



**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](http://www.spaethandco.com)

October 18, 2024

Sunridge at Avon II  
PO Box 2621  
Avon, CO 81620

Re: Financial Statements  
For the Twelve Months Ended September 30, 2024

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, 2024

|                                           | Sep 30, 24        |
|-------------------------------------------|-------------------|
| <b>ASSETS</b>                             |                   |
| Current Assets                            |                   |
| Checking/Savings                          |                   |
| 101 · Cash In Bank - Checking             |                   |
| 101.3 · Cash in Alpine - Checking 9530    | 65,526.74         |
| 101.4 · Cash in Alpine - Bill Pay 9597    | 8,346.56          |
| Total 101 · Cash In Bank - Checking       | 73,873.30         |
| 103 · Cash In Bank - Reserves             |                   |
| 103.10 · Cash in Alpine - Reserve 8318    | 0.99              |
| 103.9 · Cash in Alpine - Reserve 621      | 63,175.99         |
| Total 103 · Cash In Bank - Reserves       | 63,176.98         |
| Total Checking/Savings                    | 137,050.28        |
| Accounts Receivable                       |                   |
| 110 · Accounts Receivable                 | 25,727.01         |
| Total Accounts Receivable                 | 25,727.01         |
| Other Current Assets                      |                   |
| 111 · Due From Insurance                  | 487,405.34        |
| 125 · A/R - Owner Reimbursables           | 7,090.49          |
| 133 · Prepaid Expenses                    | 2,023.09          |
| Total Other Current Assets                | 496,518.92        |
| Total Current Assets                      | 659,296.21        |
| Fixed Assets                              |                   |
| 151 · Property and Equipment              | 4,012.39          |
| 155 · Accumulated Depreciation            | (4,012.39)        |
| Total Fixed Assets                        | 0.00              |
| <b>TOTAL ASSETS</b>                       | <b>659,296.21</b> |
| <b>LIABILITIES &amp; EQUITY</b>           |                   |
| Liabilities                               |                   |
| Current Liabilities                       |                   |
| Accounts Payable                          |                   |
| 200 · Accounts Payable                    | 45,214.88         |
| Total Accounts Payable                    | 45,214.88         |
| Total Current Liabilities                 | 45,214.88         |
| Total Liabilities                         | 45,214.88         |
| Equity                                    |                   |
| 301 · Operating Equity Fund               | (399,979.96)      |
| 302 · Improvement Fund Balance            | 504,296.72        |
| 303 · Improvement Fund Increases          | 70,278.78         |
| 304 · Improvement Fund Expenditures       |                   |
| 304.1 · FGH Fire                          | (12,953.17)       |
| Total 304 · Improvement Fund Expenditures | (12,953.17)       |
| 307 · Special Assessment Fund             | 515,449.62        |
| Net Income                                | (63,010.66)       |
| Total Equity                              | 614,081.33        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b>     | <b>659,296.21</b> |

**SUNRIDGE AT AVON II**  
**Balance Sheet - Comparative**  
**As of September 30, 2024**

|                                       | Sep 30, 24        | Sep 30, 23        | \$ Change          |
|---------------------------------------|-------------------|-------------------|--------------------|
| <b>ASSETS</b>                         |                   |                   |                    |
| Current Assets                        |                   |                   |                    |
| Checking/Savings                      |                   |                   |                    |
| 101 · Cash In Bank - Checking         | 73,873.30         | 56,457.59         | 17,415.71          |
| 103 · Cash In Bank - Reserves         | 63,176.98         | 92,227.44         | (29,050.46)        |
| Total Checking/Savings                | 137,050.28        | 148,685.03        | (11,634.75)        |
| Accounts Receivable                   |                   |                   |                    |
| 110 · Accounts Receivable             | 25,727.01         | 46,192.40         | (20,465.39)        |
| Total Accounts Receivable             | 25,727.01         | 46,192.40         | (20,465.39)        |
| Other Current Assets                  |                   |                   |                    |
| 111 · Due From Insurance              | 487,405.34        | 467,708.72        | 19,696.62          |
| 125 · A/R - Owner Reimbursables       | 7,090.49          | 9,444.33          | (2,353.84)         |
| 133 · Prepaid Expenses                | 2,023.09          | 4,119.30          | (2,096.21)         |
| Total Other Current Assets            | 496,518.92        | 481,272.35        | 15,246.57          |
| Total Current Assets                  | 659,296.21        | 676,149.78        | (16,853.57)        |
| 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               |
| <b>TOTAL ASSETS</b>                   | <b>659,296.21</b> | <b>676,149.78</b> | <b>(16,853.57)</b> |
| <b>LIABILITIES &amp; EQUITY</b>       |                   |                   |                    |
| Liabilities                           |                   |                   |                    |
| Current Liabilities                   |                   |                   |                    |
| Accounts Payable                      |                   |                   |                    |
| 200 · Accounts Payable                | 45,214.88         | 56,383.40         | (11,168.52)        |
| Total Accounts Payable                | 45,214.88         | 56,383.40         | (11,168.52)        |
| Total Current Liabilities             | 45,214.88         | 56,383.40         | (11,168.52)        |
| Total Liabilities                     | 45,214.88         | 56,383.40         | (11,168.52)        |
| Equity                                |                   |                   |                    |
| 301 · Operating Equity Fund           | (399,979.96)      | (384,331.64)      | (15,648.32)        |
| 302 · Improvement Fund Balance        | 504,296.72        | 455,787.94        | 48,508.78          |
| 303 · Improvement Fund Increases      | 70,278.78         | 65,855.76         | 4,423.02           |
| 304 · Improvement Fund Expenditures   | (12,953.17)       | (17,346.98)       | 4,393.81           |
| 307 · Special Assessment Fund         | 515,449.62        | 515,449.62        | 0.00               |
| Net Income                            | (63,010.66)       | (15,648.32)       | (47,362.34)        |
| Total Equity                          | 614,081.33        | 619,766.38        | (5,685.05)         |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b>659,296.21</b> | <b>676,149.78</b> | <b>(16,853.57)</b> |

**SUNRIDGE AT AVON II**  
**Profit & Loss**  
**July through September 2024**

|                                       | Jul - Sep 24 | Oct '23 - Sep 24 | % of Income |
|---------------------------------------|--------------|------------------|-------------|
| Ordinary Income/Expense               |              |                  |             |
| Income                                |              |                  |             |
| 401 · Operating Assessments           | 165,626.34   | 662,505.36       | 64.0%       |
| 402 · Reserve Assessments             | 27,976.62    | 70,278.78        | 10.8%       |
| 403 · Water Usage Fees                | 64,966.53    | 255,619.65       | 25.1%       |
| 404 · Finance Chgs. & Late Fees       | 209.25       | 1,338.13         | 0.1%        |
| 405 · Interest Income                 | 61.15        | 208.03           | 0.0%        |
| 406 · Holy Cross Equity Refunds       | 0.00         | 240.84           | 0.0%        |
| 407 · Other Owner Income              |              |                  |             |
| 407.2 · Fine Income                   | 80.00        | 180.00           | 0.0%        |
| Total 407 · Other Owner Income        | 80.00        | 180.00           | 0.0%        |
| Total Income                          | 258,919.89   | 990,370.79       | 100.0%      |
| Gross Profit                          | 258,919.89   | 990,370.79       | 100.0%      |
| Expense                               |              |                  |             |
| 601 · Management Fees                 | 19,500.00    | 78,000.00        | 7.5%        |
| 604 · Electricity                     | 1,809.89     | 7,814.64         | 0.7%        |
| 605 · Insurance Expense               | 55,771.17    | 223,084.67       | 21.5%       |
| 607 · Legal Fees                      | 1,649.00     | 4,268.00         | 0.6%        |
| 608 · Accounting                      | 5,864.50     | 23,546.67        | 2.3%        |
| 609 · Office & Administrative         |              |                  |             |
| 609.1 · Postage                       | 222.06       | 788.85           | 0.1%        |
| 609.2 · Telephone                     | 105.48       | 421.39           | 0.0%        |
| 609.4 · Website/Internet              | 314.25       | 1,193.30         | 0.1%        |
| 609 · Office & Administrative - Other | 906.96       | 2,769.58         | 0.4%        |
| Total 609 · Office & Administrative   | 1,548.75     | 5,173.12         | 0.6%        |
| 620 · Repair & Maint.-General         |              |                  |             |
| 620.1 · Pet Cleanup                   | 0.00         | 933.24           | 0.0%        |
| 620.2 · Building Repair               | 25,034.61    | 46,967.29        | 9.7%        |
| 620 · Repair & Maint.-General - Other | 1,095.07     | 2,291.68         | 0.4%        |
| Total 620 · Repair & Maint.-General   | 26,129.68    | 50,192.21        | 10.1%       |
| 622 · Alarm Service - Contract        | 1,620.00     | 9,840.00         | 0.6%        |
| 623 · Snow Removal                    |              |                  |             |
| 623.1 · Snow Plowing                  | 0.00         | 12,000.00        | 0.0%        |
| 623.2 · Snow Shoveling                | 0.00         | 7,680.00         | 0.0%        |
| 623.3 · Roof Snow Removal             | 0.00         | 150.00           | 0.0%        |
| 623 · Snow Removal - Other            | 0.00         | 1,050.00         | 0.0%        |
| Total 623 · Snow Removal              | 0.00         | 20,880.00        | 0.0%        |
| 624 · Trash Removal                   | 17,720.23    | 62,826.72        | 6.8%        |
| 625 · Water & Sewer                   | 76,858.20    | 290,888.13       | 29.7%       |
| 629 · Chimney Sweep & Dryer Vent      | 0.00         | 8,420.00         | 0.0%        |
| 630 · Parking Lot & Sidewalks         |              |                  |             |
| 630.1 · Asphalt & Concrete Repair     | 0.00         | 518.69           | 0.0%        |
| 630 · Parking Lot & Sidewalks - Other | 874.50       | 5,038.50         | 0.3%        |
| Total 630 · Parking Lot & Sidewalks   | 874.50       | 5,557.19         | 0.3%        |
| 631 · Transfer/Allocation to Reserve  | 27,976.62    | 70,278.78        | 10.8%       |
| 632 · Lawn Sprinkler Repairs          | 1,259.56     | 10,682.74        | 0.5%        |
| 633 · Mowing & Trim Contract          | 9,200.00     | 12,450.00        | 3.6%        |
| 634 · Landscaping - Other             | 2,667.50     | 19,917.50        | 1.0%        |
| 635 · Flowers & Plants                | 150.65       | 550.65           | 0.1%        |
| 637 · Plumbing & Auguring             | 10,011.25    | 26,735.30        | 3.9%        |
| 637a · Reconstruction-Plumbing Issues | 34,813.69    | 61,877.67        | 13.4%       |

SUNRIDGE AT AVON II  
Profit & Loss  
July through September 2024

|                                | Jul - Sep 24 | Oct '23 - Sep 24 | % of Income |
|--------------------------------|--------------|------------------|-------------|
| 640 · Pest Control             | 1,255.13     | 4,300.09         | 0.5%        |
| 643 · Painting Expense         | 0.00         | 68.75            | 0.0%        |
| 652 · Janitorial               | 9,464.40     | 37,155.10        | 3.7%        |
| 653 · Trash Enclosures         | 0.00         | 241.52           | 0.0%        |
| 654 · Gutter Repair & Replace  | 3,820.00     | 6,787.00         | 1.5%        |
| Total Expense                  | 309,964.72   | 1,041,536.45     | 119.7%      |
| Net Ordinary Income            | (51,044.83)  | (51,165.66)      | (19.7)%     |
| Other Income/Expense           |              |                  |             |
| Other Expense                  |              |                  |             |
| 655 · Tree Maintenance - Extra | 11,845.00    | 11,845.00        | 4.6%        |
| Total Other Expense            | 11,845.00    | 11,845.00        | 4.6%        |
| Net Other Income               | (11,845.00)  | (11,845.00)      | (4.6)%      |
| Net Income                     | (62,889.83)  | (63,010.66)      | (24.3)%     |

**SUNRIDGE AT AVON II**  
**Comparison To Budget - Year To Date**  
**October 2023 through September 2024**

|                                       | Oct '23 - Sep 24 | Budget     | \$ Over Budget |
|---------------------------------------|------------------|------------|----------------|
| Ordinary Income/Expense               |                  |            |                |
| Income                                |                  |            |                |
| 401 · Operating Assessments           | 662,505.36       | 662,505.36 | 0.00           |
| 402 · Reserve Assessments             | 70,278.78        | 70,278.78  | 0.00           |
| 403 · Water Usage Fees                | 255,619.65       | 226,000.00 | 29,619.65      |
| 404 · Finance Chgs. & Late Fees       | 1,338.13         | 0.00       | 1,338.13       |
| 405 · Interest Income                 | 208.03           | 0.00       | 208.03         |
| 406 · Holy Cross Equity Refunds       | 240.84           | 0.00       | 240.84         |
| 407 · Other Owner Income              |                  |            |                |
| 407.2 · Fine Income                   | 180.00           | 0.00       | 180.00         |
| Total 407 · Other Owner Income        | 180.00           | 0.00       | 180.00         |
| Total Income                          | 990,370.79       | 958,784.14 | 31,586.65      |
| Gross Profit                          | 990,370.79       | 958,784.14 | 31,586.65      |
| Expense                               |                  |            |                |
| 601 · Management Fees                 | 78,000.00        | 78,000.00  | 0.00           |
| 604 · Electricity                     | 7,814.64         | 8,500.00   | (685.36)       |
| 605 · Insurance Expense               | 223,084.67       | 224,333.67 | (1,249.00)     |
| 607 · Legal Fees                      | 4,268.00         | 4,000.00   | 268.00         |
| 608 · Accounting                      | 23,546.67        | 22,000.00  | 1,546.67       |
| 609 · Office & Administrative         |                  |            |                |
| 609.1 · Postage                       | 788.85           | 0.00       | 788.85         |
| 609.2 · Telephone                     | 421.39           | 0.00       | 421.39         |
| 609.4 · Website/Internet              | 1,193.30         | 0.00       | 1,193.30       |
| 609 · Office & Administrative - Other | 2,769.58         | 6,500.00   | (3,730.42)     |
| Total 609 · Office & Administrative   | 5,173.12         | 6,500.00   | (1,326.88)     |
| 620 · Repair & Maint.-General         |                  |            |                |
| 620.1 · Pet Cleanup                   | 933.24           | 0.00       | 933.24         |
| 620.2 · Building Repair               | 46,967.29        | 0.00       | 46,967.29      |
| 620 · Repair & Maint.-General - Other | 2,291.68         | 31,000.00  | (28,708.32)    |
| Total 620 · Repair & Maint.-General   | 50,192.21        | 31,000.00  | 19,192.21      |
| 622 · Alarm Service - Contract        | 9,840.00         | 6,480.00   | 3,360.00       |
| 623 · Snow Removal                    |                  |            |                |
| 623.1 · Snow Plowing                  | 12,000.00        | 12,000.00  | 0.00           |
| 623.2 · Snow Shoveling                | 7,680.00         | 3,600.00   | 4,080.00       |
| 623.3 · Roof Snow Removal             | 150.00           | 0.00       | 150.00         |
| 623 · Snow Removal - Other            | 1,050.00         | 12,400.00  | (11,350.00)    |
| Total 623 · Snow Removal              | 20,880.00        | 28,000.00  | (7,120.00)     |
| 624 · Trash Removal                   | 62,826.72        | 63,531.70  | (704.98)       |
| 625 · Water & Sewer                   | 290,888.13       | 266,000.00 | 24,888.13      |
| 629 · Chimney Sweep & Dryer Vent      | 8,420.00         | 8,000.00   | 420.00         |
| 630 · Parking Lot & Sidewalks         |                  |            |                |
| 630.1 · Asphalt & Concrete Repair     | 518.69           | 0.00       | 518.69         |
| 630 · Parking Lot & Sidewalks - Other | 5,038.50         | 7,914.03   | (2,875.53)     |
| Total 630 · Parking Lot & Sidewalks   | 5,557.19         | 7,914.03   | (2,356.84)     |
| 631 · Transfer/Allocation to Reserve  | 70,278.78        | 70,278.78  | 0.00           |
| 632 · Lawn Sprinkler Repairs          | 10,682.74        | 4,000.00   | 6,682.74       |
| 633 · Mowing & Trim Contract          | 12,450.00        | 12,000.00  | 450.00         |
| 634 · Landscaping - Other             | 19,917.50        | 21,000.00  | (1,082.50)     |
| 635 · Flowers & Plants                | 550.65           | 0.00       | 550.65         |
| 636 · Light Repair & Replace          | 0.00             | 100.00     | (100.00)       |
| 637 · Plumbing & Auguring             | 26,735.30        | 19,000.00  | 7,735.30       |

**SUNRIDGE AT AVON II**  
**Comparison To Budget - Year To Date**  
**October 2023 through September 2024**

|                                       | Oct '23 - Sep 24 | Budget     | \$ Over Budget |
|---------------------------------------|------------------|------------|----------------|
| 637a · Reconstruction-Plumbing Issues | 61,877.67        | 22,145.96  | 39,731.71      |
| 640 · Pest Control                    | 4,300.09         | 6,000.00   | (1,699.91)     |
| 643 · Painting Expense                | 68.75            | 7,500.00   | (7,431.25)     |
| 652 · Janitorial                      | 37,155.10        | 36,500.00  | 655.10         |
| 653 · Trash Enclosures                | 241.52           | 1,000.00   | (758.48)       |
| 654 · Gutter Repair & Replace         | 6,787.00         | 5,000.00   | 1,787.00       |
| Total Expense                         | 1,041,536.45     | 958,784.14 | 82,752.31      |
| Net Ordinary Income                   | (51,165.66)      | 0.00       | (51,165.66)    |
| Other Income/Expense                  |                  |            |                |
| Other Expense                         |                  |            |                |
| 655 · Tree Maintenance - Extra        | 11,845.00        |            |                |
| Total Other Expense                   | 11,845.00        | 0.00       | 11,845.00      |
| Net Other Income                      | (11,845.00)      | 0.00       | (11,845.00)    |
| Net Income                            | (63,010.66)      | 0.00       | (63,010.66)    |

**SUNRIDGE AT AVON II**  
**Comparison To Last Year - Year To Date**  
**October 2023 through September 2024**

|                                       | Oct '23 - Sep 24 | Oct '22 - Sep 23 | \$ Change   |
|---------------------------------------|------------------|------------------|-------------|
| Ordinary Income/Expense               |                  |                  |             |
| Income                                |                  |                  |             |
| 401 · Operating Assessments           | 662,505.36       | 588,031.50       | 74,473.86   |
| 402 · Reserve Assessments             | 70,278.78        | 65,855.76        | 4,423.02    |
| 403 · Water Usage Fees                | 255,619.65       | 225,078.99       | 30,540.66   |
| 404 · Finance Chgs. & Late Fees       | 1,338.13         | 1,662.32         | (324.19)    |
| 405 · Interest Income                 | 208.03           | 444.05           | (236.02)    |
| 406 · Holy Cross Equity Refunds       | 240.84           | 258.13           | (17.29)     |
| 407 · Other Owner Income              |                  |                  |             |
| 407.2 · Fine Income                   | 180.00           | 180.00           | 0.00        |
| Total 407 · Other Owner Income        | 180.00           | 180.00           | 0.00        |
| Total Income                          | 990,370.79       | 881,510.75       | 108,860.04  |
| Gross Profit                          | 990,370.79       | 881,510.75       | 108,860.04  |
| Expense                               |                  |                  |             |
| 601 · Management Fees                 | 78,000.00        | 78,000.00        | 0.00        |
| 604 · Electricity                     | 7,814.64         | 7,893.01         | (78.37)     |
| 605 · Insurance Expense               | 223,084.67       | 174,265.49       | 48,819.18   |
| 607 · Legal Fees                      | 4,268.00         | 3,092.00         | 1,176.00    |
| 608 · Accounting                      | 23,546.67        | 23,292.33        | 254.34      |
| 609 · Office & Administrative         |                  |                  |             |
| 609.1 · Postage                       | 788.85           | 624.11           | 164.74      |
| 609.2 · Telephone                     | 421.39           | 349.41           | 71.98       |
| 609.4 · Website/Internet              | 1,193.30         | 1,678.45         | (485.15)    |
| 609 · Office & Administrative - Other | 2,769.58         | 3,191.87         | (422.29)    |
| Total 609 · Office & Administrative   | 5,173.12         | 5,843.84         | (670.72)    |
| 620 · Repair & Maint.-General         |                  |                  |             |
| 620.1 · Pet Cleanup                   | 933.24           | 641.82           | 291.42      |
| 620.2 · Building Repair               | 46,967.29        | 16,375.50        | 30,591.79   |
| 620 · Repair & Maint.-General - Other | 2,291.68         | 13,429.63        | (11,137.95) |
| Total 620 · Repair & Maint.-General   | 50,192.21        | 30,446.95        | 19,745.26   |
| 622 · Alarm Service - Contract        | 9,840.00         | 6,480.00         | 3,360.00    |
| 623 · Snow Removal                    |                  |                  |             |
| 623.1 · Snow Plowing                  | 12,000.00        | 12,000.00        | 0.00        |
| 623.2 · Snow Shoveling                | 7,680.00         | 11,265.30        | (3,585.30)  |
| 623.3 · Roof Snow Removal             | 150.00           | 2,550.00         | (2,400.00)  |
| 623 · Snow Removal - Other            | 1,050.00         | 1,250.00         | (200.00)    |
| Total 623 · Snow Removal              | 20,880.00        | 27,065.30        | (6,185.30)  |
| 624 · Trash Removal                   | 62,826.72        | 56,983.55        | 5,843.17    |
| 625 · Water & Sewer                   | 290,888.13       | 265,718.29       | 25,169.84   |
| 629 · Chimney Sweep & Dryer Vent      | 8,420.00         | 650.00           | 7,770.00    |
| 630 · Parking Lot & Sidewalks         |                  |                  |             |
| 630.1 · Asphalt & Concrete Repair     | 518.69           | 118.00           | 400.69      |
| 630 · Parking Lot & Sidewalks - Other | 5,038.50         | 5,199.71         | (161.21)    |
| Total 630 · Parking Lot & Sidewalks   | 5,557.19         | 5,317.71         | 239.48      |
| 631 · Transfer/Allocation to Reserve  | 70,278.78        | 65,855.76        | 4,423.02    |
| 632 · Lawn Sprinkler Repairs          | 10,682.74        | 8,076.21         | 2,606.53    |
| 633 · Mowing & Trim Contract          | 12,450.00        | 8,800.00         | 3,650.00    |
| 634 · Landscaping - Other             | 19,917.50        | 19,806.95        | 110.55      |
| 635 · Flowers & Plants                | 550.65           | 0.00             | 550.65      |
| 636 · Light Repair & Replace          | 0.00             | 66.48            | (66.48)     |
| 637 · Plumbing & Auguring             | 26,735.30        | 18,734.75        | 8,000.55    |

**SUNRIDGE AT AVON II**  
**Comparison To Last Year - Year To Date**  
**October 2023 through September 2024**

|                                        | Oct '23 - Sep 24    | Oct '22 - Sep 23   | \$ Change          |
|----------------------------------------|---------------------|--------------------|--------------------|
| 637a · Reconstruction-Plumbing Issues  | 61,877.67           | 21,252.18          | 40,625.49          |
| 640 · Pest Control                     | 4,300.09            | 5,194.74           | (894.65)           |
| 643 · Painting Expense                 | 68.75               | 5,104.89           | (5,036.14)         |
| 652 · Janitorial                       | 37,155.10           | 35,088.60          | 2,066.50           |
| 653 · Trash Enclosures                 | 241.52              | 0.00               | 241.52             |
| 654 · Gutter Repair & Replace          | 6,787.00            | 4,285.17           | 2,501.83           |
| <b>Total Expense</b>                   | <b>1,041,536.45</b> | <b>877,314.20</b>  | <b>164,222.25</b>  |
| <b>Net Ordinary Income</b>             | <b>(51,165.66)</b>  | <b>4,196.55</b>    | <b>(55,362.21)</b> |
| <b>Other Income/Expense</b>            |                     |                    |                    |
| Other Expense                          |                     |                    |                    |
| 642 · Special Projects                 |                     |                    |                    |
| 642.10 · Parking Lot Seal/Stripe/Patch | 0.00                | 10,424.00          | (10,424.00)        |
| 642.11 · Jetting                       | 0.00                | 9,220.87           | (9,220.87)         |
| 642.12 · Radon Mitigation              | 0.00                | 0.00               | 0.00               |
| 642.9 · Special Projects Management    | 0.00                | 200.00             | (200.00)           |
| <b>Total 642 · Special Projects</b>    | <b>0.00</b>         | <b>19,844.87</b>   | <b>(19,844.87)</b> |
| 655 · Tree Maintenance - Extra         | 11,845.00           | 0.00               | 11,845.00          |
| <b>Total Other Expense</b>             | <b>11,845.00</b>    | <b>19,844.87</b>   | <b>(7,999.87)</b>  |
| <b>Net Other Income</b>                | <b>(11,845.00)</b>  | <b>(19,844.87)</b> | <b>7,999.87</b>    |
| <b>Net Income</b>                      | <b>(63,010.66)</b>  | <b>(15,648.32)</b> | <b>(47,362.34)</b> |

**SUNRIDGE AT AVON II**  
**CHECKS WRITTEN THIS YEAR**  
October 2023 through September 2024

| Date                                   | Num      | Name                             | Memo                                                           | Amount     |
|----------------------------------------|----------|----------------------------------|----------------------------------------------------------------|------------|
| 101 - Cash In Bank - Checking          |          |                                  |                                                                |            |
| 101.3 - Cash in Alpine - Checking 9530 |          |                                  |                                                                |            |
| 10/01/2023                             | Draft    | Vail Valley Waste, LLCC          |                                                                | -4,695.00  |
| 10/04/2023                             | ACH      | AR Rios Construction LLC         | D302 BTO - Bathroom repairs                                    | -8,255.00  |
| 10/04/2023                             | ACH      | Ricardo Ramirez                  |                                                                | -1,482.40  |
| 10/04/2023                             | ACH      | I101 Seller - Gimbel - ACH       | Refund of excess water escrow to seller I101                   | -78.21     |
| 10/04/2023                             | ACH      | Jose L Salinas Cervantes         | Trash pick up 8/30,8/31                                        | -180.00    |
| 10/04/2023                             | ACH      | Merritt Services Ltd.            | 9/1-10/1                                                       | -4,952.84  |
| 10/04/2023                             | ACH      | Spaeth and Company, Inc.         | September                                                      | -1,945.73  |
| 10/04/2023                             | ACH      | Summit Property Management       | Monthly Management fee - October                               | -6,500.00  |
| 10/05/2023                             | Autopay  | Voice Nation                     | Emergency answering service                                    | -65.00     |
| 10/06/2023                             | Debit    | OOMA, Inc                        | Sunridge office line                                           | -35.11     |
| 10/20/2023                             | Auto Pay | Eagle River Water                | Estimate                                                       | -22,052.23 |
| 10/20/2023                             | ACH      | AR Rios Construction LLC         |                                                                | -6,145.64  |
| 10/20/2023                             | ACH      | Ricardo Ramirez                  | 10/1-10/15 Cleaning 10/1-9/30 \$1,382.40 twice per mo.         | -1,382.40  |
| 10/27/2023                             | Auto Pay | Holy Cross Energy                | 9/8-10/8                                                       | -610.48    |
| 10/31/2023                             |          |                                  | Service Charge                                                 | -15.00     |
| 11/01/2023                             | Auto Pay | Wall Street Insurance            |                                                                | -16,110.70 |
| 11/01/2023                             | Draft    | Vail Valley Waste, LLCC          |                                                                | -4,768.00  |
| 11/03/2023                             | ACH      | AR Rios Construction LLC         |                                                                | -4,976.60  |
| 11/03/2023                             | ACH      | Ricardo Ramirez                  | 10/16-10/31 Cleaning 10/1-9/30 \$1,382.40 twice per mo.        | -1,382.40  |
| 11/03/2023                             | ACH      | O304 Seller - Getzel - ACH       | Refund of excess water escrow to seller O304                   | -108.84    |
| 11/03/2023                             | ACH      | Spaeth and Company, Inc.         | October                                                        | -1,898.76  |
| 11/03/2023                             | ACH      | Summit Property Management       | Monthly Management fee - November                              | -6,500.00  |
| 11/03/2023                             | ACH      | Wall Street Insurance            | Down payment - 20231001-20241001 D&O/Crime/Umbrella            | -78,088.37 |
| 11/05/2023                             | Autopay  | Voice Nation                     | Emergency answering service                                    | -65.00     |
| 11/06/2023                             | Debit    | OOMA, Inc                        | Sunridge office line                                           | -35.11     |
| 11/17/2023                             | ACH      | AR Rios Construction LLC         |                                                                | -15,003.49 |
| 11/17/2023                             | ACH      | Ricardo Ramirez                  | 11/1-11/15 Cleaning 10/1-9/30 \$1,382.40 twice per mo.         | -1,382.40  |
| 11/17/2023                             | ACH      | M204 Seller - KRR Rentals LLC... | Refund of excess water escrow - M204                           | -80.33     |
| 11/17/2023                             | ACH      | Merritt Services Ltd.            | 10/16-10/27                                                    | -2,203.73  |
| 11/19/2023                             | Auto Pay | Eagle River Water                | 9/29-10/31                                                     | -21,476.42 |
| 11/29/2023                             | Auto Pay | Holy Cross Energy                | 10/8-11/8                                                      | -661.44    |
| 11/30/2023                             |          |                                  | Service Charge                                                 | -15.00     |
| 12/01/2023                             | Auto Pay | Wall Street Insurance            |                                                                | -16,110.70 |
| 12/01/2023                             | Draft    | Vail Valley Waste, LLCC          |                                                                | -4,863.00  |
| 12/05/2023                             | Autopay  | Voice Nation                     | Emergency answering service                                    | -65.00     |
| 12/05/2023                             | ACH      | AR Rios Construction LLC         | Re FGH Fire: G302 remodel - Inv date 2/16/23 - (pay half 12... | -7,877.16  |
| 12/05/2023                             | ACH      | Ricardo Ramirez                  |                                                                | -2,680.58  |
| 12/05/2023                             | ACH      | Jose L Salinas Cervantes         | 11/4-12/2                                                      | -512.50    |
| 12/05/2023                             | ACH      | Merritt Services Ltd.            | G102 BTO - Bedroom window replacement                          | -574.00    |
| 12/05/2023                             | ACH      | Spaeth and Company, Inc.         | November                                                       | -2,059.26  |
| 12/05/2023                             | ACH      | Summit Property Management       | Monthly Management fee - December                              | -6,500.00  |
| 12/06/2023                             | Debit    | OOMA, Inc                        | Sunridge office line                                           | -35.11     |
| 12/06/2023                             | Debit    | Dog Waste Depot                  |                                                                | -466.62    |
| 12/19/2023                             | ACH      | AR Rios Construction LLC         | Re FGH Fire: Per 11/12/23 settlement agreement between o...    | -7,877.16  |
| 12/19/2023                             | ACH      | Ricardo Ramirez                  | 12/1-12/15 Cleaning 10/1-9/30 \$1,382.40 twice per mo.         | -1,382.40  |
| 12/19/2023                             | ACH      | G Snow Removal, Inc.             |                                                                | -4,000.00  |
| 12/19/2023                             | ACH      | Merritt Services Ltd.            | 11/15/23-12/15/23 Sidewalk Snow Removal                        | -600.00    |
| 12/21/2023                             | Auto Pay | Eagle River Water                | 10/31-11/30                                                    | -21,257.92 |
| 12/29/2023                             | Auto Pay | Holy Cross Energy                | 11/8-12/8                                                      | -691.47    |
| 12/31/2023                             |          |                                  | Service Charge                                                 | -15.00     |
| 01/01/2024                             | Auto Pay | Wall Street Insurance            |                                                                | -16,110.70 |
| 01/01/2024                             | Draft    | Vail Valley Waste, LLCC          |                                                                | -5,003.00  |
| 01/04/2024                             | ACH      | Ricardo Ramirez                  |                                                                | -1,482.40  |
| 01/04/2024                             | ACH      | Jose L Salinas Cervantes         | 12/2-12/14                                                     | -360.00    |
| 01/04/2024                             | ACH      | Spaeth and Company, Inc.         |                                                                | -2,328.10  |
| 01/04/2024                             | ACH      | Summit Property Management       | Monthly Management fee - January                               | -6,500.00  |
| 01/04/2024                             | ACH      | Vicente Perez Landeros           | 10/21-12/26                                                    | -795.00    |
| 01/05/2024                             | Autopay  | Voice Nation                     | Emergency answering service                                    | -65.00     |
| 01/06/2024                             | Debit    | OOMA, Inc                        | Sunridge office line                                           | -34.98     |
| 01/16/2024                             | Debit    | Godaddy.com                      | Website/Domain - (Added emails per Steve)                      | -155.88    |
| 01/19/2024                             | ACH      | Ricardo Ramirez                  | 1/1-1/15 Cleaning 10/1-9/30 \$1,382.40 twice per mo.           | -1,382.40  |
| 01/19/2024                             | ACH      | G Snow Removal, Inc.             | 12/15-1/15 Snow plowing contract 10/15/23-4/15/24              | -2,000.00  |
| 01/19/2024                             | ACH      | Merritt Services Ltd.            |                                                                | -1,776.52  |
| 01/20/2024                             | Auto Pay | Eagle River Water                | 11/30-12/29                                                    | -24,163.30 |
| 01/22/2024                             | Debit    | Godaddy.com                      | Website                                                        | -22.17     |
| 01/26/2024                             | Auto Pay | Holy Cross Energy                | 12/8-1/8                                                       | -743.93    |
| 01/31/2024                             |          |                                  | Service Charge                                                 | -15.00     |
| 02/01/2024                             | Auto Pay | Wall Street Insurance            |                                                                | -16,110.70 |
| 02/01/2024                             | Draft    | Vail Valley Waste, LLCC          |                                                                | -4,758.00  |
| 02/02/2024                             | ACH      | Ricardo Ramirez                  | 1/16-1/31 Cleaning 10/1-9/30 \$1,382.40 twice per mo.          | -1,382.40  |
| 02/02/2024                             | ACH      | Jose L Salinas Cervantes         | 1/14-1/24                                                      | -420.00    |

**SUNRIDGE AT AVON II**  
**CHECKS WRITTEN THIS YEAR**  
October 2023 through September 2024

| Date       | Num      | Name                             | Memo                                                        | Amount     |
|------------|----------|----------------------------------|-------------------------------------------------------------|------------|
| 02/02/2024 | ACH      | Merritt Services Ltd.            | 2/1/24-2/29/24 Sidewalk Snow Removal 11/1/23-4/30/24 \$6... | -600.00    |
| 02/02/2024 | ACH      | Spaeth and Company, Inc.         | January                                                     | -2,788.52  |
| 02/02/2024 | ACH      | Summit Property Management       | Monthly Management fee - February                           | -6,500.00  |
| 02/02/2024 | ACH      | Vicente Perez Landeros           | 1/6-1/14                                                    | -360.00    |
| 02/05/2024 | Autopay  | Voice Nation                     | Emergency answering service                                 | -65.00     |
| 02/06/2024 | Debit    | OOMA, Inc                        | Sunridge office line                                        | -35.06     |
| 02/06/2024 | EFT      | Colorado Division of Real Estate | Annual HOA license fee                                      | -43.00     |
| 02/19/2024 | Auto Pay | Eagle River Water                | 12/29-1/31                                                  | -24,921.26 |
| 02/20/2024 | ACH      | Ricardo Ramirez                  | 2/1-2/15 Cleaning 10/1-9/30 \$1,382.40 twice per mo.        | -1,382.40  |
| 02/20/2024 | ACH      | G Snow Removal, Inc.             | 1/15-2/15 Snow plowing contract 10/15/23-4/15/24            | -2,000.00  |
| 02/22/2024 | Debit    | Amazon.com                       | Drain treatment                                             | -136.43    |
| 02/29/2024 | Auto Pay | Holy Cross Energy                | 1/8-2/8                                                     | -729.60    |
| 02/29/2024 |          |                                  | Service Charge                                              | -20.00     |
| 03/01/2024 | Auto Pay | Wall Street Insurance            |                                                             | -16,110.70 |
| 03/01/2024 | Draft    | Vail Valley Waste, LLCC          |                                                             | -4,878.00  |
| 03/05/2024 | Autopay  | Voice Nation                     | Emergency answering service                                 | -65.00     |
| 03/05/2024 | ACH      | Ricardo Ramirez                  | 2/16-2/29 Cleaning 10/1-9/30 \$1,382.40 twice per mo.       | -1,382.40  |
| 03/05/2024 | ACH      | G Snow Removal, Inc.             | Snow pile clean up with skidsteer 1/24                      | -682.50    |
| 03/05/2024 | ACH      | Merritt Services Ltd.            | 3/1/24-3/31/24 Sidewalk Snow Removal 11/1/23-4/30/24 \$6... | -600.00    |
| 03/05/2024 | ACH      | Spaeth and Company, Inc.         | February                                                    | -2,423.68  |
| 03/05/2024 | ACH      | Summit Property Management       | Monthly Management fee - March                              | -6,500.00  |
| 03/06/2024 | Debit    | OOMA, Inc                        | Sunridge office line                                        | -35.06     |
| 03/20/2024 | ACH      | Ricardo Ramirez                  | 3/1-3/15 Cleaning 10/1-9/30 \$1,382.40 twice per mo.        | -1,382.40  |
| 03/20/2024 | ACH      | G Snow Removal, Inc.             |                                                             | -2,367.50  |
| 03/20/2024 | ACH      | Jose L Salinas Cervantes         | Snow removal 1/26,2/5,2/9,2/17,2/24,3/2                     | -480.00    |
| 03/20/2024 | ACH      | Vicente Perez Landeros           | Snow removal 2/3,2/4,2/17,3/12                              | -330.00    |
| 03/21/2024 | Autopay  | Eagle River Water                | 1/31-2/29                                                   | -24,400.42 |
| 03/29/2024 | Auto Pay | Holy Cross Energy                | 2/8-3/8                                                     | -677.03    |
| 03/31/2024 |          |                                  | Service Charge                                              | -20.00     |
| 04/01/2024 | Auto Pay | Wall Street Insurance            |                                                             | -16,110.70 |
| 04/01/2024 | Draft    | Vail Valley Waste, LLCC          |                                                             | -4,838.00  |
| 04/05/2024 | Autopay  | Voice Nation                     | Emergency answering service                                 | -70.00     |
| 04/05/2024 | ACH      | Ricardo Ramirez                  | 3/16-3/31 Cleaning 10/1-9/30 \$1,382.40 twice per mo.       | -1,382.40  |
| 04/05/2024 | ACH      | Jose L Salinas Cervantes         | 3/18-3/28                                                   | -720.00    |
| 04/05/2024 | ACH      | Merritt Services Ltd.            |                                                             | -2,033.25  |
| 04/05/2024 | ACH      | Spaeth and Company, Inc.         | March                                                       | -1,893.51  |
| 04/05/2024 | ACH      | Summit Property Management       | Monthly Management fee - April                              | -6,500.00  |
| 04/06/2024 | Debit    | OOMA, Inc                        | Sunridge office line                                        | -35.16     |
| 04/08/2024 | Debit    | Godaddy.com                      | Website                                                     | -179.76    |
| 04/19/2024 | ACH      | AR Rios Construction LLC         |                                                             | -5,386.72  |
| 04/19/2024 | ACH      | Ricardo Ramirez                  |                                                             | -2,732.40  |
| 04/19/2024 | ACH      | G Snow Removal, Inc.             | 3/15-4/15 Snow plowing contract 10/15/23-4/15/24            | -2,000.00  |
| 04/19/2024 | ACH      | Jose L Salinas Cervantes         | 4/1-4/15                                                    | -915.00    |
| 04/19/2024 | ACH      | Merritt Services Ltd.            | Spring Clean up - 20hrs@\$50/hr                             | -1,000.00  |
| 04/19/2024 | ACH      | Vicente Perez Landeros           | 4/5-4/7                                                     | -630.00    |
| 04/19/2024 | Autopay  | Eagle River Water                | 2/29-3/30                                                   | -24,321.38 |
| 04/26/2024 | Auto Pay | Holy Cross Energy                | 3/8-4/8                                                     | -699.51    |
| 04/30/2024 |          | Alpine Bank                      | Service Charge                                              | -15.00     |
| 05/01/2024 | Auto Pay | Wall Street Insurance            |                                                             | -16,110.70 |
| 05/01/2024 | Draft    | Vail Valley Waste, LLCC          |                                                             | -4,973.00  |
| 05/02/2024 | ACH      | Ricardo Ramirez                  | 4/16-4/30 Cleaning 10/1-9/30 \$1,382.40 twice per mo.       | -1,382.40  |
| 05/02/2024 | ACH      | Spaeth and Company, Inc.         | April                                                       | -1,855.46  |
| 05/02/2024 | ACH      | Summit Property Management       | Monthly Management fee - May                                | -6,500.00  |
| 05/05/2024 | Autopay  | Voice Nation                     | Emergency answering service                                 | -89.71     |
| 05/06/2024 | Debit    | OOMA, Inc                        | Sunridge office line                                        | -35.16     |
| 05/16/2024 | Debit    | Dog Waste Depot                  |                                                             | -466.62    |
| 05/19/2024 | Autopay  | Eagle River Water                | 3/29-4/30                                                   | -24,000.28 |
| 05/20/2024 | ACH      | Ricardo Ramirez                  | 5/1-5/15 Cleaning 10/1-9/30 \$1,382.40 twice per mo.        | -1,382.40  |
| 05/20/2024 | ACH      | Merritt Services Ltd.            |                                                             | -6,874.06  |
| 05/24/2024 |          | Godaddy.com                      | Website                                                     | -899.28    |
| 05/29/2024 | Auto Pay | Holy Cross Energy                | 4/8-5/8                                                     | -558.54    |
| 05/31/2024 |          | Alpine Bank                      | Service Charge                                              | -15.00     |
| 06/01/2024 | Auto Pay | Wall Street Insurance            |                                                             | -16,110.70 |
| 06/01/2024 | Draft    | Vail Valley Waste, LLCC          |                                                             | -5,393.00  |
| 06/05/2024 | Autopay  | Voice Nation                     | Emergency answering service                                 | -96.28     |
| 06/05/2024 | ACH      | Ricardo Ramirez                  |                                                             | -3,782.40  |
| 06/05/2024 | ACH      | Jose L Salinas Cervantes         | Trash pick up 4/2-5/26                                      | -690.00    |
| 06/05/2024 | ACH      | Merritt Services Ltd.            |                                                             | -4,834.63  |
| 06/05/2024 | ACH      | Spaeth and Company, Inc.         | May                                                         | -1,838.38  |
| 06/05/2024 | ACH      | Summit Property Management       | Monthly Management fee - June                               | -6,500.00  |
| 06/06/2024 | Debit    | OOMA, Inc                        | Sunridge office line                                        | -35.16     |
| 06/19/2024 | ACH      | Ricardo Ramirez                  | 6/1-6/15 Cleaning 10/1-9/30 \$1,382.40 twice per mo.        | -1,382.40  |
| 06/19/2024 | ACH      | Merritt Services Ltd.            |                                                             | -4,142.94  |

**SUNRIDGE AT AVON II**  
**CHECKS WRITTEN THIS YEAR**  
October 2023 through September 2024

| Date       | Num      | Name                       | Memo                                                  | Amount     |
|------------|----------|----------------------------|-------------------------------------------------------|------------|
| 06/21/2024 | Autopay  | Eagle River Water          | 4/30-5/31                                             | -23,735.07 |
| 06/25/2024 | ACH      | AR Rios Construction LLC   |                                                       | -5,415.84  |
| 06/28/2024 | Auto Pay | Holy Cross Energy          | 5/8-6/8                                               | -632.75    |
| 07/01/2024 | Auto Pay | Wall Street Insurance      |                                                       | -16,110.70 |
| 07/01/2024 | Draft    | Vail Valley Waste, LLCC    |                                                       | -5,333.00  |
| 07/03/2024 | ACH      | Ricardo Ramirez            | 6/16-6/30 Cleaning 10/1-9/30 \$1,382.40 twice per mo. | -1,382.40  |
| 07/03/2024 | ACH      | Spaeth and Company, Inc.   | June                                                  | -1,873.89  |
| 07/03/2024 | ACH      | Summit Property Management | Monthly Management fee - July                         | -6,500.00  |
| 07/05/2024 | Autopay  | Voice Nation               | Emergency answering service                           | -70.00     |
| 07/06/2024 | Debit    | OOMA, Inc                  | Sunridge office line                                  | -35.16     |
| 07/19/2024 | Autopay  | Eagle River Water          | 5/31-6/28                                             | -25,753.88 |
| 07/19/2024 | Debit    | Zoom.us                    | Subscription                                          | -169.34    |
| 07/22/2024 | ACH      | Ricardo Ramirez            |                                                       | -1,482.40  |
| 07/22/2024 | ACH      | Jose L Salinas Cervantes   | Trash pick up 6/1,6/2,6/8,6/9,6/22                    | -390.00    |
| 07/22/2024 | ACH      | Merritt Services Ltd.      |                                                       | -9,900.62  |
| 07/22/2024 | ACH      | N203 Seller - Padilla      | Refund of excess water escrow Unit N203               | -190.36    |
| 07/26/2024 | Auto Pay | Holy Cross Energy          | 6/8-7/8                                               | -594.94    |
| 08/01/2024 | Draft    | Vail Valley Waste, LLCC    |                                                       | -6,128.00  |
| 08/05/2024 | Autopay  | Voice Nation               | Emergency answering service                           | -70.00     |
| 08/05/2024 | ACH      | AR Rios Construction LLC   |                                                       | -31,738.45 |
| 08/05/2024 | ACH      | Ricardo Ramirez            | 7/16-7/31 Cleaning 10/1-9/30 \$1,382.40 twice per mo. | -1,382.40  |
| 08/05/2024 | ACH      | Spaeth and Company, Inc.   | July                                                  | -1,919.06  |
| 08/05/2024 | ACH      | Summit Property Management | Monthly Management fee - August                       | -6,500.00  |
| 08/06/2024 | Debit    | OOMA, Inc                  | Sunridge office line                                  | -35.16     |
| 08/19/2024 | Auto Pay | Eagle River Water          | 6/28-7/31                                             | -26,891.63 |
| 08/19/2024 | ACH      | AR Rios Construction LLC   | Q104 BTO - Drywall repairs                            | -7,920.54  |
| 08/19/2024 | ACH      | Ricardo Ramirez            | 8/1-8/15 Cleaning 10/1-9/30 \$1,382.40 twice per mo.  | -1,382.40  |
| 08/19/2024 | ACH      | Merritt Services Ltd.      | 7/15-8/16                                             | -841.48    |
| 08/29/2024 | Auto Pay | Holy Cross Energy          | 7/8-8/8                                               | -596.41    |
| 09/01/2024 | Draft    | Vail Valley Waste, LLCC    |                                                       | -5,503.00  |
| 09/05/2024 | Autopay  | Voice Nation               | Emergency answering service                           | -70.00     |
| 09/05/2024 | ACH      | Ricardo Ramirez            | 8/16-8/31 Cleaning 10/1-9/30 \$1,382.40 twice per mo. | -1,382.40  |
| 09/05/2024 | ACH      | Spaeth and Company, Inc.   | August                                                | -1,838.61  |
| 09/05/2024 | ACH      | Summit Property Management | Monthly Management fee - September                    | -6,500.00  |
| 09/06/2024 | Debit    | OOMA, Inc                  | Sunridge office line                                  | -35.16     |
| 09/20/2024 | ACH      | AR Rios Construction LLC   |                                                       | -11,377.30 |
| 09/20/2024 | ACH      | Ricardo Ramirez            | 9/1-9/15 Cleaning 10/1-9/30 \$1,382.40 twice per mo.  | -1,382.40  |
| 09/20/2024 | ACH      | Merritt Services Ltd.      |                                                       | -4,544.32  |
| 09/21/2024 | Auto Pay | Eagle River Water          | 7/31-8/30                                             | -25,049.57 |
| 09/27/2024 | Auto Pay | Holy Cross Energy          | 8/8-9/8                                               | -618.54    |

Total 101.3 - Cash in Alpine - Checking 9530

-902,933.42

101.4 - Cash in Alpine - Bill Pay 9597

|            |         |                                     |                                                                  |           |
|------------|---------|-------------------------------------|------------------------------------------------------------------|-----------|
| 10/10/2023 | 2866    | A & M Group Inc.                    | H101 - Water damage 8/16-9/23                                    | -880.00   |
| 10/10/2023 | 1001891 | Altitude Community Law PC           | 9/5 Monthly Retainer fee                                         | -230.00   |
| 10/10/2023 | 1001892 | Burg Simpson Eldredge Hersh ...     | FGH Fire Insurance Claim 7/31,8/9                                | -855.00   |
| 10/10/2023 | 1001893 | Golden Eagle Htg Cooling & Dr...    | D102 - Clogged kitchen sink                                      | -500.00   |
| 10/10/2023 | 1001894 | Orkin Pest Control (Corp)           | Gophers/moles/voles                                              | -281.99   |
| 10/10/2023 | 1001895 | Simply Permits, LLC                 | Parking permits                                                  | -396.00   |
| 10/24/2023 | 2882    | A & M Group Inc.                    | M101 - Water damage 10/8-10/10                                   | -1,333.75 |
| 10/24/2023 | 1001900 | Altitude Community Law PC           |                                                                  | -1,215.00 |
| 10/24/2023 | 2884    | Plumbing Systems Inc                | M101 - Clogged bathtub; ran snake                                | -1,530.25 |
| 11/15/2023 | 1001907 | Altitude Community Law PC           | 10/5,10/23                                                       | -422.00   |
| 11/15/2023 | 1001908 | Eric's Plumbing & Heating Inc.      |                                                                  | -645.00   |
| 11/15/2023 | 1001909 | Golden Eagle Htg Cooling & Dr...    | H102 - Jetted kitchen line                                       | -550.00   |
| 11/15/2023 | 1001910 | Simply Permits, LLC                 | Parking permits                                                  | -396.00   |
| 11/20/2023 | 1001911 | Burg Simpson Eldredge Hersh ...     | FGH Fire Insurance Claim 8/21-9/28                               | -7,138.00 |
| 12/06/2023 | 1001913 | Altitude Community Law PC           | 10/25-11/21                                                      | -815.00   |
| 12/06/2023 | 1001914 | Drain King Services Inc.            | A102 - Clogged bath tub; ran snake - Inv date 9/14               | -145.00   |
| 12/06/2023 | 1001915 | Golden Eagle Htg Cooling & Dr...    |                                                                  | -2,435.00 |
| 12/06/2023 | 1001916 | Mountain Valley Ventures, Inc.      | Preventive tree spray - Summer application: insecticide for c... | -2,300.00 |
| 12/06/2023 | 1001917 | Simply Permits, LLC                 | Parking permits                                                  | -396.00   |
| 12/22/2023 | 2927    | A & M Group Inc.                    | F202 - Flood from kitchen garbage disposal 12/5-12/7             | -352.50   |
| 12/22/2023 | 1001927 | Burg Simpson Eldredge Hersh ...     | FGH Fire Insurance Claim 10/19-11/9                              | -1,447.79 |
| 12/22/2023 | 1001928 | Gatekeepers Fire and Safety Inc     |                                                                  | -6,480.00 |
| 12/22/2023 | 1001929 | Golden Eagle Htg Cooling & Dr...    | F101,102,202,301 - Jetting                                       | -1,055.00 |
| 12/22/2023 | 1001930 | Mr. Vac Air Duct & Carpet Clea...   | D203 - Dryer vent cleaning                                       | -150.00   |
| 12/22/2023 | 1001931 | R202 Seller - Greene                | Refund of excess water escrow - R202                             | -140.66   |
| 01/11/2024 | 1001934 | C102 Seller - Arbour                | Refund of excess water escrow C102                               | -97.69    |
| 01/11/2024 | 1001935 | E101 Seller - Estate of Kenneth ... | Refund of excess water escrow - E101                             | -468.59   |
| 01/11/2024 | 1001936 | Eric's Plumbing & Heating Inc.      | (FGH Fire) G Bldg - Installed gas pipe to 5 gas meters           | -1,241.00 |
| 01/11/2024 | 1001937 | Simply Permits, LLC                 | Parking permits                                                  | -396.00   |
| 01/18/2024 | 1001938 | Altitude Community Law PC           |                                                                  | -292.00   |

Prepared By Spaeth and Company, Inc.

**SUNRIDGE AT AVON II**  
**CHECKS WRITTEN THIS YEAR**  
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| Date       | Num     | Name                              | Memo                                                               | Amount     |
|------------|---------|-----------------------------------|--------------------------------------------------------------------|------------|
| 01/22/2024 | 1001939 | Black Diamond Fireplace, LLC      | Q304 BTO - Fireplace repairs                                       | -254.00    |
| 01/22/2024 | 1001940 | Drain King Services Inc.          |                                                                    | -625.00    |
| 01/22/2024 | 1001941 | Gatekeepers Fire and Safety Inc   |                                                                    | -6,480.00  |
| 01/22/2024 | 1001942 | Golden Eagle Htg Cooling & Dr...  | Q101 - Kitchen sink back up; ran snake                             | -230.00    |
| 02/06/2024 | 1001951 | Altitude Community Law PC         | 1/5 Monthly Retainer fee                                           | -250.00    |
| 02/06/2024 | 1001952 | Burg Simpson Eldredge Hersh ...   | FGH Fire Insurance Claim 11/17-12/7                                | -1,993.73  |
| 02/06/2024 | 1001953 | Courtois Building Group, Inc.     | G302 - Fire restoration                                            | -3,000.00  |
| 02/06/2024 | 1001954 | Drain King Services Inc.          | D304 BTO - Replumbed kitchen waste drains                          | -217.50    |
| 02/06/2024 | 1001955 | Golden Eagle Htg Cooling & Dr...  |                                                                    | -1,155.00  |
| 02/06/2024 | 1001956 | Mr. Vac Air Duct & Carpet Clea... | F304 - Dryer vent cleaning                                         | -150.00    |
| 02/06/2024 | 1001957 | Simply Permits, LLC               | Parking permits                                                    | -396.00    |
| 03/06/2024 | 1001963 | Altitude Community Law PC         | 2/5 Monthly Retainer fee                                           | -250.00    |
| 03/06/2024 | 1001964 | Courtois Building Group, Inc.     | G302 - Fire restoration                                            | -1,500.00  |
| 03/06/2024 | 1001965 | Golden Eagle Htg Cooling & Dr...  |                                                                    | -2,015.00  |
| 03/06/2024 | 1001966 | Simply Permits, LLC               | Parking permits                                                    | -396.00    |
| 03/20/2024 | 1001967 | Colorado Copies, Inc.             | 3/18 Annual fire alarm test                                        | -34.30     |
| 03/20/2024 | 1001968 | Ruggs No. 3, LLC                  | M303 - Subfloor repairs                                            | -628.20    |
| 04/08/2024 | 1001972 | Altitude Community Law PC         | 3/5 Monthly Retainer fee                                           | -250.00    |
| 04/08/2024 | 1001973 | Colorado Copies, Inc.             | A304 Notice                                                        | -2.42      |
| 04/08/2024 | 1001974 | Simply Permits, LLC               | Parking permits                                                    | -396.00    |
| 04/23/2024 | 3018    | A & M Group Inc.                  |                                                                    | -4,701.25  |
| 04/23/2024 | 1001979 | Drain King Services Inc.          | O101 - Cleared lavatory blockage                                   | -150.00    |
| 04/23/2024 | 1001980 | Golden Eagle Htg Cooling & Dr...  |                                                                    | -1,173.81  |
| 04/23/2024 | 3021    | Vail Valley Gutter Company, Inc.  | H Bldg - Gutter repairs N side                                     | -567.00    |
| 05/08/2024 | 3030    | A & M Group Inc.                  |                                                                    | -1,687.50  |
| 05/08/2024 | 1001987 | Altitude Community Law PC         | 4/5-4/23                                                           | -547.00    |
| 05/08/2024 | 1001988 | Colorado Copies, Inc.             | 4/22 Agreements                                                    | -3.70      |
| 05/08/2024 | 1001989 | Courtois Building Group, Inc.     | G302 - Fire restoration                                            | -10,500.00 |
| 05/08/2024 | 1001990 | Golden Eagle Htg Cooling & Dr...  |                                                                    | -3,110.00  |
| 05/08/2024 | 1001991 | Orkin Pest Control (Corp)         | Annual Pest Control 5/1/24-4/30/25                                 | -3,238.62  |
| 05/08/2024 | 1001992 | Simply Permits, LLC               | Parking permits                                                    | -396.00    |
| 05/22/2024 | 3041    | A & M Group Inc.                  | Q103 - Mold Remediation 5/2-5/8                                    | -837.50    |
| 05/22/2024 | 1001993 | Colorado Copies, Inc.             | Dryer vent notices                                                 | -32.67     |
| 05/22/2024 | 1001994 | Golden Eagle Htg Cooling & Dr...  |                                                                    | -1,217.58  |
| 05/22/2024 | 1001995 | Mr. Vac Air Duct & Carpet Clea... | Clean all residential dryer vents                                  | -7,920.00  |
| 06/06/2024 | 3048    | A & M Group Inc.                  |                                                                    | -6,647.50  |
| 06/06/2024 | 1001999 | Altitude Community Law PC         |                                                                    | -320.00    |
| 06/06/2024 | 1002000 | Colorado Copies, Inc.             | Grill warning notice                                               | -35.94     |
| 06/06/2024 | 1002001 | Eric's Plumbing & Heating Inc.    |                                                                    | -7,800.00  |
| 06/06/2024 | 1002002 | Golden Eagle Htg Cooling & Dr...  |                                                                    | -3,927.56  |
| 06/06/2024 | 1002004 | Orkin Pest Control (Corp)         | Ground Squirrels                                                   | -307.99    |
| 06/06/2024 | 1002003 | Simply Permits, LLC               | Parking permits                                                    | -396.00    |
| 06/25/2024 | 3070    | A & M Group Inc.                  |                                                                    | -9,540.75  |
| 06/25/2024 | 1002012 | Golden Eagle Htg Cooling & Dr...  | P102 - Jetting                                                     | -1,383.56  |
| 06/25/2024 | 1002013 | Mountain Valley Ventures, Inc.    | Turf Application - slow release fertilizer, broadleaf weed cont... | -1,300.00  |
| 06/25/2024 | 1002014 | Orkin Pest Control (Corp)         | Ground Squirrels                                                   | -307.99    |
| 07/01/2024 | 1002007 | Alpine Bank                       | 6/7 A&M Bill pmt paid twice by bank both electronically on 6/...   | -6,647.50  |
| 07/01/2024 |         | Alpine Bank                       | QuickBooks generated zero amount transaction for bill paym...      | 0.00       |
| 07/09/2024 | 1002022 | Q103 - Ross/Rust - EMAIL/ACH      | Reimbursement from Q104 for water damage from tub leak             | -1,440.30  |
| 07/09/2024 | 1002015 | Altitude Community Law PC         | Monthly Retainer fee 6/5                                           | -250.00    |
| 07/09/2024 | 1002016 | Drain King Services Inc.          | G104 - Installed new 2" clean out plug under kitchen sink          | -135.00    |
| 07/09/2024 | 1002017 | Golden Eagle Htg Cooling & Dr...  | B104 - Leak repairs                                                | -386.36    |
| 07/09/2024 | 1002018 | Mountain Valley Ventures, Inc.    | Preventive tree spray - Spring application: insecticide for con... | -2,300.00  |
| 07/09/2024 | 1002019 | Simply Permits, LLC               | Parking permits                                                    | -396.00    |
| 07/24/2024 | 1002024 | Drain King Services Inc.          | Q304 - Installed new garbage disposal ring                         | -160.00    |
| 07/24/2024 | 1002025 | Gatekeepers Fire and Safety Inc   | Annual Fire Alarm Test 3/19/24                                     | -1,200.00  |
| 07/24/2024 | 1002026 | Orkin Pest Control (Corp)         | Ground Squirrels                                                   | -307.99    |
| 08/05/2024 | 3099    | A & M Group Inc.                  |                                                                    | -4,957.50  |
| 08/05/2024 | 1002032 | Alexander Takata                  | I201 - Reimbursement for floor work and accomodations - Re...      | -4,668.96  |
| 08/05/2024 | 1002033 | Altitude Community Law PC         | 6/27, 6/28, 7/5                                                    | -485.00    |
| 08/05/2024 | 1002034 | Fine Signs LLC                    | G Fire Restoration: G Bldg - New "G" sign - Invoice date 4/3...    | -175.96    |
| 08/05/2024 | 1002035 | Golden Eagle Htg Cooling & Dr...  | O101 - Tub back up; ran snake                                      | -805.00    |
| 08/05/2024 | 1002036 | Mountain Valley Ventures, Inc.    | Turf Application - slow release fertilizer, broadleaf weed cont... | -1,210.00  |
| 08/05/2024 | 1002037 | Simply Permits, LLC               | Parking permits                                                    | -396.00    |
| 08/05/2024 | 3106    | Vail Valley Gutter Company, Inc.  |                                                                    | -2,345.00  |
| 08/23/2024 | 1002050 | Courtois Building Group, Inc.     | G302 - Fire restoration                                            | -9,000.00  |
| 08/23/2024 | 1002052 | Golden Eagle Htg Cooling & Dr...  |                                                                    | -2,930.00  |
| 08/23/2024 | 3130    | Plumbing Systems Inc              | N101/N102 - Jetted kitchen line                                    | -1,425.00  |
| 08/23/2024 | 1002051 | R103 Seller-Eagle County          | Return of Excess water escrow Unit R103                            | -100.00    |
| 08/23/2024 | 1002053 | Timber Pro Tree Service LLC       | Pruning, tree removal                                              | -11,790.00 |
| 08/23/2024 | 1002054 | Town of Avon                      | Food for Sunridge Sustainability Event Meeting                     | -147.22    |
| 09/11/2024 | 1002060 | A & M Group Inc.                  |                                                                    | -7,768.75  |
| 09/11/2024 | 1002058 | Altitude Community Law PC         | Monthly Retainer fee 8/5                                           | -250.00    |

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|----------------------------------------------|---------|----------------------------------|------|---------------|
| 09/11/2024                                   | 1002059 | Golden Eagle Htg Cooling & Dr... |      | -2,772.50     |
| 09/26/2024                                   | 3152    | A & M Group Inc.                 |      | -2,535.00     |
| 09/26/2024                                   | 1002065 | Golden Eagle Htg Cooling & Dr... |      | -3,865.33     |
| Total 101.4 - Cash in Alpine - Bill Pay 9597 |         |                                  |      | -193,708.66   |
| Total 101 - Cash In Bank - Checking          |         |                                  |      | -1,096,642.08 |
| TOTAL                                        |         |                                  |      | -1,096,642.08 |