



SPAETH AND COMPANY, INC.
ACCOUNTING AND TAX SERVICES

POST OFFICE BOX 3717, 194 MESA DRIVE
EAGLE, COLORADO 81631
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October 19, 2022

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

Re: Financial Statements
For the Twelve Months Ended September 30, 2022

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, 2022

	Sep 30, 22
ASSETS	
Current Assets	
Checking/Savings	
101 · Cash In Bank - Checking	
101.3 · Cash in Alpine - Checking 9530	554,912.11
101.4 · Cash in Alpine - Bill Pay 9597	1,661.36
	556,573.47
103 · Cash In Bank - Reserves	
103.10 · Cash in Alpine - Reserve 8318	0.99
103.9 · Cash in Alpine - Reserve 621	56,133.70
	56,134.69
Total 101 · Cash In Bank - Checking	556,573.47
Total 103 · Cash In Bank - Reserves	56,134.69
	612,708.16
Total Checking/Savings	612,708.16
Accounts Receivable	
110 · Accounts Receivable	64,035.82
	64,035.82
Total Accounts Receivable	64,035.82
Other Current Assets	
111 · Due From Insurance	(54,798.42)
125 · A/R - Owner Reimbursables	
125.2 · Accounting - Bill To Owner	11.67
125 · A/R - Owner Reimbursables - Other	75.00
	86.67
Total 125 · A/R - Owner Reimbursables	86.67
133 · Prepaid Expenses	3,549.18
	3,549.18
Total Other Current Assets	(51,162.57)
	625,581.41
Total Current Assets	625,581.41
Fixed Assets	
151 · Property and Equipment	4,012.39
155 · Accumulated Depreciation	(4,012.39)
	0.00
Total Fixed Assets	0.00
TOTAL ASSETS	625,581.41
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
200 · Accounts Payable	38,675.49
	38,675.49
Total Accounts Payable	38,675.49
Total Current Liabilities	38,675.49
	38,675.49
Total Liabilities	38,675.49
Equity	
301 · Operating Equity Fund	(313,911.11)
302 · Improvement Fund Balance	441,430.62
303 · Improvement Fund Increases	63,623.04
304 · Improvement Fund Expenditures	
304.1 · FGH Fire	(17,055.12)
	(17,055.12)
Total 304 · Improvement Fund Expenditures	(17,055.12)
307 · Special Assessment Fund	515,449.62
Net Income	(102,631.13)
	586,905.92
Total Equity	586,905.92
TOTAL LIABILITIES & EQUITY	625,581.41

SUNRIDGE AT AVON II
Balance Sheet - Comparative
As of September 30, 2022

	Sep 30, 22	Sep 30, 21	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
101 · Cash In Bank - Checking	556,573.47	461,022.43	95,551.04
103 · Cash In Bank - Reserves	56,134.69	132,503.14	(76,368.45)
Total Checking/Savings	612,708.16	593,525.57	19,182.59
Accounts Receivable			
110 · Accounts Receivable	64,035.82	10,824.46	53,211.36
Total Accounts Receivable	64,035.82	10,824.46	53,211.36
Other Current Assets			
111 · Due From Insurance	(54,798.42)	(439,320.39)	384,521.97
125 · A/R - Owner Reimbursables	86.67	(6,397.85)	6,484.52
133 · Prepaid Expenses	3,549.18	4,611.99	(1,062.81)
134 · Due from Eagle River Water	0.00	8,000.00	(8,000.00)
Total Other Current Assets	(51,162.57)	(433,106.25)	381,943.68
Total Current Assets	625,581.41	171,243.78	454,337.63
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	625,581.41	171,243.78	454,337.63
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
200 · Accounts Payable	38,675.49	57,716.77	(19,041.28)
Total Accounts Payable	38,675.49	57,716.77	(19,041.28)
Other Current Liabilities			
202 · Due To Owners	0.00	(13,992.50)	13,992.50
Total Other Current Liabilities	0.00	(13,992.50)	13,992.50
Total Current Liabilities	38,675.49	43,724.27	(5,048.78)
Total Liabilities	38,675.49	43,724.27	(5,048.78)
Equity			
301 · Operating Equity Fund	(313,911.11)	(264,792.25)	(49,118.86)
302 · Improvement Fund Balance	441,430.62	530,388.70	(88,958.08)
303 · Improvement Fund Increases	63,623.04	63,623.04	0.00
304 · Improvement Fund Expenditures	(17,055.12)	(30,838.75)	13,783.63
307 · Special Assessment Fund	515,449.62	0.00	515,449.62
Net Income	(102,631.13)	(170,861.23)	68,230.10
Total Equity	586,905.92	127,519.51	459,386.41
TOTAL LIABILITIES & EQUITY	625,581.41	171,243.78	454,337.63

SUNRIDGE AT AVON II
Profit & Loss
April through September 2022

	Apr - Sep 22	Oct '21 - Sep 22	% of Income
Ordinary Income/Expense			
Income			
401 · Operating Assessments	280,699.44	561,398.88	67.9%
402 · Reserve Assessments	31,811.52	63,623.04	7.7%
403 · Water Usage Fees	99,996.46	199,352.86	24.2%
404 · Finance Chgs. & Late Fees	830.04	191.25	0.2%
405 · Interest Income	24.61	37.70	0.0%
406 · Holy Cross Equity Refunds	114.88	365.77	0.0%
407 · Other Owner Income			
407.2 · Fine Income	95.00	120.00	0.0%
Total 407 · Other Owner Income	95.00	120.00	0.0%
Total Income	413,571.95	825,089.50	100.0%
Gross Profit	413,571.95	825,089.50	100.0%
Expense			
601 · Management Fees	39,000.00	78,000.00	9.4%
604 · Electric	3,789.25	8,155.71	0.9%
605 · Insurance Expense	92,009.52	184,018.98	22.2%
607 · Legal Fees	4,121.00	7,232.00	1.0%
608 · Accounting	11,302.23	22,602.65	2.7%
609 · Office & Administrative			
609.1 · Postage	307.90	537.54	0.1%
609.2 · Telephone	208.34	415.38	0.1%
609.4 · Website/Internet	421.17	1,857.69	0.1%
609 · Office & Administrative - Other	1,354.28	2,917.36	0.3%
Total 609 · Office & Administrative	2,291.69	5,727.97	0.6%
620 · Repair & Maint.-General			
620.1 · Pet Cleanup	776.81	1,447.63	0.2%
620.2 · Building Repair	5,922.50	9,584.54	1.4%
620 · Repair & Maint.-General - Ot...	433.61	1,272.16	0.1%
Total 620 · Repair & Maint.-General	7,132.92	12,304.33	1.7%
621 · Alarm Service - Phone	0.00	1,504.24	0.0%
622 · Alarm Service - Contract	3,240.00	5,805.00	0.8%
623 · Snow Removal			
623.1 · Snow Plowing	2,100.00	12,860.00	0.5%
623.2 · Snow Shoveling	1,083.33	6,887.48	0.3%
623 · Snow Removal - Other	450.00	770.00	0.1%
Total 623 · Snow Removal	3,633.33	20,517.48	0.9%
624 · Trash Removal	26,420.36	52,943.08	6.4%
625 · Water & Sewer	125,409.76	248,395.26	30.3%
629 · Chimney Sweep & Dryer Vent	377.67	861.39	0.1%
630 · Parking Lot & Sidewalks			
610 · Towing & Booting	200.00	400.00	0.0%
630 · Parking Lot & Sidewalks - Ot...	3,084.78	6,220.96	0.7%
Total 630 · Parking Lot & Sidewalks	3,284.78	6,620.96	0.8%
631 · Transfer/Allocation to Reserve	31,811.52	63,623.04	7.7%
632 · Lawn Sprinkler Repairs	2,587.00	3,318.00	0.6%
633 · Mowing & Trim Contract	11,200.00	11,200.00	2.7%
634 · Landscaping - Other	12,696.69	15,576.69	3.1%
635 · Flowers & Plants	1,500.00	1,500.00	0.4%
636 · Light Repair & Replace	0.00	106.54	0.0%
637 · Plumbing & Auguring	3,348.00	12,999.50	0.8%
637a · Reconstruction-Plumbing Issu...	7,408.77	22,986.78	1.8%
640 · Pest Control	3,769.96	5,634.30	0.9%
652 · Janitorial	16,801.88	33,861.88	4.1%
653 · Trash Enclosures	0.00	60.97	0.0%
654 · Gutter Repair & Replace	847.00	1,424.00	0.2%
Total Expense	413,983.33	826,980.75	100.1%
Net Ordinary Income	(411.38)	(1,891.25)	(0.1)%

SUNRIDGE AT AVON II
Profit & Loss
April through September 2022

	<u>Apr - Sep 22</u>	<u>Oct '21 - Sep 22</u>	<u>% of Income</u>
Other Income/Expense			
Other Expense			
638 · Roof Expense	375.00	375.00	0.1%
642 · Special Projects			
642.10 · Parking lot seal/stripe	38,963.20	38,963.20	9.4%
642.11 · Jetting	29,590.50	29,590.50	7.2%
642.2 · Water Meters	90.00	90.00	0.0%
642.3 · Fire Panels	0.00	6,278.38	0.0%
642.4 · Kitchen Strainers	272.00	11,021.28	0.1%
642.5 · Landscaping	10,121.94	10,121.94	2.4%
642.9 · Special Projects Management	100.00	100.00	0.0%
Total 642 · Special Projects	79,137.64	96,165.30	19.1%
649 · Bad Debt Expense	0.00	4,199.58	0.0%
Total Other Expense	79,512.64	100,739.88	19.2%
Net Other Income	(79,512.64)	(100,739.88)	(19.2)%
Net Income	<u>(79,924.02)</u>	<u>(102,631.13)</u>	<u>(19.3)%</u>

SUNRIDGE AT AVON II
Comparison To Budget - Year To Date
October 2021 through September 2022

	Oct '21 - Sep 22	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
401 · Operating Assessments	561,398.88	561,398.88	0.00
402 · Reserve Assessments	63,623.04	63,623.04	0.00
403 · Water Usage Fees	199,352.86	198,600.00	752.86
404 · Finance Chgs. & Late Fees	191.25	0.00	191.25
405 · Interest Income	37.70	0.00	37.70
406 · Holy Cross Equity Refunds	365.77	0.00	365.77
407 · Other Owner Income	120.00	0.00	120.00
Total Income	825,089.50	823,621.92	1,467.58
Gross Profit	825,089.50	823,621.92	1,467.58
Expense			
601 · Management Fees	78,000.00	78,000.00	0.00
604 · Electric	8,155.71	7,919.23	236.48
605 · Insurance Expense	184,018.98	184,206.84	(187.86)
607 · Legal Fees	7,232.00	8,888.50	(1,656.50)
608 · Accounting	22,602.65	18,869.50	3,733.15
609 · Office & Administrative	5,727.97	6,407.70	(679.73)
620 · Repair & Maint.-General	12,304.33	14,709.24	(2,404.91)
621 · Alarm Service - Phone	1,504.24	8,404.92	(6,900.68)
622 · Alarm Service - Contract	5,805.00	3,780.00	2,025.00
623 · Snow Removal	20,517.48	18,338.44	2,179.04
624 · Trash Removal	52,943.08	47,308.00	5,635.08
625 · Water & Sewer	248,395.26	254,010.47	(5,615.21)
628 · Security	0.00	1,500.00	(1,500.00)
629 · Chimney Sweep & Dryer Vent	861.39	1,042.50	(181.11)
630 · Parking Lot & Sidewalks	6,620.96	7,914.03	(1,293.07)
631 · Transfer/Allocation to Reserve	63,623.04	63,623.04	0.00
632 · Lawn Sprinkler Repairs	3,318.00	1,736.10	1,581.90
633 · Mowing & Trim Contract	11,200.00	15,000.00	(3,800.00)
634 · Landscaping - Other	15,576.69	19,344.72	(3,768.03)
635 · Flowers & Plants	1,500.00	0.00	1,500.00
636 · Light Repair & Replace	106.54	67.50	39.04
637 · Plumbing & Auguring	12,999.50	25,111.32	(12,111.82)
637a · Reconstruction-Plumbing Issues	22,986.78	0.00	22,986.78
640 · Pest Control	5,634.30	5,029.56	604.74
643 · Painting Expense	0.00	415.31	(415.31)
652 · Janitorial	33,861.88	31,815.00	2,046.88
653 · Trash Enclosures	60.97	180.00	(119.03)
654 · Gutter Repair & Replace	1,424.00	0.00	1,424.00
Total Expense	826,980.75	823,621.92	3,358.83
Net Ordinary Income	(1,891.25)	0.00	(1,891.25)
Other Income/Expense			
Other Expense			
638 · Roof Expense	375.00	0.00	375.00
642 · Special Projects	96,165.30	0.00	96,165.30
649 · Bad Debt Expense	4,199.58	0.00	4,199.58
Total Other Expense	100,739.88	0.00	100,739.88
Net Other Income	(100,739.88)	0.00	(100,739.88)
Net Income	(102,631.13)	0.00	(102,631.13)

SUNRIDGE AT AVON II
Comparison To Last Year - Year To Date
October 2021 through September 2022

	Oct '21 - Sep 22	Oct '20 - Sep 21	\$ Change
Ordinary Income/Expense			
Income			
401 · Operating Assessments	561,398.88	561,398.88	0.00
402 · Reserve Assessments	63,623.04	63,623.04	0.00
403 · Water Usage Fees	199,352.86	41,558.75	157,794.11
404 · Finance Chgs. & Late Fees	191.25	(1.13)	192.38
405 · Interest Income	37.70	17.14	20.56
406 · Holy Cross Equity Refunds	365.77	325.97	39.80
407 · Other Owner Income	120.00	75.00	45.00
Total Income	825,089.50	666,997.65	158,091.85
Gross Profit	825,089.50	666,997.65	158,091.85
Expense			
601 · Management Fees	78,000.00	84,500.00	(6,500.00)
604 · Electric	8,155.71	7,919.23	236.48
605 · Insurance Expense	184,018.98	55,873.00	128,145.98
607 · Legal Fees	7,232.00	8,888.50	(1,656.50)
608 · Accounting	22,602.65	20,570.74	2,031.91
609 · Office & Administrative	5,727.97	5,858.71	(130.74)
620 · Repair & Maint.-General	12,304.33	5,754.38	6,549.95
621 · Alarm Service - Phone	1,504.24	8,174.10	(6,669.86)
622 · Alarm Service - Contract	5,805.00	3,826.02	1,978.98
623 · Snow Removal	20,517.48	18,338.44	2,179.04
624 · Trash Removal	52,943.08	51,640.00	1,303.08
625 · Water & Sewer	248,395.26	239,396.74	8,998.52
629 · Chimney Sweep & Dryer Vent	861.39	1,692.50	(831.11)
630 · Parking Lot & Sidewalks	6,620.96	8,528.64	(1,907.68)
631 · Transfer/Allocation to Reserve	63,623.04	63,623.04	0.00
632 · Lawn Sprinkler Repairs	3,318.00	1,736.10	1,581.90
633 · Mowing & Trim Contract	11,200.00	15,000.00	(3,800.00)
634 · Landscaping - Other	15,576.69	20,919.11	(5,342.42)
635 · Flowers & Plants	1,500.00	0.00	1,500.00
636 · Light Repair & Replace	106.54	67.50	39.04
637 · Plumbing & Auguring	12,999.50	23,460.32	(10,460.82)
637a · Reconstruction-Plumbing Issues	22,986.78	22,745.60	241.18
640 · Pest Control	5,634.30	4,756.68	877.62
643 · Painting Expense	0.00	415.31	(415.31)
652 · Janitorial	33,861.88	31,815.00	2,046.88
653 · Trash Enclosures	60.97	180.00	(119.03)
654 · Gutter Repair & Replace	1,424.00	599.50	824.50
Total Expense	826,980.75	706,279.16	120,701.59
Net Ordinary Income	(1,891.25)	(39,281.51)	37,390.26
Other Income/Expense			
Other Expense			
638 · Roof Expense	375.00	0.00	375.00
642 · Special Projects	96,165.30	131,579.72	(35,414.42)
649 · Bad Debt Expense	4,199.58	0.00	4,199.58
Total Other Expense	100,739.88	131,579.72	(30,839.84)
Net Other Income	(100,739.88)	(131,579.72)	30,839.84
Net Income	(102,631.13)	(170,861.23)	68,230.10

SUNRIDGE AT AVON II
CHECKS WRITTEN THIS PERIOD
 April through September 2022

Date	Num	Name	Memo	Amount
101 · Cash In Bank - Checking				
101.3 · Cash in Alpine - Checking 9530				
04/01/2022	Draft	Vail Valley Waste, LLCC		-4,362.00
04/04/2022	ACH	D and A Cleaning, LLC		-1,380.00
04/04/2022	ACH	H104 Seller - Mathews - ACH	Refund of excess water usage to seller H104	-150.00
04/04/2022	ACH	Merritt Services Ltd.	4/1/21-4/30/21 Sidewalk Snow Removal 11/1/21-4/30/22	-1,083.33
04/04/2022	ACH	Spaeth and Company, Inc.	March	-2,181.97
04/04/2022	ACH	Summit Property Management	Monthly Management fee - April	-6,500.00
04/04/2022	ACH	Vicente Perez Landeros	3/22-3/30	-930.00
04/20/2022	ACH	D and A Cleaning, LLC	4/1-4/15 Cleaning 10/1-9/30 \$1,280 twice per mo.	-1,280.00
04/20/2022	ACH	G Snow Removal, Inc.	3/15-4/15 Snow plowing contract 10/15/21-4/15/22	-2,000.00
04/20/2022	ACH	O304 Seller - Licking - ACH	Refund of excess water escrow to seller O304	-65.04
04/20/2022	ACH	Vicente Perez Landeros	Spring Cleaning 4/4-4/17 - 44hrs@\$30/hr	-1,320.00
04/21/2022	Auto Pay	Eagle River Water	2/28-3/31	-20,267.38
04/21/2022	ACH	AR Rios Construction LLC		-2,238.47
05/01/2022	Draft	Vail Valley Waste, LLCC		-4,414.00
05/04/2022	ACH	AR Rios Construction LLC		-53,941.21
05/04/2022	ACH	D and A Cleaning, LLC		-1,380.00
05/04/2022	ACH	Merritt Services Ltd.	3/1-4/20	-2,054.76
05/04/2022	ACH	N304 Seller - 34th Street Investments...	Refund of excess water escrow to seller N304	-3.69
05/04/2022	ACH	Spaeth and Company, Inc.	April	-1,875.75
05/04/2022	ACH	Summit Property Management	Monthly Management fee - May	-6,500.00
05/20/2022	Auto Pay	Eagle River Water	3/31-4/29	-19,541.62
05/20/2022	ACH	D and A Cleaning, LLC	10/1-10/15 Cleaning 10/1-9/30 \$1,280 twice per mo.	-1,280.00
05/20/2022	ACH	E304 Seller - Rumaine/Luzar - ACH	Refund of excess water escrow to seller E304	-197.01
06/03/2022	Draft	Vail Valley Waste, LLCC		-4,465.00
06/03/2022	ACH	D and A Cleaning, LLC		-1,380.00
06/03/2022	ACH	Spaeth and Company, Inc.	May	-1,955.53
06/03/2022	ACH	Summit Property Management	Monthly Management fee - June	-6,500.00
06/03/2022	ACH	Vicente Perez Landeros	4/23-5/22	-510.00
06/16/2022	ACH	AR Rios Construction LLC	Advance - FGH Fire Restoration	-11,225.00
06/17/2022	ACH	D and A Cleaning, LLC	6/1-6/15 Cleaning 10/1-9/30 \$1,280 twice per mo.	-1,280.00
06/19/2022	Auto Pay	Eagle River Water	4/29-5/31	-21,530.46
07/01/2022	ACH	D and A Cleaning, LLC	6/16-6/30 Cleaning 10/1-9/30 \$1,280. twice per mo.	-1,280.00
07/01/2022	ACH	Merritt Services Ltd.		-7,042.67
07/01/2022	ACH	Spaeth and Company, Inc.	June	-2,843.72
07/01/2022	ACH	Summit Property Management	Monthly Management fee - July	-6,500.00
07/01/2022	Draft	Vail Valley Waste, LLCC		-4,282.00
07/21/2022	ACH	AR Rios Construction LLC	FGH Fire Restoration	-65,821.66
07/21/2022	ACH	D and A Cleaning, LLC		-1,380.00
07/22/2022	Auto Pay	Eagle River Water	5/31-6/30	-21,145.46
08/01/2022	Draft	Vail Valley Waste, LLCC		-4,367.00
08/04/2022	ACH	D and A Cleaning, LLC		-1,489.61
08/04/2022	ACH	F203 Seller - Motz - ACH	Refund of excess water escrow to seller F203	-89.49
08/04/2022	ACH	M202 Seller - Hedges - ACH	Refund of excess water escrow to seller M202	-90.07
08/04/2022	ACH	Merritt Services Ltd.	7/1-7/29	-3,475.00
08/04/2022	ACH	Spaeth and Company, Inc.	July	-3,025.95
08/04/2022	ACH	Summit Property Management	Monthly Management fee - August	-6,500.00
08/15/2022	ACH	AR Rios Construction LLC	G Bldg materials deposit (FGH Fire)	-100,000.00
08/19/2022	Auto Pay	Eagle River Water	6/30-7/29	-21,273.14
08/19/2022	ACH	AR Rios Construction LLC	H303 - Common wall electrical repairs	-1,008.00
08/19/2022	ACH	D and A Cleaning, LLC	8/1-8/15 Cleaning 10/1-9/30 \$1,280 twice per mo.	-1,280.00
08/19/2022	ACH	Vicente Perez Landeros	6/10-8/3	-790.00
09/01/2022	Draft	Vail Valley Waste, LLCC		-4,401.00
09/02/2022	ACH	AR Rios Construction LLC		-4,853.00
09/02/2022	ACH	D and A Cleaning, LLC	8/16-8/31 Cleaning 10/1-9/30 \$1,280. twice per mo.	-1,280.00
09/02/2022	ACH	Merritt Services Ltd.		-5,765.00
09/02/2022	ACH	Spaeth and Company, Inc.	August	-2,251.83
09/02/2022	ACH	Summit Property Management	Monthly Management fee - September	-6,500.00
09/09/2022	ACH	AR Rios Construction LLC	G Bldg materials (FGH Fire) - Invoice #8	-115,719.33
09/19/2022	Draft	Eagle River Water	7/29-8/31	-21,340.34
09/20/2022	ACH	D and A Cleaning, LLC		-1,380.00
Total 101.3 · Cash in Alpine - Checking 9530				-600,966.49
101.4 · Cash in Alpine - Bill Pay 9597				
04/08/2022	1001613	Altitude Community Law P.C.	Monthly Retainer fee 3/5	-200.00
04/08/2022	2425	Plumbing Systems Inc	Q103 - Clogged tub drain; ran snake	-398.00
04/08/2022	1001614	Royal Flush Septic and Drain Cleaning		-445.00
04/08/2022	1001615	Simply Permits, LLC	Parking permits	-396.00
04/21/2022	1001617	Affordable Towing, LLC	Abandoned vehicle removal 1@\$200 - Silver Dodge Dart	-200.00
04/21/2022	1001618	Gatekeepers Fire and Safety Inc	Upgrade to fire panels - 6 mo payments	-2,126.40

SUNRIDGE AT AVON II
CHECKS WRITTEN THIS PERIOD
 April through September 2022

Date	Num	Name	Memo	Amount
04/21/2022	1001619	Royal Flush Septic and Drain Cleaning		-1,340.00
05/05/2022	1001628	Altitude Community Law P.C.	4/5-4/20	-605.00
05/05/2022	1001629	Mr. Vac Air Duct & Carpet Cleaning, I...	I201 - Dryer vent cleaning	-150.00
05/05/2022	1001630	Simply Permits, LLC	Parking permits	-396.00
06/02/2022	1001634	Gatekeepers Fire and Safety Inc	Upgrade to fire panels - 6 mo payments	-2,126.40
06/02/2022	1001635	Orkin Pest Control (Corp)	Annual Pest Control 5/1/22-4/30/23	-3,238.62
06/02/2022	1001636	Royal Flush Septic and Drain Cleaning		-1,682.00
06/16/2022	1001640	Altitude Community Law P.C.		-365.00
06/16/2022	1001641	Colorado Copies, Inc.	Parking lot notices	-169.40
06/16/2022	1001642	Eric's Plumbing & Heating Inc.		-2,275.00
06/16/2022	1001643	Groundskeeper LLC	Tree removal: 2 large Aspen, 1 Cottonwood	-7,200.00
06/16/2022	1001644	Royal Flush Septic and Drain Cleaning		-553.50
06/16/2022	1001645	Simply Permits, LLC	Parking permits	-396.00
06/23/2022	2482	A & M Group Inc.		-1,740.00
06/23/2022	1001651	Affordable Towing, LLC	Vehicle Relocation - Buick Encore CO9510AQ	-100.00
06/23/2022	1001652	Gatekeepers Fire and Safety Inc	Upgrade to fire panels - 6 mo payments	-2,126.38
06/23/2022	1001653	Midtown Chimney Sweeps of the Roc...	D304 - Dryer vent cleaning	-199.00
06/23/2022	1001654	Mountain Maintenance & Asphalt	Patching, crack sealing, seal coating, striping	-38,643.80
06/23/2022	1001655	N202 Seller - Burghaus	Refund of Excess Water Escrow Unit N202	-62.73
06/23/2022	1001656	Orkin Pest Control (Corp)		-789.00
06/23/2022	1001657	P301 Seller - Booths	Refund of excess water escrow to seller P301	-58.84
06/23/2022	1001658	Robinson Plumbing & Heating, Inc.	F Bldg - Roof leak repairs	-375.00
07/08/2022	2498	A & M Group Inc.		-1,527.25
07/08/2022	1001663	Altitude Community Law P.C.		-530.00
07/08/2022	1001664	Burg Simpson Eldredge Hersh & Jard...	FGH Fire Insurance Claim 5/15	-250.00
07/08/2022	1001665	E203 Seller - Chavez	Refund of excess water escrow to seller E203	-185.70
07/08/2022	1001666	Mountain Valley Ventures, Inc.	Preventive tree spray - Spring application: insecticide for co...	-1,250.00
07/08/2022	1001667	Royal Flush Htg Cooling & Drain Clea...		-5,000.00
07/29/2022	1001674	Burg Simpson Eldredge Hersh & Jard...	FGH Fire Insurance Claim 5/23-6/15	-4,615.60
07/29/2022	1001675	Colorado Copies, Inc.	7/18 Bear warning letter	-33.40
07/29/2022	1001676	Green Valley Landscaping, Inc.	3 Colorado Spruce, 3 Quaking Aspen clumps; containers; la...	-2,921.94
07/29/2022	1001680	H104 Seller - Sunridge H-104 LLC	Refund of excess water escrow to seller H104	-90.98
07/29/2022	1001677	Orkin Pest Control (Corp)	Vole Control	-263.00
07/29/2022	1001678	Royal Flush Htg Cooling & Drain Clea...		-18,982.00
07/29/2022	1001679	Simply Permits, LLC	Parking permits	-396.00
08/09/2022	1001685	Altitude Community Law P.C.		-1,618.00
08/09/2022	1001686	Mountain Valley Ventures, Inc.	Preventive tree spray - Spring application: insecticide for co...	-2,300.00
08/09/2022	1001687	Royal Flush Htg Cooling & Drain Clea...		-2,992.00
08/09/2022	1001688	Simply Permits, LLC	Parking permits	-396.00
08/31/2022	2538	A & M Group Inc.		-1,471.40
08/31/2022	1001693	Burg Simpson Eldredge Hersh & Jard...	FGH Fire Insurance Claim 6/20-7/15	-2,100.00
08/31/2022	1001694	Go Higher Photography	Renewal fee 7/22-7/23	-100.00
08/31/2022	1001695	Orkin Pest Control (Corp)	Vole Control	-263.00
08/31/2022	1001696	Royal Flush Htg Cooling & Drain Clea...	O302 - Backed up toilet; ran snake (HOA per Steve)	-340.00
09/09/2022	2551	A & M Group Inc.	Q203 - Water damage 8/20-8/22	-432.65
09/09/2022	1001702	Altitude Community Law P.C.	7/25-8/23	-803.00
09/09/2022	1001703	Royal Flush Htg Cooling & Drain Clea...	M104/M103 - Jetting/clean out drain	-477.00
09/09/2022	1001704	Simply Permits, LLC	Parking permits	-396.00
09/22/2022	2562	A & M Group Inc.	I101 - Water damage 9/1-9/2	-912.50
09/22/2022	1001705	Burg Simpson Eldredge Hersh & Jard...	FGH Fire Insurance Claim 7/20-8/12	-1,800.00
09/22/2022	1001706	Orkin Pest Control (Corp)	Vole Control	-263.00
09/22/2022	1001707	Royal Flush Htg Cooling & Drain Clea...		-1,929.50
Total 101.4 · Cash in Alpine - Bill Pay 9597				-122,996.99
Total 101 · Cash In Bank - Checking				-723,963.48
TOTAL				-723,963.48