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 21, 2026

Sunridge at Avon II
PO Box 2621
Avon, CO 81620

Re: Financial Statements
For the Twelve Months Ended September 30, 2026

Dear Board of Directors:

I am enclosing your balance sheet, profit & loss, comparatives, quarterly 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, 2026

	Sep 30, 26	
ASSETS		
Current Assets		
Checking/Savings		
101 · Cash In Bank - Checking		
101.3 · Cash in Alpine - Checking 9530	178,293.58	
101.4 · Cash in Alpine - Bill Pay 9597	2,649.72	
Total 101 · Cash In Bank - Checking		180,943.30
103 · Cash In Bank - Reserves		
103.10 · Cash in Alpine-Reserve ICS 8318	200,077.81	
103.9 · Cash in Alpine - Reserve 621	175,153.23	
Total 103 · Cash In Bank - Reserves		375,231.04
Total Checking/Savings		556,174.34
Accounts Receivable		
110 · Accounts Receivable		12,268.75
Total Accounts Receivable		12,268.75
Other Current Assets		
125 · A/R - Owner Reimbursables		
125.2 · Accounting - Bill To Owner	84.50	
125 · A/R - Owner Reimbursables - Other	921.67	
Total 125 · A/R - Owner Reimbursables		1,006.17
133 · Prepaid Expenses		485.75
Total Other Current Assets		1,491.92
Total Current Assets		569,935.01
Fixed Assets		
151 · Property and Equipment		4,012.39
155 · Accumulated Depreciation		(4,012.39)
Total Fixed Assets		0.00
TOTAL ASSETS		569,935.01
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
200 · Accounts Payable		58,809.69
Total Accounts Payable		58,809.69
Total Current Liabilities		58,809.69
Total Liabilities		58,809.69
Equity		
301 · Operating Equity Fund		(453,961.59)
302 · Improvement Fund Balance		1,973,578.89
303 · Improvement Fund Increases		163,922.40
304 · Improvement Fund Expenditures		(1,087.60)
307 · Special Assessment Fund		532,257.81
308 · Special Assessment - Decreases		(863,395.77)
Net Income		(840,188.82)
Total Equity		511,125.32
TOTAL LIABILITIES & EQUITY		569,935.01

SUNRIDGE AT AVON II
Balance Sheet - Comparative
As of September 30, 2026

	Sep 30, 26	Sep 30, 25	$ Change
ASSETS			
Current Assets			
Checking/Savings			
101 · Cash In Bank - Checking	180,943.30	22,357.13	158,586.17
103 · Cash In Bank - Reserves	375,231.04	1,038,693.82	(663,462.78)
Total Checking/Savings	556,174.34	1,061,050.95	(504,876.61)
Accounts Receivable			
110 · Accounts Receivable	12,268.75	20,941.34	(8,672.59)
Total Accounts Receivable	12,268.75	20,941.34	(8,672.59)
Other Current Assets			
125 · A/R - Owner Reimbursables	1,006.17	266.75	739.42
130 · Prepaid Insurance	0.00	198,369.84	(198,369.84)
133 · Prepaid Expenses	485.75	1,957.08	(1,471.33)
Total Other Current Assets	1,491.92	200,593.67	(199,101.75)
Total Current Assets	569,935.01	1,282,585.96	(712,650.95)
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	569,935.01	1,282,585.96	(712,650.95)
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
200 · Accounts Payable	58,809.69	94,106.62	(35,296.93)
Total Accounts Payable	58,809.69	94,106.62	(35,296.93)
Total Current Liabilities	58,809.69	94,106.62	(35,296.93)
Total Liabilities	58,809.69	94,106.62	(35,296.93)
Equity			
301 · Operating Equity Fund	(453,961.59)	(463,084.40)	9,122.81
302 · Improvement Fund Balance	1,973,578.89	1,815,870.69	157,708.20
303 · Improvement Fund Increases	163,922.40	159,587.74	4,334.66
304 · Improvement Fund Expenditures	(1,087.60)	(1,879.54)	791.94
307 · Special Assessment Fund	532,257.81	0.00	532,257.81
308 · Special Assessment - Decreases	(863,395.77)	0.00	(863,395.77)
Net Income	(840,188.82)	(322,015.15)	(518,173.67)
Total Equity	511,125.32	1,188,479.34	(677,354.02)
TOTAL LIABILITIES & EQUITY	569,935.01	1,282,585.96	(712,650.95)

SUNRIDGE AT AVON II
Profit & Loss
July through September 2026

	Jul - Sep 26	Oct '25 - Sep 26	% of Income
Ordinary Income/Expense			
Income			
401 · Operating Assessments	200,249.82	800,999.28	69.3%
402 · Reserve Assessments	40,980.60	163,922.40	14.2%
403 · Water Usage Fees	46,370.83	194,786.70	16.0%
404 · Finance Chgs. & Late Fees	323.63	1,087.93	0.1%
405 · Interest Income	903.20	4,912.04	0.3%
407 · Other Owner Income			
407.2 · Fine Income	195.00	335.00	0.1%
Total 407 · Other Owner Income	195.00	335.00	0.1%
Total Income	289,023.08	1,166,043.35	100.0%
Gross Profit	289,023.08	1,166,043.35	100.0%
Expense			
600 · Safety Inspection	0.00	100.00	0.0%
601 · Management Fees	30,500.01	109,579.72	10.6%
604 · Electricity	1,844.24	8,135.97	0.6%
605 · Insurance Expense	49,592.46	198,369.84	17.2%
607 · Legal Fees	5,851.00	19,961.00	2.0%
608 · Accounting	6,042.50	25,012.84	2.1%
609 · Office & Administrative			
609.1 · Postage	97.22	517.16	0.0%
609.2 · Telephone	216.39	719.79	0.1%
609.4 · Website/Internet	687.95	2,364.34	0.2%
609 · Office & Administrative - Other	856.20	8,564.38	0.3%
Total 609 · Office & Administrative	1,857.76	12,165.67	0.6%
620 · Repair & Maint.-General			
620.1 · Pet Cleanup	559.43	1,144.42	0.2%
620.2 · Building Repair	1,266.00	5,879.84	0.4%
620 · Repair & Maint.-General - Other	5,283.49	6,070.99	1.8%
Total 620 · Repair & Maint.-General	7,108.92	13,095.25	2.5%
622 · Alarm Service - Contract	1,620.00	8,300.24	0.6%
623 · Snow Removal			
623.1 · Snow Plowing	0.00	13,200.00	0.0%
623.2 · Snow Shoveling	0.00	13,200.00	0.0%
Total 623 · Snow Removal	0.00	26,400.00	0.0%
624 · Trash Removal	16,674.00	70,320.27	5.8%
625 · Water & Sewer	60,355.34	231,535.06	20.9%
629 · Chimney Sweep & Dryer Vent	0.00	1,573.44	0.0%
630 · Parking Lot & Sidewalks			
610 · Towing & Booting	300.00	1,200.00	0.1%
630 · Parking Lot & Sidewalks - Other	3,028.08	6,592.08	1.0%
Total 630 · Parking Lot & Sidewalks	3,328.08	7,792.08	1.2%
631 · Transfer/Allocation to Reserve	40,980.60	163,922.40	14.2%
632 · Lawn Sprinkler Repairs	740.66	9,870.85	0.3%
633 · Mowing & Trim Contract	6,300.00	10,750.00	2.2%
634 · Landscaping - Other	2,898.75	23,165.85	1.0%
636 · Light Repair & Replace	0.00	627.62	0.0%
637 · Plumbing & Auguring			
637.2 · Drain Line Cleaning	0.00	9,054.70	0.0%
637 · Plumbing & Auguring - Other	8,666.21	15,817.21	3.0%
Total 637 · Plumbing & Auguring	8,666.21	24,871.91	3.0%

SUNRIDGE AT AVON II
Profit & Loss
July through September 2026

	Jul - Sep 26	Oct '25 - Sep 26	% of Income
637a · Reconstruction-Plumbing Issues	30,204.06	59,690.00	10.5%
638 · Roof Expense	910.00	910.00	0.3%
640 · Pest Control	5,124.69	11,183.37	1.8%
642.10 · Parking Lot Seal/Stripe/Patch	30,942.47	30,942.47	10.7%
652 · Janitorial	8,294.40	33,582.60	2.9%
653 · Trash Enclosures	0.00	273.28	0.0%
654 · Gutter Repair & Replace	0.00	4,568.00	0.0%
655 · Tree Maintenance	110.00	6,084.13	0.0%
Total Expense	319,946.15	1,112,783.86	110.7%
Net Ordinary Income	(30,923.07)	53,259.49	(10.7)%
Other Income/Expense			
Other Income			
703 · Special Assessment Income	8,011.62	49,231.37	2.8%
Total Other Income	8,011.62	49,231.37	2.8%
Other Expense			
803 · Special Assessment Expense	7,665.50	942,679.68	2.7%
Total Other Expense	7,665.50	942,679.68	2.7%
Net Other Income	346.12	(893,448.31)	0.1%
Net Income	(30,576.95)	(840,188.82)	(10.6)%

SUNRIDGE AT AVON II
Comparison To Budget - Year To Date
October 2025 through September 2026

	Oct '25 - Sep 26	Budget	$ Over Budget
Ordinary Income/Expense			
Income			
401 · Operating Assessments	800,999.28	800,999.28	0.00
402 · Reserve Assessments	163,922.40	163,922.40	0.00
403 · Water Usage Fees	194,786.70	225,000.00	(30,213.30)
404 · Finance Chgs. & Late Fees	1,087.93	0.00	1,087.93
405 · Interest Income	4,912.04	0.00	4,912.04
407 · Other Owner Income			
407.2 · Fine Income	335.00	0.00	335.00
Total 407 · Other Owner Income	335.00	0.00	335.00
Total Income	1,166,043.35	1,189,921.68	(23,878.33)
Gross Profit	1,166,043.35	1,189,921.68	(23,878.33)
Expense			
600 · Safety Inspection	100.00	0.00	100.00
601 · Management Fees	109,579.72	122,000.00	(12,420.28)
604 · Electricity	8,135.97	8,500.00	(364.03)
605 · Insurance Expense	198,369.84	231,914.00	(33,544.16)
607 · Legal Fees	19,961.00	5,500.00	14,461.00
608 · Accounting	25,012.84	24,500.00	512.84
609 · Office & Administrative			
609.1 · Postage	517.16	924.47	(407.31)
609.2 · Telephone	719.79	426.84	292.95
609.4 · Website/Internet	2,364.34	1,360.00	1,004.34
609 · Office & Administrative - Other	8,564.38	5,788.69	2,775.69
Total 609 · Office & Administrative	12,165.67	8,500.00	3,665.67
620 · Repair & Maint.-General			
620.1 · Pet Cleanup	1,144.42	2,218.24	(1,073.82)
620.2 · Building Repair	5,879.84	16,134.96	(10,255.12)
620 · Repair & Maint.-General - Other	6,070.99	12,646.80	(6,575.81)
Total 620 · Repair & Maint.-General	13,095.25	31,000.00	(17,904.75)
622 · Alarm Service - Contract	8,300.24	8,000.00	300.24
623 · Snow Removal			
623.1 · Snow Plowing	13,200.00	13,200.00	0.00
623.2 · Snow Shoveling	13,200.00	13,800.00	(600.00)
623.3 · Roof Snow Removal	0.00	1,200.00	(1,200.00)
623 · Snow Removal - Other	0.00	3,800.00	(3,800.00)
Total 623 · Snow Removal	26,400.00	32,000.00	(5,600.00)
624 · Trash Removal	70,320.27	71,500.00	(1,179.73)
625 · Water & Sewer	231,535.06	245,000.00	(13,464.94)
629 · Chimney Sweep & Dryer Vent	1,573.44	3,000.00	(1,426.56)
630 · Parking Lot & Sidewalks			
610 · Towing & Booting	1,200.00	600.00	600.00
630.1 · Asphalt & Concrete Repair	0.00	2,700.00	(2,700.00)
630 · Parking Lot & Sidewalks - Other	6,592.08	5,700.00	892.08
Total 630 · Parking Lot & Sidewalks	7,792.08	9,000.00	(1,207.92)
631 · Transfer/Allocation to Reserve	163,922.40	163,922.40	0.00
632 · Lawn Sprinkler Repairs	9,870.85	8,000.00	1,870.85
633 · Mowing & Trim Contract	10,750.00	18,000.00	(7,250.00)
634 · Landscaping - Other	23,165.85	32,000.00	(8,834.15)
636 · Light Repair & Replace	627.62	400.00	227.62

SUNRIDGE AT AVON II
Comparison To Budget - Year To Date
October 2025 through September 2026

	Oct '25 - Sep 26	Budget	$ Over Budget
637 · Plumbing & Auguring			
637.2 · Drain Line Cleaning	9,054.70	18,300.00	(9,245.30)
637 · Plumbing & Auguring - Other	15,817.21	21,700.00	(5,882.79)
Total 637 · Plumbing & Auguring	24,871.91	40,000.00	(15,128.09)
637a · Reconstruction-Plumbing Issues	59,690.00	75,000.00	(15,310.00)
638 · Roof Expense	910.00	0.00	910.00
640 · Pest Control	11,183.37	7,000.00	4,183.37
642.10 · Parking Lot Seal/Stripe/Patch	30,942.47	0.00	30,942.47
652 · Janitorial	33,582.60	37,685.28	(4,102.68)
653 · Trash Enclosures	273.28	1,500.00	(1,226.72)
654 · Gutter Repair & Replace	4,568.00	6,000.00	(1,432.00)
655 · Tree Maintenance	6,084.13	0.00	6,084.13
Total Expense	1,112,783.86	1,189,921.68	(77,137.82)
Net Ordinary Income	53,259.49	0.00	53,259.49
Other Income/Expense			
Other Income			
703 · Special Assessment Income	49,231.37	0.00	49,231.37
Total Other Income	49,231.37	0.00	49,231.37
Other Expense			
803 · Special Assessment Expense	942,679.68	0.00	942,679.68
Total Other Expense	942,679.68	0.00	942,679.68
Net Other Income	(893,448.31)	0.00	(893,448.31)
Net Income	(840,188.82)	0.00	(840,188.82)

SUNRIDGE AT AVON II
Comparison To Last Year - Year To Date
October 2025 through September 2026

	Oct '25 - Sep 26	Oct '24 - Sep 25	$ Change
Ordinary Income/Expense			
Income			
401 · Operating Assessments	800,999.28	789,458.12	11,541.16
402 · Reserve Assessments	163,922.40	159,587.74	4,334.66
403 · Water Usage Fees	194,786.70	222,456.67	(27,669.97)
404 · Finance Chgs. & Late Fees	1,087.93	1,211.86	(123.93)
405 · Interest Income	4,912.04	9,667.12	(4,755.08)
406 · Holy Cross Equity Refunds	0.00	247.60	(247.60)
407 · Other Owner Income			
407.2 · Fine Income	335.00	220.00	115.00
Total 407 · Other Owner Income	335.00	220.00	115.00
Total Income	1,166,043.35	1,182,849.11	(16,805.76)
Gross Profit	1,166,043.35	1,182,849.11	(16,805.76)
Expense			
600 · Safety Inspection	100.00	0.00	100.00
601 · Management Fees	109,579.72	109,999.92	(420.20)
604 · Electricity	8,135.97	8,019.21	116.76
605 · Insurance Expense	198,369.84	220,869.97	(22,500.13)
607 · Legal Fees	19,961.00	7,430.00	12,531.00
608 · Accounting	25,012.84	24,116.66	896.18
609 · Office & Administrative			
609.1 · Postage	517.16	924.47	(407.31)
609.2 · Telephone	719.79	424.02	295.77
609.4 · Website/Internet	2,364.34	1,595.45	768.89
609 · Office & Administrative - Other	8,564.38	6,396.92	2,167.46
Total 609 · Office & Administrative	12,165.67	9,340.86	2,824.81
620 · Repair & Maint.-General			
620.1 · Pet Cleanup	1,144.42	2,218.24	(1,073.82)
620.2 · Building Repair	5,879.84	16,134.74	(10,254.90)
643 · Painting Expense	0.00	5,621.01	(5,621.01)
620 · Repair & Maint.-General - Other	6,070.99	4,799.80	1,271.19
Total 620 · Repair & Maint.-General	13,095.25	28,773.79	(15,678.54)
622 · Alarm Service - Contract	8,300.24	7,980.00	320.24
623 · Snow Removal			
623.1 · Snow Plowing	13,200.00	13,200.00	0.00
623.2 · Snow Shoveling	13,200.00	13,454.92	(254.92)
623.3 · Roof Snow Removal	0.00	1,200.00	(1,200.00)
623 · Snow Removal - Other	0.00	3,440.00	(3,440.00)
Total 623 · Snow Removal	26,400.00	31,294.92	(4,894.92)
624 · Trash Removal	70,320.27	70,351.00	(30.73)
625 · Water & Sewer	231,535.06	239,695.11	(8,160.05)
629 · Chimney Sweep & Dryer Vent	1,573.44	2,516.08	(942.64)
630 · Parking Lot & Sidewalks			
610 · Towing & Booting	1,200.00	465.00	735.00
630.1 · Asphalt & Concrete Repair	0.00	2,713.77	(2,713.77)
630 · Parking Lot & Sidewalks - Other	6,592.08	5,629.93	962.15
Total 630 · Parking Lot & Sidewalks	7,792.08	8,808.70	(1,016.62)
631 · Transfer/Allocation to Reserve	163,922.40	159,587.74	4,334.66
632 · Lawn Sprinkler Repairs	9,870.85	6,350.68	3,520.17
633 · Mowing & Trim Contract	10,750.00	15,200.00	(4,450.00)
634 · Landscaping - Other	23,165.85	32,122.40	(8,956.55)
636 · Light Repair & Replace	627.62	315.58	312.04

SUNRIDGE AT AVON II
Comparison To Last Year - Year To Date
October 2025 through September 2026

	Oct '25 - Sep 26	Oct '24 - Sep 25	$ Change
637 · Plumbing & Auguring			
637.2 · Drain Line Cleaning	9,054.70	18,256.37	(9,201.67)
637 · Plumbing & Auguring - Other	15,817.21	54,830.58	(39,013.37)
Total 637 · Plumbing & Auguring	24,871.91	73,086.95	(48,215.04)
637a · Reconstruction-Plumbing Issues	59,690.00	57,195.52	2,494.48
638 · Roof Expense	910.00	750.00	160.00
640 · Pest Control	11,183.37	5,623.61	5,559.76
642.10 · Parking Lot Seal/Stripe/Patch	30,942.47	0.00	30,942.47
652 · Janitorial	33,582.60	38,517.60	(4,935.00)
653 · Trash Enclosures	273.28	1,340.00	(1,066.72)
654 · Gutter Repair & Replace	4,568.00	5,890.00	(1,322.00)
655 · Tree Maintenance	6,084.13	8,550.00	(2,465.87)
Total Expense	1,112,783.86	1,173,726.30	(60,942.44)
Net Ordinary Income	53,259.49	9,122.81	44,136.68
Other Income/Expense			
Other Income			
703 · Special Assessment Income	49,231.37	532,257.81	(483,026.44)
Total Other Income	49,231.37	532,257.81	(483,026.44)
Other Expense			
803 · Special Assessment Expense	942,679.68	863,395.77	79,283.91
Total Other Expense	942,679.68	863,395.77	79,283.91
Net Other Income	(893,448.31)	(331,137.96)	(562,310.35)
Net Income	(840,188.82)	(322,015.15)	(518,173.67)

SUNRIDGE AT AVON II
CHECKS WRITTEN THIS QUARTER
July through September 2026

Date	Num	Name	Memo	Amount
101 · Cash In Bank - Checking				
101.3 · Cash in Alpine - Checking 9530				
07/01/2026	Draft	Vail Valley Waste, LLCC		-6,107.00
07/03/2026	0779	Jr Master Painting		-3,980.09
07/05/2026	Autopay	Moneypenny	Emergency answering service	-75.00
07/06/2026	Debit	OOMA, Inc	Sunridge office line	-72.13
07/06/2026	ACH	AR Rios Construction LLC	F304 BTO - F203 Drywall repairs	-2,787.00
07/06/2026	ACH	Colorado Star Property Management L...	Parking Enforcement - July	-100.00
07/06/2026	ACH	Merritt Services Ltd.	Monthly Management fee - July	-7,166.67
07/06/2026	ACH	Ricardo Ramirez		-4,382.40
07/06/2026	ACH	Spaeth and Company, Inc.	June	-1,995.11
07/06/2026	ACH	Merritt Services Ltd.	5/19-6/25	-6,793.14
07/19/2026	Auto Pay	Eagle River Water	5/29-6/30	-20,360.40
07/21/2026	ACH	AR Rios Construction LLC		-4,008.06
07/21/2026	ACH	Merritt Services Ltd.	7/7,7/8,7/16	-2,310.00
07/21/2026	ACH	Ricardo Ramirez	7/1-7/15 Cleaning 10/1-9/30 $1,382.40 twice per mo.	-1,382.40
07/29/2026	Auto Pay	Holy Cross Energy	6/8-7/8	-609.92
08/01/2026	Draft	Vail Valley Waste, LLCC		-5,083.00
08/05/2026	Autopay	Moneypenny	Emergency answering service	-75.00
08/05/2026	ACH	AR Rios Construction LLC	H Bldg - Roof damage repairs	-650.00
08/05/2026	ACH	Colorado Star Property Management L...	Parking Enforcement - August	-100.00
08/05/2026	ACH	Merritt Services Ltd.	Management fee - August	-7,166.67
08/05/2026	ACH	Ricardo Ramirez		-4,382.40
08/05/2026	ACH	Spaeth and Company, Inc.	July	-1,988.81
08/06/2026	Debit	OOMA, Inc	Sunridge office line	-72.13
08/20/2026	ACH	Merritt Services Ltd.		-3,890.00
08/20/2026	ACH	N304 Seller - Terwilliger - ACH	Refund of Excess Water Escrow - N304	-130.94
08/20/2026	ACH	Ricardo Ramirez	8/1-8/15 Cleaning 10/1-9/30 $1,382.40 twice per mo.	-1,382.40
08/21/2026	Auto Pay	Eagle River Water	6/30-7/31	-20,675.61
08/28/2026	Auto Pay	Holy Cross Energy	7/8-8/8	-604.66
09/01/2026	Draft	Vail Valley Waste, LLCC		-5,878.00
09/04/2026	ACH	Colorado Star Property Management L...	Parking Enforcement - September	-100.00
09/04/2026	ACH	Merritt Services Ltd.		-10,710.90
09/04/2026	ACH	Ricardo Ramirez		-4,382.40
09/04/2026	ACH	Spaeth and Company, Inc.	August	-1,893.47
09/05/2026	Autopay	Moneypenny	Emergency answering service	-75.00
09/06/2026	Debit	OOMA, Inc	Sunridge office line	-72.13
09/19/2026	Auto Pay	Eagle River Water	7/31-8/31	-20,423.50
09/21/2026	ACH	AR Rios Construction LLC	P101 - Sewer line pipe repairs	-14,922.00
09/21/2026	ACH	H303 Seller - Marini - ACH	Refund of excess water escrow to seller H303	-146.72
09/21/2026	ACH	Ricardo Ramirez	9/1-9/15 Cleaning 10/1-9/30 $1,382.40 twice per mo.	-1,382.40
09/23/2026	0801	Kauffman Seal Coating LLC(S)	A-E Bldg - Crack sealing, seal coating	-30,900.00
09/23/2026		Alpine Bank	Counter Check - fee	-2.00
09/25/2026	0802	Builders First Source	Landscaping timbers for parking lot maintenance	-1,381.99
09/26/2026	Auto Pay	Holy Cross Energy	8/8-9/8	-629.66
Total 101.3 · Cash in Alpine - Checking 9530				-201,231.11
101.4 · Cash in Alpine - Bill Pay 9597				
07/08/2026	1002334	Altitude Community Law PC	5/27,5/28,6/1,6/3,6/5,6/9,6/10,6/12,6;15,6/16,6/18,6/19,6/22	-3,947.00
07/08/2026	1002335	E Mechanical Consultants	Domestic and irrigation backflow preventer testing and repair 5/28	-4,817.00
07/08/2026	1002337	Gatekeepers Fire and Safety Inc		-8,300.24
07/08/2026	1002336	Mountain Hound Rodent Control, Inc.	Ground Squirrel mitigation 6/26	-2,100.00
07/08/2026	222	Simply Permits, LLC	Parking permits	-396.00
07/22/2026	1002338	A & M Group Inc.	M101 BTO - Flood: Clogged drainage 6/21-6/22	-805.00
07/22/2026	1002339	Golden Eagle Htg Cooling & Drain Clea...		-855.00
07/22/2026	1002340	Homestead Tree Services	Fire Mitigation: Tree maintenance	-5,700.00
07/22/2026	1002341	Metron-Farnier, LLC	Water heater (inv to follow) Inv date 9/12/25, ok to pay per George	-276.10
07/22/2026	1002342	Mountain Valley Ventures, Inc.	Turf Application - slow release fertilizer, broadleaf weed control, li...	-1,300.00
08/10/2026	1002344	Altitude Community Law PC	6/24,6/25,7/1,7/5,7/6,7/7,7/8,7/9,7/13,7/22	-1,907.00
08/10/2026	1002345	Blue Monster Service LLC		-1,175.00
08/10/2026	1002346	Dog Waste Depot	Dog waste bags	-538.62
08/10/2026	232	Simply Permits, LLC	Parking permits	-396.00
08/10/2026	1002347	The Sherwin Williams Co.	Striping paint for parking lot	-173.09
08/21/2026		Colorado Copies, Inc.	Trash/bear notices	-69.70
08/21/2026		Fine Signs LLC	All Bldgs: No smoking, No storage in hallway signs (which accoun...	-5,283.49
08/21/2026		Golden Eagle Htg Cooling & Drain Clea...		-785.00
08/21/2026	1002351	Ground Reflections - A Land Partner LLC	Garden clean up, weeding	-715.00
09/09/2026	1002352	Altitude Community Law PC	7/23,7/25,7/30,7/31,8/5,8/7,8/10	-2,161.00
09/09/2026	1002353	Golden Eagle Htg Cooling & Drain Clea...		-1,745.00
09/09/2026	1002354	McCaffery Reserve Consulting LLC	Reserve Study - Final payment	-499.00
09/09/2026	242	Simply Permits, LLC	Parking permits	-396.00
09/23/2026	243	Bullfrog Pest Management LLC		-5,100.00
09/23/2026	1002355	Colorado Copies, Inc.		-84.94
09/23/2026	1002356	Ground Reflections - A Land Partner LLC	Garden maintenance 8/23,9/7,9/12	-178.75
09/23/2026	1002357	Metron-Farnier, LLC	Water meter, register, antenna package	-1,082.00
Total 101.4 · Cash in Alpine - Bill Pay 9597				-50,785.93
Total 101 · Cash In Bank - Checking				-252,017.04
TOTAL				-252,017.04