



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

October 26, 2023

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

Re: Financial Statements
For the Twelve Months Ended September 30, 2023

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, 2023

	Sep 30, 23
ASSETS	
Current Assets	
Checking/Savings	
101 · Cash In Bank - Checking	
101.3 · Cash in Alpine - Checking 9530	55,293.26
101.4 · Cash in Alpine - Bill Pay 9597	1,164.33
Total 101 · Cash In Bank - Checking	56,457.59
103 · Cash In Bank - Reserves	
103.10 · Cash in Alpine - Reserve 8318	706.29
103.9 · Cash in Alpine - Reserve 621	91,521.15
Total 103 · Cash In Bank - Reserves	92,227.44
Total Checking/Savings	148,685.03
Accounts Receivable	
110 · Accounts Receivable	46,192.40
Total Accounts Receivable	46,192.40
Other Current Assets	
111 · Due From Insurance	467,708.72
125 · A/R - Owner Reimbursables	
125.1 · Legal - Bill To Owner	515.00
125.2 · Accounting - Bill To Owner	96.00
125 · A/R - Owner Reimbursables - Other	8,808.33
Total 125 · A/R - Owner Reimbursables	9,419.33
133 · Prepaid Expenses	4,119.30
Total Other Current Assets	481,247.35
Total Current Assets	676,124.78
Fixed Assets	
151 · Property and Equipment	4,012.39
155 · Accumulated Depreciation	(4,012.39)
Total Fixed Assets	0.00
TOTAL ASSETS	676,124.78
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
200 · Accounts Payable	56,383.10
Total Accounts Payable	56,383.10
Total Current Liabilities	56,383.10
Total Liabilities	56,383.10
Equity	
301 · Operating Equity Fund	(384,331.64)
302 · Improvement Fund Balance	455,787.94
303 · Improvement Fund Increases	65,855.76
304 · Improvement Fund Expenditures	
304.1 · FGH Fire	(13,382.93)
Total 304 · Improvement Fund Expenditures	(13,382.93)
307 · Special Assessment Fund	515,449.62
Net Income	(19,637.07)
Total Equity	619,741.68
TOTAL LIABILITIES & EQUITY	676,124.78

SUNRIDGE AT AVON II
Balance Sheet - Comparative
As of September 30, 2023

	Sep 30, 23	Sep 30, 22	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
101 · Cash In Bank - Checking	56,457.59	556,573.47	(500,115.88)
103 · Cash In Bank - Reserves	92,227.44	56,134.69	36,092.75
Total Checking/Savings	148,685.03	612,708.16	(464,023.13)
Accounts Receivable			
110 · Accounts Receivable	46,192.40	64,035.82	(17,843.42)
Total Accounts Receivable	46,192.40	64,035.82	(17,843.42)
Other Current Assets			
111 · Due From Insurance	467,708.72	(54,798.42)	522,507.14
125 · A/R - Owner Reimbursables	9,419.33	86.67	9,332.66
133 · Prepaid Expenses	4,119.30	3,549.18	570.12
Total Other Current Assets	481,247.35	(51,162.57)	532,409.92
Total Current Assets	676,124.78	625,581.41	50,543.37
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	676,124.78	625,581.41	50,543.37
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
200 · Accounts Payable	56,383.10	38,675.49	17,707.61
Total Accounts Payable	56,383.10	38,675.49	17,707.61
Total Current Liabilities	56,383.10	38,675.49	17,707.61
Total Liabilities	56,383.10	38,675.49	17,707.61
Equity			
301 · Operating Equity Fund	(384,331.64)	(309,192.11)	(75,139.53)
302 · Improvement Fund Balance	455,787.94	436,711.62	19,076.32
303 · Improvement Fund Increases	65,855.76	63,623.04	2,232.72
304 · Improvement Fund Expenditures	(13,382.93)	(17,055.12)	3,672.19
307 · Special Assessment Fund	515,449.62	515,449.62	0.00
Net Income	(19,637.07)	(102,631.13)	82,994.06
Total Equity	619,741.68	586,905.92	32,835.76
TOTAL LIABILITIES & EQUITY	676,124.78	625,581.41	50,543.37

SUNRIDGE AT AVON II
Profit & Loss
April through September 2023

	Apr - Sep 23	Oct '22 - Sep 23	% of Income
Ordinary Income/Expense			
Income			
401 · Operating Assessments	303,527.40	588,031.50	67.9%
402 · Reserve Assessments	33,725.28	65,855.76	7.5%
403 · Water Usage Fees	109,188.96	225,078.99	24.4%
404 · Finance Chgs. & Late Fees	544.94	1,662.32	0.1%
405 · Interest Income	205.73	444.05	0.0%
406 · Holy Cross Equity Refunds	0.00	258.13	0.0%
407 · Other Owner Income			
407.2 · Fine Income	100.00	180.00	0.0%
Total 407 · Other Owner Income	100.00	180.00	0.0%
Total Income	447,292.31	881,510.75	100.0%
Gross Profit	447,292.31	881,510.75	100.0%
Expense			
601 · Management Fees	39,000.00	78,000.00	8.7%
604 · Electricity	3,561.72	7,893.01	0.8%
605 · Insurance Expense	80,373.05	174,265.49	18.0%
607 · Legal Fees	1,802.00	3,092.00	0.4%
608 · Accounting	10,854.00	23,292.33	2.4%
609 · Office & Administrative			
609.1 · Postage	175.95	624.11	0.0%
609.2 · Telephone	140.12	349.41	0.0%
609.4 · Website/Internet	1,124.28	1,678.45	0.3%
609 · Office & Administrative - Other	1,323.64	3,191.87	0.3%
Total 609 · Office & Administrative	2,763.99	5,843.84	0.6%
620 · Repair & Maint.-General			
620.1 · Pet Cleanup	446.82	641.82	0.1%
620.2 · Building Repair	180.00	16,375.50	0.0%
620 · Repair & Maint.-General - Other	12,535.38	13,454.63	2.8%
Total 620 · Repair & Maint.-General	13,162.20	30,471.95	2.9%
622 · Alarm Service - Contract	3,240.00	6,480.00	0.7%
623 · Snow Removal			
623.1 · Snow Plowing	2,000.00	12,000.00	0.4%
623.2 · Snow Shoveling	600.00	11,265.30	0.1%
623.3 · Roof Snow Removal	0.00	2,550.00	0.0%
623 · Snow Removal - Other	0.00	1,250.00	0.0%
Total 623 · Snow Removal	2,600.00	27,065.30	0.6%
624 · Trash Removal	29,035.55	56,983.55	6.5%
625 · Water & Sewer	138,235.64	265,717.99	30.9%
629 · Chimney Sweep & Dryer Vent	350.00	650.00	0.1%
630 · Parking Lot & Sidewalks			
630.1 · Asphalt & Concrete Repair	118.00	118.00	0.0%
630 · Parking Lot & Sidewalks - Other	2,823.71	5,199.71	0.6%
Total 630 · Parking Lot & Sidewalks	2,941.71	5,317.71	0.7%
631 · Transfer/Allocation to Reserve	33,725.28	65,855.76	7.5%
632 · Lawn Sprinkler Repairs	7,426.21	8,076.21	1.7%
633 · Mowing & Trim Contract	8,800.00	8,800.00	2.0%
634 · Landscaping - Other	17,081.95	19,806.95	3.8%
636 · Light Repair & Replace	66.48	66.48	0.0%
637 · Plumbing & Auguring	9,658.50	18,734.75	2.2%
637a · Reconstruction-Plumbing Issues	18,647.43	21,252.18	4.2%

SUNRIDGE AT AVON II
Profit & Loss
April through September 2023

	Apr - Sep 23	Oct '22 - Sep 23	% of Income
640 · Pest Control	3,262.46	5,194.74	0.7%
643 · Painting Expense	4,894.46	5,104.89	1.1%
652 · Janitorial	18,638.80	35,088.60	4.2%
654 · Gutter Repair & Replace	4,203.12	4,285.17	0.9%
Total Expense	454,324.55	877,338.90	101.6%
Net Ordinary Income	(7,032.24)	4,171.85	(1.6)%
Other Income/Expense			
Other Expense			
642 · Special Projects			
642.10 · Parking Lot Seal/Stripe/Patch	10,424.00	10,424.00	2.3%
642.11 · Jetting	0.00	9,220.87	0.0%
642.12 · Radon Mitigation	3,964.05	3,964.05	0.9%
642.9 · Special Projects Management	200.00	200.00	0.0%
Total 642 · Special Projects	14,588.05	23,808.92	3.3%
Total Other Expense	14,588.05	23,808.92	3.3%
Net Other Income	(14,588.05)	(23,808.92)	(3.3)%
Net Income	(21,620.29)	(19,637.07)	(4.8)%

SUNRIDGE AT AVON II
Comparison To Budget - Year To Date
October 2022 through September 2023

	Oct '22 - Sep 23	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
401 · Operating Assessments	588,031.50	588,031.50	0.00
402 · Reserve Assessments	65,855.76	65,855.76	0.00
403 · Water Usage Fees	225,078.99	199,352.86	25,726.13
404 · Finance Chgs. & Late Fees	1,662.32	0.00	1,662.32
405 · Interest Income	444.05	0.00	444.05
406 · Holy Cross Equity Refunds	258.13	0.00	258.13
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	881,510.75	853,240.12	28,270.63
Gross Profit	881,510.75	853,240.12	28,270.63
Expense			
601 · Management Fees	78,000.00	78,000.00	0.00
604 · Electricity	7,893.01	8,500.00	(606.99)
605 · Insurance Expense	174,265.49	174,265.49	0.00
607 · Legal Fees	3,092.00	10,000.00	(6,908.00)
608 · Accounting	23,292.33	21,600.00	1,692.33
609 · Office & Administrative			
609.1 · Postage	624.11	553.68	70.43
609.2 · Telephone	349.41	416.76	(67.35)
609.4 · Website/Internet	1,678.45	119.88	1,558.57
609 · Office & Administrative - Other	3,191.87	5,409.68	(2,217.81)
Total 609 · Office & Administrative	5,843.84	6,500.00	(656.16)
620 · Repair & Maint.-General			
620.1 · Pet Cleanup	641.82	1,447.63	(805.81)
620.2 · Building Repair	16,375.50	9,584.54	6,790.96
620 · Repair & Maint.-General - Other	13,454.63	6,881.68	6,572.95
Total 620 · Repair & Maint.-General	30,471.95	17,913.85	12,558.10
622 · Alarm Service - Contract	6,480.00	6,000.00	480.00
623 · Snow Removal			
623.1 · Snow Plowing	12,000.00	12,860.00	(860.00)
623.2 · Snow Shoveling	11,265.30	6,887.50	4,377.80
623.3 · Roof Snow Removal	2,550.00	0.00	2,550.00
623 · Snow Removal - Other	1,250.00	1,252.50	(2.50)
Total 623 · Snow Removal	27,065.30	21,000.00	6,065.30
624 · Trash Removal	56,983.55	58,237.39	(1,253.84)
625 · Water & Sewer	265,717.99	262,000.00	3,717.99
629 · Chimney Sweep & Dryer Vent	650.00	1,042.50	(392.50)
630 · Parking Lot & Sidewalks			
630.1 · Asphalt & Concrete Repair	118.00	0.00	118.00
630 · Parking Lot & Sidewalks - Other	5,199.71	7,914.03	(2,714.32)
Total 630 · Parking Lot & Sidewalks	5,317.71	7,914.03	(2,596.32)
631 · Transfer/Allocation to Reserve	65,855.76	65,855.76	0.00
632 · Lawn Sprinkler Repairs	8,076.21	1,736.10	6,340.11
633 · Mowing & Trim Contract	8,800.00	12,000.00	(3,200.00)
634 · Landscaping - Other	19,806.95	16,000.00	3,806.95
636 · Light Repair & Replace	66.48	100.00	(33.52)
637 · Plumbing & Auguring	18,734.75	15,000.00	3,734.75

SUNRIDGE AT AVON II
Comparison To Budget - Year To Date
October 2022 through September 2023

	Oct '22 - Sep 23	Budget	\$ Over Budget
637a · Reconstruction-Plumbing Issues	21,252.18	20,500.00	752.18
640 · Pest Control	5,194.74	6,000.00	(805.26)
643 · Painting Expense	5,104.89	5,000.00	104.89
652 · Janitorial	35,088.60	36,500.00	(1,411.40)
653 · Trash Enclosures	0.00	75.00	(75.00)
654 · Gutter Repair & Replace	4,285.17	1,500.00	2,785.17
Total Expense	877,338.90	853,240.12	24,098.78
Net Ordinary Income	4,171.85	0.00	4,171.85
Other Income/Expense			
Other Expense			
642 · Special Projects			
642.10 · Parking Lot Seal/Stripe/Patch	10,424.00	0.00	10,424.00
642.11 · Jetting	9,220.87	0.00	9,220.87
642.12 · Radon Mitigation	3,964.05	0.00	3,964.05
642.9 · Special Projects Management	200.00	0.00	200.00
Total 642 · Special Projects	23,808.92	0.00	23,808.92
Total Other Expense	23,808.92	0.00	23,808.92
Net Other Income	(23,808.92)	0.00	(23,808.92)
Net Income	(19,637.07)	0.00	(19,637.07)

SUNRIDGE AT AVON II
Comparison To Last Year - Year To Date
October 2022 through September 2023

	Oct '22 - Sep 23	Oct '21 - Sep 22	\$ Change
Ordinary Income/Expense			
Income			
401 · Operating Assessments	588,031.50	561,398.88	26,632.62
402 · Reserve Assessments	65,855.76	63,623.04	2,232.72
403 · Water Usage Fees	225,078.99	199,352.86	25,726.13
404 · Finance Chgs. & Late Fees	1,662.32	191.25	1,471.07
405 · Interest Income	444.05	37.70	406.35
406 · Holy Cross Equity Refunds	258.13	365.77	(107.64)
407 · Other Owner Income			
407.2 · Fine Income	180.00	120.00	60.00
Total 407 · Other Owner Income	180.00	120.00	60.00
Total Income	881,510.75	825,089.50	56,421.25
Gross Profit	881,510.75	825,089.50	56,421.25
Expense			
601 · Management Fees	78,000.00	78,000.00	0.00
604 · Electricity	7,893.01	8,155.71	(262.70)
605 · Insurance Expense	174,265.49	184,018.98	(9,753.49)
607 · Legal Fees	3,092.00	7,232.00	(4,140.00)
608 · Accounting	23,292.33	22,602.65	689.68
609 · Office & Administrative			
609.1 · Postage	624.11	537.54	86.57
609.2 · Telephone	349.41	415.38	(65.97)
609.4 · Website/Internet	1,678.45	1,857.69	(179.24)
609 · Office & Administrative - Other	3,191.87	2,917.36	274.51
Total 609 · Office & Administrative	5,843.84	5,727.97	115.87
620 · Repair & Maint.-General			
620.1 · Pet Cleanup	641.82	1,447.63	(805.81)
620.2 · Building Repair	16,375.50	9,584.54	6,790.96
620 · Repair & Maint.-General - Other	13,454.63	1,272.16	12,182.47
Total 620 · Repair & Maint.-General	30,471.95	12,304.33	18,167.62
621 · Alarm Service - Phone	0.00	1,504.24	(1,504.24)
622 · Alarm Service - Contract	6,480.00	5,805.00	675.00
623 · Snow Removal			
623.1 · Snow Plowing	12,000.00	12,100.00	(100.00)
623.2 · Snow Shoveling	11,265.30	6,887.48	4,377.82
623.3 · Roof Snow Removal	2,550.00	0.00	2,550.00
623 · Snow Removal - Other	1,250.00	1,530.00	(280.00)
Total 623 · Snow Removal	27,065.30	20,517.48	6,547.82
624 · Trash Removal	56,983.55	52,943.08	4,040.47
625 · Water & Sewer	265,717.99	248,395.26	17,322.73
629 · Chimney Sweep & Dryer Vent	650.00	861.39	(211.39)
630 · Parking Lot & Sidewalks			
610 · Towing & Boating	0.00	400.00	(400.00)
630.1 · Asphalt & Concrete Repair	118.00	0.00	118.00
630 · Parking Lot & Sidewalks - Other	5,199.71	6,220.96	(1,021.25)
Total 630 · Parking Lot & Sidewalks	5,317.71	6,620.96	(1,303.25)
631 · Transfer/Allocation to Reserve	65,855.76	63,623.04	2,232.72

SUNRIDGE AT AVON II
Comparison To Last Year - Year To Date
October 2022 through September 2023

	Oct '22 - Sep 23	Oct '21 - Sep 22	\$ Change
632 · Lawn Sprinkler Repairs	8,076.21	3,318.00	4,758.21
633 · Mowing & Trim Contract	8,800.00	11,200.00	(2,400.00)
634 · Landscaping - Other	19,806.95	15,576.69	4,230.26
635 · Flowers & Plants	0.00	1,500.00	(1,500.00)
636 · Light Repair & Replace	66.48	106.54	(40.06)
637 · Plumbing & Auguring	18,734.75	12,999.50	5,735.25
637a · Reconstruction-Plumbing Issues	21,252.18	22,986.78	(1,734.60)
640 · Pest Control	5,194.74	5,634.30	(439.56)
643 · Painting Expense	5,104.89	0.00	5,104.89
652 · Janitorial	35,088.60	33,861.88	1,226.72
653 · Trash Enclosures	0.00	60.97	(60.97)
654 · Gutter Repair & Replace	4,285.17	1,424.00	2,861.17
Total Expense	877,338.90	826,980.75	50,358.15
Net Ordinary Income	4,171.85	(1,891.25)	6,063.10
Other Income/Expense			
Other Expense			
638 · Roof Expense	0.00	375.00	(375.00)
642 · Special Projects			
642.10 · Parking Lot Seal/Stripe/Patch	10,424.00	38,963.20	(28,539.20)
642.11 · Jetting	9,220.87	29,590.50	(20,369.63)
642.12 · Radon Mitigation	3,964.05	0.00	3,964.05
642.2 · Water Meters	0.00	90.00	(90.00)
642.3 · Fire Panels	0.00	6,278.38	(6,278.38)
642.4 · Kitchen Strainers	0.00	11,021.28	(11,021.28)
642.5 · Landscaping	0.00	10,121.94	(10,121.94)
642.9 · Special Projects Management	200.00	100.00	100.00
Total 642 · Special Projects	23,808.92	96,165.30	(72,356.38)
649 · Bad Debt Expense	0.00	4,199.58	(4,199.58)
Total Other Expense	23,808.92	100,739.88	(76,930.96)
Net Other Income	(23,808.92)	(100,739.88)	76,930.96
Net Income	(19,637.07)	(102,631.13)	82,994.06

SUNRIDGE AT AVON II
CHECKS WRITTEN THIS YEAR
October 2022 through September 2023

Date	Num	Name	Memo	Amount
101 - Cash In Bank - Checking				
101.3 - Cash in Alpine - Checking 9530				
10/01/2022	Draft	Vail Valley Waste, LLCC		-4,307.00
10/03/2022	Debit	Voice Nation	Emergency answering service	-59.00
10/05/2022	ACH	B302 Seller - Assad - ACH	Refund of excess water escrow to seller B302	-50.90
10/05/2022	ACH	Ricardo Ramirez	9/16-9/30 Cleaning 10/1-9/30 \$1,280. twice per mo.	-1,280.00
10/05/2022	ACH	Merritt Services Ltd.		-3,628.96
10/05/2022	ACH	Spaeth and Company, Inc.	September	-2,381.22
10/05/2022	ACH	Summit Property Management	Monthly Management fee - October	-6,500.00
10/06/2022	Debit	OOMA, Inc	Sunridge office line	-34.74
10/20/2022	ACH	Ricardo Ramirez	10/1-10/15 Cleaning 10/1-9/30 \$1,280 twice per mo.	-1,280.00
10/20/2022	ACH	Merritt Services Ltd.	BTO B103,B203,Q104 - Reimbursement for Alpine Glass wo...	-786.00
10/20/2022	ACH	Wall Street Insurance	Down payment - 20221001-20231001 D&O/Crime/Umbrella	-52,591.52
10/21/2022	Auto Pay	Eagle River Water	8/31-9/30	-20,578.74
10/28/2022	Auto Pay	Holy Cross Energy	9/7-10/8	-664.27
10/28/2022	ACH	AR Rios Construction LLC		-13,566.08
10/31/2022			Service Charge	-20.00
11/01/2022	Auto Pay	Wall Street Insurance		-13,519.33
11/01/2022	Draft	Vail Valley Waste, LLCC		-4,648.00
11/03/2022	Debit	Voice Nation	Emergency answering service	-59.00
11/04/2022	ACH	Ricardo Ramirez	10/16-10/31 Cleaning 10/1-9/30 \$1,280. twice per mo.	-1,280.00
11/04/2022	ACH	Merritt Services Ltd.		-3,447.89
11/04/2022	ACH	Spaeth and Company, Inc.	October	-1,883.01
11/04/2022	ACH	Summit Property Management	Monthly Management fee - November	-6,500.00
11/06/2022	Debit	OOMA, Inc	Sunridge office line	-34.74
11/18/2022	ACH	AR Rios Construction LLC	Storage shed installation	-3,348.06
11/18/2022	ACH	Ricardo Ramirez	11/1-11/15 Cleaning 10/1-9/30 \$1,280 twice per mo.	-1,280.00
11/18/2022	ACH	G Snow Removal, Inc.	10/15-11/15 Snow plowing contract 10/15/22-11/15/23	-2,000.00
11/18/2022	ACH	Merritt Services Ltd.	10/29-11/15	-1,840.29
11/18/2022	ACH	Vicente Perez Landeros	Trash pick up 10/12-10/20	-570.00
11/19/2022	Auto Pay	Eagle River Water	9/30-10/31	-20,204.84
11/26/2022	Auto Pay	Holy Cross Energy	10/8-11/8	-717.04
11/30/2022			Service Charge	-15.00
12/01/2022	Auto Pay	Wall Street Insurance		-13,519.33
12/01/2022	Draft	Vail Valley Waste, LLCC	11/1-11/30 Commercial Service/Recycling	-4,628.00
12/02/2022	ACH	Ricardo Ramirez		-1,480.00
12/02/2022	ACH	I101 Seller - Crawford - ACH	Refund of excess water escrow for unit I101	-167.35
12/02/2022	ACH	K204 Seller - Saypol - ACH	Refund of excess water escrow for unit K204	-80.93
12/02/2022	ACH	Merritt Services Ltd.		-1,385.75
12/02/2022	ACH	Spaeth and Company, Inc.	November	-2,856.40
12/02/2022	ACH	Summit Property Management	Monthly Management fee - December	-6,500.00
12/05/2022	Debit	Voice Nation	Emergency answering service	-59.00
12/06/2022	Debit	OOMA, Inc	Sunridge office line	-34.74
12/19/2022	Auto Pay	Eagle River Water	10/31-11/30	-19,438.58
12/20/2022	ACH	B204 Seller - McDonald/Lambo...	Refund of excess water escrow Unit B204	-191.04
12/20/2022	ACH	Ricardo Ramirez		-1,920.00
12/20/2022	ACH	G Snow Removal, Inc.	11/15-12/15 Snow plowing contract 10/15/22-11/15/23	-2,000.00
12/29/2022	Auto Pay	Holy Cross Energy	11/8-12/8	-738.19
12/31/2022			Service Charge	-15.00
01/01/2023	Auto Pay	Wall Street Insurance		-13,519.33
01/01/2023	Draft	Vail Valley Waste, LLCC		-4,648.00
01/03/2023	Debit	Voice Nation	Emergency answering service	-66.96
01/04/2023	ACH	Ricardo Ramirez		-1,380.00
01/04/2023	ACH	Merritt Services Ltd.	1/1/23-1/31/23 Sidewalk Snow Removal 11/1/22-4/30/23 \$6...	-600.00
01/04/2023	ACH	Spaeth and Company, Inc.		-2,429.76
01/04/2023	ACH	Summit Property Management	Monthly Management fee - January	-6,500.00
01/04/2023	ACH	Vicente Perez Landeros	Snow Removal 10/27-12/31 - 43hrs@\$30/hr	-1,290.00
01/04/2023	ACH	AR Rios Construction LLC	FGH Fire Restoration	-230,058.66
01/06/2023	Debit	OOMA, Inc	Sunridge office line	-34.83
01/13/2023	Debit	Godaddy.com	Website: Microsoft Office 365 subscription (Steve will give c...	-1,940.76
01/17/2023	Debit	Godaddy.com	Website: Microsoft Office 365 subscription (Steve will give c...	-143.88
01/19/2023	ACH	B102 Seller - Lewis - ACH	Refund of excess water escrow - Unit B102	-66.03
01/19/2023	ACH	Ricardo Ramirez		-2,400.00
01/19/2023	ACH	G Snow Removal, Inc.	1/15-1/15 Snow plowing contract 10/15/22-11/15/23	-2,000.00
01/19/2023	ACH	Merritt Services Ltd.	December	-1,664.30
01/21/2023	Auto Pay	Eagle River Water	11/30-12/30	-21,756.67
01/23/2023	Debit	Godaddy.com	Website: Microsoft Office 365 subscription (Steve will give c...	-20.17
01/27/2023	Auto Pay	Holy Cross Energy	12/8-1/8	-766.04
01/31/2023			Service Charge	-15.00
02/01/2023	Auto Pay	Wall Street Insurance		-13,519.33
02/01/2023	Draft	Vail Valley Waste, LLCC		-4,668.00
02/02/2023	Debit	Voice Nation	Emergency answering service	-59.00
02/03/2023	ACH	Ricardo Ramirez	1/16-1/31 Cleaning 10/1-9/30 \$1,280. twice per mo.	-1,280.00

SUNRIDGE AT AVON II
CHECKS WRITTEN THIS YEAR
October 2022 through September 2023

Date	Num	Name	Memo	Amount
02/03/2023	ACH	G Snow Removal, Inc.	Snow pile clean up with skid steer 12/27, 1/20, 1/23	-850.00
02/03/2023	ACH	Merritt Services Ltd.	2/1/23-2/28/23 Sidewalk Snow Removal 11/1/22-4/30/23 \$6...	-600.00
02/03/2023	ACH	Spaeth and Company, Inc.	January	-1,968.46
02/03/2023	ACH	Summit Property Management	Monthly Management fee - February	-6,500.00
02/05/2023	EFT	Colorado Division of Real Estate	Annual HOA license fee	-30.00
02/06/2023	Debit	OOMA, Inc	Sunridge office line	-35.12
02/17/2023	ACH	Ricardo Ramirez		-2,120.00
02/17/2023	ACH	G Snow Removal, Inc.	1/15-2/15 Snow plowing contract 10/15/22-11/15/23	-2,000.00
02/17/2023	ACH	Vicente Perez Landeros	Snow Removal 1/16-2/14 - \$18hrs@\$30/hr	-540.00
02/19/2023	Auto Pay	Eagle River Water	12/30-1/31	-22,226.92
02/23/2023	ACH	AR Rios Construction LLC	FGH Fire Restoration - (Inv #10)	-161,542.55
02/28/2023	Auto Pay	Holy Cross Energy	1/8-2/8	-754.55
02/28/2023			Service Charge	-20.00
03/01/2023	Auto Pay	Wall Street Insurance		-13,519.33
03/01/2023	Draft	Vail Valley Waste, LLCC		-4,728.00
03/02/2023	Debit	Voice Nation	Emergency answering service	-64.97
03/03/2023	ACH	AR Rios Construction LLC	Bldg A-E,F/Q Icicle removal from roof 2/13,2/14	-1,920.00
03/03/2023	ACH	Ricardo Ramirez		-2,030.00
03/03/2023	ACH	Merritt Services Ltd.	3/1/23-3/31/23 Sidewalk Snow Removal 11/1/22-4/30/23 \$6...	-600.00
03/03/2023	ACH	Spaeth and Company, Inc.	February	-2,526.07
03/03/2023	ACH	Summit Property Management	Monthly Management fee - March	-6,500.00
03/06/2023	Debit	OOMA, Inc	Sunridge office line	-35.12
03/19/2023	Auto Pay	Eagle River Water	1/31-2/28	-21,851.67
03/20/2023	ACH	AR Rios Construction LLC		-4,867.77
03/20/2023	ACH	Ricardo Ramirez	3/1-3/15 Cleaning 10/1-9/30 \$1,280 twice per mo.	-1,280.00
03/20/2023	ACH	G Snow Removal, Inc.		-2,400.00
03/20/2023	ACH	Vicente Perez Landeros	Snow Removal 2/16-3/13 - \$27.5hrs@\$30/hr	-825.00
03/31/2023	Auto Pay	Holy Cross Energy	2/8-3/8	-691.20
03/31/2023			Service Charge	-20.00
04/01/2023	Auto Pay	Wall Street Insurance		-13,519.33
04/01/2023	Draft	Vail Valley Waste, LLCC	3/1-3/31 Commercial Service/Recycling	-4,628.00
04/03/2023	Debit	Voice Nation	Emergency answering service	-65.00
04/04/2023	ACH	Ricardo Ramirez		-1,380.00
04/04/2023	ACH	Merritt Services Ltd.		-1,707.79
04/04/2023	ACH	Spaeth and Company, Inc.	March	-1,909.19
04/04/2023	ACH	Summit Property Management	Monthly Management fee - April	-6,500.00
04/07/2023	Debit	Godaddy.com	Website: Microsoft Office 365 subscription - (Added emails p...	-143.76
04/19/2023		Ricardo Ramirez		-2,037.20
04/19/2023		G Snow Removal, Inc.	3/15-4/15 Snow plowing contract 10/15/22-4/15/23 (FINAL)	-2,000.00
04/19/2023		Vicente Perez Landeros		-2,340.00
04/21/2023	Auto Pay	Eagle River Water	2/28-3/31	-22,003.67
04/28/2023	Auto Pay	Holy Cross Energy	3/8-4/8	-696.48
04/30/2023			Service Charge	-15.00
05/01/2023	Auto Pay	Wall Street Insurance		-13,519.33
05/01/2023	Draft	Vail Valley Waste, LLCC		-4,866.00
05/02/2023	Debit	Voice Nation	Emergency answering service	-65.00
05/04/2023	ACH	B101 Seller - Murray - ACH	VOID: Refund of excess water escrow - Unit B101 (Bank acc...	0.00
05/04/2023	ACH	Ricardo Ramirez		-1,482.40
05/04/2023	ACH	Merritt Services Ltd.		-3,944.15
05/04/2023	ACH	N202 Seller-Prime JMXE, LLC ...	Refund of excess water escrow Unit N202	-94.23
05/04/2023	ACH	Spaeth and Company, Inc.	April	-1,856.51
05/04/2023	ACH	Summit Property Management	Monthly Management fee - May	-6,500.00
05/04/2023	ACH	Vicente Perez Landeros	Spring Cleaning 4/15-4/26 - 40hrs@\$30/hr	-1,200.00
05/19/2023	Auto Pay	Eagle River Water	3/31-4/28	-21,390.92
05/19/2023	ACH	Ricardo Ramirez	5/1-5/15 Cleaning 10/1-9/30 \$1,382.40 twice per mo.	-1,382.40
05/26/2023	Auto Pay	Holy Cross Energy	4/8-5/8	-534.73
05/31/2023			Service Charge	-15.00
06/01/2023	Auto Pay	Wall Street Insurance		-13,519.33
06/01/2023	Draft	Vail Valley Waste, LLCC		-4,919.00
06/02/2023	ACH	AR Rios Construction LLC		-5,976.65
06/02/2023	ACH	Ricardo Ramirez	5/16-5/31 Cleaning 10/1-9/30 \$1,382.40 twice per mo.	-1,382.40
06/02/2023	ACH	Merritt Services Ltd.		-3,047.46
06/02/2023	ACH	Spaeth and Company, Inc.	May	-1,970.10
06/02/2023	ACH	Summit Property Management	Monthly Management fee - June	-6,500.00
06/05/2023	Debit	Voice Nation	Emergency answering service	-73.76
06/06/2023	Debit	OOMA, Inc	Sunridge office line	-35.09
06/07/2023	Debit	Dog Waste Depot		-446.82
06/20/2023	ACH	Ricardo Ramirez		-1,532.40
06/20/2023	ACH	Merritt Services Ltd.	5/30-6/13	-2,542.35
06/20/2023	Auto Pay	Eagle River Water	4/28-5/31	-21,675.92
06/29/2023	Auto Pay	Holy Cross Energy	5/8-6/8	-599.08
06/30/2023			Service Charge	-15.00
07/01/2023	Auto Pay	Wall Street Insurance		-13,519.33

SUNRIDGE AT AVON II
CHECKS WRITTEN THIS YEAR
October 2022 through September 2023

Date	Num	Name	Memo	Amount
07/01/2023	Draft	Vail Valley Waste, LLCC		-5,081.00
07/03/2023	ACH	Ricardo Ramirez		-1,482.40
07/03/2023	ACH	Spaeth and Company, Inc.	June	-1,927.81
07/03/2023	ACH	Summit Property Management	Monthly Management fee - July	-6,500.00
07/03/2023	Debit	Voice Nation	Emergency answering service	-65.00
07/06/2023	Debit	OOMA, Inc	Sunridge office line	-35.09
07/13/2023	ACH	AR Rios Construction LLC		-130,905.93
07/19/2023	Debit	Zoom.us	Subscription	-158.75
07/20/2023	ACH	Ricardo Ramirez	7/1-7/15 Cleaning 10/1-9/30 \$1,382.40 twice per mo.	-1,382.40
07/20/2023	ACH	Merritt Services Ltd.		-3,949.85
07/20/2023	ACH	Vicente Perez Landeros	Brick work 6/17	-210.00
07/20/2023	Debit	The UPS Store	A104: Mail follow up radon test to lab after radon mitigation s...	-36.59
07/22/2023	Auto Pay	Eagle River Water	5/31-6/30	-21,789.92
07/28/2023	Auto Pay	Holy Cross Energy	6/8-7/8	-571.80
07/31/2023	Draft	Vail Valley Waste, LLCC	Extra charges	-55.00
07/31/2023			Service Charge	-20.00
08/01/2023	Draft	Vail Valley Waste, LLCC		-4,678.00
08/02/2023	Debit	Voice Nation	Emergency answering service	-65.00
08/04/2023	ACH	Ricardo Ramirez	7/16-7/31 Cleaning 10/1-9/30 \$1,382.40 twice per mo.	-1,382.40
08/04/2023	ACH	Merritt Services Ltd.	7/5-7/26	-4,895.33
08/04/2023	ACH	Spaeth and Company, Inc.	July	-2,076.01
08/04/2023	ACH	Summit Property Management	Monthly Management fee - August	-6,500.00
08/06/2023	Debit	OOMA, Inc	Sunridge office line	-34.97
08/15/2023	ACH	AR Rios Construction LLC		-8,555.25
08/19/2023	Auto Pay	Eagle River Water	6/30-7/31	-26,391.20
08/21/2023	ACH	Ricardo Ramirez		-1,642.40
08/21/2023	ACH	Merritt Services Ltd.	7/26-8/15	-3,290.19
08/26/2023	Auto Pay	Holy Cross Energy	7/8-8/8	-567.49
08/29/2023	Draft	Vail Valley Waste, LLCC	Extra charges	-50.00
08/31/2023			Service Charge	-20.00
09/01/2023	ACH	Ricardo Ramirez		-1,618.69
09/01/2023	ACH	Jose L Salinas Cervantes		-690.00
09/01/2023	ACH	Merritt Services Ltd.	8/16-8/31	-3,116.06
09/01/2023	ACH	Spaeth and Company, Inc.	August	-1,893.12
09/01/2023	ACH	Summit Property Management	Monthly Management fee - September	-6,500.00
09/01/2023	Draft	Vail Valley Waste, LLCC	8/1-8/31 Commercial Service/Recycling	-4,628.00
09/05/2023	Autopay	Voice Nation	Emergency answering service	-65.00
09/06/2023	Debit	OOMA, Inc	Sunridge office line	-34.97
09/08/2023	ACH	AR Rios Construction LLC	Painting: Entry hall F,L,M,Q Bldg; East/West trash enclosures	-4,744.46
09/20/2023	ACH	Ricardo Ramirez	9/1-9/15 Cleaning 10/1-9/30 \$1,382.40 twice per mo.	-1,382.40
09/22/2023	Auto Pay	Eagle River Water	7/31-8/31	-24,935.75
09/29/2023	Auto Pay	Holy Cross Energy	8/7-9/8	-592.14
09/30/2023			Service Charge	-20.00
Total 101.3 - Cash in Alpine - Checking 9530				-1,276,054.54
101.4 - Cash in Alpine - Bill Pay 9597				
10/07/2022	1001714	Altitude Community Law PC	9/5 Monthly Retainer fee	-200.00
10/07/2022	1001715	Colorado Copies, Inc.	10/4 Water line work notice	-11.39
10/07/2022	1001716	Mountain Valley Ventures, Inc.		-3,650.00
10/07/2022	1001717	Royal Flush Htg Cooling & Dra...		-2,693.00
10/07/2022	1001718	Simply Permits, LLC	Parking permits	-396.00
10/24/2022		Royal Flush Htg Cooling & Dra...	O303 BTO - Installed owner provided shower valve	-627.00
10/24/2022		The Sherwin Williams Co.	Paint for bldg maintenance	-10.79
11/09/2022	1001727	Altitude Community Law PC	10/5 Monthly Retainer fee	-200.00
11/09/2022	1001728	Burg Simpson Eldredge Hersh ...	FGH Fire Insurance Claim 9/12	-350.00
11/09/2022	1001729	Golden Eagle Htg Cooling & Dr...		-1,303.25
11/09/2022	1001730	Mr. Vac Air Duct & Carpet Clea...	I101 - Dryer vent cleaning	-150.00
11/09/2022	1001731	Orkin Pest Control (Corp)	Vole Control	-263.00
11/09/2022	1001732	Simply Permits, LLC	Parking permits	-396.00
11/18/2022	1001740	Burg Simpson Eldredge Hersh ...	FGH Fire Insurance Claim 9/16-9/30	-888.97
11/18/2022	1001741	Colorado Copies, Inc.	11/8 Alarm testing notice	-30.37
12/08/2022	1001749	Altitude Community Law PC	11/5 Monthly Retainer fee	-200.00
12/08/2022	1001750	Golden Eagle Htg Cooling & Dr...		-1,788.75
12/08/2022	1001751	Simply Permits, LLC	Parking permits	-396.00
12/22/2022	1001756	Colorado Copies, Inc.	12/9 Snow parking reminder	-32.64
12/22/2022	1001757	Edwards Insurance Services, LLC	Insurance Reconstruction Report	-450.00
12/22/2022	1001758	O202 Seller Williams/Waechter	Refund of excess water escrow Unit O202	-58.23
12/22/2022	2635	Plumbing Systems Inc	Q103 - Kitchen sink back up; ran snake	-572.00
12/22/2022	1001759	William Baginski	Thermostat repairs 4/15; replace photo cell in O Bldg 11/28	-184.00
01/06/2023	2642	A & M Group Inc.	L103 - Water damage 12/20	-365.00
01/06/2023	1001762	Altitude Community Law PC	12/5 Monthly Retainer fee	-200.00
01/06/2023	1001763	Golden Eagle Htg Cooling & Dr...		-1,424.00
01/06/2023	2645	Plumbing Systems Inc	M103 - Plumbing back up 10/26 (Pd twice, electronically and...	-490.00

Prepared By Spaeth and Company, Inc.

SUNRIDGE AT AVON II
CHECKS WRITTEN THIS YEAR
October 2022 through September 2023

Date	Num	Name	Memo	Amount
01/06/2023	1001764	Simply Permits, LLC	Parking permits	-396.00
01/24/2023	2653	A & M Group Inc.	R103 - Washer leak 12/23	-933.75
01/24/2023	1001766	B302 Seller - 1050 Beaver Cree...	Refund of excess water escrow to seller B302	-95.76
01/24/2023	1001767	Colorado Copies, Inc.	R202 BTO - 1/6 Notice	-1.33
01/30/2023	1001765	Plumbing Systems Inc	PSI inv #153945 paid twice by bank both electronically and b...	-490.00
02/02/2023	1001768	A & M Group Inc.	A&M inv#010223-F3 paid twice by bank both electronically a...	-933.75
02/08/2023	2662	A & M Group Inc.	N203 - Water damage 1/16-1/18	-530.25
02/08/2023	1001774	Altitude Community Law PC	1/5-1/9	-890.00
02/08/2023	1001775	Eric's Plumbing & Heating Inc.		-2,131.00
02/08/2023	1001776	Golden Eagle Htg Cooling & Dr...		-950.00
02/08/2023	1001777	Simply Permits, LLC	Parking permits	-396.00
02/22/2023	2684	A & M Group Inc.		-11,231.75
02/22/2023	1001785	Golden Eagle Htg Cooling & Dr...		-1,629.00
03/06/2023	1001786	Altitude Community Law PC	2/5 Monthly Retainer fee	-230.00
03/06/2023	1001787	Eric's Plumbing & Heating Inc.		-645.00
03/06/2023	1001788	Golden Eagle Htg Cooling & Dr...		-617.00
03/06/2023	1001789	Simply Permits, LLC	Parking permits	-396.00
03/23/2023	2704	A & M Group Inc.	R202 - Water damage 3/6-3/7	-662.50
03/23/2023	1001796	Burg Simpson Eldredge Hersh ...	FGH Fire Insurance Claim 2/10 (Call from N203 to attorney r...	-300.00
03/23/2023	1001797	Drain King Services Inc.	R202/R102 - Cleared blockage in kitchen drain	-350.00
03/23/2023	1001799	Eric's Plumbing & Heating Inc.		-511.00
03/23/2023	1001798	Metron-Farnier, LLC	G Bldg units: Fire Restoration per Steve - Housing kit for wat...	-1,221.40
04/07/2023	2714	A & M Group Inc.	B104 Flood 3/23-3/24 (Bldg repair, per Steve)	-338.75
04/07/2023	1001804	Altitude Community Law PC	3/5 Monthly Retainer fee	-230.00
04/07/2023	1001805	Burg Simpson Eldredge Hersh ...	FGH Fire Insurance Claim 2/22,3/10	-500.00
04/07/2023	1001806	Eric's Plumbing & Heating Inc.		-323.00
04/07/2023	1001807	KJK Construction and Remodeli...	N203 - Drywall repairs in bathroom ceiling	-540.00
04/07/2023	1001808	Simply Permits, LLC	Parking permits	-396.00
04/21/2023	1001809	Golden Eagle Htg Cooling & Dr...	B104 - Jetting; master toilet	-550.00
05/10/2023	2738	A & M Group Inc.	J104 - Water damage 4/15-4/17	-580.50
05/10/2023	1001816	Altitude Community Law PC	4/5 Monthly Retainer fee	-230.00
05/10/2023	1001818	B101 Seller - Murray - ACH	Refund of excess water escrow - Unit B101	-49.81
05/10/2023	1001817	Golden Eagle Htg Cooling & Dr...	R103 - Laundry drain back up into unit; jetting	-1,185.00
05/10/2023	1001819	Simply Permits, LLC	Parking permits	-396.00
05/23/2023	2748	A & M Group Inc.		-3,475.00
05/23/2023	1001820	Eric's Plumbing & Heating Inc.		-2,217.00
05/23/2023	1001821	Golden Eagle Htg Cooling & Dr...		-2,745.00
06/07/2023	2758	A & M Group Inc.	A204 - Flood damage 5/17-5/18	-618.75
06/07/2023	1001827	All Colorado Radon Mitigation, I...	A104 - Installation of mitigation system 5/26	-2,070.00
06/07/2023	1001828	Altitude Community Law PC	5/4,5/5	-494.00
06/07/2023	1001829	Burg Simpson Eldredge Hersh ...	FGH Fire Insurance Claim 3/23	-495.00
06/07/2023	1001830	Eric's Plumbing & Heating Inc.		-1,088.00
06/07/2023	1001831	Golden Eagle Htg Cooling & Dr...		-1,280.00
06/07/2023	1001832-35	Orkin Pest Control (Corp)		-3,802.60
06/07/2023	2765	Plumbing Systems Inc	K103 - Clogged master bath shower; ran snake	-1,013.50
06/07/2023	1001833	Simply Permits, LLC	Parking permits	-396.00
06/22/2023	2769	A & M Group Inc.		-3,900.00
06/22/2023	1001836	Golden Eagle Htg Cooling & Dr...		-1,695.00
06/22/2023	1001837	Mountain Valley Ventures, Inc.	Turf Application - slow release fertilizer, broadleaf weed cont...	-1,300.00
07/07/2023	2787	A & M Group Inc.	B103 - Laundry drain back up 6/7-6/12	-3,622.50
07/07/2023	1001846	Altitude Community Law PC	Monthly Retainer fee 6/5	-230.00
07/07/2023	1001847	Burg Simpson Eldredge Hersh ...	FGH Fire Insurance Claim 5/3-5/12	-2,205.00
07/07/2023	1001848	Mountain Maintenance & Asphalt	Parking lot patching	-5,212.00
07/07/2023	1001849	Mountain Valley Ventures, Inc.	Preventive tree spray - Spring application: insecticide for con...	-2,300.00
07/07/2023	1001850	Simply Permits, LLC	Parking permits	-396.00
07/24/2023	2799	A & M Group Inc.		-1,863.75
07/24/2023	1001852	Circle D Electric	A104 - Radon mitigation	-1,783.71
07/24/2023	1001853	Golden Eagle Htg Cooling & Dr...	I102 - Clogged shower; ran snake	-350.00
07/24/2023	1001854	Mountain Maintenance & Asphalt	Parking lot patching	-5,212.00
07/24/2023	1001855	Orkin Pest Control (Corp)	Gophers/moles/voles	-281.99
07/28/2023	1001851	A & M Group Inc.	A&M inv#060823-F5 paid twice by bank both electronically a...	-3,622.50
08/03/2023	1001856	Altitude Community Law PC	Monthly Retainer fee 7/5	-230.00
08/03/2023	1001857	Go Higher Photography	Renewal fee 7/23-7/24	-200.00
08/03/2023	1001858	Simply Permits, LLC	Parking permits	-396.00
08/23/2023	2826	A & M Group Inc.		-2,717.50
08/23/2023	1001868	Burg Simpson Eldredge Hersh ...	FGH Fire Insurance Claim 5/22	-630.00
08/23/2023	1001869	Colorado Copies, Inc.	8/4 Paving/parkuing notice	-9.80
08/23/2023	1001870	Eric's Plumbing & Heating Inc.	Q302 BTO - Reset toilet (Toilet leak into Q201)	-140.00
08/23/2023	2830	Vail Valley Gutter Company, Inc.	Bldg E,G - Gutter repairs	-997.74
09/13/2023	1001876	Altitude Community Law PC	7/24-8/5	-633.00
09/13/2023	1001877	Mountain Valley Ventures, Inc.	Turf Application - slow release fertilizer, broadleaf weed cont...	-1,300.00
09/13/2023	1001878	Mr. Vac Air Duct & Carpet Clea...	I201 - Dryer vent cleaning	-150.00
09/13/2023	1001879	Orkin Pest Control (Corp)	Gophers/moles/voles	-281.99

SUNRIDGE AT AVON II
CHECKS WRITTEN THIS YEAR
October 2022 through September 2023

Date	Num	Name	Memo	Amount
09/20/2023	1001884	Simply Permits, LLC	Parking permits	-396.00
09/20/2023	1001885	William Baginski	Q104 BTO - Check breaker, wiring, replace GFI	-171.00
Total 101.4 · Cash in Alpine - Bill Pay 9597				-110,113.27
Total 101 · Cash In Bank - Checking				-1,386,167.81
TOTAL				-1,386,167.81