

Summit I Condominiums  
**Balance Sheet**  
As of October 31, 2025

|                                       | Oct 31, 25        |
|---------------------------------------|-------------------|
| <b>ASSETS</b>                         |                   |
| <b>Current Assets</b>                 |                   |
| Checking/Savings                      |                   |
| Capital - Idaho First - 8741          | 21,281.39         |
| Checking - Idaho First - 6687         | 97,199.16         |
| Total Checking/Savings                | 118,480.55        |
| Accounts Receivable                   |                   |
| Accounts Receivable                   | -11,556.04        |
| Total Accounts Receivable             | -11,556.04        |
| Other Current Assets                  |                   |
| Prepaid Expense                       | 3,125.77          |
| Total Other Current Assets            | 3,125.77          |
| Total Current Assets                  | 110,050.28        |
| Other Assets                          |                   |
| Due from Operating Fund               | 187,493.88        |
| Total Other Assets                    | 187,493.88        |
| <b>TOTAL ASSETS</b>                   | <b>297,544.16</b> |
| <b>LIABILITIES &amp; EQUITY</b>       |                   |
| <b>Liabilities</b>                    |                   |
| <b>Current Liabilities</b>            |                   |
| Other Current Liabilities             |                   |
| Deferred Revenue - CR                 | 30,880.97         |
| Deferred Roof Assessment              | 83,882.12         |
| Due to Capital Reserve Fund           | 187,493.88        |
| Income Tax Payable                    | 3,147.00          |
| Total Other Current Liabilities       | 305,403.97        |
| Total Current Liabilities             | 305,403.97        |
| Total Liabilities                     | 305,403.97        |
| <b>Equity</b>                         |                   |
| Members' Equity - CR                  | 91,533.45         |
| Members' Equity - OP                  | -66,278.76        |
| Net Income                            | -33,114.50        |
| Total Equity                          | -7,859.81         |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b>297,544.16</b> |

# Summit I Condominiums

## Profit & Loss Budget vs. Actual

### May through October 2025

|                                            | May - Oct 25      | Budget            | \$ Over Budget   |
|--------------------------------------------|-------------------|-------------------|------------------|
| <b>Ordinary Income/Expense</b>             |                   |                   |                  |
| <b>Income</b>                              |                   |                   |                  |
| Quarterly Dues                             | 126,498.12        | 126,500.00        | -1.88            |
| Billable Expense Income                    | 0.00              | 0.00              | 0.00             |
| Late Fee                                   | 0.00              | 50.00             | -50.00           |
| Finance Charges                            | 658.05            | 0.00              | 658.05           |
| Other Income                               | 407.40            | 0.00              | 407.40           |
| Interest Earned                            | 0.00              | 25.00             | -25.00           |
| <b>Total Income</b>                        | <b>127,563.57</b> | <b>126,575.00</b> | <b>988.57</b>    |
| <b>Gross Profit</b>                        | <b>127,563.57</b> | <b>126,575.00</b> | <b>988.57</b>    |
| <b>Expense</b>                             |                   |                   |                  |
| <b>Administrative</b>                      |                   |                   |                  |
| Accounting                                 | 1,210.00          | 1,200.00          | 10.00            |
| Bank Charges                               | 0.00              | 25.00             | -25.00           |
| Legal                                      | 0.00              | 500.00            | -500.00          |
| Office Supplies                            | 854.60            | 500.02            | 354.58           |
| Property Management                        | 12,000.00         | 12,000.00         | 0.00             |
| <b>Total Administrative</b>                | <b>14,064.60</b>  | <b>14,225.02</b>  | <b>-160.42</b>   |
| <b>Common Area</b>                         |                   |                   |                  |
| Maintenance Supplies                       | 31.30             | 300.00            | -268.70          |
| Fire Suppression Testing                   | 0.00              | 950.00            | -950.00          |
| Furnace Inspections                        | 0.00              | 0.00              | 0.00             |
| Carpet Cleaning                            | 0.00              | 1,200.00          | -1,200.00        |
| Chimney Inspection                         | 0.00              | 1,400.00          | -1,400.00        |
| General Maintenance                        | 9,938.68          | 6,500.02          | 3,438.66         |
| Hallway Cleaning                           | 1,440.00          | 1,300.04          | 139.96           |
| Dryer Vent Cleaning                        | 0.00              | 2,400.00          | -2,400.00        |
| Light Checks                               | 288.00            | 400.04            | -112.04          |
| Jacuzzi Maintenance                        | 758.83            | 1,500.00          | -741.17          |
| Jacuzzi Supplies                           | 97.17             | 375.00            | -277.83          |
| Window Washing                             | 2,400.00          | 4,600.00          | -2,200.00        |
| <b>Total Common Area</b>                   | <b>14,953.98</b>  | <b>20,925.10</b>  | <b>-5,971.12</b> |
| <b>Elevator Maintenance</b>                |                   |                   |                  |
| Elevator Repairs                           | 0.00              | 250.00            | -250.00          |
| Certificates                               | 250.00            | 250.00            | 0.00             |
| Service Contract                           | 0.00              | 8,200.00          | -8,200.00        |
| <b>Total Elevator Maintenance</b>          | <b>250.00</b>     | <b>8,700.00</b>   | <b>-8,450.00</b> |
| <b>Insurance and Taxes</b>                 |                   |                   |                  |
| Insurance                                  | 57,896.00         | 48,000.00         | 9,896.00         |
| Taxes                                      | 3,066.00          | 30.00             | 3,036.00         |
| <b>Total Insurance and Taxes</b>           | <b>60,962.00</b>  | <b>48,030.00</b>  | <b>12,932.00</b> |
| <b>Landscaping</b>                         |                   |                   |                  |
| Landscape Maintenance Contract             | 12,967.51         | 18,600.00         | -5,632.49        |
| Flowers & Shrubs                           | 4,295.27          | 3,500.00          | 795.27           |
| Irrigation Expense                         | 2,798.13          | 3,000.00          | -201.87          |
| Landscaping - Other                        | 0.00              | 500.00            | -500.00          |
| <b>Total Landscaping</b>                   | <b>20,060.91</b>  | <b>25,600.00</b>  | <b>-5,539.09</b> |
| <b>Fire Alarm Monitor and Maint.</b>       |                   |                   |                  |
| Fire/Cold Temp Monitor                     | 432.60            | 775.04            | -342.44          |
| Fire Alarm Misc.                           | 0.00              | 250.00            | -250.00          |
| Fire Extinguishers & Inspection            | 0.00              | 1,200.00          | -1,200.00        |
| Fire Security/Cold-Temp.                   | 0.00              | 0.00              | 0.00             |
| <b>Total Fire Alarm Monitor and Maint.</b> | <b>432.60</b>     | <b>2,225.04</b>   | <b>-1,792.44</b> |

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Accrual Basis

# Summit I Condominiums

## Profit & Loss Budget vs. Actual

### May through October 2025

|                               | May - Oct 25      | Budget            | \$ Over Budget  |
|-------------------------------|-------------------|-------------------|-----------------|
| <b>Snow Removal</b>           |                   |                   |                 |
| Shovel & Blowers              | 0.00              | 0.00              | 0.00            |
| Snow Plow                     | 0.00              | 0.00              | 0.00            |
| Stakes/Supplies               | 0.00              | 0.00              | 0.00            |
| Snow Removal - Other          | 0.00              | 0.00              | 0.00            |
| <b>Total Snow Removal</b>     | 0.00              | 0.00              | 0.00            |
| <b>Utilities</b>              |                   |                   |                 |
| Cable TV                      | 8,935.45          | 9,000.00          | -64.55          |
| Clear Creek Waste Removal     | 4,128.42          | 4,380.00          | -251.58         |
| Trash/Recycling               | 3,696.00          | 3,000.00          | 696.00          |
| Electric (common heat/light)  | 2,887.66          | 4,000.00          | -1,112.34       |
| Gas (jacuzzi)                 | 189.33            | 300.00            | -110.67         |
| Telephone (elevators)         | 488.63            | 625.04            | -136.41         |
| Water/Sewer                   | 8,266.95          | 8,265.00          | 1.95            |
| Irrigation Water              | 2,128.03          | 1,200.00          | 928.03          |
| <b>Total Utilities</b>        | 30,720.47         | 30,770.04         | -49.57          |
| <b>Total Expense</b>          | 141,444.56        | 150,475.20        | -9,030.64       |
| <b>Net Ordinary Income</b>    | -13,880.99        | -23,900.20        | 10,019.21       |
| <b>Other Income/Expense</b>   |                   |                   |                 |
| <b>Other Income</b>           |                   |                   |                 |
| Capital Reserve Dues          | 25,000.00         | 25,000.00         | 0.00            |
| Interest                      | 322.49            | 125.02            | 197.47          |
| <b>Total Other Income</b>     | 25,322.49         | 25,125.02         | 197.47          |
| <b>Other Expense</b>          |                   |                   |                 |
| <b>Capital Expenses</b>       |                   |                   |                 |
| Special Projects              | 650.00            | 5,000.00          | -4,350.00       |
| Landscape Improvements        | 13,540.25         | 5,000.00          | 8,540.25        |
| Cap. Res. Interest Taxes      | 0.00              | 4,000.00          | -4,000.00       |
| Capital - Staining Porject    | 26,819.00         | 23,000.00         | 3,819.00        |
| Spa                           | 3,546.75          | 3,000.00          | 546.75          |
| <b>Total Capital Expenses</b> | 44,556.00         | 40,000.00         | 4,556.00        |
| <b>Total Other Expense</b>    | 44,556.00         | 40,000.00         | 4,556.00        |
| <b>Net Other Income</b>       | -19,233.51        | -14,874.98        | -4,358.53       |
| <b>Net Income</b>             | <b>-33,114.50</b> | <b>-38,775.18</b> | <b>5,660.68</b> |