

SUMMIT PARK CONDOMINIUM ASSOCIATION INC
BALANCE SHEET
12/31/2019

	Operating	Reserve	Total
Assets			
CASH			
1006 - NATIONAL BANK OPERATING MM	\$58,175.34		\$58,175.34
1010 - ALLIANCE OPERATING CHECKING-093	\$69,220.85		\$69,220.85
1015 - ALLIANCE OPERATING MM - 223	\$15,696.39		\$15,696.39
1050 - ALLIANCE RESERVE MONEY MARKET-127		\$91,582.79	\$91,582.79
1055 - SCHWAB RESERVE		\$270,172.72	\$270,172.72
1056 - METRO RES CD-475(3/19/21)2.30%		\$25,143.36	\$25,143.36
1057 - METRO RES CD-483(3/19/21)2.30%		\$25,143.36	\$25,143.36
1058 - METRO RES CD-491(3/19/21)2.30%		\$25,143.36	\$25,143.36
1059 - METRO RES CD-505(3/19/21)2.30%		\$25,143.36	\$25,143.36
Total CASH	<u>\$143,092.58</u>	<u>\$462,328.95</u>	<u>\$605,421.53</u>
ACCOUNTS RECEIVABLE			
1200 - A/R ASSESSMENT	\$2,067.57	\$525.97	\$2,593.54
1203 - A/R GARAGE ASSESSMENT	\$70.00		\$70.00
1215 - A/R STORAGE ASSESSMENT	\$30.00		\$30.00
1223 - A/R TENANT UTILITIES	\$977.02		\$977.02
1230 - A/R FINES	\$748.00		\$748.00
1240 - A/R LATE FEES/INTEREST	\$90.00		\$90.00
1250 - A/R COLLECTION FEES	\$130.00		\$130.00
1280 - A/R OTHER	\$272.04		\$272.04
1290 - ALLOWANCE FOR DOUBTFUL ACCTS	(\$121.05)		(\$121.05)
Total ACCOUNTS RECEIVABLE	<u>\$4,263.58</u>	<u>\$525.97</u>	<u>\$4,789.55</u>
OTHER ASSETS			
1600 - PREPAID EXPENSE	\$599.21		\$599.21
1620 - PREPAID TAXES	\$1,031.00		\$1,031.00
Total OTHER ASSETS	<u>\$1,630.21</u>		<u>\$1,630.21</u>
Assets Total	<u>\$148,986.37</u>	<u>\$462,854.92</u>	<u>\$611,841.29</u>

SUMMIT PARK CONDOMINIUM ASSOCIATION INC
BALANCE SHEET
12/31/2019

	Operating	Reserve	Total
Liabilities & Equity			
LIABILITIES			
2100 - PREPAID OWNER ASSESSMENTS	\$28,053.10		\$28,053.10
2200 - ACCOUNTS PAYABLE	\$11,650.37		\$11,650.37
Total LIABILITIES	<u>\$39,703.47</u>	<u>\$0.00</u>	<u>\$39,703.47</u>
EQUITY			
3200 - OPERATING FUND	\$103,765.85		\$103,765.85
3500 - RESERVE FUND		\$418,309.98	\$418,309.98
Total EQUITY	<u>\$103,765.85</u>	<u>\$418,309.98</u>	<u>\$522,075.83</u>
Net Income	<u>\$5,517.05</u>	<u>\$44,544.94</u>	<u>\$50,061.99</u>
Liabilities and Equity Total	<u>\$148,986.37</u>	<u>\$462,854.92</u>	<u>\$611,841.29</u>

SUMMIT PARK CONDOMINIUM ASSOCIATION INC
INCOME STATEMENT - Operating
12/1/2019 - 12/31/2019

Accounts	12/1/2019 - 12/31/2019			1/1/2019 - 12/31/2019			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
<u>INCOME</u>								
4100 - ASSESSMENT	\$18,476.00	\$18,476.00	\$0.00	\$221,712.00	\$221,712.00	\$0.00	\$221,712.00	\$0.00
4105 - GARAGE ASSESSMENT	\$800.00	\$800.00	\$0.00	\$9,580.00	\$9,600.00	(\$20.00)	\$9,600.00	\$20.00
4110 - STORAGE ASSESSMENT	\$370.00	\$370.00	\$0.00	\$4,440.00	\$4,440.00	\$0.00	\$4,440.00	\$0.00
4330 - LATE FEES	\$15.00	\$20.83	(\$5.83)	\$330.00	\$249.96	\$80.04	\$249.96	(\$80.04)
4350 - LIEN/COLLECTION FEES	\$283.00	\$62.50	\$220.50	\$648.00	\$750.00	(\$102.00)	\$750.00	\$102.00
4500 - CAPITAL CONTRIBUTION	\$406.00	\$416.63	(\$10.63)	\$4,872.00	\$5,000.00	(\$128.00)	\$5,000.00	\$128.00
4600 - INTEREST INCOME	\$13.20	\$12.50	\$0.70	\$150.10	\$150.00	\$0.10	\$150.00	(\$0.10)
4740 - TENANT UTILITIES	\$115.82	\$62.50	\$53.32	\$1,276.05	\$750.00	\$526.05	\$750.00	(\$526.05)
4800 - VIOLATION FINES	(\$108.00)	\$0.00	(\$108.00)	\$550.00	\$0.00	\$550.00	\$0.00	(\$550.00)
Total INCOME	\$20,371.02	\$20,220.96	\$150.06	\$243,558.15	\$242,651.96	\$906.19	\$242,651.96	(\$906.19)
<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
Total TRANSFER BETWEEN FUNDS	\$0.00	\$0.00	\$0.00	(\$22,320.00)	\$0.00	(\$22,320.00)	\$0.00	\$22,320.00
Total Income	\$20,371.02	\$20,220.96	\$150.06	\$221,238.15	\$242,651.96	(\$21,413.81)	\$242,651.96	\$21,413.81
Expense								
<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	(\$50.00)	\$208.37	\$258.37	\$121.05	\$2,500.00	\$2,378.95	\$2,500.00	\$2,378.95
5250 - BANK FEE	\$0.00	\$4.13	\$4.13	\$10.00	\$50.00	\$40.00	\$50.00	\$40.00
5400 - INSURANCE	\$2,482.63	\$2,216.63	(\$266.00)	\$24,839.52	\$26,600.00	\$1,760.48	\$26,600.00	\$1,760.48
5500 - LEGAL FEES	\$979.75	\$83.37	(\$896.38)	\$1,918.75	\$1,000.00	(\$918.75)	\$1,000.00	(\$918.75)
5530 - LIEN/COLLECTION COSTS	\$135.00	\$62.50	(\$72.50)	\$495.00	\$750.00	\$255.00	\$750.00	\$255.00
5600 - MANAGEMENT FEES	\$1,639.08	\$1,639.12	\$0.04	\$19,668.96	\$19,669.00	\$0.04	\$19,669.00	\$0.04
5650 - MEETINGS	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00	\$100.00	\$100.00	\$100.00
5800 - OFFICE SUPPLIES	\$31.50	\$0.00	(\$31.50)	\$128.25	\$0.00	(\$128.25)	\$0.00	(\$128.25)

SUMMIT PARK CONDOMINIUM ASSOCIATION INC
INCOME STATEMENT - Operating
12/1/2019 - 12/31/2019

Accounts	12/1/2019 - 12/31/2019			1/1/2019 - 12/31/2019			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
5810 - POSTAGE	\$92.52	\$58.37	(\$34.15)	\$672.99	\$700.00	\$27.01	\$700.00	\$27.01
5820 - PRINTING	\$177.65	\$166.63	(\$11.02)	\$1,423.65	\$2,000.00	\$576.35	\$2,000.00	\$576.35
5860 - SOCIAL COMMITTEE	\$0.00	\$0.00	\$0.00	\$548.17	\$450.00	(\$98.17)	\$450.00	(\$98.17)
5900 - WEBSITE	\$0.00	\$25.00	\$25.00	\$105.04	\$300.00	\$194.96	\$300.00	\$194.96
Total ADMINISTRATIVE	\$5,488.13	\$4,464.12	(\$1,024.01)	\$50,576.38	\$54,819.00	\$4,242.62	\$54,819.00	\$4,242.62
COMMON AREA								
5405 - INSURANCE CLAIM DEDUCTIBLE	\$0.00	\$416.63	\$416.63	\$2,534.04	\$5,000.00	\$2,465.96	\$5,000.00	\$2,465.96
6050 - BACK FLOW TESTING	\$0.00	\$333.37	\$333.37	\$675.00	\$4,000.00	\$3,325.00	\$4,000.00	\$3,325.00
6070 - FIRE PROTECTION	\$299.60	\$416.63	\$117.03	\$3,745.74	\$5,000.00	\$1,254.26	\$5,000.00	\$1,254.26
6075 - FIRE SPRINKLER MAINTENANCE	\$0.00	\$500.00	\$500.00	\$4,578.13	\$6,000.00	\$1,421.87	\$6,000.00	\$1,421.87
6160 - GROUNDS TRASH, SIDEWALKS ETC	\$0.00	\$83.37	\$83.37	\$1,070.00	\$1,000.00	(\$70.00)	\$1,000.00	(\$70.00)
6200 - JANITORIAL/CLEANING SERVICES	\$720.00	\$500.00	(\$220.00)	\$4,958.17	\$6,000.00	\$1,041.83	\$6,000.00	\$1,041.83
6300 - LANDSCAPE MAINTENANCE	\$0.00	\$1,333.37	\$1,333.37	\$11,386.20	\$16,000.00	\$4,613.80	\$16,000.00	\$4,613.80
6330 - LANDSCAPE - OTHER	\$0.00	\$250.00	\$250.00	\$659.14	\$3,000.00	\$2,340.86	\$3,000.00	\$2,340.86
6500 - REPAIRS & MAINTENANCE	\$325.00	\$166.63	(\$158.37)	\$1,885.87	\$2,000.00	\$114.13	\$2,000.00	\$114.13
6510 - REPAIRS & MAINTENANCE: BUILDING	\$0.00	\$416.63	\$416.63	\$2,495.82	\$5,000.00	\$2,504.18	\$5,000.00	\$2,504.18
6520 - REPAIRS & MAINTENANCE: GUTTERS	\$650.00	\$250.00	(\$400.00)	\$3,208.00	\$3,000.00	(\$208.00)	\$3,000.00	(\$208.00)
6530 - REPAIRS & MAINTENANCE: IRRIGATION	\$0.00	\$125.00	\$125.00	\$420.00	\$1,500.00	\$1,080.00	\$1,500.00	\$1,080.00
6550 - REPAIRS & MAINTENANCE: LIGHTING	\$0.00	\$83.37	\$83.37	\$1,074.49	\$1,000.00	(\$74.49)	\$1,000.00	(\$74.49)
6565 - REPAIRS & MAINTENANCE: PAINTING	\$0.00	\$83.37	\$83.37	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
6570 - REPAIRS & MAINTENANCE: PLUMBING	\$0.00	\$166.63	\$166.63	\$2,986.10	\$2,000.00	(\$986.10)	\$2,000.00	(\$986.10)
6575 - REPAIRS & MAINTENANCE: SIGNAGE	\$0.00	\$83.37	\$83.37	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
6578 - REPAIRS & MAINTENANCE: STAIRWAYS	\$0.00	\$83.37	\$83.37	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
6580 - REPAIRS & MAINTENANCE: STREETS	\$0.00	\$75.00	\$75.00	\$0.00	\$900.00	\$900.00	\$900.00	\$900.00
6600 - SNOW REMOVAL	\$9,858.47	\$2,083.37	(\$7,775.10)	\$43,708.97	\$25,000.00	(\$18,708.97)	\$25,000.00	(\$18,708.97)
6680 - SUPPLIES	\$0.00	\$62.50	\$62.50	\$0.00	\$750.00	\$750.00	\$750.00	\$750.00
6750 - TOWING	\$0.00	\$16.63	\$16.63	\$0.00	\$200.00	\$200.00	\$200.00	\$200.00
6800 - TREE REMOVAL & MAINTENANCE	\$0.00	\$333.37	\$333.37	\$1,275.00	\$4,000.00	\$2,725.00	\$4,000.00	\$2,725.00
Total COMMON AREA	\$11,853.07	\$7,862.61	(\$3,990.46)	\$86,660.67	\$94,350.00	\$7,689.33	\$94,350.00	\$7,689.33

SUMMIT PARK CONDOMINIUM ASSOCIATION INC
INCOME STATEMENT - Operating
12/1/2019 - 12/31/2019

Accounts	12/1/2019 - 12/31/2019			1/1/2019 - 12/31/2019			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>TAXES/OTHER EXPENSES</u>								
8250 - CONTINGENCY	\$0.00	\$208.37	\$208.37	\$0.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00
8280 - CORPORATION COMMISSION	\$0.00	\$0.87	\$0.87	\$10.00	\$10.00	\$0.00	\$10.00	\$0.00
8600 - RESERVE STUDY	\$0.00	\$0.00	\$0.00	(\$630.00)	\$0.00	\$630.00	\$0.00	\$630.00
8800 - TAXES - FEDERAL	\$0.00	\$208.37	\$208.37	(\$19.36)	\$2,500.00	\$2,519.36	\$2,500.00	\$2,519.36
8850 - TAXES - STATE	\$0.00	\$41.63	\$41.63	\$168.00	\$500.00	\$332.00	\$500.00	\$332.00
<u>Total TAXES/OTHER EXPENSES</u>	\$0.00	\$459.24	\$459.24	(\$471.36)	\$5,510.00	\$5,981.36	\$5,510.00	\$5,981.36
<u>UTILITIES</u>								
7100 - ELECTRICITY	\$1,556.50	\$1,666.63	\$110.13	\$15,914.41	\$20,000.00	\$4,085.59	\$20,000.00	\$4,085.59
7300 - GAS	\$35.86	\$58.37	\$22.51	\$458.00	\$700.00	\$242.00	\$700.00	\$242.00
7500 - TELEPHONE	\$112.42	\$0.00	(\$112.42)	\$112.42	\$0.00	(\$112.42)	\$0.00	(\$112.42)
7550 - TRASH/SANITATION	\$839.30	\$833.37	(\$5.93)	\$10,125.99	\$10,000.00	(\$125.99)	\$10,000.00	(\$125.99)
7900 - WATER/SEWER	\$2,678.02	\$3,916.63	\$1,238.61	\$51,069.05	\$47,000.00	(\$4,069.05)	\$47,000.00	(\$4,069.05)
7950 - UTILITY CUT-INS	\$115.82	\$83.37	(\$32.45)	\$1,275.54	\$1,000.00	(\$275.54)	\$1,000.00	(\$275.54)
<u>Total UTILITIES</u>	\$5,337.92	\$6,558.37	\$1,220.45	\$78,955.41	\$78,700.00	(\$255.41)	\$78,700.00	(\$255.41)
Total Expense	\$22,679.12	\$19,344.34	(\$3,334.78)	\$215,721.10	\$233,379.00	\$17,657.90	\$233,379.00	\$17,657.90
Operating Net Income	(\$2,308.10)	\$876.62	(\$3,184.72)	\$5,517.05	\$9,272.96	(\$3,755.91)	\$9,272.96	\$3,755.91

SUMMIT PARK CONDOMINIUM ASSOCIATION INC
INCOME STATEMENT - Reserve
12/1/2019 - 12/31/2019

Accounts	12/1/2019 - 12/31/2019			1/1/2019 - 12/31/2019			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
Reserve Income								
<u>INCOME</u>								
4101 - ASSESSMENT - RESERVE FUND	\$6,696.00	\$6,696.00	\$0.00	\$80,352.00	\$80,352.00	\$0.00	\$80,352.00	\$0.00
4610 - INTEREST INCOME - RESERVES	\$842.82	\$500.00	\$342.82	\$7,724.08	\$6,000.00	\$1,724.08	\$6,000.00	(\$1,724.08)
Total INCOME	\$7,538.82	\$7,196.00	\$342.82	\$88,076.08	\$86,352.00	\$1,724.08	\$86,352.00	(\$1,724.08)
<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)
Total TRANSFER BETWEEN FUNDS	\$0.00	\$0.00	\$0.00	\$22,320.00	\$0.00	\$22,320.00	\$0.00	(\$22,320.00)
Total Reserve Income	\$7,538.82	\$7,196.00	\$342.82	\$110,396.08	\$86,352.00	\$24,044.08	\$86,352.00	(\$24,044.08)
Reserve Expense								
<u>ADMINISTRATIVE</u>								
5251 - BANK FEE/CHANGE IN INVESTMENTS-RESERVES	\$345.80	\$0.00	(\$345.80)	(\$6,529.23)	\$0.00	\$6,529.23	\$0.00	\$6,529.23
Total ADMINISTRATIVE	\$345.80	\$0.00	(\$345.80)	(\$6,529.23)	\$0.00	\$6,529.23	\$0.00	\$6,529.23
<u>COMMON AREA</u>								
9100 - CARPORT REPAIR - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00
9125 - CONCRETE, STAIRWAYS - RESERVES	\$0.00	\$833.37	\$833.37	\$0.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
9150 - FENCE-REPAIR/REPAINT - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00

SUMMIT PARK CONDOMINIUM ASSOCIATION INC

INCOME STATEMENT - Reserve

12/1/2019 - 12/31/2019

Accounts	12/1/2019 - 12/31/2019			1/1/2019 - 12/31/2019			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
9205 - LANDSCAPING COMMON AREA - RESERVES	\$0.00	\$2,083.37	\$2,083.37	\$7,544.22	\$25,000.00	\$17,455.78	\$25,000.00	\$17,455.78
9210 - LANDSCAPING-IRRIGATION - RESERVES	\$0.00	\$0.00	\$0.00	\$14,520.98	\$25,000.00	\$10,479.02	\$25,000.00	\$10,479.02
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	\$2,333.37	\$2,333.37	\$29,338.17	\$28,000.00	(\$1,338.17)	\$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)
<u>Total COMMON AREA</u>	\$0.00	\$5,250.11	\$5,250.11	\$72,380.37	\$109,000.00	\$36,619.63	\$109,000.00	\$36,619.63
Total Reserve Expense	\$345.80	\$5,250.11	\$4,904.31	\$65,851.14	\$109,000.00	\$43,148.86	\$109,000.00	\$43,148.86
Reserve Net Income	\$7,193.02	\$1,945.89	\$5,247.13	\$44,544.94	(\$22,648.00)	\$67,192.94	(\$22,648.00)	(\$67,192.94)

SUMMIT PARK CONDOMINIUM ASSOCIATION INC
Income Statement - Operating
1/1/2019 - 12/31/2019

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	YTD
Income													
<u>INCOME</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	\$18,476.00	\$18,476.00	\$18,476.00	\$18,476.00	\$221,712.00
4105 - GARAGE ASSESSMENT	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$780.00	\$800.00	\$9,580.00
4110 - STORAGE ASSESSMENT	\$370.00	\$370.00	\$370.00	\$370.00	\$360.00	\$360.00	\$360.00	\$360.00	\$360.00	\$420.00	\$370.00	\$370.00	\$4,440.00
4330 - LATE FEES	\$15.00	\$0.00	\$30.00	(\$30.00)	\$45.00	\$15.00	\$15.00	\$135.00	\$60.00	\$30.00	\$0.00	\$15.00	\$330.00
4350 - LIEN/COLLECTION FEES	\$15.00	\$0.00	\$55.00	(\$30.00)	\$70.00	\$15.00	\$15.00	\$135.00	\$60.00	\$30.00	\$0.00	\$283.00	\$648.00
4500 - CAPITAL CONTRIBUTION	\$0.00	\$0.00	\$0.00	\$406.00	\$1,218.00	\$812.00	\$406.00	\$406.00	\$406.00	\$406.00	\$406.00	\$406.00	\$4,872.00
4600 - INTEREST INCOME	\$14.90	\$13.55	\$13.02	\$12.64	\$12.15	\$12.01	\$12.74	\$12.78	\$12.08	\$10.97	\$10.06	\$13.20	\$150.10
4740 - TENANT UTILITIES	\$26.76	\$47.24	\$55.04	\$45.08	\$44.44	\$17.10	\$0.00	\$470.23	\$227.02	\$142.16	\$85.16	\$115.82	\$1,276.05
4800 - VIOLATION FINES	(\$150.00)	\$50.00	\$0.00	\$0.00	\$50.00	\$100.00	\$100.00	\$150.00	\$100.00	\$258.00	\$0.00	(\$108.00)	\$550.00
<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>\$20,501.10</u>	<u>\$20,573.13</u>	<u>\$20,127.22</u>	<u>\$20,371.02</u>	<u>\$243,558.15</u>
<u>TRANSFER BETWEEN FUNDS</u>													
8900 - TRANSFER TO RESERVES	\$0.00	(\$22,320.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$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>\$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	\$20,501.10	\$20,573.13	\$20,127.22	\$20,371.02	\$221,238.15
Expense													
<u>ADMINISTRATIVE</u>													
5100 - ACCOUNTING/TAX PREP FEES	\$0.00	\$0.00	\$645.00	\$0.00	\$0.00	\$0.00	\$0.00	\$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	\$56.07	\$21.16	\$32.52	(\$50.00)	\$121.05
5250 - BANK FEE	\$5.00	\$5.00	(\$10.00)	\$0.00	\$10.00	\$0.00	\$0.00	\$0.00	\$0.00	\$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	\$1,932.41	\$2,482.62	\$2,482.58	\$2,482.63	\$24,839.52
5500 - LEGAL FEES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$637.00	\$0.00	\$302.00	\$979.75	\$1,918.75
5530 - LIEN/COLLECTION COSTS	\$30.00	\$0.00	\$25.00	\$0.00	\$55.00	\$0.00	\$70.00	\$0.00	\$0.00	\$150.00	\$30.00	\$135.00	\$495.00
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	\$1,639.08	\$1,639.08	\$1,639.08	\$1,639.08	\$19,668.96
5800 - OFFICE SUPPLIES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$96.75	\$31.50	\$128.25
5810 - POSTAGE	\$84.73	\$8.96	\$9.68	\$13.05	\$52.40	\$10.00	\$16.75	\$18.85	\$29.30	\$18.40	\$318.35	\$92.52	\$672.99
5820 - PRINTING	\$428.20	\$8.90	\$91.75	\$30.10	\$23.90	\$4.35	\$64.40	\$13.45	\$91.40	\$135.05	\$354.50	\$177.65	\$1,423.65
5860 - SOCIAL COMMITTEE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$324.64	\$223.53	\$0.00	\$0.00	\$548.17

SUMMIT PARK CONDOMINIUM ASSOCIATION INC

Income Statement - Operating

1/1/2019 - 12/31/2019

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	YTD
5900 - WEBSITE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$105.04	\$0.00	\$0.00	\$0.00	\$105.04
<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>\$4,814.94</u>	<u>\$4,669.84</u>	<u>\$5,255.78</u>	<u>\$5,488.13</u>	<u>\$50,576.38</u>
COMMON AREA													
5405 - INSURANCE CLAIM DEDUCTIBLE	\$0.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$2,465.96)	\$0.00	\$0.00	\$0.00	\$2,534.04
6050 - BACK FLOW TESTING	\$0.00	\$0.00	\$0.00	\$675.00	\$0.00	\$0.00	\$0.00	\$0.00	\$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	\$450.11	\$299.60	\$299.61	\$299.60	\$3,745.74
6075 - FIRE SPRINKLER MAINTENANCE	\$657.00	\$0.00	\$0.00	\$1,598.17	\$0.00	\$2,322.96	\$0.00	\$0.00	\$0.00	\$0.00	\$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	(\$35.00)	\$70.00	\$380.00	\$0.00	\$1,070.00
6200 - JANITORIAL/CLEANING SERVICES	\$300.00	\$275.00	\$275.00	\$300.00	\$275.00	\$0.00	\$625.00	\$325.00	\$550.00	\$1,213.17	\$100.00	\$720.00	\$4,958.17
6300 - LANDSCAPE MAINTENANCE	\$722.00	\$0.00	\$0.00	\$4,884.00	\$2,553.00	\$205.20	\$0.00	\$370.00	\$0.00	\$0.00	\$2,652.00	\$0.00	\$11,386.20
6330 - LANDSCAPE - OTHER	\$0.00	\$0.00	\$0.00	\$0.00	\$35.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$624.14	\$0.00	\$659.14
6500 - REPAIRS & MAINTENANCE	\$275.00	\$0.00	\$759.87	\$630.00	\$0.00	\$600.00	(\$894.00)	\$190.00	\$0.00	\$0.00	\$0.00	\$325.00	\$1,885.87
6510 - REPAIRS & MAINTENANCE: BUILDING	\$0.00	\$0.00	\$85.00	(\$894.00)	\$1,200.00	\$0.00	\$894.00	\$0.00	\$0.00	\$845.82	\$365.00	\$0.00	\$2,495.82
6520 - REPAIRS & MAINTENANCE: GUTTERS	\$0.00	\$0.00	\$0.00	\$0.00	\$108.00	\$1,200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,250.00	\$650.00	\$3,208.00
6530 - REPAIRS & MAINTENANCE: IRRIGATION	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$420.00	\$0.00	\$0.00	\$420.00
6550 - REPAIRS & MAINTENANCE: LIGHTING	\$0.00	\$0.00	\$458.00	\$377.38	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$239.11	\$0.00	\$0.00	\$1,074.49
6570 - REPAIRS & MAINTENANCE: PLUMBING	\$0.00	\$0.00	\$0.00	\$753.00	\$0.00	\$0.00	\$220.00	\$931.10	\$108.00	\$974.00	\$0.00	\$0.00	\$2,986.10
6600 - SNOW REMOVAL	\$4,720.00	\$8,790.00	\$19,965.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$375.00	\$9,858.47	\$43,708.97
6680 - SUPPLIES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$190.00	\$0.00	(\$190.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6800 - TREE REMOVAL & MAINTENANCE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,275.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,275.00
<u>Total COMMON AREA</u>	<u>\$7,043.61</u>	<u>\$14,364.59</u>	<u>\$21,912.98</u>	<u>\$8,658.16</u>	<u>\$4,505.59</u>	<u>\$6,367.77</u>	<u>\$570.00</u>	<u>\$2,670.30</u>	<u>(\$1,392.85)</u>	<u>\$4,061.70</u>	<u>\$6,045.75</u>	<u>\$11,853.07</u>	<u>\$86,660.67</u>

SUMMIT PARK CONDOMINIUM ASSOCIATION INC

Income Statement - Operating

1/1/2019 - 12/31/2019

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	YTD
<u>TAXES/OTHER EXPENSES</u>													
8280 - CORPORATION COMMISSION	\$0.00	\$0.00	\$0.00	\$0.00	\$10.00	\$0.00	\$0.00	\$0.00	\$0.00	\$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)	\$0.00	\$0.00	\$0.00	\$0.00	(\$630.00)
8800 - TAXES - FEDERAL	\$0.00	\$0.00	\$0.00	\$1,031.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$1,050.36)	\$0.00	\$0.00	(\$19.36)
8850 - TAXES - STATE	\$0.00	\$0.00	\$0.00	\$168.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$168.00
<u>Total TAXES/OTHER EXPENSES</u>	\$0.00	\$0.00	\$0.00	\$1,199.00	\$10.00	\$0.00	\$0.00	(\$630.00)	\$0.00	(\$1,050.36)	\$0.00	\$0.00	(\$471.36)
<u>UTILITIES</u>													
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	\$1,088.89	\$1,294.47	\$1,452.28	\$1,556.50	\$15,914.41
7300 - GAS	\$38.37	\$35.50	\$34.87	\$36.09	\$38.05	\$39.50	\$41.15	\$40.45	\$42.00	\$40.29	\$35.87	\$35.86	\$458.00
7500 - TELEPHONE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$112.42	\$112.42
7550 - TRASH/SANITATION	\$788.49	\$788.49	\$788.49	\$788.49	\$738.41	\$808.92	\$808.92	\$808.92	\$812.92	\$842.88	\$1,311.76	\$839.30	\$10,125.99
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	\$4,020.77	\$4,000.09	\$7,051.99	\$2,678.02	\$51,069.05
7950 - UTILITY CUT-INS	\$26.76	\$47.24	\$55.04	\$45.08	\$44.44	\$17.10	\$219.31	\$250.92	\$226.99	\$187.90	\$38.94	\$115.82	\$1,275.54
<u>Total UTILITIES</u>	\$6,453.34	\$6,906.26	\$6,445.66	\$6,256.16	\$5,933.02	\$6,135.56	\$6,872.31	\$6,167.14	\$6,191.57	\$6,365.63	\$9,890.84	\$5,337.92	\$78,955.41
<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	\$9,613.66	\$14,046.81	\$21,192.37	\$22,679.12	\$215,721.10
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	\$10,887.44	\$6,526.32	(\$1,065.15)	(\$2,308.10)	\$5,517.05

SUMMIT PARK CONDOMINIUM ASSOCIATION INC

Income Statement - Reserve

1/1/2019 - 12/31/2019

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	YTD
Reserve Income													
<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	\$6,696.00	\$6,696.00	\$6,696.00	\$6,696.00	\$80,352.00
4510 - WORKING CAPITAL RESERVE	\$0.00	\$0.00	\$0.00	\$0.00	\$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	\$242.67	\$575.32	\$140.69	\$842.82	\$7,724.08
<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>\$6,938.67</u>	<u>\$7,271.32</u>	<u>\$6,836.69</u>	<u>\$7,538.82</u>	<u>\$88,076.08</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	\$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>\$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	\$6,938.67	\$7,271.32	\$6,836.69	\$7,538.82	\$110,396.08
Reserve Expense													
<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)	\$103.16	(\$224.05)	(\$177.32)	\$345.80	(\$6,529.23)
<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>\$103.16</u>	<u>(\$224.05)</u>	<u>(\$177.32)</u>	<u>\$345.80</u>	<u>(\$6,529.23)</u>
<u>COMMON AREA</u>													
9205 - LANDSCAPING COMMON AREA - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,544.22	\$0.00	\$7,544.22
9210 - LANDSCAPING-IRRIGATION - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,000.00	(\$13,000.00)	\$0.00	\$12,782.06	\$1,738.92	\$0.00	\$0.00	\$14,520.98
9300 - MAILBOX REPLACEMENT - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$7,977.00	\$0.00	\$0.00	\$0.00	\$0.00	\$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	\$0.00	\$0.00	\$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	\$0.00	\$0.00	\$0.00	\$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>\$12,782.06</u>	<u>\$1,738.92</u>	<u>\$7,544.22</u>	<u>\$0.00</u>	<u>\$72,380.37</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)	\$12,885.22	\$1,514.87	\$7,366.90	\$345.80	\$65,851.14
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>(\$5,946.55)</u>	<u>\$5,756.45</u>	<u>(\$530.21)</u>	<u>\$7,193.02</u>	<u>\$44,544.94</u>