

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**

**INCOME STATEMENT - Operating**

**9/1/2015 - 9/30/2015**

Accounts	9/1/2015 - 9/30/2015			1/1/2015 - 9/30/2015			% Variance	Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance			
<b>Income</b>									
<b>INCOME</b>									
4100 - ASSESSMENT	\$17,732.00	\$17,732.00	\$0.00	\$159,588.00	\$159,588.00	\$0.00	0.00%	\$212,784.00	\$53,196.00
4105 - GARAGE ASSESSMENT	\$800.00	\$800.00	\$0.00	\$7,200.00	\$7,200.00	\$0.00	0.00%	\$9,600.00	\$2,400.00
4110 - STORAGE ASSESSMENT	\$370.00	\$370.00	\$0.00	\$3,330.00	\$3,330.00	\$0.00	0.00%	\$4,440.00	\$1,110.00
4350 - LIEN/COLLECTION FEES	\$0.38	\$0.00	\$0.38	\$2,446.76	\$0.00	\$2,446.76	100.00%	\$0.00	(\$2,446.76)
4570 - INSURANCE CLAIMS	\$0.00	\$0.00	\$0.00	\$120.00	\$0.00	\$120.00	100.00%	\$0.00	(\$120.00)
4600 - INTEREST INCOME	\$8.47	\$0.00	\$8.47	\$29.20	\$0.00	\$29.20	100.00%	\$0.00	(\$29.20)
4740 - TENANT UTILITIES	\$343.09	\$83.33	\$259.76	\$1,502.07	\$749.97	\$752.10	100.28%	\$1,000.00	(\$502.07)
4900 - OTHER INCOME	\$0.00	\$0.00	\$0.00	\$10.00	\$0.00	\$10.00	100.00%	\$0.00	(\$10.00)
<b>Total INCOME</b>	<b>\$19,284.94</b>	<b>\$18,985.33</b>	<b>\$299.61</b>	<b>\$174,226.03</b>	<b>\$170,867.97</b>	<b>\$3,358.06</b>	<b>1.97%</b>	<b>\$227,824.00</b>	<b>\$53,957.97</b>

**Total Income** \$19,284.94 \$18,985.33 \$299.61 \$174,226.03 \$170,867.97 \$3,358.06 1.97% \$227,824.00 \$53,957.97

**Expense**

**ADMINISTRATIVE**

5100 - ACCOUNTING/TAX PREP FEES	\$0.00	\$0.00	\$0.00	\$605.00	\$750.00	\$145.00	19.33%	\$750.00	\$145.00
5200 - BAD DEBT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$1,776.00	\$1,776.00
5400 - INSURANCE	\$1,430.32	\$1,560.92	\$130.60	\$12,872.88	\$14,048.28	\$1,175.40	8.37%	\$18,731.00	\$5,858.12
5500 - LEGAL FEES	\$137.50	\$500.00	\$362.50	\$2,674.26	\$4,500.00	\$1,825.74	40.57%	\$8,000.00	\$3,325.74
5520 - LICENSES/PERMITS	\$0.00	\$24.17	\$24.17	\$0.00	\$217.53	\$217.53	100.00%	\$290.00	\$290.00
5600 - MANAGEMENT FEES	\$1,531.00	\$1,531.25	\$0.25	\$13,779.25	\$13,781.25	\$2.00	0.01%	\$18,376.00	\$4,596.75
5650 - MEETINGS	\$0.00	\$0.00	\$0.00	\$23.10	\$0.00	(\$23.10)	(100.00%)	\$0.00	(\$23.10)
5810 - POSTAGE	\$0.00	\$62.50	\$62.50	\$330.84	\$562.50	\$231.66	41.18%	\$750.00	\$419.16
5820 - PRINTING	\$0.00	\$62.50	\$62.50	\$1,177.56	\$562.50	(\$615.06)	(109.34%)	\$750.00	(\$427.56)
5860 - SOCIAL COMMITTEE	\$0.00	\$0.00	\$0.00	\$400.10	\$275.00	(\$125.10)	(45.49%)	\$275.00	(\$125.10)
<b>Total ADMINISTRATIVE</b>	<b>\$3,098.82</b>	<b>\$3,741.34</b>	<b>\$642.52</b>	<b>\$31,892.99</b>	<b>\$34,697.06</b>	<b>\$2,804.07</b>	<b>8.17%</b>	<b>\$47,697.00</b>	<b>\$15,834.01</b>

**COMMON AREA**

5405 - INSURANCE CLAIM DEDUCTIBLE	\$0.00	\$416.67	\$416.67	\$0.00	\$3,750.03	\$3,750.03	100.00%	\$5,000.00	\$5,000.00
6070 - FIRE PROTECTION	\$0.00	\$416.67	\$416.67	\$2,685.37	\$3,750.03	\$1,064.66	31.06%	\$5,000.00	\$2,414.63
6075 - FIRE SPRINKLER MAINTENANCE	\$0.00	\$833.33	\$833.33	\$4,933.76	\$7,499.97	\$2,566.22	34.22%	\$10,000.00	\$5,066.25
6160 - GROUNDS TRASH, SIDEWALKS ETC	\$180.00	\$0.00	(\$180.00)	\$4,028.95	\$0.00	(\$4,028.95)	(100.00%)	\$0.00	(\$4,028.95)

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6300 - LANDSCAPE MAINTENANCE	\$0.00	\$2,000.00	\$2,000.00	\$8,595.89	\$18,000.00	\$9,404.01	52.24%	\$24,000.00	\$15,404.01
6330 - LANDSCAPE - OTHER	\$0.00	\$0.00	\$0.00	\$1,782.17	\$7,500.00	\$5,717.83	76.24%	\$7,500.00	\$5,717.83
6380 - PARKING LOT	\$0.00	\$0.00	\$0.00	\$16,027.12	\$0.00	(\$16,027.12)	(100.00%)	\$0.00	(\$16,027.12)
6500 - REPAIRS & MAINTENANCE	\$233.61	\$0.00	(\$233.61)	\$233.61	\$0.00	(\$233.61)	(100.00%)	\$0.00	(\$233.61)
6510 - REPAIRS & MAINTENANCE: BUILDING	\$0.00	\$1,000.00	\$1,000.00	\$23,516.36	\$11,000.00	(\$12,516.36)	(113.80%)	\$11,000.00	(\$12,516.36)
6565 - REPAIRS & MAINTENANCE: PAINTING	\$0.00	\$0.00	\$0.00	\$0.00	\$22,000.00	\$22,000.00	100.00%	\$22,000.00	\$22,000.00
6575 - REPAIRS & MAINTENANCE: SIGNAGE	\$5,369.82	\$0.00	(\$5,369.82)	\$5,369.82	\$0.00	(\$5,369.82)	(100.00%)	\$0.00	(\$5,369.82)
6600 - SNOW REMOVAL	\$0.00	\$0.00	\$0.00	\$9,302.50	\$12,500.00	\$3,197.50	25.58%	\$20,000.00	\$10,897.50
6750 - TOWING	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00	\$200.00	100.00%	\$200.00	\$200.00
<b>Total COMMON AREA</b>	<b>\$5,783.43</b>	<b>\$4,666.67</b>	<b>(\$1,116.76)</b>	<b>\$76,377.64</b>	<b>\$86,206.03</b>	<b>\$9,828.39</b>	<b>11.39%</b>	<b>\$104,700.00</b>	<b>\$28,322.36</b>

**TAXES/OTHER EXPENSES**

8250 - CONTINGENCY	\$0.00	\$416.67	\$416.67	\$0.00	\$3,750.03	\$3,750.03	100.00%	\$5,000.00	\$5,000.00
8280 - CORPORATION COMMISSION	\$0.00	\$0.00	\$0.00	\$10.00	\$10.00	\$0.00	0.00%	\$10.00	\$0.00
8850 - TAXES - STATE	\$0.00	\$0.00	\$0.00	\$50.00	\$50.00	\$0.00	0.00%	\$50.00	\$0.00
<b>Total TAXES/OTHER EXPENSES</b>	<b>\$0.00</b>	<b>\$416.67</b>	<b>\$416.67</b>	<b>\$60.00</b>	<b>\$3,810.03</b>	<b>\$3,750.03</b>	<b>98.43%</b>	<b>\$5,060.00</b>	<b>\$5,060.00</b>

**UTILITIES**

7100 - ELECTRICITY	\$1,296.54	\$1,343.17	\$47.63	\$11,775.87	\$12,088.53	\$312.66	2.59%	\$16,118.00	\$4,342.13
7300 - GAS	\$49.50	\$54.17	\$4.67	\$410.13	\$487.53	\$77.40	15.88%	\$850.00	\$239.87
7550 - TRASH/SANITATION	\$1,006.13	\$1,083.33	\$77.20	\$9,046.17	\$9,749.97	\$703.80	7.22%	\$13,000.00	\$3,953.83
7900 - WATER/SEWER	\$3,215.29	\$3,250.00	\$34.71	\$32,542.89	\$29,250.00	(\$3,292.89)	(11.26%)	\$39,000.00	\$6,457.11
7950 - UTILITY CUT-INS	\$365.77	\$83.33	(\$282.44)	\$1,550.56	\$749.97	(\$800.59)	(106.75%)	\$1,000.00	(\$560.59)
<b>Total UTILITIES</b>	<b>\$5,931.23</b>	<b>\$5,814.00</b>	<b>(\$117.23)</b>	<b>\$55,325.42</b>	<b>\$52,326.00</b>	<b>(\$2,999.42)</b>	<b>(5.73%)</b>	<b>\$68,768.00</b>	<b>\$14,442.58</b>

**Total Expense** \$14,813.48 \$14,636.65 (\$176.83) \$163,626.05 \$177,833.12 \$13,407.07 (5.73%) \$227,225.00 \$63,598.95

**Net Income** \$4,441.46 \$4,348.65 (\$92.81) \$10,599.98 (\$6,165.16) \$16,765.13 (271.93%) \$599.00 (\$10,000.98)