



SPAETH AND COMPANY, INC.
ACCOUNTING AND TAX SERVICES

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November 6, 2019

Sunridge at Avon II
P.O. Box 2621
Avon, CO 81620

Re: Financial Statements
For the Twelve Months Ended September 30, 2019

Dear Board of Directors:

I am enclosing your balance sheet, profit & loss, comparatives, monthly check report and general ledger detail for the period indicated above. The enclosed financial statements were prepared from your books and records without audit.

Please contact me if you have any questions about the enclosed statements.

Sincerely yours,

Christine A. Spaeth, EA

Christine A. Spaeth, EA
Enrolled Agent

Enclosures

SUNRIDGE AT AVON II

Balance Sheet

As of September 30, 2019

	<u>Sep 30, 19</u>
ASSETS	
Current Assets	
Checking/Savings	
101 · Cash In Bank - Checking	
101.3 · Cash in Alpine - Checking - 530	14,737.21
101.4 · Cash in Alpine - Bill Pay 9597	353.44
Total 101 · Cash In Bank - Checking	<u>15,090.65</u>
103 · Cash In Bank - Reserves	
103.9 · Cash in Alpine - Reserve - 621	370,720.46
Total 103 · Cash In Bank - Reserves	<u>370,720.46</u>
Total Checking/Savings	385,811.11
Accounts Receivable	
110 · Accounts Receivable	(11,851.58)
Total Accounts Receivable	<u>(11,851.58)</u>
Other Current Assets	
125 · A/R - Owner Reimbursables	251.00
130 · Prepaid Insurance	9,931.80
131 · Prepaid Fire Alarm Monitoring	280.00
133 · Prepaid Expenses	2,302.36
Total Other Current Assets	<u>12,765.16</u>
Total Current Assets	386,724.69
Fixed Assets	
151 · Property and Equipment	4,012.39
155 · Accumulated Depreciation	(4,012.39)
Total Fixed Assets	<u>0.00</u>
TOTAL ASSETS	<u><u>386,724.69</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
200 · Accounts Payable	35,875.37
Total Accounts Payable	<u>35,875.37</u>
Total Current Liabilities	<u>35,875.37</u>
Total Liabilities	35,875.37
Equity	
301 · Operating Equity Fund	(175,274.14)
302 · Improvement Fund Balance	487,011.72
303 · Improvement Fund Increases	63,623.04
Net Income	(24,511.30)
Total Equity	<u>350,849.32</u>
TOTAL LIABILITIES & EQUITY	<u><u>386,724.69</u></u>

SUNRIDGE AT AVON II
Balance Sheet - Comparative
As of September 30, 2019

	Sep 30, 19	Sep 30, 18	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
101 · Cash In Bank - Checking	15,090.65	29,447.55	(14,356.90)
103 · Cash In Bank - Reserves	370,720.46	303,510.08	67,210.38
Total Checking/Savings	385,811.11	332,957.63	52,853.48
Accounts Receivable			
110 · Accounts Receivable	(11,851.58)	(17,783.61)	5,932.03
Total Accounts Receivable	(11,851.58)	(17,783.61)	5,932.03
Other Current Assets			
125 · A/R - Owner Reimbursa...	251.00	6,248.80	(5,997.80)
127 · Due From (To) LiftView	0.00	822.69	(822.69)
130 · Prepaid Insurance	9,931.80	9,639.50	292.30
131 · Prepaid Fire Alarm Monit...	280.00	520.00	(240.00)
133 · Prepaid Expenses	2,302.36	2,322.32	(19.96)
149 · Undeposited Funds	0.00	11,711.85	(11,711.85)
Total Other Current Assets	12,765.16	31,265.16	(18,500.00)
Total Current Assets	386,724.69	346,439.18	40,285.51
Fixed Assets			
151 · Property and Equipment	4,012.39	4,012.39	0.00
155 · Accumulated Depreciation	(4,012.39)	(4,012.39)	0.00
Total Fixed Assets	0.00	0.00	0.00
TOTAL ASSETS	386,724.69	346,439.18	40,285.51
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
200 · Accounts Payable	35,875.37	34,701.60	1,173.77
Total Accounts Payable	35,875.37	34,701.60	1,173.77
Total Current Liabilities	35,875.37	34,701.60	1,173.77
Total Liabilities	35,875.37	34,701.60	1,173.77
Equity			
301 · Operating Equity Fund	(175,274.14)	(178,946.44)	3,672.30
302 · Improvement Fund Balance	487,011.72	423,264.24	63,747.48
303 · Improvement Fund Increas...	63,623.04	63,623.04	0.00
Net Income	(24,511.30)	3,796.74	(28,308.04)
Total Equity	350,849.32	311,737.58	39,111.74
TOTAL LIABILITIES & EQUITY	386,724.69	346,439.18	40,285.51

SUNRIDGE AT AVON II

Profit & Loss

September 2019

	Sep 19	Oct '18 - Sep 19	% of Income
Ordinary Income/Expense			
Income			
401 · Operating Assessments	45,199.78	542,397.36	89.2%
402 · Reserve Assessments	5,301.92	63,623.04	10.5%
403 · Finance Chgs. & Late Fees	98.96	1,175.84	0.2%
405 · Interest Income	29.23	305.50	0.1%
406 · Holy Cross Equity Refunds	0.00	270.70	0.0%
407 · Other Owner Income			
407.1 · Parking Pass Fees	0.00	2,258.00	0.0%
407.2 · Fine Income	25.00	300.00	0.0%
Total 407 · Other Owner Income	25.00	2,558.00	0.0%
Total Income	50,654.89	610,330.44	100.0%
Gross Profit	50,654.89	610,330.44	100.0%
Expense			
600 · Safety Inspection	0.00	1,545.99	0.0%
601 · Management Fees	7,416.66	64,249.92	14.6%
604 · Electric	609.75	6,444.63	1.2%
605 · Insurance Expense	3,739.16	44,877.00	7.4%
607 · Legal Fees	127.50	4,026.79	0.3%
608 · Accounting	1,450.74	16,896.67	2.9%
609 · Office & Administrative			
609.1 · Postage	56.90	412.52	0.1%
609.2 · Telephone	667.71	728.65	1.3%
609.4 · Website/Internet	34.93	460.26	0.1%
609 · Office & Administrative - Other	253.97	3,145.26	0.5%
Total 609 · Office & Administrative	1,013.51	4,746.69	2.0%
620 · Repair & Maint.-General			
620.1 · Pet Cleanup	0.00	547.66	0.0%
620.2 · Building Repair	0.00	4,295.30	0.0%
620 · Repair & Maint.-General - Ot...	0.00	3,513.25	0.0%
Total 620 · Repair & Maint.-General	0.00	8,356.21	0.0%
621 · Alarm Service - Phone	553.37	6,185.91	1.1%
622 · Alarm Service - Contract	320.00	5,960.00	0.6%
623 · Snow Removal			
623.1 · Snow Plowing	0.00	14,000.00	0.0%
623.2 · Snow Shoveling	0.00	7,304.98	0.0%
623.3 · Roof Snow Removal	0.00	3,960.00	0.0%
623 · Snow Removal - Other	0.00	2,880.00	0.0%
Total 623 · Snow Removal	0.00	28,144.98	0.0%
624 · Trash Removal	3,832.00	49,941.53	7.6%
625 · Water & Sewer	18,654.47	202,928.52	36.8%
628 · Security	0.00	825.00	0.0%
629 · Chimney Sweep & Dryer Vent	0.00	2,835.00	0.0%
630 · Parking Lot & Sidewalks			
610 · Towing & Booting	0.00	1,770.00	0.0%
630.1 · Asphalt & Concrete Repair	0.00	489.86	0.0%
630.2 · Ice Melt	0.00	425.94	0.0%
630 · Parking Lot & Sidewalks - Ot...	396.00	636.00	0.8%
Total 630 · Parking Lot & Sidewalks	396.00	3,321.80	0.8%
631 · Transfer/Allocation to Reserve	5,301.92	63,623.04	10.5%
632 · Lawn Sprinkler Repairs	180.24	4,803.49	0.4%
633 · Mowing & Trim Contract	3,000.00	15,000.00	5.9%
634 · Landscaping - Other	340.00	14,637.19	0.7%
635 · Flowers & Plants	200.00	800.00	0.4%
636 · Light Repair & Replace	0.00	21.62	0.0%
637 · Plumbing & Auguring	2,480.00	15,746.84	4.9%
637a · Reconstruction-Plumbing Issu...	0.00	9,974.74	0.0%
640 · Pest Control	1,404.05	5,205.27	2.8%
652 · Janitorial	2,383.34	29,262.58	4.7%
654 · Gutter Repair & Replace	0.00	930.00	0.0%
Total Expense	53,402.71	611,291.41	105.4%
Net Ordinary Income	(2,747.82)	(960.97)	(5.4)%

SUNRIDGE AT AVON II
Profit & Loss
 September 2019

	<u>Sep 19</u>	<u>Oct '18 - Sep 19</u>	<u>% of Income</u>
Other Income/Expense			
Other Expense			
642 - Special Projects	0.00	23,550.33	0.0%
Total Other Expense	<u>0.00</u>	<u>23,550.33</u>	<u>0.0%</u>
Net Other Income	<u>0.00</u>	<u>(23,550.33)</u>	<u>0.0%</u>
Net Income	<u><u>(2,747.82)</u></u>	<u><u>(24,511.30)</u></u>	<u><u>(5.4)%</u></u>

SUNRIDGE AT AVON II
Comparison To Budget - Year To Date
October 2018 through September 2019

	Oct '18 - Sep 19	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
401 · Operating Assessments	542,397.36	542,397.36	0.00
402 · Reserve Assessments	63,623.04	63,623.04	0.00
403 · Finance Chgs. & Late Fees	1,175.84	0.00	1,175.84
405 · Interest Income	305.50	0.00	305.50
406 · Holy Cross Equity Refunds	270.70	0.00	270.70
407 · Other Owner Income	2,558.00	0.00	2,558.00
Total Income	<u>610,330.44</u>	<u>606,020.40</u>	<u>4,310.04</u>
Gross Profit	610,330.44	606,020.40	4,310.04
Expense			
600 · Safety Inspection	1,545.99	0.00	1,545.99
601 · Management Fees	64,249.92	62,000.00	2,249.92
604 · Electric	6,444.63	6,000.00	444.63
605 · Insurance Expense	44,877.00	48,000.00	(3,123.00)
607 · Legal Fees	4,026.79	2,000.00	2,026.79
608 · Accounting	16,896.67	16,800.00	96.67
609 · Office & Administrative	4,746.69	3,500.00	1,246.69
620 · Repair & Maint.-General	8,356.21	20,000.00	(11,643.79)
621 · Alarm Service - Phone	6,185.91	5,000.00	1,185.91
622 · Alarm Service - Contract	5,960.00	6,500.00	(540.00)
623 · Snow Removal	28,144.98	25,000.00	3,144.98
624 · Trash Removal	49,941.53	48,000.00	1,941.53
625 · Water & Sewer	202,928.52	210,000.00	(7,071.48)
626 · Income Tax Expense	0.00	1,000.00	(1,000.00)
628 · Security	825.00	1,500.00	(675.00)
629 · Chimney Sweep & Dryer Vent	2,835.00	4,000.00	(1,165.00)
630 · Parking Lot & Sidewalks	3,321.80	1,000.00	2,321.80
631 · Transfer/Allocation to Reserve	63,623.04	63,623.04	0.00
632 · Lawn Sprinkler Repairs	4,803.49	2,000.00	2,803.49
633 · Mowing & Trim Contract	15,000.00	18,700.00	(3,700.00)
634 · Landscaping - Other	14,637.19	4,500.00	10,137.19
635 · Flowers & Plants	800.00	0.00	800.00
636 · Light Repair & Replace	21.62	500.00	(478.38)
637 · Plumbing & Auguring	15,746.84	15,000.00	746.84
637a · Reconstruction-Plumbing Issues	9,974.74	4,000.00	5,974.74
640 · Pest Control	5,205.27	7,000.00	(1,794.73)
652 · Janitorial	29,262.58	28,000.00	1,262.58
654 · Gutter Repair & Replace	930.00	0.00	930.00
Total Expense	<u>611,291.41</u>	<u>603,623.04</u>	<u>7,668.37</u>
Net Ordinary Income	(960.97)	2,397.36	(3,358.33)
Other Income/Expense			
Other Expense			
642 · Special Projects	23,550.33	2,397.36	21,152.97
Total Other Expense	<u>23,550.33</u>	<u>2,397.36</u>	<u>21,152.97</u>
Net Other Income	(23,550.33)	(2,397.36)	(21,152.97)
Net Income	<u>(24,511.30)</u>	<u>0.00</u>	<u>(24,511.30)</u>

SUNRIDGE AT AVON II
Comparison To Last Year - Year To Date
October 2018 through September 2019

	Oct '18 - Sep 19	Oct '17 - Sep 18	\$ Change
Ordinary Income/Expense			
Income			
401 · Operating Assessments	542,397.36	542,397.36	0.00
402 · Reserve Assessments	63,623.04	63,623.04	0.00
403 · Finance Chgs. & Late Fees	1,175.84	(978.34)	2,154.18
405 · Interest Income	305.50	132.44	173.06
406 · Holy Cross Equity Refunds	270.70	452.22	(181.52)
407 · Other Owner Income	2,558.00	2,409.00	149.00
Total Income	610,330.44	608,035.72	2,294.72
Gross Profit	610,330.44	608,035.72	2,294.72
Expense			
600 · Safety Inspection	1,545.99	371.57	1,174.42
601 · Management Fees	64,249.92	61,999.92	2,250.00
604 · Electric	6,444.63	5,682.82	761.81
605 · Insurance Expense	44,877.00	44,987.00	(110.00)
607 · Legal Fees	4,026.79	2,210.00	1,816.79
608 · Accounting	16,896.67	17,909.56	(1,012.89)
609 · Office & Administrative	4,746.69	4,427.55	319.14
620 · Repair & Maint.-General	8,356.21	5,271.05	3,085.16
621 · Alarm Service - Phone	6,185.91	5,944.87	241.04
622 · Alarm Service - Contract	5,960.00	6,320.00	(360.00)
623 · Snow Removal	28,144.98	17,839.98	10,305.00
624 · Trash Removal	49,941.53	49,683.72	257.81
625 · Water & Sewer	202,928.52	196,613.40	6,315.12
626 · Income Tax Expense	0.00	1,383.00	(1,383.00)
628 · Security	825.00	0.00	825.00
629 · Chimney Sweep & Dryer Vent	2,835.00	9,073.00	(6,238.00)
630 · Parking Lot & Sidewalks	3,321.80	1,238.78	2,083.02
631 · Transfer/Allocation to Reserve	63,623.04	63,623.04	0.00
632 · Lawn Sprinkler Repairs	4,803.49	4,562.00	241.49
633 · Mowing & Trim Contract	15,000.00	15,750.00	(750.00)
634 · Landscaping - Other	14,637.19	12,342.57	2,294.62
635 · Flowers & Plants	800.00	307.00	493.00
636 · Light Repair & Replace	21.62	1,121.00	(1,099.38)
637 · Plumbing & Auguring	15,746.84	10,098.91	5,647.93
637a · Reconstruction-Plumbing Is...	9,974.74	3,843.21	6,131.53
640 · Pest Control	5,205.27	7,389.84	(2,184.57)
652 · Janitorial	29,262.58	28,537.00	725.58
654 · Gutter Repair & Replace	930.00	1,737.64	(807.64)
Total Expense	611,291.41	580,268.43	31,022.98
Net Ordinary Income	(960.97)	27,767.29	(28,728.26)
Other Income/Expense			
Other Expense			
638 · Roof Expense	0.00	150.00	(150.00)
642 · Special Projects	23,550.33	23,820.55	(270.22)
Total Other Expense	23,550.33	23,970.55	(420.22)
Net Other Income	(23,550.33)	(23,970.55)	420.22
Net Income	(24,511.30)	3,796.74	(28,308.04)

SUNRIDGE AT AVON II
CHECKS WRITTEN THIS MONTH
September 2019

Date	Num	Name	Memo	Amount
101 - Cash In Bank - Checking				
101.3 - Cash in Alpine - Checking - 530				
9/2/2019	Draft 0713	Century Link (Qwest)	970-748-0713,0730,0741,0760,845-7058,7063,...	-63.95
9/2/2019	Draft 0730	Century Link (Qwest)	970-748-0713,0730,0741,0760,845-7058,7063,...	-63.95
9/2/2019	Draft 0741	Century Link (Qwest)	970-748-0713,0730,0741,0760,845-7058,7063,...	-31.84
9/2/2019	Draft 0760	Century Link (Qwest)	970-748-0713,0730,0741,0760,845-7058,7063,...	-63.95
9/3/2019	ACH Pa...	AR Rios Construction LLC		-6,001.30
9/3/2019	ACH Pa...	Avon Property Management, ...	Monthly Management fee	-5,166.66
9/3/2019	ACH Pa...	D and A Cleaning, LLC (1/1/1...	8/16-8/31 Cleaning 10/1-9/30 \$1,191.67 twice p...	-1,191.67
9/3/2019	ACH Pa...	Merritt Services Ltd.		-3,693.00
9/3/2019	ACH Pa...	Spaeth and Company, Inc.	August	-1,402.09
9/11/2019	Draft 0469	Century Link (Qwest)	970-748-0713,0730,0741,0760,845-7058,7063,...	-63.83
9/11/2019	Draft 1897	Century Link (Qwest)	970-748-0713,0730,0741,0760,845-7058,7063,...	-63.83
9/17/2019	ACH Pa...	Avon Property Management, ...		-3,000.00
9/17/2019	ACH Pa...	D and A Cleaning, LLC (1/1/1...		-1,266.67
9/21/2019	Auto Pay	Eagle River Water	7/31-8/30	-17,819.55
9/24/2019	Draft 7058	Century Link (Qwest)	970-748-0713,0730,0741,0760,845-7058,7063,...	-64.51
9/24/2019	Draft 7063	Century Link (Qwest)	970-748-0713,0730,0741,0760,845-7058,7063,...	-64.51
9/24/2019	Draft 7207	Century Link (Qwest)	970-748-0713,0730,0741,0760,845-7058,7063,...	-64.51
9/30/2019	Draft	Berkshire Hathaway GUARD I...	20191001-20201001 10% Down payment Bldg/...	-4,257.80
Total 101.3 - Cash in Alpine - Checking - 530				-44,343.62
101.4 - Cash in Alpine - Bill Pay 9597				
9/9/2019	509	A & M Group Inc.		-2,810.00
9/9/2019	510	Eric's Plumbing & Heating Inc.		-1,944.00
9/9/2019	511	Groundskeeper LLC	Tree removal	-2,349.97
9/9/2019	512	Vail Valley Waste, Inc.	Trash Removal - August	-3,982.00
9/18/2019	513	A & M Group Inc.	H302 BTO - H202 Water damage 8/10-8/13	-1,427.50
9/18/2019	514	Eric's Plumbing & Heating Inc.		-1,745.00
Total 101.4 - Cash in Alpine - Bill Pay 9597				-14,258.47
Total 101 - Cash In Bank - Checking				-58,602.09
TOTAL				-58,602.09