

Shawn Moyers – Clubhouse
Contract with Corinne Cordon of Grandote Golf Inc.
Contract Date 12/27/2022
Estimate #21-2168

The first contract was \$75,123.58

The 1st change order for the extra work and extra SF was another \$26,309.81

The 2nd change order for the concrete for the walkin freezer was \$7,812.66

TOTAL PRICE FOR CLUBHOUSE IS: \$109,246.05

REFUNDS DUE TO CORINNE CORDON:

Dumpsters: \$1300

Tile: \$4,140

JAR Electric: \$10,000

Doors: \$5750

Fascia: \$1276.50

TOTAL DUE TO CORINNE: \$22,466.50

Shawn was to refund me because I paid for the dumpsters 2 x \$650 and I paid for the tile which was \$4,140, which equals \$5,440.

I have never received the Exterior Doors (\$5750) or the Exterior Facia (\$1276.50). Please note on the document labeled "Full Invoice for Clubhouse" that Shawn indicates that he paid for the Exterior Doors in full of \$5,957.93 in December of 2022

The roofer is going to charge \$8000 to Shawn, but Shawn will probably not pay him, so I will probably get liened for the \$8,000. However, on the document labeled "Full Invoice for Clubhouse", please note that my first \$20k deposit was used to pay the roofing guy \$2318.18. However, All Pro Roofing indicated yesterday that they had not received any payments on this job yet. Therefore, Shawn lied.

While we waited months for the roof, we had 3 bad storms and the water flooded through the roof into the clubhouse and it was pouring through the lights and the texture on the ceiling and the walls. That has stopped now that All Pro Roofing came out and redid all of the water/ice barriers and we recovered from the damage.

Also, Shawn was going to blow in insulation in the new roof section, but he has not done that yet.

Please see attached:

1. the original contract – not signed – as Shawn sends everything electronically from Joist. However, I signed the contract.
2. invoices showing payments and what they covered.
3. Spreadsheet with all payments, which cover both the Clubhouse and the Pole Barn.
4. Document with JAR Electric for the \$10k I had to pay him when Shawn's bounced the \$10k payment to JAR.

PLEASE SEE PHOTOS BELOW.

ITEMS NOT FINISHED:

The steps are not finished and that old concrete deck that is red is going to fall down at some point, because there is no dirt under it..



We were supposed to get two new commercial doors. Supposedly they were ordered in December of 2022.





The roof is not yet complete but the roofer says he will finish by this weekend. Roofer is Chuck with All Pro Roofing and he is listed in the contract.

The roof is supposed to have snow stops and the gutters put back on. We still have a leak through the soffit above the back doors.



The ledge is not finished.



Grandote Golf
Investor Group Grandote
5540 CO-12
La Veta, CO 81055

Date: August 24, 2023

I, Keith Rivera, owner of JAR Electric LLC, have received \$10,000 from Investor Group Grandote LLC/Grandote Golf Inc, as payment for the work done on the Pole Barn at the Grandote Peaks Golf Course. This payment was made on behalf of Timberline Custom Builders, who did not pay me what was owed per the contract.

This is a full and unconditional release for the work done on invoice # 17, billed on July 3, 2023.

Keith Rivera

INVOICE



Service Address

5540 US Highway 12,
Clubhouse
La Veta, Co 81006

Bill To

Corinne Cordon
3865 east sunset rd,
Atten: Corinne
Cordon
Las Vegas, NV 89120
(702) 250-2674

Timberline Custom Builders

1219 25th Ln
Pueblo , CO 81006
Phone: (719) 470-3879
Email: timberlinecustombuilders@gmail.com
Web: www.timberlinecustombuilders.com

Payment terms 5 Days
Invoice # 23-2391
Date 06/01/2023
Business / Tax # 833615005

Description

Total

Concrete Labor

\$7,812.66

This is for concrete around storage/ break area for freezer Includes on site setup, site preparation, job completion, trash removal and work area cleanup.
This is to pour and finish a 35'x20' pad broom finish

Subtotal

\$7,812.66

Total

\$7,812.66

Payment Summary

06/01/2023 - Credit Card or PayPal \$3,125.06

06/19/2023 - Credit Card or PayPal \$4,687.60

Paid Total

\$7,812.66

Remaining Amount

\$0.00

By signing this document, the customer agrees to the services and conditions outlined in this document. This estimate is only valid for 45 days after receipt.

Corinne Cordon

INVOICE



Service Address

Traveren, 5540 Us
Highway 12
La Veta, CO 81055

Bill To

Corinne Cordon
3865 east sunset rd,
Atten: Corinne
Cordon
Las Vegas, NV 89120
(702) 250-2674

Timberline Custom Builders

1219 25th Ln
Pueblo , CO 81006
Phone: (719) 470-3879
Email: timberlinecustombuilders@gmail.com
Web: www.timberlinecustombuilders.com

Payment terms 5 Days
Invoice # 23-2373
Date 04/05/2023
Business / Tax # 833615005

Description

Total

Add 50 amp circet	\$1,763.55
Add 50 amp circet and fix plugs to not trip and add new circet for plugs	

Subtotal \$1,763.55

Total **\$1,763.55**

Payment Summary

04/21/2023 - Credit Card or PayPal	\$1,763.55
------------------------------------	------------

Paid Total **\$1,763.55**

Remaining Amount **\$0.00**

By signing this document, the customer agrees to the services and conditions outlined in this document. This estimate is only valid for 45 days after receipt.



Timberline Custom Builders LLC

Signed on: 04/21/2023
Corinne Cordon



Service Address

5540 US Highway 12,
Clubhouse
La Veta, CO 81055

Bill To

Corinne Cordon
3865 east sunset rd,
Atten: Corinne
Cordon
Las Vegas, NV 89120
(702) 250-2674

Timberline Custom Builders

1219 25th Ln
Pueblo , CO 81006
Phone: (719) 470-3879
Email: timberlinecustombuilders@gmail.com

Payment terms 5 Days
Invoice # 21-2340
Date 12/29/2022
Business / Tax # 833615005

Description

Total

Engineer plans <i>Paid</i>	\$3,753.50
Engineer to stamp and approve plans	
Foundation <i>New Payment</i>	\$3,396.02
The footings and stem-walls shall be poured concrete with #4 reinforcement Bars installed to meet code. Depth of footing shall meet code and the stemwall shall be 6" wide.	
Concrete Cutting <i>New Payment</i>	\$2,359.34
Cut concrete for foundation	
FRAMING MATERIALS <i>Trusses 2200.00 New Payment 3200.00</i>	\$14,894.83
All framing materials for new addition per plans including trusses and sheeting includes material for temporary wall	
Lath, Stucco	\$8,883.28
Put lath and stucco on	
Add rock to match existing	\$3,813.08
Add phony rock to addition like existing	
Framing Labor <i>Partial Payment 3255.32</i>	\$5,946.02
Labor to frame this structure based upon the plans provided. All items are shown as conventionally	

framed. This line item includes all fasteners and framing hardware. Includes window and exterior door installation. Includes exterior knee braces per plan. Includes demo of wall.

Metal roofing *Partial Payment \$2313.18* \$8,162.37

Metal roofing to match existing

Labor on window \$1,161.80

Remove and replace window, trim ect.

Add electrical to new addition \$4,587.61

Run electrical to addition area includes material and labor lighting will be cans

Drywall \$3,544.97

5/8" Drywall at all interior wall and ceiling surfaces. Material to be fastened with screws. Tape all joints and texture. Texture priced is a knock down type.

INTERIOR PAINTING \$1,012.85

Interior painting ceiling and walls 2 tone

Trim beams \$667.29

SmartSide 38 Series Cedar Texture Soffit Engineered Treated Wood Siding, Application As 4 ft. x 8 ft.

Non-discounted retail pricing for: 4 " x 4" milled style timber beam. Pre-primed urethane. Ready to paint. Quantity includes typical waste overage, material for repair and local delivery.

Decorative Beam Installation Labor, Basic

Basic labor to install decorative beams with favorable site conditions. Secure mounting brackets room framing. Fit, level and secure beam, up to 4m/12ft in length. Includes planning, equipment and material acquisition, area preparation and protection, setup

Tile *Partial Payment* \$4,289.71

Floors 480 sqft

Permit *Paid* \$1,370.32

Permit fees and cost to facilitate

Exterior Door *Paid* \$5,957.93

5/0 5/0 SGD, front door, Side door, Commerical store front windows materials and labor

Exterior Facia \$1,322.66

Non-discounted retail pricing for: 6" x 16' solid wood fascia. 5/8" thick. Preprimed, paint ready finish. Quantity includes typical waste overage, material for repair and local delivery. Basic labor to install fascia boards with favorable site conditions. Plane or sand jamb edge

flush to wall. Measure, cut (miter or butt) trim and finish nail molding. Patch and smooth nail holes and if painting caulk edge gap. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup.

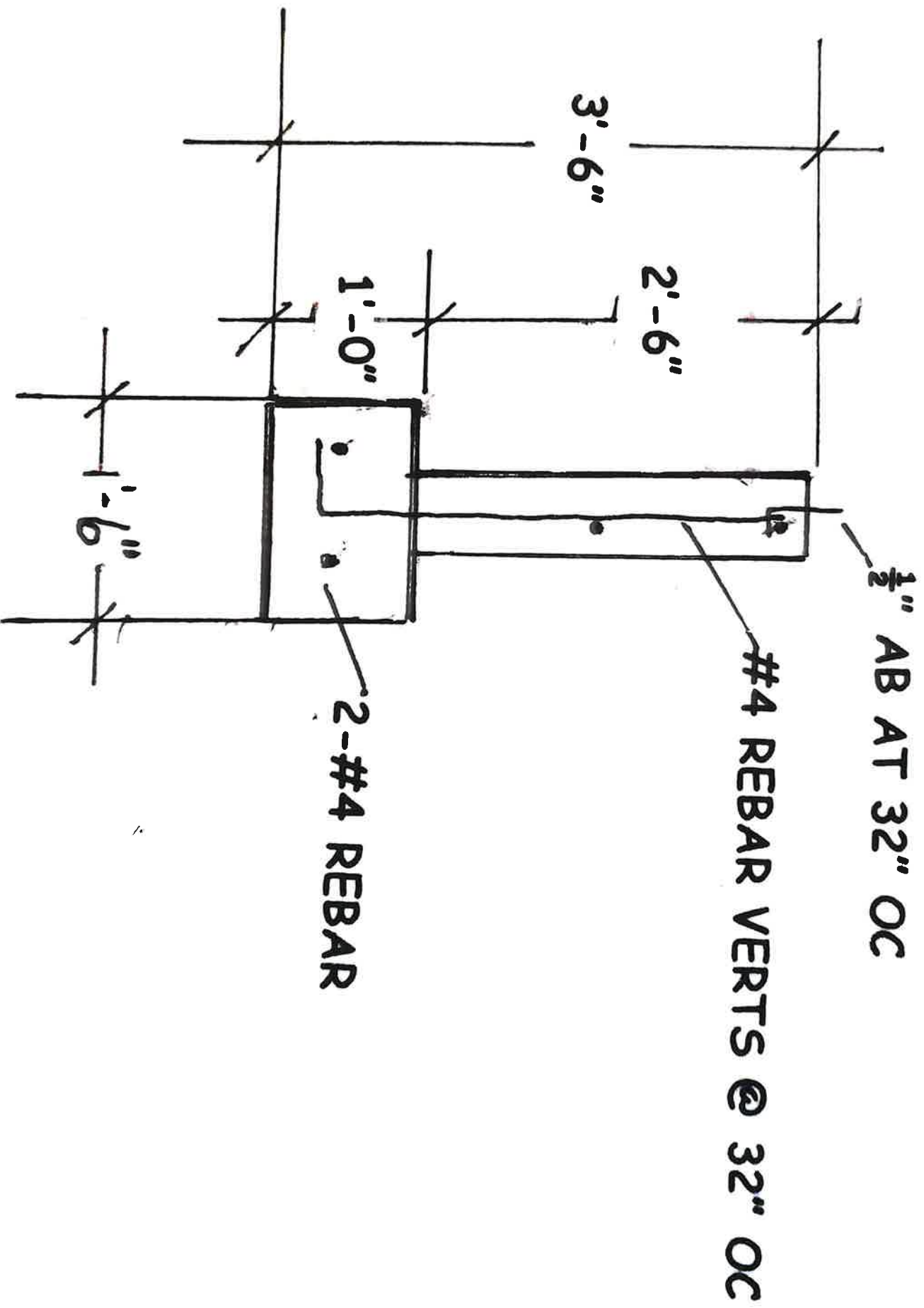
Subtotal	\$75,123.58
Total	\$75,123.58
2nd Payment	\$11,268.54

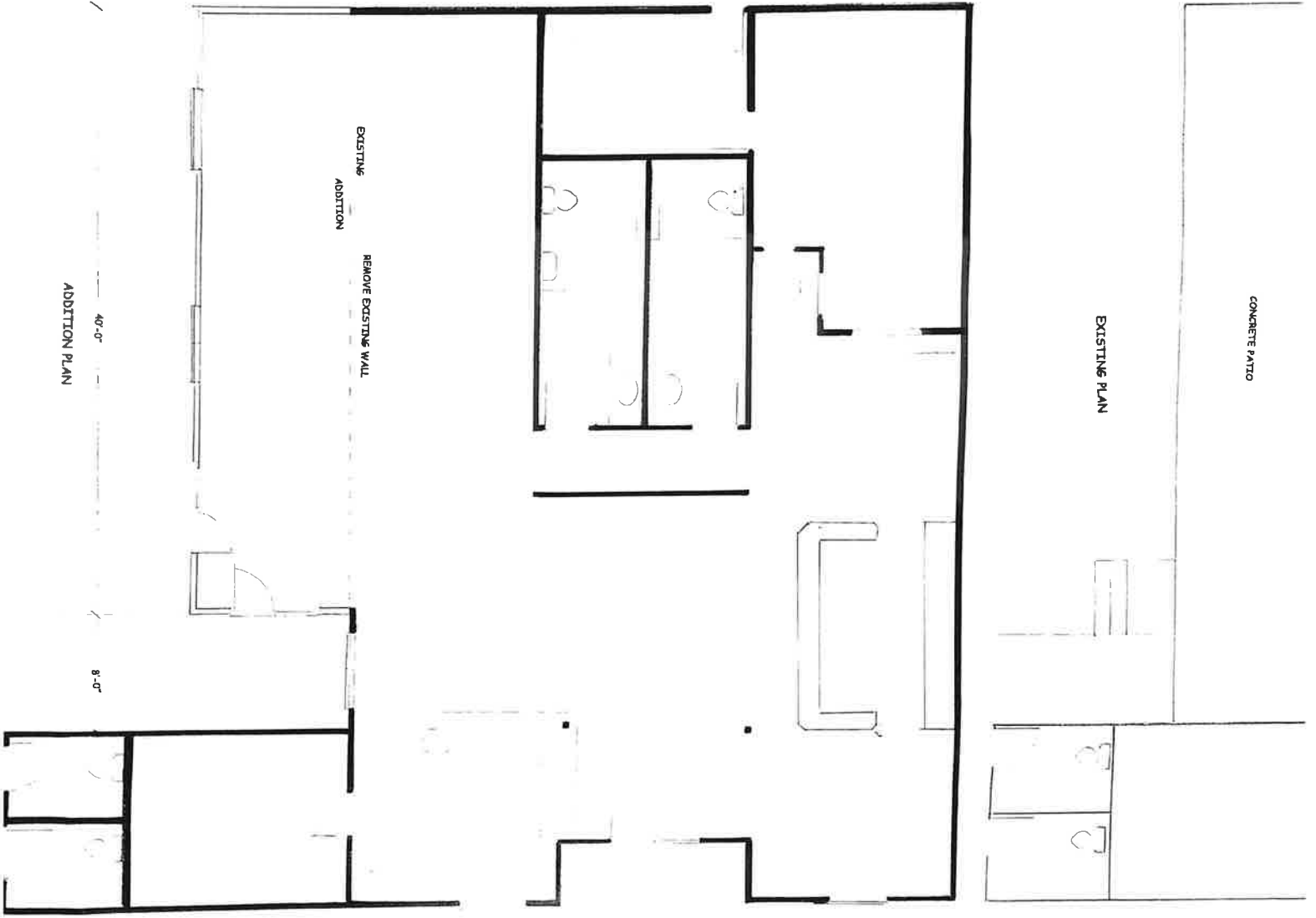
Payment Summary

12/29/2022 - Bank Transfer	\$22,537.07
Paid Total	\$22,537.07
Remaining Amount	\$52,586.51

Payment Schedule

Deposit (30%)	\$22,537.07
2nd Payment (15%)	\$11,268.54
3rd Payment (15%)	\$11,268.54
4th Payment (15%)	\$11,268.54
5th Payment (15%)	\$11,268.54
6th Payment (10%)	\$7,512.35



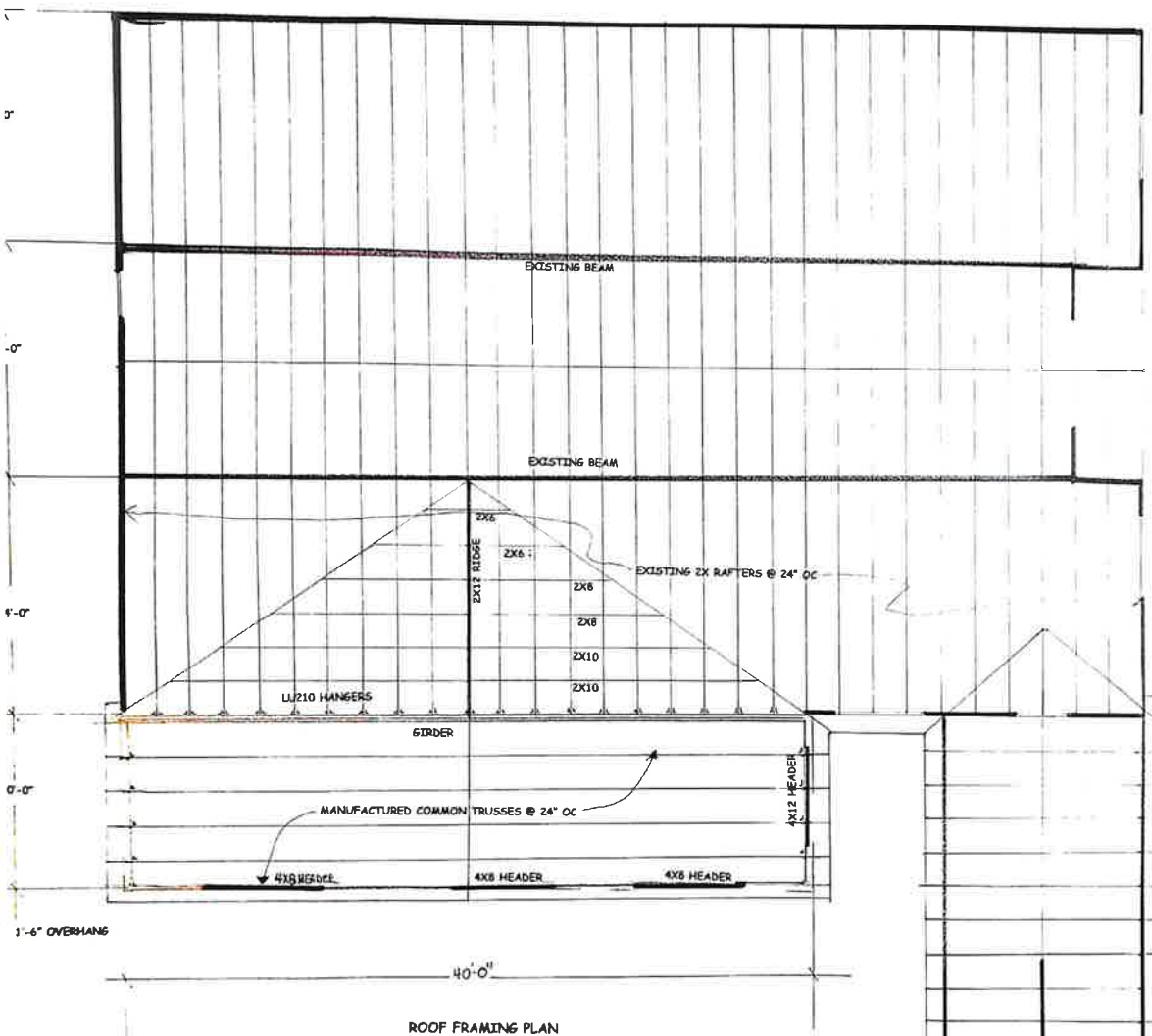


ADDITION PLAN

EXISTING PLAN

CONCRETE PATIO

GRANDCOTE PEAKS CLUBHOUSE ADDITION	
SCALE: 1/4" = 1'	DATE: 12/12/22
DESIGNED BY: [Redacted]	DRAWN BY: [Redacted]



ROOF FRAMING PLAN

GRANDOTE PEAKS CLUBHOUSE ADDITION		
SCALE: 1/2" = 1'	APPROVED BY:	DRAWN BY: PAL
DATE: 12/12/22		REVISED:

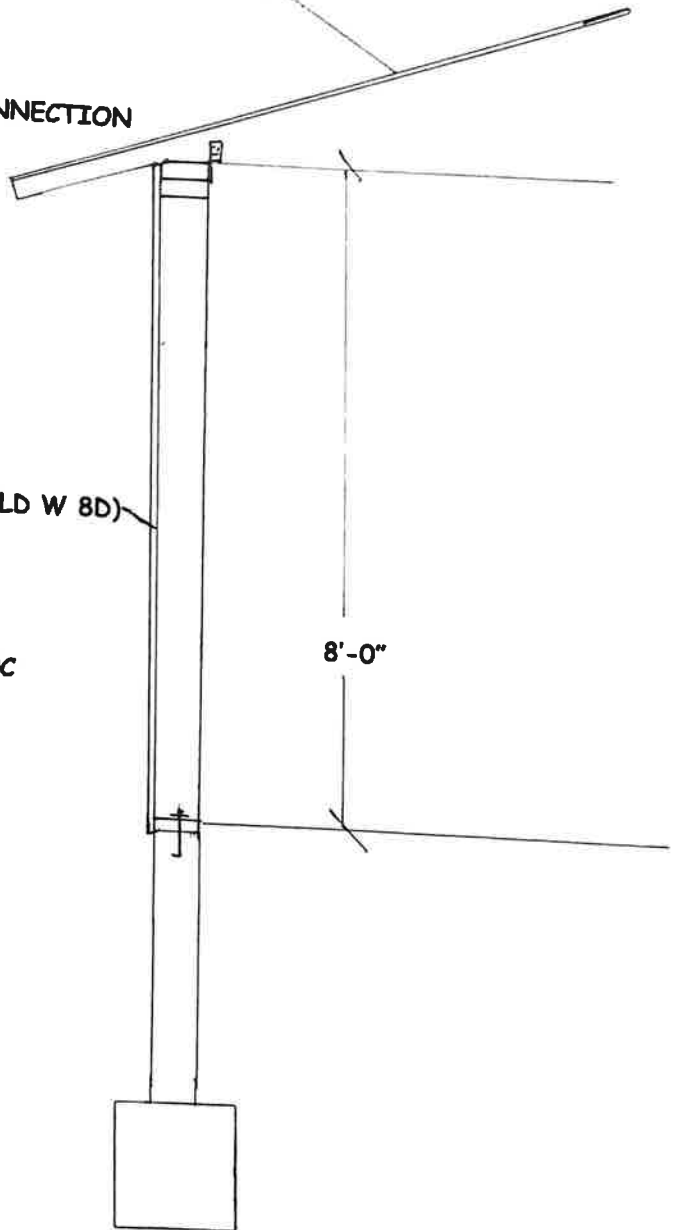
$\frac{1}{2}$ " OSB SHEATHING (NAIL 6" EDGES & 10" FIELD W 8D)

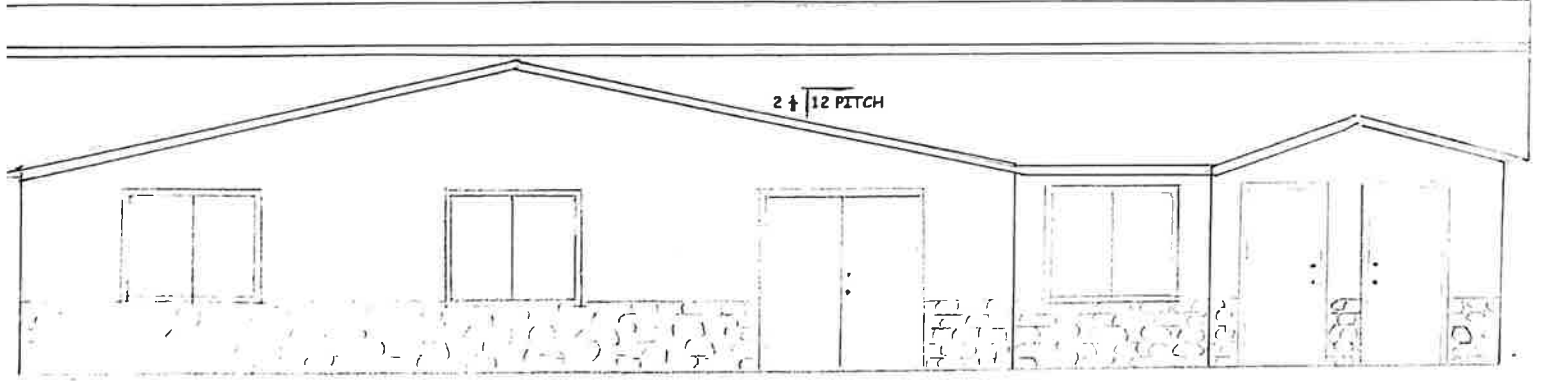
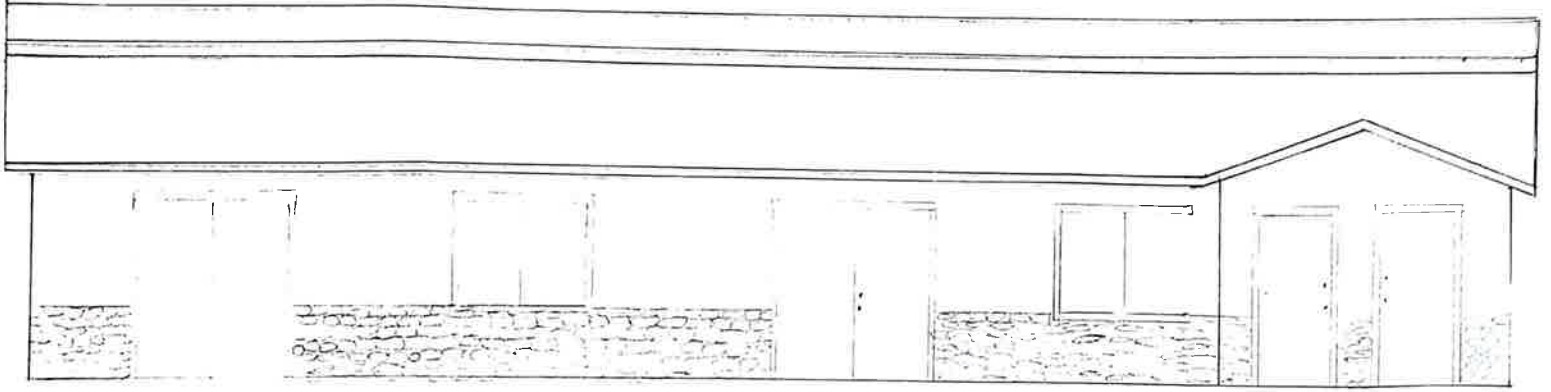
H2.5A AT EVERY TRUSS/PLATE CONNECTION

$\frac{7}{16}$ " OSB SHEAR AT ENTIRE EXTERIOR (6" EDGES & 10" FIELD W 8D)

2x6-16" OC

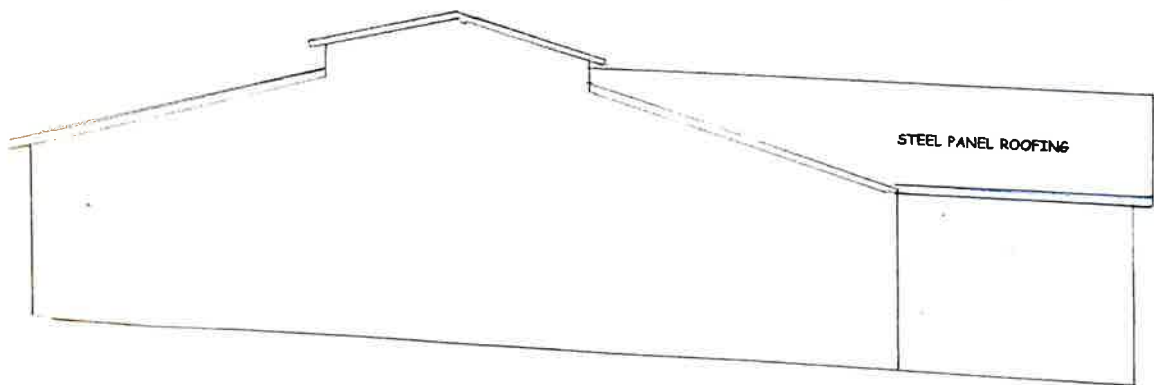
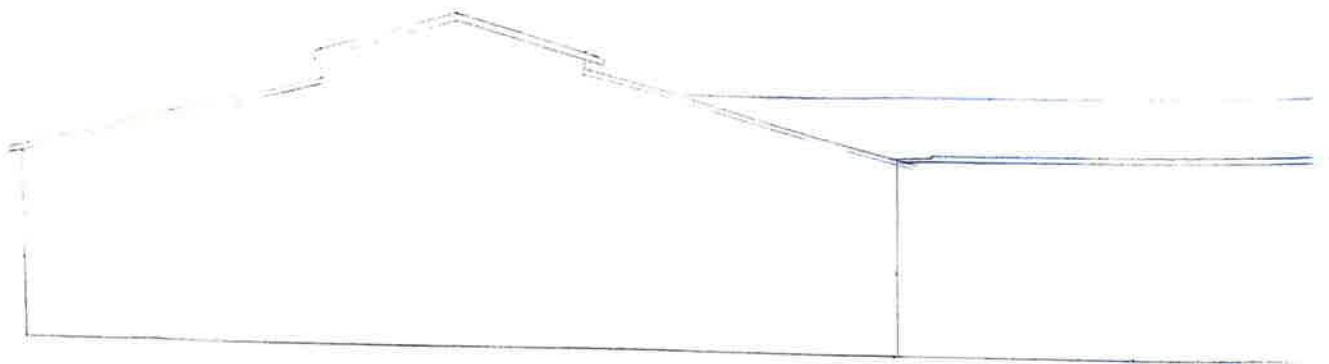
8'-0"





LEFT ELEVATION

GRANDOTE PEAKS CLUBHOUSE ADDITION		
SCALE: $\frac{1}{4}'' = 1'$	APPROVED BY:	DRAWN BY PAL
DATE: 12/12/22		REVISED
5540 CO12, LAVETA, CO 81055		



INVOICE



Service Address

5540 US Highway 12,
Clubhouse
La Veta, CO 81055

Bill To

Corinne Cordon
3865 east sunset rd,
Atten: Corinne
Cordon
Las Vegas, NV 89120
(702) 250-2674

Timberline Custom Builders

1219 25th Ln
Pueblo , CO 81006
Phone: (719) 470-3879
Email: timberlinecustombuilders@gmail.com

Payment terms 5 Days
Invoice # 21-2340
Date 12/29/2022
Business / Tax # 833615005

Description	Total
Engineer plans Engineer to stamp and approve plans	\$3,622.50
Foundation The footings and stem-walls shall be poured concrete with #4 reinforcement Bars installed to meet code. Depth of footing shall meet code and the stemwall shall be 6" wide.	\$3,277.50
Concrete Cutting Cut concrete for foundation	\$2,277.00
FRAMING MATERIALS All framing materials for new addition per plans including trusses and sheeting includes material for temporary wall	\$14,375.00
Lath, Stucco Put lath and stucco on	\$8,573.25
Add rock to match existing Add phony rock to addition like existing	\$3,680.00
Framing Labor Labor to frame this structure based upon the plans provided. All items are shown as conventionally	\$5,738.50

framed. This line item includes all fasteners and framing hardware. Includes window and exterior door installation. Includes exterior knee braces per plan. Includes demo of wall.

Metal roofing	\$7,877.50
Metal roofing to match existing	
Labor on window	\$1,121.25
Remove and replace window, trim ect.	
Add electrical to new addition	\$4,427.50
Run electrical to addition area includes material and labor lighting will be cans	
Drywall	\$3,421.25
5/8" Drywall at all interior wall and ceiling surfaces. Material to be fastened with screws. Tape all joints and texture. Texture priced is a knock down type.	
INTERIOR PAINTING	\$977.50
Interior painting ceiling and walls 2 tone	
Trim beams	\$644.00
SmartSide 38 Series Cedar Texture Soffit Engineered Treated Wood Siding, Application As 4 ft. x 8 ft. Non-discounted retail pricing for: 4 " x 4" milled style timber beam. Pre-primed urethane. Ready to paint. Quantity includes typical waste overage, material for repair and local delivery. Decorative Beam Installation Labor, Basic Basic labor to install decorative beams with favorable site conditions. Secure mounting brackets room framing. Fit, level and secure beam, up to 4m/12ft in length. Includes planning, equipment and material acquisition, area preparation and protection, setup	
Tile	\$4,140.00
Floors 480 sqft	
Permit	\$1,322.50
Permit fees and cost to facilitate	
Exterior Door	\$5,750.00
5/0 5/0 SGD, front door, Side door, Commerical store front windows materials and labor	
Exterior Facia	\$1,276.50
Non-discounted retail pricing for: 6" x 16' solid wood fascia. 5/8" thick. Preprimed, paint ready finish. Quantity includes typical waste overage, material for repair and local delivery. Basic labor to install fascia boards with favorable site conditions. Plane or sand jamb edge	


flush to wall. Measure, cut (miter or butt) trim and finish nail molding. Patch and smooth nail holes and if painting caulk edge gap. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup.

Subtotal	\$72,501.75
Total	\$72,501.75
3rd Payment	\$10,000.00

Payment Schedule

Deposit (31.08%)	\$22,537.07
1st Payment (15.54%)	\$11,268.54
2nd Payment (13.79%)	\$10,000.00
3rd Payment (13.79%)	\$10,000.00
4th Payment (13.79%)	\$10,000.00
Final Payment (11.99%)	\$8,696.14
Change Order 1	\$25,391.60

INVOICE



Timberline Custom Builders
1219 25th Ln
Pueblo, CO 81006
Phone: (719) 470-3829
Email: timberlinecustombuilders@gmail.com

Service Address
5540 US Highway 12,
Clubhouse
La Veta, CO 81055

Bill To
Corinne Cordon
3865 east sunset rd,
Attn: Corinne
Cordon
Las Vegas, NV 89120
(702) 250-2674

Payment terms: 5 Days
Invoice #: 21-2340
Date: 12/29/2022
Business / Tax #: 833615005

Description	Total
Engineer plans Paid	\$3,753.50
Engineer to stamp and approve plans	\$3,396.02
Foundation aka Payment	\$2,359.34
The footings and stem walls shall be poured concrete with #4 reinforcement Bars installed to meet code. Depth of footing shall meet code and the stemwall shall be 6" wide.	
Concrete Cutting New Payment	\$14,894.83
Cut concrete for foundation	\$14,894.83
FRAMING MATERIALS aka Payment 3700.00	\$8,883.29
All framing materials for new addition per plans including trusses and sheathing includes material for temporary wall	
Lath, Stucco	\$3,813.08
Put lath and stucco on	
Add rock to match existing	\$5,946.02
Add phony rock to addition like existing	\$5,946.02
Framing Labor aka Payment 52553.2	\$5,946.02
Labor to frame this structure based upon the plans provided. All items are shown as conventionally	

Page 1 of 4

framed. This line item includes all fasteners and framing hardware. Includes window and exterior door installation. Includes exterior knee braces per plan. includes demo of wall.	
Metal roofing Partial Payment 82513.16	\$8,162.37
Metal roofing to match existing	
Labor on window	\$1,161.80
Remove and replace window trim ect.	
Add electrical to new addition	\$4,587.61
Run electrical to addition area includes material and labor lighting will be cans	
Drywall	\$3,544.97
5/8" Drywall at all interior wall and ceiling surfaces. Material to be fastened with screws. Tape all joints and texture. Texture priced is a knock down type.	
INTERIOR PAINTING	\$1,012.85
Interior painting ceiling and walls 2 tone.	
Trim beams	\$667.29
SmartSide 38 Series Cedar Texture Soffit Engineered Treated Wood Siding. Application As 4 ft. x 8 ft. Non-discounted retail pricing for: 4" x 4" milled style timber beam. Pre-primed urethane. Ready to paint. Quantity includes typical waste overage, material for repair and local delivery. Decorative Beam Installation Labor, Basic. Basic labor to install decorative beams with favorable site conditions. Secure mounting brackets, room framing, fit level and secure beam, up to 4m/12ft in length. Includes planning, equipment and material acquisition, area preparation and protection, setup.	
Tile Partial Payment	\$4,289.71
Floors 480 sqft	
Permit paid	\$1,370.32
Permit fees and cost to facilitate	
Exterior Door paid	\$5,957.93
5/0 5/0 SIGD, front door, side door, Commercial store front windows materials and labor	
Exterior Facia	\$1,322.66
Non-discounted retail pricing for: 6" x 16" solid wood fascia 5/8" thick. Preprimed, paint ready finish. Quantity includes typical waste overage, material for repair and local delivery. Basic labor to install fascia boards with favorable site conditions. Plane or sand joint edge.	

Page 2 of 4

By signing this document, the customer agrees to the services and conditions outlined in this document. This estimate is only valid for 45 days after receipt.

Timberline Custom Builders LLC

Corinne Cordon

This Change Order modifies and amends the provisions of Invoice #21-2340 between Timberline Custom Builders and Corinne Cordon.

Description	Total
New design	\$25,391.60
Make addition the entire length of building and 6 more feet out with adding post at 40' to carry loads. Remove north wall and east wall to door. Tile and complete same as original plan just adding 560 sqft. Includes all extra concrete cutting materials ner trusses and design.	
Subtotal	\$25,391.60
Total	\$25,391.60

Corinne Cordon

Overall Summary

Subtotal	\$72,501.75
Change Order 1	\$25,391.60
Change Order Subtotal	\$25,391.60
Total	\$97,893.35

Payment Summary

12/29/2022 - Bank Transfer	\$22,537.07
01/20/2023 - Credit Card or PayPal	\$11,268.54
03/31/2023 - Bank Transfer	\$10,000.00
Paid Total	\$43,805.61
Remaining Amount	\$54,087.74

Make payment below to

Timberline Custom Builders

Invoice

Amount Due

\$11,268.54

SELECT PAYMENTS



3rd Payment

\$11,268.54

4th Payment

\$11,268.54

5th Payment

\$11,268.54

6th Payment

\$7,512.35

SEE ALL 

PAY WITH



Debit or Credit Card



Timberline

1219

Puebl

Phon

Email

timber

m

Name	Name	Date	Description	Amount	Check #
T060942	3030	12/15/2022	TIMBERLINEC TIMBE	\$ (1,070.85)	
T060944	3030	12/18/2022	TIMBERLINEC TIMBE	\$ (1,070.84)	
T051894	8420	12/29/2022	OUTGOING MONEY TRANSFER 202212290103625	\$ (22,537.07)	
T059975	3030	1/31/2023	TIMBERLINEC TIMBE	\$ (3,145.27)	
T052732	8420	2/16/2023	OUTGOING MONEY TRANSFER 202302160003337	\$ (20,000.00)	
T055602	8420	3/8/2023	OUTGOING MONEY TRANSFER 202303080003416	\$ (10,000.00)	
T055628	8420	3/24/2023	OUTGOING MONEY TRANSFER 202303240065797	\$ (20,000.00)	
T057279	1102	4/4/2023	OUTGOING MONEY TRANSFER 202304040054585	\$ (10,000.00)	
T060063	3030	4/14/2023	TIMBERLINEC TIMBE	\$ (3,064.45)	
T060071	3030	4/23/2023	TIMBERLINEC TIMBE	\$ (12,000.00)	
T057567	9612	4/24/2023	MISCELLANEOUS DEBIT POS PURCHASE TERMINAL 69422889	\$ (1,763.55)	
T060088	3030	5/2/2023	TIMBERLINEC TIMBE	\$ (10,000.00)	
T056804	1552	5/5/2023	Online Banking Transfer Conf# flhn56s32; Timberline Custom Builder	\$ (10,000.00)	
T057317	1102	5/15/2023	OUTGOING MONEY TRANSFER 202305150043251	\$ (5,000.00)	
T057322	1102	5/23/2023	OUTGOING MONEY TRANSFER 202305230078729	\$ (5,000.00)	
T060164	3030	5/26/2023	TIMBERLINEC TIMBE	\$ (12,000.00)	
T060195	3030	6/2/2023	TIMBERLINEC TIMBE	\$ (3,125.06)	
T060226	3030	6/9/2023	TIMBERLINEC TIMBE	\$ (7,947.55)	
T060252	3030	6/14/2023	TIMBERLINEC TIMBE	\$ (6,204.54)	
T060276	3030	6/20/2023	TIMBERLINEC TIMBE	\$ (4,687.60)	
				\$ (168,616.78)	