

Prospect Point Townhomes  
**Balance Sheet**  
As of March 31, 2026

	<u>Mar 31, 26</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
100 · 485 - Operating Account- Alpine	26,873.75
104 · 996-Reserve Bank Account-Alpine	77,202.13
105 · 656-Siding Reserve Acct Alpine	198,560.70
107 · Edward Jones	462,302.13
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<b>Total Checking/Savings</b>	764,938.71
<b>Accounts Receivable</b>	
110 · Accounts Receivable	-1,206.13
115 · Special Assessment Receivable	90,193.41
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<b>Total Accounts Receivable</b>	88,987.28
<b>Other Current Assets</b>	
120 · Prepaid Insurance	9,106.74
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<b>Total Other Current Assets</b>	9,106.74
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<b>Total Current Assets</b>	863,032.73
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<b>TOTAL ASSETS</b>	<b>863,032.73</b>
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<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
200 · Accounts Payable	1,827.44
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<b>Total Accounts Payable</b>	1,827.44
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<b>Total Current Liabilities</b>	1,827.44
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<b>Total Liabilities</b>	1,827.44
<b>Equity</b>	
320 · Operating Fund	41,495.22
340 · Replacement Reserve Fund	670,037.69
Net Income	149,672.38
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<b>Total Equity</b>	861,205.29
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<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>863,032.73</b>
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## Prospect Point Townhomes Profit & Loss Budget Performance

March 2026

	Mar 26	Budget	\$ Over Budget	% of Budget	Oct '25 - Mar 26	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
<b>Ordinary Income/Expense</b>									
<b>Income</b>									
400 · Membership Dues- Operations	22,730.02	22,730.00	0.02	100.0%	136,380.12	136,380.00	0.12	100.0%	272,760.00
409 · Interest Income- Operating	19.34	0.00	19.34	100.0%	132.64	0.00	132.64	100.0%	0.00
<b>Total Income</b>	<b>22,749.36</b>	<b>22,730.00</b>	<b>19.36</b>	<b>100.1%</b>	<b>136,512.76</b>	<b>136,380.00</b>	<b>132.76</b>	<b>100.1%</b>	<b>272,760.00</b>
<b>Gross Profit</b>	<b>22,749.36</b>	<b>22,730.00</b>	<b>19.36</b>	<b>100.1%</b>	<b>136,512.76</b>	<b>136,380.00</b>	<b>132.76</b>	<b>100.1%</b>	<b>272,760.00</b>
<b>Expense</b>									
550 · Reserve Fund Contribution	6,217.00	6,217.00	0.00	100.0%	37,302.00	37,302.00	0.00	100.0%	74,604.00
501 · Legal	187.98	500.00	-312.02	37.6%	626.47	760.00	-133.53	82.4%	1,260.00
503 · Copies	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	65.00
504 · Insurance	5,896.72	5,671.00	225.72	104.0%	35,380.47	34,026.00	1,354.47	104.0%	78,258.00
505 · Management Fees	4,018.00	4,018.00	0.00	100.0%	24,108.00	24,108.00	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	2,580.00	-1,430.00	44.6%	5,160.00
509 · Buildings & Grounds	0.00	100.00	-100.00	0.0%	3,027.15	7,500.00	-4,472.85	40.4%	8,100.00
514 · Trash Removal	679.34	600.00	79.34	113.2%	3,319.38	4,200.00	-880.62	79.0%	8,100.00
515 · Electricity	44.94	50.00	-5.06	89.9%	268.82	300.00	-31.18	89.6%	600.00
516 · Postage	28.66	30.00	-1.34	95.5%	166.85	180.00	-13.15	92.7%	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	538.00	0.00	538.00	100.0%	3,274.00	0.00	3,274.00	100.0%	0.00
525 · Landscaping	0.00	0.00	0.00	0.0%	12,920.00	0.00	12,920.00	100.0%	11,500.00
526 · Annual Meeting Expense	300.00	0.00	300.00	100.0%	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%	11,052.00	11,046.00	6.00	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%	6,664.00	5,600.00	1,064.00	119.0%	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
<b>Total Expense</b>	<b>21,085.44</b>	<b>20,857.00</b>	<b>228.44</b>	<b>101.1%</b>	<b>145,061.06</b>	<b>131,577.00</b>	<b>13,484.06</b>	<b>110.2%</b>	<b>272,748.00</b>
<b>Net Ordinary Income</b>	<b>1,663.92</b>	<b>1,873.00</b>	<b>-209.08</b>	<b>88.8%</b>	<b>-8,548.30</b>	<b>4,803.00</b>	<b>-13,351.30</b>	<b>-178.0%</b>	<b>12.00</b>
<b>Other Income/Expense</b>									
<b>Other Income</b>									
404 · Reserve Dues	6,217.00	6,217.00	0.00	100.0%	37,302.00	37,302.00	0.00	100.0%	74,604.00
411 · Interest Income- Reserves	222.50	234.00	-11.50	95.1%	18,101.80	1,404.00	16,697.80	1,289.3%	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
<b>Total Other Income</b>	<b>6,439.50</b>	<b>6,451.00</b>	<b>-11.50</b>	<b>99.8%</b>	<b>195,403.88</b>	<b>38,706.00</b>	<b>156,697.88</b>	<b>504.8%</b>	<b>217,412.00</b>
<b>Other Expense</b>									
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
<b>Total Other Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>	<b>37,183.20</b>	<b>0.00</b>	<b>37,183.20</b>	<b>100.0%</b>	<b>0.00</b>
<b>Net Other Income</b>	<b>6,439.50</b>	<b>6,451.00</b>	<b>-11.50</b>	<b>99.8%</b>	<b>158,220.68</b>	<b>38,706.00</b>	<b>119,514.68</b>	<b>408.8%</b>	<b>217,412.00</b>
<b>Net Income</b>	<b>8,103.42</b>	<b>8,324.00</b>	<b>-220.58</b>	<b>97.4%</b>	<b>149,672.38</b>	<b>43,509.00</b>	<b>106,163.38</b>	<b>344.0%</b>	<b>217,424.00</b>

**Prospect Point Townhomes**  
**General Ledger**  
As of March 31, 2026

Type	Date	Num	Name	Memo	Amount
<b>320 · Operating Fund</b>					
Total 320 · Operating Fund					
<b>550 · Reserve Fund Contribution</b>					
Check	03/30/2026			Monthly Reserve Transfer-March	6,217.00
Total 550 · Reserve Fund Contribution					
<b>501 · Legal</b>					
Bill	03/01/2026	54056	Summit Resort Group	Address declaration recording Summit County	43.98
Bill	03/23/2026	9805...	Altitude Community ...	Review and analyze current good governance poli...	144.00
Total 501 · Legal					
<b>504 · Insurance</b>					
General ...	03/01/2026	Prep...		Prepaid Insurance	328.89
General ...	03/01/2026	Prep...		Post Farmers PP Insurance	5,567.83
Total 504 · Insurance					
<b>505 · Management Fees</b>					
Bill	03/01/2026		Summit Resort Group		4,018.00
Total 505 · Management Fees					
<b>506 · Miscellaneous Expense</b>					
Total 506 · Miscellaneous Expense					
<b>508 · Repairs &amp; Maintenance</b>					
Total 508 · Repairs & Maintenance					
<b>509 · Buildings &amp; Grounds</b>					
Total 509 · Buildings & Grounds					
<b>514 · Trash Removal</b>					
Bill	03/01/2026	6001...	Timberline Disposal	5324-211915	679.34
Total 514 · Trash Removal					
<b>515 · Electricity</b>					
Bill	03/01/2026	0301...	Xcel Energy - 577-4		44.94
Total 515 · Electricity					
<b>516 · Postage</b>					
Bill	03/01/2026		Summit Resort Group	Postage Metering	22.00
Bill	03/01/2026	54056	Summit Resort Group	Postage	6.66
Total 516 · Postage					
<b>519 · Accounting/Audit/Legal</b>					
Total 519 · Accounting/Audit/Legal					
<b>520 · Income Tax Expense</b>					
Bill	03/11/2026		IRS	Estimated Tax Payment	538.00
Total 520 · Income Tax Expense					
<b>525 · Landscaping</b>					
Total 525 · Landscaping					
<b>526 · Annual Meeting Expense</b>					
Bill	03/18/2026	MID...	Summit County Gov...	Annual meeting room rental deposit	100.00
Bill	03/19/2026	MID...	Summit County Gov...	Hoosier room rental for annual meeting 2026	200.00
Total 526 · Annual Meeting Expense					
<b>545 · Irrigation Water</b>					
Total 545 · Irrigation Water					

**Prospect Point Townhomes**  
**General Ledger**  
As of March 31, 2026

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Type	Date	Num	Name	Memo	Amount
<b>560 · Master Assoc Contribution</b>					
Bill	03/01/2026		Prospect Point Mast...		1,842.00
Total 560 · Master Assoc Contribution					1,842.00
<b>571 · Snow Removal- Plowing</b>					
Bill	03/31/2026	16302	BobbyCat	March snow plowing	1,332.80
Total 571 · Snow Removal- Plowing					1,332.80
<b>801 · Reserve Expense.</b>					
Total 801 · Reserve Expense.					
<b>818 · Paving-Reserve</b>					
Total 818 · Paving-Reserve					
<b>TOTAL</b>					<b>21,085.44</b>

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