



**SPAETH AND COMPANY, INC.**  
**ACCOUNTING AND TAX SERVICES**

POST OFFICE BOX 3717, 194 MESA DRIVE  
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November 13, 2025

Sunridge at Avon II  
PO Box 2621  
Avon, CO 81620

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

Dear Board of Directors:

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

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

Sincerely yours,

*Christine A. Spaeth, EA*

Christine A. Spaeth, EA  
Enrolled Agent

Enclosures

## SUNRIDGE AT AVON II

## Balance Sheet

As of September 30, 2025

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

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

|                                       | Sep 30, 25          | Sep 30, 24        | \$ Change         |
|---------------------------------------|---------------------|-------------------|-------------------|
| <b>ASSETS</b>                         |                     |                   |                   |
| Current Assets                        |                     |                   |                   |
| Checking/Savings                      |                     |                   |                   |
| 101 · Cash In Bank - Checking         | 22,357.13           | 73,873.30         | (51,516.17)       |
| 103 · Cash In Bank - Reserves         | 1,038,693.82        | 63,176.98         | 975,516.84        |
| Total Checking/Savings                | 1,061,050.95        | 137,050.28        | 924,000.67        |
| Accounts Receivable                   |                     |                   |                   |
| 110 · Accounts Receivable             | 20,941.34           | 25,727.01         | (4,785.67)        |
| Total Accounts Receivable             | 20,941.34           | 25,727.01         | (4,785.67)        |
| Other Current Assets                  |                     |                   |                   |
| 111 · Due From Insurance              | 0.00                | 487,405.34        | (487,405.34)      |
| 125 · A/R - Owner Reimbursables       | 266.75              | 7,090.49          | (6,823.74)        |
| 130 · Prepaid Insurance               | 198,369.84          | 0.00              | 198,369.84        |
| 133 · Prepaid Expenses                | 1,957.08            | 2,023.09          | (66.01)           |
| Total Other Current Assets            | 200,593.67          | 496,518.92        | (295,925.25)      |
| Total Current Assets                  | 1,282,585.96        | 659,296.21        | 623,289.75        |
| Fixed Assets                          |                     |                   |                   |
| 151 · Property and Equipment          | 4,012.39            | 4,012.39          | 0.00              |
| 155 · Accumulated Depreciation        | (4,012.39)          | (4,012.39)        | 0.00              |
| Total Fixed Assets                    | 0.00                | 0.00              | 0.00              |
| <b>TOTAL ASSETS</b>                   | <b>1,282,585.96</b> | <b>659,296.21</b> | <b>623,289.75</b> |
| <b>LIABILITIES &amp; EQUITY</b>       |                     |                   |                   |
| Liabilities                           |                     |                   |                   |
| Current Liabilities                   |                     |                   |                   |
| Accounts Payable                      |                     |                   |                   |
| 200 · Accounts Payable                | 94,088.68           | 45,214.88         | 48,873.80         |
| Total Accounts Payable                | 94,088.68           | 45,214.88         | 48,873.80         |
| Total Current Liabilities             | 94,088.68           | 45,214.88         | 48,873.80         |
| Total Liabilities                     | 94,088.68           | 45,214.88         | 48,873.80         |
| Equity                                |                     |                   |                   |
| 301 · Operating Equity Fund           | (463,084.40)        | (399,979.96)      | (63,104.44)       |
| 302 · Improvement Fund Balance        | 1,815,870.69        | 504,296.72        | 1,311,573.97      |
| 303 · Improvement Fund Increases      | 159,587.74          | 70,278.78         | 89,308.96         |
| 304 · Improvement Fund Expenditures   | (1,879.54)          | (12,953.17)       | 11,073.63         |
| 307 · Special Assessment Fund         | 0.00                | 515,449.62        | (515,449.62)      |
| Net Income                            | (321,997.21)        | (63,010.66)       | (258,986.55)      |
| Total Equity                          | 1,188,497.28        | 614,081.33        | 574,415.95        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b>1,282,585.96</b> | <b>659,296.21</b> | <b>623,289.75</b> |

# SUNRIDGE AT AVON II

## Profit & Loss

July through September 2025

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

# SUNRIDGE AT AVON II

## Profit & Loss

July through September 2025

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

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

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

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

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

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

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

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

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

**SUNRIDGE AT AVON II**  
**CHECKS WRITTEN THIS YEAR**  
October 2024 through September 2025

| Date                                   | Num      | Name                             | Memo                                                        | Amount     |
|----------------------------------------|----------|----------------------------------|-------------------------------------------------------------|------------|
| 101 - Cash In Bank - Checking          |          |                                  |                                                             |            |
| 101.3 - Cash in Alpine - Checking 9530 |          |                                  |                                                             |            |
| 10/01/2024                             | Draft    | Vail Valley Waste, LLCC          |                                                             | -5,828.00  |
| 10/04/2024                             | ACH      | Ricardo Ramirez                  | 9/16-9/30 Cleaning 10/1-9/30 \$1,382.40 twice per mo.       | -1,382.40  |
| 10/04/2024                             | ACH      | Merritt Services Ltd.            | Monthly Assistant Management fee - October                  | -2,000.00  |
| 10/04/2024                             | ACH      | Spaeth and Company, Inc.         | September                                                   | -2,548.74  |
| 10/04/2024                             | ACH      | Summit Property Management       | Monthly Management fee - October                            | -7,166.66  |
| 10/04/2024                             | ACH      | Wall Street Insurance            | Down payment - 20241001-20251001 D&O/Crime/Umbrella         | -68,557.21 |
| 10/05/2024                             | Autopay  | Voice Nation                     | Emergency answering service                                 | -70.00     |
| 10/06/2024                             | Debit    | OOMA, Inc                        | Sunridge office line                                        | -35.16     |
| 10/18/2024                             | ACH      | Ricardo Ramirez                  | 10/1-10/15 Cleaning 10/1-9/30 \$1,382.40 twice per mo.      | -1,382.40  |
| 10/18/2024                             | ACH      | Merritt Services Ltd.            |                                                             | -5,886.82  |
| 10/19/2024                             | Auto Pay | Eagle River Water                | 8/30-9/30                                                   | -24,917.00 |
| 10/26/2024                             | Auto Pay | Holy Cross Energy                | 9/8-10/8                                                    | -624.07    |
| 11/01/2024                             | Auto Pay | Wall Street Insurance            |                                                             | -16,923.64 |
| 11/01/2024                             | Draft    | Vail Valley Waste, LLCC          |                                                             | -5,713.00  |
| 11/05/2024                             | Autopay  | Voice Nation                     | Emergency answering service                                 | -89.71     |
| 11/05/2024                             | ACH      | Ricardo Ramirez                  | 10/16-10/31 Cleaning 10/1-9/30 \$1,382.40 twice per mo.     | -1,382.40  |
| 11/05/2024                             | ACH      | Merritt Services Ltd.            | Monthly Assistant Management fee - November                 | -2,000.00  |
| 11/05/2024                             | ACH      | Spaeth and Company, Inc.         | October                                                     | -1,920.65  |
| 11/05/2024                             | ACH      | Summit Property Management       | Monthly Management fee - November                           | -7,166.66  |
| 11/06/2024                             | Debit    | OOMA, Inc                        | Sunridge office line                                        | -35.33     |
| 11/20/2024                             | ACH      | AR Rios Construction LLC         |                                                             | -6,200.00  |
| 11/20/2024                             | ACH      | Ricardo Ramirez                  |                                                             | -3,482.40  |
| 11/20/2024                             | ACH      | G Snow Removal, Inc.             | 10/15-11/15 Snow plowing contract 10/15/24-4/15/25          | -2,200.00  |
| 11/20/2024                             | ACH      | M202 Seller - Swenson - ACH      | Refund of excess escrow to seller M202                      | -139.08    |
| 11/20/2024                             | ACH      | Merritt Services Ltd.            |                                                             | -4,240.00  |
| 11/21/2024                             | Auto Pay | Eagle River Water                | 9/30-10/31                                                  | -23,938.53 |
| 11/29/2024                             | Auto Pay | Holy Cross Energy                | 10/8-11/8                                                   | -669.57    |
| 12/01/2024                             | Auto Pay | Wall Street Insurance            |                                                             | -16,923.64 |
| 12/01/2024                             | Draft    | Vail Valley Waste, LLCC          |                                                             | -6,018.00  |
| 12/05/2024                             | Autopay  | Voice Nation                     | Emergency answering service                                 | -240.82    |
| 12/05/2024                             | ACH      | Ricardo Ramirez                  | 11/16-11/30 Cleaning 10/1-9/30 \$1,382.40 twice per mo.     | -1,382.40  |
| 12/05/2024                             | ACH      | Merritt Services Ltd.            | Monthly Assistant Management fee - December                 | -2,000.00  |
| 12/05/2024                             | ACH      | P302 Seller - Reyna - ACH        | Refund of excess water escrow to seller P302                | -83.68     |
| 12/05/2024                             | ACH      | Spaeth and Company, Inc.         | November                                                    | -2,625.09  |
| 12/05/2024                             | ACH      | Summit Property Management       | Monthly Management fee - December                           | -7,166.66  |
| 12/06/2024                             | Debit    | OOMA, Inc                        | Sunridge office line                                        | -35.33     |
| 12/19/2024                             | Debit    | Dog Waste Depot                  |                                                             | -508.62    |
| 12/20/2024                             | ACH      | AR Rios Construction LLC         | Ice removal                                                 | -900.00    |
| 12/20/2024                             | ACH      | Ricardo Ramirez                  |                                                             | -3,082.40  |
| 12/20/2024                             | ACH      | G Snow Removal, Inc.             |                                                             | -2,620.00  |
| 12/20/2024                             | ACH      | Merritt Services Ltd.            | 12/15/24-1/15/25 Sidewalk Snow Removal 11/15/24-4/15/25...  | -600.00    |
| 12/20/2024                             | Auto Pay | Eagle River Water                | 10/31-11/27                                                 | -23,648.89 |
| 12/27/2024                             | Auto Pay | Holy Cross Energy                | 11/8-12/8                                                   | -714.34    |
| 01/01/2025                             | Auto Pay | Wall Street Insurance            |                                                             | -16,923.64 |
| 01/02/2025                             | Draft    | Vail Valley Waste, LLCC          |                                                             | -5,903.00  |
| 01/03/2025                             | ACH      | Ricardo Ramirez                  | 12/16-12/31 Cleaning 10/1-9/30 \$1,382.40 twice per mo.     | -1,382.40  |
| 01/03/2025                             | ACH      | Merritt Services Ltd.            | Monthly Assistant Management fee - January                  | -2,000.00  |
| 01/03/2025                             | ACH      | Spaeth and Company, Inc.         |                                                             | -2,315.68  |
| 01/03/2025                             | ACH      | Summit Property Management       | Monthly Management fee - January                            | -7,166.66  |
| 01/05/2025                             | Autopay  | Voice Nation                     | Emergency answering service                                 | -144.46    |
| 01/06/2025                             | Debit    | OOMA, Inc                        | Sunridge office line                                        | -35.29     |
| 01/13/2025                             | Debit    | Godaddy.com                      | Website                                                     | -203.88    |
| 01/20/2025                             | Auto Pay | Eagle River Water                | 11/27-12/31                                                 | -18,475.58 |
| 01/21/2025                             | ACH      | AR Rios Construction LLC         |                                                             | -6,785.56  |
| 01/21/2025                             | ACH      | Ricardo Ramirez                  |                                                             | -4,162.40  |
| 01/21/2025                             | ACH      | G Snow Removal, Inc.             | 10/15-11/15 Snow plowing contract 10/15/24-4/15/25          | -2,200.00  |
| 01/21/2025                             | ACH      | Merritt Services Ltd.            | 11/15/25-2/15/25 Sidewalk Snow Removal 11/15/24-4/15/25 ... | -600.00    |
| 01/21/2025                             | Debit    | Godaddy.com                      | Website                                                     | -22.17     |
| 01/29/2025                             | Auto Pay | Holy Cross Energy                | 12/8-1/8                                                    | -758.59    |
| 02/01/2025                             | Auto Pay | Wall Street Insurance            |                                                             | -16,923.64 |
| 02/01/2025                             | Draft    | Vail Valley Waste, LLCC          |                                                             | -5,343.00  |
| 02/05/2025                             | Autopay  | Voice Nation                     | Emergency answering service                                 | -32.85     |
| 02/05/2025                             | ACH      | AR Rios Construction LLC         |                                                             | -3,101.49  |
| 02/05/2025                             | ACH      | Ricardo Ramirez                  | 1/16-1/31 Cleaning 10/1-9/30 \$1,382.40 twice per mo.       | -1,382.40  |
| 02/05/2025                             | ACH      | Merritt Services Ltd.            | Monthly Assistant Management fee - February                 | -2,000.00  |
| 02/05/2025                             | ACH      | Spaeth and Company, Inc.         | January                                                     | -1,911.90  |
| 02/05/2025                             | ACH      | Summit Property Management       | Monthly Management fee - February                           | -7,166.66  |
| 02/06/2025                             | Debit    | OOMA, Inc                        | Sunridge office line                                        | -35.29     |
| 02/06/2025                             |          | Colorado Division of Real Estate | Annual HOA license fee                                      | -44.00     |
| 02/20/2025                             | ACH      | AR Rios Construction LLC         |                                                             | -3,136.56  |
| 02/20/2025                             | ACH      | Ricardo Ramirez                  |                                                             | -3,082.40  |

**SUNRIDGE AT AVON II**  
**CHECKS WRITTEN THIS YEAR**  
October 2024 through September 2025

| Date       | Num      | Name                               | Memo                                                         | Amount     |
|------------|----------|------------------------------------|--------------------------------------------------------------|------------|
| 02/20/2025 | ACH      | E102 Seller-Estate of Jason P. ... | Refund of excess water escrow Unit E102                      | -191.19    |
| 02/20/2025 | ACH      | G Snow Removal, Inc.               |                                                              | -2,672.50  |
| 02/20/2025 | ACH      | Merritt Services Ltd.              | 2/15/24-3/15/24 Sidewalk Snow Removal 11/15/24-4/15/25 ...   | -600.00    |
| 02/21/2025 | Auto Pay | Eagle River Water                  | 12/31-1/31                                                   | -18,944.32 |
| 02/28/2025 | Auto Pay | Holy Cross Energy                  | 1/8-2/8                                                      | -772.33    |
| 03/01/2025 | Auto Pay | Wall Street Insurance              |                                                              | -16,923.64 |
| 03/03/2025 | Draft    | Vail Valley Waste, LLC             |                                                              | -5,708.00  |
| 03/05/2025 | Autopay  | Voice Nation                       | Emergency answering service                                  | -70.00     |
| 03/05/2025 | ACH      | AR Rios Construction LLC           |                                                              | -3,576.00  |
| 03/05/2025 | ACH      | Ricardo Ramirez                    | 2/16-2/28 Cleaning 10/1-9/30 \$1,382.40 twice per mo.        | -1,382.40  |
| 03/05/2025 | ACH      | G Snow Removal, Inc.               | Snowpile clean up with skidsteer 2/19,2/20                   | -682.50    |
| 03/05/2025 | ACH      | Merritt Services Ltd.              | Monthly Assistant Management fee - March                     | -2,000.00  |
| 03/05/2025 | ACH      | Spaeth and Company, Inc.           | February                                                     | -1,932.04  |
| 03/05/2025 | ACH      | Summit Property Management         | Monthly Management fee - March                               | -7,166.66  |
| 03/06/2025 | Debit    | OOMA, Inc                          | Sunridge office line                                         | -35.29     |
| 03/20/2025 | ACH      | AR Rios Construction LLC           | G103 - Kitchen and floor repairs                             | -3,232.65  |
| 03/20/2025 | ACH      | Ricardo Ramirez                    |                                                              | -3,082.40  |
| 03/20/2025 | ACH      | G Snow Removal, Inc.               | 2/15-3/15 Snow plowing contract 10/15/24-4/15/25             | -2,200.00  |
| 03/20/2025 | ACH      | Merritt Services Ltd.              |                                                              | -1,904.48  |
| 03/21/2025 | Auto Pay | Eagle River Water                  | 1/31-2/28                                                    | -18,312.03 |
| 03/28/2025 | Auto Pay | Holy Cross Energy                  | 2/8-3/8                                                      | -700.29    |
| 03/28/2025 | Debit    | Gumroad.com                        | Excel spreadsheet for reserve study                          | -87.91     |
| 04/01/2025 | Auto Pay | Wall Street Insurance              |                                                              | -16,923.64 |
| 04/01/2025 | Draft    | Vail Valley Waste, LLC             |                                                              | -6,008.00  |
| 04/03/2025 | Debit    | Godaddy.com                        | Board email renewal - 1yr                                    | -161.99    |
| 04/03/2025 | Debit    | Godaddy.com                        | Board email renewal - 1yr                                    | -161.99    |
| 04/03/2025 | Debit    | Godaddy.com                        | Board email renewal - 1yr                                    | -161.99    |
| 04/03/2025 | Debit    | Godaddy.com                        | Board email renewal - 1yr                                    | -161.99    |
| 04/04/2025 | ACH      | AR Rios Construction LLC           |                                                              | -8,300.73  |
| 04/04/2025 | ACH      | Ricardo Ramirez                    | 3/16-3/31 Cleaning 10/1-9/30 \$1,382.40 twice per mo.        | -1,382.40  |
| 04/04/2025 | ACH      | Merritt Services Ltd.              | Monthly Assistant Management fee - April                     | -2,000.00  |
| 04/04/2025 | ACH      | Spaeth and Company, Inc.           | March                                                        | -2,609.81  |
| 04/04/2025 | ACH      | Summit Property Management         | Monthly Management fee - April                               | -7,166.66  |
| 04/04/2025 | Debit    | Godaddy.com                        | Board email renewal - 1yr                                    | -161.99    |
| 04/04/2025 | Debit    | Godaddy.com                        | Board email renewal - 1yr                                    | -161.99    |
| 04/04/2025 | Debit    | Godaddy.com                        | Board email renewal - 1yr                                    | -161.99    |
| 04/05/2025 | Autopay  | Voice Nation                       | Emergency answering service                                  | -81.57     |
| 04/06/2025 | Debit    | OOMA, Inc                          | Sunridge office line                                         | -35.29     |
| 04/19/2025 | Auto Pay | Eagle River Water                  | 2/28-3/31                                                    | -18,487.25 |
| 04/21/2025 | ACH      | AR Rios Construction LLC           |                                                              | -5,974.63  |
| 04/21/2025 | ACH      | Ricardo Ramirez                    |                                                              | -3,082.40  |
| 04/21/2025 | ACH      | G Snow Removal, Inc.               | 3/15-4/15 Snow plowing contract 10/15/24-4/15/25             | -2,200.00  |
| 04/21/2025 | ACH      | Merritt Services Ltd.              |                                                              | -6,977.14  |
| 04/26/2025 | Auto Pay | Holy Cross Energy                  | 3/8-4/8                                                      | -703.28    |
| 05/01/2025 | Auto Pay | Wall Street Insurance              |                                                              | -16,923.64 |
| 05/01/2025 | Draft    | Vail Valley Waste, LLC             |                                                              | -6,128.00  |
| 05/05/2025 | Autopay  | Voice Nation                       | Emergency answering service                                  | -92.94     |
| 05/05/2025 | ACH      | AR Rios Construction LLC           |                                                              | -9,550.85  |
| 05/05/2025 | ACH      | Ricardo Ramirez                    | 4/16-4/30 Cleaning 10/1-9/30 \$1,382.40 twice per mo.        | -1,382.40  |
| 05/05/2025 | ACH      | Merritt Services Ltd.              | Monthly Assistant Management fee - May                       | -2,000.00  |
| 05/05/2025 | ACH      | Spaeth and Company, Inc.           | April                                                        | -2,559.70  |
| 05/05/2025 | ACH      | Summit Property Management         | Monthly Management fee - May                                 | -7,166.66  |
| 05/06/2025 | Debit    | OOMA, Inc                          | Sunridge office line                                         | -35.27     |
| 05/19/2025 | Auto Pay | Eagle River Water                  | 3/31-4/30                                                    | -17,981.56 |
| 05/20/2025 | ACH      | AR Rios Construction LLC           |                                                              | -4,123.41  |
| 05/20/2025 | ACH      | Ricardo Ramirez                    | 5/1-5/15 Cleaning 10/1-9/30 \$1,382.40 twice per mo.         | -1,382.40  |
| 05/20/2025 | ACH      | Jr Master Painting                 | Siding/painting project - Deposit                            | -44,370.00 |
| 05/20/2025 | ACH      | Merritt Services Ltd.              |                                                              | -6,332.33  |
| 05/29/2025 | Auto Pay | Holy Cross Energy                  | 4/8-5/8                                                      | -561.26    |
| 06/01/2025 | Auto Pay | Wall Street Insurance              |                                                              | -16,923.64 |
| 06/01/2025 | Draft    | Vail Valley Waste, LLC             |                                                              | -5,828.00  |
| 06/05/2025 | Autopay  | Voice Nation                       | Emergency answering service                                  | -75.00     |
| 06/05/2025 | ACH      | AR Rios Construction LLC           |                                                              | -5,684.97  |
| 06/05/2025 | ACH      | Ricardo Ramirez                    | 5/16-5/31 Cleaning 10/1-9/30 \$1,382.40 twice per mo.        | -1,382.40  |
| 06/05/2025 | ACH      | G304 Seller - Stuart - ACH         | Refund of excess water escrow G304                           | -205.79    |
| 06/05/2025 | ACH      | Merritt Services Ltd.              | Monthly Assistant Management fee - June                      | -2,000.00  |
| 06/05/2025 | ACH      | N302 Seller - Knuffke - ACH        | VOID: Refund of excess water escrow - Unit N302 - ACH ret... | 0.00       |
| 06/05/2025 | ACH      | O202 Seller - Ding - ACH           | Refund of excess water escrow O202                           | -236.18    |
| 06/05/2025 | ACH      | Spaeth and Company, Inc.           | May                                                          | -2,325.31  |
| 06/05/2025 | ACH      | Summit Property Management         | Monthly Management fee - June                                | -7,166.66  |
| 06/06/2025 | Debit    | OOMA, Inc                          | Sunridge office line                                         | -35.40     |
| 06/16/2025 | Visa     | Amazon.com                         | Parking Violation Stickers                                   | -21.95     |
| 06/20/2025 | Auto Pay | Eagle River Water                  | 4/30-5/30                                                    | -17,946.42 |

**SUNRIDGE AT AVON II**  
**CHECKS WRITTEN THIS YEAR**  
October 2024 through September 2025

| Date                                         | Num        | Name                               | Memo                                                   | Amount        |
|----------------------------------------------|------------|------------------------------------|--------------------------------------------------------|---------------|
| 06/20/2025                                   | Visa       | Survey Monkey                      | 1yr subscription for owner surveys                     | -300.00       |
| 06/23/2025                                   | ACH        | AR Rios Construction LLC           | A-E Bldg - Remove dish antennas and cables             | -750.00       |
| 06/23/2025                                   | ACH        | Ricardo Ramirez                    | 6/1-6/15 Cleaning 10/1-9/30 \$1,382.40 twice per mo.   | -1,382.40     |
| 06/23/2025                                   | ACH        | I102 Seller - Pope/Havlik ACH      | Refund of excess water escrow to seller I102           | -396.01       |
| 06/23/2025                                   | ACH        | Merritt Services Ltd.              |                                                        | -6,283.35     |
| 06/23/2025                                   | ACH        | Ricardo Ramirez                    |                                                        | -2,905.00     |
| 06/27/2025                                   | Auto Pay   | Holy Cross Energy                  | 5/8-6/8                                                | -635.71       |
| 07/01/2025                                   | Auto Pay   | Wall Street Insurance              |                                                        | -16,923.64    |
| 07/01/2025                                   | Draft      | Vail Valley Waste, LLC             |                                                        | -5,963.00     |
| 07/03/2025                                   | ACH        | Ricardo Ramirez                    | 6/16-6/30 Cleaning 10/1-9/30 \$1,382.40 twice per mo.  | -1,382.40     |
| 07/03/2025                                   | ACH        | Jr Master Painting                 | Siding/painting project                                | -15,000.00    |
| 07/03/2025                                   | ACH        | Merritt Services Ltd.              |                                                        | -5,358.96     |
| 07/03/2025                                   | ACH        | Spaeth and Company, Inc.           | June                                                   | -22,444.36    |
| 07/03/2025                                   | ACH        | Summit Property Management         | Monthly Management fee - July                          | -7,166.66     |
| 07/05/2025                                   | Autopay    | Voice Nation                       | Emergency answering service                            | -75.00        |
| 07/06/2025                                   | Debit      | OOMA, Inc                          | Sunridge office line                                   | -35.40        |
| 07/10/2025                                   | Visa       | Town of Avon                       | Permit for painting project                            | -257.50       |
| 07/18/2025                                   | ACH        | Ricardo Ramirez                    | 7/1-7/15 Cleaning 10/1-9/30 \$1,382.40 twice per mo.   | -1,382.40     |
| 07/18/2025                                   | ACH        | Jitterfly                          | Recycling signs                                        | -1,010.00     |
| 07/18/2025                                   | ACH        | Merritt Services Ltd.              |                                                        | -8,133.43     |
| 07/18/2025                                   | ACH        | Spaeth and Company, Inc.           | Reimbursement for siding materials                     | -37,065.28    |
| 07/18/2025                                   | Counter ck | Jr Master Painting                 |                                                        | -33,896.00    |
| 07/19/2025                                   | Auto Pay   | Eagle River Water                  | 5/30-6/30                                              | -19,611.97    |
| 07/21/2025                                   | Debit      | Zoom.us                            | Subscription                                           | -170.60       |
| 07/26/2025                                   | Auto Pay   | Holy Cross Energy                  | 6/8-7/8                                                | -603.48       |
| 08/01/2025                                   | Draft      | Vail Valley Waste, LLC             |                                                        | -5,803.00     |
| 08/01/2025                                   | Cashier ck | Jr Master Painting                 |                                                        | -62,503.61    |
| 08/05/2025                                   | Autopay    | Voice Nation                       | Emergency answering service                            | -75.00        |
| 08/05/2025                                   | ACH        | AR Rios Construction LLC           |                                                        | -5,260.00     |
| 08/05/2025                                   | ACH        | Colorado Star Property Manage...   |                                                        | -200.00       |
| 08/05/2025                                   | ACH        | Ricardo Ramirez                    | 7/16-7/31 Cleaning 10/1-9/30 \$1,382.40 twice per mo.  | -1,382.40     |
| 08/05/2025                                   | ACH        | Merritt Services Ltd.              |                                                        | -14,027.75    |
| 08/05/2025                                   | ACH        | Spaeth and Company, Inc.           | July                                                   | -2,644.56     |
| 08/05/2025                                   | ACH        | Summit Property Management         | Monthly Management fee - August                        | -7,166.66     |
| 08/05/2025                                   | Debit      | Dog Waste Depot                    | Dog waste bags                                         | -574.62       |
| 08/06/2025                                   | Debit      | OOMA, Inc                          | Sunridge office line                                   | -35.40        |
| 08/15/2025                                   | 7051       | Jr Master Painting                 | Re: Painting project A-E Bldg                          | -30,000.00    |
| 08/15/2025                                   | 7050       | Jr Master Painting                 | Re: Siding project 7/31-8/13                           | -59,832.50    |
| 08/20/2025                                   | ACH        | Ricardo Ramirez                    | 8/1-8/15 Cleaning 10/1-9/30 \$1,382.40 twice per mo.   | -1,382.40     |
| 08/20/2025                                   | ACH        | Merritt Services Ltd.              |                                                        | -10,301.15    |
| 08/20/2025                                   | ACH        | Spaeth and Company, Inc.           | Reimbursement for siding materials                     | -37,065.28    |
| 08/21/2025                                   | Auto Pay   | Eagle River Water                  | 6/30-7/31                                              | -23,011.74    |
| 08/22/2025                                   | 916660     | Town of Avon                       | Permit for siding replacement                          | -11,364.25    |
| 08/29/2025                                   | Auto Pay   | Holy Cross Energy                  | 7/8-8/8                                                | -622.11       |
| 08/29/2025                                   | 7052       | Jr Master Painting                 | Re: Painting project Bldgs F-L                         | -35,000.00    |
| 08/29/2025                                   | 7053       | Jr Master Painting                 | Re: Siding project 8/14-8/27                           | -56,907.50    |
| 08/31/2025                                   |            |                                    | Service Charge                                         | -3.00         |
| 09/01/2025                                   | Draft      | Vail Valley Waste, LLC             |                                                        | -6,143.00     |
| 09/03/2025                                   | ACH        | Colorado Star Property Manage...   | Parking enforcement - September                        | -100.00       |
| 09/03/2025                                   | ACH        | Ricardo Ramirez                    | 8/16-8/31 Cleaning 10/1-9/30 \$1,382.40 twice per mo.  | -1,382.40     |
| 09/03/2025                                   | ACH        | Jr Master Painting                 | F101 BTO - Deck staining                               | -1,000.00     |
| 09/03/2025                                   | ACH        | Merritt Services Ltd.              |                                                        | -18,655.44    |
| 09/03/2025                                   | ACH        | Spaeth and Company, Inc.           |                                                        | -16,281.78    |
| 09/03/2025                                   | ACH        | Summit Property Management         | Monthly Management fee - September                     | -7,166.66     |
| 09/05/2025                                   | Autopay    | Voice Nation                       | Emergency answering service                            | -75.00        |
| 09/06/2025                                   | Debit      | OOMA, Inc                          | Sunridge office line                                   | -35.57        |
| 09/12/2025                                   | 7054       | Jr Master Painting                 | Re: Siding project - (invoices to follow)              | -119,795.00   |
| 09/12/2025                                   | 7055       | Jr Master Painting                 | Re: Siding project - (invoices to follow)              | -60,000.00    |
| 09/19/2025                                   | ACH        | AR Rios Construction LLC           |                                                        | -4,366.65     |
| 09/19/2025                                   | ACH        | Ricardo Ramirez                    | 9/1-9/15 Cleaning 10/1-9/30 \$1,382.40 twice per mo.   | -1,382.40     |
| 09/19/2025                                   | ACH        | Merritt Services Ltd.              |                                                        | -12,965.07    |
| 09/19/2025                                   | ACH        | Plumbing Systems Inc               |                                                        | -11,517.91    |
| 09/20/2025                                   | Auto Pay   | Eagle River Water                  | 7/31-8/29                                              | -20,577.18    |
| 09/26/2025                                   | Auto Pay   | Holy Cross Energy                  | 8/8-9/8                                                | -654.18       |
| 09/26/2025                                   | EFT        | High Street Insurance & Financi... | Payment in full - 20251001-20261001 D&O/Crime/Umbrella | -198,369.84   |
| 09/26/2025                                   | 7056       | Jr Master Painting                 | Re: Siding project - (invoices to follow)              | -24,650.00    |
| 09/26/2025                                   | 7057       | Jr Master Painting                 | Re: Siding project - (invoices to follow)              | -104,597.50   |
| Total 101.3 · Cash in Alpine - Checking 9530 |            |                                    |                                                        | -1,897,965.36 |
| 101.4 · Cash in Alpine - Bill Pay 9597       |            |                                    |                                                        |               |
| 10/14/2024                                   | 1002081    | A & M Group Inc.                   | M101 BTO - Master bath sink overflow 9/26-9/28         | -1,780.00     |
| 10/14/2024                                   | 1002069    | Altitude Community Law PC          | 8/27,8/29,8/30,9/5                                     | -914.00       |
| 10/14/2024                                   | 1002070    | Colorado Copies, Inc.              | Budget meeting notices                                 | -2.72         |

Prepared By Spaeth and Company, Inc.

**SUNRIDGE AT AVON II**  
**CHECKS WRITTEN THIS YEAR**  
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| Date       | Num         | Name                              | Memo                                                             | Amount    |
|------------|-------------|-----------------------------------|------------------------------------------------------------------|-----------|
| 10/14/2024 | 1002071     | Courtois Building Group, Inc.     | G302 Fire restoration - FINAL DISBURSEMENT OF REMAI...           | -6,383.19 |
| 10/14/2024 | 1002072     | Golden Eagle Htg Cooling & Dr...  |                                                                  | -1,780.00 |
| 10/14/2024 | 1002073     | Joel Rodriguez                    | Trash pick up 8/3,8/4,8/10,8/11,8/17,8/188/24,8/25,9/5,9/6,9/... | -1,170.00 |
| 10/14/2024 | 1002074     | Simply Permits, LLC               | Parking permits                                                  | -396.00   |
| 10/14/2024 | 1002075     | Vail Valley Gutter Company, Inc.  |                                                                  | -2,345.00 |
| 10/21/2024 | 1002076     | Colorado Copies, Inc.             | Tree notices                                                     | -10.89    |
| 10/21/2024 | 1002077     | G302 Seller - Jacobson            | Refund of excess contingency escrow                              | -150.00   |
| 10/21/2024 | 1002078     | Golden Eagle Htg Cooling & Dr...  |                                                                  | -1,050.00 |
| 10/21/2024 | 1002079     | Jr Master Painting                | Siding/trim painting/repairs                                     | -5,461.00 |
| 10/21/2024 | 1002080     | Mountain Valley Ventures, Inc.    | Preventive tree spray - Summer application: insecticide for c... | -2,300.00 |
| 11/07/2024 | 1002091     | Abel Forestry and Landscaping,... | Tree removal, stump grinding - Inv date 8/24/24                  | -6,090.00 |
| 11/07/2024 | 1002092     | Altitude Community Law PC         | Monthly fee for retainer program 10/5                            | -250.00   |
| 11/07/2024 | 1002093     | Bullfrog Pest Management LLC      |                                                                  | -900.00   |
| 11/07/2024 | 1002094     | Golden Eagle Htg Cooling & Dr...  |                                                                  | -5,052.21 |
| 11/07/2024 | 1002095     | Simply Permits, LLC               | Parking permits                                                  | -396.00   |
| 11/07/2024 | 20          | The Sherwin Williams Co.          | Paint for bldg maintenance                                       | -160.01   |
| 11/22/2024 | 21          | A & M Group Inc.                  | D103 - Kitchen sink drain line back up 11/5-11/8                 | -2,142.50 |
| 11/22/2024 | 1002098     | Colorado Copies, Inc.             | Parking cleaning notice                                          | -24.50    |
| 11/22/2024 | 1002099     | Golden Eagle Htg Cooling & Dr...  |                                                                  | -2,505.00 |
| 11/22/2024 | 1002100     | Joel Rodriguez                    | Leaf and trash pick up (split 50/50 per Steve)                   | -1,560.00 |
| 11/22/2024 | 1002101     | Mountain Hound Rodent Control...  | Ground Squirrel mitigation                                       | -1,075.00 |
| 12/06/2024 | 27          | A & M Group Inc.                  | H201 BTO - Laundry washing machine leak 11/23-11/25              | -381.25   |
| 12/06/2024 | 1002103     | Altitude Community Law PC         | 11/1,11/4,11/5                                                   | -600.00   |
| 12/06/2024 | 1002104     | Bullfrog Pest Management LLC      | Monthly Pest Control                                             | -150.00   |
| 12/06/2024 | 1002105     | Colorado Copies, Inc.             |                                                                  | -34.98    |
| 12/06/2024 | 1002106     | Golden Eagle Htg Cooling & Dr...  |                                                                  | -1,752.21 |
| 12/06/2024 | 1002107     | Simply Permits, LLC               | Parking permits                                                  | -396.00   |
| 12/23/2024 | 33          | A & M Group Inc.                  |                                                                  | -1,157.50 |
| 12/23/2024 | 1002112     | Colorado Copies, Inc.             | Entry repair notices                                             | -34.30    |
| 12/23/2024 | 1002113     | Golden Eagle Htg Cooling & Dr...  |                                                                  | -2,307.22 |
| 01/10/2025 | 1002114     | Altitude Community Law PC         | 12/5,12/12,12/13                                                 | -980.00   |
| 01/10/2025 | 1002115     | Golden Eagle Htg Cooling & Dr...  |                                                                  | -690.00   |
| 01/10/2025 | 1002117     | P102 Seller - Evancho             | Refund for P102 overpayment and excess escrow                    | -665.82   |
| 01/10/2025 | 1002116     | Simply Permits, LLC               |                                                                  | -792.00   |
| 01/24/2025 | 40          | A & M Group Inc.                  |                                                                  | -3,725.00 |
| 01/24/2025 | 1002124     | Golden Eagle Htg Cooling & Dr...  | Q101,102,104 - Snaked kitchen sink lines                         | -885.00   |
| 01/24/2025 | 1002125     | Joel Rodriguez                    | Trash Pickup 11/16-12/29                                         | -720.00   |
| 02/06/2025 | 44          | A & M Group Inc.                  | O303 BTO - Water leak into O203 - Water damage 1/18-1/21         | -391.25   |
| 02/06/2025 | 1002127     | Altitude Community Law PC         | Monthly fee for Retainer Program 1/5                             | -275.00   |
| 02/06/2025 | 1002128     | Golden Eagle Htg Cooling & Dr...  |                                                                  | -1,110.00 |
| 02/06/2025 | 1002129     | Simply Permits, LLC               | Parking permits                                                  | -396.00   |
| 02/25/2025 | 48          | A & M Group Inc.                  |                                                                  | -5,001.25 |
| 02/25/2025 | 1002134     | Golden Eagle Htg Cooling & Dr...  |                                                                  | -2,815.00 |
| 02/25/2025 | 1002135     | William Baginski                  | G102 BTO - Replace thermostat                                    | -171.50   |
| 03/11/2025 | 52          | A & M Group Inc.                  | K201 BTO - Toilet leak 2/16-2/17                                 | -270.00   |
| 03/11/2025 | 1002143     | Altitude Community Law PC         | 1/28,2/5                                                         | -638.00   |
| 03/11/2025 | 54          | Colorado Copies, Inc.             | P Bldg water shutoff notices                                     | -3.09     |
| 03/11/2025 | 1002144     | Simply Permits, LLC               | Parking permits                                                  | -396.00   |
| 03/26/2025 | 57          | Colorado Copies, Inc.             |                                                                  | -41.08    |
| 03/26/2025 | 1002147     | Golden Eagle Htg Cooling & Dr...  |                                                                  | -2,243.10 |
| 03/26/2025 | 1002148     | Jr Master Painting                | Window/door painting project 11/26/24 - BTO I201,J204,K10...     | -3,150.00 |
| 03/26/2025 | 56          | A & M Group Inc.                  | Replacing 1/27 returned bill pay, A&M inv#121124-F1,01022...     | -3,725.00 |
| 04/09/2025 | 61          | A & M Group Inc.                  |                                                                  | -5,452.75 |
| 04/09/2025 | 1002156     | Altitude Community Law PC         | 12/13/24,2/26,3/3,3/5,3/24                                       | -493.00   |
| 04/09/2025 | 1002157     | Golden Eagle Htg Cooling & Dr...  |                                                                  | -3,465.90 |
| 04/09/2025 | 1002158     | Simply Permits, LLC               | Parking permits                                                  | -396.00   |
| 04/24/2025 | 65          | A & M Group Inc.                  |                                                                  | -5,174.00 |
| 04/24/2025 | Credit appl | Drain King Services Inc.          | QuickBooks generated zero amount transaction for bill paym...    | 0.00      |
| 05/07/2025 | 1002161     | Altitude Community Law PC         | 4/5,4/21                                                         | -347.00   |
| 05/07/2025 | 1002162     | Gatekeepers Fire and Safety Inc   |                                                                  | -7,980.00 |
| 05/07/2025 | 1002163     | Golden Eagle Htg Cooling & Dr...  |                                                                  | -3,170.00 |
| 05/07/2025 | 1002164     | Homestead Tree Services           | Q Bldg - Clean out and trim trees                                | -1,380.00 |
| 05/07/2025 | 1002165     | Simply Permits, LLC               | Parking permits                                                  | -396.00   |
| 05/29/2025 | 1002173     | A & M Group Inc.                  |                                                                  | -8,640.00 |
| 05/29/2025 | 1002170     | Eric's Plumbing & Heating Inc.    | Performed backflow tests on 9 domestic preventers                | -1,710.00 |
| 06/11/2025 | 74          | A & M Group Inc.                  | I101 - Water damage 5/15-5/21                                    | -3,605.00 |
| 06/11/2025 | 1002174     | Altitude Community Law PC         | 5/1, 5/7                                                         | -347.00   |
| 06/11/2025 | 76          | Colorado Copies, Inc.             |                                                                  | -47.04    |
| 06/11/2025 | 1002175     | Golden Eagle Htg Cooling & Dr...  |                                                                  | -1,430.00 |
| 06/11/2025 | 1002176     | Simply Permits, LLC               | Parking permits                                                  | -396.00   |
| 06/26/2025 | 1002178     | Bullfrog Pest Management LLC      | Annual Pest Control                                              | -2,788.00 |
| 06/26/2025 | 81          | Colorado Copies, Inc.             |                                                                  | -207.68   |
| 06/26/2025 | 1002179     | Eric's Plumbing & Heating Inc.    | Performed backflow test on 4 irrigation BFP, filed report        | -600.00   |

**SUNRIDGE AT AVON II**  
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| Date                                         | Num     | Name                             | Memo                                                               | Amount               |
|----------------------------------------------|---------|----------------------------------|--------------------------------------------------------------------|----------------------|
| 06/26/2025                                   | 1002181 | Joel Rodriguez                   | Trash Pickup 3/1-5/25                                              | -1,170.00            |
| 06/26/2025                                   | 1002182 | Mountain Valley Ventures, Inc.   | Turf Application - slow release fertilizer, broadleaf weed cont... | -1,210.00            |
| 06/26/2025                                   |         | N302 Seller - Knuffke - ACH      | Refund of excess water escrow - Unit N302                          | -169.13              |
| 07/08/2025                                   | 86      | A & M Group Inc.                 | A103 - Water damage 6/24-6/26                                      | -1,255.00            |
| 07/08/2025                                   | 1002187 | Altitude Community Law PC        | Monthly fee for Retainer program 6/5                               | -275.00              |
| 07/08/2025                                   | 1002188 | Blue Monster Service LLC         | Porta potty delivery for painting project workers                  | -75.00               |
| 07/08/2025                                   | 1002189 | Golden Eagle Htg Cooling & Dr... |                                                                    | -1,490.00            |
| 07/08/2025                                   | 1002190 | McCaffery Reserve Consulting ... | Reserve Study - 50% Deposit                                        | -2,125.00            |
| 07/08/2025                                   | 1002191 | Mountain Valley Ventures, Inc.   | Preventive tree spray - Spring application: insecticide for con... | -2,300.00            |
| 07/08/2025                                   | 1002192 | Simply Permits, LLC              | Parking permits                                                    | -396.00              |
| 07/08/2025                                   | 1002193 | Thompson Welding LLCs            | Temporary dumpster for painting project                            | -155.00              |
| 07/08/2025                                   | 1002194 | West Vail Shell                  | Towing/Booting                                                     | -495.00              |
| 07/28/2025                                   | 96      | Colorado Copies, Inc.            |                                                                    | -32.93               |
| 07/28/2025                                   | 1002198 | Golden Eagle Htg Cooling & Dr... |                                                                    | -3,290.00            |
| 07/28/2025                                   | 1002199 | Mountain Hound Rodent Control... | Ground Squirrel mitigation                                         | -2,100.00            |
| 08/12/2025                                   | 100     | A & M Group Inc.                 |                                                                    | -3,792.50            |
| 08/12/2025                                   | 1002206 | Altitude Community Law PC        | Monthly fee for Retainer program 7/5                               | -275.00              |
| 08/12/2025                                   | 102     | Colorado Copies, Inc.            |                                                                    | -13.54               |
| 08/12/2025                                   | 1002207 | Golden Eagle Htg Cooling & Dr... | K203 BTO - Shower pan drain leak                                   | -405.00              |
| 08/12/2025                                   | 1002208 | Joel Rodriguez                   | Trash Pickup 5/28,5/29,7/1-7/19                                    | -1,110.00            |
| 08/12/2025                                   | 1002209 | Mountain Valley Ventures, Inc.   | Turf Application - slow release fertilizer, broadleaf weed cont... | -1,300.00            |
| 08/12/2025                                   | 1002210 | Simply Permits, LLC              | Parking permits                                                    | -396.00              |
| 08/12/2025                                   | 1002211 | Thompson Welding LLCs            |                                                                    | -1,034.40            |
| 08/25/2025                                   | 109     | Colorado Copies, Inc.            |                                                                    | -49.96               |
| 08/25/2025                                   | 1002215 | Go Higher Photography            | Renewal fee 7/25-7/26                                              | -200.00              |
| 08/25/2025                                   | 1002216 | Golden Eagle Htg Cooling & Dr... |                                                                    | -2,045.00            |
| 08/25/2025                                   | 1002217 | Thompson Welding LLCs            |                                                                    | -1,152.00            |
| 09/12/2025                                   | 114     | Colorado Copies, Inc.            |                                                                    | -14.72               |
| 09/12/2025                                   | 1002223 | Edwards Insurance Services, LLC  | Insurance Reconstruction Report                                    | -450.00              |
| 09/12/2025                                   | 1002224 | Mountain Valley Ventures, Inc.   | Preventive tree spray - Summer application: insecticide for c...   | -2,300.00            |
| 09/12/2025                                   | 1002227 | Plumbing Systems Inc             | N101 - Kitchen line repairs                                        | -6,062.50            |
| 09/12/2025                                   | 1002226 | Simply Permits, LLC              | Parking permits                                                    | -396.00              |
| 09/12/2025                                   | 1002225 | Thompson Welding LLCs            | Exchange of 40yd #28993; disposal fee (Painting project per...     | -567.60              |
| 09/29/2025                                   | 122     | A & M Group Inc.                 | N101 - Clean/disinfect around bathtub shower (after pipe rep...    | -150.00              |
| 09/29/2025                                   | 123     | Colorado Copies, Inc.            |                                                                    | -21.81               |
| 09/29/2025                                   | 1002230 | Golden Eagle Htg Cooling & Dr... |                                                                    | -10,776.70           |
| 09/29/2025                                   | 1002231 | Thompson Welding LLCs            |                                                                    | -1,755.60            |
| Total 101.4 - Cash in Alpine - Bill Pay 9597 |         |                                  |                                                                    | -178,627.33          |
| Total 101 - Cash In Bank - Checking          |         |                                  |                                                                    | -2,076,592.69        |
| <b>TOTAL</b>                                 |         |                                  |                                                                    | <b>-2,076,592.69</b> |