

Prospect Point Townhomes
Balance Sheet
As of April 30, 2026

	<u>Apr 30, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
100 · 485 - Operating Account- Alpine	34,557.67
104 · 996-Reserve Bank Account-Alpine	83,482.93
105 · 656-Siding Reserve Acct Alpine	201,269.05
107 · Edward Jones	462,308.70
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Total Checking/Savings	781,618.35
Accounts Receivable	
110 · Accounts Receivable	-2,633.18
115 · Special Assessment Receivable	87,648.47
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Total Accounts Receivable	85,015.29
Other Current Assets	
120 · Prepaid Insurance	11,959.53
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Total Other Current Assets	11,959.53
Total Current Assets	878,593.17
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TOTAL ASSETS	878,593.17
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LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
200 · Accounts Payable	10,532.50
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Total Accounts Payable	10,532.50
Total Current Liabilities	10,532.50
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Total Liabilities	10,532.50
Equity	
320 · Operating Fund	41,495.22
340 · Replacement Reserve Fund	670,037.69
Net Income	156,527.76
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Total Equity	868,060.67
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TOTAL LIABILITIES & EQUITY	878,593.17
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Prospect Point Townhomes Profit & Loss Budget Performance

April 2026

	Apr 26	Budget	\$ Over Budget	% of Budget	Oct '25 - Apr 26	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Ordinary Income/Expense									
Income									
400 · Membership Dues- Operations	22,730.02	22,730.00	0.02	100.0%	159,110.14	159,110.00	0.14	100.0%	272,760.00
409 · Interest Income- Operating	15.01	0.00	15.01	100.0%	147.65	0.00	147.65	100.0%	0.00
Total Income	<u>22,745.03</u>	<u>22,730.00</u>	<u>15.03</u>	<u>100.1%</u>	<u>159,257.79</u>	<u>159,110.00</u>	<u>147.79</u>	<u>100.1%</u>	<u>272,760.00</u>
Gross Profit	22,745.03	22,730.00	15.03	100.1%	159,257.79	159,110.00	147.79	100.1%	272,760.00
Expense									
550 · Reserve Fund Contribution	6,217.00	6,217.00	0.00	100.0%	43,519.00	43,519.00	0.00	100.0%	74,604.00
501 · Legal	0.00	0.00	0.00	0.0%	626.47	760.00	-133.53	82.4%	1,260.00
503 · Copies	0.00	5.00	-5.00	0.0%	0.00	5.00	-5.00	0.0%	65.00
504 · Insurance	8,177.07	7,372.00	805.07	110.9%	43,557.54	41,398.00	2,159.54	105.2%	78,258.00
505 · Management Fees	4,018.00	4,018.00	0.00	100.0%	28,126.00	28,126.00	0.00	100.0%	48,819.00
506 · Miscellaneous Expense	0.00	0.00	0.00	0.0%	250.00	200.00	50.00	125.0%	200.00
508 · Repairs & Maintenance	0.00	430.00	-430.00	0.0%	1,150.00	3,010.00	-1,860.00	38.2%	5,160.00
509 · Buildings & Grounds	0.00	100.00	-100.00	0.0%	3,027.15	7,600.00	-4,572.85	39.8%	8,100.00
514 · Trash Removal	679.34	600.00	79.34	113.2%	3,998.72	4,800.00	-801.28	83.3%	8,100.00
515 · Electricity	44.82	50.00	-5.18	89.6%	313.64	350.00	-36.36	89.6%	600.00
516 · Postage	29.40	30.00	-0.60	98.0%	196.25	210.00	-13.75	93.5%	360.00
519 · Accounting/Audit/Legal	0.00	0.00	0.00	0.0%	425.00	375.00	50.00	113.3%	375.00
520 · Income Tax Expense	0.00	0.00	0.00	0.0%	3,274.00	0.00	3,274.00	100.0%	0.00
525 · Landscaping	0.00	1,250.00	-1,250.00	0.0%	12,920.00	1,250.00	11,670.00	1,033.6%	11,500.00
526 · Annual Meeting Expense	0.00	0.00	0.00	0.0%	300.00	0.00	300.00	100.0%	150.00
545 · Irrigation Water	0.00	0.00	0.00	0.0%	4,826.92	2,500.00	2,326.92	193.1%	3,800.00
560 · Master Assoc Contribution	1,842.00	1,841.00	1.00	100.1%	12,894.00	12,887.00	7.00	100.1%	22,097.00
570 · Snow Removal- Supplies	0.00	0.00	0.00	0.0%	0.00	400.00	-400.00	0.0%	400.00
571 · Snow Removal- Plowing	1,332.80	1,400.00	-67.20	95.2%	7,996.80	7,000.00	996.80	114.2%	8,400.00
574 · Snow Removal- Ice Labor	0.00	0.00	0.00	0.0%	0.00	500.00	-500.00	0.0%	500.00
Total Expense	<u>22,340.43</u>	<u>23,313.00</u>	<u>-972.57</u>	<u>95.8%</u>	<u>167,401.49</u>	<u>154,890.00</u>	<u>12,511.49</u>	<u>108.1%</u>	<u>272,748.00</u>
Net Ordinary Income	404.60	-583.00	987.60	-69.4%	-8,143.70	4,220.00	-12,363.70	-193.0%	12.00
Other Income/Expense									
Other Income									
404 · Reserve Dues	6,217.00	6,217.00	0.00	100.0%	43,519.00	43,519.00	0.00	100.0%	74,604.00
411 · Interest Income- Reserves	233.78	234.00	-0.22	99.9%	18,335.58	1,638.00	16,697.58	1,119.4%	2,808.00
412 · Special Assessment	0.00	0.00	0.00	0.0%	140,000.08	0.00	140,000.08	100.0%	140,000.00
Total Other Income	<u>6,450.78</u>	<u>6,451.00</u>	<u>-0.22</u>	<u>100.0%</u>	<u>201,854.66</u>	<u>45,157.00</u>	<u>156,697.66</u>	<u>447.0%</u>	<u>217,412.00</u>
Other Expense									
801 · Reserve Expense.	0.00	0.00	0.00	0.0%	24,418.00	0.00	24,418.00	100.0%	0.00
818 · Paving-Reserve	0.00	0.00	0.00	0.0%	12,765.20	0.00	12,765.20	100.0%	0.00
Total Other Expense	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.0%</u>	<u>37,183.20</u>	<u>0.00</u>	<u>37,183.20</u>	<u>100.0%</u>	<u>0.00</u>
Net Other Income	6,450.78	6,451.00	-0.22	100.0%	164,671.46	45,157.00	119,514.46	364.7%	217,412.00
Net Income	<u><u>6,855.38</u></u>	<u><u>5,868.00</u></u>	<u><u>987.38</u></u>	<u><u>116.8%</u></u>	<u><u>156,527.76</u></u>	<u><u>49,377.00</u></u>	<u><u>107,150.76</u></u>	<u><u>317.0%</u></u>	<u><u>217,424.00</u></u>

Prospect Point Townhomes
General Ledger
As of April 30, 2026

Type	Date	Num	Name	Memo	Amount
320 · Operating Fund					
Total 320 · Operating Fund					
550 · Reserve Fund Contribution					
Check	04/29/2026			Monthly Reserve Transfer-April	6,217.00
Total 550 · Reserve Fund Contribution					
501 · Legal					
Total 501 · Legal					
504 · Insurance					
General ...	04/01/2026	Prep...		Prepaid Insurance	377.33
General ...	04/01/2026	Prep...		Post Farmers PP Insurance	7,799.74
Total 504 · Insurance					
505 · Management Fees					
Bill	04/01/2026		Summit Resort Group		4,018.00
Total 505 · Management Fees					
506 · Miscellaneous Expense					
Total 506 · Miscellaneous Expense					
508 · Repairs & Maintenance					
Total 508 · Repairs & Maintenance					
509 · Buildings & Grounds					
Total 509 · Buildings & Grounds					
514 · Trash Removal					
Bill	04/01/2026	6023...	Timberline Disposal	5324-211915	679.34
Total 514 · Trash Removal					
515 · Electricity					
Bill	04/01/2026	0401...	Xcel Energy - 577-4		44.82
Total 515 · Electricity					
516 · Postage					
Bill	04/01/2026		Summit Resort Group	Postage Metering	22.00
Bill	04/01/2026	54632	Summit Resort Group	Postage	7.40
Total 516 · Postage					
519 · Accounting/Audit/Legal					
Total 519 · Accounting/Audit/Legal					
520 · Income Tax Expense					
Total 520 · Income Tax Expense					
525 · Landscaping					
Total 525 · Landscaping					
526 · Annual Meeting Expense					
Total 526 · Annual Meeting Expense					
545 · Irrigation Water					
Total 545 · Irrigation Water					
560 · Master Assoc Contribution					
Bill	04/01/2026		Prospect Point Mast...		1,842.00
Total 560 · Master Assoc Contribution					
571 · Snow Removal- Plowing					
Bill	04/30/2026	16302	BobbyCat	April snow plowing	1,332.80
Total 571 · Snow Removal- Plowing					

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Accrual Basis

Prospect Point Townhomes
General Ledger
As of April 30, 2026

Type	Date	Num	Name	Memo	Amount
801 · Reserve Expense.					
Total 801 · Reserve Expense.					
818 · Paving-Reserve					
Total 818 · Paving-Reserve					
TOTAL					<u><u>22,340.43</u></u>