SPAETH AND COMPANY, INC.
ACCOUNTING AND TAX SERVICES

POST OFFICE BOX 3717, 194 MESA DRIVE
EAGLE, COLORADO 81631
970-328-2593, 970-328-1995 FAX
www.spaethandco.com

November 13, 2025

Sunridge at Avon II
PO Box 2621
Avon, CO 81620

Re: Financial Statements
For the Twelve Months Ended September 30, 2025

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, 2025

		Sep 30, 25
ASSETS		
Current Assets		
Checking/Savings		
101 · Cash In Bank - Checking		
101.3 · Cash in Alpine - Checking 9530	15,739.54	
101.4 · Cash in Alpine - Bill Pay 9597	6,617.59	
Total 101 · Cash In Bank - Checking		22,357.13
103 · Cash In Bank - Reserves		
103.10 · Cash in Alpine-Reserve ICS 8318	916,712.60	
103.9 · Cash in Alpine - Reserve 621	121,981.22	
Total 103 · Cash In Bank - Reserves		1,038,693.82
Total Checking/Savings		1,061,050.95
Accounts Receivable		
110 · Accounts Receivable		20,941.34
Total Accounts Receivable		20,941.34
Other Current Assets		
125 · A/R - Owner Reimbursables		266.75
130 · Prepaid Insurance		198,369.84
133 · Prepaid Expenses		1,957.08
Total Other Current Assets		200,593.67
Total Current Assets		1,282,585.96
Fixed Assets		
151 · Property and Equipment		4,012.39
155 · Accumulated Depreciation		(4,012.39)
Total Fixed Assets		0.00
TOTAL ASSETS		1,282,585.96
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
200 · Accounts Payable		94,088.68
Total Accounts Payable		94,088.68
Total Current Liabilities		94,088.68
Total Liabilities		94,088.68
Equity		
301 · Operating Equity Fund		(463,084.40)
302 · Improvement Fund Balance		1,815,870.69
303 · Improvement Fund Increases		159,587.74
304 · Improvement Fund Expenditures		
304.1 · FGH Fire	(1,879.54)	
Total 304 · Improvement Fund Expenditures		(1,879.54)
Net Income		(321,997.21)
Total Equity		1,188,497.28
TOTAL LIABILITIES & EQUITY		1,282,585.96

SUNRIDGE AT AVON II
Balance Sheet - Comparative
As of September 30, 2025

	Sep 30, 25	Sep 30, 24	$ Change
ASSETS			
Current Assets			
Checking/Savings			
101 · Cash In Bank - Checking	22,357.13	73,873.30	(51,516.17)
103 · Cash In Bank - Reserves	1,038,693.82	63,176.98	975,516.84
Total Checking/Savings	1,061,050.95	137,050.28	924,000.67
Accounts Receivable			
110 · Accounts Receivable	20,941.34	25,727.01	(4,785.67)
Total Accounts Receivable	20,941.34	25,727.01	(4,785.67)
Other Current Assets			
111 · Due From Insurance	0.00	487,405.34	(487,405.34)
125 · A/R - Owner Reimbursables	266.75	7,090.49	(6,823.74)
130 · Prepaid Insurance	198,369.84	0.00	198,369.84
133 · Prepaid Expenses	1,957.08	2,023.09	(66.01)
Total Other Current Assets	200,593.67	496,518.92	(295,925.25)
Total Current Assets	1,282,585.96	659,296.21	623,289.75
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	1,282,585.96	659,296.21	623,289.75
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
200 · Accounts Payable	94,088.68	45,214.88	48,873.80
Total Accounts Payable	94,088.68	45,214.88	48,873.80
Total Current Liabilities	94,088.68	45,214.88	48,873.80
Total Liabilities	94,088.68	45,214.88	48,873.80
Equity			
301 · Operating Equity Fund	(463,084.40)	(399,979.96)	(63,104.44)
302 · Improvement Fund Balance	1,815,870.69	504,296.72	1,311,573.97
303 · Improvement Fund Increases	159,587.74	70,278.78	89,308.96
304 · Improvement Fund Expenditures	(1,879.54)	(12,953.17)	11,073.63
307 · Special Assessment Fund	0.00	515,449.62	(515,449.62)
Net Income	(321,997.21)	(63,010.66)	(258,986.55)
Total Equity	1,188,497.28	614,081.33	574,415.95
TOTAL LIABILITIES & EQUITY	1,282,585.96	659,296.21	623,289.75

SUNRIDGE AT AVON II
Profit & Loss
July through September 2025

	Jul - Sep 25	Oct '24 - Sep 25	% of Income
Ordinary Income/Expense			
Income			
401 · Operating Assessments	200,249.82	789,458.12	66.5%
402 · Reserve Assessments	40,980.60	159,587.74	13.6%
403 · Water Usage Fees	49,840.16	222,456.67	16.6%
404 · Finance Chgs. & Late Fees	490.85	1,211.86	0.2%
405 · Interest Income	9,476.15	9,667.12	3.1%
406 · Holy Cross Equity Refunds	0.00	247.60	0.0%
407 · Other Owner Income			
407.2 · Fine Income	40.00	220.00	0.0%
Total 407 · Other Owner Income	40.00	220.00	0.0%
Total Income	301,077.58	1,182,849.11	100.0%
Gross Profit	301,077.58	1,182,849.11	100.0%
Expense			
601 · Management Fees	27,499.98	109,999.92	9.1%
604 · Electricity	1,879.77	8,019.21	0.6%
605 · Insurance Expense	55,217.50	220,869.97	18.3%
607 · Legal Fees	3,225.00	7,430.00	1.1%
608 · Accounting	6,182.00	24,116.66	2.1%
609 · Office & Administrative			
609.1 · Postage	243.94	924.47	0.1%
609.2 · Telephone	106.37	424.02	0.0%
609.4 · Website/Internet	539.99	1,595.45	0.2%
609 · Office & Administrative - Other	3,184.87	6,396.92	1.1%
Total 609 · Office & Administrative	4,075.17	9,340.86	1.4%
620 · Repair & Maint.-General			
620.1 · Pet Cleanup	574.62	2,218.24	0.2%
620.2 · Building Repair	1,260.00	16,134.74	0.4%
620 · Repair & Maint.-General - Other	717.33	4,799.80	0.2%
Total 620 · Repair & Maint.-General	2,551.95	23,152.78	0.8%
622 · Alarm Service - Contract	1,620.00	7,980.00	0.5%
623 · Snow Removal			
623.1 · Snow Plowing	0.00	13,200.00	0.0%
623.2 · Snow Shoveling	0.00	13,454.92	0.0%
623.3 · Roof Snow Removal	0.00	1,200.00	0.0%
623 · Snow Removal - Other	0.00	3,440.00	0.0%
Total 623 · Snow Removal	0.00	31,294.92	0.0%
624 · Trash Removal	17,699.00	70,351.00	5.9%
625 · Water & Sewer	62,348.56	239,695.11	20.7%
629 · Chimney Sweep & Dryer Vent	0.00	2,516.08	0.0%
630 · Parking Lot & Sidewalks			
610 · Towing & Booting	300.00	465.00	0.1%
630.1 · Asphalt & Concrete Repair	2,192.91	2,713.77	0.7%
630 · Parking Lot & Sidewalks - Other	1,188.00	5,629.93	0.4%
Total 630 · Parking Lot & Sidewalks	3,680.91	8,808.70	1.2%
631 · Transfer/Allocation to Reserve	40,980.60	159,587.74	13.6%
632 · Lawn Sprinkler Repairs	1,550.31	6,350.68	0.5%
633 · Mowing & Trim Contract	8,500.00	15,200.00	2.8%
634 · Landscaping - Other	5,092.92	32,122.40	1.7%
636 · Light Repair & Replace	105.58	315.58	0.0%

	Jul - Sep 25	Oct '24 - Sep 25	% of Income
637 · Plumbing & Auguring			
637.2 · Drain Line Cleaning	4,331.95	18,256.37	1.4%
637 · Plumbing & Auguring - Other	42,559.45	54,812.64	14.1%
Total 637 · Plumbing & Auguring	46,891.40	73,069.01	15.6%
637a · Reconstruction-Plumbing Issues	9,702.15	57,195.52	3.2%
638 · Roof Expense	750.00	750.00	0.2%
640 · Pest Control	2,931.10	5,623.61	1.0%
643 · Painting Expense	0.00	5,621.01	0.0%
652 · Janitorial	10,964.40	38,517.60	3.6%
653 · Trash Enclosures	1,340.00	1,340.00	0.4%
654 · Gutter Repair & Replace	185.00	5,890.00	0.1%
655 · Tree Maintenance - Extra	1,080.00	8,550.00	0.4%
Total Expense	316,053.30	1,173,708.36	105.0%
Net Ordinary Income	(14,975.72)	9,140.75	(5.0)%
Other Income/Expense			
Other Income			
703 · Special Assessment Income	41,215.72	532,257.81	13.7%
Total Other Income	41,215.72	532,257.81	13.7%
Other Expense			
803 · Special Assessment Expense	796,813.45	863,395.77	264.7%
Total Other Expense	796,813.45	863,395.77	264.7%
Net Other Income	(755,597.73)	(331,137.96)	(251.0)%
Net Income	(770,573.45)	(321,997.21)	(255.9)%

SUNRIDGE AT AVON II
Comparison To Budget - Year To Date
October 2024 through September 2025

	Oct '24 - Sep 25	Budget	$ Over Budget
Ordinary Income/Expense			
Income			
401 · Operating Assessments	789,458.12	789,458.06	0.06
402 · Reserve Assessments	159,587.74	159,587.80	(0.06)
403 · Water Usage Fees	222,456.67	248,600.00	(26,143.33)
404 · Finance Chgs. & Late Fees	1,211.86	0.00	1,211.86
405 · Interest Income	9,667.12	0.00	9,667.12
406 · Holy Cross Equity Refunds	247.60	0.00	247.60
407 · Other Owner Income			
407.2 · Fine Income	220.00	0.00	220.00
Total 407 · Other Owner Income	220.00	0.00	220.00
Total Income	1,182,849.11	1,197,645.86	(14,796.75)
Gross Profit	1,182,849.11	1,197,645.86	(14,796.75)
Expense			
601 · Management Fees	109,999.92	122,000.00	(12,000.08)
604 · Electricity	8,019.21	8,500.00	(480.79)
605 · Insurance Expense	220,869.97	269,200.40	(48,330.43)
607 · Legal Fees	7,430.00	4,000.00	3,430.00
608 · Accounting	24,116.66	24,000.00	116.66
609 · Office & Administrative			
609.1 · Postage	924.47	800.00	124.47
609.2 · Telephone	424.02	425.00	(0.98)
609.4 · Website/Internet	1,595.45	1,260.00	335.45
609 · Office & Administrative - Other	6,396.92	4,015.00	2,381.92
Total 609 · Office & Administrative	9,340.86	6,500.00	2,840.86
620 · Repair & Maint.-General			
620.1 · Pet Cleanup	2,218.24	1,000.00	1,218.24
620.2 · Building Repair	16,134.74	15,000.00	1,134.74
620 · Repair & Maint.-General - Other	4,799.80	15,000.00	(10,200.20)
Total 620 · Repair & Maint.-General	23,152.78	31,000.00	(7,847.22)
622 · Alarm Service - Contract	7,980.00	6,480.00	1,500.00
623 · Snow Removal			
623.1 · Snow Plowing	13,200.00	13,200.00	0.00
623.2 · Snow Shoveling	13,454.92	13,800.00	(345.08)
623.3 · Roof Snow Removal	1,200.00	1,800.00	(600.00)
623 · Snow Removal - Other	3,440.00	1,200.00	2,240.00
Total 623 · Snow Removal	31,294.92	30,000.00	1,294.92
624 · Trash Removal	70,351.00	63,531.70	6,819.30
625 · Water & Sewer	239,695.11	292,600.00	(52,904.89)
629 · Chimney Sweep & Dryer Vent	2,516.08	8,000.00	(5,483.92)
630 · Parking Lot & Sidewalks			
610 · Towing & Booting	465.00	0.00	465.00
630.1 · Asphalt & Concrete Repair	2,713.77	0.00	2,713.77
630 · Parking Lot & Sidewalks - Other	5,629.93	15,000.00	(9,370.07)
Total 630 · Parking Lot & Sidewalks	8,808.70	15,000.00	(6,191.30)
631 · Transfer/Allocation to Reserve	159,587.74	159,587.80	(0.06)
632 · Lawn Sprinkler Repairs	6,350.68	4,000.00	2,350.68
633 · Mowing & Trim Contract	15,200.00	12,000.00	3,200.00
634 · Landscaping - Other	32,122.40	26,000.00	6,122.40
636 · Light Repair & Replace	315.58	100.00	215.58

	Oct '24 - Sep 25	Budget	$ Over Budget
637 · Plumbing & Auguring			
637.2 · Drain Line Cleaning	18,256.37	18,000.00	256.37
637 · Plumbing & Auguring - Other	54,812.64	19,000.00	35,812.64
Total 637 · Plumbing & Auguring	73,069.01	37,000.00	36,069.01
637a · Reconstruction-Plumbing Issues	57,195.52	22,145.96	35,049.56
638 · Roof Expense	750.00	0.00	750.00
640 · Pest Control	5,623.61	6,000.00	(376.39)
643 · Painting Expense	5,621.01	7,500.00	(1,878.99)
652 · Janitorial	38,517.60	36,500.00	2,017.60
653 · Trash Enclosures	1,340.00	1,000.00	340.00
654 · Gutter Repair & Replace	5,890.00	5,000.00	890.00
655 · Tree Maintenance - Extra	8,550.00	0.00	8,550.00
Total Expense	1,173,708.36	1,197,645.86	(23,937.50)
Net Ordinary Income	9,140.75	0.00	9,140.75
Other Income/Expense			
Other Income			
703 · Special Assessment Income	532,257.81	0.00	532,257.81
Total Other Income	532,257.81	0.00	532,257.81
Other Expense			
803 · Special Assessment Expense	863,395.77	0.00	863,395.77
Total Other Expense	863,395.77	0.00	863,395.77
Net Other Income	(331,137.96)	0.00	(331,137.96)
Net Income	(321,997.21)	0.00	(321,997.21)

SUNRIDGE AT AVON II
Comparison To Last Year - Year To Date
October 2024 through September 2025

	Oct '24 - Sep 25	Oct '23 - Sep 24	$ Change
Ordinary Income/Expense			
Income			
401 · Operating Assessments	789,458.12	662,505.36	126,952.76
402 · Reserve Assessments	159,587.74	70,278.78	89,308.96
403 · Water Usage Fees	222,456.67	255,619.65	(33,162.98)
404 · Finance Chgs. & Late Fees	1,211.86	1,338.13	(126.27)
405 · Interest Income	9,667.12	208.03	9,459.09
406 · Holy Cross Equity Refunds	247.60	240.84	6.76
407 · Other Owner Income			
407.2 · Fine Income	220.00	180.00	40.00
Total 407 · Other Owner Income	220.00	180.00	40.00
Total Income	1,182,849.11	990,370.79	192,478.32
Gross Profit	1,182,849.11	990,370.79	192,478.32
Expense			
601 · Management Fees	109,999.92	78,000.00	31,999.92
604 · Electricity	8,019.21	7,814.64	204.57
605 · Insurance Expense	220,869.97	223,084.67	(2,214.70)
607 · Legal Fees	7,430.00	4,268.00	3,162.00
608 · Accounting	24,116.66	23,546.67	569.99
609 · Office & Administrative			
609.1 · Postage	924.47	788.85	135.62
609.2 · Telephone	424.02	421.39	2.63
609.4 · Website/Internet	1,595.45	1,193.30	402.15
609 · Office & Administrative - Other	6,396.92	2,769.58	3,627.34
Total 609 · Office & Administrative	9,340.86	5,173.12	4,167.74
620 · Repair & Maint.-General			
620.1 · Pet Cleanup	2,218.24	933.24	1,285.00
620.2 · Building Repair	16,134.74	46,967.29	(30,832.55)
620 · Repair & Maint.-General - Other	4,799.80	2,291.68	2,508.12
Total 620 · Repair & Maint.-General	23,152.78	50,192.21	(27,039.43)
622 · Alarm Service - Contract	7,980.00	9,840.00	(1,860.00)
623 · Snow Removal			
623.1 · Snow Plowing	13,200.00	12,000.00	1,200.00
623.2 · Snow Shoveling	13,454.92	7,680.00	5,774.92
623.3 · Roof Snow Removal	1,200.00	150.00	1,050.00
623 · Snow Removal - Other	3,440.00	1,050.00	2,390.00
Total 623 · Snow Removal	31,294.92	20,880.00	10,414.92
624 · Trash Removal	70,351.00	62,826.72	7,524.28
625 · Water & Sewer	239,695.11	290,888.13	(51,193.02)
629 · Chimney Sweep & Dryer Vent	2,516.08	8,420.00	(5,903.92)
630 · Parking Lot & Sidewalks			
610 · Towing & Booting	465.00	0.00	465.00
630.1 · Asphalt & Concrete Repair	2,713.77	518.69	2,195.08
630 · Parking Lot & Sidewalks - Other	5,629.93	5,038.50	591.43
Total 630 · Parking Lot & Sidewalks	8,808.70	5,557.19	3,251.51
631 · Transfer/Allocation to Reserve	159,587.74	70,278.78	89,308.96
632 · Lawn Sprinkler Repairs	6,350.68	10,682.74	(4,332.06)
633 · Mowing & Trim Contract	15,200.00	12,450.00	2,750.00
634 · Landscaping - Other	32,122.40	19,917.50	12,204.90
635 · Flowers & Plants	0.00	550.65	(550.65)
636 · Light Repair & Replace	315.58	0.00	315.58

SUNRIDGE AT AVON II
Comparison To Last Year - Year To Date
October 2024 through September 2025

	Oct '24 - Sep 25	Oct '23 - Sep 24	$ Change
637 · Plumbing & Auguring			
637.2 · Drain Line Cleaning	18,256.37	0.00	18,256.37
637 · Plumbing & Auguring - Other	54,812.64	26,735.30	28,077.34
Total 637 · Plumbing & Auguring	73,069.01	26,735.30	46,333.71
637a · Reconstruction-Plumbing Issues	57,195.52	61,877.67	(4,682.15)
638 · Roof Expense	750.00	0.00	750.00
640 · Pest Control	5,623.61	4,300.09	1,323.52
643 · Painting Expense	5,621.01	68.75	5,552.26
652 · Janitorial	38,517.60	37,155.10	1,362.50
653 · Trash Enclosures	1,340.00	241.52	1,098.48
654 · Gutter Repair & Replace	5,890.00	6,787.00	(897.00)
655 · Tree Maintenance - Extra	8,550.00	11,845.00	(3,295.00)
Total Expense	1,173,708.36	1,053,381.45	120,326.91
Net Ordinary Income	9,140.75	(63,010.66)	72,151.41
Other Income/Expense			
Other Income			
703 · Special Assessment Income	532,257.81	0.00	532,257.81
Total Other Income	532,257.81	0.00	532,257.81
Other Expense			
803 · Special Assessment Expense	863,395.77	0.00	863,395.77
Total Other Expense	863,395.77	0.00	863,395.77
Net Other Income	(331,137.96)	0.00	(331,137.96)
Net Income	(321,997.21)	(63,010.66)	(258,986.55)

SUNRIDGE AT AVON II
CHECKS WRITTEN THIS QUARTER
July through September 2025

Date	Num	Name	Memo	Amount
101 · Cash In Bank - Checking				
101.3 · Cash in Alpine - Checking 9530				
07/01/2025	Draft	Vail Valley Waste, LLCC		-5,963.00
07/03/2025	ACH	Ricardo Ramirez	6/16-6/30 Cleaning 10/1-9/30 $1,382.40 twice per mo.	-1,382.40
07/03/2025	ACH	Jr Master Painting	Siding/painting project	-15,000.00
07/03/2025	ACH	Merritt Services Ltd.		-5,358.96
07/03/2025	ACH	Spaeth and Company, Inc.	June	-22,444.36
07/03/2025	ACH	Summit Property Management	Monthly Management fee - July	-7,166.66
07/18/2025	ACH	Ricardo Ramirez	7/1-7/15 Cleaning 10/1-9/30 $1,382.40 twice per mo.	-1,382.40
07/18/2025	ACH	Jitterfly	Recycling signs	-1,010.00
07/18/2025	ACH	Merritt Services Ltd.		-8,133.43
07/18/2025	ACH	Spaeth and Company, Inc.	Reimbursement for siding materials	-37,065.28
07/18/2025	Counte...	Jr Master Painting		-33,896.00
07/19/2025	Auto Pay	Eagle River Water	5/30-6/30	-19,611.97
08/01/2025	Draft	Vail Valley Waste, LLCC		-5,803.00
08/01/2025	Cashie...	Jr Master Painting		-62,503.61
08/05/2025	ACH	AR Rios Construction LLC		-5,260.00
08/05/2025	ACH	Colorado Star Property Mana...		-200.00
08/05/2025	ACH	Ricardo Ramirez	7/16-7/31 Cleaning 10/1-9/30 $1,382.40 twice per mo.	-1,382.40
08/05/2025	ACH	Merritt Services Ltd.		-14,027.75
08/05/2025	ACH	Spaeth and Company, Inc.	July	-2,644.56
08/05/2025	ACH	Summit Property Management	Monthly Management fee - August	-7,166.66
08/15/2025	7051	Jr Master Painting	Re: Painting project A-E Bldg	-30,000.00
08/15/2025	7050	Jr Master Painting	Re: Siding project 7/31-8/13	-59,832.50
08/20/2025	ACH	Ricardo Ramirez	8/1-8/15 Cleaning 10/1-9/30 $1,382.40 twice per mo.	-1,382.40
08/20/2025	ACH	Merritt Services Ltd.		-10,301.15
08/20/2025	ACH	Spaeth and Company, Inc.	Reimbursement for siding materials	-37,065.28
08/21/2025	Auto Pay	Eagle River Water	6/30-7/31	-23,011.74
08/22/2025	916660	Town of Avon	Permit for siding replacement	-11,364.25
08/29/2025	7052	Jr Master Painting	Re: Painting project Bldgs F-L	-35,000.00
08/29/2025	7053	Jr Master Painting	Re: Siding project 8/14-8/27	-56,907.50
09/01/2025	Draft	Vail Valley Waste, LLCC		-6,143.00
09/03/2025	ACH	Colorado Star Property Mana...	Parking enforcement - September	-100.00
09/03/2025	ACH	Ricardo Ramirez	8/16-8/31 Cleaning 10/1-9/30 $1,382.40 twice per mo.	-1,382.40
09/03/2025	ACH	Jr Master Painting	F101 BTO - Deck staining	-1,000.00
09/03/2025	ACH	Merritt Services Ltd.		-18,655.44
09/03/2025	ACH	Spaeth and Company, Inc.		-16,281.78
09/03/2025	ACH	Summit Property Management	Monthly Management fee - September	-7,166.66
09/12/2025	7054	Jr Master Painting	Re: Siding project - (invoices to follow)	-119,795.00
09/12/2025	7055	Jr Master Painting	Re: Siding project - (invoices to follow)	-60,000.00
09/19/2025	ACH	AR Rios Construction LLC		-4,366.65
09/19/2025	ACH	Ricardo Ramirez	9/1-9/15 Cleaning 10/1-9/30 $1,382.40 twice per mo.	-1,382.40
09/19/2025	ACH	Merritt Services Ltd.		-12,965.07
09/19/2025	ACH	Plumbing Systems Inc		-11,517.91
09/20/2025	Auto Pay	Eagle River Water	7/31-8/29	-20,577.18
09/26/2025	EFT	High Street Insurance & Finan...	Payment in full - 20251001-20261001 D&O/Crime/Umbre...	-198,369.84
09/26/2025	7056	Jr Master Painting	Re: Siding project - (invoices to follow)	-24,650.00
09/26/2025	7057	Jr Master Painting	Re: Siding project - (invoices to follow)	-104,597.50
Total 101.3 · Cash in Alpine - Checking 9530				-1,131,218.09

SUNRIDGE AT AVON II
CHECKS WRITTEN THIS QUARTER
July through September 2025

Date	Num	Name	Memo	Amount
101.4 · Cash in Alpine - Bill Pay 9597				
07/08/2025	86	A & M Group Inc.	A103 - Water damage 6/24-6/26	-1,255.00
07/08/2025	1002187	Altitude Community Law PC	Monthly fee for Retainer program 6/5	-275.00
07/08/2025	1002188	Blue Monster Service LLC	Porta potty delivery for painting project workers	-75.00
07/08/2025	1002189	Golden Eagle Htg Cooling & ...		-1,490.00
07/08/2025	1002190	McCaffery Reserve Consultin...	Reserve Study - 50% Deposit	-2,125.00
07/08/2025	1002191	Mountain Valley Ventures, Inc.	Preventive tree spray - Spring application: insecticide for ...	-2,300.00
07/08/2025	1002192	Simply Permits, LLC	Parking permits	-396.00
07/08/2025	1002193	Thompson Welding LLCS	Temporary dumpster for painting project	-155.00
07/08/2025	1002194	West Vail Shell	Towing/Booting	-495.00
07/28/2025	96	Colorado Copies, Inc.		-32.93
07/28/2025	1002198	Golden Eagle Htg Cooling & ...		-3,290.00
07/28/2025	1002199	Mountain Hound Rodent Cont...	Ground Squirrel mitigation	-2,100.00
08/12/2025	100	A & M Group Inc.		-3,792.50
08/12/2025	1002206	Altitude Community Law PC	Monthly fee for Retainer program 7/5	-275.00
08/12/2025	102	Colorado Copies, Inc.		-13.54
08/12/2025	1002207	Golden Eagle Htg Cooling & ...	K203 BTO - Shower pan drain leak	-405.00
08/12/2025	1002208	Joel Rodriguez	Trash Pickup 5/28,5/29,7/1-7/19	-1,110.00
08/12/2025	1002209	Mountain Valley Ventures, Inc.	Turf Application - slow release fertilizer, broadleaf weed c...	-1,300.00
08/12/2025	1002210	Simply Permits, LLC	Parking permits	-396.00
08/12/2025	1002211	Thompson Welding LLCS		-1,034.40
08/25/2025	109	Colorado Copies, Inc.		-49.96
08/25/2025	1002215	Go Higher Photography	Renewal fee 7/25-7/26	-200.00
08/25/2025	1002216	Golden Eagle Htg Cooling & ...		-2,045.00
08/25/2025	1002217	Thompson Welding LLCS		-1,152.00
09/12/2025	114	Colorado Copies, Inc.		-14.72
09/12/2025	1002223	Edwards Insurance Services, ...	Insurance Reconstruction Report	-450.00
09/12/2025	1002224	Mountain Valley Ventures, Inc.	Preventive tree spray - Summer application: insecticide f...	-2,300.00
09/12/2025	1002227	Plumbing Systems Inc	N101 - Kitchen line repairs	-6,062.50
09/12/2025	1002226	Simply Permits, LLC	Parking permits	-396.00
09/12/2025	1002225	Thompson Welding LLCS	Exchange of 40yd #28993; disposal fee (Painting project ...	-567.60
09/29/2025	122	A & M Group Inc.	N101 - Clean/disinfect around bathtub shower (after pipe...	-150.00
09/29/2025	123	Colorado Copies, Inc.		-21.81
09/29/2025	1002230	Golden Eagle Htg Cooling & ...		-10,776.70
09/29/2025	1002231	Thompson Welding LLCS		-1,755.60
Total 101.4 · Cash in Alpine - Bill Pay 9597				-48,257.26
Total 101 · Cash In Bank - Checking				-1,179,475.35
TOTAL				-1,179,475.35