

Fund Balance Sheet

Properties: Hickory Woods Condominium Association - 6 Tavern Hill Road Londonderry, NH 03053

As of: 10/31/2023

Level of Detail: Detail View

Account Number	Account Name	Operating	Reserve	Total
ASSETS				
Cash				
1150	Operating Cash	60,936.55		60,936.55
Reserve Cash				
1175	Reserve Savings		9,142.94	9,142.94
1176-6	Fidelity Investments		388,085.52	388,085.52
	Total Reserve Cash	0.00	397,228.46	397,228.46
	Total Cash	60,936.55	397,228.46	458,165.01
1375	Prepaid Taxes	95.00		95.00
	TOTAL ASSETS	61,031.55	397,228.46	458,260.01
LIABILITIES & CAPITAL				
Liabilities				
2300	① Prepaid Condo Fee/ or Prepaid Rent	11,566.47		11,566.47
2500	② Accounts Payable	1,396.55		1,396.55
2701.1	③ Contract Liabilities	313,630.02		313,630.02
	Total Liabilities	326,593.04	0.00	326,593.04
Capital				
3300	Retained Equity (PY) Operating (in accordance with 606)	-266,465.05		-266,465.05
	Calculated Retained Earnings	18,761.87	31,860.47	50,622.34
	Calculated Prior Years Retained Earnings	-17,858.31	365,367.99	347,509.68
	Total Capital	-265,561.49	397,228.46	131,666.97
	TOTAL LIABILITIES & CAPITAL	61,031.55	397,228.46	458,260.01

① See Attached detail Report

② A. Accrued by CPA, JE 2021
B. Comcast 54.14 fire hydrant \$1342.41
(CPA to adjust annually)

③ Entry in accordance with 606 per CPA will adjust annually.

2/2/24

Annual Budget - Comparative

Properties: Hickory Woods Condominium Association - 6 Tavern Hill Road Londonderry, NH 03053

As of: Oct 2023

Additional Account Types: None

Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Income									
Condo Fee/ Owner Assessment	27,342.00	27,342.00	0.00	0.00%	273,420.00	273,420.00	0.00	0.00%	328,104.00
Late Fee	0.00	0.00	0.00	0.00%	20.00	0.00	20.00	0.00%	0.00
Late Fee Interest	0.00	0.00	0.00	0.00%	5.60	0.00	5.60	0.00%	0.00
Utility Reimbursement Income	4,900.00	0.00	4,900.00	0.00%	4,900.00	0.00	4,900.00	0.00%	0.00
Insurance Claim Reimbursement	0.00	0.00	0.00	0.00%	1,595.00	0.00	1,595.00	0.00%	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00%	57.78	0.00	57.78	0.00%	0.00
Total Operating Income	32,242.00	27,342.00	4,900.00	17.92%	279,998.38	273,420.00	6,578.38	2.41%	328,104.00
Expense									
Insurance Claim Expense	0.00	0.00	0.00	0.00%	1,595.00	0.00	-1,595.00	0.00%	0.00
Summer Maintenance									
Landscaping Contract	18,110.00	18,110.00	0.00	0.00%	126,770.00	126,770.00	0.00	0.00%	126,770.00
Landscaping Extras	0.00	1,186.58	1,186.58	100.00%	4,870.00	8,306.00	3,436.00	41.37%	8,306.00
Tree Inspection & Removal	0.00	714.29	714.29	100.00%	0.00	5,000.00	5,000.00	100.00%	5,000.00
Irrigation Repair & Maint.	0.00	41.66	41.66	100.00%	156.50	416.68	260.18	62.44%	500.00
Total Summer Maintenance	18,110.00	20,052.53	1,942.53	9.69%	131,796.50	140,492.68	8,696.18	6.19%	140,576.00
Winter Maintenance									
Snow Contract	0.00	0.00	0.00	0.00%	48,000.00	48,000.00	0.00	0.00%	80,000.00
Total Winter Maintenance	0.00	0.00	0.00	0.00%	48,000.00	48,000.00	0.00	0.00%	80,000.00
Clubhouse									
Electricity (Clubhouse)	182.25	283.33	101.08	35.68%	2,082.72	2,833.34	750.62	26.49%	3,400.00
Cleaning (Clubhouse)	405.00	416.66	11.66	2.80%	3,659.00	4,166.68	507.68	12.18%	5,000.00
Propane/Gas/ Heat (Clubhouse)	23.64	315.00	291.36	92.50%	2,686.06	3,150.00	463.94	14.73%	3,780.00
Repairs/Maint (Clubhouse)	47.16	333.33	286.17	85.85%	888.33	3,333.34	2,445.01	73.35%	4,000.00
Supplies (Clubhouse)	104.00	66.66	-37.34	-56.02%	699.70	666.68	-33.02	-4.95%	800.00
Cable/Internet/ Phone	113.07	108.33	-4.74	-4.38%	1,126.20	1,083.34	-42.86	-3.96%	1,300.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
(Clubhouse)									
Fitness Equipment (Clubhouse)	0.00	83.33	83.33	100.00%	565.00	833.34	268.34	32.20%	1,000.00
Water (Clubhouse)	784.08	333.33	-450.75	-135.23%	3,947.43	3,333.34	-614.09	-18.42%	4,000.00
HVAC Maintenance (Clubhouse)	0.00	118.66	118.66	100.00%	500.00	1,186.68	686.68	57.87%	1,424.00
Elevator Maint. & Inspection (Clubhouse)	0.00	125.00	125.00	100.00%	512.50	1,250.00	737.50	59.00%	1,500.00
Sport Court & Golf Nets (Clubhouse)	0.00	183.33	183.33	100.00%	1,435.48	1,833.34	397.86	21.70%	2,200.00
Total Clubhouse	1,659.20	2,366.96	707.76	29.90%	18,102.42	23,670.08	5,567.66	23.52%	28,404.00
Management Fees & Administration									
Management Contract	1,852.11	2,363.76	511.65	21.65%	22,760.50	22,760.48	-0.02	0.00%	27,488.00
Supplies/ Mailing/Other Admin	0.00	50.00	50.00	100.00%	0.00	500.00	500.00	100.00%	600.00
Total Management Fees & Administration	1,852.11	2,413.76	561.65	23.27%	22,760.50	23,260.48	499.98	2.15%	28,088.00
Street Lighting									
Electricity (Street Lighting)	30.32	28.33	-1.99	-7.02%	297.68	283.34	-14.34	-5.06%	340.00
Total Street Lighting	30.32	28.33	-1.99	-7.02%	297.68	283.34	-14.34	-5.06%	340.00
Fire Hydrants									
Water (Fire Hydrant)	1,181.52	1,208.33	26.81	2.22%	11,202.76	12,083.34	880.58	7.29%	14,500.00
Total Fire Hydrants	1,181.52	1,208.33	26.81	2.22%	11,202.76	12,083.34	880.58	7.29%	14,500.00
Insurance	1,052.92	708.33	-344.59	-48.65%	5,151.68	7,083.34	1,931.66	27.27%	8,500.00
Property Maintenance									
Repair & Maintenance (Property Maint)	74.97	83.33	8.36	10.03%	333.97	833.34	499.37	59.92%	1,000.00
Total Property Maintenance	74.97	83.33	8.36	10.03%	333.97	833.34	499.37	59.92%	1,000.00
Professional Fees									
Legal & Accounting Fees	500.00	166.66	-333.34	-200.01%	1,345.00	1,666.68	321.68	19.30%	2,000.00
State/Federal Taxes	0.00	0.00	0.00	0.00%	71.00	0.00	-71.00	0.00%	0.00
Total Professional Fees	500.00	166.66	-333.34	-200.01%	1,416.00	1,666.68	250.68	15.04%	2,000.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Reserve Replacement Expense	2,058.00	2,058.00	0.00	0.00%	20,580.00	20,580.00	0.00	0.00%	24,696.00
Total Operating Expense	26,519.04	29,086.23	2,567.19	8.83%	261,236.51	277,953.28	16,716.77	6.01%	328,104.00
Total Operating Income	32,242.00	27,342.00	4,900.00	17.92%	279,998.38	273,420.00	6,578.38	2.41%	328,104.00
Total Operating Expense	26,519.04	29,086.23	2,567.19	8.83%	261,236.51	277,953.28	16,716.77	6.01%	328,104.00
NOI - Net Operating Income	5,722.96	-1,744.23	7,467.19	428.11%	18,761.87	-4,533.28	23,295.15	513.87%	0.00
Other Income									
Reserve Income									
Reserve Capital Funding	2,058.00	2,058.00	0.00	0.00%	20,580.00	20,580.00	0.00	0.00%	24,696.00
Reserve Capital at Purchase	558.00	0.00	558.00	0.00%	2,232.00	0.00	2,232.00	0.00%	0.00
Reserve Interest Income	1,639.01	0.00	1,639.01	0.00%	11,998.68	0.00	11,998.68	0.00%	0.00
Change in Value of Investments	0.00	0.00	0.00	0.00%	1,449.79	0.00	1,449.79	0.00%	0.00
Total Reserve Income	4,255.01	2,058.00	2,197.01	106.75%	36,260.47	20,580.00	15,680.47	76.19%	24,696.00
Total Other Income	4,255.01	2,058.00	2,197.01	106.75%	36,260.47	20,580.00	15,680.47	76.19%	24,696.00
Other Expense									
Reserve Expenses									
Reserve Study	0.00	0.00	0.00	0.00%	4,400.00	0.00	-4,400.00	0.00%	0.00
Total Reserve Expenses	0.00	0.00	0.00	0.00%	4,400.00	0.00	-4,400.00	0.00%	0.00
Total Other Expense	0.00	0.00	0.00	0.00%	4,400.00	0.00	-4,400.00	0.00%	0.00
Net Other Income	4,255.01	2,058.00	2,197.01	106.75%	31,860.47	20,580.00	11,280.47	54.81%	24,696.00
Total Income	36,497.01	29,400.00	7,097.01	24.14%	316,258.85	294,000.00	22,258.85	7.57%	352,800.00
Total Expense	26,519.04	29,086.23	2,567.19	8.83%	265,636.51	277,953.28	12,316.77	4.43%	328,104.00
Net Income	9,977.97	313.77	9,664.20	3,080.03%	50,622.34	16,046.72	34,575.62	215.47%	24,696.00

Copy of Homeowner Prepayment Balance

Properties: Hickory Woods Condominium Association - 6 Tavern Hill Road Londonderry, NH 03053

Homeowners: All

Homeowner Status: Current

Prepayment Account: 2300: Prepaid Condo Fee/ or Prepaid Rent

As of: 10/31/2023

Unit	Amount
Hickory Woods Condominium Association - 6 Tavern Hill Road Londonderry, NH 03053	
HIWO03BL	279.00
HIWO03QU	558.00
HIWO04CH	279.00
HIWO04QU	526.00
HIWO05TA	279.00
HIWO06CH	279.00
HIWO07BL	558.00
HIWO07PE	279.00
HIWO07TA	279.00
HIWO08CH	558.00
HIWO08TA	279.00
HIWO09BL	279.00
HIWO09PE	279.00
HIWO09TA	279.00
HIWO10TA	279.00
HIWO11BL	279.00
HIWO11PE	279.00
HIWO11QU	279.00
HIWO12PE	279.00
HIWO14BL	279.00
HIWO14TA	279.00
HIWO15BL	279.00
HIWO16TA	279.00
HIWO17BL	279.00
HIWO19BL	7.47
HIWO20PE	279.00
HIWO21QU	558.00
HIWO22QU	558.00
HIWO23QU	428.00
HIWO24PE	3.00
HIWO24QU	279.00
HIWO30BL	279.00
HIWO31QU	279.00
HIWO36BL	837.00
HIWO37QU	279.00
	11,566.47
Total	11,566.47

Copy of Homeowner Prepayment Balance

Properties: Hickory Woods Condominium Association - 6 Tavern Hill Road Londonderry, NH 03053

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Unit	Amount
Hickory Woods Condominium Association - 6 Tavern Hill Road Londonderry, NH 03053	
HIWO03BL	279.00
HIWO03QU	558.00
HIWO04CH	279.00
HIWO04QU	526.00
HIWO05TA	279.00
HIWO06CH	279.00
HIWO07BL	558.00
HIWO07PE	279.00
HIWO07TA	279.00
HIWO08CH	558.00
HIWO08TA	279.00
HIWO09BL	279.00
HIWO09PE	279.00
HIWO09TA	279.00
HIWO10TA	279.00
HIWO11BL	279.00
HIWO11PE	279.00
HIWO11QU	279.00
HIWO12PE	279.00
HIWO14BL	279.00
HIWO14TA	279.00
HIWO15BL	279.00
HIWO16TA	279.00
HIWO17BL	279.00
HIWO19BL	7.47
HIWO20PE	279.00
HIWO21QU	558.00
HIWO22QU	558.00
HIWO23QU	428.00
HIWO24PE	3.00
HIWO24QU	279.00
HIWO30BL	279.00
HIWO31QU	279.00
HIWO36BL	837.00
HIWO37QU	279.00
	11,566.47

Total 11,566.47

Copy of Check Register Detail

Properties: Hickory Woods Condominium Association - 6 Tavern Hill Road Londonderry, NH 03053

Date Range: 10/01/2023 to 10/31/2023

Bank Accounts: All

Payees: All

Payment Type: All

Include Voided Checks: No

Group GL Totals per Check: No

Payee Name	Check #	Cleared	Check Date	Payment Amount	GL Account #	GL Account Name	Amount	Description	Bill Reference #
New Star Properties, LLC	ACH Batch # 4344	Yes	10/02/2023	2,363.76					
					8050.1	Management Contract	2,363.76	Mgmt Fee	Oct Management Fee
Alliance Landscaping & Excavation, LLC	3556	Yes	10/03/2023	18,110.00					
					8000.1	Landscaping Contract	18,110.00	Landscaping Contract	21276
Liberty Utilities	10042023	Yes	10/04/2023	23.64					
					8040.3	Propane/Gas/Heat (Clubhouse)	23.64	Monthly Gas	October 2023
Pennichuck Water	3559	Yes	10/05/2023	784.08					
					8040.9	Water (Clubhouse)	784.08	*1362 Monthly Water	October 2023
Pennichuck Water	3558	Yes	10/05/2023	1,181.52					
					8065.1	Water (Fire Hydrant)	1,181.52	*1441 Monthly Hydrant	October 2023
Comcast	10062023	Yes	10/06/2023	60.17					
					8040.6	Cable/Internet/ Phone (Clubhouse)	60.17	*8377 DOS Oct 3-Nov 2	*8377 DOS Oct 3-Nov 2
Complete Cleaning Solutions, LLC	405.00	Yes	10/12/2023	405.00					
					8040.2	Cleaning (Clubhouse)	405.00	Monthly Cleaning	
Medaglia & Co., Inc.	3560	Yes	10/13/2023	500.00					
					8670.1	Legal & Accounting Fees	500.00	Accounting services associated with preparation of tax returns for 2022	Invoice # 638328
Comcast	10172023	Yes	10/17/2023	52.90					
					8040.6	Cable/Internet/ Phone (Clubhouse)	52.90	*8427 DOS Oct 14-Nov 13	*8427 DOS Oct 14-Nov 13
Complete Cleaning Solutions, LLC	3561	Yes	10/19/2023	104.00					
					8040.5	Supplies	104.00	Clubhouse - Multi-	3693

Copy of Check Register Detail

Payee Name	Check #	Cleared	Check Date	Payment Amount	GL Account #	GL Account Name	Amount	Description	Bill Reference #
Eversource	10212023	Yes	10/21/2023	212.57		(Clubhouse)		fold towels (2 cases)	
					8040.1	Electricity (Clubhouse)	182.25	*7082 Clubhouse	*7082 DOS Sep 5-Oct 3
					8060.1	Electricity (Street Lighting)	30.32	*7082 OL	*7082 DOS Sep 5-Oct 3
State Farm Fire & Casualty Co.	1039	Yes	10/24/2023	597.50					
					8070	Insurance	597.50	Master Policy #94BHD3340 (Pmts Oct & Nov)	Master Policy initial pmt
New Star Properties, LLC	ACH Batch # 4396	Yes	10/27/2023	74.97					
					8101.1	Repair & Maintenance (Property Maint)	74.97	OCT R&M Materials	OCT Repair & Maintenance
Travelers Insurance	10282023	Yes	10/28/2023	455.42					
					8070	Insurance	455.42	Master Policy 7S1934088BIP	October 2023
Bob McGrath	3563	No	10/31/2023	47.16					
					8040.4	Repairs/Maint (Clubhouse)	47.16	Reimburse: Home Depot- Clubhouse Furnacd Filters	10312023
Total				24,972.69					

New Star Properties (*)

Reconciliation Report

Enterprise Bank

Account Name	Hickory Wood Operating
Account Number	954680
Ending Statement Date	10/31/2023

Summary

Bank Statement Starting Balance on 09/30/2023	61,389.52
Cleared Deposits and other Increases	31,408.14
Cleared Checks and other Decreases	29,654.22
Cleared ACH Batches and Reversals	2,438.73
Cleared Balance	60,704.71

Unreconciled Transactions

Unreconciled Deposits and other Increases (0 Items)

Total	0.00
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Unreconciled Checks and other Decreases (1 Item)

Check #3563 - Bob McGrath	10/31/2023	47.16
Total		47.16

Unreconciled ACH Batches and Reversals (0 Items)

Total	0.00
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Unreconciled Payments from ACH Batches Generated after Reconciliation Period (0 Items)

Total	0.00
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Unreconciled Checks Voided after Reconciliation Period (0 Items)

Total	0.00
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Unreconciled Receipts Deposited after Reconciliation Period (1 Item)

Receipt #7D50-38B0 - Jorge & Paula Alves	10/31/2023	279.00
Total		279.00

Receipts Reversed after Reconciliation Which Have Not Been Deposited (0 Items)

Total	0.00
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Pending Online Receipts Which Have Not Been Deposited (0 Items)

Total	0.00
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Cleared Transactions

Cleared Deposits and other Increases (30 Items)

Deposit #504	09/30/2023	2,790.00
Deposit #Automatic ACH Deposit	10/02/2023	279.00
Deposit #Automatic ACH Deposit	10/02/2023	7,814.49
Deposit #505	10/02/2023	2,511.00

Deposit #Automatic ACH Deposit	10/03/2023	837.00
Deposit #Automatic ACH Deposit	10/04/2023	837.00
Deposit #506	10/04/2023	558.00
Deposit #Automatic ACH Deposit	10/05/2023	279.00
Deposit #507	10/05/2023	279.00
Deposit #508	10/05/2023	22.00
Deposit #509	10/06/2023	279.00
Deposit #510	10/09/2023	837.00
Deposit #Automatic ACH Deposit	10/11/2023	558.00
Deposit #511	10/11/2023	511.65
Deposit #512	10/12/2023	279.00
Deposit #513	10/12/2023	837.00
Deposit #Automatic ACH Deposit	10/13/2023	279.00
Deposit #Automatic ACH Deposit	10/17/2023	279.00
Deposit #514	10/17/2023	279.00
Deposit #515	10/20/2023	862.00
Deposit #Automatic ACH Deposit	10/23/2023	279.00
Deposit #516	10/23/2023	279.00
Deposit #Automatic ACH Deposit	10/24/2023	558.00
Deposit #517	10/25/2023	837.00
Deposit #518	10/26/2023	279.00
Deposit #Automatic ACH Deposit	10/30/2023	558.00
Deposit #519	10/30/2023	837.00
Deposit #Automatic ACH Deposit	10/31/2023	837.00
Deposit #520	10/31/2023	837.00
Journal Entry - Record Hickory Comcast Corp EDI Payment- 10/30/2023	10/30/2023	4,900.00
Total		31,408.14
Cleared Checks and other Decreases (16 Items)		
Check #3549 - Criterium Bennett Engineers, PLLC	08/30/2023	4,400.00
Payment Ref 09282023 - Travelers Insurance	09/28/2023	455.42
Check #1036 - Ellen L Kennett	09/26/2023	254.00
Check #3556 - Alliance Landscaping & Excavation, LLC	10/03/2023	18,110.00
Payment Ref 10062023 - Comcast	10/06/2023	60.17
Check #3559 - Pennichuck Water	10/05/2023	784.08
Check #3558 - Pennichuck Water	10/05/2023	1,181.52
Payment Ref 10212023 - Eversource	10/21/2023	212.57
Payment Ref 10042023 - Liberty Utilities	10/04/2023	23.64
Check #3560 - Medaglia & Co., Inc.	10/13/2023	500.00
Payment Ref 10282023 - Travelers Insurance	10/28/2023	455.42
Payment Ref 10172023 - Comcast	10/17/2023	52.90
Payment Ref 405.00 - Complete Cleaning Solutions, LLC	10/12/2023	405.00
Check #3561 - Complete Cleaning Solutions, LLC	10/19/2023	104.00
Check #1039 - State Farm Fire & Casualty Co.	10/24/2023	597.50
Journal Entry - October 2023 - Record Monthly Reserve Transfer	10/15/2023	2,058.00
Total		29,654.22
Cleared ACH Batches and Reversals (2 Items)		
ACH Batch - 1 payment	10/03/2023	2,363.76
ACH Batch - 1 payment	10/30/2023	74.97

Total	2,438.73
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Cash Accounts

1150: Operating Cash	60,936.55
Less Unreconciled Deposits	0.00
Less Unreconciled Receipts Deposited after Reconciliation Period	-279.00
Less Receipts Reversed after Reconciliation Which Have Not Been Deposited	0.00
Less Pending Online Receipts Which Have Not Been Deposited	0.00
Plus Unreconciled Checks	47.16
Plus Unreconciled ACH Batches and Reversals	0.00
Plus Unreconciled Payments from ACH Batches Generated after Reconciliation Period	0.00
Plus Unreconciled Checks Voided after Reconciliation Period	0.00

Adjusted Cash Balance	60,704.71
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Bank Statement Balance on 10/31/2023	60,704.71
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In Balance

ADDRESS SERVICE REQUESTED

>012847 6140067 0001 092404 10Z

HICKORY WOODS CONDOMINIUM ASSOCIATION
C/O NEW STAR PROPERTIES LLC
183A MAMMOTH RD
LONDONDERRY NH 03053-3208

Managing Your Accounts

Customer Service: 877-671-2265



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Lowell, MA 01852**COAT DRIVE****NOW-JAN 7**

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Summary of Accounts

Account Type	Account Number	Ending Balance
Total Business Checking	954680	\$60,704.71

Total Business Checking - 954680**Account Summary**

Date	Description	Amount		
09/30/2023	Beginning Balance	\$61,389.52	Average Available Balance	\$55,554.70
	30 Credit(s) This Period	\$31,408.14		
	18 Debit(s) This Period	\$32,092.95		
10/31/2023	Ending Balance	\$60,704.71		

Deposits

Date	Description	Amount
10/02/2023	New Star Propert Settlement 000018990504466	\$279.00
10/02/2023	DEPOSIT	\$2,511.00
10/02/2023	DEPOSIT	\$2,790.00
10/02/2023	New Star Propert Settlement 000019001893906	\$7,814.49



Total Business Checking - 954680 (continued)
Deposits (continued)

Date	Description	Amount
10/03/2023	New Star Propert Settlement 000019030617558	\$837.00
10/04/2023	DEPOSIT	\$558.00
10/04/2023	New Star Propert Settlement 000019051246874	\$837.00
10/05/2023	DEPOSIT	\$22.00
10/05/2023	DEPOSIT	\$279.00
10/05/2023	New Star Propert Settlement 000019064609650	\$279.00
10/06/2023	DEPOSIT	\$279.00
10/10/2023	DEPOSIT	\$837.00
10/11/2023	DEPOSIT	\$511.65
10/11/2023	New Star Propert Settlement 000019110560458	\$558.00
10/13/2023	DEPOSIT	\$279.00
10/13/2023	New Star Propert Settlement 000019129506134	\$279.00
10/13/2023	DEPOSIT	\$837.00
10/17/2023	DEPOSIT	\$279.00
10/17/2023	New Star Propert Settlement 000019148361254	\$279.00
10/20/2023	DEPOSIT	\$862.00
10/23/2023	DEPOSIT	\$279.00
10/23/2023	New Star Propert Settlement 000019180429830	\$279.00
10/24/2023	New Star Propert Settlement 000019191136662	\$558.00
10/25/2023	DEPOSIT	\$837.00
10/26/2023	DEPOSIT	\$279.00
10/30/2023	New Star Propert Settlement 000019222951010	\$558.00
10/30/2023	DEPOSIT	\$837.00
10/30/2023	COMCAST CORP7336 EDI PAYMNT 137228847	\$4,900.00
10/31/2023	DEPOSIT	\$837.00
10/31/2023	New Star Propert Settlement 000019235070378	\$837.00

Other Debits

Date	Description	Amount
10/02/2023	TRAVELERS BUS INSUR BPITBIXXXX4678	\$455.42
10/03/2023	New Star Propert Settlement 000019046944742	\$2,363.76
10/05/2023	LIBERTY UTILITIE UTIL PAYMT 200003795073	\$23.64
10/06/2023	COMCAST ONLINE PMT CKFXXXXX8005POS	\$60.17
10/17/2023	COMCAST ONLINE PMT CKFXXXXX8005POS	\$52.90
10/20/2023	998910 Business Online Banking transfer to 954758 on 10/20/23 at 7:33:40	\$2,058.00
10/24/2023	EVERSOURCE WEB PAY 18877931100423	\$212.57
10/30/2023	New Star Propert Settlement 000019230036418	\$74.97
10/31/2023	TRAVELERS BUS INSUR BPITBIXXXX1605	\$455.42

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
1037	10/12/2023	\$254.00	993556*	10/03/2023	\$18,110.00	993559	10/11/2023	\$784.08
1039*	10/31/2023	\$597.50	993557	10/12/2023	\$405.00	993560	10/23/2023	\$500.00
993549*	10/16/2023	\$4,400.00	993558	10/11/2023	\$1,181.52	993561	10/27/2023	\$104.00

* Indicates skipped check number

Daily Balances

Date	Amount	Date	Amount	Date	Amount
10/02/2023	\$74,328.59	10/12/2023	\$56,144.07	10/25/2023	\$53,688.60
10/03/2023	\$54,691.83	10/13/2023	\$57,539.07	10/26/2023	\$53,967.60
10/04/2023	\$56,086.83	10/16/2023	\$53,139.07	10/27/2023	\$53,863.60
10/05/2023	\$56,643.19	10/17/2023	\$53,644.17	10/30/2023	\$60,083.63
10/06/2023	\$56,862.02	10/20/2023	\$52,448.17	10/31/2023	\$60,704.71
10/10/2023	\$57,699.02	10/23/2023	\$52,506.17		
10/11/2023	\$56,803.07	10/24/2023	\$52,851.60		

1037 \$254.00 10/12/2023

SICKLEY WOODS CORD ASSOCIATION INC
 10000 10TH AVE
 LOMBARD, ILL 60148

DATE 9/26/73 INVOICE #
 ORDER # 15254.00
 QUANTITY @ 20%
 TOTAL \$ 1870

PAID TO THE ORDER OF Ellen L. Rescott
Two hundred & fifty four
 and no/100 DOLLARS

SIGNED
 SPECIAL AGENT
 FOR REFUND ON PAYMENT CORDS
 10000 10TH AVE
 LOMBARD, ILL 60148
 784 6800

TUNNELL Wiley

993561 \$104.00 10/27/2023

[illegible]

1039 \$597.50 10/31/2023

10338

HICKORY WOODS COWBOY ASSOCIATION INC
14000 SOUTHWEST 14TH AVE
MCKINNEY, TEXAS 75069

DATE Oct 03, 2023 TX REGISTRATION NO. 10338

State Farm Insurance

Five hundred ninety-seven dollars - 60/100

DECLARATION OF NET

TO BE
MAILED
TO THE
STATE OF TEXAS
ON OR BEFORE
OCT 03 - 23

FOR STATE TAX WITHHOLDING OF \$0.00

44-0000-1410 PCD 10338 4014101017.28

95% EXEMPT

Frank Wiley

993549 \$4,400.00 10/16/2023

[illegible]

993556 \$18,110.00 10/3/2023

[illegible]

993557 \$405.00 10/12/2023

[illegible]

993558 \$1,181.52 10/11/2023

[illegible]

993559 \$784.08 10/11/2023

[illegible]

993560 \$500.00 10/23/2023

[illegible]

ADDRESS SERVICE REQUESTED

>010393 6140067 0001 092404 10Z

HICKORY WOODS CONDOMINIUM ASSOCIATION
C/O NEW STAR PROPERTIES LLC
183A MAMMOTH RD
LONDONDERRY NH 03053-3208

Managing Your Accounts

Customer Service: 877-671-2265



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Summary of Accounts

Account Type	Account Number	Ending Balance
Business Money Market	954758	\$9,142.94

Business Money Market - 954758**Account Summary**

Date	Description	Amount
09/30/2023	Beginning Balance	\$6,523.88
	3 Credit(s) This Period	\$2,619.06
	0 Debit(s) This Period	\$0.00
10/31/2023	Ending Balance	\$9,142.94

Interest Summary

Description	Amount
Annual Percentage Yield Earned	0.45%
Interest Days	32
Interest Earned	\$3.06
Interest Paid This Period	\$3.06
Interest Paid Year-to-Date	\$85.27
Interest Withheld Year-to-Date	\$0.00
Average Available Balance	\$7,766.44

2000/1000 12510 791020 2500419 54501

Business Money Market - 954758 (continued)
Account Activity

Post Date	Description	Debits	Credits	Balance
09/30/2023	Beginning Balance			\$6,523.88
10/05/2023	DEPOSIT		\$558.00	\$7,081.88
10/20/2023	998910 Business Online Banking transfer from 954680 on 10/20/23 at 7:33:40		\$2,058.00	\$9,139.88
10/31/2023	INTEREST		\$3.06	\$9,142.94
10/31/2023	Ending Balance			\$9,142.94

Daily Balances

Date	Amount	Date	Amount	Date	Amount
10/05/2023	\$7,081.88	10/20/2023	\$9,139.88	10/31/2023	\$9,142.94

Overdraft and Returned Item Fees

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00



11/2/2023

ROBERT MEDEIROS
37 QUARRY RD
LONDONDERRY NH 03053

Dear ROBERT MEDEIROS:

Please accept this letter as confirmation of the account value(s) as of the close of 11/01/2023.

Account	Account registration	Account number (last 4)	Account value*
HICKORY WOODS CONDO ASSOC 183A MAMMOTH RD LONDONDERRY NH 03053-3208	Unincorporated Association	*****9571	\$388,085.52
Total value of accounts: \$388,085.52			

**The total market value of all positions in the account, including core, minus any outstanding debit balances and any amount required to cover short option positions that are in-the-money.*

You may withdraw any amount up to and including the full value of the account(s), pending the settlement of any applicable liquidating trade transactions. Account value(s) may change due to factors such as market conditions or customer activities; therefore, the amount available to withdraw may differ from the value(s) provided above.

Per IRS regulations, withdrawals from an IRA made prior to age 59½ may be subject to a 10% early withdrawal penalty. Please consult a tax advisor to review your individual situation.

I hope you find this information helpful. If you have any questions, please contact a Fidelity representative at 800-544-6666 for assistance.

Sincerely,

Clint Brandner
VP, Operations

Fidelity does not provide legal or tax advice. The information herein is general in nature and should not be considered legal or tax advice. Consult an attorney or tax professional regarding your specific situation.

INVOICE

Please be advised that on January 1, 2024, the maintenance billing rate will be increased to \$78/hour.
This increase will continue to enable New Star to provide exceptional maintenance services to all properties.
If there are any questions and concerns, please reach out to your property manager.

10/27/2023

Bill To: Hickory Woods

RE: Repair & Maintenance in October

<u>Date</u>	<u>Man</u>	<u>\$74/\$111/</u>			<u>Description</u>	Tech	WO#			
<u>Hours*</u>	<u>\$148</u>	<u>Total</u>								
LABOR										

Total Labor 0.00 \$ -
* Portal to Portal

<u>Date</u>	<u>Vendor</u>	<u>Amount</u>	<u>Description</u>	
10/18/2023	Amazon	\$ 74.97	commercial heavy duty utility service cart	Clubhouse
Total Materials		\$ 74.97		

TOTAL DUE: \$ 74.97

Paid ACH

**Details for Order #112-2787884-6468202**

[Print this page for your records.](#)

Order Placed: October 18, 2023**Amazon.com order number:** 112-2787884-6468202**Order Total:** \$74.97**Not Yet Shipped****Items Ordered**

	Price
1 of: <i>Commercial Heavy-Duty Utility Service Cart 3 Shelf 450 Lbs Max Capacity Rolling Utility Cart W 33" x H 37" x D 16" Black</i>	\$69.99
Sold by: Farag Janitorial (seller profile)	
Supplied by: Other	

Condition: New

Shipping Address:

Stedman Holton
183A MAMMOTH RD
LONDONDERRY, NH 03053-3208
United States

Shipping Speed:

Standard Shipping

Payment information**Payment Method:**

Visa ending in 3739

Billing address

Stedman Holton
143 LIBERTY ST
CONCORD, NH 03301-3169
United States

Item(s) Subtotal: \$69.99
Shipping & Handling: \$4.98

Total before tax: \$74.97
Estimated tax to be collected: \$0.00

Grand Total: \$74.97

To view the status of your order, return to [Order Summary.](#)

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*How
clubhouse*

COPY

B



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HICKORY WOODS CONDOMINIUM ASSOCIATION
 C/O NEW STAR PROPERTIES LLC
 183A MAMMOTH RD
 LONDONDERRY NH 03053-3208

Checking
 Account: 954680

10/27/23

Page: 1

Company:	COMCAST CORP7336	Discretionary:	
Standard Entry Class:	CTX	Descriptive Date:	OCT 30
Batch Number:	39	Effective Date:	10/30/23
Service Class:	220	Settlement Date:	303
Company Identification:	1510372554	Company Entry Description:	EDI PAYMNT
Transaction Amount:	4,900.00	Transaction Type:	Credit
Routing Transit Number:	0113-02742	Trace Number:	031100206707556
Account Number:	954680	Sending Audit Number:	137228847
Number of Special Addenda Records:	8	Receiving Name:	HICKORY WOODS CO
		Discretionary Data:	

 * A d d i t i o n a l I n f o r m a t i o n *

Authorization INFO Qualifier:	No Authorization Information Present
Security INFO Qualifier:	No Security Information Present
Interchange ID Qualifier:	Mutually Defined
Interchange Sender ID:	CITIBANK
Interchange ID Qualifier:	Mutually Defined
Interchange Receiver ID:	COMC-ACH
Interchange Date:	10/27/23
Interchange Time:	09:50
Interchange Standards ID:	U.S. EDI Community of ASC X12, TDCC, UCS
Interchange Version:	00200
Interchange Control Number:	057662240
Acknowledgment Requested:	No Acknowledgment Requested
Test Indicator:	Production Data
Functional Identifier Code:	Payment Order/Remittance Advice (820)
Application Sender's Code:	COMC-EFT
Application Receiver's Code:	COMC-ACH
Date:	10/27/2023
Time:	09:50
Group Control Number:	057662240
Responsible Agency Code:	Accredited Standards Committee X12
Version/Release/INDUST ID CD:	004010
Transaction Set IDENT Code:	Payment Order/Remittance Advice
Transaction Set Control NBR:	000000485
Transaction Handling Code:	Handling Party's Option to Split Payment and Remittance
Payment Amount:	4900
Credit/Debit Flag Code:	Credit
Payment Method Code:	Automated Clearing House (ACH)

(C o n t i n u e d)



222 Merrimack Street • Lowell, MA 01852
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HICKORY WOODS CONDOMINIUM ASSOCIATION
 C/O NEW STAR PROPERTIES LLC
 183A MAMMOTH RD
 LONDONDERRY NH 03053-3208

Checking
 Account: 954680

10/27/23

Page: 2

Payment Format Code:	Corporate Trade Exchange (CTX)
(ODFI) ID Number Qualifier:	ABA Transit Routing Number Including Check Digits (9 Digits)
(ODFI) Identification Number:	031100209
Account Number Qualifier:	Demand Deposit
Account Number:	54137336
(RDFI) ID Number Qualifier:	ABA Transit Routing Number Including Check Digits (9 Digits)
(RDFI) Identification Number:	011302742
Account Number Qualifier:	Demand Deposit
Account Number:	954680
Payment Effective Date:	10/30/2023
Trace Type Code:	Current Transaction Trace Numbers
Reference Identification:	137228847
Reference IDENT Qualifier:	Transaction Reference Number
Reference Identification:	0137228847
Reference IDENT Qualifier:	Third Party Purchase Order Item Number
Reference Identification:	057662240000000002
Date/Time Qualifier:	Process
Date:	10/27/2023
Entity Identifier Code:	Payer
Name:	Comcast Financia
Entity Identifier Code:	Payee
Name:	HICKORY WOODS CONDOMINIUM ASSOCIATI
Assigned Number:	1
Reference IDENT Qualifier:	Cross Reference Number
Reference Identification:	23300000145
Reference IDENT Qualifier:	Seller's Invoice Number
Reference Identification:	PR357848
Amount Paid:	4900
Invoice Amount:	4900
Reference IDENT Qualifier:	Defense Priorities Allocation System (DPAS)
Description:	Priority Rating
Date/Time Qualifier:	NH - Door Fee - Hickory Woods - 98
Date:	Invoice
Number Of Included Segments:	10/11/2023
Transaction Set Control NBR:	13
Number of TRANS Sets Included:	000000485
Group Control Number:	000001
NBR of Included FUNCT Groups:	057662240
Interchange Control Number:	00001
	057662240