

Balance Sheet

Properties: TRR - The Timbers on River Run Condominium Association - PO Box 1338 Silverthorne, CO 80498

As of: 02/28/2026

Accounting Basis: Accrual

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Cash	
Operating Cash	87,530.09
Total Operating Cash	87,530.09
Reserve Cash	
Reserve Cash	647,182.92
Total Reserve Cash	647,182.92
Total Cash	734,713.01
Current Assets	
Accounts Receivable	7,926.71
Homeowner Payment Plans	18,412.88
Insurance Claims Receivable	13,702.53
Deposits in Transit	3,090.74
Prepaid Expenses	26,091.95
Reimbursable Expenses - Owner	731.25
Total Current Assets	69,956.06
Other Long Term Assets	
Deposits	13,750.00
Total Other Long Term Assets	13,750.00
TOTAL ASSETS	818,419.07
LIABILITIES & CAPITAL	
Liabilities	
Current Liabilities	
Prepaid Assessments	4,530.95
Accounts Payable	41,024.01
Payables in Transit	3,345.00
Total Current Liabilities	48,899.96
Total Liabilities	48,899.96
Capital	
Operating Equity	98,060.93
Reserve Equity	673,388.24
Calculated Retained Earnings	-1,930.06
Total Capital	769,519.11
TOTAL LIABILITIES & CAPITAL	818,419.07

Annual Budget - Comparative

Properties: TRR - The Timbers on River Run Condominium Association - PO Box 1338 Silverthorne, CO 80498

As of: Feb 2026

Additional Account Types: None

Accounting Basis: Accrual

Level of Detail: Detail View

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Income								
4010	Operating Dues Income	52,321.84	52,321.83	0.01	104,643.68	104,643.66	0.02	627,862.00
4130	Violations & Late Fee Income	40.56	0.00	40.56	80.84	0.00	80.84	0.00
Total Operating Income		52,362.40	52,321.83	40.57	104,724.52	104,643.66	80.86	627,862.00
Expense								
5100 Repairs & Maintenance								
5105	Maintenance Supplies	62.88	71.67	8.79	161.99	143.34	-18.65	860.00
5110	Landscaping	0.00	0.00	0.00	0.00	0.00	0.00	8,175.00
5120	Common Area/Building Maintenance	3,476.95	3,333.33	-143.62	5,215.59	6,666.66	1,451.07	40,000.00
5125	Parking Lot/Garage	0.00	208.33	208.33	0.00	416.66	416.66	2,500.00
5130	Cleaning	0.00	558.33	558.33	0.00	1,116.66	1,116.66	6,700.00
5170	Boiler Maint	6,058.61	416.67	-5,641.94	18,166.11	833.34	-17,332.77	5,000.00
5171	Boiler Inspection	914.75	981.67	66.92	1,829.50	1,963.34	133.84	11,780.00
5175	Elevator Maint	26.67	783.33	756.66	1,695.84	1,566.66	-129.18	9,400.00
5176	Elevator Inspection	267.33	325.00	57.67	534.66	650.00	115.34	3,900.00
Total Repairs & Maintenance		10,807.19	6,678.33	-4,128.86	27,603.69	13,356.66	-14,247.03	88,315.00
5200 Utilities								
5210	Gas	5,461.14	5,423.12	-38.02	10,929.01	12,607.24	1,678.23	43,835.00
5220	Electricity	5,410.67	5,335.54	-75.13	10,195.22	9,527.06	-668.16	39,635.00
5230	Internet & Cable	2,834.32	2,806.25	-28.07	5,569.80	5,612.50	42.70	33,675.00
5240	Trash	679.54	530.00	-149.54	906.04	1,060.00	153.96	6,360.00
5250	Water & Sewer	2,439.68	1,334.85	-1,104.83	4,879.36	2,669.70	-2,209.66	25,990.00
Total Utilities		16,825.35	15,429.76	-1,395.59	32,479.43	31,476.50	-1,002.93	149,495.00
5300 Snow Management								
5310	Snow Shoveling	0.00	333.34	333.34	243.75	666.68	422.93	2,000.00
5330	Roof Snow Removal	0.00	4,200.00	4,200.00	0.00	8,400.00	8,400.00	8,400.00
Total Snow Management		0.00	4,533.34	4,533.34	243.75	9,066.68	8,822.93	10,400.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
5400	Safety & Security							
5410	Security Service & Hardware	62.95	70.00	7.05	125.90	140.00	14.10	840.00
5420	Fire Extinguisher/Sprinkler Inspection	0.00	875.17	875.17	0.00	1,750.34	1,750.34	10,502.00
5440	Fire System Maintenance	0.00	255.17	255.17	0.00	510.34	510.34	3,062.00
	Total Safety & Security	62.95	1,200.34	1,137.39	125.90	2,400.68	2,274.78	14,404.00
5500	Recreation Facilities							
5510	In House Amenities	0.00	833.33	833.33	0.00	1,666.66	1,666.66	10,000.00
5511	Amenities - Towels	2,150.83	1,200.00	-950.83	3,130.01	2,400.00	-730.01	14,400.00
5512	Amenities - Refreshments	599.16	273.33	-325.83	1,011.96	546.66	-465.30	3,280.00
5530	Pool/Hot Tub Service Agreement	2,000.00	1,800.00	-200.00	3,800.00	3,600.00	-200.00	21,600.00
5540	Pool/Hot Tub Supplies	408.76	258.33	-150.43	556.16	516.66	-39.50	3,100.00
5550	Pool/Hot Tub Repairs	2,440.52	1,275.00	-1,165.52	2,770.52	2,550.00	-220.52	15,300.00
	Total Recreation Facilities	7,599.27	5,639.99	-1,959.28	11,268.65	11,279.98	11.33	67,680.00
6000	General & Admin							
6100	Management Fees	17,050.00	17,050.00	0.00	34,100.00	34,100.00	0.00	204,600.00
6200	Insurance	6,612.09	6,652.08	39.99	13,224.18	13,304.16	79.98	79,825.00
6310	Legal Fees	0.00	833.33	833.33	304.00	1,666.66	1,362.66	10,000.00
6320	Accounting	450.00	0.00	-450.00	450.00	0.00	-450.00	850.00
6420	Bank Service Charges	2.00	3.58	1.58	5.00	7.16	2.16	43.00
6430	Meeting Expense	0.00	20.83	20.83	0.00	41.66	41.66	250.00
6445	Dues & Subscriptions	0.00	25.00	25.00	0.00	50.00	50.00	300.00
6450	Website	0.00	41.67	41.67	0.00	83.34	83.34	500.00
6910	Taxes	0.00	100.00	100.00	0.00	200.00	200.00	1,200.00
	Total General & Admin	24,114.09	24,726.49	612.40	48,083.18	49,452.98	1,369.80	297,568.00
	Total Operating Expense	59,408.85	58,208.25	-1,200.60	119,804.60	117,033.48	-2,771.12	627,862.00
	Total Operating Income	52,362.40	52,321.83	40.57	104,724.52	104,643.66	80.86	627,862.00
	Total Operating Expense	59,408.85	58,208.25	-1,200.60	119,804.60	117,033.48	-2,771.12	627,862.00
	NOI - Net Operating Income	-7,046.45	-5,886.42	-1,160.03	-15,080.08	-12,389.82	-2,690.26	0.00
	Other Income							
7010	Reserve Dues Income	13,641.31	13,641.31	0.00	27,282.62	27,282.62	0.00	163,695.68

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
7190	Reserve Interest Income	1,548.37	0.00	1,548.37	3,320.90	0.00	3,320.90	0.00
	Total Other Income	15,189.68	13,641.31	1,548.37	30,603.52	27,282.62	3,320.90	163,695.68
	Other Expense							
8000	Capital Projects							
8010	Reserve Projects	6,043.50	60,833.33	54,789.83	7,418.50	121,666.66	114,248.16	730,000.00
8080	Pool - Capital Project	10,035.00	0.00	-10,035.00	10,035.00	0.00	-10,035.00	0.00
	Total Capital Projects	16,078.50	60,833.33	44,754.83	17,453.50	121,666.66	104,213.16	730,000.00
	Total Other Expense	16,078.50	60,833.33	44,754.83	17,453.50	121,666.66	104,213.16	730,000.00
	Net Other Income	-888.82	-47,192.02	46,303.20	13,150.02	-94,384.04	107,534.06	-566,304.32
	Total Income	67,552.08	65,963.14	1,588.94	135,328.04	131,926.28	3,401.76	791,557.68
	Total Expense	75,487.35	119,041.58	43,554.23	137,258.10	238,700.14	101,442.04	1,357,862.00
	Net Income	-7,935.27	-53,078.44	45,143.17	-1,930.06	-106,773.86	104,843.80	-566,304.32

Income Statement - 12 Month

Summit 2nd Homes, LLC

Properties: TRR - The Timbers on River Run Condominium Association - PO Box 1338 Silverthorne, CO 80498

Fund Type: All

Period Range: Jan 2026 to Feb 2026

Accounting Basis: Accrual

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Number	Account Name	Jan 2026	Feb 2026	Total
Operating Income & Expense				
Income				
4010	Operating Dues Income	52,321.84	52,321.84	104,643.68
4130	Violations & Late Fee Income	40.28	40.56	80.84
Total Operating Income		52,362.12	52,362.40	104,724.52
Expense				
Repairs & Maintenance				
5105	Maintenance Supplies	99.11	62.88	161.99
5120	Common Area/Building Maintenance	1,738.64	3,476.95	5,215.59
5170	Boiler Maint	12,107.50	6,058.61	18,166.11
5171	Boiler Inspection	914.75	914.75	1,829.50
5175	Elevator Maint	1,669.17	26.67	1,695.84
5176	Elevator Inspection	267.33	267.33	534.66
Total Repairs & Maintenance		16,796.50	10,807.19	27,603.69
Utilities				
5210	Gas	5,467.87	5,461.14	10,929.01
5220	Electricity	4,784.55	5,410.67	10,195.22
5230	Internet & Cable	2,735.48	2,834.32	5,569.80
5240	Trash	226.50	679.54	906.04
5250	Water & Sewer	2,439.68	2,439.68	4,879.36
Total Utilities		15,654.08	16,825.35	32,479.43
Snow Management				
5310	Snow Shoveling	243.75	0.00	243.75
Total Snow Management		243.75	0.00	243.75
Safety & Security				
5410	Security Service & Hardware	62.95	62.95	125.90
Total Safety & Security		62.95	62.95	125.90

Income Statement - 12 Month

Account Number	Account Name	Jan 2026	Feb 2026	Total
Recreation Facilities				
5511	Amenities - Towels	979.18	2,150.83	3,130.01
5512	Amenities - Refreshments	412.80	599.16	1,011.96
5530	Pool/Hot Tub Service Agreement	1,800.00	2,000.00	3,800.00
5540	Pool/Hot Tub Supplies	147.40	408.76	556.16
5550	Pool/Hot Tub Repairs	330.00	2,440.52	2,770.52
Total Recreation Facilities		3,669.38	7,599.27	11,268.65
General & Admin				
6100	Management Fees	17,050.00	17,050.00	34,100.00
6200	Insurance	6,612.09	6,612.09	13,224.18
6310	Legal Fees	304.00	0.00	304.00
6320	Accounting	0.00	450.00	450.00
6420	Bank Service Charges	3.00	2.00	5.00
Total General & Admin		23,969.09	24,114.09	48,083.18
Total Operating Expense		60,395.75	59,408.85	119,804.60
NOI - Net Operating Income		-8,033.63	-7,046.45	-15,080.08
Other Income & Expense				
Other Income				
7010	Reserve Dues Income	13,641.31	13,641.31	27,282.62
7190	Reserve Interest Income	1,772.53	1,548.37	3,320.90
Total Other Income		15,413.84	15,189.68	30,603.52
Other Expense				
Capital Projects				
8010	Reserve Projects	1,375.00	6,043.50	7,418.50
8080	Pool - Capital Project	0.00	10,035.00	10,035.00
Total Capital Projects		1,375.00	16,078.50	17,453.50
Total Other Expense		1,375.00	16,078.50	17,453.50
Net Other Income		14,038.84	-888.82	13,150.02
Total Income		67,775.96	67,552.08	135,328.04
Total Expense		61,770.75	75,487.35	137,258.10

Income Statement - 12 Month

Account Number	Account Name	Jan 2026	Feb 2026	Total
	Net Income	<u>6,005.21</u>	<u>-7,935.27</u>	<u>-1,930.06</u>

Aged Receivable Detail

Properties: TRR - The Timbers on River Run Condominium Association - PO Box 1338 Silverthorne, CO 80498

Amount Receivable: Exclude 0.00

Tenant Status: All

As of: 02/28/2026

Charge Date	Posting Date	Total Amount	Amount Receivable	0-30	31-60	61-90	91+
TRR - The Timbers on River Run Condominium Association - PO Box 1338 Silverthorne, CO 80498 - Unit 3057 - Malara, Valerie							
02/01/2026	02/01/2026	868.60	482.32	482.32	0.00	0.00	0.00
02/01/2026	02/01/2026	226.46	226.46	226.46	0.00	0.00	0.00
		1,095.06	708.78	708.78	0.00	0.00	0.00
TRR - The Timbers on River Run Condominium Association - PO Box 1338 Silverthorne, CO 80498 - Unit 3060 - Bombon LTD							
02/01/2026	02/01/2026	1,147.92	315.06	315.06	0.00	0.00	0.00
TRR - The Timbers on River Run Condominium Association - PO Box 1338 Silverthorne, CO 80498 - Unit 3063 - Super G Investments							
12/02/2025	12/02/2025	2,268.92	2,157.05	0.00	0.00	2,157.05	0.00
TRR - The Timbers on River Run Condominium Association - PO Box 1338 Silverthorne, CO 80498 - Unit 3065 - Wallace, Joseph							
02/01/2026	02/01/2026	801.03	511.15	511.15	0.00	0.00	0.00
02/01/2026	02/01/2026	208.85	208.85	208.85	0.00	0.00	0.00
		1,009.88	720.00	720.00	0.00	0.00	0.00
TRR - The Timbers on River Run Condominium Association - PO Box 1338 Silverthorne, CO 80498 - Unit 3066 - Ebel, Tracy							
01/13/2026	01/13/2026	1,120.00	1,120.00	0.00	1,120.00	0.00	0.00
TRR - The Timbers on River Run Condominium Association - PO Box 1338 Silverthorne, CO 80498 - Unit 3067 - Torrence, Ralph J.							
01/01/2026	01/01/2026	345.95	27.00	0.00	27.00	0.00	0.00
02/01/2026	02/01/2026	0.18	0.18	0.18	0.00	0.00	0.00
02/01/2026	02/01/2026	1,326.90	1,326.90	1,326.90	0.00	0.00	0.00
02/01/2026	02/01/2026	345.95	345.95	345.95	0.00	0.00	0.00
		2,018.98	1,700.03	1,673.03	27.00	0.00	0.00
TRR - The Timbers on River Run Condominium Association - PO Box 1338 Silverthorne, CO 80498 - Unit 3068 - JMAP Real Estate LLC							
02/01/2026	02/01/2026	20.38	20.38	20.38	0.00	0.00	0.00
02/01/2026	02/01/2026	1,814.57	1,165.41	1,165.41	0.00	0.00	0.00
02/01/2026	02/01/2026	20.00	20.00	20.00	0.00	0.00	0.00
		1,854.95	1,205.79	1,205.79	0.00	0.00	0.00
Total		10,515.71	7,926.71	4,622.66	1,147.00	2,157.05	0.00

Aged Payables Summary

Properties: TRR - The Timbers on River Run Condominium Association - PO Box 1338 Silverthorne, CO 80498

As of: 02/28/2026

Payees: All

Balance: Exclude 0.00

Payee Name	Amount Payable	Not Yet Due	0-30	31-60	61-90	91+
Building Technology Systems						
Building Technology Systems	10,365.61	10,365.61	0.00	0.00	0.00	0.00
Cintas Corp						
Cintas Corp	2,082.57	2,082.57	0.00	0.00	0.00	0.00
Comcast						
Comcast	2,564.41	2,564.41	0.00	0.00	0.00	0.00
Comcast Business						
Comcast Business	269.91	0.00	269.91	0.00	0.00	0.00
Elevator Technicians LLC						
Elevator Technicians LLC	236.00	236.00	0.00	0.00	0.00	0.00
High Country Aqua Tech						
High Country Aqua Tech	503.28	453.02	50.26	0.00	0.00	0.00
Maximum Comfort Pool & Spa Inc.						
Maximum Comfort Pool & Spa Inc.	3,406.33	0.00	0.00	0.00	0.00	3,406.33
Mountain Pest Control, Inc						
Mountain Pest Control, Inc	115.00	115.00	0.00	0.00	0.00	0.00
Summit 2nd Homes, LLC						
Summit 2nd Homes, LLC	3,093.75	0.00	2,550.00	543.75	0.00	0.00
Summit County Mountain Retreats (SCMR)						
Summit County Mountain Retreats (SCMR)	2,000.00	0.00	2,000.00	0.00	0.00	0.00
Tiger Natural Gas Inc.						
Tiger Natural Gas Inc.	10,929.01	10,929.01	0.00	0.00	0.00	0.00
Western Slope Beverage						
Western Slope Beverage	47.47	50.57	0.00	-3.10	0.00	0.00

Aged Payables Summary

Payee Name	Amount Payable	Not Yet Due	0-30	31-60	61-90	91+
Xcel Energy						
Xcel Energy	5,410.67	5,410.67	0.00	0.00	0.00	0.00
Total	41,024.01	32,206.86	4,870.17	540.65	0.00	3,406.33

Reconciliation Report

FirstBank

Account Name	TRR - Operating x2885
Account Number	*****
Ending Statement Date	02/28/2026

Summary

Bank Statement Starting Balance on 01/31/2026	6,315.47
Cleared Deposits and other Increases	176,702.14
Cleared Checks and other Decreases	43,990.84
Cleared ACH Batches and Reversals	51,496.68
Cleared Balance	87,530.09

Unreconciled Transactions

Unreconciled Deposits and other Increases (1 Item)

Journal Entry - Payables in Transit	02/28/2026	3,345.00
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Total	3,345.00
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Unreconciled Checks and other Decreases (1 Item)

Check #1122 - DBM Plumbing and Heating LLC	02/14/2026	3,345.00
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Total	3,345.00
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Unreconciled ACH Batches and Reversals (0 Items)

Total	0.00
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Unreconciled Payments from ACH Batches Generated after Reconciliation Period (0 Items)

Total	0.00
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Pending ACH Payments Which Have Not Been Batched (0 Items)

Total	0.00
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Unreconciled Checks Voided after Reconciliation Period (0 Items)

Total	0.00
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Unreconciled Receipts Deposited after Reconciliation Period (0 Items)

Total	0.00
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Receipts Reversed after Reconciliation Which Have Not Been Deposited (0 Items)

Total	0.00
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Pending Online Receipts Which Have Not Been Deposited (0 Items)

Total	0.00
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Cleared Transactions

Cleared Deposits and other Increases (16 Items)

Deposit #Automatic ACH Deposit	02/03/2026	3,389.52
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Deposit #Automatic Deposit	02/03/2026	2,050.62
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Deposit #Automatic ACH Deposit	02/05/2026	34,963.09
Deposit #Automatic ACH Deposit	02/06/2026	5,618.54
Deposit #Automatic ACH Deposit	02/09/2026	2,287.66
Deposit #Automatic ACH Deposit	02/10/2026	4,107.42
Deposit #Automatic ACH Deposit	02/11/2026	1,737.69
Deposit #Automatic ACH Deposit	02/13/2026	4,360.50
Deposit #Automatic ACH Deposit	02/17/2026	6,977.76
Deposit #Automatic ACH Deposit	02/24/2026	1,446.40
Journal Entry - Cash Transfer for 2025 Equity Reconciliation	02/26/2026	80,174.71
Journal Entry - Transfer - Danici 2026022	02/20/2026	10,035.00
Journal Entry - Transfer - Brothers Inv 446	02/20/2026	2,520.00
Journal Entry - Transfer - Brothers Inv 467	02/20/2026	1,375.00
Journal Entry - Transfer - S2H PM Fee - Danici 2026022	02/20/2026	1,003.50
Journal Entry - Farmers Insurance Payment ACH - Final	02/27/2026	14,654.73

Total **176,702.14**

Cleared Checks and other Decreases (26 Items)

Payment Ref Autopay - Snake River Water District	02/01/2026	209.63
Payment Ref Autopay - Snake River Water District	02/01/2026	3,276.13
Payment Ref Autopay - Comcast	02/05/2026	2,465.62
Payment Ref Auto Pay - Cintas Corp	02/04/2026	329.96
Check #1120 - Aire-Master of the Colorado Highlands	02/14/2026	305.00
Check #1121 - Building Technology Systems	02/14/2026	13,280.90
Check #1123 - Elevator Technicians LLC	02/14/2026	2,773.51
Check #1124 - Mountain Pest Control	02/14/2026	230.00
Check #1125 - Western Slope Beverage	02/14/2026	61.14
Payment Ref Autopay - Xcel Energy	02/16/2026	4,784.55
Payment Ref Auto pay - Cintas Corp	02/25/2026	242.00
Payment Ref Auto Pay - Waste Management	02/26/2026	616.22
Payment Ref Autopay - Cintas Corp	02/18/2026	329.96
Payment Ref Autopay - AlSCO Inc - Denver Linen	02/27/2026	209.44
Payment Ref Autopay - Cintas Corp	02/11/2026	242.00
Payment Ref DC - Amazon.com	02/19/2026	103.73
Payment Ref DC - Amazon.com	02/19/2026	89.05
Payment Ref DC - Amazon.com	02/19/2026	113.55
Payment Ref DC - Amazon.com	02/19/2026	28.60
Payment Ref DC - Amazon.com	02/04/2026	35.49
Payment Ref DC - Amazon.com	02/04/2026	76.56
Payment Ref DC - Amazon.com	02/04/2026	139.59
Payment Ref DC - Lowes	02/19/2026	24.90
Journal Entry - January 2026 - Monthly Reserve Cash Transfer - Catch Up	02/20/2026	380.00
Journal Entry - February 2026 - Monthly Reserve Cash Transfer	02/25/2026	13,641.31
Journal Entry - Bank Fee	02/28/2026	2.00

Total **43,990.84**

Cleared ACH Batches and Reversals (6 Items)

ACH Batch - 1 payment	02/10/2026	17,050.00
ACH Batch - 4 payments	02/12/2026	1,400.25
ACH Batch - 1 payment	02/17/2026	2,520.00
ACH Batch - 1 payment	02/18/2026	1,800.00

ACH Batch - 4 payments	02/19/2026	9,134.65
ACH Batch - 5 payments	02/27/2026	19,591.78
Total		51,496.68

Cash Accounts

1010: Operating Cash		87,530.09
Less Unreconciled Deposits		-3,345.00
Less Unreconciled Receipts Deposited after Reconciliation Period		0.00
Less Receipts Reversed after Reconciliation Which Have Not Been Deposited		0.00
Less Pending Online Receipts Which Have Not Been Deposited		0.00
Plus Unreconciled Checks		3,345.00
Plus Unreconciled ACH Batches and Reversals		0.00
Plus Unreconciled Payments from ACH Batches Generated after Reconciliation Period		0.00
Plus Pending ACH Payments Which Have Not Been Batched		0.00
Plus Unreconciled Checks Voided after Reconciliation Period		0.00
Adjusted Cash Balance		87,530.09
Bank Statement Balance on 02/28/2026		87,530.09
		In Balance

Reconciliation Report

FirstBank

Account Name	TRR - Reserve x2893
Account Number	*****
Ending Statement Date	02/28/2026

Summary

Bank Statement Starting Balance on 01/31/2026	726,721.45
Cleared Deposits and other Increases	15,569.68
Cleared Checks and other Decreases	95,108.21
Cleared ACH Batches and Reversals	0.00
Cleared Balance	647,182.92

Unreconciled Transactions

Unreconciled Deposits and other Increases (0 Items)	
Total	0.00

Unreconciled Checks and other Decreases (0 Items)	
Total	0.00

Unreconciled ACH Batches and Reversals (0 Items)	
Total	0.00

Unreconciled Payments from ACH Batches Generated after Reconciliation Period (0 Items)	
Total	0.00

Pending ACH Payments Which Have Not Been Batched (0 Items)	
Total	0.00

Unreconciled Checks Voided after Reconciliation Period (0 Items)	
Total	0.00

Unreconciled Receipts Deposited after Reconciliation Period (0 Items)	
Total	0.00

Receipts Reversed after Reconciliation Which Have Not Been Deposited (0 Items)	
Total	0.00

Pending Online Receipts Which Have Not Been Deposited (0 Items)	
Total	0.00

Cleared Transactions

Cleared Deposits and other Increases (3 Items)		
Journal Entry - January 2026 - Monthly Reserve Cash Transfer - Catch Up	02/20/2026	380.00
Journal Entry - February 2026 - Monthly Reserve Cash Transfer	02/25/2026	13,641.31
Journal Entry - Interest Earned	02/28/2026	1,548.37
Total		15,569.68

Cleared Checks and other Decreases (5 Items)

Journal Entry - Cash Transfer for 2025 Equity Reconciliation	02/26/2026	80,174.71
Journal Entry - Transfer - Danici 2026022	02/20/2026	10,035.00
Journal Entry - Transfer - Brothers Inv 446	02/20/2026	2,520.00
Journal Entry - Transfer - Brothers Inv 467	02/20/2026	1,375.00
Journal Entry - Transfer - S2H PM Fee - Danici 2026022	02/20/2026	1,003.50
Total		95,108.21

Cleared ACH Batches and Reversals (0 Items)

Total		0.00
--------------	--	-------------

Cash Accounts

Escrow Cash (unused)		0.00
1110: Reserve Cash		647,182.92
Total Cash Balance		647,182.92
Less Unreconciled Deposits		0.00
Less Unreconciled Receipts Deposited after Reconciliation Period		0.00
Less Receipts Reversed after Reconciliation Which Have Not Been Deposited		0.00
Less Pending Online Receipts Which Have Not Been Deposited		0.00
Plus Unreconciled Checks		0.00
Plus Unreconciled ACH Batches and Reversals		0.00
Plus Unreconciled Payments from ACH Batches Generated after Reconciliation Period		0.00
Plus Pending ACH Payments Which Have Not Been Batched		0.00
Plus Unreconciled Checks Voided after Reconciliation Period		0.00
Adjusted Cash Balance		647,182.92
Bank Statement Balance on 02/28/2026		647,182.92
		In Balance



GROUP BILLING INVOICE

ACH AUTO PAYMENT - DO NOT PAY

PO Box 2595
Dillon, CO 80435
www.snakeriverwater.com

Statement Due Date 02/01/2026

The Timbers on River Run
Summit 2nd Homes
P.O. Box 1338
Silverthorne, CO 80498

Account No	Location Address	Name	EQR	Usage	Water Base	Water Usage	Current Charge
240050-01	224 Trailhead Dr POOL	The Timbers on River Run	1.83	20502	\$ 209.63	\$ 0.00	\$209.63
220995-01	224 Trailhead Dr	The Timbers on River Run	28.60	232065	\$ 3,276.13	\$ 0.00	\$3,276.13
Totals			30.43	252567	\$ 3,485.76	\$ 0.00	\$3,485.76

Read Dates 09/30/2025 - 01/01/2026



Statement Due Date 02/01/2026

Make Checks Payable and Remit to:

Snake River Water District
PO Box 2595
Dillon, CO 80435

Totals	
Previous Balance	\$0.00
Current Charges	\$3,485.76
Total Due	\$3,485.76

The Timbers on River Run
Summit 2nd Homes
P.O. Box 1338
Silverthorne, CO 80498

30 days past due = 1% penalty per month, 12% per annum
60 days past due, Shutoff Notice initiated with associated fees
see SRWD Rules & Regulations at snakeriverwater.com

ACH AUTO PAYMENT - DO NOT PAY



GROUP BILLING INVOICE

ACH AUTO PAYMENT - DO NOT PAY

PO Box 2595
Dillon, CO 80435
www.snakeriverwater.com

Statement Due Date 02/01/2026

The Timbers on River Run
Summit 2nd Homes
P.O. Box 1338
Silverthorne, CO 80498

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Totals			30.43	252567	\$ 3,485.76	\$ 0.00	\$3,485.76

Read Dates 09/30/2025 - 01/01/2026



Statement Due Date 02/01/2026

Make Checks Payable and Remit to:

Snake River Water District
PO Box 2595
Dillon, CO 80435

Totals	
Previous Balance	\$0.00
Current Charges	\$3,485.76
Total Due	\$3,485.76

The Timbers on River Run
Summit 2nd Homes
P.O. Box 1338
Silverthorne, CO 80498

30 days past due = 1% penalty per month, 12% per annum
60 days past due, Shutoff Notice initiated with associated fees
see SRWD Rules & Regulations at snakeriverwater.com

ACH AUTO PAYMENT - DO NOT PAY



REMIT PAYMENT TO:
 CINTAS CORP
 P.O. BOX 650838
 DALLAS, TX 75265-0838

PAY YOUR BILL WITH MYCINTAS
 WWW.CINTAS.COM/MYACCOUNT
 MANAGE | SHOP | PAY

CUSTOMER SVC/BILLING 833-711-5959
 CINTAS FAX # 303-390-0321

INVOICE

SHIP TO: TIMBERS AT RIVER RUN
 224 TRAIL HEAD TRL
 DILLON, CO 80435-7894

INVOICE # 4257874536
INVOICE DATE 01/28/2026
SERVICE TICKET # 4257874536

BILL TO: TIMBERS AT RIVER RUN
 224 TRAIL HEAD TRL
 DILLON, CO 80435-7894

SOLD TO # 21416795
PAYER # 21416795
PAYMENT TERMS NET 10 EOM
SORT # 007K0002552
CINTAS ROUTE 15 / DAY 3 / STOP 003

EMP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X10192	4X6 XTRAC MAT ONYX	02	F	5	18.839	94.20	Y
	X2742	KING PREMIUM BATH-	01	F	200	0.690	138.00	Y
	X2742	KING PREMIUM BATH-	L 01	F	8	6.857	54.86	Y
		SUBTOTAL					287.06	
		SERVICE CHARGE					16.00	Y
		SUBTOTAL					303.06	
		SALES TAX					26.90	
		TOTAL USD					329.96	

Signature :

Cust. Name: TIMBERS AT RIVER RUN
 Balbarin, Christian 11:26 AM 01/28/26
 SoldTo# 0021416795 SO# 4257874536
 Invoice Total Payment on Account
 \$329.96 \$0.00

CNA CB



Final Details for Order #111-7213803-6758656

Order Placed: February 4, 2026
PO number : 20260204_TIMBERS_SUPPLIES
Amazon.com order number: 111-7213803-6758656
Order Total: \$175.08

Shipped on February 4, 2026	
Items Ordered	Price
4 Of: Nestle Hot Chocolate Packets, Hot Cocoa Mix, Rich Chocolate Flavor, Made with Real Cocoa, 0.71 oz, Bulk Pack (50 Count) Sold by: Amazon (seller profile) Business Price Condition: New	\$16.87
Shipping Address: Summit 2nd Homes 187 LONGS RD SILVERTHORNE, CO 80498-8912 United States	Item(s) Subtotal: \$67.48 Shipping & Handling: \$3.55 ----- Total before tax: \$71.03 Sales Tax: \$1.92 -----
Shipping Speed: Standard Shipping	Total for This Shipment: \$72.95 -----

Shipped on February 5, 2026	
Items Ordered	Price
1 Of: Six Assorted Tea Variety Pack 18 Bag(S) Sold by: OTCRx4u (seller profile) Condition: New	\$8.99
3 Of: GUSTO [16 oz. - 100 Pack] Crystal PET Clear Plastic Cups for Party - Ideal for Cold Beverages, Smoothies, and Parties-(Formerly Comfy Package) Sold by: Rikkel Corp (seller profile) Condition: New	\$17.71
Shipping Address: Summit 2nd Homes 187 LONGS RD SILVERTHORNE, CO 80498-8912 United States	Item(s) Subtotal: \$62.12 Shipping & Handling: \$3.23 Promotion Applied: -\$2.66 ----- Total before tax: \$62.69 Sales Tax: \$3.67 -----
Shipping Speed: Standard Shipping	Total for This Shipment: \$66.36 -----

Shipped on February 5, 2026	

Items Ordered	Price
2 Of: <i>Tea Bags Assortment Variety Sampler Pack - 48 Count - Green, Black, Herbal, English, Chai Tea Breakfast</i> Sold by: AIDA PRIME STORE (seller profile) Condition: New	\$17.17
Shipping Address: Summit 2nd Homes 187 LONGS RD SILVERTHORNE, CO 80498-8912 United States	Item(s) Subtotal: \$34.34 Shipping & Handling: \$0.21 ----- Total before tax: \$34.55 Sales Tax: \$0.94 -----
Shipping Speed: Standard Shipping	Total for This Shipment: \$35.49 -----

Payment information	
Payment Method: Visa Last digits: 8651	Item(s) Subtotal: \$163.94 Shipping & Handling: \$6.99 Promotion applied: -\$2.66 -----
Billing address Timbers at River Run 187 LONGS RD SILVERTHORNE, CO 80498-8912 United States	Total before tax: \$168.27 Estimated Tax: \$6.53 CO Retail Delivery Fees \$0.28 -----
	Grand Total: \$175.08
Credit Card transactions	Visa ending in 8651: February 5, 2026: \$35.49 Visa ending in 8651: February 5, 2026: \$139.59

To view the status of your order, return to [Order Summary](#) .



Final Details for Order #111-9594512-4677817

Order Placed: February 4, 2026
PO number : 20260204_TIMBERS_SUPPLIES
Amazon.com order number: 111-9594512-4677817
Seller's order number: 20644045
Order Total: \$76.84

Shipped on February 4, 2026	
Items Ordered	Price
3 of: <i>Dixie PerfectTouch WiseSize Coffee Design Insulated Paper Cup, 12oz Cups and Lids Bundle (12 oz, 100 Cups, 100 Lids) , Paper Plates/Bowls</i>	\$23.99
Sold by: hockeywiz (seller profile)	
Business Price	
Condition: New	
Shipping Address: Summit 2nd Homes 187 LONGS RD SILVERTHORNE, CO 80498-8912 United States	Item(s) Subtotal: \$71.97 Shipping & Handling: \$0.00 ----- Total before tax: \$71.97 Sales Tax: \$4.59 -----
Shipping Speed: Standard Shipping	Total for This Shipment: \$76.56 -----

Payment information	
Payment Method: Visa Last digits: 8651	Item(s) Subtotal: \$71.97 Shipping & Handling: \$0.00 -----
Billing address Timbers at River Run 187 LONGS RD SILVERTHORNE, CO 80498-8912 United States	Total before tax: \$71.97 Estimated Tax: \$4.59 CO Retail Delivery Fees \$0.28 -----
	Grand Total: \$76.84
Credit Card transactions	Visa ending in 8651: February 4, 2026: \$76.56

To view the status of your order, return to [Order Summary](#) .



Final Details for Order #111-7213803-6758656

Order Placed: February 4, 2026
PO number : 20260204_TIMBERS_SUPPLIES
Amazon.com order number: 111-7213803-6758656
Order Total: \$175.08

Shipped on February 4, 2026	
Items Ordered	Price
4 Of: Nestle Hot Chocolate Packets, Hot Cocoa Mix, Rich Chocolate Flavor, Made with Real Cocoa, 0.71 oz, Bulk Pack (50 Count) Sold by: Amazon (seller profile) Business Price Condition: New	\$16.87
Shipping Address: Summit 2nd Homes 187 LONGS RD SILVERTHORNE, CO 80498-8912 United States	Item(s) Subtotal: \$67.48 Shipping & Handling: \$3.55 ----- Total before tax: \$71.03 Sales Tax: \$1.92 -----
Shipping Speed: Standard Shipping	Total for This Shipment: \$72.95 -----

Shipped on February 5, 2026	
Items Ordered	Price
1 Of: Six Assorted Tea Variety Pack 18 Bag(S) Sold by: OTCRx4u (seller profile) Condition: New	\$8.99
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To view the status of your order, return to [Order Summary](#) .



Account Number
8497 50 578 0334380

Billing Date
Jan 11, 2026

Services From
Jan 16, 2026 to Feb 15, 2026

Page
1 of 3

Hello Timbers At River Run,

Thank you for choosing Xfinity.

Your bill at a glance

For 224 TRAILHEAD DR, BLDG BLKMAIN, KEYSTONE, CO,
80435-6606

Previous balance		\$2,464.18
EFT Payment - thank you	Jan 07	-\$2,464.18
Balance forward		\$0.00
Regular monthly charges	Page 3	\$2,374.11
Taxes, fees and other charges	Page 3	\$91.51
New charges		\$2,465.62

Amount due \$2,465.62

Your bill explained

- Reminder: This bill includes new rates that we told you about last month.
- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.

! Thanks for paying by Automatic Payment

Your automatic payment on Feb 06, 2026, will include your amount due, plus or minus any payment related activities or adjustments, and less any credits issued before your bill due date.

Need help?

Visit xfinity.com/customersupport or see page 2 for other ways to contact us.

Detach the bottom portion of this bill and enclose with your payment

Please write your account number on your check or money order

Do not include correspondence with payment



PO BOX 4118
ENGLEWOOD CO 80155

TIMBERS AT RIVER RUN
C/O ENGIE MS 2333
PO BOX 1338
SILVERTHORNE, CO 80498-0000

Account number **8497 50 578 0334380**

Automatic payment **Feb 06, 2026**

Please pay \$2,465.62

Electronic payment will be applied Feb 06, 2026

COMCAST
P.O. BOX 60533
CITY OF INDUSTRY CA 91716-0533

849750578033438002465623

Move in a minute

Transfer your services in a few simple steps.
It's easy to schedule your move in just about a minute.
On the way, you'll stay connected with our WiFi hotspots.
Learn more at xfinity.com/moving.



Our thanks. Your rewards.

There's always something new to explore—and the longer you're with us, the more rewards you get.
See what's new in the **Xfinity app**.



Contact us

We're here to help.

 **Chat**
Visit xfinity.com/chat

 **Social**
Tweet us @XfinitySupport

 **App**
Download the Xfinity app at xfinity.com/apps
or in your app store

 **Phone**
Call 1-800-xfinity (1-800-934-6489)

 **Store**
At your nearest Xfinity store
find one at xfinity.com/storelocator

Additional information


Moving?


Visit xfinity.com/moving today to help you stay connected to all of your Xfinity services.

Accessibility:

If you are hearing impaired, call 711. For issues affecting customers with disabilities, including requesting communications in large print or braille, call 1-855-270-0379, chat live at support.
xfinity.com/accessibility, email accessibility@comcast.com, fax 1-866-599-4268 or write to Comcast at 1701 JFK Blvd., Philadelphia, PA 19103-2838 Attn: M. Gifford.

Ways to pay

 **Looking to shorten your to-do list?**
Set up automatic monthly payments and never worry about remembering to pay your bill again.
Enrolling is fast, easy, and free at xfinity.com/autopay.

 **Hello paperless billing, goodbye clutter**
With paperless billing, you can pay and view your bill online. It's faster, easier and helps cut down the clutter, not the trees! Visit xfinity.com/ecobill to go green.

Additional billing information

Other ways to pay

Visit xfinity.com/myaccount and use the Xfinity app

Regular monthly charges \$2,374.11

My Xfinity plan \$1,838.61

Internet: Superfast	\$788.02
Internet Qty 31 @ \$25.42 each	
TV: Video Price	\$1,050.59
Limited Basic Service	\$208.01
Qty 31 @ \$6.71 each	
TV Standard	\$501.27
Business Video Includes Digital Converter. Qty 31 @ \$16.17 each	
Broadcast TV Fee	\$341.31

Add ons \$535.50

Digital Preferred	\$279.00
Qty 31 @ \$9.00 each	
Sports Entertainment Pkg	\$155.00
Qty 31 @ \$5.00 each	
HBO Max	\$101.50
Includes Access to The HBO Max App, HBO Channels and HBO On Demand.	
Qty 29 @ \$3.50 each	

Taxes, fees and other charges \$91.51

Other charges \$91.51

Regulatory Cost Recovery	\$1.95
Franchise Fee	\$89.56

What's included?



TV: 30+ Channels



Internet: Download as fast as 800 Mbps

Visit xfinity.com/myaccount for more details

Additional information

TV Update: Effective January 22, 2026, Cinémoi Subscription On Demand service will no longer be available with Xfinity. If you subscribe to Cinémoi, you'll no longer be billed for the service and will receive a one-time credit.

Franchise Authority: Keystone; 970-453-3402. FCC Community ID: CO0072.

Recent and Upcoming Programming Changes: Information on recent and upcoming programming changes can be found at xfinity.com/programmingchanges or by calling 866-216-8634.

The Regulatory Cost Recovery fee is neither government mandated nor a tax, but is assessed by Comcast to recover certain federal, state, and local regulatory costs.

TV and Pricing Update: Starting January 14, 2026, the monthly subscription price for Hopster will increase from \$6.99 to \$7.99. At the same time, Hopster will be renamed PlayKids Learning. If your subscription is billed through Xfinity, the updated price will appear on your next bill unless you choose to cancel your subscription.

Pricing Update: Effective February 11, 2026, AMC Networks will increase the price of the following services: AMC+ Monthly with Ads from \$6.99/mo to \$7.99/mo and AMC+ Monthly Premium from \$9.99/mo to \$10.99/mo. If you subscribe to one of these AMC+ services through Xfinity, you'll see the new price reflected on your next bill unless you cancel your subscription.

You have 120 days from the date of this bill to dispute any charges included on this bill.



ALLIED SECURITY GROUP, INC.
 P.O. Box 4997
 FRISCO, CO 80443-4997
 A DIVISION OF **PROGUARD**
Protection Services, Inc.

Billing Questions? Please Call 970-453-7716
 Need Service? Please Call 970-453-7716
 Email us at: allied@proguardprotection.com
 On the Web at www.AlliedSecurity.us

PLEASE PAY BY	AMOUNT	INVOICE DATE
01/25/2026	\$188.85	12/26/2025

INVOICE NO. 10189937

The timbers On River Run Condo Assoc.
 accounting@summit2ndhomes.com
 PO Box 1338
 Silverthorne CO 80498

Site: 1412410 - The Timbers On River Run Condo Assoc
Period: 01/01/2026 to 03/31/2026
Site Address: 0224 Trailhead Drive
 Keystone CO 80435
Site Contact:

Description

Quarterly commercial cell monitoring service

Item	Quantity	Unit Price	Total
Basic Monitoring ASV	3.00	\$32.95	\$98.85
FIRE CELL	3.00	\$30.00	\$90.00

Thank you for choosing Allied Security Group, Inc. a division of Proguard Protection Services, Inc. For your convenience, we accept all major credit cards for payment; call Todd at 970-453-7716 to assist you in making a payment or for payment questions.

Sub-Total ex Tax	\$188.85
Tax	\$0.00
Total inc Tax	\$188.85
Amount Applied	\$0.00
Balance Due	\$188.85

How To Pay

INVOICE NO. 10189937



Mail

Detach this section and mail check to:

Allied Security Group, Inc.
 P.O. Box 4997
 Frisco, CO 80443-4997



Direct Deposit

Bank
 Acc. Name
 Routing
 Number
 Acc. No.



Credit Card ()

BILLING ZIP FOR CARD _____

Credit Card No.

Card Holder's Name: _____ CCV: _____

Expiry Date: / Signature: _____

DUE DATE:	01/25/2026	AMOUNT DUE:	\$188.85
------------------	-------------------	--------------------	-----------------



Altitude Community Law P.C.
555 Zang Street, Suite 100
Lakewood, Colorado 80228-1011

Phone: 303.432-9999 Toll Free: 800.809.5242
www.altitude.law

Tax ID #84-1039387

The Timbers on River Run Condominium Association
c/o Summit 2nd Homes
P.O. Box 1338
Silverthorne, CO 80498

Invoice Date January 23, 2026

Client No. 3038 M

PLEASE INCLUDE COPY WITH REMITTANCE
BILLING SUMMARY

<u>Previous Balance</u>	<u>Fees</u>	<u>Costs</u>	<u>Payments</u>	<u>Balance</u>
3038-0001 General Business 0.00	304.00	0.00	0.00	<u>\$304.00</u>

Status reports available online - no charge!
Contact dfinney@altitude.law or go to www.altitude.law | Status Reports | Request Login
Credentials.

**If you have any questions about your statement, please contact Kevin at
kerickson@altitude.law.**



Altitude Community Law P.C.
555 Zang Street, Suite 100
Lakewood, Colorado 80228-1011

Phone:303.432.9999 Toll Free: 800.809.5242

www.altitude.law
 Tax ID # 84-1039387

The Timbers on River Run Condominium Association
 c/o Summit 2nd Homes
 P.O. Box 1338
 Silverthorne, CO 80498

Invoice Date: January 23, 2026
 Invoice No. 977187
 Account No. 3038.0001 M

RE: General Business

Legal Services Through 01/23/2026

			<u>Hours</u>	
01/19/2026	MSD	Telephone conference with Kathy Kort regarding contract provisions and termination.	0.20	76.00
	MSD	Review and analyze email and management contract and advise as to termination provisions.	0.40	152.00
	AS	Finalized Camera Policy. Sent same to Board.		No Charge
01/22/2026	MSD	Email correspondence with the President regarding adoption of camera policy process.	0.20	76.00
		Total Fees	0.80	304.00
		Total Current Fees and Costs		304.00
		Balance Due		<u>\$304.00</u>

Status reports available online - no charge!
 Contact dfinney@altitude.law or go to www.altitude.law | Status Reports | Request Login Credentials.

If you have any questions about your statement, please contact Kevin at kerickson@altitude.law.

Invoice Drywall Repair Timbers (Hallway Lobby)

Bill From

Name Brothers Construction LLC
 Address P.O. Box 1551,
 Leadville, CO 80461,
 Lake
 Email martinprz888@gmail.com
 Phone No. 970-389-9040

Invoice # 470
 Date Jan 21, 2026
 Due Date Jan 21, 2026
 Amount Due \$580.00

Bill To

Name Thomas
 Address keystone, Co
 Email Thomas@summit2ndhomes.com

No	Item Description	Quantity	Unit Price	Amount
1	Drywall Repears : * Labor and materials	1	\$580.00	\$580.00

Amount Summary	
SubTotal	\$580.00
Discount	\$0.00
Total	\$580.00
Amount Due	\$580.00
Amount Paid	\$0.00

Note

*Brothers Construction requires at least 50% of ADVANCED PAYMENT to begin any project for materials/labor cost.

Thank you



Invoice

Invoice	POS9292
Invoice Date	01/23/2026
Due Date	02/07/2026
Terms	Net15
Customer	CUS2469

BILL TO

Summit 2nd Homes
POB 1338
Silverthorne, CO 80498

SHIP TO

The Timbers
Keystone, CO 80435
(970) 389-5050
accounting@summit2ndhomes.com

Qty	Item	Description	Price	Subtotal
1.00	409704A	Applied Biochemists No Foam, 1 Gallon	118.19	\$118.19
1.00	LST-50-863	Leisure Time Spa pH Up Balancer, 2 lb Bottle 22339A	17.82	\$17.82

Subtotal \$136.01

Tax \$11.39

Total \$147.40

Customer _____ *Date* _____

PO Box 151 Silverthorne, CO 80498 (970) 468-8367 accounting@hcaquatech.com



Invoice

Invoice WKO9308
Invoice Date 01/26/2026
Due Date 02/10/2026
Terms Net15
Customer CUS2469

BILL TO
Summit 2nd Homes
POB 1338
Silverthorne, CO 80498

SHIP TO
The Timbers
Keystone, CO 80435
(970) 389-5050
accounting@summit2ndhomes.com

Qty	Item	Description	Price	Subtotal
1.00	POOLSPASERV	Pool & Spa Service Labor	180.00	\$180.00
	01/21/2026	Irving Dorantes		
			Subtotal	\$180.00
			Tax	\$0.00
			Total	\$180.00

Request: Bromine feeder not holding tabs and putting chunks of bromine into the hot tub

1/21 Visit: Took bromine feeder apart and found that the white plastic tube that attaches to the tower itself was detached at the bottom allowing tabs to go through. Reattached tube and cleaned out tabs from inside the hot tub.

Customer _____ **Date** _____

PO Box 151 Silverthorne, CO 80498 (970) 468-8367 accounting@hcaquatech.com



REMIT PAYMENT TO:
 CINTAS CORP
 P.O. BOX 650838
 DALLAS, TX 75265-0838

PAY YOUR BILL WITH MYCINTAS
 WWW.CINTAS.COM/MYACCOUNT
 MANAGE | SHOP | PAY

CUSTOMER SVC/BILLING 833-711-5959
 CINTAS FAX # 303-390-0321

INVOICE

SHIP TO: TIMBERS AT RIVER RUN
 224 TRAIL HEAD TRL
 DILLON, CO 80435-7894

INVOICE # 4258606109
INVOICE DATE 02/04/2026
SERVICE TICKET # 4258606109

BILL TO: TIMBERS AT RIVER RUN
 224 TRAIL HEAD TRL
 DILLON, CO 80435-7894

SOLD TO # 21416795
PAYER # 21416795
PAYMENT TERMS NET 10 EOM
SORT # 007K0002552
CINTAS ROUTE 15 / DAY 3 / STOP 003

EMP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X2742	KING PREMIUM BATH-	01	F	200	0.690	138.00	Y
	X2742	KING PREMIUM BATH-	L 01	F	8	6.857	54.86	Y
		SUBTOTAL					192.86	
		SERVICE CHARGE					16.00	Y
		SUBTOTAL					208.86	
		INVOICE MINIMUM					13.41	Y
		SALES TAX					19.73	
		TOTAL USD					242.00	

Signature :

Cust. Name: TIMBERS AT RIVER RUN
 Balbarin, Christian 01:52 PM 02/04/26
SoldTo# 0021416795 SO# 4258606109
 Invoice Total Payment on Account
\$242.00 \$0.00

Invoice Refinish Cabinets Timbers Lobby

Bill From

Name Brothers Construction LLC
 Address P.O. Box 1551,
 Leadville, CO 80461,
 Lake
 Email martinprz888@gmail.com
 Phone No. 970-389-9040

Invoice # 446
 Date Feb 07, 2026
 Due Date Jan 08, 2026
 Amount Due \$2,520.00

Bill To

Name Thomas
 Address keystone, Co
 Email Thomas@summit2ndhomes.com

No	Item Description	Quantity	Unit Price	Amount
1	Refinish cabinets : * Labor and materials	1	\$3,800.00	\$3,800.00
2	Countertop repair : * Labor and materials	1	\$200.00	\$200.00
3	Adjust refrigerator cabinet frame : * Labor and materials	1	\$500.00	\$500.00
4	Refrigerator disposal : * Landfill fee	1	\$80.00	\$80.00
5	Fabricate cover for cabinet : * Labor and materials	1	\$460.00	\$460.00

Amount Summary

SubTotal	\$5,040.00
Discount	\$0.00
Total	\$5,040.00
Amount Due	\$2,520.00
Amount Paid	\$2,520.00

Note

. *Brothers Construction requires at least 50% of ADVANCED PAYMENT to begin any project for materials/labor cost.

REFINISH CABINETS

- * Sand cabinets different grades
- * Stain cabinets (Match existing stain)
- * Clear coat polyurethane clear oil base interior

Thank you



Aire-Master®

SCENT MARKETING &
ODOR CONTROL SERVICES

Aire-Master of Colorado Highlands
PO Box 2500
Loveland, CO 80539
970-215-3257 Main
970-212-6747 Daniel cell
cohighlands@airemaster.com

Summit 2nd Homes: TIMBERS RIVER RUN 224 TRAILHEAD DR KEYSTONE CO 80435	Account No: 12164 Phone: 970-496-4740 Contact: Kristina Urias Email:	Pay Type: Charge PO No: 1394188 Vendor ID:	INVOICE NO: 33804 12-10-2025
--	---	---	---

Item	Services	Price	Qty	Tax	Total
D100	D100 M Battery Diffuser 28 dy <i>Eucalyptus Spearmint</i> 1 - Lobby 1 - Pool/Fitness room	45.00	2		90.00
D50	D50 S Battery Diffuser 28 dy <i>Eucalyptus Spearmint.</i> 2 in Restrooms 1 in Ski locker room	20.00	3		60.00
				Subtotal	150.00

Thank you for supporting our family and veteran-owned business!	Prefer to pay by Venmo? @amcohighlands Payment Terms: DUE UPON RECEIPT
--	--

AM Rep: Adam Silfven	Signed: Adam Silfven 12-10-2025

Subtotal	150.00
Freight	
Tax (6.375%)	
Retail Delivery Fee	0.00
Total	150.00



Aire-Master®

SCENT MARKETING &
ODOR CONTROL SERVICES

Aire-Master of Colorado Highlands
PO Box 2500
Loveland, CO 80539
970-215-3257 Laura cell
970-212-6747 Daniel cell
cohighlands@airemaster.com

Summit 2nd Homes: TIMBERS RIVER RUN 224 TRAILHEAD DR KEYSTONE CO 80435	Account No: 12164 Phone: 970-496-4740 Contact: Kristina Urias Email:	Pay Type: Charge PO No: 1394188 Vendor ID:	INVOICE NO: 33892 1-07-2026
--	---	---	--

Item	Services	Price	Qty	Tax	Total
D100	D100 M Battery Diffuser 28 dy <i>Eucalyptus Spearmint</i> 1 - Lobby 1 - Pool/Fitness room	46.00	2		92.00
D50	D50 S Battery Diffuser 28 dy <i>Eucalyptus Spearmint.</i> 2 in Restrooms 1 in Ski locker room	21.00	3		63.00
				Subtotal	155.00

Some services may see small price increases, effective 1/1/2026.	We appreciate your business! Payment Terms: DUE UPON RECEIPT
--	--

AM Rep: Adam Silfven	Signed: Kristina Urias 01-07-2026

Subtotal	155.00
Freight	
Tax (6.375%)	
Retail Delivery Fee	0.00
Total	155.00



6550 Franklin St
 Denver, CO 80229
 (303) 744-2235 / (720) 594-8705
 d.vigil@buildingtechsystems.com

Invoice

DATE	01/21/2026
INVOICE#	6094
TERMS	NET 30
DUE DATE	02/20/2026

BILL TO
Summit 2nd Homes PO Box 1338 Silverthorne CO 80498 (970) 968-7778

SERVICE LOCATION
Summit 2nd Homes The Timbers at River Run Condominium Association Inc 0224 Trailhead Dr TC 61-0024 (6.375%) Keystone CO 80435 (970) 968-7778

JOB#	DATE	PO/REF#	DESCRIPTION	
6119	01/08/2026		Glycol Leak Repair Per Ryan's Proposal 12/15/25	
Completion Notes:				
Job Charges		Qty	Rate	Total
Proposal		1.00	\$11,545.00	\$11,545.00
Job Subtotal				\$11,545.00
Job Total				\$11,545.00

CUSTOMER MESSAGE

Invoice Total:	\$11,545.00
Deposits (-):	\$0.00
Payments (-):	\$0.00
Total Due:	\$11,545.00



6550 Franklin St
 Denver, CO 80229
 (303) 744-2235 / (720) 594-8705
 d.vigil@buildingtechsystems.com

Invoice

DATE	01/31/2026
INVOICE#	6120
TERMS	NET 30
DUE DATE	03/02/2026

BILL TO
Summit 2nd Homes PO Box 1338 Silverthorne CO 80498 (970) 968-7778

SERVICE LOCATION
Summit 2nd Homes The Timbers at River Run Condominium Association Inc 0224 Trailhead Dr TC 61-0024 (6.375%) Keystone CO 80435 (970) 968-7778

JOB#	DATE	PO/REF#	DESCRIPTION
6188	01/09/2026		There is no heat coming from the baseboards since the leak repair was done on 1/8/26 Completion Notes: 1/9/26 Daniel: Received an afterhours call to checkout a heating issue in one of the penthouses. Upon arrival checked in with Thomas and gained access into the building. Shown room with the in-floor heating issues. Vented air from auto air vent and manual air vent. Checked heat circulating throughout flooring and cleaned up. Complete

Job Charges	Qty	Rate	Total
Trip	1.00	\$150.00	\$150.00
Job Subtotal			\$150.00
01/09/2026 - Daniel Cheung			
Labor Time (2hr 30min)		\$225.00/hr	\$562.50
Total Time & Labor			\$562.50
Job Total			\$712.50

CUSTOMER MESSAGE

Invoice Total:	\$712.50
Deposits (-):	\$0.00
Payments (-):	\$0.00
Total Due:	\$712.50



6550 Franklin St
 Denver, CO 80229
 (303) 744-2235 / (720) 594-8705
 d.vigil@buildingtechsystems.com

Invoice

DATE	01/31/2026
INVOICE#	6141
TERMS	NET 30
DUE DATE	03/02/2026

BILL TO
Summit 2nd Homes PO Box 1338 Silverthorne CO 80498 (970) 968-7778

SERVICE LOCATION
Summit 2nd Homes The Timbers at River Run Condominium Association Inc 0224 Trailhead Dr TC 61-0024 (6.375%) Keystone CO 80435 (970) 968-7778

JOB#	DATE	PO/REF#	DESCRIPTION
6193	01/12/2026		Unit 3083 (Penthouse) no heat again. We were there 1/8/26 repairing a leak on the system and there 1/9/26 for the no heat in this unit. Completion Notes: 1/12/26 Jose: Received a work order to checkout a heat issue in unit 3083. Upon arrival gained access into the building Thomas and Tonya let me in to suite 3083. The area that was having issues heating had a bad thermostat that was not closing contacts. I got approval from Thomas to replace it. I picked up a new thermostat from vendor and replaced the old one. I tested the thermostat and had no issues. While I was there, I tested all of the thermostat in that suite, and I found 2 more that are bad and need to be replaced. Will send a quoted over to replace the other 2 thermostats. Cleaned up and checked out. COMPLETE

Job Charges	Qty	Rate	Total
Thermostat	1.00	\$116.00	\$116.00
Trip	1.00	\$150.00	\$150.00
Job Subtotal			\$266.00
Material Tax		6.375%	\$7.40
01/12/2026 - Jose Ramirez			
Labor Time (3hr 30min)		\$150.00/hr	\$525.00
Total Time & Labor			\$525.00
Job Total			\$798.40

CUSTOMER MESSAGE

Invoice Total:	\$798.40
Deposits (-):	\$0.00
Payments (-):	\$0.00
Total Due:	\$798.40



6550 Franklin St
 Denver, CO 80229
 (303) 744-2235 / (720) 594-8705
 d.vigil@buildingtechsystems.com

Invoice

DATE	01/31/2026
INVOICE#	6144
TERMS	NET 30
DUE DATE	03/02/2026

BILL TO
Summit 2nd Homes PO Box 1338 Silverthorne CO 80498 (970) 968-7778

SERVICE LOCATION
Summit 2nd Homes The Timbers at River Run Condominium Association Inc 0224 Trailhead Dr TC 61-0024 (6.375%) Keystone CO 80435 (970) 968-7777

JOB#	DATE	PO/REF#	DESCRIPTION
6194	01/12/2026		There is a leak on the recirc line per Thomas Completion Notes: 1/12/26 Jose: Received a work order to checkout a leak on recirculation line. I was in the area once onsite checked in with Thomas, he showed me to the pump leaking. The pump needs a new pump seal kit and a gasket. Parts need to be quoted and sent to Thomas. Complete
Job Charges			Qty Rate Total
01/12/2026 - Jose Ramirez			
Labor Time (1hr 30min)			\$150.00/hr \$225.00
Total Time & Labor			\$225.00
Job Total			\$225.00

CUSTOMER MESSAGE

Invoice Total:	\$225.00
Deposits (-):	\$0.00
Payments (-):	\$0.00
Total Due:	\$225.00

DBM Plumbing and Heating, LLC

174 Telluride Ct
Dillon, CO 80435 USA
+0000000
plumb.perfect@yahoo.com

INVOICE

BILL TO
Timbers
Summit 2nd Home
224 Trailhead Dr
Keystone, CO 80345
United States

INVOICE 53075
DATE 12/12/2025
TERMS Net 30
DUE DATE 01/11/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
12/10/2025	14 Plumbing Service	Plumbing - Leak is in the first floor, In the hallway outside office. Water side of the office and fitness room. Cut open drywall diagnosed issue. Property manager is going to take care of this problem at this time.	1	280.00	280.00

Thank you for your business.
From DBM Plumbing and heating

SUBTOTAL	280.00
TAX	0.00
TOTAL	280.00
BALANCE DUE	\$280.00

DBM Plumbing and Heating, LLC

174 Telluride Ct
Dillon, CO 80435 USA
+0000000
plumb.perfect@yahoo.com

INVOICE

BILL TO
Timbers
Summit 2nd Home
224 Trailhead Dr
Keystone, CO 80435 US

INVOICE 53131
DATE 01/13/2026
TERMS Net 30
DUE DATE 02/12/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
01/12/2026	14 Plumbing Service	Plumbing - Leak at main. Checked in with customer and gained access. Tightened packaging nut on valve. Dried valve to confirm it was no longer leaking. No visible leaks.	1	185.00	185.00
	Credit Card Processing fee	Please note that there is a credit card processing fee, if you choose to pay by check please deduct this amount from your payment please AND INCLUDE YOUR INVOICE NUMBER SO YOUR ACCOUNT IS CREDITED PROPERLY. Thank you.	1	5.78	5.78

Thank you for your business.
From DBM Plumbing and heating

SUBTOTAL	190.78
TAX	0.00
TOTAL	190.78
BALANCE DUE	\$190.78

Pay invoice

DBM Plumbing and Heating, LLC

174 Telluride Ct
Dillon, CO 80435 USA
+0000000
plumb.perfect@yahoo.com

INVOICE

BILL TO
Timbers
Summit 2nd Home
224 Trailhead Dr
Keystone, CO 80435 US

INVOICE 53135
DATE 01/13/2026
TERMS Net 30
DUE DATE 02/12/2026

PROJECT:
Units 3061, 3065, 3066

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
01/13/2026	14 Plumbing Service	<p>Plumbing --Replace water stops throughout condo Estimate for Units 3061, 3066, 3065. Scope of Work</p> <ul style="list-style-type: none">• Shut down water to the building and fully drain domestic water lines.• At each designated location, carefully remove any items or obstructions as needed and reinstall them upon completion.• Disconnect the existing supply line from the current angle stop.• Install a new angle stop or straight stop as appropriate, then reconnect the existing supply line.• Re-pressurize the system, bleed all air from the lines, and thoroughly inspect for leaks. <p>Price</p> <ul style="list-style-type: none">• three-way stop included for dishwasher. <p>Pricing</p> <p>Regular price \$100 per a stop. Special discount given. Due to installion on same day. Discount price \$80 per a stop. Group discount Each unit will be billed separately</p> <p>Notes & Limitations</p> <ul style="list-style-type: none">• Due to varying existing conditions, some angle stops may not be serviceable or may require additional labor or materials. If an issue arises at a specific location, we will skip that fixture and discuss next steps with the homeowner before proceeding.• DBM Plumbing & Heating is not responsible for any drywall or paint repair resulting from this work.	1	0.00	0.00

• DBM cannot be responsible for damage to personal items. We ask that all fragile, irreplaceable, or valuable items be removed from work areas prior to our arrival

14 Plumbing Service	Plumbing -- Unit 3061- Replace stops	1	1,040.00	1,040.00
Services	Unit 3066 -- 13 stops 1- 3 way		1,120.00	1,120.00
Services	Unit 3065 8 stops 1--3-way stop		720.00	720.00

Thank you for your business.
From DBM Plumbing and heating

SUBTOTAL 2,880.00

TAX 0.00

TOTAL 2,880.00

BALANCE DUE **\$2,880.00**

INVOICE

Elevator Technicians LLC
1153 Bergen Pkwy
Evergreen, CO 80439-9501

joe@elevatortechnicians.com
+1 (303) 641-6464
www.elevatortechnicians.com



ELEVATOR TECHNICIANS

Bill to

Debbie Trevino
Summit 2nd Homes
PO Box 1338
Silverthorne, CO 80498

Ship to

Debbie Trevino
Summit 2nd Homes
PO Box 1338
Silverthorne, CO 80498

Invoice details

Invoice no.: 2596R
Terms: Net 30
Invoice date: 01/01/2026
Due date: 01/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	MC-0604 Elevator maintenance service for 01/01/2026 to 03/31/2026	1	\$802.00	\$802.00
2.		Sales	CP09-002586, 1, Timbers on River Run, 0224 Trailhead Dr, Keystone, CO (monthly)	1	\$0.00	\$0.00

Total **\$802.00**

Ways to pay



Note to customer

Contract billing

[View and pay](#)

INVOICE

Elevator Technicians LLC
1153 Bergen Pkwy
Evergreen, CO 80439-9501

joe@elevatortechnicians.com
+1 (303) 641-6464
www.elevatortechnicians.com



ELEVATOR TECHNICIANS

Bill to

Summit 2nd Homes
PO Box 1338
Silverthorne, CO 80498

Ship to

Summit 2nd Homes
PO Box 1338
Silverthorne, CO 80498

Invoice details

Invoice no.: 2644
Terms: Net 30
Invoice date: 10/01/2025

Description	Item	Price	Quantity	Total	Tax code
MC-0604 Elevator maintenance service for 10/01/2025 to 12/31/2025		\$779.01	1.00	\$779.01	0.00
CP09-002586, 1, Timbers on River Run, 0224 Trailhead Dr, Keystone, CO (monthly)		\$0.00	0.00	\$0.00	0.00
				Total amount	\$779.01

INVOICE

Elevator Technicians LLC
1153 Bergen Pkwy
Evergreen, CO 80439-9501

joe@elevatortechnicians.com
+1 (303) 641-6464
www.elevatortechnicians.com



ELEVATOR TECHNICIANS

Bill to

Debbie Trevino
Summit 2nd Homes
PO Box 1338
Silverthorne, CO 80498

Ship to

Debbie Trevino
Summit 2nd Homes
PO Box 1338
Silverthorne, CO 80498

Invoice details

Invoice no.: 2775R
Terms: Due on receipt
Invoice date: 01/30/2026
Due date: 01/30/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Service Call FMTD - Overtime	Job info: 01/29/2026 TC-12043 Trouble Call: CP09-002586 (1) / Timbers on River Run 0224 Trailhead Dr Keystone CO	0	\$0.00	\$0.00
2.		Trouble Call	Call description: Timbers on River Run - CP09-002586 - 1: Elevator is down	0	\$0.00	\$0.00
3.		Hours	01/29/2026: Troubleshoot breaker tripping on actuality. Replace sf1 relays in controller provision controller and all safety related switches. Clean gate switch and interlocks. Test operation and return to service (1.7x, Mechanic)	4.5	\$265.00	\$1,192.50

Total **\$1,192.50**

Ways to pay



[View and pay](#)

MOUNTAIN PEST CONTROL, INC
3758 HIGHWAY 82
GLENWOOD SPRINGS, CO 81601
970-945-5942

Invoice # 1362543

Invoice Date: 12/31/2025
Monday
Time: 12:28 PM
Bill-To: 115993
Location: 115993
Technician: Mike Lott

SUMMIT 2ND HOMES
** EMAIL **
SILVERTHORNE, CO 80498

TIMBERS ON RIVER RUN
224 TRAILHEAD DR
KEYSTONE, CO 80435-6607

Service Description	Quantity	Price
MICE/ANTS	1.00	\$115.00
SUBTOTAL		\$115.00
TAX		\$0.00
AMT PAID		\$0.00
TOTAL		\$115.00
AMOUNT DUE		\$115.00

Material	%	UOM	Amount	Material	%	UOM	Amount
1 CONTRAC ALL WEATHER BLOX / 12455-70 C...	0.0050	GR	0.0000				
2 TEMPRID RTU / TEMPRID RT	0.0750	FL	1.0000				
3 INSPECTION / INSPECTION	0.0000		0.0000				

Payment Receipt. Please Return with Payment Remittance

Bill-To: SUMMIT 2ND HOMES
** EMAIL **
SILVERTHORNE, CO 80498

Account #: 115993	Date: 12/29/2025
PO Number:	Invoice #: 1362543
Terms: NET 30	Technician: Mike Lott
	Amount Paid: _____
	Check No.: _____

Remit-To: MOUNTAIN PEST CONTROL, INC
3758 HIGHWAY 82
GLENWOOD SPRINGS, CO 81601
970-945-5942

MOUNTAIN PEST CONTROL, INC
3758 HIGHWAY 82
GLENWOOD SPRINGS, CO 81601
970-945-5942

Invoice # 1365781

Invoice Date: 01/30/2026
Saturday
Time: 11:52 AM
Bill-To: 115993
Location: 115993
Technician: Mike Lott

SUMMIT 2ND HOMES
** EMAIL **
SILVERTHORNE, CO 80498

TIMBERS ON RIVER RUN
224 TRAILHEAD DR
KEYSTONE, CO 80435-6607

Service Description	Quantity	Price
MICE/ANTS	1.00	\$115.00
SUBTOTAL		\$115.00
TAX		\$0.00
AMT PAID		\$0.00
TOTAL		\$115.00
AMOUNT DUE		\$115.00

Material	%	UOM	Amount	Material	%	UOM	Amount
1 PT-565 XLO / 499-290 PT-565 PLUS XLO	2.5000		0.0000				
2 CONTRAC ALL WEATHER BLOX / 12455-70 C...	0.0050	GR	0.0000				
3 INSPECTION / INSPECTION	1.0000		0.0000				
4 TEMPRID RTU / TEMPRID RT	0.0750	FL	1.0000				

Payment Receipt. Please Return with Payment Remittance

Bill-To: SUMMIT 2ND HOMES
** EMAIL **
SILVERTHORNE, CO 80498

Account #: 115993 Date: 01/24/2026
PO Number: Invoice #: 1365781
Terms: NET 30 Technician: Mike Lott
Amount Paid: _____
Check No.: _____

Remit-To: MOUNTAIN PEST CONTROL, INC
3758 HIGHWAY 82
GLENWOOD SPRINGS, CO 81601
970-945-5942

Invoice

Western Slope Beverage
 PO Box 3779
 Eagle, CO 81631-3779
 970-328-5701 Fax 970-328-5702
 Info@Westernslopebeverage.com

Date	Invoice #
11/15/2025	127776

Bill To
 TIMEBERS ON RIVER RUN
 PO BOX 1338
 SILVERTHORNE, CO 80498-1338

Ship To
 TIMBERS ON RIVER RUN
 224 TRAILHEAD DRIVE
 X
 TIMBERS ON RIVER RUN
 KEYSTONE, CO 80435

P.O. No.	Terms	Account #	Route
	NET 14 DAYS	50092800	

Quantity	Description	Price Each	Amount
1	WSB - HOT/COLD WATER DISPENSER	8.80	8.80T

Subtotal	\$8.80
Sales Tax (2.9%)	\$0.26
Total	\$9.06
Payments/Credits	\$0.00
Balance Due	\$9.06

Invoice

Western Slope Beverage
 PO Box 3779
 Eagle, CO 81631-3779
 970-328-5701 Fax 970-328-5702
 Info@Westernslopebeverage.com

Date	Invoice #
11/20/2025	128342

Bill To
 TIMEBERS ON RIVER RUN
 PO BOX 1338
 SILVERTHORNE, CO 80498-1338

Ship To
 TIMBERS ON RIVER RUN
 224 TRAILHEAD DRIVE
 X
 TIMBERS ON RIVER RUN
 KEYSTONE, CO 80435

P.O. No.	Terms	Account #	Route
	NET 14 DAYS	50092800	

Quantity	Description	Price Each	Amount
2	5 GAL MTN CLEAR	7.45	14.90T
1	DELIVERY CHARGE	2.90	2.90
1	Retail Delivery Fee	0.28	0.28

Subtotal	\$18.08
Sales Tax (2.9%)	\$0.43
Total	\$18.51
Payments/Credits	\$0.00
Balance Due	\$18.51

Invoice

Western Slope Beverage
 PO Box 3779
 Eagle, CO 81631-3779
 970-328-5701 Fax 970-328-5702
 Info@Westernslopebeverage.com

Date	Invoice #
12/15/2025	129572

Bill To
 TIMEBERS ON RIVER RUN
 PO BOX 1338
 SILVERTHORNE, CO 80498-1338

Ship To
 TIMBERS ON RIVER RUN
 224 TRAILHEAD DRIVE
 X
 TIMBERS ON RIVER RUN
 KEYSTONE, CO 80435

P.O. No.	Terms	Account #	Route
	NET 14 DAYS	50092800	

Quantity	Description	Price Each	Amount
1	WSB - HOT/COLD WATER DISPENSER	8.80	8.80T

Subtotal	\$8.80
Sales Tax (2.9%)	\$0.26
Total	\$9.06
Payments/Credits	\$0.00
Balance Due	\$9.06

Invoice

Western Slope Beverage
 PO Box 3779
 Eagle, CO 81631-3779
 970-328-5701 Fax 970-328-5702
 Info@Westernslopebeverage.com

Date	Invoice #
12/18/2025	130210

Bill To
 TIMEBERS ON RIVER RUN
 PO BOX 1338
 SILVERTHORNE, CO 80498-1338

Ship To
 TIMBERS ON RIVER RUN
 224 TRAILHEAD DRIVE
 X
 TIMBERS ON RIVER RUN
 KEYSTONE, CO 80435

P.O. No.	Terms	Account #	Route
	NET 14 DAYS	50092800	

Quantity	Description	Price Each	Amount
2	5 GAL MTN CLEAR	7.45	14.90T
1	BOTTLE DEPOSIT	6.00	6.00
1	DELIVERY CHARGE	2.90	2.90
1	Retail Delivery Fee	0.28	0.28

Subtotal	\$24.08
Sales Tax (2.9%)	\$0.43
Total	\$24.51
Payments/Credits	\$0.00
Balance Due	\$24.51

Owner Statement:
01/01/2026–01/31/2026

Statement Date:
Sunday, February 8, 2026

Owner Financial Summary

The detailed financial summary shows all booking income and expenses, unit expenses, other income and expenses, and disbursements.

Unit Expenses				DEBIT	CREDIT
T9999	Document	Vendor	Memo		
1/2/2026	SVC-0255123	Rodrigo G	12/31 - Timbers Daily Pool Closing Completed	\$0.00	
1/2/2026	SVC-0255226	Milton Gutierrez	1/1 - Timbers Daily Pool Closing Completed	\$0.00	
1/3/2026	SVC-0255338	Rodrigo G	1/2 - Timbers Daily Pool Closing Completed	\$0.00	
1/5/2026	SVC-0255430	Rodrigo G	1/3 - Timbers Daily Pool Closing Completed	\$0.00	
1/5/2026	SVC-0255535	Rodrigo G	1/4 - Timbers Daily Pool Closing Completed	\$0.00	
1/6/2026	SVC-0255632	Milton Gutierrez	1/5 - Timbers Daily Pool Closing Completed	\$0.00	
1/7/2026	SVC-0255746	Milton Gutierrez	1/6 - Timbers Daily Pool Closing Completed	\$0.00	
1/9/2026	SVC-0255891	Milton Gutierrez	1/7 Timbers Daily Pool Closing Completed	\$0.00	
1/9/2026	SVC-0256010	Milton Gutierrez	1/8 Timbers Daily Pool Closing Completed	\$0.00	
1/10/2026	SVC-0256155	Rodrigo G	1/9 Timbers Daily Pool Closing Completed	\$0.00	
1/11/2026	SVC-0256253	Rodrigo G	1/10 - Timbers Daily Pool Closing Completed	\$0.00	
1/12/2026	SVC-0256390	Rodrigo G	1/11 - Timbers Daily Pool Closing Completed	\$0.00	
1/13/2026	SVC-0256496	Milton Gutierrez	1/12 Timbers Daily Pool Closing Completed	\$0.00	
1/14/2026	SVC-0256575	Milton Gutierrez	1/13 Timbers Daily Pool Closing Completed	\$0.00	
1/16/2026	SVC-0256662	Milton Gutierrez	1/14 - Timbers Daily Pool Closing Completed	\$0.00	
1/16/2026	SVC-0256777	Milton Gutierrez	1/15 - Timbers Daily Pool Closing Completed	\$0.00	
1/17/2026	SVC-0256906	Rodrigo G	1/16 Timbers Daily Pool Closing Completed.	\$0.00	
1/18/2026	SVC-0257013	Rodrigo G	1/17 Timbers Daily Pool Closing Completed	\$0.00	
1/19/2026	SVC-0257145	Rodrigo G	1/18 - Timbers Daily Pool Closing Completed	\$0.00	
1/20/2026	SVC-0257243	Milton Gutierrez	1/19 - Timbers Daily Pool Closing Completed	\$0.00	
1/22/2026	SVC-0257339	Milton Gutierrez	1/20 Timbers Pool Closing Completed	\$0.00	
1/22/2026	SVC-0257440	Milton Gutierrez	1/21 Timbers Pool Closing Completed	\$0.00	
1/23/2026	SVC-0257552	Milton Gutierrez	1/22 Timbers Daily Pool Closing Completed	\$0.00	
1/24/2026	SVC-0257704	Rodrigo G	Timbers Daily Pool C Completed	\$0.00	
1/25/2026	SVC-0257797	Rodrigo G	1/24 Timbers Daily Pool Closing Completed	\$0.00	
1/26/2026	SVC-0257904	Rodrigo G	1/25 Timbers Pool Closing Completed.	\$0.00	
1/27/2026	SVC-0258019	Milton Gutierrez	1/26 - Timbers Daily Pool Closing Completed	\$0.00	
1/28/2026	SVC-0258146	Milton Gutierrez	1/27 - Timbers Daily Pool Closing Completed	\$0.00	
1/29/2026	SVC-0258249	Milton Gutierrez	1/28 - Timbers Daily Pool Closing Completed	\$0.00	
1/30/2026	SVC-0257748	Tyler P	1/24 Maintenance Replaced Batteries in Door By Pool Gate and Reprogrammed. HOA Request Completed	\$0.00	
1/30/2026	SVC-0258400	Milton Gutierrez	1/29 Timbers Daily Pool Completed.	\$0.00	
1/31/2026	SVC-0258531	Rodrigo G	1/30 Timbers Daily Pool Completed.	\$0.00	
1/1/2026		Summit County Mountain Retreats	Timbers Nightly Pool Closing	\$1800.00	
Subtotal - T9999				\$1800.00	

Subtotal - Unit Expenses

\$1800.00

Adjustments

DEBIT

CREDIT

1/21/2026 Cash: Timbers on River Run Condo Assoc,

\$1800.00

Subtotal - Other Income and Expenses

\$1800.00

Summary

Statement Beginning Balance	- \$1800.00
Booking Income and Expenses	\$0.00
Unit Expenses	- \$1800.00
Adjustments	+ \$1800.00
Statement Ending Balance	- \$1800.00
Due From Owner	\$1800.00



SERVICE ADDRESS	ACCOUNT NUMBER	DUE DATE	
THE TIMBERS 224 TRAILHEAD CT UNIT TIMBR ELEC KEYSTONE, CO 80435-7779	53-9752339-0	02/17/2026	
	STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE
	962707704	01/27/2026	\$0.00

DAILY AVERAGES	Last Year	This Year
Temperature	14° F	22° F
Electricity kWh	1308.6	1232.2
Electricity Cost	\$149.75	\$140.72

SUMMARY OF CURRENT CHARGES (detailed charges begin on page 2)

Electricity Service	12/23/25 - 01/26/26	41896 kWh	\$4,784.55
Current Charges			\$4,784.55

ACCOUNT BALANCE (Balance de su cuenta)

Previous Balance	As of 12/23	\$3,858.33
Payment Received	Online Payment 01/12	-\$3,858.33 CR
Balance Forward		\$0.00
Current Charges		\$4,784.55
Pending Withdrawal	02/11	-\$4,784.55 CR
Amount Due (Cantidad a pagar)		\$0.00

QUESTIONS ABOUT YOUR BILL?

See our website: xcelenergy.com
 Please Call: 1-800-481-4700
 Fax: 1-800-311-0050
 Or write us at: XCEL ENERGY
 PO BOX 8
 EAU CLAIRE WI 54702-0008

INFORMATION ABOUT YOUR BILL

Now that you have a new electric meter, your monthly bill will look different than it has in the past and will show your electric use during different segments of the day. You can also sign up at xcelenergy.com/MyAccount to see your billing history and other helpful information.

Thank you for your payment.

RETURN BOTTOM PORTION WITH PAYMENT ONLY • PLEASE DO NOT INCLUDE OTHER REQUESTS • SEE BACK OF BILL FOR CONTACT METHODS



Please help our neighbors in need by donating to Energy Outreach Colorado. Please mark your donation amount on the back of this payment stub and CHECK THE RED BOX under your address below.

----- manifest line -----



THE TIMBERS
 PO BOX 1338
 SILVERTHORNE CO 80498-1338

ACCOUNT NUMBER	DUE DATE	AMOUNT DUE	AMOUNT ENCLOSED
53-9752339-0	02/17/2026	\$0.00	Automated Bank Payment

No payment will be deducted this month through your automated bank payment plan.

FEBRUARY						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

----- no inserts -----

 XCEL ENERGY
 P.O. BOX 660553
 DALLAS TX 75266-0553



31 53021726 97523390 0000047845500000000000



SERVICE ADDRESS	ACCOUNT NUMBER	DUE DATE	
THE TIMBERS 224 TRAILHEAD CT UNIT TIMBR ELEC KEYSTONE, CO 80435-7779	53-9752339-0	02/17/2026	
	STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE
	962707704	01/27/2026	\$0.00

SERVICE ADDRESS: 224 TRAILHEAD CT UNIT TIMBR ELEC KEYSTONE, CO 80435-7779
 NEXT READ DATE: 03/02/26

ELECTRICITY SERVICE DETAILS (See back of your bill for explanation of billing terms)

PREMISES NUMBER: 304228256
 INVOICE NUMBER: 1247516653

METER READING INFORMATION			
METER 352541853		Read Dates: 12/23/25 - 01/26/26 (34 Days)	
DESCRIPTION	CURRENT READING	PREVIOUS READING	USAGE
Total Energy	41896 Actual	0 Actual	41896 kWh
Demand	Actual		90.24 kW
Billable Demand			90 kW

ELECTRICITY CHARGES RATE: SG Secondary General

DESCRIPTION	USAGE UNITS	RATE	CHARGE
Service & Facility			\$88.07
Secondary General	41896 kWh	\$0.008530	\$357.37
ECA Q4	9857.88 kWh	\$0.034920	\$344.24
ECA Q1	32038.12 kWh	\$0.037680	\$1,207.20
Distribution Demand	90 kW	\$9.360000	\$842.40
Gen & Transm Demand	90 kW	\$9.110000	\$819.90
Trans Cost Adj	21.18 kW	\$1.800000	\$38.12
Trans Cost Adj	68.82 kW	\$2.660000	\$183.06
Purch Cap Cost Adj	21.18 kW	\$0.850000	\$18.00
Purch Cap Cost Adj	68.82 kW	\$0.860000	\$59.19
Trans Elec Plan	21.18 kW	\$0.540000	\$11.44
Trans Elec Plan	68.82 kW	\$1.150000	\$79.14
Demand Side Mgmt	90 kW	\$2.614111	\$235.27
Wildfire Adj	68.82 kW	\$0.670000	\$46.11
Wildfire Adj	21.18 kW	\$0.350000	\$7.41
Grid Mod Adj	68.82 kW	\$0.270000	\$18.58
Renew. Energy Std Adj			\$43.55
Colo Energy Plan Adj			\$43.55
Clean Energy Plan Rev			\$54.43
Energy Assistance Chg			\$0.83



DON'T GET SCAMMED.

Scammers can spoof phone numbers to look like the call is coming from us. If someone calls and threatens to turn off your power if you don't pay immediately or asks for your account number to refund an overpayment, hang up and check your account status using My Account, our Xcel Energy mobile app, or call us at **800-895-4999**.



TOGETHER, WE POWER STABILITY



Energy Outreach Colorado is a nonprofit partnering with Xcel Energy to provide energy bill payment assistance and energy efficiency upgrades for affordable housing and nonprofit facilities. We need your help today! There are three ways to contribute:

1. Visit the Energy Outreach Colorado website at energyoutreach.org to make a one-time donation.
2. **Check the red box** on the front-left side of this payment stub **and** select a tax-deductible contribution below.
MONTHLY DONATION:
\$20 ___ **\$10** ___ **\$5** ___ **Other** _____
3. Make a one-time, tax-deductible contribution of \$ _____

Enclose this form with your Xcel Energy payment. Or, mail to:
 Xcel Energy PAR
 790 S. Buchanan St. 7th FL, Amarillo, TX 79118
 (Please make your check payable to Energy Outreach Colorado.)

Customers that choose to donate will have their account number, name, address and amount of donation securely shared with Energy Outreach Colorado for tax purposes only.





SERVICE ADDRESS		ACCOUNT NUMBER		DUE DATE
THE TIMBERS 224 TRAILHEAD CT UNIT TIMBR ELEC KEYSTONE, CO 80435-7779		53-9752339-0		02/17/2026
		STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE
		962707704	01/27/2026	\$0.00



OUR EXPERTISE, TOGETHER.

You're an expert when it comes to your business. We're experts in saving energy and money. Check out our online resources and get the support you need to power your business.

Learn more at
xcelenergy.com/Business.

ELECTRICITY CHARGES

RATE: SG Secondary General

DESCRIPTION	USAGE UNITS	RATE	CHARGE
Subtotal			\$4,497.86
Sales Tax			\$286.69
Total			\$4,784.55

Meter 000352541853 Max Demand 01/02/2026 18:30

084050 2/2



MANAGE YOUR BILL ON YOUR TERMS

From synchronized billing for multiple locations to auto pay, we're always delivering more ways to customize your energy bill to better suit your needs.

Find out more at xcelenergy.com/MyBill.

01/27/2026

53-9752339-0

IMPORTANT PHONE NUMBERS (Available 24 hours, 7 days a week)

Electric Emergencies: **800-895-1999** Natural Gas Emergencies: **800-895-2999** Call Before You Dig: **811** Telecommunications Relay Service (TRS): **711**

CONVENIENT WAYS TO PAY YOUR BILL

Standard Payment Options (no fees apply):

- **My Account:** View and pay your bill using our mobile app, see your energy use and access your account information.
- **Auto Pay:** Automatically pay your bill directly from your bank account.
- **Pay by Phone:** Make your payment from your checking or savings account with a phone call to **800-895-4999**.

- **Pay by Mail:** Return the enclosed pre-addressed envelope to **Xcel Energy, PO Box 660553, Dallas, TX 75266-0553**. Include the attached bill stub for faster processing along with your payment. Apply proper postage.

Electronic Check Conversion: When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.

Other Payment Options

Third-Party processing fees will apply. Xcel Energy does not collect or benefit from these fees:

- **Credit/Debit Card Payment:** To pay with your card, use **My Account** or call **833-660-1365**.
- **Pay Stations:** Visit [xcelenergy.com](https://www.xcelenergy.com) to find an in-person location near you.

GLOSSARY

Clean Energy Plan Revenue (Clean Energy Plan Rev): funds costs associated with adding new power generation under the 2021 Clean Energy Plan as we deliver more reliable, affordable, low-cost clean energy options.

Colorado Energy Plan Adjustment (Colo Energy Plan Adj): funds voluntary early retirement for Xcel Energy's coal-fired power plants as part of our plan to cut carbon emissions by 2030 and provide net-zero energy by 2050.

Demand Charge: recovers costs to produce and deliver power to you, including the costs of poles and wires, transmission and distribution facilities in the power grid.

Demand Peak Day Quantity (Demand PDQ): applies to large commercial and industrial customers only. It's a measurement of their highest daily use of electricity during a monthly billing cycle.

Demand-Side Management Cost Adjustment (Demand Side Mgmt): recovers costs of energy efficiency and conservation programs that encourage customers to reduce their energy use. If you receive electricity and natural gas from us, you will see two charges.

Energy Assistance Charge: Required by House Bill 21-1105, we collect and remit this monthly charge to Energy Outreach Colorado for bill assistance for income-qualified customers. If you receive electricity and natural gas from us, you will see two charges. If you're struggling to pay your utility bills, you might qualify for exemption from a monthly charge related to energy assistance and be eligible for utility bill payment assistance. Please call 1-866-HEAT-HELP to see if you qualify. You may request to opt out of this charge by calling 800-895-4999.

Si tiene dificultades para pagar sus facturas de energía, es posible que reúna los requisitos para recibir asistencia para pagar sus facturas y que sea elegible para la exención del cargo por asistencia energética. Llame al 1-866-HEAT-HELP (1-866-432-8435) para ver si califica para recibir asistencia.

Electric Commodity Adjustment (ECA): recovers the cost of fuel used to generate the electricity you use. We pass on the wholesale cost to customers without a markup. Costs are adjusted on a quarterly basis to reflect market conditions.

Energy Charge: the variable costs of producing energy not collected through quarterly commodity adjustments.

Franchise Fee: pays cities and counties for the right to use public streets to provide utility services. We collect this as a surcharge that is passed to your city and county.

Gas Cost Adjustment (Gas Cost Adj or Natural Gas): recovers the cost of natural gas purchased and delivered to you, including natural gas fuel, upstream transportation and storage services. We pass on the wholesale cost to customers without a markup. Costs are adjusted on a quarterly basis to reflect market conditions.

General Rates: your base rate charge, which includes the Service and Facility Charge, metering charges, a Demand Charge (if applicable), plus either an Energy Charge for electric service or the Usage Charge for gas service, as applicable.

General Rate Schedule Adjustments (GRSA): a percentage amount of your bill calculated for base rate charges, excluding the Service and Facility Charge for gas customers, the Energy or Usage Charge and the Demand or Capacity Charge. The adjustment can be positive or negative and is applied to your electric and/or natural gas bill.

Interstate Pipeline: reflects Xcel Energy's payments to interstate pipelines and storage facility operators to deliver natural gas into Xcel Energy's gas system. The Federal Energy Regulatory Commission regulates these upstream services and the rates charged to Xcel Energy.

Kilowatt Hour (kWh): measures the amount of electricity you use.

Late Payment Charge: We assess a late payment charge on any unpaid balance exceeding \$50.00. For residential customers, a late payment charge of 1% per month is applied. For commercial customers, a 1.5% late payment charge will be assessed.

Load Meter Charge: a flat monthly charge for those with customer-owned generation in parallel with Xcel Energy's system. This fee is for the cost of the meter needed for these accounts.

Natural Gas: reflects our cost to purchase natural gas fuel at market prices as approved by the Colorado Public Utilities Commission.

Production Meter Charge: a flat monthly charge for customers who have on-site power generation, like rooftop solar, and are connected to Xcel Energy's system. This fee is for the cost of the meter needed for these accounts.

Purchased Capacity Cost Adjustment (Purchased Cap Cost Adj): the cost to purchase electric generation from other suppliers.

Renewable Energy Standard Adjustment (Renew Energy Std Adj): a base rate charge which represents 1% of an electric bill and funds renewable energy programs as required by Colorado law under which utilities must generate or purchase increasing portions of their electricity from sun, wind or biomass.

Revenue Decoupling Adjustment: supports a program designed to encourage conservation without penalizing the energy provider for the reduction of electricity use. Adjusted quarterly, customers will either see a bill credit or a surcharge not to exceed 3% of your overall bill.

Service & Facility Charge: a flat monthly charge for the meter on your home, having the meter read, billing support and customer service needs.

Smart Meter Opt Out: Eligible customers may opt out of a standard smart meter and instead receive a non-communicating meter, which includes a monthly manual meter reading fee, as well as meter exchange fees at the start and end of service. To opt out of a smart meter, call **800-895-4999** or visit [xcelenergy.com/SmartMeter](https://www.xcelenergy.com/SmartMeter).

Time-of-Use Rates: electricity use charges for customers on our time-differentiated pricing plan. Electricity pricing varies depending on when you use it. The On-Peak period is shifting to 5-9 p.m. year round on non-holiday weekdays. All other hours are Off-Peak. This change will take effect on a customer's first billing cycle on or after Nov. 1, 2025. Rate details for both the old and new Time-of-Use plans are available at [xcelenergy.com/TOU](https://www.xcelenergy.com/TOU).

Therm: measures your natural gas use. One therm is equal to 100 cubic feet of natural gas. A dekatherm is 10 therms.

Therm Multiplier: natural gas usage is measured in therms. This is the conversion from the volume of natural gas (cubic feet) to energy use (therms).

Transmission Cost Adjustment (Trans Cost Adj): recovers transmission investments for infrastructure to carry electricity from a power plant to your home and business that results in a net increase in transmission capacity or are part of an approved Wildfire Mitigation Plan. Also recovers distribution costs pursuant to Colorado Senate Bill 24-218.

Transportation Electrification Plan Adjustment (Trans Elec Plan): funds programs to help customers unlock the benefits of electric transportation.

Usage Charge: covers the costs for providing natural gas service, including moving natural gas through pipelines and storage to your home or business, that are not recovered through other charges.

Wildfire Mitigation Adjustment (WMA): recovers the costs of wildfire prevention work in our approved mitigation plan that are not recovered through other charges.

RESOURCES TO BETTER UNDERSTAND YOUR BILL

Find more information online about ways to pay and manage your bill, how to read your bill, energy assistance programs and more. Bills are even easier online. Go paperless. Download our Mobile App to manage your bill with ease and when you're on the go. Available now in the Apple Store and in Google Play.

Billing summary note: Depending on the date your bill was calculated, you may see a line item included twice, showing different quarterly adjustments.



Invoice Replace Damage Logs At Timbers Lodge

Bill From

Name Brothers Construction LLC
 Address P.O. Box 1551,
 Leadville, CO 80461,
 Lake
 Email martinprz888@gmail.com
 Phone No. 970-389-9040

Invoice # 478
 Date Jul 08, 2025
 Due Date Jul 08, 2025
 Amount Due \$6,200.00

Bill To

Name Thomas
 Address keystone, Co
 Email Thomas@summit2ndhomes.com

No	Item Description	Quantity	Unit Price	Amount
1	Replace damage logs : * Labor and materials	1	\$12,400.00	\$12,400.00

Amount Summary

SubTotal	\$12,400.00
Discount	\$0.00
Total	\$12,400.00
Amount Due	\$6,200.00
Amount Paid	\$6,200.00

Note

*Brothers Construction requires at least 50% of ADVANCED PAYMENT to begin any project for materials/labor cost.

LOGS

- * Treated logs
- * Match existing stain
- * Polycrylic oil based clear 2 coats
- * Replace 17 logs 12 feet long (back fence and bridge)
- * Replace 11 logs 4 feet long (bridge area)

NOTE

* All cap logs of realign are rotten it is recommended to replace all of them.

Thank you

Danici Electric, Inc
 1050 Ruby Rd
 Silverthorne, CO 80498-9281
 USA
 +19703904866
 danicieletricinc@gmail.com

Invoice



BILL TO

Thomas Urias
 Summit 2nd Homes
 PO Box 1338
 Silverthorne, CO 80498
 United States

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
2026023	02/03/2026	\$2,622.06	02/03/2026	Due on receipt	

PROJECT

Timbers - Lighting

QTY	DESCRIPTION	RATE	AMOUNT
	Trouble Shot Sign Light Repaired Exterior Light & Stairs		
30	" EMT Conduit/ft	0.73	21.90
4	" EMT RT Connector	2.04	8.16
120	#12 THHN Copper/ft	0.35	42.00
3	Stair Fixture	350.00	1,050.00
12	Hours of Labor	125.00	1,500.00

SUBTOTAL	2,622.06
TAX (8.375%)	0.00
TOTAL	2,622.06
BALANCE DUE	\$2,622.06

Pay invoice

*A Service Charge of 1.5% per Month will apply if not paid within 30 days of invoice.

**In the event Danici Electric, Inc commences a Mechanics Lien and/or employs attorneys to collect payment of any amounts due, Owner and/or Contractor agree to pay reasonable filing and attorney's fees.



Invoice

Invoice	POS9482
Invoice Date	02/02/2026
Due Date	02/17/2026
Terms	Net15
Customer	CUS2469

BILL TO
Summit 2nd Homes
POB 1338
Silverthorne, CO 80498

SHIP TO
The Timbers
Keystone, CO 80435
(970) 389-5050
accounting@summit2ndhomes.com

Qty	Item	Description	Price	Subtotal
1.00	14204NCM	Natural Chemistry Spa Alkalinity Increaser 2.71 Lbs NC04204 14204NCM	14.74	\$14.74
1.00	PSL-40-0808	Pool Style Floating Thermometer for Swimming Pools & Spas	13.89	\$13.89

Subtotal \$28.63

Tax \$2.40

Total \$31.03

Customer _____ **Date** _____

PO Box 151 Silverthorne, CO 80498 (970) 468-8367 accounting@hcaquatech.com



Invoice

Invoice	POS9589
Invoice Date	02/13/2026
Due Date	02/28/2026
Terms	Net15
Customer	CUS2469

BILL TO

Summit 2nd Homes
POB 1338
Silverthorne, CO 80498

SHIP TO

The Timbers
Keystone, CO 80435
(970) 389-5050
accounting@summit2ndhomes.com

Qty	Item	Description	Price	Subtotal
1.00	RGL-50-1925	Regal Oxy-Klear 25lbs	211.75	\$211.75
				Subtotal \$211.75
				Tax \$17.73
				Total \$229.48

Customer _____ **Date** _____

PO Box 151 Silverthorne, CO 80498 (970) 468-8367 accounting@hcaquatech.com

Invoice

Western Slope Beverage
 PO Box 3779
 Eagle, CO 81631-3779
 970-328-5701 Fax 970-328-5702
 Info@Westernslopebeverage.com

Date	Invoice #
1/1/2026	130741

Bill To
 TIMEBERS ON RIVER RUN
 PO BOX 1338
 SILVERTHORNE, CO 80498-1338

Ship To
 TIMBERS ON RIVER RUN
 224 TRAILHEAD DRIVE
 X
 TIMBERS ON RIVER RUN
 KEYSTONE, CO 80435

P.O. No.	Terms	Account #	Route
	NET 14 DAYS	50092800	

Quantity	Description	Price Each	Amount
2	5 GAL MTN CLEAR	7.45	14.90T
1	BOTTLE DEPOSIT	6.00	6.00
1	DELIVERY CHARGE	2.90	2.90
1	Retail Delivery Fee	0.28	0.28

Subtotal	\$24.08
Sales Tax (2.9%)	\$0.43
Total	\$24.51
Payments/Credits	\$0.00
Balance Due	\$24.51

Invoice

Western Slope Beverage
 PO Box 3779
 Eagle, CO 81631-3779
 970-328-5701 Fax 970-328-5702
 Info@Westernslopebeverage.com

Date	Invoice #
1/15/2026	131733

Bill To
 TIMEBERS ON RIVER RUN
 PO BOX 1338
 SILVERTHORNE, CO 80498-1338

Ship To
 TIMBERS ON RIVER RUN
 224 TRAILHEAD DRIVE
 X
 TIMBERS ON RIVER RUN
 KEYSTONE, CO 80435

P.O. No.	Terms	Account #	Route
	NET 14 DAYS	50092800	

Quantity	Description	Price Each	Amount
1	WSB - HOT/COLD WATER DISPENSER	8.80	8.80T

Subtotal	\$8.80
Sales Tax (2.9%)	\$0.26
Total	\$9.06
Payments/Credits	\$0.00
Balance Due	\$9.06

Invoice

Western Slope Beverage
 PO Box 3779
 Eagle, CO 81631-3779
 970-328-5701 Fax 970-328-5702
 Info@Westernslopebeverage.com

Date	Invoice #
1/29/2026	132755

Bill To
 TIMEBERS ON RIVER RUN
 PO BOX 1338
 SILVERTHORNE, CO 80498-1338

Ship To
 TIMBERS ON RIVER RUN
 224 TRAILHEAD DRIVE
 X
 TIMBERS ON RIVER RUN
 KEYSTONE, CO 80435

P.O. No.	Terms	Account #	Route
	NET 14 DAYS	50092800	

Quantity	Description	Price Each	Amount
2	5 GAL MTN CLEAR	7.45	14.90T
1	DELIVERY CHARGE	2.90	2.90
1	Retail Delivery Fee	0.28	0.28

Subtotal	\$18.08
Sales Tax (2.9%)	\$0.43
Total	\$18.51
Payments/Credits	\$0.00
Balance Due	\$18.51



REMIT PAYMENT TO:
 CINTAS CORP
 P.O. BOX 650838
 DALLAS, TX 75265-0838

PAY YOUR BILL WITH MYCINTAS
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CUSTOMER SVC/BILLING 833-711-5959
 CINTAS FAX # 303-390-0321

INVOICE

SHIP TO: TIMBERS AT RIVER RUN
 224 TRAIL HEAD TRL
 DILLON, CO 80435-7894

INVOICE # 4259372578
INVOICE DATE 02/11/2026
SERVICE TICKET # 4259372578

BILL TO: TIMBERS AT RIVER RUN
 224 TRAIL HEAD TRL
 DILLON, CO 80435-7894

SOLD TO # 21416795
PAYER # 21416795
PAYMENT TERMS NET 10 EOM
SORT # 007K0002552
CINTAS ROUTE 15 / DAY 3 / STOP 003

EMP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X10192	4X6 XTRAC MAT ONYX	02	F	5	18.839	94.20	Y
	X2742	KING PREMIUM BATH-	01	F	200	0.690	138.00	Y
	X2742	KING PREMIUM BATH-	L 01	F	8	6.857	54.86	Y
		SUBTOTAL					287.06	
		SERVICE CHARGE					16.00	Y
		SUBTOTAL					303.06	
		SALES TAX					26.90	
		TOTAL USD					329.96	

Signature :

Cust. Name: TIMBERS AT RIVER RUN
 Balbarin, Christian 09:23 AM 02/11/26
 SoldTo# 0021416795 SO# 4259372578
 Invoice Total Payment on Account
 \$329.96 \$0.00



Final Details for Order #111-1898575-0880221

Order Placed: February 19, 2026
PO number : 20260219_TIMBERS_SUPPLIES
Amazon.com order number: 111-1898575-0880221
Order Total: \$103.73

Shipped on February 19, 2026	
Items Ordered	Price
4 of: <i>Six Assorted Tea Variety Pack 18 Bag(S)</i> Sold by: BUGDAN (seller profile) Condition: New	\$8.99
Shipping Address: Timbers at River Run 187 LONGS RD SILVERTHORNE, CO 80498-8912 United States	Item(s) Subtotal: \$35.96 Shipping & Handling: \$0.21 Free Shipping: -\$0.21 ----- Total before tax: \$35.96 Sales Tax: \$1.00 -----
Shipping Speed: FREE Shipping	
	Total for This Shipment: \$36.96 -----

Shipped on February 22, 2026	
Items Ordered	Price
1 of: <i>Truvia Calorie-Free Sweetener Stevia Leaf Packets, 140 Count (9.87 oz Carton)</i> Sold by: Amazon.com Condition: New	\$10.44
1 of: <i>GUSTO [16 oz. - 100 Pack] Crystal PET Clear Plastic Cups for Party - Ideal for Cold Beverages, Smoothies, and Parties-(Formerly Comfy Package)</i> Sold by: Rikkel Corp (seller profile) Condition: New	\$16.71
Shipping Address: Timbers at River Run 187 LONGS RD SILVERTHORNE, CO 80498-8912 United States	Item(s) Subtotal: \$27.15 Shipping & Handling: \$1.53 Free Shipping: -\$1.53 ----- Total before tax: \$27.15 Sales Tax: \$1.36 -----
Shipping Speed: FREE Shipping	
	Total for This Shipment: \$28.51 -----

Shipped on February 23, 2026	

Items Ordered	Price
1 of: <i>Scott Professional Universal Multifold Paper Towels, Bulk (01840), Absorbency Pockets, White, 9.2"x9.4" Towel, Compressed, Compact (250 Sheets/Pack, 16 Packs/Case, 4,000 Sheet Total)</i> Sold by: Amazon.com Condition: New	\$35.70
Shipping Address:	
Timbers at River Run	Item(s) Subtotal: \$35.70
187 LONGS RD	Shipping & Handling: \$5.25
SILVERTHORNE, CO 80498-8912	Free Shipping: -\$5.25
United States	-----
	Total before tax: \$35.70
Shipping Speed:	Sales Tax: \$2.28
FREE Shipping	-----
	Total for This Shipment: \$37.98

Payment information	
Payment Method:	Item(s) Subtotal: \$98.81
Visa Last digits: 8651	Shipping & Handling: \$6.99
Billing address	Promotion applied: -\$6.99
Timbers at River Run	-----
187 LONGS RD	Total before tax: \$98.81
SILVERTHORNE, CO 80498-8912	Estimated Tax: \$4.64
United States	CO Retail Delivery Fees \$0.28

	Grand Total: \$103.73
Credit Card transactions	Visa ending in 8651: February 23, 2026: \$103.73

To view the status of your order, return to [Order Summary](#) .

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Final Details for Order #111-4294842-5371446

Order Placed: February 19, 2026
PO number : 20260219_TIMBERS_SUPPLIES
Amazon.com order number: 111-4294842-5371446
Order Total: \$89.05

Shipped on February 20, 2026	
Items Ordered	Price
4 of: Nestle Hot Chocolate Packets, Hot Cocoa Mix, Rich Chocolate Flavor, Made with Real Cocoa, 0.71 oz, Bulk Pack (50 Count)	\$15.10
Sold by: YD Traders LLC (seller profile)	
Business Price	
Condition: New	
Shipping Address: Timbers at River Run 187 LONGS RD SILVERTHORNE, CO 80498-8912 United States	Item(s) Subtotal: \$60.40 Shipping & Handling: \$26.25 ----- Total before tax: \$86.65 Sales Tax: \$2.40 -----
Shipping Speed: Two-Day Shipping	Total for This Shipment: \$89.05 -----

Payment information	
Payment Method: Visa Last digits: 8651	Item(s) Subtotal: \$60.40 Shipping & Handling: \$26.25 -----
Billing address Timbers at River Run 187 LONGS RD SILVERTHORNE, CO 80498-8912 United States	Total before tax: \$86.65 Estimated Tax: \$2.40 ----- Grand Total: \$89.05
Credit Card transactions	Visa ending in 8651: February 20, 2026: \$89.05

To view the status of your order, return to [Order Summary](#) .



Final Details for Order #111-1232748-1595401

Order Placed: February 19, 2026
PO number : 20260219_TIMBERS_SUPPLIES
Amazon.com order number: 111-1232748-1595401
Order Total: \$113.55

Shipped on February 19, 2026	
Items Ordered	Price
3 of: <i>Coffee Ground Medium Roast for Folger 33.7 Oz Can Includes Coffee Scoop</i>	\$36.84
Sold by: VO Global (seller profile)	
Business Price	
Condition: New	
Shipping Address: Timbers at River Run 187 LONGS RD SILVERTHORNE, CO 80498-8912 United States	Item(s) Subtotal: \$110.52 Shipping & Handling: \$0.00 ----- Total before tax: \$110.52 Sales Tax: \$3.03 -----
Shipping Speed: Standard Shipping	Total for This Shipment: \$113.55 -----

Payment information	
Payment Method: Visa Last digits: 8651	Item(s) Subtotal: \$110.52 Shipping & Handling: \$0.00 -----
Billing address Timbers at River Run 187 LONGS RD SILVERTHORNE, CO 80498-8912 United States	Total before tax: \$110.52 Estimated Tax: \$3.03 ----- Grand Total: \$113.55
Credit Card transactions	Visa ending in 8651: February 19, 2026: \$113.55

To view the status of your order, return to [Order Summary](#) .



Final Details for Order #111-0860642-8772235

Order Placed: February 19, 2026
PO number : 20260219_TIMBERS_SUPPLIES
Amazon.com order number: 111-0860642-8772235
Seller's order number: 20723273
Order Total: \$28.88

Shipped on February 19, 2026	
Items Ordered	Price
1 of: <i>Dixie PerfectTouch WiseSize Coffee Design Insulated Paper Cup, 12oz Cups and Lids Bundle (12 oz, 100 Cups, 100 Lids) , Paper Plates/Bowls</i>	\$26.89
Sold by: hockeywiz (seller profile)	
Business Price	
Condition: New	
Shipping Address: Timbers at River Run 187 LONGS RD SILVERTHORNE, CO 80498-8912 United States	Item(s) Subtotal: \$26.89 Shipping & Handling: \$0.00 ----- Total before tax: \$26.89 Sales Tax: \$1.71 -----
Shipping Speed: Standard Shipping	Total for This Shipment: \$28.60 -----

Payment information	
Payment Method: Visa Last digits: 8651	Item(s) Subtotal: \$26.89 Shipping & Handling: \$0.00 -----
Billing address Timbers at River Run 187 LONGS RD SILVERTHORNE, CO 80498-8912 United States	Total before tax: \$26.89 Estimated Tax: \$1.71 CO Retail Delivery Fees \$0.28 -----
	Grand Total: \$28.88
Credit Card transactions	Visa ending in 8651: February 19, 2026: \$28.60

To view the status of your order, return to [Order Summary](#) .

Your Lowe's Purchase Receipt

From Lowe's Home Improvement <do-not-reply@receipt.lowes.com>
Date Thu 2026-02-19 8:53 AM
To Accounting <accounting@s2hoa.com>



Your Lowe's Receipt

Thanks for shopping at Lowe's. Use this just like you would a paper receipt for proof of purchase, record keeping, returns and more.

LOWE'S HOME CENTERS, LLC
201 BUFFALO MOUNTAIN DRIVE
Silverthorne , CO 80498
(970) 968-4000

Transaction # : 163653875
Order # : 203206049261558901
Order Date : 02/19/26 08:53:34



Item	Price
DURACELL AA 24CT	\$ 22.98
Item #: 6786589	
1 @ 22.98	
Invoice 76970 Subtotal	\$ 22.98
<hr/>	
Invoice 76970 Subtotal	\$ 22.98
Subtotal	\$ 22.98
Total Tax	\$ 1.92
Total	\$ 24.90

Total # of items purchased: 1
Excludes fees, services and special order items

Payment: VISA ending in 8651	\$ 24.90
AuthTime	02/19/26 08:52:55
AuthCD	925077
REFID	320620970290
AID	A0000000980840
TVR	0000000000
Customer Code	timbers aa batteries
Order Date	02/19/26 08:53:34
Store #	3206
Terminal #	20

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**
* ENTER BY COMPLETING A SHORT SURVEY *
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* Y O U R I D #769705 320690 500541 *
**
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* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. *
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1000 Lowes Boulevard, Mooresville, NC 28117

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REMIT PAYMENT TO:
 CINTAS CORP
 P.O. BOX 650838
 DALLAS, TX 75265-0838

PAY YOUR BILL WITH MYCINTAS
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 MANAGE | SHOP | PAY

CUSTOMER SVC/BILLING 833-711-5959
 CINTAS FAX # 303-390-0321

INVOICE

SHIP TO: TIMBERS AT RIVER RUN
 224 TRAIL HEAD TRL
 DILLON, CO 80435-7894

INVOICE # 4260100602
INVOICE DATE 02/18/2026
SERVICE TICKET # 4260100602


BILL TO: TIMBERS AT RIVER RUN
 224 TRAIL HEAD TRL
 DILLON, CO 80435-7894

SOLD TO # 21416795
PAYER # 21416795
PAYMENT TERMS NET 10 EOM
SORT # 007K0002552
CINTAS ROUTE 15 / DAY 3 / STOP 003

EMP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X2742	KING PREMIUM BATH-	01	F	200	0.690	138.00	Y
	X2742	KING PREMIUM BATH-	L 01	F	8	6.857	54.86	Y
		SUBTOTAL					192.86	
		SERVICE CHARGE					16.00	Y
		SUBTOTAL					208.86	
		INVOICE MINIMUM					13.41	Y
		SALES TAX					19.73	
		TOTAL USD					242.00	

Signature :

Cust. Name: TIMBERS AT RIVER RUN
 Balbarin, Christian 01:31 PM 02/18/26
SoldTo# 0021416795 **SO# 4260100602**
 Invoice Total Payment on Account
\$242.00 \$0.00





INVOICE

To view your Insert
Click the link below:
[INSERT1](#)

Customer ID:
Customer Name:
Service Period:
Invoice Date:
Invoice Number:

30-20718-13006
TIMBERS ON RIVER RUN
02/01/26-02/28/26
01/29/2026
0733812-1190-0

How to Contact Us

Visit wm.com/MyWM

Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.



Customer Service: (970) 468-2475

Your Payment is Due

Feb 28, 2026

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.

Your Total Due

\$616.22

If payment is received after 02/28/2026: **\$ 631.63**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
226.50		(226.50)		0.00		616.22		616.22

DETAILS OF SERVICE				
Details for Service Location: Timbers On River Run, 224 Trailhead Dr, Keystone CO 80435-6607			Customer ID: 30-20718-13006	
Description	Date	Ticket	Quantity	Amount
Prorated charges for Service Increase - 4 Yard Dumpster Service Effective from 01/09/26 through 01/31/26	01/09/26		1.00	(145.65) 0.00
Prorated charges for Service Increase - 4 Yard Dumpster Service Effective from 01/09/26 through 01/31/26	01/09/26		1.00	291.30 0.00
4 Yard Dumpster Service Energy Surcharge	02/01/26		1.00	392.62 77.95
Total Current Charges				616.22

----- Please detach and send the lower portion with payment ----- (no cash or staples) -----



WASTE MANAGEMENT OF COLORADO, INC.
SILVERTHORNE HAULING
PO BOX 3020
MONROE, WI 53566-8320
(970) 468-2475

Invoice Date	Invoice Number	Customer ID (Include with your payment)
01/29/2026	0733812-1190-0	30-20718-13006
Payment Terms		Amount
Total Due by 02/28/2026	\$616.22	
If Received after 02/28/2026	\$631.63	

*** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED ***
Your bank account will be drafted \$616.22.

1190000302071813006007338120000006162200000061622 7

I0178C26

TIMBERS ON RIVER RUN
PO BOX 1338
SILVERTHORNE CO 80498-1338

Remit To: **WM CORPORATE SERVICES, INC.**
AS PAYMENT AGENT
PO BOX 7400
PASADENA, CA 91109-7400

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By Phone
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HOW TO READ YOUR INVOICE

How to Contact Us Visit wm.com/MyWM <small>Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.</small>		Your Payment Is Due 10/25/2022 <small>If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.25% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.</small>		Your Total Due \$123.45 <small>If payment is received after 10/25/2022: \$128.45</small>				
Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
\$123.45		(\$123.45)		0.00		\$123.45		\$123.45

DETAILS OF SERVICE

Details for Service Location: Seymour, John, Town and Country Way, Saint Paul MN 55106 2627 Customer ID: 21-51809-22222

Description	Date	Ticket	Quantity	Amount
35 Gallon Toner	10/01/22		1.00	88.00
MN STATE SOLID WASTE TAX 9.75%				25.45
COUNTY ENVIRONMENTAL CHARGE				123.45
Total Current Charges				123.45

- 1 Your Total Due is the total amount of current charges and any previous unpaid Balances combined. This also states the date payment is due to WM, anything beyond that date may incur additional charges.
- 2 Previous balance is the total due from your previous invoice. We subtract any Payments Received/Adjustments and add your Current Charges from this billing cycle to get a Total Due on this invoice. If you have not paid all or a portion of your previous balance, please pay the entire Total Due to avoid a late charge or service interruption.
- 3 Service location details the total current charges of this invoice.

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Anytime, anywhere payments.

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If your service is suspended for non-payment, you may be charged a Resume charge to restart your service. For each returned check, a charge will be assessed on your next invoice equal to the maximum amount permitted by applicable state law.

<input type="checkbox"/> Check Here to Change Contact Info		<input type="checkbox"/> Check Here to Sign Up for Automatic Payment Enrollment	
List your new billing information below. For a change of service address, please contact WM .		If I enroll in Automatic Payment services, I authorize WM to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying WM at wm.com or by calling the customer service number listed on my invoice. Your enrollment could take 1-2 billing cycles for Automatic Payments to take effect. Continue to submit payment until page one of your invoice reflects that your payment will be deducted.	
Address 1		Email	
Address 2			
City		Date	
State			
Zip		Bank Account Holder Signature	
Email			
Date Valid			

NOTICE: By sending your check, you are authorizing the Company to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. The electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check.

In order for us to service your account or to collect any amounts you may owe (for non-marketing or solicitation purposes), we may contact you by telephone at any telephone number that you provided in connection with your account, including wireless telephone numbers, which could result in charges to you. Methods of contact may include text messages and using pre-recorded/artificial voice messages and/or use of an automatic dialing device, as applicable. We may also contact you by email or other methods as provided in our contract.

Please send all bankruptcy correspondence to RMCbankruptcy@wm.com or PO Box 43290 Phoenix, AZ 85080. Using the email option will expedite your request. (this language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code)



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PO Box 2500
Loveland, CO 80539
970-215-3257 Laura cell
970-212-6747 Daniel cell
cohighlands@airemaster.com

Summit 2nd Homes: TIMBERS RIVER RUN 224 TRAILHEAD DR KEYSTONE CO 80435	Account No: 12164 Phone: 970-496-4740 Contact: Kristina Urias Email:	Pay Type: Charge PO No: 1394188 Vendor ID:	INVOICE NO: 33986 2-04-2026
--	---	---	--

Item	Services	Price	Qty	Tax	Total
D100	D100 M Battery Diffuser 28 dy <i>Eucalyptus Spearmint</i> 1 - Lobby 1 - Pool/Fitness room	46.00	2		92.00
D50	D50 S Battery Diffuser 28 dy <i>Eucalyptus Spearmint.</i> 2 in Restrooms 1 in Ski locker room	21.00	3		63.00
				Subtotal	155.00

Thank you for supporting our family and veteran-owned business!

Payment Terms: DUE UPON RECEIPT

AM Rep: Adam Silfven	Signed: Kristina Urias 02-04-2026
-	

Subtotal	155.00
Freight	
Tax (6.375%)	
Retail Delivery Fee	0.00
Total	155.00

Complete Extraction & Restoration

PO Box 533
Silverthorne, CO 80498 US
+19703331593
juan@cerdisaster.com



INVOICE

BILL TO
The Timbers on River Run Condos
PO Box 1338
Silverthorne, CO 80498

INVOICE 1415
DATE 12/22/2025
TERMS Due on receipt
DUE DATE 12/22/2025

DATE		DESCRIPTION	QTY	RATE	AMOUNT
12/01/2025	Rebuild	Rebuild supplemental charges for Timbers #3060 per pricing breakdown and walk through photos + videos attached to this invoice. Supplemental differences are for an extra coat of paint only. Photos show additional coat needed.	1	4,300.34	4,300.34

BALANCE DUE

\$4,300.34

Danici Electric, Inc
 1050 Ruby Rd
 Silverthorne, CO 80498-9281
 USA
 +19703904866
 danicieletricinc@gmail.com

Invoice



BILL TO
Thomas Urias Summit 2nd Homes PO Box 1338 Silverthorne, CO 80498 United States

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
2026022	02/03/2026	\$10,035.00	02/03/2026	Due on receipt	

PROJECT

Timbers - Pool Temp Power

QTY	DESCRIPTION	RATE	AMOUNT
1	Pool Equipment Temp Power [Need Permanent Repair in Spring/Summer] Contract Draw	10,035.00	10,035.00

SUBTOTAL	10,035.00
TAX (8.375%)	0.00
TOTAL	10,035.00
BALANCE DUE	\$10,035.00

Pay invoice

*A Service Charge of 1.5% per Month will apply if not paid within 30 days of invoice.

**In the event Danici Electric, Inc commences a Mechanics Lien and/or employs attorneys to collect payment of any amounts due, Owner and/or Contractor agree to pay reasonable filing and attorney's fees.



Invoice

Invoice	POS9681
Invoice Date	02/23/2026
Due Date	03/10/2026
Terms	Net15
Customer	CUS2469

BILL TO

Summit 2nd Homes
POB 1338
Silverthorne, CO 80498

SHIP TO

Summit 2nd Homes:The Timbers
Keystone, CO 80435
(970) 389-5050
accounting@summit2ndhomes.com

Qty	Item	Description	Price	Subtotal
1.00	NCH20760PRO	Natural Chemistry Pro Series Algae Break 90 Algaecide, 1 Gallon Bottle 20760PRO	90.42	\$90.42

Subtotal	\$90.42
Tax	\$7.57
Total	\$97.99

Customer _____ **Date** _____

PO Box 151 Silverthorne, CO 80498 (970) 468-8367 accounting@hcaquatech.com



Invoice

Invoice	WKO9534
Invoice Date	02/07/2026
Due Date	02/22/2026
Terms	Net15
Customer	CUS2469

BILL TO

Summit 2nd Homes
 POB 1338
 Silverthorne, CO 80498

SHIP TO

The Timbers
 Keystone, CO 80435
 (970) 389-5050
 accounting@summit2ndhomes.com

Qty	Item	Description	Price	Subtotal
2.00	POOLSPASERV	Pool & Spa Service Labor 02/07/2026 Graeme Strachan	180.00	\$360.00
1.00	POOLSPASERV	Pool & Spa Service Labor 02/07/2026 Graeme Strachan	180.00	\$180.00
2.00	POOLSPASERV	Pool & Spa Service Labor 02/07/2026 Graeme Strachan	180.00	\$360.00

Subtotal	\$900.00
Tax	\$0.00
Total	\$900.00

REQUEST: Hot tub is not maintaining heat. Every morning hot tub temp is at 80-90 degrees when set to 104. Pool Warden and thermostat are saying two different temps

OUTCOME:

2/3: Thomas was explained that the tub was tripping the high limit every night. I checked the thermostat setting and it was set to 110. I asked him about this and he said his co worker said it was because the tub was not reaching it's set point so they turned it up thinking it would make the tub hotter. Now we have discovered that there's apparently two issues: 1) The hi limit tripping, while 2) simultaneously not getting hot enough. We checked the heat exchangers and were getting a differential between the in and out of the exchanger on both the boiler and the spa side, meaning it was heating. Checked the programming in the variable speed pump and it was lowering it's speed sometime at night which may have an impact on how the water flows through the exchanger which could theoretically trip the hi limit. Changed it so the pump would only run one speed 24 hours a day. Unsure if this would completely resolve the issue we left it with the temperature at 103 and checked back about an hour later and the tub went from 97 to 100 in an hour, meaning it is heating. Thomas then texted me and said the tub was staying at 103 like it should. Told him to just let us know what (if anything) happens. parts n/a labor 2hrs

2/4: Thomas texted this morning and said the tub was 85 at around 800am with the hi limit NOT tripped and the waterfall off. There's suspicions that the waterfall is somehow impacting the spa heat. Told him to leave the waterfall off and don't touch anything. Around 12:00pm we stopped by and the tub had heated from 85 to 99 with the waterfall off. Apparently the spa is somehow not heating during the night. We have yet to witness the cause of this. Told Thomas we were going to check first thing in the morning and not to touch anything so we can try and determine what (if anything is wrong). parts n/a labor 1hr

2/5: I checked on the hot tub first thing in the morning around 10:00. Tub was 85 degrees with the circ pump OFF. Turned pump on and confirmed spa was heating. I'm concerned the night operations people are coming by late at night to close the hot tub and are turning off the pump for whatever reason, where it stays off throughout the night, and then reverets back into its programming before the next staff people get there to check it in the morning - or there is some sort of fault in the pump and it's not following it's programming. Checked back at around four and spa had heated to 97. So they're heating around 2.85 degrees and hour. Checked the programming in the pump and told thomas the PM to communicate with the night operations people and tell them not to touch the pump, or to put a piece of tape over the pump where the buttons are that say do not touch. parts n/a labor 1.5hr

Customer _____

Date _____

PO Box 151 Silverthorne, CO 80498 (970) 468-8367 accounting@hcaquatech.com



Summit 2nd Homes, LLC
P.O. Box 1338
Silverthorne, CO 80498
+19707445050
debbie@summit2ndhomes.com
www.summit2ndhomes.com

Invoice 2667

BILL TO
The Timbers on River Run
Owners Association Inc
PO Box 1338
Silverthorne, CO 80498

DATE 12/31/2025	PLEASE PAY \$1,724.95	DUE DATE 12/31/2025
--------------------	---------------------------------	------------------------

DATE	DESCRIPTION	AMOUNT
	Project Management Project Management Fee - High Country Aqua Tech	1,724.95

Please pay online
If you send a check mail it to:
Summit 2nd Homes LLC
P.O. Box 1338
Silverthorne, CO 80498

TOTAL DUE	\$1,724.95
------------------	-------------------

THANK YOU.

Ways to pay

BANK

[View and pay](#)



Summit 2nd Homes, LLC
P.O. Box 1338
Silverthorne, CO 80498
+19707445050
debbie@summit2ndhomes.com
www.summit2ndhomes.com

Invoice 2668

BILL TO
The Timbers on River Run
Owners Association Inc
PO Box 1338
Silverthorne, CO 80498

DATE 02/03/2026	PLEASE PAY \$1,003.50	DUE DATE 02/03/2026
--------------------	---------------------------------	------------------------

DATE	DESCRIPTION	AMOUNT
	Project Management	
	Project Management Fee - Danici Electric	1,003.50

Project Management Fee - Danici Electric
Please pay online
If you send a check mail it to:
Summit 2nd Homes LLC
P.O. Box 1338
Silverthorne, CO 80498

TOTAL DUE **\$1,003.50**

THANK YOU.

Ways to pay

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+19707445050
debbie@summit2ndhomes.com
www.summit2ndhomes.com

Invoice 2669

BILL TO
The Timbers on River Run
Owners Association Inc
PO Box 1338
Silverthorne, CO 80498

DATE 01/18/2026	PLEASE PAY \$1,375.00	DUE DATE 01/18/2026
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DATE	DESCRIPTION	AMOUNT
	Project Management Project Management Fee - Brothers Deposit Inv 467	1,375.00

Please pay online
If you send a check mail it to:
Summit 2nd Homes LLC
P.O. Box 1338
Silverthorne, CO 80498

TOTAL DUE **\$1,375.00**

THANK YOU.

Ways to pay

BANK

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