

## Summit Crossing Expense Descriptions

### CS Utilities

**Utilities:** Cost of water, electricity, pool trash, and sewer for common areas and irrigation system.

### Groundworks

Mowing, planting, maintaining/repair of irrigation, dead tree removal, mulching, shredding and general maintenance of common areas.

#### Groundworks Contract

\$46 per yard per month

253 yards x \$46= \$11,638 per month

\$139,656

### Irrigation Repair

#### Irrigation Repairs

2022: \$13,524.53

2023: \$8,088

### Farmers Insurance

**Insurance:** Cost of insurance for liability coverage of the association plus property insurance for the pool annex and Directors/Officers insurance.

### Pool Cleaning

#### Eco Pools

**Pool Area Maintenance:** Cleaning and maintenance of swimming pools.

### Ducks in A Row

#### Pet Waste Stations

9 stations

\$21 per station per week to service

\$9,828 per year

Includes materials, cleaning, removing waste

Locations: Corner of Summit Crossing/Alamosa, Alamosa/Buena Vista, Alamosa/park/pond, Buena Vista/Turn/Detention Pond, Buena Vista/Mailboxes, Middle of Blackhawk, Backside of Silverthorne, Frontside of Silverthorne, Lonetree Entrance

**Howdy HOA Management**

**HOA Management/Services:** Services for handling the day to day operation of the association including, but not limited to accounts payable and receivable, maintaining property ownership, preparing resale certificates, deed restriction enforcement and general association records. Storage expense of accounting documents, records, and supplies. Representative/Contact for legal matters, HOA members and contractors.

**Legal Fees**

**Legal & Professional Fees:** Expenses for legal services such as advising on legal action to be taken in matters concerning violations of association Covenants and Restrictions, amendments, additions, and restatements of the CCRs plus filing of Federal Tax return and Franchise Tax.

**Seidel Schroeder**

Tax prep and filing

**Janitorial****Janitorial- Ducks in A Row**

Move trash bin out and bring back in  
Clean Pool Restrooms  
\$20 per week for trash bin service  
\$100 per cleaning during pool season  
Includes supplies

**Pool Furniture**

Furniture for the pool area such as lounge chairs, tables, and chairs.

**Postage/Supplies**

**Postage/Supplies:** Expenses for association mail-outs and supplies for association that are not provided by Management Company.

**Buildium Fees (Management System)**

Buildium is all-in-one property management software. Its cloud-based platform is purpose-built for the unique tasks of property managers and real estate professionals. Some of the key features of Buildium include rental listings, tenant screening, lease management, rent collection, property accounting, maintenance requests, and communication tools. With Buildium, users can also access a range of reports and analytics to track their rental income, expenses, and other key metrics.

**Postmaster (PO Box)**

Summit Crossing Post Office Box

**Plant Replacements**

Plant replacements for front yards and common areas that have died or in need of replacement.

**Resale/Admin Certificates**

**Resale/Admin Certificates:** Income from association charges for property transfers from one property to another. The present charge is \$100 for Administrative fee & \$100 for Resale Certificate. Fees are made out to Management after HOA collects closing information.

**Pool Security**

Security during the summer when the pool has the most usage. Security monitors who is entering and leaving the pool area to ensure they are Summit Crossing residents and to deter inappropriate activity.

**Pool Repairs**

Repairs needed for the pool.

**Audit**

Timothy Devolt and Company, CPA to perform 2023 Audit.

**Sidewalk Addition**

Sidewalk addition from Buena Vista to the entrance of Ridgeway Townhomes.