOARD OF DIRECTORS MEETING TWO RIVERS HOMEOWNERS ASSOCIATION, INC. JUNE 23, 2021

A meeting of the Board of Directors of the Two Rivers Homeowners Association, Inc. was duly called and noticed at the Two Rivers Community Center, 80 Lake Shore Dr., Gypsum, CO 81637, as well as via virtual Zoom meeting, in accordance with the applicable statutes of the State of Colorado.

ATTENDANCE

The following directors were present and acting:

- Esgar Acosta
- Chris Delsordo
- Christina Rudow

Also in attendance were:

- Judith Medina
- Rocio Perez
- Karen Funnelle
- CJ Jarecki
- Cathryn Reynold
- Meghan Hayes, Recording Secretary for the meeting
- Ken Marchetti, Marchetti & Weaver
- Craig Plizga, Community Operations Manager

Call to Order

The meeting of the Executive Board of the Two Rivers Homeowners Association was called to order on June 23, 2021 at 6:06 p.m., noting a quorum was present.

Consideration of Agenda

- A presentation from the CO Parks & Wildlife was added as the first order of business.

CO Parks & Wildlife

Representatives from the CO Parks & Wildlife presented a report on the status of the fish in our lakes. They made suggestions on which types of fish they would like to stock our lakes with (Yellow perch, Bass, Croppie) and which fish should be removed as they are an invasive species (Northern Pike and Small Mouthed Bass). CO Parks & Wildlife will be working with the Metro District on this project.

RECORD OF PROCEEDINGS

Two Rivers Homeowners Association Board of Directors Meeting June 23, 2021

Minutes The Board reviewed the March 31, 2021 minutes included in the packet and, upon motion duly made and seconded, it was unanimously

RESOLVED to approve the March 31, 2021 Minutes of the Board of Directors.

**Operations
Manager
Report**

Craig Plizga, Operations Manager, reported on several projects going on throughout the community. Dog Waste stations have been placed strategically throughout the community and are being used regularly. The pool opening was delayed due to an issue with the boilers. Everything has worked out and the pool is open and experiencing a high usage. The 2nd community trash day is schedule for the upcoming weekend and he reported the 1st one went much better than last year.

**Carson Patterson
Introduction**

Craig Plizga introduced Carson Patterson, Assistant Community Manager. Carson has background in law enforcement and property management. He will be leading the Covenant Enforcement efforts for the community.

**Covenant
Enforcement
Priorities**

The Board discussed some of the most common violations that are seen throughout the community. After discussion, the Board directed Mr. Patterson to focus on the top four types of violations: Trash, Parking, Dead Grass and Unleased Dogs

**Community
Events**

Craig Plizga and Meghan Hayes suggested that the HOA consider sponsoring an end of summer picnic for the community. The Board directed them to do some more research and report back.

**Annual
Member
Meeting**

Although there was some discussion about the timing of the meeting to occur again in November, no date and time were finalized. This will be discussed at the next board meeting in September.

RECORD OF PROCEEDINGS

Two Rivers Homeowners Association Board of Directors Meeting June 23, 2021

**Pool
Rules &
Regulations**

Craig Plizga reviewed the current pool rules that are outlined on signs located at the Pool. After discussion, the board agreed that all the rules and regulations are appropriate and wish to have them remain enforced.

**Accounts
Payable**

The Board reviewed the April 2021 through June 2021 accounts payable lists and by motion duly made and seconded it was unanimously

RESOLVED to ratify the April 2021 through June 2021 accounts payable lists as presented.

**Financial
Statements**

The May 31, 2021 financials were presented by Ken Marchetti. After discussion and by motion duly made and seconded, it was unanimously

RESOLVED to accept the Association's May 31, 2021 financial statements as presented.

Adjournment

There being no further matters for discussion, the meeting was adjourned

Respectfully submitted,

Meghan Hayes
Recording Secretary for the Meeting

RECORD OF PROCEEDINGS

ANNUAL MEMBER MEETING OF TWO RIVERS HOMEOWNERS ASSOCIATION, INC.

November 9, 2021

A meeting of the members of the Two Rivers Homeowners Association, Inc. was duly noticed and called at the Two Rivers Community Center, 80 Lake Shore Dr., Gypsum, CO 81637, in accordance with the applicable statutes of the State of Colorado.

ATTENDANCE

The following property owners were present and acting:

- Esgar Acosta (President)
- Chris Delsordo (Director)
- Alexa Hill (Director)
- Karen Funnelle (Director)
- Kelli Adrian
- Cory Diss
- Adelaida Gonzalez
- Judith Medina & Sirom Sheffield
- April Buskirk
- Melinda Thie & Keith Wilson
- Jessica Montgomery
- Tammy & Tom Behrens

The Following Directors were absent:

- Misty Lawrence

Also in attendance were:

- Ken Marchetti, C.P.A.
- Kendra Nicholson, Recording Secretary for the meeting
- Craig Plizga, Community Operations Manager

Call to Order

The member meeting of the Two Rivers Homeowners Association was called to order on November 9, 2021 at 6:00 p.m., noting a quorum was not present. It was reported for the record by Director Acosta that proper notice as required by the Associations bylaws had been duly sent on 10/19/21, to all members of the Association. In the absence of a quorum, no official action can be taken at the meeting but the meeting was conducted and this record of items discuss was maintained for documentation purposes.

Declaration of Quorum

Director Acosta reported that according to the Bylaws of the Association, the presence in person or by proxy of 20% of the votes entitled to be cast at such meeting shall constitute a quorum. Mr. Marchetti noted that 12 of 53 required lots were represented either in person or by proxy so a quorum was

RECORD OF PROCEEDINGS

Two Rivers Homeowners Association Annual Member Meeting November 9, 2021

not represented at the meeting (several home owners arrived later in the meeting). Those in attendance agreed to hold an informal meeting recognizing that no formal action can be taken.

Minutes

The Board reviewed the November 9, 2020 Annual Member Meeting Minutes as well as the April 28, 2021 Spring Member Meeting. Upon motion duly made and seconded, it was unanimously

RESOLVED to approve the November 9, 2020 and April 28, 2021 meeting minutes as presented.

2021

Financials/ 2022 Budget

Mr. Marchetti reviewed the financial statements for the period ending September 30, 2021 and the 2022 budget noting the assessments will be staying at \$75 per month. He reviewed the expenses which have been increasing on an annual basis with inflation and as the number of units in Two Rivers increases. Mr. Marchetti also went over briefly the difference in the HOA vs. the Metro District and what each covers.

Following discussion, Mr. Marchetti explained the veto process of the budget and since a quorum was not represented, announced that the 2022 budget stands approved as previously approved by the Association Board of Directors.

Election of Board Members

Since a quorum was not represented, a formal election of a board member could not be conducted and the procedure for Board vacancies under the bylaws is for the remaining Board members to fill the vacancy by appointment. Mr. Marchetti recommended that a "Community Feedback" election be held to provide input to the Board regarding who to appoint at the next Board Meeting. With no other community members coming forward, filling these Board vacancies will be an agenda item on the upcoming Board meeting agenda. For recording purposes, the current term limits of the Board are as follows:

| | |
|----------------|--------------------|
| Chris Delsordo | Term Expiring 2022 |
| Esgar Acosta | Term Expiring 2021 |
| Karen Funnelle | Term Expiring 2021 |
| Alexa Hill | Term Expiring 2021 |
| Misty Lawrence | Term Expiring 2021 |

Community

RECORD OF PROCEEDINGS

Two Rivers Homeowners Association Annual Member Meeting November 9, 2021

Update

Craig Plizga presented a list of Metro District projects that were completed in 2021 are ongoing and are scheduled for the future. He explained how HOA dues are used to help fund some of the recreational expenses such as the pool, community center and maintenance of trails/lakes/beaches incurred by the Metro District. He mentioned a plan to organize a Lake/Fish Committee to address issues such as water quality. There was a request to put in fruitless trees going forward since the fruit leaves behind a mess. Craig said that is the plan for the trees to be planted going forward. The board also plans to create an events committee, members expressed interest in continuing with more types of community events in the future.

HOA Effects on Property Values

Mr. Marchetti spoke about how an HOA can help increase property values. The HOA helps the upkeep and appearance of common areas and individual properties which in turn will help to keep the values as high as possible.

Public Input

There was a discussion about how best to educate the community members on the rules and bylaws of the association. Craig Plizga said so far it has been on mostly a case-by-case basis in person. It was also mentioned that the HOA Declarations is both online and given to new homeowners in paper form. Several attendees would like to see a system in place for a hand off of a condensed version of the rules/bylaws at all property sales closings. Director Acosta mentioned it may not be possible, but the board would look into it. There was no physical posting for the meeting and several members requested that that be done going forward for all general meetings. Craig stated that there is a plan to put up a new bulletin board this year and the meetings will be posted there going forward.

Adjournment

There being no further matters for discussion, the meeting was adjourned at 8:00 p.m.

Respectfully submitted,
/s/ Kendra Nicholson
Kendra Nicholson
Recording Secretary for the Meeting

Two Rivers HOA Managers Report – March 2022

- Room rentals have been very busy. The room is rented all but two weekends through June 11th, and there is interest in the two available weekends. It is also rented the last weekend of August and the first weekend of June.
- Gym memberships are down, but the usage is still consistent. The large number of new memberships we had last summer when the COVID restrictions lifted have since expired without being renewed.
- Design 2 Be Fit out of Aspen will be looking at the gym equipment's current status. They will help to put together a maintenance/replacement schedule for the current equipment.
- Pool shade posts were put in the ground last fall, and the fabric shade is scheduled to be delivered and installed the second week of April.
- We have lost Walking Mountain's Wednesday morning nature walks due to the low number of participants, which is the same reason we lost the Magic School Bus.
- We are hosting the dance class again. Wednesdays starting next week and running through to the end of May.
- Food bank continues to come every Thursday evening, MIRA bus comes the third Thursday afternoon of every month and the Churro truck is scheduled for every other Friday evening.
- Local home school group has been using the community center once a month for school activities.
- Alex (the landscaper) and I have been talking about when this spring to plant the entrance trees. Ideally you put them in the ground before they start to bud, but then there is the fear of a late freeze if they are too thin.
- Community Center's upstairs office space is in the process of being cleaned with the hope that we can rent out an office or two.
- I will be meeting with Colorado Parks and Wildlife next week to again talk about the lakes and the current fish populations and future fish populations.

**TWO RIVERS HOMEOWNERS ASSOCIATION
STATEMENT OF REVENUES, EXPENDITURES AND CHANGED IN FUND BALANCE
BUDGET, ACTUAL AND FORECAST FOR THE PERIODS INDICATED**

Printed: 03/16/22

| | Cal Yr 2020 Actual | Cal Yr 2021 Adopted Budget | Variance Favorable (Unfavor) | Cal Yr 2021 Forecast | 12 M0 Ended 12/31/21 Actual | Remaining Forecast | Cal Yr 2022 Adopted Budget | BUDGET NOTES |
|---|--------------------------|-------------------------------------|------------------------------------|----------------------------|--------------------------------------|-----------------------|-------------------------------------|----------------------------------|
| Properties | 249 | 261 | - | 261 | | | 261 | |
| Assessments per Property Per Month | \$ 65.00 | \$ 75.00 | | \$ 75.00 | | | 75.00 | Monthly Assessments |
| | | 15% | | 0% | | | 0% | |
| Revenues | | | | | | | | |
| Total Assessments | 169,467 | 234,900 | - | 234,900 | 234,987 | (87) | 234,900 | |
| Compliance Fines | 0 | 500 | (200) | 300 | 100 | 200 | 1,000 | |
| Late Fees and Other Income | 12,545 | 18,000 | - | 18,000 | 14,696 | 3,304 | 18,000 | Est \$1,500/mo |
| Interest Income | 27 | 0 | 25 | 25 | 19 | 7 | 25 | Projected rates are less than 1% |
| Title Prep Fees | 3,250 | 750 | 2,250 | 3,000 | 3,325 | (325) | 3,050 | Average of 2020/2021 |
| DRB Reimbursable | | 0 | | 0 | | 0 | 0 | |
| Total Revenues | 185,288 | 254,150 | 2,075 | 256,225 | 253,126 | 3,099 | 256,975 | |
| General and Admin Expenditures | | | | | | | | |
| Community Assn Mgmt/Accounting/Admin | 34,076 | 55,080 | 30,976 | 24,104 | 18,572 | 5,532 | 25,309 | 5% increase |
| Covenant Enforcement | 3,000 | 0 | - | 0 | 0 | 0 | 0 | In-house |
| Legal | 0 | 1,000 | 1,000 | 0 | 0 | 0 | 1,000 | Estimate |
| Monthly Assessment Billings | 12,275 | 12,852 | - | 12,852 | 13,132 | (280) | 13,238 | 3% increase |
| Insurance | 1,509 | 1,539 | (111) | 1,650 | 1,650 | 0 | 1,363 | 3% increase |
| Bank Fees | 0 | 0 | - | 0 | 0 | 0 | 0 | |
| Website Maintenance | 844 | 1,000 | 900 | 100 | 63 | 38 | 500 | |
| Office Expenses and Misc. | 1,372 | 1,000 | 500 | 500 | 1,640 | (1,140) | 500 | |
| Total General & Admin Expenditures | 53,076 | 72,471 | 33,265 | 39,206 | 35,055 | 4,151 | 41,910 | |
| Operating Expenditures | | | | | | | | |
| Landscaping & Irrigation | 88,223 | 106,048 | - | 106,048 | 96,166 | 9,882 | 109,229 | 3% increase |
| Weeding & Fertilization Program | 0 | 20,000 | 9,313 | 10,688 | 10,688 | 0 | 11,009 | 3% increase |
| Repairs and Maintenance | 5,825 | 6,000 | 5,000 | 1,000 | 0 | 1,000 | 5,000 | Allowance for Various Repairs |
| Metro District Cost Reimbursement | 38,969 | 49,692 | 6,649 | 43,043 | 49,043 | (6,000) | 43,951 | From Metro District Financials |
| Community Picnic/Events | 0 | 0 | (94) | 94 | 94 | (0) | 2,000 | Picnic & other sponsored events |
| Other Projects (Trees, Pool '21; Mailboxes '22) | | | (6,000) | 6,000 | | 6,000 | 37,500 | Joint Projects with MD |
| Total Operating Expenses | 133,018 | 181,740 | 14,868 | 166,873 | 155,991 | 10,882 | 208,689 | |
| Total Expenditures | 186,094 | 254,212 | 48,133 | 206,079 | 191,046 | 15,033 | 250,598 | |
| Revenue Over (Under) Expenditures | (806) | (62) | 50,208 | 50,147 | 62,081 | (11,934) | 6,377 | |
| Beginning Fund Balance | 92,489 | 51,689 | 39,994 | 91,683 | 91,683 | 0 | 118,076 | |
| Ending Fund Balance | 91,683 | 51,627 | 90,202 | 141,830 | 153,764 | (11,934) | 124,452 | |

No assurance is provided on these financial statements; substantially all disclosures required by GAAP omitted.

**TWO RIVERS HOMEOWNERS ASSOCIATION
Balance Sheet**

| ASSETS | 12/31/20 | 12/31/21 |
|---|----------------|----------------|
| Current Assets: | | |
| Bank Account- Operating | 14,373 | 25,323 |
| Bank Account- Reserve | 120,864 | 147,379 |
| Total Cash in Bank | 135,237 | 172,702 |
| Accounts Receivable | 36,819 | 24,732 |
| Other Receivables | 0 | 0 |
| Allowance for Doubtful Accounts | (9,550) | (9,562) |
| TOTAL ASSETS | 162,506 | 187,871 |
| LIABILITIES & NET ASSETS | | |
| Liabilities: | | |
| Accounts Payable | 39,593 | 537 |
| Total Liabilities | 39,593 | 537 |
| Net Assets | | |
| Working Capital Reserve | 31,230 | 33,570 |
| Fund Balance | 91,683 | 153,764 |
| Total Net Assets | 122,913 | 187,334 |
| Total Liabilities & Net Assets | 162,506 | 187,871 |

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**TWO RIVERS HOMEOWNERS ASSOCIATION
STATEMENT OF REVENUES, EXPENDITURES AND CHANGED IN FUND BALANCE
BUDGET, ACTUAL AND FORECAST FOR THE PERIODS INDICATED**

Printed: 03/18/22

| | Cal Yr 2021 Actual | Cal Yr 2022 Adopted Budget | Variance Favorable (Unfavor) | Cal Yr 2022 Forecast | 2 MO Ended 02/28/22 Actual | Remaining Forecast | Cal Yr 2023 Prelim Budget | BUDGET NOTES |
|---|--------------------------|-------------------------------------|------------------------------------|----------------------------|-------------------------------------|-----------------------|------------------------------------|----------------------------------|
| Properties | 261 | 261 | - | 261 | | | 261 | |
| Assessments per Property Per Month | \$ 75.00 | \$ 75.00 | | \$ 75.00 | | | 75.00 | Monthly Assessments |
| | | 15% | | 0% | | | 0% | |
| Revenues | | | | | | | | |
| Total Assessments | 234,987 | 234,900 | - | 234,900 | 38,922 | 195,978 | 234,900 | |
| Compliance Fines | 100 | 1,000 | - | 1,000 | 0 | 1,000 | 1,000 | |
| Late Fees and Other Income | 14,696 | 18,000 | (6,000) | 12,000 | 2,442 | 9,558 | 12,000 | Est \$1,000/mo |
| Interest Income | 19 | 25 | - | 25 | 3 | 22 | 25 | Projected rates are less than 1% |
| Title Prep Fees | 3,325 | 3,050 | - | 3,050 | 500 | 2,550 | 3,000 | |
| DRB Reimbursable | | 0 | | 0 | | 0 | 0 | |
| Total Revenues | 253,126 | 256,975 | (6,000) | 250,975 | 41,867 | 209,108 | 250,925 | |
| General and Admin Expenditures | | | | | | | | |
| Community Assn Mgmt/Accounting/Admin | 18,572 | 25,309 | - | 25,309 | 651 | 24,658 | 26,575 | 5% increase |
| Covenant Enforcement | 0 | 0 | - | 0 | 0 | 0 | 0 | In-house |
| Legal | 0 | 1,000 | - | 1,000 | 0 | 1,000 | 1,000 | Estimate |
| Monthly Assessment Billings | 13,132 | 13,238 | - | 13,238 | 2,467 | 10,771 | 13,635 | 3% increase |
| Insurance | 1,650 | 1,363 | - | 1,363 | 0 | 1,363 | 1,431 | 5% increase |
| Bank Fees | 0 | 0 | - | 0 | 0 | 0 | 0 | |
| Website Maintenance | 63 | 500 | - | 500 | 0 | 500 | 500 | |
| Office Expenses and Misc. | 1,640 | 500 | - | 500 | 53 | 447 | 500 | |
| Total General & Admin Expenditures | 35,055 | 41,910 | 0 | 41,910 | 3,171 | 38,739 | 43,640 | |
| Operating Expenditures | | | | | | | | |
| Landscaping & Irrigation | 96,166 | 109,229 | - | 109,229 | 0 | 109,229 | 112,506 | 3% increase |
| Weeding & Fertilization Program | 10,688 | 11,009 | - | 11,009 | 0 | 11,009 | 11,339 | 3% increase |
| Repairs and Maintenance | 0 | 5,000 | - | 5,000 | 0 | 5,000 | 5,000 | Allowance for Various Repairs |
| Metro District Cost Reimbursement | 49,043 | 43,951 | - | 43,951 | 0 | 43,951 | 48,346 | From Metro District Financials |
| Community Picnic/Events | 94 | 2,000 | - | 2,000 | 150 | 1,850 | 2,000 | Pinic & other sponsored events |
| Other Projects (Trees, Pool '21; Mailboxes '22) | | 37,500 | - | 37,500 | | 37,500 | 37,500 | Joint Projects with MD |
| Total Operating Expenses | 155,991 | 208,689 | 0 | 208,689 | 150 | 208,539 | 216,691 | |
| Total Expenditures | 191,046 | 250,598 | 0 | 250,598 | 3,321 | 247,277 | 260,331 | |
| Revenue Over (Under) Expenditures | 62,081 | 6,377 | (6,000) | 377 | 38,546 | (38,170) | (9,406) | |
| Beginning Fund Balance | 91,683 | 118,076 | 35,689 | 153,764 | 153,764 | 0 | 154,141 | |
| Ending Fund Balance | 153,764 | 124,452 | 29,689 | 154,141 | 192,311 | (38,170) | 144,735 | |

No assurance is provided on these financial statements; substantially all disclosures required by GAAP omitted.

**TWO RIVERS HOMEOWNERS ASSOCIATION
Balance Sheet**

| ASSETS | 12/31/21 | 2/28/22 |
|---|----------------|----------------|
| Current Assets: | | |
| Bank Account- Operating | 25,323 | 68,810 |
| Bank Account- Reserve | 147,379 | 147,381 |
| Total Cash in Bank | 172,702 | 216,191 |
| Accounts Receivable | 24,732 | 19,447 |
| Other Receivables | 0 | 0 |
| Allowance for Doubtful Accounts | (9,562) | (9,562) |
| TOTAL ASSETS | 187,871 | 226,076 |
| LIABILITIES & NET ASSETS | | |
| Liabilities: | | |
| Accounts Payable | 537 | 0 |
| Total Liabilities | 537 | 0 |
| Net Assets | | |
| Working Capital Reserve | 33,570 | 33,765 |
| Fund Balance | 153,764 | 192,311 |
| Total Net Assets | 187,334 | 226,076 |
| Total Liabilities & Net Assets | 187,871 | 226,076 |

No assurance is provided on these financial statements; substantially all disclosures required by GAAP omitted.

TWO RIVERS HOA
 ACCOUNTS PAYABLE -JULY 16, 2021

| <u>VENDOR</u> | <u>AMOUNT</u> | <u>DESCRIPTION</u> | <u>Approved By</u> |
|---|-------------------------------|--|---------------------|
| <i>American Conservation & Billing</i> | <i>1,137.00</i> | <i>HOA Billing -July</i> | <i>Esgar Acosta</i> |
| <i>Avid Design</i> | <i>62.50</i> | <i>Website Maintenance</i> | <i>Esgar Acosta</i> |
| <i>CAIS</i> | <i>352.00</i> | <i>2021-2022 Workers Comp Insurance (Last months pmt returned)</i> | <i>Esgar Acosta</i> |
| <i>Marchetti & Weaver</i> | <i>2,075.75</i> | <i>Accounting/Administration April</i> | <i>Esgar Acosta</i> |
| <i>Payables to be Approved at Meeting:</i> | <u><u>3,627.25</u></u> | | |

Additional payments are in bold print
 Payments to be ratified are in italic print

TWO RIVERS HOA
 ACCOUNTS PAYABLE -AUGUST 6, 2021

| <u>VENDOR</u> | <u>AMOUNT</u> | <u>DESCRIPTION</u> | <u>Approved By</u> |
|--|-------------------------|---------------------------------------|---------------------|
| <i>American Conservation & Billing</i> | <i>1,017.50</i> | <i>HOA Billing -August</i> | <i>Esgar Acosta</i> |
| <i>Fresh Mountain Lawns</i> | <i>26,880.00</i> | <i>Lawn Care- June & July</i> | <i>Esgar Acosta</i> |
| <i>Marchetti & Weaver</i> | <i>1,130.28</i> | <i>Accounting/Administration- May</i> | <i>Esgar Acosta</i> |
| Payables to be Approved at Meeting: | <u>29,027.78</u> | | |

Additional payments are in bold print
 Payments to be ratified are in italic print

TWO RIVERS HOA
 ACCOUNTS PAYABLE -SEPTEMBER 23, 2021

| <u>VENDOR</u> | <u>AMOUNT</u> | <u>DESCRIPTION</u> | <u>Approved By</u> |
|--|-------------------------|--|---------------------|
| <i>American Conservation & Billing</i> | 1,371.25 | <i>HOA Billing -Sept</i> | <i>Esgar Acosta</i> |
| <i>Fresh Mountain Lawns</i> | 14,875.00 | <i>Lawn Care- August</i> | <i>Esgar Acosta</i> |
| <i>Marchetti & Weaver</i> | 2,782.27 | <i>Accounting/Administration- June</i> | <i>Esgar Acosta</i> |
| Payables to be Approved at Meeting: | <u>19,028.52</u> | | |

Additional payments are in bold print
 Payments to be ratified are in italic print

TWO RIVERS HOA
ACCOUNTS PAYABLE -OCTOBER 15, 2021

| <u>VENDOR</u> | <u>AMOUNT</u> | <u>DESCRIPTION</u> | <u>Approved By</u> |
|--|-------------------------|--|---------------------|
| <i>American Conservation & Billing</i> | 1,063.75 | <i>HOA Billing -Oct</i> | <i>Esgar Acosta</i> |
| <i>Fresh Mountain Lawns</i> | 11,900.00 | <i>Lawn Care- Sept</i> | <i>Esgar Acosta</i> |
| <i>Marchetti & Weaver</i> | 1,941.85 | <i>Accounting/Administration- July</i> | <i>Esgar Acosta</i> |
| Payables to be Approved at Meeting: | <u>14,905.60</u> | | |

Additional payments are in bold print
Payments to be ratified are in italic print

TWO RIVERS HOA
 ACCOUNTS PAYABLE -NOVEMBER 15, 2021

| <u>VENDOR</u> | <u>AMOUNT</u> | <u>DESCRIPTION</u> | <u>Approved By</u> |
|--|-------------------------|---|---------------------|
| <i>Alexa Hill</i> | <i>94.15</i> | <i>HOA Picnic</i> | <i>Esgar Acosta</i> |
| <i>American Conservation & Billing</i> | <i>1,011.00</i> | <i>HOA Billing -Nov</i> | <i>Esgar Acosta</i> |
| <i>Fresh Mountain Lawns</i> | <i>15,756.00</i> | <i>Lawn Care- Oct / Irrigation Blow-out</i> | <i>Esgar Acosta</i> |
| <i>Marchetti & Weaver</i> | <i>1,153.95</i> | <i>Accounting/Administration- Aug</i> | <i>Esgar Acosta</i> |
| Payables to be Approved at Meeting: | <u>17,920.95</u> | | |

Additional payments are in bold print
 Payments to be ratified are in italic print

TWO RIVERS HOA
ACCOUNTS PAYABLE -DECEMBER 15, 2021

| <u>VENDOR</u> | <u>AMOUNT</u> | <u>DESCRIPTION</u> | <u>Approved By</u> |
|---|--------------------------------|--|---------------------|
| <i>American Conservation & Billing</i> | <i>1,013.75</i> | <i>HOA Billing -Dec</i> | <i>Esgar Acosta</i> |
| <i>Marchetti & Weaver</i> | <i>7,404.98</i> | <i>Accounting/Administration- Sept - Nov</i> | <i>Esgar Acosta</i> |
| <i>Two Rivers Metro District</i> | <i>49,043.00</i> | | |
| <i>Payables to be Approved at Meeting:</i> | <u><u>57,461.73</u></u> | | |

Additional payments are in bold print
Payments to be ratified are in italic print

Two Rivers HOA
Accounts Payable - January 2022

| <u>VENDOR</u> | <u>AMOUNT</u> | <u>DESCRIPTION</u> |
|--|------------------------|---------------------------------------|
| <i>American Conservation & Billing</i> | <i>1,335.00</i> | <i>HOA Billing -Jan</i> |
| <i>Marchetti & Weaver</i> | <i>537.15</i> | <i>Accounting/Administration- Dec</i> |
| Payables to be Approved at Meeting: | <u>1,872.15</u> | |

Additional payments are in bold print
Payments to be ratified are in italic print

Two Rivers HOA
Accounts Payable - February 2022

| <u>Vendor</u> | <u>Amount</u> | <u>Description</u> |
|---|------------------------|---|
| <i>American Conservation & Billing</i> | 1,131.75 | <i>HOA Billing -Feb</i> |
| <i>Marchetti & Weaver</i> | 704.12 | <i>Accounting/Administration- Jan</i> |
| <i>Two Rivers Metro District</i> | 150.00 | <i>Reimbursement for HOA Christmas Contest Prizes</i> |
| <i>Payables to be Approved at Meeting:</i> | <u>1,985.87</u> | |

Additional payments are in bold print
Payments to be ratified are in italic print

Two Rivers HOA
Accounts Payable - March 2022

| <u>Vendor</u> | <u>Amount</u> | <u>Description</u> |
|--|------------------------|---------------------------------------|
| <i>American Conservation & Billing</i> | <i>1,160.75</i> | <i>HOA Billing -Feb</i> |
| <i>Marchetti & Weaver</i> | <i>825.00</i> | <i>Accounting/Administration- Feb</i> |
| Payables to be Approved at Meeting: | <u>1,985.75</u> | |

Additional payments are in bold print
Payments to be ratified are in italic print