

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**  
**BALANCE SHEET**  
**8/31/2019**

	Operating	Reserve	Total
<b>Assets</b>			
<b>CASH</b>			
1006 - NATIONAL BANK OPERATING MM	\$58,170.53		\$58,170.53
1010 - ALLIANCE OPERATING CHECKING-093	\$39,033.98		\$39,033.98
1015 - ALLIANCE OPERATING MM - 223	\$15,676.63		\$15,676.63
1050 - ALLIANCE RESERVE MONEY MARKET-127		\$186,142.26	\$186,142.26
1055 - SCHWAB RESERVE		\$269,162.49	\$269,162.49
<b>Total CASH</b>	<b><u>\$112,881.14</u></b>	<b><u>\$455,304.75</u></b>	<b><u>\$568,185.89</u></b>
<b>ACCOUNTS RECEIVABLE</b>			
1200 - A/R ASSESSMENT	\$2,604.77	\$1,077.46	\$3,682.23
1203 - A/R GARAGE ASSESSMENT	\$140.00		\$140.00
1215 - A/R STORAGE ASSESSMENT	\$40.00		\$40.00
1223 - A/R TENANT UTILITIES	\$713.16		\$713.16
1230 - A/R FINES	\$498.00		\$498.00
1240 - A/R LATE FEES/INTEREST	\$180.00		\$180.00
1250 - A/R COLLECTION FEES	\$210.00		\$210.00
1280 - A/R OTHER	\$29.04		\$29.04
1290 - ALLOWANCE FOR DOUBTFUL ACCTS	(\$61.30)		(\$61.30)
<b>Total ACCOUNTS RECEIVABLE</b>	<b><u>\$4,353.67</u></b>	<b><u>\$1,077.46</u></b>	<b><u>\$5,431.13</u></b>
<b>OTHER ASSETS</b>			
1600 - PREPAID EXPENSE	\$5,732.50		\$5,732.50
1620 - PREPAID TAXES	\$1,031.00		\$1,031.00
<b>Total OTHER ASSETS</b>	<b><u>\$6,763.50</u></b>		<b><u>\$6,763.50</u></b>
<b>Assets Total</b>	<b><u>\$123,998.31</u></b>	<b><u>\$456,382.21</u></b>	<b><u>\$580,380.52</u></b>

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**  
**BALANCE SHEET**  
**8/31/2019**

	Operating	Reserve	Total
<b>Liabilities &amp; Equity</b>			
<b>LIABILITIES</b>			
2100 - PREPAID OWNER ASSESSMENTS	\$23,241.31		\$23,241.31
2200 - ACCOUNTS PAYABLE	\$5,514.61		\$5,514.61
<b>Total LIABILITIES</b>	<u><b>\$28,755.92</b></u>	<u><b>\$0.00</b></u>	<u><b>\$28,755.92</b></u>
<b>EQUITY</b>			
3200 - OPERATING FUND	\$103,765.85		\$103,765.85
3500 - RESERVE FUND		\$418,309.98	\$418,309.98
<b>Total EQUITY</b>	<u><b>\$103,765.85</b></u>	<u><b>\$418,309.98</b></u>	<u><b>\$522,075.83</b></u>
<b>Net Income</b>	<u><b>(\$8,523.46)</b></u>	<u><b>\$38,072.23</b></u>	<u><b>\$29,548.77</b></u>
<b>Liabilities and Equity Total</b>	<u><b>\$123,998.31</b></u>	<u><b>\$456,382.21</b></u>	<u><b>\$580,380.52</b></u>

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**  
**INCOME STATEMENT - Operating**  
**8/1/2019 - 8/31/2019**

Accounts	8/1/2019 - 8/31/2019			1/1/2019 - 8/31/2019			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<u>INCOME</u>								
4100 - ASSESSMENT	\$18,476.00	\$18,476.00	\$0.00	\$147,808.00	\$147,808.00	\$0.00	\$221,712.00	\$73,904.00
4105 - GARAGE ASSESSMENT	\$800.00	\$800.00	\$0.00	\$6,400.00	\$6,400.00	\$0.00	\$9,600.00	\$3,200.00
4110 - STORAGE ASSESSMENT	\$360.00	\$370.00	(\$10.00)	\$2,920.00	\$2,960.00	(\$40.00)	\$4,440.00	\$1,520.00
4330 - LATE FEES	\$135.00	\$20.83	\$114.17	\$225.00	\$166.64	\$58.36	\$250.00	\$25.00
4350 - LIEN/COLLECTION FEES	\$135.00	\$62.50	\$72.50	\$275.00	\$500.00	(\$225.00)	\$750.00	\$475.00
4500 - CAPITAL CONTRIBUTION	\$406.00	\$416.67	(\$10.67)	\$3,248.00	\$3,333.36	(\$85.36)	\$5,000.00	\$1,752.00
4600 - INTEREST INCOME	\$12.78	\$12.50	\$0.28	\$103.79	\$100.00	\$3.79	\$150.00	\$46.21
4740 - TENANT UTILITIES	\$470.23	\$62.50	\$407.73	\$705.89	\$500.00	\$205.89	\$750.00	\$44.11
4800 - VIOLATION FINES	\$150.00	\$0.00	\$150.00	\$300.00	\$0.00	\$300.00	\$0.00	(\$300.00)
<b>Total INCOME</b>	<b>\$20,945.01</b>	<b>\$20,221.00</b>	<b>\$724.01</b>	<b>\$161,985.68</b>	<b>\$161,768.00</b>	<b>\$217.68</b>	<b>\$242,652.00</b>	<b>\$80,666.32</b>
<u>TRANSFER BETWEEN FUNDS</u>								
8900 - TRANSFER TO RESERVES	\$0.00	\$0.00	\$0.00	(\$22,320.00)	\$0.00	(\$22,320.00)	\$0.00	\$22,320.00
<b>Total TRANSFER BETWEEN FUNDS</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>(\$22,320.00)</b>	<b>\$0.00</b>	<b>(\$22,320.00)</b>	<b>\$0.00</b>	<b>\$22,320.00</b>
<b>Total Income</b>	<b>\$20,945.01</b>	<b>\$20,221.00</b>	<b>\$724.01</b>	<b>\$139,665.68</b>	<b>\$161,768.00</b>	<b>(\$22,102.32)</b>	<b>\$242,652.00</b>	<b>\$102,986.32</b>
<b>Expense</b>								
<u>ADMINISTRATIVE</u>								
5100 - ACCOUNTING/TAX PREP FEES	\$0.00	\$0.00	\$0.00	\$645.00	\$700.00	\$55.00	\$700.00	\$55.00
5200 - BAD DEBT	\$59.18	\$208.33	\$149.15	\$61.30	\$1,666.64	\$1,605.34	\$2,500.00	\$2,438.70
5250 - BANK FEE	\$0.00	\$4.17	\$4.17	\$10.00	\$33.36	\$23.36	\$50.00	\$40.00
5400 - INSURANCE	\$1,932.41	\$2,216.67	\$284.26	\$15,459.28	\$17,733.36	\$2,274.08	\$26,600.00	\$11,140.72
5500 - LEGAL FEES	\$0.00	\$83.33	\$83.33	\$0.00	\$666.64	\$666.64	\$1,000.00	\$1,000.00
5530 - LIEN/COLLECTION COSTS	\$0.00	\$62.50	\$62.50	\$180.00	\$500.00	\$320.00	\$750.00	\$570.00
5600 - MANAGEMENT FEES	\$1,639.08	\$1,639.08	\$0.00	\$13,112.64	\$13,112.64	\$0.00	\$19,669.00	\$6,556.36
5650 - MEETINGS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00	\$100.00
5810 - POSTAGE	\$18.85	\$58.33	\$39.48	\$214.42	\$466.64	\$252.22	\$700.00	\$485.58

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**  
**INCOME STATEMENT - Operating**  
**8/1/2019 - 8/31/2019**

Accounts	8/1/2019 - 8/31/2019			1/1/2019 - 8/31/2019			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
5820 - PRINTING	\$13.45	\$166.67	\$153.22	\$665.05	\$1,333.36	\$668.31	\$2,000.00	\$1,334.95
5860 - SOCIAL COMMITTEE	\$0.00	\$0.00	\$0.00	\$0.00	\$450.00	\$450.00	\$450.00	\$450.00
5900 - WEBSITE	\$0.00	\$25.00	\$25.00	\$0.00	\$200.00	\$200.00	\$300.00	\$300.00
<b>Total ADMINISTRATIVE</b>	<b>\$3,662.97</b>	<b>\$4,464.08</b>	<b>\$801.11</b>	<b>\$30,347.69</b>	<b>\$36,862.64</b>	<b>\$6,514.95</b>	<b>\$54,819.00</b>	<b>\$24,471.31</b>
<b>COMMON AREA</b>								
5405 - INSURANCE CLAIM DEDUCTIBLE	\$0.00	\$416.67	\$416.67	\$5,000.00	\$3,333.36	(\$1,666.64)	\$5,000.00	\$0.00
6050 - BACK FLOW TESTING	\$0.00	\$333.33	\$333.33	\$675.00	\$2,666.64	\$1,991.64	\$4,000.00	\$3,325.00
6070 - FIRE PROTECTION	\$599.20	\$416.67	(\$182.53)	\$2,396.82	\$3,333.36	\$936.54	\$5,000.00	\$2,603.18
6075 - FIRE SPRINKLER MAINTENANCE	\$0.00	\$500.00	\$500.00	\$4,578.13	\$4,000.00	(\$578.13)	\$6,000.00	\$1,421.87
6160 - GROUNDS TRASH, SIDEWALKS ETC	\$445.00	\$83.33	(\$361.67)	\$655.00	\$666.64	\$11.64	\$1,000.00	\$345.00
6200 - JANITORIAL/CLEANING SERVICES	\$325.00	\$500.00	\$175.00	\$2,375.00	\$4,000.00	\$1,625.00	\$6,000.00	\$3,625.00
6300 - LANDSCAPE MAINTENANCE	\$370.00	\$1,333.33	\$963.33	\$8,734.20	\$10,666.64	\$1,932.44	\$16,000.00	\$7,265.80
6330 - LANDSCAPE - OTHER	\$0.00	\$250.00	\$250.00	\$35.00	\$2,000.00	\$1,965.00	\$3,000.00	\$2,965.00
6500 - REPAIRS & MAINTENANCE	\$190.00	\$166.67	(\$23.33)	\$1,560.87	\$1,333.36	(\$227.51)	\$2,000.00	\$439.13
6510 - REPAIRS & MAINTENANCE: BUILDING	\$0.00	\$416.67	\$416.67	\$1,285.00	\$3,333.36	\$2,048.36	\$5,000.00	\$3,715.00
6520 - REPAIRS & MAINTENANCE: GUTTERS	\$0.00	\$250.00	\$250.00	\$1,308.00	\$2,000.00	\$692.00	\$3,000.00	\$1,692.00
6530 - REPAIRS & MAINTENANCE: IRRIGATION	\$0.00	\$125.00	\$125.00	\$0.00	\$1,000.00	\$1,000.00	\$1,500.00	\$1,500.00
6550 - REPAIRS & MAINTENANCE: LIGHTING	\$0.00	\$83.33	\$83.33	\$835.38	\$666.64	(\$168.74)	\$1,000.00	\$164.62
6565 - REPAIRS & MAINTENANCE: PAINTING	\$0.00	\$83.33	\$83.33	\$0.00	\$666.64	\$666.64	\$1,000.00	\$1,000.00
6570 - REPAIRS & MAINTENANCE: PLUMBING	\$931.10	\$166.67	(\$764.43)	\$1,904.10	\$1,333.36	(\$570.74)	\$2,000.00	\$95.90
6575 - REPAIRS & MAINTENANCE: SIGNAGE	\$0.00	\$83.33	\$83.33	\$0.00	\$666.64	\$666.64	\$1,000.00	\$1,000.00
6578 - REPAIRS & MAINTENANCE: STAIRWAYS	\$0.00	\$83.33	\$83.33	\$0.00	\$666.64	\$666.64	\$1,000.00	\$1,000.00
6580 - REPAIRS & MAINTENANCE: STREETS	\$0.00	\$75.00	\$75.00	\$0.00	\$600.00	\$600.00	\$900.00	\$900.00
6600 - SNOW REMOVAL	\$0.00	\$2,083.33	\$2,083.33	\$33,475.50	\$16,666.64	(\$16,808.86)	\$25,000.00	(\$8,475.50)
6680 - SUPPLIES	(\$190.00)	\$62.50	\$252.50	\$0.00	\$500.00	\$500.00	\$750.00	\$750.00
6750 - TOWING	\$0.00	\$16.67	\$16.67	\$0.00	\$133.36	\$133.36	\$200.00	\$200.00
6800 - TREE REMOVAL & MAINTENANCE	\$0.00	\$333.33	\$333.33	\$1,275.00	\$2,666.64	\$1,391.64	\$4,000.00	\$2,725.00
<b>Total COMMON AREA</b>	<b>\$2,670.30</b>	<b>\$7,862.49</b>	<b>\$5,192.19</b>	<b>\$66,093.00</b>	<b>\$62,899.92</b>	<b>(\$3,193.08)</b>	<b>\$94,350.00</b>	<b>\$28,257.00</b>

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**  
**INCOME STATEMENT - Operating**  
**8/1/2019 - 8/31/2019**

Accounts	8/1/2019 - 8/31/2019			1/1/2019 - 8/31/2019			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>TAXES/OTHER EXPENSES</u></b>								
8250 - CONTINGENCY	\$0.00	\$208.33	\$208.33	\$0.00	\$1,666.64	\$1,666.64	\$2,500.00	\$2,500.00
8280 - CORPORATION COMMISSION	\$0.00	\$0.83	\$0.83	\$10.00	\$6.64	(\$3.36)	\$10.00	\$0.00
8600 - RESERVE STUDY	(\$630.00)	\$0.00	\$630.00	(\$630.00)	\$0.00	\$630.00	\$0.00	\$630.00
8800 - TAXES - FEDERAL	\$0.00	\$208.33	\$208.33	\$1,031.00	\$1,666.64	\$635.64	\$2,500.00	\$1,469.00
8840 - TAXES - PROPERTY	\$0.00	\$8.33	\$8.33	\$0.00	\$66.64	\$66.64	\$100.00	\$100.00
8850 - TAXES - STATE	\$0.00	\$41.67	\$41.67	\$168.00	\$333.36	\$165.36	\$500.00	\$332.00
<b><u>Total TAXES/OTHER EXPENSES</u></b>	<b>(\$630.00)</b>	<b>\$467.49</b>	<b>\$1,097.49</b>	<b>\$579.00</b>	<b>\$3,739.92</b>	<b>\$3,160.92</b>	<b>\$5,610.00</b>	<b>\$5,031.00</b>
<b><u>UTILITIES</u></b>								
7100 - ELECTRICITY	\$1,009.05	\$1,666.67	\$657.62	\$10,522.27	\$13,333.36	\$2,811.09	\$20,000.00	\$9,477.73
7300 - GAS	\$40.45	\$58.33	\$17.88	\$303.98	\$466.64	\$162.66	\$700.00	\$396.02
7550 - TRASH/SANITATION	\$808.92	\$833.33	\$24.41	\$6,319.13	\$6,666.64	\$347.51	\$10,000.00	\$3,680.87
7900 - WATER/SEWER	\$4,057.80	\$3,916.67	(\$141.13)	\$33,318.18	\$31,333.36	(\$1,984.82)	\$47,000.00	\$13,681.82
7950 - UTILITY CUT-INS	\$250.92	\$83.33	(\$167.59)	\$705.89	\$666.64	(\$39.25)	\$1,000.00	\$294.11
<b><u>Total UTILITIES</u></b>	<b>\$6,167.14</b>	<b>\$6,558.33</b>	<b>\$391.19</b>	<b>\$51,169.45</b>	<b>\$52,466.64</b>	<b>\$1,297.19</b>	<b>\$78,700.00</b>	<b>\$27,530.55</b>
<b>Total Expense</b>	<b>\$11,870.41</b>	<b>\$19,352.39</b>	<b>\$7,481.98</b>	<b>\$148,189.14</b>	<b>\$155,969.12</b>	<b>\$7,779.98</b>	<b>\$233,479.00</b>	<b>\$85,289.86</b>
<b>Operating Net Income</b>	<b>\$9,074.60</b>	<b>\$868.61</b>	<b>\$8,205.99</b>	<b>(\$8,523.46)</b>	<b>\$5,798.88</b>	<b>(\$14,322.34)</b>	<b>\$9,173.00</b>	<b>\$17,696.46</b>

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**  
**INCOME STATEMENT - Reserve**  
**8/1/2019 - 8/31/2019**

Accounts	8/1/2019 - 8/31/2019			1/1/2019 - 8/31/2019			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Reserve Income</b>								
<u>INCOME</u>								
4101 - ASSESSMENT - RESERVE FUND	\$6,696.00	\$6,696.00	\$0.00	\$53,568.00	\$53,568.00	\$0.00	\$80,352.00	\$26,784.00
4610 - INTEREST INCOME - RESERVES	\$278.21	\$500.00	(\$221.79)	\$5,922.58	\$4,000.00	\$1,922.58	\$6,000.00	\$77.42
<b><u>Total INCOME</u></b>	<b>\$6,974.21</b>	<b>\$7,196.00</b>	<b>(\$221.79)</b>	<b>\$59,490.58</b>	<b>\$57,568.00</b>	<b>\$1,922.58</b>	<b>\$86,352.00</b>	<b>\$26,861.42</b>
<u>TRANSFER BETWEEN FUNDS</u>								
9000 - TRANSFER FROM OPERATING	\$0.00	\$0.00	\$0.00	\$22,320.00	\$0.00	\$22,320.00	\$0.00	(\$22,320.00)
<b><u>Total TRANSFER BETWEEN FUNDS</u></b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$22,320.00</b>	<b>\$0.00</b>	<b>\$22,320.00</b>	<b>\$0.00</b>	<b>(\$22,320.00)</b>
<b>Total Reserve Income</b>	<b>\$6,974.21</b>	<b>\$7,196.00</b>	<b>(\$221.79)</b>	<b>\$81,810.58</b>	<b>\$57,568.00</b>	<b>\$24,242.58</b>	<b>\$86,352.00</b>	<b>\$4,541.42</b>
<b>Reserve Expense</b>								
<u>ADMINISTRATIVE</u>								
5251 - BANK FEE/CHANGE IN INVESTMENTS-RESERVES	(\$937.31)	\$0.00	\$937.31	(\$6,576.82)	\$0.00	\$6,576.82	\$0.00	\$6,576.82
<b><u>Total ADMINISTRATIVE</u></b>	<b>(\$937.31)</b>	<b>\$0.00</b>	<b>\$937.31</b>	<b>(\$6,576.82)</b>	<b>\$0.00</b>	<b>\$6,576.82</b>	<b>\$0.00</b>	<b>\$6,576.82</b>
<u>COMMON AREA</u>								
9100 - CARPORT REPAIR - RESERVES	\$0.00	\$1,500.00	\$1,500.00	\$0.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00
9125 - CONCRETE, STAIRWAYS - RESERVES	\$0.00	\$833.33	\$833.33	\$0.00	\$6,666.64	\$6,666.64	\$10,000.00	\$10,000.00
9150 - FENCE-REPAIR/REPAINT - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00	\$1,500.00

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**  
**INCOME STATEMENT - Reserve**  
**8/1/2019 - 8/31/2019**

Accounts	8/1/2019 - 8/31/2019			1/1/2019 - 8/31/2019			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
9205 - LANDSCAPING COMMON AREA - RESERVES	\$0.00	\$2,083.33	\$2,083.33	\$0.00	\$16,666.64	\$16,666.64	\$25,000.00	\$25,000.00
9210 - LANDSCAPING-IRRIGATION - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00
9300 - MAILBOX REPLACEMENT - RESERVES	\$0.00	\$0.00	\$0.00	\$7,977.00	\$11,000.00	\$3,023.00	\$11,000.00	\$3,023.00
9400 - PAINTING - RESERVES	\$0.00	\$2,333.33	\$2,333.33	\$29,338.17	\$18,666.64	(\$10,671.53)	\$28,000.00	(\$1,338.17)
9410 - PAINTING-CARPORTS - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00
9550 - STAIR TREADS - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
9600 - STREET REPAIR - RESERVES	\$0.00	\$0.00	\$0.00	\$13,000.00	\$0.00	(\$13,000.00)	\$0.00	(\$13,000.00)
<b><u>Total COMMON AREA</u></b>	<b>\$0.00</b>	<b>\$6,749.99</b>	<b>\$6,749.99</b>	<b>\$50,315.17</b>	<b>\$86,499.92</b>	<b>\$36,184.75</b>	<b>\$109,000.00</b>	<b>\$58,684.83</b>
<b>Total Reserve Expense</b>	<b>(\$937.31)</b>	<b>\$6,749.99</b>	<b>\$7,687.30</b>	<b>\$43,738.35</b>	<b>\$86,499.92</b>	<b>\$42,761.57</b>	<b>\$109,000.00</b>	<b>\$65,261.65</b>
<b>Reserve Net Income</b>	<b>\$7,911.52</b>	<b>\$446.01</b>	<b>\$7,465.51</b>	<b>\$38,072.23</b>	<b>(\$28,931.92)</b>	<b>\$67,004.15</b>	<b>(\$22,648.00)</b>	<b>(\$60,720.23)</b>

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**

**Income Statement - Operating**

**1/1/2019 - 8/31/2019**

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	YTD
<b>Income</b>									
<u><b>INCOME</b></u>									
4100 - ASSESSMENT	\$18,476.00	\$18,476.00	\$18,476.00	\$18,476.00	\$18,476.00	\$18,476.00	\$18,476.00	\$18,476.00	\$147,808.00
4105 - GARAGE ASSESSMENT	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$6,400.00
4110 - STORAGE ASSESSMENT	\$370.00	\$370.00	\$370.00	\$370.00	\$360.00	\$360.00	\$360.00	\$360.00	\$2,920.00
4330 - LATE FEES	\$15.00	\$0.00	\$30.00	(\$30.00)	\$45.00	\$15.00	\$15.00	\$135.00	\$225.00
4350 - LIEN/COLLECTION FEES	\$15.00	\$0.00	\$55.00	(\$30.00)	\$70.00	\$15.00	\$15.00	\$135.00	\$275.00
4500 - CAPITAL CONTRIBUTION	\$0.00	\$0.00	\$0.00	\$406.00	\$1,218.00	\$812.00	\$406.00	\$406.00	\$3,248.00
4600 - INTEREST INCOME	\$14.90	\$13.55	\$13.02	\$12.64	\$12.15	\$12.01	\$12.74	\$12.78	\$103.79
4740 - TENANT UTILITIES	\$26.76	\$47.24	\$55.04	\$45.08	\$44.44	\$17.10	\$0.00	\$470.23	\$705.89
4800 - VIOLATION FINES	(\$150.00)	\$50.00	\$0.00	\$0.00	\$50.00	\$100.00	\$100.00	\$150.00	\$300.00
<u>Total INCOME</u>	<u>\$19,567.66</u>	<u>\$19,756.79</u>	<u>\$19,799.06</u>	<u>\$20,049.72</u>	<u>\$21,075.59</u>	<u>\$20,607.11</u>	<u>\$20,184.74</u>	<u>\$20,945.01</u>	<u>\$161,985.68</u>
<u><b>TRANSFER BETWEEN FUNDS</b></u>									
8900 - TRANSFER TO RESERVES	\$0.00	(\$22,320.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$22,320.00)
<u>Total TRANSFER BETWEEN FUNDS</u>	<u>\$0.00</u>	<u>(\$22,320.00)</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>(\$22,320.00)</u>
<i>Total Income</i>	\$19,567.66	(\$2,563.21)	\$19,799.06	\$20,049.72	\$21,075.59	\$20,607.11	\$20,184.74	\$20,945.01	\$139,665.68
<b>Expense</b>									
<u><b>ADMINISTRATIVE</b></u>									
5100 - ACCOUNTING/TAX PREP FEES	\$0.00	\$0.00	\$645.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$645.00
5200 - BAD DEBT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2.12	\$59.18	\$61.30
5250 - BANK FEE	\$5.00	\$5.00	(\$10.00)	\$0.00	\$10.00	\$0.00	\$0.00	\$0.00	\$10.00
5400 - INSURANCE	\$1,932.41	\$1,932.41	\$1,932.41	\$1,932.41	\$1,932.41	\$1,932.41	\$1,932.41	\$1,932.41	\$15,459.28
5530 - LIEN/COLLECTION COSTS	\$30.00	\$0.00	\$25.00	\$0.00	\$55.00	\$0.00	\$70.00	\$0.00	\$180.00
5600 - MANAGEMENT FEES	\$1,639.08	\$1,639.08	\$1,639.08	\$1,639.08	\$1,639.08	\$1,639.08	\$1,639.08	\$1,639.08	\$13,112.64
5810 - POSTAGE	\$84.73	\$8.96	\$9.68	\$13.05	\$52.40	\$10.00	\$16.75	\$18.85	\$214.42
5820 - PRINTING	\$428.20	\$8.90	\$91.75	\$30.10	\$23.90	\$4.35	\$64.40	\$13.45	\$665.05
<u>Total ADMINISTRATIVE</u>	<u>\$4,119.42</u>	<u>\$3,594.35</u>	<u>\$4,332.92</u>	<u>\$3,614.64</u>	<u>\$3,712.79</u>	<u>\$3,585.84</u>	<u>\$3,724.76</u>	<u>\$3,662.97</u>	<u>\$30,347.69</u>



**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**  
**Income Statement - Operating**  
**1/1/2019 - 8/31/2019**

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	YTD
<b><u>COMMON AREA</u></b>									
5405 - INSURANCE CLAIM DEDUCTIBLE	\$0.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00
6050 - BACK FLOW TESTING	\$0.00	\$0.00	\$0.00	\$675.00	\$0.00	\$0.00	\$0.00	\$0.00	\$675.00
6070 - FIRE PROTECTION	\$299.61	\$299.59	\$299.61	\$299.61	\$299.59	\$299.61	\$0.00	\$599.20	\$2,396.82
6075 - FIRE SPRINKLER MAINTENANCE	\$657.00	\$0.00	\$0.00	\$1,598.17	\$0.00	\$2,322.96	\$0.00	\$0.00	\$4,578.13
6160 - GROUNDS TRASH, SIDEWALKS ETC	\$70.00	\$0.00	\$70.00	\$35.00	\$35.00	\$275.00	(\$275.00)	\$445.00	\$655.00
6200 - JANITORIAL/CLEANING SERVICES	\$300.00	\$275.00	\$275.00	\$300.00	\$275.00	\$0.00	\$625.00	\$325.00	\$2,375.00
6300 - LANDSCAPE MAINTENANCE	\$722.00	\$0.00	\$0.00	\$4,884.00	\$2,553.00	\$205.20	\$0.00	\$370.00	\$8,734.20
6330 - LANDSCAPE - OTHER	\$0.00	\$0.00	\$0.00	\$0.00	\$35.00	\$0.00	\$0.00	\$0.00	\$35.00
6500 - REPAIRS & MAINTENANCE	\$275.00	\$0.00	\$759.87	\$630.00	\$0.00	\$600.00	(\$894.00)	\$190.00	\$1,560.87
6510 - REPAIRS & MAINTENANCE: BUILDING	\$0.00	\$0.00	\$85.00	(\$894.00)	\$1,200.00	\$0.00	\$894.00	\$0.00	\$1,285.00
6520 - REPAIRS & MAINTENANCE: GUTTERS	\$0.00	\$0.00	\$0.00	\$0.00	\$108.00	\$1,200.00	\$0.00	\$0.00	\$1,308.00
6550 - REPAIRS & MAINTENANCE: LIGHTING	\$0.00	\$0.00	\$458.00	\$377.38	\$0.00	\$0.00	\$0.00	\$0.00	\$835.38
6570 - REPAIRS & MAINTENANCE: PLUMBING	\$0.00	\$0.00	\$0.00	\$753.00	\$0.00	\$0.00	\$220.00	\$931.10	\$1,904.10
6600 - SNOW REMOVAL	\$4,720.00	\$8,790.00	\$19,965.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$33,475.50
6680 - SUPPLIES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$190.00	\$0.00	(\$190.00)	\$0.00
6800 - TREE REMOVAL & MAINTENANCE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,275.00	\$0.00	\$0.00	\$1,275.00
<b><u>Total COMMON AREA</u></b>	<b>\$7,043.61</b>	<b>\$14,364.59</b>	<b>\$21,912.98</b>	<b>\$8,658.16</b>	<b>\$4,505.59</b>	<b>\$6,367.77</b>	<b>\$570.00</b>	<b>\$2,670.30</b>	<b>\$66,093.00</b>
<b><u>TAXES/OTHER EXPENSES</u></b>									
8280 - CORPORATION COMMISSION	\$0.00	\$0.00	\$0.00	\$0.00	\$10.00	\$0.00	\$0.00	\$0.00	\$10.00
8600 - RESERVE STUDY	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$630.00)	(\$630.00)
8800 - TAXES - FEDERAL	\$0.00	\$0.00	\$0.00	\$1,031.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,031.00
8850 - TAXES - STATE	\$0.00	\$0.00	\$0.00	\$168.00	\$0.00	\$0.00	\$0.00	\$0.00	\$168.00
<b><u>Total TAXES/OTHER EXPENSES</u></b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,199.00</b>	<b>\$10.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>(\$630.00)</b>	<b>\$579.00</b>

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**

**Income Statement - Operating**

**1/1/2019 - 8/31/2019**

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	YTD
<b><u>UTILITIES</u></b>									
7100 - ELECTRICITY	\$2,020.00	\$1,787.12	\$1,124.59	\$1,348.98	\$1,112.30	\$1,036.95	\$1,083.28	\$1,009.05	\$10,522.27
7300 - GAS	\$38.37	\$35.50	\$34.87	\$36.09	\$38.05	\$39.50	\$41.15	\$40.45	\$303.98
7550 - TRASH/SANITATION	\$788.49	\$788.49	\$788.49	\$788.49	\$738.41	\$808.92	\$808.92	\$808.92	\$6,319.13
7900 - WATER/SEWER	\$3,579.72	\$4,247.91	\$4,442.67	\$4,037.52	\$3,999.82	\$4,233.09	\$4,719.65	\$4,057.80	\$33,318.18
7950 - UTILITY CUT-INS	\$26.76	\$47.24	\$55.04	\$45.08	\$44.44	\$17.10	\$219.31	\$250.92	\$705.89
<b><u>Total UTILITIES</u></b>	<b>\$6,453.34</b>	<b>\$6,906.26</b>	<b>\$6,445.66</b>	<b>\$6,256.16</b>	<b>\$5,933.02</b>	<b>\$6,135.56</b>	<b>\$6,872.31</b>	<b>\$6,167.14</b>	<b>\$51,169.45</b>
<i>Total Expense</i>	\$17,616.37	\$24,865.20	\$32,691.56	\$19,727.96	\$14,161.40	\$16,089.17	\$11,167.07	\$11,870.41	\$148,189.14
Operating Net Income	\$1,951.29	(\$27,428.41)	(\$12,892.50)	\$321.76	\$6,914.19	\$4,517.94	\$9,017.67	\$9,074.60	(\$8,523.46)

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**

**Income Statement - Reserve**

**1/1/2019 - 8/31/2019**

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	YTD
<b>Reserve Income</b>									
<u>INCOME</u>									
4101 - ASSESSMENT - RESERVE FUND	\$6,696.00	\$6,696.00	\$6,696.00	\$6,696.00	\$6,696.00	\$6,696.00	\$6,696.00	\$6,696.00	\$53,568.00
4510 - WORKING CAPITAL RESERVE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4610 - INTEREST INCOME - RESERVES	\$1,769.57	\$342.50	\$266.36	\$869.97	\$240.51	\$373.90	\$1,781.56	\$278.21	\$5,922.58
<u>Total INCOME</u>	<u>\$8,465.57</u>	<u>\$7,038.50</u>	<u>\$6,962.36</u>	<u>\$7,565.97</u>	<u>\$6,936.51</u>	<u>\$7,069.90</u>	<u>\$8,477.56</u>	<u>\$6,974.21</u>	<u>\$59,490.58</u>
<u>TRANSFER BETWEEN FUNDS</u>									
9000 - TRANSFER FROM OPERATING	\$0.00	\$22,320.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$22,320.00
<u>Total TRANSFER BETWEEN FUNDS</u>	<u>\$0.00</u>	<u>\$22,320.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$22,320.00</u>
<i>Total Reserve Income</i>	\$8,465.57	\$29,358.50	\$6,962.36	\$7,565.97	\$6,936.51	\$7,069.90	\$8,477.56	\$6,974.21	\$81,810.58
<b>Reserve Expense</b>									
<u>ADMINISTRATIVE</u>									
5251 - BANK FEE/CHANGE IN INVESTMENTS-RESERVES	(\$1,863.92)	(\$412.75)	(\$493.59)	(\$818.93)	(\$123.91)	(\$1,028.58)	(\$897.83)	(\$937.31)	(\$6,576.82)
<u>Total ADMINISTRATIVE</u>	<u>(\$1,863.92)</u>	<u>(\$412.75)</u>	<u>(\$493.59)</u>	<u>(\$818.93)</u>	<u>(\$123.91)</u>	<u>(\$1,028.58)</u>	<u>(\$897.83)</u>	<u>(\$937.31)</u>	<u>(\$6,576.82)</u>

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**

**Income Statement - Reserve**

**1/1/2019 - 8/31/2019**

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	YTD
<u>COMMON AREA</u>									
9210 - LANDSCAPING-IRRIGATION - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,000.00	(\$13,000.00)	\$0.00	\$0.00
9300 - MAILBOX REPLACEMENT - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$7,977.00	\$0.00	\$0.00	\$0.00	\$7,977.00
9400 - PAINTING - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$14,669.17	\$14,669.00	\$0.00	\$0.00	\$29,338.17
9600 - STREET REPAIR - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,000.00	\$0.00	\$13,000.00
<u>Total COMMON AREA</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$22,646.17</u>	<u>\$27,669.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$50,315.17</u>
<i>Total Reserve Expense</i>	(\$1,863.92)	(\$412.75)	(\$493.59)	(\$818.93)	\$22,522.26	\$26,640.42	(\$897.83)	(\$937.31)	\$43,738.35
 Reserve Net Income	 <u>\$10,329.49</u>	 <u>\$29,771.25</u>	 <u>\$7,455.95</u>	 <u>\$8,384.90</u>	 <u>(\$15,585.75)</u>	 <u>(\$19,570.52)</u>	 <u>\$9,375.39</u>	 <u>\$7,911.52</u>	 <u>\$38,072.23</u>