



SPAETH AND COMPANY, INC.  
ACCOUNTING AND TAX SERVICES

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970-328-2593, 970-328-1995 FAX  
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November 1, 2017

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

Re: Financial Statements  
For the Twelve Months Ended September 30, 2017

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  
Enrolled Agent

Enclosures

# SUNRIDGE AT AVON II

## Balance Sheet

As of September 30, 2017

	Sep 30, 17
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
101 · Cash In Bank - Checking	
101.2 · Cash in US Bank - Checking 7...	305.19
101.3 · Cash in Alpine - Checking - 530	30,744.69
101.4 · Cash in Alpine - Bill Pay 9597	475.91
Total 101 · Cash In Bank - Checking	31,525.79
103 · Cash In Bank - Reserves	
103.8 · Cash in US Bank - MM Sav 581	92,530.47
103.9 · Cash in Alpine - Reserve - 621	147,232.13
Total 103 · Cash In Bank - Reserves	239,762.60
Total Checking/Savings	271,288.39
Accounts Receivable	
110 · Accounts Receivable	(2,843.51)
Total Accounts Receivable	(2,843.51)
Other Current Assets	
125 · A/R - Owner Reimbursables	
125.1 · Legal - Bill To Owner	876.00
125.2 · Accounting - Bill To Owner	97.50
125.5 · Towing	995.00
125 · A/R - Owner Reimbursables - O...	747.63
Total 125 · A/R - Owner Reimbursables	2,716.13
130 · Prepaid Insurance	3,748.99
131 · Prepaid Fire Alarm Monitoring	520.00
133 · Prepaid Expenses	2,212.48
Total Other Current Assets	9,197.60
Total Current Assets	277,642.48
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>277,642.48</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
200 · Accounts Payable	33,324.68
Total Accounts Payable	33,324.68
Total Current Liabilities	33,324.68
Total Liabilities	33,324.68
Equity	
301 · Operating Equity Fund	(157,534.07)
302 · Improvement Fund Balance	359,539.40
303 · Improvement Fund Increases	63,623.04
Net Income	(21,310.57)
Total Equity	244,317.80
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>277,642.48</b>

**SUNRIDGE AT AVON II**  
**Balance Sheet - Comparative**  
As of September 30, 2017

	Sep 30, 17	Sep 30, 16	\$ Change
<b>ASSETS</b>			
Current Assets			
Checking/Savings			
101 · Cash In Bank - Checking	31,525.79	45,659.46	(14,133.67)
103 · Cash In Bank - Reserves	239,762.60	183,078.44	56,684.16
Total Checking/Savings	271,288.39	228,737.90	42,550.49
Accounts Receivable			
110 · Accounts Receivable	(2,843.51)	(582.36)	(2,261.15)
Total Accounts Receivable	(2,843.51)	(582.36)	(2,261.15)
Other Current Assets			
125 · A/R - Owner Reimbursabl...	2,716.13	90.67	2,625.46
130 · Prepaid Insurance	3,748.99	3,651.74	97.25
131 · Prepaid Fire Alarm Monit...	520.00	280.00	240.00
133 · Prepaid Expenses	2,212.48	109.19	2,103.29
Total Other Current Assets	9,197.60	4,131.60	5,066.00
Total Current Assets	277,642.48	232,287.14	45,355.34
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>277,642.48</b>	<b>232,287.14</b>	<b>45,355.34</b>
<b>LIABILITIES &amp; EQUITY</b>			
Liabilities			
Current Liabilities			
Accounts Payable			
200 · Accounts Payable	33,324.68	30,281.81	3,042.87
Total Accounts Payable	33,324.68	30,281.81	3,042.87
Total Current Liabilities	33,324.68	30,281.81	3,042.87
Total Liabilities	33,324.68	30,281.81	3,042.87
Equity			
301 · Operating Equity Fund	(157,534.07)	(145,770.31)	(11,763.76)
302 · Improvement Fund Balance	359,539.40	298,263.37	61,276.03
303 · Improvement Fund Increases	63,623.04	73,623.03	(9,999.99)
304 · Improvement Fund Expendi...	0.00	(12,347.00)	12,347.00
Net Income	(21,310.57)	(11,763.76)	(9,546.81)
Total Equity	244,317.80	202,005.33	42,312.47
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>277,642.48</b>	<b>232,287.14</b>	<b>45,355.34</b>

# SUNRIDGE AT AVON II

## Profit & Loss

September 2017

	Sep 17	Oct '16 - Sep 17	% of Income
Ordinary Income/Expense			
Income			
401 · Operating Assessments	45,199.78	542,397.36	88.7%
402 · Reserve Assessments	5,301.92	63,623.04	10.4%
403 · Finance Chgs. & Late Fees	51.12	291.46	0.1%
405 · Interest Income	10.57	110.33	0.0%
406 · Holy Cross Equity Refunds	0.00	567.56	0.0%
407 · Other Owner Income			
407.1 · Parking Pass Fees	333.00	720.00	0.7%
407.2 · Fine Income	50.00	475.00	0.1%
407 · Other Owner Income - Other	0.00	237.00	0.0%
Total 407 · Other Owner Income	383.00	1,432.00	0.8%
Total Income	50,946.39	608,421.75	100.0%
Gross Profit	50,946.39	608,421.75	100.0%
Expense			
600 · Safety Inspection	0.00	203.68	0.0%
601 · Management Fees	5,166.66	63,499.94	10.1%
604 · Electric	448.16	5,584.01	0.9%
605 · Insurance Expense	3,651.67	43,820.00	7.2%
607 · Legal Fees	0.00	2,625.88	0.0%
608 · Accounting	1,549.17	17,174.20	3.0%
609 · Office & Administrative			
609.1 · Postage	62.41	563.57	0.1%
609.2 · Telephone	122.43	887.89	0.2%
609.4 · Website/Internet	23.98	300.97	0.0%
609 · Office & Administrative - Other	485.48	2,182.30	1.0%
Total 609 · Office & Administrative	694.30	3,934.73	1.4%
620 · Repair & Maint.-General			
620.1 · Pet Cleanup	0.00	1,464.93	0.0%
620.2 · Building Repair	0.00	150.00	0.0%
620 · Repair & Maint.-General - Ot...	1,031.64	5,419.54	2.0%
Total 620 · Repair & Maint.-General	1,031.64	7,034.47	2.0%
621 · Alarm Service - Phone	492.70	5,459.65	1.0%
622 · Alarm Service - Contract	360.00	6,320.00	0.7%
623 · Snow Removal			
623.1 · Snow Plowing	0.00	14,000.00	0.0%
623.2 · Snow Shoveling	0.00	3,780.00	0.0%
623 · Snow Removal - Other	0.00	4,285.00	0.0%
Total 623 · Snow Removal	0.00	22,065.00	0.0%
624 · Trash Removal	3,872.00	44,853.47	7.6%
625 · Water & Sewer	17,441.48	208,741.78	34.2%
628 · Security	0.00	325.00	0.0%
629 · Chimney Sweep & Dryer Vent	40.00	635.00	0.1%
630 · Parking Lot & Sidewalks			
610 · Towing & Booting	5,030.00	5,030.00	9.9%
630.1 · Asphalt & Concrete Repair	0.00	160.00	0.0%
630.2 · Ice Melt	0.00	350.00	0.0%
630 · Parking Lot & Sidewalks - Ot...	0.00	1,046.40	0.0%
Total 630 · Parking Lot & Sidewalks	5,030.00	6,586.40	9.9%
631 · Transfer/Allocation to Reserve	5,301.92	63,623.04	10.4%
632 · Lawn Sprinkler Repairs	3,460.00	7,148.78	6.8%
633 · Mowing & Trim Contract	2,800.00	14,700.00	5.5%
634 · Landscaping - Other	4,570.00	19,277.00	9.0%
635 · Flowers & Plants	80.00	1,324.00	0.2%
636 · Light Repair & Replace	100.00	140.00	0.2%
637 · Plumbing & Auguring	240.00	11,503.50	0.5%
637a · Reconstruction-Plumbing Issu...	0.00	15,597.80	0.0%

**SUNRIDGE AT AVON II**  
**Profit & Loss**  
September 2017

	Sep 17	Oct '16 - Sep 17	% of Income
640 · Pest Control	539.56	4,608.72	1.1%
643 · Painting Expense	0.00	105.00	0.0%
652 · Janitorial	2,266.00	28,496.00	4.4%
654 · Gutter Repair & Replace	60.00	140.00	0.1%
<b>Total Expense</b>	<b>59,195.26</b>	<b>605,527.05</b>	<b>116.2%</b>
<b>Net Ordinary Income</b>	<b>(8,248.87)</b>	<b>2,894.70</b>	<b>(16.2)%</b>
<b>Other Income/Expense</b>			
Other Income			
702 · Other Taxable Income	0.00	19,800.00	0.0%
<b>Total Other Income</b>	<b>0.00</b>	<b>19,800.00</b>	<b>0.0%</b>
Other Expense			
638 · Roof Expense	0.00	147.00	0.0%
642 · Special Projects			
607.1 · Legal Fees for New Decs	0.00	756.00	0.0%
642 · Special Projects - Other	0.00	36,938.00	0.0%
<b>Total 642 · Special Projects</b>	<b>0.00</b>	<b>37,694.00</b>	<b>0.0%</b>
801 · Expenses Against Taxable Income	5,231.11	6,164.27	10.3%
<b>Total Other Expense</b>	<b>5,231.11</b>	<b>44,005.27</b>	<b>10.3%</b>
<b>Net Other Income</b>	<b>(5,231.11)</b>	<b>(24,205.27)</b>	<b>(10.3)%</b>
<b>Net Income</b>	<b>(13,479.98)</b>	<b>(21,310.57)</b>	<b>(26.5)%</b>

**SUNRIDGE AT AVON II**  
**Comparison To Budget - Year To Date**  
**October 2016 through September 2017**

	<u>Oct '16 - Sep 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Ordinary Income/Expense			
Income			
401 · Operating Assessments	542,397.36	542,397.36	0.00
402 · Reserve Assessments	63,623.04	63,623.04	0.00
403 · Finance Chgs. & Late Fees	291.46	0.00	291.46
405 · Interest Income	110.33	0.00	110.33
406 · Holy Cross Equity Refunds	567.56	0.00	567.56
407 · Other Owner Income	1,432.00	0.00	1,432.00
Total Income	<u>608,421.75</u>	<u>606,020.40</u>	<u>2,401.35</u>
Gross Profit	608,421.75	606,020.40	2,401.35
Expense			
600 · Safety Inspection	203.68	0.00	203.68
601 · Management Fees	63,499.94	62,000.00	1,499.94
604 · Electric	5,584.01	6,000.00	(415.99)
605 · Insurance Expense	43,820.00	40,000.00	3,820.00
607 · Legal Fees	2,625.88	2,000.00	625.88
608 · Accounting	17,174.20	16,800.00	374.20
609 · Office & Administrative	3,934.73	3,500.00	434.73
620 · Repair & Maint.-General	7,034.47	21,000.00	(13,965.53)
621 · Alarm Service - Phone	5,459.65	5,000.00	459.65
622 · Alarm Service - Contract	6,320.00	6,500.00	(180.00)
623 · Snow Removal	22,065.00	25,000.00	(2,935.00)
624 · Trash Removal	44,853.47	36,000.00	8,853.47
625 · Water & Sewer	208,741.78	210,000.00	(1,258.22)
628 · Security	325.00	1,500.00	(1,175.00)
629 · Chimney Sweep & Dryer Vent	635.00	1,000.00	(365.00)
630 · Parking Lot & Sidewalks	6,586.40	1,000.00	5,586.40
631 · Transfer/Allocation to Reserve	63,623.04	63,623.04	0.00
632 · Lawn Sprinkler Repairs	7,148.78	1,000.00	6,148.78
633 · Mowing & Trim Contract	14,700.00	17,000.00	(2,300.00)
634 · Landscaping - Other	19,277.00	4,500.00	14,777.00
635 · Flowers & Plants	1,324.00	0.00	1,324.00
636 · Light Repair & Replace	140.00	500.00	(360.00)
637 · Plumbing & Auguring	11,503.50	20,000.00	(8,496.50)
637a · Reconstruction-Plumbing Is...	15,597.80	10,000.00	5,597.80
640 · Pest Control	4,608.72	9,000.00	(4,391.28)
643 · Painting Expense	105.00	0.00	105.00
652 · Janitorial	28,496.00	28,000.00	496.00
654 · Gutter Repair & Replace	140.00	0.00	140.00
Total Expense	<u>605,527.05</u>	<u>590,923.04</u>	<u>14,604.01</u>
Net Ordinary Income	2,894.70	15,097.36	(12,202.66)
Other Income/Expense			
Other Income			
702 · Other Taxable Income	19,800.00	0.00	19,800.00
Total Other Income	19,800.00	0.00	19,800.00
Other Expense			
638 · Roof Expense	147.00	0.00	147.00
642 · Special Projects	37,694.00	15,097.36	22,596.64
801 · Expenses Against Taxable Inc...	6,164.27	0.00	6,164.27
Total Other Expense	<u>44,005.27</u>	<u>15,097.36</u>	<u>28,907.91</u>
Net Other Income	<u>(24,205.27)</u>	<u>(15,097.36)</u>	<u>(9,107.91)</u>
Net Income	<u>(21,310.57)</u>	<u>0.00</u>	<u>(21,310.57)</u>

**SUNRIDGE AT AVON II**  
**Comparison To Last Year - Year To Date**  
**October 2016 through September 2017**

	Oct '16 - Sep 17	Oct '15 - Sep 16	\$ Change
Ordinary Income/Expense			
Income			
401 · Operating Assessments	542,397.36	527,448.81	14,948.55
402 · Reserve Assessments	63,623.04	73,623.03	(9,999.99)
403 · Finance Chgs. & Late Fees	291.46	3,059.67	(2,768.21)
405 · Interest Income	110.33	121.93	(11.60)
406 · Holy Cross Equity Refunds	567.56	551.13	16.43
407 · Other Owner Income	1,432.00	3,000.00	(1,568.00)
Total Income	608,421.75	607,804.57	617.18
Gross Profit	608,421.75	607,804.57	617.18
Expense			
600 · Safety Inspection	203.68	(1,275.24)	1,478.92
601 · Management Fees	63,499.94	58,749.99	4,749.95
604 · Electric	5,584.01	5,437.45	146.56
605 · Insurance Expense	43,820.00	42,106.00	1,714.00
607 · Legal Fees	2,625.88	2,473.50	152.38
608 · Accounting	17,174.20	17,074.25	99.95
609 · Office & Administrative	3,934.73	6,218.52	(2,283.79)
620 · Repair & Maint.-General	7,034.47	15,173.09	(8,138.62)
621 · Alarm Service - Phone	5,459.65	5,070.04	389.61
622 · Alarm Service - Contract	6,320.00	6,320.00	0.00
623 · Snow Removal	22,065.00	21,702.41	362.59
624 · Trash Removal	44,853.47	35,570.00	9,283.47
625 · Water & Sewer	208,741.78	208,379.71	362.07
628 · Security	325.00	1,099.99	(774.99)
629 · Chimney Sweep & Dryer Vent	635.00	1,060.50	(425.50)
630 · Parking Lot & Sidewalks	6,586.40	1,609.53	4,976.87
631 · Transfer/Allocation to Reserve	63,623.04	73,623.03	(9,999.99)
632 · Lawn Sprinkler Repairs	7,148.78	5,217.50	1,931.28
633 · Mowing & Trim Contract	14,700.00	16,100.00	(1,400.00)
634 · Landscaping - Other	19,277.00	16,441.53	2,835.47
635 · Flowers & Plants	1,324.00	60.00	1,264.00
636 · Light Repair & Replace	140.00	513.00	(373.00)
637 · Plumbing & Auguring	11,503.50	21,993.89	(10,490.39)
637a · Reconstruction-Plumbing Is...	15,597.80	14,750.06	847.74
640 · Pest Control	4,608.72	6,135.24	(1,526.52)
643 · Painting Expense	105.00	103.34	1.66
652 · Janitorial	28,496.00	28,358.00	138.00
653 · Trash Enclosures	0.00	120.00	(120.00)
654 · Gutter Repair & Replace	140.00	0.00	140.00
Total Expense	605,527.05	610,185.33	(4,658.28)
Net Ordinary Income	2,894.70	(2,380.76)	5,275.46
Other Income/Expense			
Other Income			
702 · Other Taxable Income	19,800.00	0.00	19,800.00
Total Other Income	19,800.00	0.00	19,800.00
Other Expense			
638 · Roof Expense	147.00	0.00	147.00
642 · Special Projects	37,694.00	9,383.00	28,311.00
801 · Expenses Against Taxable Inc...	6,164.27	0.00	6,164.27
Total Other Expense	44,005.27	9,383.00	34,622.27
Net Other Income	(24,205.27)	(9,383.00)	(14,822.27)
Net Income	(21,310.57)	(11,763.76)	(9,546.81)

**SUNRIDGE AT AVON II**  
**CHECKS WRITTEN THIS MONTH**  
September 2017

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
101 - Cash In Bank - Checking				
101.3 - Cash in Alpine - Checking - 530				
9/1/2017	Auto Pay	Mountain Roll Offs, Inc	Monthly Trash Removal	-3,762.00
9/2/2017	Draft 0713	Century Link (Qwest)	970-748-0713,0730,0741,0760,845-705...	-53.47
9/2/2017	Draft 0730	Century Link (Qwest)	970-748-0713,0730,0741,0760,845-705...	-53.47
9/2/2017	Draft 0741	Century Link (Qwest)	970-748-0713,0730,0741,0760,845-705...	-26.69
9/2/2017	Draft 0760	Century Link (Qwest)	970-748-0713,0730,0741,0760,845-705...	-53.47
9/11/2017	Draft 0469	Century Link (Qwest)	970-748-0713,0730,0741,0760,845-705...	-53.47
9/11/2017	Draft 1897	Century Link (Qwest)	970-748-0713,0730,0741,0760,845-705...	-53.47
9/14/2017	ACH Pa...	Avon Property Manag...	Reimbursements - Receipts provided	-353.54
9/14/2017	ACH Pa...	Carlos Gardea	Painting of comcast cables and associat...	-5,000.00
9/14/2017	ACH Pa...	D and A Cleaning, LLC	9/1-9/15	-1,166.00
9/22/2017	Auto Pay	Eagle River Water	7/31-8/31	-19,081.34
9/24/2017	Draft 7058	Century Link (Qwest)	970-748-0713,0730,0741,0760,845-705...	-57.97
9/24/2017	Draft 7063	Century Link (Qwest)	970-748-0713,0730,0741,0760,845-705...	-57.97
9/24/2017	Draft 7207	Century Link (Qwest)	970-748-0713,0730,0741,0760,845-705...	-57.97
Total 101.3 - Cash in Alpine - Checking - 530				-29,830.83
101.4 - Cash in Alpine - Bill Pay 9597				
9/5/2017	340	A & M Group Inc.	K104 - Water damage 8/5-8/6	-285.00
9/5/2017	341	Colorado Booting	Booting; Parking enforcement	-650.00
9/5/2017	342	Colorado Parking Ser...	Two person traffic control for fireworks	-325.00
9/5/2017	343	Eric's Plumbing & Hea...	J101 BTO - Shower stoppage; ran snake	-120.00
9/5/2017	344	Green Valley Landscap...	2 - 12' Colorado Spruce	-2,000.00
9/5/2017	345	Mountain Valley Ventu...	Turf Application - slow release fertilizer; ...	-1,250.00
9/27/2017	346	Colorado Booting	Booting; Parking enforcement	-345.00
9/27/2017	347	Eric's Plumbing & Hea...		-725.00
9/27/2017	348	Vail's Boutique Garde...	Gardening A-E, F-Q 8/19; 8/21	-924.00
Total 101.4 - Cash in Alpine - Bill Pay 9597				-6,624.00
Total 101 - Cash In Bank - Checking				-36,454.83
TOTAL				<u>-36,454.83</u>