The Timbers on River Run Condo Assoc
Balance Sheet
As of September 30, 2026

	Sep 30, 26
ASSETS	
Current Assets	
Checking/Savings	
100 · 528-Alpine Operating	132,155.59
102 · 533-Alpine Reserve	662,766.73
Total Checking/Savings	794,922.32
Accounts Receivable	
110 · Accounts Receivable	13,481.54
Total Accounts Receivable	13,481.54
Other Current Assets	
Homeowner Payment Plans	5,739.59
12000 · Undeposited Funds	10,039.39
130 · Prepaid Insurance	17,868.75
Total Other Current Assets	33,647.73
Total Current Assets	842,051.59
Other Assets	
Deposits	14,488.00
Total Other Assets	14,488.00
TOTAL ASSETS	**856,539.59**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
200 · Accounts Payable	26,558.93
Total Accounts Payable	26,558.93
Total Current Liabilities	26,558.93
Total Liabilities	26,558.93
Equity	
310 · Operating Equity	136,565.68
320 · Reserve Equity	649,070.90
Net Income	44,344.08
Total Equity	829,980.66
TOTAL LIABILITIES & EQUITY	**856,539.59**

The Timbers on River Run Condo Assoc
Profit & Loss Budget Performance
September 2026

	Sep 26	Budget	$ Over Bu...	% of Budget	Jan - Sep 26	YTD Budget	$ Over Bu...	% of Budget	Annual Bu...
Ordinary Income/Expense									
Income									
500 · Operating Dues Income	52,321.84	52,321.84	0.00	100.0%	470,896.56	470,896.48	0.08	100.0%	627,862.00
502 · Violations & Late Fees Income	0.00	0.00	0.00	0.0%	249.11	0.00	249.11	100.0%	0.00
503 · Interest Income-Operating	79.92	0.00	79.92	100.0%	79.92	0.00	79.92	100.0%	0.00
Total Income	52,401.76	52,321.84	79.92	100.2%	471,225.59	470,896.48	329.11	100.1%	627,862.00
Gross Profit	52,401.76	52,321.84	79.92	100.2%	471,225.59	470,896.48	329.11	100.1%	627,862.00
Expense									
General & Admin									
Website	0.00	41.66	-41.66	0.0%	0.00	375.02	-375.02	0.0%	500.00
Bank Service Charges	0.00	3.59	-3.59	0.0%	11.00	32.23	-21.23	34.1%	43.00
600 · Legal Fees	0.00	833.34	-833.34	0.0%	3,382.00	7,499.98	-4,117.98	45.1%	10,000.00
601 · Accounting	0.00	0.00	0.00	0.0%	1,814.50	850.00	964.50	213.5%	850.00
603 · License/Fees/Permits	0.00	0.00	0.00	0.0%	353.00	0.00	353.00	100.0%	0.00
604 · Office Supplies	122.16	0.00	122.16	100.0%	1,080.39	0.00	1,080.39	100.0%	0.00
606 · Management Fees	17,785.00	17,050.00	735.00	104.3%	155,655.00	153,450.00	2,205.00	101.4%	204,600.00
607 · Meeting Expense	0.00	20.84	-20.84	0.0%	7.90	187.48	-179.58	4.2%	250.00
610 · Taxes	286.00	100.00	186.00	286.0%	860.00	900.00	-40.00	95.6%	1,200.00
611 · Dues & Subscriptions	0.00	25.00	-25.00	0.0%	225.00	225.00	0.00	100.0%	300.00
621 · Insurance	5,956.25	6,652.09	-695.84	89.5%	57,541.29	59,868.73	-2,327.44	96.1%	79,825.00
Total General & Admin	24,149.41	24,726.52	-577.11	97.7%	220,930.08	223,388.44	-2,458.36	98.9%	297,568.00
Repair & Maintenance									
671 · Common Area/Building Maint.	2,560.63	3,333.34	-772.71	76.8%	17,718.32	29,999.98	-12,281.66	59.1%	40,000.00
672 · Boiler Maint	500.00	416.66	83.34	120.0%	18,666.11	3,750.02	14,916.09	497.8%	5,000.00
673 · Boiler Inspection	0.00	981.66	-981.66	0.0%	7,318.00	8,835.02	-1,517.02	82.8%	11,780.00
674 · Parking Lot/Garage	0.00	208.34	-208.34	0.0%	799.00	1,874.98	-1,075.98	42.6%	2,500.00
675 · Maintenance Supplies	394.86	71.66	323.20	551.0%	1,984.32	645.02	1,339.30	307.6%	860.00
676 · Cleaning	325.90	558.34	-232.44	58.4%	8,800.54	5,024.98	3,775.56	175.1%	6,700.00
677 · Roof Repairs	0.00	0.00	0.00	0.0%	300.00	0.00	300.00	100.0%	0.00
678 · Elevator Maint	720.00	783.34	-63.34	91.9%	5,097.25	7,049.98	-1,952.73	72.3%	9,400.00
6788 · Elevator Inspection	0.00	325.00	-325.00	0.0%	1,603.98	2,925.00	-1,321.02	54.8%	3,900.00
679 · Landscaping	6,964.00	2,043.75	4,920.25	340.7%	8,224.00	8,175.00	49.00	100.6%	8,175.00
Total Repair & Maintenance	11,465.39	8,722.09	2,743.30	131.5%	70,511.52	68,279.98	2,231.54	103.3%	88,315.00
Snow Management									
681 · Snow Shoveling	0.00	0.00	0.00	0.0%	243.75	1,333.34	-1,089.59	18.3%	2,000.00
683 · Roof Snow Removal	0.00	0.00	0.00	0.0%	0.00	8,400.00	-8,400.00	0.0%	8,400.00
Total Snow Management	0.00	0.00	0.00	0.0%	243.75	9,733.34	-9,489.59	2.5%	10,400.00

The Timbers on River Run Condo Assoc
Profit & Loss Budget Performance
September 2026

	Sep 26	Budget	$ Over Bu...	% of Budget	Jan - Sep 26	YTD Budget	$ Over Bu...	% of Budget	Annual Bu...
Security									
690 · Security Service & Hardware	0.00	70.00	-70.00	0.0%	377.70	630.00	-252.30	60.0%	840.00
691 · Fire Extinguisher/Sprinkler Ins	0.00	875.16	-875.16	0.0%	251.00	7,876.52	-7,625.52	3.2%	10,502.00
693 · Fire System Maintenance	0.00	255.16	-255.16	0.0%	663.85	2,296.52	-1,632.67	28.9%	3,062.00
Total Security	0.00	1,200.32	-1,200.32	0.0%	1,292.55	10,803.04	-9,510.49	12.0%	14,404.00
Recreation Facilities									
694 · In House Amenities	0.00	833.34	-833.34	0.0%	0.00	7,499.98	-7,499.98	0.0%	10,000.00
695 · Amenities - Towels	999.27	1,200.00	-200.73	83.3%	11,291.61	10,800.00	491.61	104.6%	14,400.00
696 · Amenities - Refreshments	0.00	273.34	-273.34	0.0%	2,173.47	2,459.98	-286.51	88.4%	3,280.00
697 · Pool/Hot Tub Service Agreement	0.00	1,800.00	-1,800.00	0.0%	11,800.00	16,200.00	-4,400.00	72.8%	21,600.00
698 · Pool/Hot Tub Supplies	0.00	258.34	-258.34	0.0%	4,492.47	2,324.98	2,167.49	193.2%	3,100.00
699 · Pool/Hot Tub Repairs	0.00	1,275.00	-1,275.00	0.0%	4,350.23	11,475.00	-7,124.77	37.9%	15,300.00
Total Recreation Facilities	999.27	5,640.02	-4,640.75	17.7%	34,107.78	50,759.94	-16,652.16	67.2%	67,680.00
Utilities									
661 · Water & Sewer	0.00	2,418.66	-2,418.66	0.0%	22,155.03	18,601.74	3,553.29	119.1%	25,990.00
663 · Internet & Cable	2,835.15	2,806.25	28.90	101.0%	25,413.42	25,256.25	157.17	100.6%	33,675.00
665 · Trash Removal	910.93	530.00	380.93	171.9%	5,607.64	4,770.00	837.64	117.6%	6,360.00
668 · Gas	0.00	2,258.67	-2,258.67	0.0%	23,867.72	31,419.18	-7,551.46	76.0%	43,835.00
669 · Electric	2,378.98	2,890.58	-511.60	82.3%	34,886.16	29,198.75	5,687.41	119.5%	39,635.00
Total Utilities	6,125.06	10,904.16	-4,779.10	56.2%	111,929.97	109,245.92	2,684.05	102.5%	149,495.00
Total Expense	42,739.13	51,193.11	-8,453.98	83.5%	439,015.65	472,210.66	-33,195.01	93.0%	627,862.00
Net Ordinary Income	9,662.63	1,128.73	8,533.90	856.1%	32,209.94	-1,314.18	33,524.12	-2,451.0%	0.00
Other Income/Expense									
Other Income									
711 · Reserve Dues Income	13,641.31	13,641.30	0.01	100.0%	122,771.79	122,771.78	0.01	100.0%	163,695.68
712 · Reserve Interest Income	1,431.23	0.00	1,431.23	100.0%	13,363.21	0.00	13,363.21	100.0%	0.00
Total Other Income	15,072.54	13,641.30	1,431.24	110.5%	136,135.00	122,771.78	13,363.22	110.9%	163,695.68
Other Expense									
800 · Reserve Expense	0.00	60,833.34	-60,833.34	0.0%	9,131.17	547,499.98	-538,368.81	1.7%	730,000.00
805 · Res Exp-Elevator	4,980.00	0.00	4,980.00	100.0%	9,960.00	0.00	9,960.00	100.0%	0.00
816 · Unit 3074 Water Leak	0.00	0.00	0.00	0.0%	14,542.19	0.00	14,542.19	100.0%	0.00
820 · Res Exp - Pool	17,499.69	0.00	17,499.69	100.0%	90,367.50	0.00	90,367.50	100.0%	0.00
Total Other Expense	22,479.69	60,833.34	-38,353.65	37.0%	124,000.86	547,499.98	-423,499.12	22.6%	730,000.00
Net Other Income	-7,407.15	-47,192.04	39,784.89	15.7%	12,134.14	-424,728.20	436,862.34	-2.9%	-566,304.32
Net Income	**2,255.48**	**-46,063.31**	**48,318.79**	**-4.9%**	**44,344.08**	**-426,042.38**	**470,386.46**	**-10.4%**	**-566,304.32**

The Timbers on River Run Condo Assoc
General Ledger
As of October 22, 2026

Type	Date	Num	Name	Memo	Amount
32000 · Retained Earnings					
Total 32000 · Retained Earnings					
General & Admin					
Bank Service Charges					
General Journal	01/31/2026			Preconversion	3.00
General Journal	02/28/2026			Preconversion	2.00
General Journal	03/31/2026			Preconversion	2.00
General Journal	04/30/2026			Preconversion	2.00
General Journal	05/31/2026			Preconversion	2.00
Total Bank Service Charges					11.00
600 · Legal Fees					
General Journal	01/31/2026			Preconversion	304.00
General Journal	04/30/2026			Preconversion	2,346.00
General Journal	05/31/2026			Preconversion	-564.00
General Journal	05/31/2026			Preconversion - May Year End Adjustme...	805.00
General Journal	06/30/2026			Preconversion	491.00
Total 600 · Legal Fees					3,382.00
601 · Accounting					
General Journal	02/28/2026			Preconversion	450.00
General Journal	03/31/2026			Preconversion	805.00
General Journal	05/31/2026			Preconversion - May Year End Adjustme...	-805.00
General Journal	06/30/2026			Preconversion	1,364.50
Total 601 · Accounting					1,814.50
603 · License/Fees/Permits					
General Journal	06/30/2026			Preconversion	200.00
Bill	07/01/2026	55285	Summit Resort Group	Change of registered agent Colordao Sec...	53.00
Bill	08/01/2026	55658	Summit Resort Group	Curing delinquency with coloradosos.gov	100.00
Total 603 · License/Fees/Permits					353.00
604 · Office Supplies					
Bill	07/01/2026		Summit Resort Group	Postage Metering	29.00
Bill	07/01/2026	55285	Summit Resort Group	Shop towels, sign stand, clipboards, tape,...	162.35
Bill	07/01/2026	55285	Summit Resort Group	Netgear wireless adapter from Amazon	62.07
Bill	07/13/2026	55882	Summit Resort Group	Move desk and chair to Timbers and set ...	390.00
Bill	08/01/2026		Summit Resort Group	Postage Metering	29.00
Bill	08/01/2026	55658	Summit Resort Group	Postage, laminated black and white copie...	92.27
Bill	08/01/2026	55658	Summit Resort Group	Printer ink from Amazon, tape, glue from ...	150.48
Bill	08/01/2026		Summit Resort Group	Domain e-mail account-August	21.53
Bill	08/01/2026		Summit Resort Group	Domain e-mail account-July	21.53
Bill	09/01/2026		Summit Resort Group	Postage Metering	29.00
Bill	09/01/2026		Summit Resort Group	Domain e-mail account	21.53
Bill	09/01/2026	56125	Summit Resort Group	Postage, proxy envelope stamps from US...	71.63
Bill	10/01/2026		Summit Resort Group	Postage Metering	29.00
Total 604 · Office Supplies					1,109.39
606 · Management Fees					
General Journal	01/31/2026			Preconversion	17,050.00
General Journal	02/28/2026			Preconversion	17,050.00
General Journal	03/31/2026			Preconversion	17,050.00
General Journal	04/30/2026			Preconversion	17,050.00
General Journal	05/31/2026			Preconversion	17,050.00
General Journal	06/30/2026			Preconversion	17,050.00
Bill	07/01/2026		Summit Resort Group	Monthly Management Fee	17,785.00
Bill	08/01/2026		Summit Resort Group	Monthly Management Fee	17,785.00
Bill	09/01/2026		Summit Resort Group	Monthly Management Fee	17,785.00
Bill	10/01/2026		Summit Resort Group	Monthly Management Fee	17,785.00
Total 606 · Management Fees					173,440.00

The Timbers on River Run Condo Assoc
General Ledger
As of October 22, 2026

Type	Date	Num	Name	Memo	Amount
607 · Meeting Expense					
General Journal	06/30/2026			Preconversion	7.90
Total 607 · Meeting Expense					7.90
610 · Taxes					
General Journal	04/30/2026			Preconversion	252.00
General Journal	05/31/2026			Preconversion	0.00
General Journal	06/30/2026			Preconversion	63.00
General Journal	07/01/2026	CPA 3		Reclass State Sales Tax Payment	-252.00
General Journal	07/01/2026	CPA 4		Record Federal tax expense	511.00
Bill	09/11/2026	091126	IRS	Estimated Tax Payment	286.00
Total 610 · Taxes					860.00
611 · Dues & Subscriptions					
General Journal	07/01/2026			Post Keystone Association	225.00
Total 611 · Dues & Subscriptions					225.00
621 · Insurance					
General Journal	01/31/2026			Preconversion	6,612.09
General Journal	02/28/2026			Preconversion	6,612.09
General Journal	03/31/2026			Preconversion	6,612.09
General Journal	04/30/2026			Preconversion	6,612.09
General Journal	05/31/2026			Preconversion	6,612.09
General Journal	06/30/2026			Preconversion	6,612.09
General Journal	07/01/2026			Post Prepaid Mamich Insurance	1,279.17
General Journal	07/01/2026			Post Prepaid Mamich Insurance	371.25
General Journal	07/01/2026			Post Prepaid Farmers Insurance	4,305.83
General Journal	08/01/2026			Post Prepaid Mamich Insurance	1,279.17
General Journal	08/01/2026			Post Prepaid Mamich Insurance	371.25
General Journal	08/01/2026			Post Prepaid Farmers Insurance	4,305.83
General Journal	09/01/2026			Post Prepaid Mamich Insurance	1,279.17
General Journal	09/01/2026			Post Prepaid Mamich Insurance	371.25
General Journal	09/01/2026			Post Prepaid Farmers Insurance	4,305.83
General Journal	10/01/2026			Post Prepaid Mamich Insurance	1,279.17
General Journal	10/01/2026			Post Prepaid Mamich Insurance	371.25
General Journal	10/01/2026			Post Prepaid Farmers Insurance	4,305.83
Total 621 · Insurance					63,497.54
Total General & Admin					244,700.33
Repair & Maintenance					
671 · Common Area/Building Maint.					
General Journal	01/31/2026			Preconversion	1,738.64
General Journal	02/28/2026			Preconversion	3,476.95
General Journal	03/31/2026			Preconversion	1,313.15
General Journal	04/30/2026			Preconversion	822.84
General Journal	05/31/2026			Preconversion	1,778.38
General Journal	05/31/2026			Preconversion - May Year End Adjustme...	500.00
General Journal	06/30/2026			Preconversion	741.94
General Journal	06/30/2026			Preconversion - June YTD Adjustment	150.00
Bill	07/02/2026	55574	Summit Resort Group	Patio gate repair	32.50
Bill	07/10/2026	LDEN...	Alsco - Denver Linen	Mats	209.44
Bill	07/16/2026	95413	Premier Plumbing & ...	Main drain line repair 3080/3074	748.00
Bill	08/01/2026	SV589...	Tolin Mechanical Sy...	Central Plant air handler unit (AHU) cond...	2,282.64
Bill	08/01/2026	55658	Summit Resort Group	Rail storage system, velcro, shelving syst...	328.77
Bill	08/07/2026	LDEN...	Alsco - Denver Linen	Mats	209.44
Bill	08/21/2026	6668	Building Technology ...	Central plant HVAC system stopped	825.00
Bill	09/01/2026	1241	AL Locksmith, LLC	Front stairwell exit door lock repair & drop...	334.00
Bill	09/01/2026	56125	Summit Resort Group	Utility cart from Lowe's	150.29
General Journal	09/03/2026			Brothers Inv - Clean Garage	1,925.00
Bill	09/18/2026	1254	AL Locksmith, LLC	Towel storage room in the garage battery ...	151.34
Total 671 · Common Area/Building Maint.					17,718.32

The Timbers on River Run Condo Assoc
General Ledger
As of October 22, 2026

Type	Date	Num	Name	Memo	Amount
672 · Boiler Maint					
General Journal	01/31/2026			Preconversion	12,107.50
General Journal	02/28/2026			Preconversion	6,058.61
Bill	09/30/2026	95691	Premier Plumbing & ...	Unit 3075 base board heating valve repla...	500.00
Total 672 · Boiler Maint					18,666.11
673 · Boiler Inspection					
General Journal	01/31/2026			Preconversion	914.75
General Journal	02/28/2026			Preconversion	914.75
General Journal	03/31/2026			Preconversion	914.75
General Journal	04/30/2026			Preconversion	914.75
General Journal	05/31/2026			Preconversion	914.75
General Journal	06/30/2026			Preconversion	914.75
General Journal	07/01/2026				914.75
General Journal	08/01/2026				914.75
Total 673 · Boiler Inspection					7,318.00
674 · Parking Lot/Garage					
Bill	07/23/2026	15619	Ace Sewer and Drain	Drain clean out in the garage	399.00
Bill	07/29/2026	17568	Kinder Restoration S...	Clean out pool equipment room drain	400.00
Total 674 · Parking Lot/Garage					799.00
675 · Maintenance Supplies					
General Journal	01/31/2026			Preconversion	99.11
General Journal	02/28/2026			Preconversion	62.88
General Journal	03/31/2026			Preconversion	105.53
General Journal	06/30/2026			Preconversion	175.83
Bill	07/01/2026	55285	Summit Resort Group	First aid kit, power cord, cleaning supplie...	548.28
Bill	07/01/2026	55285	Summit Resort Group	Bucket, lid, traffic safety cones, window cl...	223.99
Bill	08/01/2026	55658	Summit Resort Group	Traffic cones, gloves, screwdriver, hex ke...	373.84
Bill	09/01/2026	56125	Summit Resort Group	Gloves, trash bags, foam insulation, soap...	101.86
Bill	09/01/2026	56125	Summit Resort Group	Return spray paint to Lowe's	-8.22
Bill	09/01/2026	56125	Summit Resort Group	Tools, coating, pliers, putty, gap filler, outl...	301.22
Total 675 · Maintenance Supplies					1,984.32
676 · Cleaning					
Bill	07/01/2026	55285	Summit Resort Group	New commercial backpack vacuum for co...	739.00
Bill	07/01/2026	55285	Summit Resort Group	Stone flooring cleaning solution from Ama...	37.16
Bill	07/01/2026	55285	Summit Resort Group	Toilet paper holders from Amazon	33.00
Bill	07/01/2026	55285	Summit Resort Group	Cleaning supplies, mop, trash bags, pape...	276.07
Bill	07/14/2026	40487	High Country Cleani...	Common area hallway and stone cleanin...	6,718.20
Bill	08/01/2026	55658	Summit Resort Group	Cleaning supplies from Amazon and Low...	162.16
Bill	08/01/2026	55658	Summit Resort Group	Engine oil, gas can, hose, trash bags, lea...	407.12
Bill	08/01/2026	55658	Summit Resort Group	Shop vacuum from Lowe's	101.93
Bill	09/01/2026	56125	Summit Resort Group	Return vacuum accessory to Lowe's	-82.34
Bill	09/01/2026	56125	Summit Resort Group	Cleaning supplies, paper towels, toilet pa...	148.24
Bill	09/16/2026	56547	Summit Resort Group	Construction desk cleanup of lobby, fitnes...	260.00
Total 676 · Cleaning					8,800.54
677 · Roof Repairs					
Bill	08/09/2026	2090	Leo’s Roofing & Re...	Roof repairs	300.00
Bill	10/08/2026	438201	Turner Morris LLC	Annual roof inspection	850.00
Total 677 · Roof Repairs					1,150.00

The Timbers on River Run Condo Assoc
General Ledger
As of October 22, 2026

Type	Date	Num	Name	Memo	Amount
678 · Elevator Maint					
General Journal	01/31/2026			Preconversion	1,669.17
General Journal	02/28/2026			Preconversion	26.67
General Journal	03/31/2026			Preconversion	716.67
General Journal	04/30/2026			Preconversion	1,823.67
General Journal	05/31/2026			Preconversion	26.67
General Journal	06/30/2026			Preconversion	26.67
General Journal	06/30/2026			Preconversion - June YTD Adjustment	-882.00
Bill	07/01/2026	4409R	Elevator Technicians...	Elevator maintenance – 07/2026-09/2026	882.00
Bill	08/01/2026	55658	Summit Resort Group	Pliers, CO detectors from Lowe's	87.73
Bill	09/14/2026	5018R	Elevator Technicians...	Emergency elevator line not working	720.00
Total 678 · Elevator Maint					5,097.25
6788 · Elevator Inspection					
General Journal	01/31/2026			Preconversion	267.33
General Journal	02/28/2026			Preconversion	267.33
General Journal	03/31/2026			Preconversion	267.33
General Journal	04/30/2026			Preconversion	267.33
General Journal	05/31/2026			Preconversion	267.33
General Journal	06/30/2026			Preconversion	267.33
Total 6788 · Elevator Inspection					1,603.98
679 · Landscaping					
Bill	07/01/2026	4560	Ascent Tree Service...	Tree aphids and pine needle scale, fertiliz...	1,260.00
Bill	09/10/2026	16136	Greenscapes	Irrigation services	2,069.00
Bill	09/10/2026	16135	Greenscapes	Spring landscaping services	4,895.00
Total 679 · Landscaping					8,224.00
Total Repair & Maintenance					71,361.52
Snow Management					
681 · Snow Shoveling					
General Journal	01/31/2026			Preconversion	243.75
Total 681 · Snow Shoveling					243.75
Total Snow Management					243.75
Security					
690 · Security Service & Hardware					
General Journal	01/31/2026			Preconversion	62.95
General Journal	02/28/2026			Preconversion	62.95
General Journal	03/31/2026			Preconversion	62.95
General Journal	04/30/2026			Preconversion	62.95
General Journal	05/31/2026			Preconversion	62.95
General Journal	06/30/2026			Preconversion	62.95
Total 690 · Security Service & Hardware					377.70
691 · Fire Extinguisher/Sprinkler Ins					
Bill	07/07/2026	12546...	Integrity Fire Safety ...	Annual fire extinguisher inspection	251.00
Total 691 · Fire Extinguisher/Sprinkler Ins					251.00
693 · Fire System Maintenance					
Bill	07/01/2026	10201...	Allied Security Group	Fire panel monitoring service 7/1/2026-9/...	188.85
Bill	08/27/2026	10205...	Allied Security Group	Annual fire alarm testing	475.00
Bill	10/01/2026	10209...	Allied Security Group	Fire panel monitoring service 10/1/2026-1...	188.85
Total 693 · Fire System Maintenance					852.70
Total Security					1,481.40

The Timbers on River Run Condo Assoc
General Ledger
As of October 22, 2026

Type	Date	Num	Name	Memo	Amount
Recreation Facilities					
695 · Amenities - Towels					
General Journal	01/31/2026			Preconversion	979.18
General Journal	02/28/2026			Preconversion	2,150.83
General Journal	03/31/2026			Preconversion	1,256.28
General Journal	04/30/2026			Preconversion	1,533.01
General Journal	05/31/2026			Preconversion	1,321.72
Bill	07/01/2026	42744...	CINTAS FIRE PROT...	Towel service 07.01.2026	435.65
Bill	07/08/2026	42751...	CINTAS FIRE PROT...	Towel service 07.08.2026	327.18
Bill	07/22/2026	42766...	CINTAS FIRE PROT...	Towel service 07.22.2026	327.18
Bill	07/29/2026	42773...	CINTAS FIRE PROT...	Towel service 07.29.2026	435.65
Bill	08/01/2026	42758...	CINTAS FIRE PROT...	Towel service 07.15.2026	435.65
Bill	08/05/2026	42781...	CINTAS FIRE PROT...	Towel service 08.05.2026	327.18
Bill	08/12/2026	42788...	CINTAS FIRE PROT...	Towel service 08.12.2026	435.65
Bill	08/19/2026	42796...	CINTAS FIRE PROT...	Towel service 08.19.2026	327.18
Bill	09/10/2026	42820...	CINTAS FIRE PROT...	Towel service 09.10.2026	236.44
Bill	09/23/2026	42834...	CINTAS FIRE PROT...	Towel service 09.23.2026	435.65
Bill	09/30/2026	42842...	CINTAS FIRE PROT...	Towel service 09.30.2026	327.18
Bill	10/07/2026	42849...	CINTAS FIRE PROT...	Towel service 10.07.2026	435.65
Total 695 · Amenities - Towels					11,727.26
696 · Amenities - Refreshments					
General Journal	01/31/2026			Preconversion	412.80
General Journal	02/28/2026			Preconversion	599.16
General Journal	03/31/2026			Preconversion	577.30
General Journal	04/30/2026			Preconversion	9.06
General Journal	05/31/2026			Preconversion	0.00
Bill	08/01/2026	55658	Summit Resort Group	Cups, coffee, condiments from Amazon	418.69
Bill	08/01/2026	55658	Summit Resort Group	Coffee bar supplies from Safeway, cups, ...	156.46
Total 696 · Amenities - Refreshments					2,173.47
697 · Pool/Hot Tub Service Agreement					
General Journal	01/31/2026			Preconversion	1,800.00
General Journal	02/28/2026			Preconversion	2,000.00
General Journal	03/31/2026			Preconversion	2,000.00
General Journal	04/30/2026			Preconversion	2,000.00
General Journal	05/31/2026			Preconversion	2,000.00
General Journal	06/30/2026			Preconversion	2,000.00
Total 697 · Pool/Hot Tub Service Agreement					11,800.00
698 · Pool/Hot Tub Supplies					
General Journal	01/31/2026			Preconversion	147.40
General Journal	02/28/2026			Preconversion	408.76
General Journal	03/31/2026			Preconversion	1,072.73
General Journal	04/30/2026			Preconversion	799.89
General Journal	05/31/2026			Preconversion	69.57
General Journal	06/30/2026			Preconversion	239.07
Bill	07/01/2026	55285	Summit Resort Group	Spa test strips from Amazon, pool spa su...	112.01
Bill	07/01/2026	55285	Summit Resort Group	Pool vacuum from Amazon	406.43
Bill	07/03/2026	POS1...	High Country Aqua ...	Polaris spa wand extended length	326.61
Bill	07/22/2026	717	George's Complete ...	Pool chemicals, feeder lock ring	910.00
Total 698 · Pool/Hot Tub Supplies					4,492.47
699 · Pool/Hot Tub Repairs					
General Journal	01/31/2026			Preconversion	330.00
General Journal	02/28/2026			Preconversion	2,440.52
General Journal	04/30/2026			Preconversion	909.71
General Journal	06/30/2026			Preconversion	150.00
Bill	07/20/2026	55883	Summit Resort Group	Drain pool for new drain cover	520.00
Total 699 · Pool/Hot Tub Repairs					4,350.23
Total Recreation Facilities					34,543.43

The Timbers on River Run Condo Assoc
General Ledger
As of October 22, 2026

Type	Date	Num	Name	Memo	Amount
Utilities					
661 · Water & Sewer					
General Journal	01/31/2026			Preconversion	2,439.68
General Journal	02/28/2026			Preconversion	2,439.68
General Journal	03/31/2026			Preconversion	2,439.68
General Journal	04/30/2026			Preconversion	2,440.68
General Journal	05/31/2026			Preconversion	2,439.68
General Journal	06/30/2026			Preconversion	2,505.04
General Journal	06/30/2026			Preconversion - June YTD Adjustment	130.80
Bill	07/01/2026	070126	Snake River Wastew...	Sewer	3,833.28
Bill	07/01/2026	070126	Snake River Water ...	3rd quarter pool water usage	187.17
Bill	07/01/2026	070126	Snake River Water ...	3rd quarter water usage	3,276.88
Credit	08/01/2026		Snake River Water ...	Invoice Credit for payment pulled by Old ...	-187.17
Check	08/03/2026		Snake River Water ...	Payment Pulled from Old Account 24005...	209.63
Bill	10/01/2026	100126	Snake River Water ...	4th quarter pool water usage	209.63
Total 661 · Water & Sewer					22,364.66
663 · Internet & Cable					
General Journal	01/31/2026			Preconversion	2,735.48
General Journal	02/28/2026			Preconversion	2,834.32
General Journal	03/31/2026			Preconversion	2,834.32
General Journal	04/30/2026			Preconversion	2,834.72
General Journal	05/31/2026			Preconversion	2,834.72
General Journal	06/30/2026			Preconversion	2,834.72
Bill	07/01/2026	070126	Comcast Business 3...		270.44
Bill	07/01/2026	070126	Comcast 4380	Monthly Internet & TV	2,564.41
Bill	08/01/2026	080126	Comcast 4380	Monthly Internet & TV	2,564.41
Bill	08/01/2026	080126	Comcast Business 3...		270.73
Bill	09/01/2026	090126	Comcast Business 3...		270.74
Bill	09/01/2026	090126	Comcast 4380	Monthly Internet & TV	2,564.41
Bill	10/01/2026	100126	Comcast 4380	Monthly Internet & TV	2,564.41
Total 663 · Internet & Cable					27,977.83
665 · Trash Removal					
General Journal	01/31/2026			Preconversion	226.50
General Journal	02/28/2026			Preconversion	679.54
General Journal	03/31/2026			Preconversion	742.54
General Journal	04/30/2026			Preconversion	612.77
General Journal	05/31/2026			Preconversion	610.67
General Journal	06/30/2026			Preconversion	614.66
Bill	07/01/2026	070126	Waste Management ...		600.20
Bill	08/01/2026	080126	Waste Management ...		609.83
Bill	09/01/2026	090126	Waste Management ...		910.93
Bill	10/01/2026	100126	Waste Management ...		636.80
Total 665 · Trash Removal					6,244.44
668 · Gas					
General Journal	01/31/2026			Preconversion	5,467.87
General Journal	02/28/2026			Preconversion	5,461.14
General Journal	03/31/2026			Preconversion	2,758.33
General Journal	04/30/2026			Preconversion	2,406.71
General Journal	05/31/2026			Preconversion	1,959.52
General Journal	06/30/2026			Preconversion	1,911.15
Bill	07/31/2026	07266...	Tiger Natural Gas, Inc.		1,997.88
Bill	08/31/2026	08266...	Tiger Natural Gas, Inc.		1,905.12
Total 668 · Gas					23,867.72

The Timbers on River Run Condo Assoc
General Ledger
As of October 22, 2026

Type	Date	Num	Name	Memo	Amount
669 · Electric					
General Journal	01/31/2026			Preconversion	4,784.55
General Journal	02/28/2026			Preconversion	5,410.67
General Journal	03/31/2026			Preconversion	5,191.27
General Journal	04/30/2026			Preconversion	4,144.82
General Journal	05/31/2026			Preconversion	4,020.42
General Journal	06/30/2026			Preconversion	2,826.10
Bill	07/01/2026	070126	Xcel Energy 3390		3,299.03
Bill	08/01/2026	080126	Xcel Energy 3390		2,830.32
Bill	09/01/2026	090126	Xcel Energy 3390		2,378.98
Total 669 · Electric					34,886.16
Total Utilities					115,340.81
800 · Reserve Expense					
General Journal	01/31/2026			Preconversion	1,375.00
General Journal	02/28/2026			Preconversion	6,043.50
General Journal	05/31/2026			Preconversion	-1,375.00
Bill	08/25/2026	12549...	Integrity Fire Safety ...	Fire extinguisher replacements	3,087.67
Total 800 · Reserve Expense					9,131.17
805 · Res Exp-Elevator					
Bill	08/06/2026	4745R	Elevator Technicians...	Governor replacement 50%	4,980.00
Bill	09/10/2026	4995R	Elevator Technicians...	Governor replacement final payment	4,980.00
Total 805 · Res Exp-Elevator					9,960.00
816 · Unit 3074 Water Leak					
Bill	07/14/2026	1581	Tip Top	Build back of unit 3074	7,200.00
Bill	07/15/2026	F26126	Kinder Restoration S...	Restoration services in unit 3074	7,342.19
Total 816 · Unit 3074 Water Leak					14,542.19
820 · Res Exp - Pool					
General Journal	02/28/2026			Preconversion	10,035.00
Bill	07/01/2026	3182	Criterium-Cona Engi...	Engineering report garage pool equipmen...	981.25
Bill	08/05/2026	3388	Renu Pool Plasterin...	Pool & Spa Renovation project deposit	61,491.56
Bill	08/25/2026	WKO1...	High Country Aqua ...	Spa bucket leak test	360.00
Bill	09/13/2026	56546	Summit Resort Group	Chris's hours to clean deck area	520.00
Bill	09/22/2026	QUOT...	George's Complete ...	Glass filters & side mount multiport materi...	1,450.00
Bill	09/23/2026	95651	Premier Plumbing & ...	Spa sump pump replacement	707.50
Bill	09/30/2026	56548	Summit Resort Group	Pool renovation project	178.75
Bill	09/30/2026	WKO1...	High Country Aqua ...	Pool and hot tub startup and maintenance	14,643.44
Total 820 · Res Exp - Pool					90,367.50
TOTAL					**591,672.10**