

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**  
**BALANCE SHEET**  
**10/31/2019**

	Operating	Reserve	Total
<b>Assets</b>			
<b>CASH</b>			
1006 - NATIONAL BANK OPERATING MM	\$58,173.46		\$58,173.46
1010 - ALLIANCE OPERATING CHECKING-093	\$56,810.30		\$56,810.30
1015 - ALLIANCE OPERATING MM - 223	\$15,687.21		\$15,687.21
1050 - ALLIANCE RESERVE MONEY MARKET-127		\$85,517.26	\$85,517.26
1055 - SCHWAB RESERVE		\$269,991.88	\$269,991.88
1056 - METRO RES CD-475(3/19/21)2.30%		\$25,000.00	\$25,000.00
1057 - METRO RES CD-483(3/19/21)2.30%		\$25,000.00	\$25,000.00
1058 - METRO RES CD-491(3/19/21)2.30%		\$25,000.00	\$25,000.00
1059 - METRO RES CD-505(3/19/21)2.30%		\$25,000.00	\$25,000.00
<b>Total CASH</b>	<b><u>\$130,670.97</u></b>	<b><u>\$455,509.14</u></b>	<b><u>\$586,180.11</u></b>
<b>ACCOUNTS RECEIVABLE</b>			
1200 - A/R ASSESSMENT	\$1,962.43	\$682.97	\$2,645.40
1203 - A/R GARAGE ASSESSMENT	\$10.00		\$10.00
1223 - A/R TENANT UTILITIES	\$651.00		\$651.00
1230 - A/R FINES	\$856.00		\$856.00
1240 - A/R LATE FEES/INTEREST	\$135.00		\$135.00
1250 - A/R COLLECTION FEES	\$165.00		\$165.00
1280 - A/R OTHER	\$29.04		\$29.04
1290 - ALLOWANCE FOR DOUBTFUL ACCTS	(\$138.53)		(\$138.53)
<b>Total ACCOUNTS RECEIVABLE</b>	<b><u>\$3,669.94</u></b>	<b><u>\$682.97</u></b>	<b><u>\$4,352.91</u></b>
<b>OTHER ASSETS</b>			
1600 - PREPAID EXPENSE	\$4,745.54		\$4,745.54
1620 - PREPAID TAXES	\$1,031.00		\$1,031.00
<b>Total OTHER ASSETS</b>	<b><u>\$5,776.54</u></b>		<b><u>\$5,776.54</u></b>

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**  
**BALANCE SHEET**  
**10/31/2019**

	Operating	Reserve	Total
<b>Assets Total</b>	<u>\$140,117.45</u>	<u>\$456,192.11</u>	<u>\$596,309.56</u>
<b>Liabilities &amp; Equity</b>			
	Operating	Reserve	Total
<b>LIABILITIES</b>			
2100 - PREPAID OWNER ASSESSMENTS	\$21,038.99		\$21,038.99
2200 - ACCOUNTS PAYABLE	\$6,422.31		\$6,422.31
<b>Total LIABILITIES</b>	<u>\$27,461.30</u>	<u>\$0.00</u>	<u>\$27,461.30</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>\$103,765.85</u>	<u>\$418,309.98</u>	<u>\$522,075.83</u>
<b>Net Income</b>	<u>\$8,890.30</u>	<u>\$37,882.13</u>	<u>\$46,772.43</u>
<b>Liabilities and Equity Total</b>	<u>\$140,117.45</u>	<u>\$456,192.11</u>	<u>\$596,309.56</u>

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**  
**INCOME STATEMENT - Operating**  
**10/1/2019 - 10/31/2019**

Accounts	10/1/2019 - 10/31/2019			1/1/2019 - 10/31/2019			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	\$184,760.00	\$184,760.00	\$0.00	\$221,712.00	\$36,952.00
4105 - GARAGE ASSESSMENT	\$800.00	\$800.00	\$0.00	\$8,000.00	\$8,000.00	\$0.00	\$9,600.00	\$1,600.00
4110 - STORAGE ASSESSMENT	\$420.00	\$370.00	\$50.00	\$3,700.00	\$3,700.00	\$0.00	\$4,440.00	\$740.00
4330 - LATE FEES	\$30.00	\$20.83	\$9.17	\$315.00	\$208.30	\$106.70	\$249.96	(\$65.04)
4350 - LIEN/COLLECTION FEES	\$30.00	\$62.50	(\$32.50)	\$365.00	\$625.00	(\$260.00)	\$750.00	\$385.00
4500 - CAPITAL CONTRIBUTION	\$406.00	\$416.67	(\$10.67)	\$4,060.00	\$4,166.70	(\$106.70)	\$5,000.00	\$940.00
4600 - INTEREST INCOME	\$10.97	\$12.50	(\$1.53)	\$126.84	\$125.00	\$1.84	\$150.00	\$23.16
4740 - TENANT UTILITIES	\$142.16	\$62.50	\$79.66	\$1,075.07	\$625.00	\$450.07	\$750.00	(\$325.07)
4800 - VIOLATION FINES	\$258.00	\$0.00	\$258.00	\$658.00	\$0.00	\$658.00	\$0.00	(\$658.00)
<b>Total INCOME</b>	<b>\$20,573.13</b>	<b>\$20,221.00</b>	<b>\$352.13</b>	<b>\$203,059.91</b>	<b>\$202,210.00</b>	<b>\$849.91</b>	<b>\$242,651.96</b>	<b>\$39,592.05</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>\$20,573.13</b>	<b>\$20,221.00</b>	<b>\$352.13</b>	<b>\$180,739.91</b>	<b>\$202,210.00</b>	<b>(\$21,470.09)</b>	<b>\$242,651.96</b>	<b>\$61,912.05</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	\$21.16	\$208.33	\$187.17	\$138.53	\$2,083.30	\$1,944.77	\$2,500.00	\$2,361.47
5250 - BANK FEE	\$0.00	\$4.17	\$4.17	\$10.00	\$41.70	\$31.70	\$50.00	\$40.00
5400 - INSURANCE	\$2,482.62	\$2,216.67	(\$265.95)	\$19,874.31	\$22,166.70	\$2,292.39	\$26,600.00	\$6,725.69
5500 - LEGAL FEES	\$0.00	\$83.33	\$83.33	\$637.00	\$833.30	\$196.30	\$1,000.00	\$363.00
5530 - LIEN/COLLECTION COSTS	\$150.00	\$62.50	(\$87.50)	\$330.00	\$625.00	\$295.00	\$750.00	\$420.00
5600 - MANAGEMENT FEES	\$1,639.08	\$1,639.08	\$0.00	\$16,390.80	\$16,390.80	\$0.00	\$19,669.00	\$3,278.20
5650 - MEETINGS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00	\$100.00
5810 - POSTAGE	\$18.40	\$58.33	\$39.93	\$262.12	\$583.30	\$321.18	\$700.00	\$437.88

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**  
**INCOME STATEMENT - Operating**  
**10/1/2019 - 10/31/2019**

Accounts	10/1/2019 - 10/31/2019			1/1/2019 - 10/31/2019			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
5820 - PRINTING	\$135.05	\$166.67	\$31.62	\$891.50	\$1,666.70	\$775.20	\$2,000.00	\$1,108.50
5860 - SOCIAL COMMITTEE	\$223.53	\$0.00	(\$223.53)	\$548.17	\$450.00	(\$98.17)	\$450.00	(\$98.17)
5900 - WEBSITE	\$0.00	\$25.00	\$25.00	\$105.04	\$250.00	\$144.96	\$300.00	\$194.96
<b><u>Total ADMINISTRATIVE</u></b>	<b>\$4,669.84</b>	<b>\$4,464.08</b>	<b>(\$205.76)</b>	<b>\$39,832.47</b>	<b>\$45,790.80</b>	<b>\$5,958.33</b>	<b>\$54,819.00</b>	<b>\$14,986.53</b>
<b>COMMON AREA</b>								
5405 - INSURANCE CLAIM DEDUCTIBLE	\$0.00	\$416.67	\$416.67	\$2,534.04	\$4,166.70	\$1,632.66	\$5,000.00	\$2,465.96
6050 - BACK FLOW TESTING	\$0.00	\$333.33	\$333.33	\$675.00	\$3,333.30	\$2,658.30	\$4,000.00	\$3,325.00
6070 - FIRE PROTECTION	\$299.60	\$416.67	\$117.07	\$3,146.53	\$4,166.70	\$1,020.17	\$5,000.00	\$1,853.47
6075 - FIRE SPRINKLER MAINTENANCE	\$0.00	\$500.00	\$500.00	\$4,578.13	\$5,000.00	\$421.87	\$6,000.00	\$1,421.87
6160 - GROUNDS TRASH, SIDEWALKS ETC	\$70.00	\$83.33	\$13.33	\$690.00	\$833.30	\$143.30	\$1,000.00	\$310.00
6200 - JANITORIAL/CLEANING SERVICES	\$1,213.17	\$500.00	(\$713.17)	\$4,138.17	\$5,000.00	\$861.83	\$6,000.00	\$1,861.83
6300 - LANDSCAPE MAINTENANCE	\$0.00	\$1,333.33	\$1,333.33	\$8,734.20	\$13,333.30	\$4,599.10	\$16,000.00	\$7,265.80
6330 - LANDSCAPE - OTHER	\$0.00	\$250.00	\$250.00	\$35.00	\$2,500.00	\$2,465.00	\$3,000.00	\$2,965.00
6500 - REPAIRS & MAINTENANCE	\$0.00	\$166.67	\$166.67	\$1,560.87	\$1,666.70	\$105.83	\$2,000.00	\$439.13
6510 - REPAIRS & MAINTENANCE: BUILDING	\$845.82	\$416.67	(\$429.15)	\$2,130.82	\$4,166.70	\$2,035.88	\$5,000.00	\$2,869.18
6520 - REPAIRS & MAINTENANCE: GUTTERS	\$0.00	\$250.00	\$250.00	\$1,308.00	\$2,500.00	\$1,192.00	\$3,000.00	\$1,692.00
6530 - REPAIRS & MAINTENANCE: IRRIGATION	\$420.00	\$125.00	(\$295.00)	\$420.00	\$1,250.00	\$830.00	\$1,500.00	\$1,080.00
6550 - REPAIRS & MAINTENANCE: LIGHTING	\$239.11	\$83.33	(\$155.78)	\$1,074.49	\$833.30	(\$241.19)	\$1,000.00	(\$74.49)
6565 - REPAIRS & MAINTENANCE: PAINTING	\$0.00	\$83.33	\$83.33	\$0.00	\$833.30	\$833.30	\$1,000.00	\$1,000.00
6570 - REPAIRS & MAINTENANCE: PLUMBING	\$974.00	\$166.67	(\$807.33)	\$2,986.10	\$1,666.70	(\$1,319.40)	\$2,000.00	(\$986.10)
6575 - REPAIRS & MAINTENANCE: SIGNAGE	\$0.00	\$83.33	\$83.33	\$0.00	\$833.30	\$833.30	\$1,000.00	\$1,000.00
6578 - REPAIRS & MAINTENANCE: STAIRWAYS	\$0.00	\$83.33	\$83.33	\$0.00	\$833.30	\$833.30	\$1,000.00	\$1,000.00
6580 - REPAIRS & MAINTENANCE: STREETS	\$0.00	\$75.00	\$75.00	\$0.00	\$750.00	\$750.00	\$900.00	\$900.00
6600 - SNOW REMOVAL	\$0.00	\$2,083.33	\$2,083.33	\$33,475.50	\$20,833.30	(\$12,642.20)	\$25,000.00	(\$8,475.50)
6680 - SUPPLIES	\$0.00	\$62.50	\$62.50	\$0.00	\$625.00	\$625.00	\$750.00	\$750.00
6750 - TOWING	\$0.00	\$16.67	\$16.67	\$0.00	\$166.70	\$166.70	\$200.00	\$200.00
6800 - TREE REMOVAL & MAINTENANCE	\$0.00	\$333.33	\$333.33	\$1,275.00	\$3,333.30	\$2,058.30	\$4,000.00	\$2,725.00
<b><u>Total COMMON AREA</u></b>	<b>\$4,061.70</b>	<b>\$7,862.49</b>	<b>\$3,800.79</b>	<b>\$68,761.85</b>	<b>\$78,624.90</b>	<b>\$9,863.05</b>	<b>\$94,350.00</b>	<b>\$25,588.15</b>

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**  
**INCOME STATEMENT - Operating**  
**10/1/2019 - 10/31/2019**

Accounts	10/1/2019 - 10/31/2019			1/1/2019 - 10/31/2019			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	\$2,083.30	\$2,083.30	\$2,500.00	\$2,500.00
8280 - CORPORATION COMMISSION	\$0.00	\$0.83	\$0.83	\$10.00	\$8.30	(\$1.70)	\$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	(\$1,050.36)	\$208.33	\$1,258.69	(\$19.36)	\$2,083.30	\$2,102.66	\$2,500.00	\$2,519.36
8850 - TAXES - STATE	\$0.00	\$41.67	\$41.67	\$168.00	\$416.70	\$248.70	\$500.00	\$332.00
<b>Total TAXES/OTHER EXPENSES</b>	<b>(\$1,050.36)</b>	<b>\$459.16</b>	<b>\$1,509.52</b>	<b>(\$471.36)</b>	<b>\$4,591.60</b>	<b>\$5,062.96</b>	<b>\$5,510.00</b>	<b>\$5,981.36</b>
<b><u>UTILITIES</u></b>								
7100 - ELECTRICITY	\$1,294.47	\$1,666.67	\$372.20	\$12,905.63	\$16,666.70	\$3,761.07	\$20,000.00	\$7,094.37
7300 - GAS	\$40.29	\$58.33	\$18.04	\$386.27	\$583.30	\$197.03	\$700.00	\$313.73
7550 - TRASH/SANITATION	\$842.88	\$833.33	(\$9.55)	\$7,974.93	\$8,333.30	\$358.37	\$10,000.00	\$2,025.07
7900 - WATER/SEWER	\$4,000.09	\$3,916.67	(\$83.42)	\$41,339.04	\$39,166.70	(\$2,172.34)	\$47,000.00	\$5,660.96
7950 - UTILITY CUT-INS	\$187.90	\$83.33	(\$104.57)	\$1,120.78	\$833.30	(\$287.48)	\$1,000.00	(\$120.78)
<b>Total UTILITIES</b>	<b>\$6,365.63</b>	<b>\$6,558.33</b>	<b>\$192.70</b>	<b>\$63,726.65</b>	<b>\$65,583.30</b>	<b>\$1,856.65</b>	<b>\$78,700.00</b>	<b>\$14,973.35</b>
<b>Total Expense</b>	<b>\$14,046.81</b>	<b>\$19,344.06</b>	<b>\$5,297.25</b>	<b>\$171,849.61</b>	<b>\$194,590.60</b>	<b>\$22,740.99</b>	<b>\$233,379.00</b>	<b>\$61,529.39</b>
<b>Operating Net Income</b>	<b>\$6,526.32</b>	<b>\$876.94</b>	<b>\$5,649.38</b>	<b>\$8,890.30</b>	<b>\$7,619.40</b>	<b>\$1,270.90</b>	<b>\$9,272.96</b>	<b>\$382.66</b>

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**  
**INCOME STATEMENT - Reserve**  
**10/1/2019 - 10/31/2019**

Accounts	10/1/2019 - 10/31/2019			1/1/2019 - 10/31/2019			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	\$66,960.00	\$66,960.00	\$0.00	\$80,352.00	\$13,392.00
4610 - INTEREST INCOME - RESERVES	\$575.32	\$500.00	\$75.32	\$6,740.57	\$5,000.00	\$1,740.57	\$6,000.00	(\$740.57)
<b><u>Total INCOME</u></b>	<b>\$7,271.32</b>	<b>\$7,196.00</b>	<b>\$75.32</b>	<b>\$73,700.57</b>	<b>\$71,960.00</b>	<b>\$1,740.57</b>	<b>\$86,352.00</b>	<b>\$12,651.43</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>\$7,271.32</b>	<b>\$7,196.00</b>	<b>\$75.32</b>	<b>\$96,020.57</b>	<b>\$71,960.00</b>	<b>\$24,060.57</b>	<b>\$86,352.00</b>	<b>(\$9,668.57)</b>
<b>Reserve Expense</b>								
<u>ADMINISTRATIVE</u>								
5251 - BANK FEE/CHANGE IN INVESTMENTS-RESERVES	(\$224.05)	\$0.00	\$224.05	(\$6,697.71)	\$0.00	\$6,697.71	\$0.00	\$6,697.71
<b><u>Total ADMINISTRATIVE</u></b>	<b>(\$224.05)</b>	<b>\$0.00</b>	<b>\$224.05</b>	<b>(\$6,697.71)</b>	<b>\$0.00</b>	<b>\$6,697.71</b>	<b>\$0.00</b>	<b>\$6,697.71</b>
<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	\$833.33	\$833.33	\$0.00	\$8,333.30	\$8,333.30	\$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**

**10/1/2019 - 10/31/2019**

<b>Accounts</b>	10/1/2019 - 10/31/2019			1/1/2019 - 10/31/2019			<b>Annual Budget</b>	<b>Remaining Budget</b>
	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>		
9205 - LANDSCAPING COMMON AREA - RESERVES	\$0.00	\$2,083.33	\$2,083.33	\$0.00	\$20,833.30	\$20,833.30	\$25,000.00	\$25,000.00
9210 - LANDSCAPING-IRRIGATION - RESERVES	\$1,738.92	\$0.00	(\$1,738.92)	\$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	\$2,333.33	\$2,333.33	\$29,338.17	\$23,333.30	(\$6,004.87)	\$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>Total COMMON AREA</b>	<b>\$1,738.92</b>	<b>\$5,249.99</b>	<b>\$3,511.07</b>	<b>\$64,836.15</b>	<b>\$98,499.90</b>	<b>\$33,663.75</b>	<b>\$109,000.00</b>	<b>\$44,163.85</b>
<b>Total Reserve Expense</b>	<b>\$1,514.87</b>	<b>\$5,249.99</b>	<b>\$3,735.12</b>	<b>\$58,138.44</b>	<b>\$98,499.90</b>	<b>\$40,361.46</b>	<b>\$109,000.00</b>	<b>\$50,861.56</b>
<b>Reserve Net Income</b>	<b>\$5,756.45</b>	<b>\$1,946.01</b>	<b>\$3,810.44</b>	<b>\$37,882.13</b>	<b>(\$26,539.90)</b>	<b>\$64,422.03</b>	<b>(\$22,648.00)</b>	<b>(\$60,530.13)</b>

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**

**Income Statement - Operating**

**1/1/2019 - 10/31/2019**

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 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	\$18,476.00	\$18,476.00	\$184,760.00
4105 - GARAGE ASSESSMENT	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$8,000.00
4110 - STORAGE ASSESSMENT	\$370.00	\$370.00	\$370.00	\$370.00	\$360.00	\$360.00	\$360.00	\$360.00	\$360.00	\$420.00	\$3,700.00
4330 - LATE FEES	\$15.00	\$0.00	\$30.00	(\$30.00)	\$45.00	\$15.00	\$15.00	\$135.00	\$60.00	\$30.00	\$315.00
4350 - LIEN/COLLECTION FEES	\$15.00	\$0.00	\$55.00	(\$30.00)	\$70.00	\$15.00	\$15.00	\$135.00	\$60.00	\$30.00	\$365.00
4500 - CAPITAL CONTRIBUTION	\$0.00	\$0.00	\$0.00	\$406.00	\$1,218.00	\$812.00	\$406.00	\$406.00	\$406.00	\$406.00	\$4,060.00
4600 - INTEREST INCOME	\$14.90	\$13.55	\$13.02	\$12.64	\$12.15	\$12.01	\$12.74	\$12.78	\$12.08	\$10.97	\$126.84
4740 - TENANT UTILITIES	\$26.76	\$47.24	\$55.04	\$45.08	\$44.44	\$17.10	\$0.00	\$470.23	\$227.02	\$142.16	\$1,075.07
4800 - VIOLATION FINES	(\$150.00)	\$50.00	\$0.00	\$0.00	\$50.00	\$100.00	\$100.00	\$150.00	\$100.00	\$258.00	\$658.00
<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>\$203,059.91</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	\$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>(\$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	\$180,739.91
<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	\$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	\$138.53
5250 - BANK FEE	\$5.00	\$5.00	(\$10.00)	\$0.00	\$10.00	\$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	\$19,874.31
5500 - LEGAL FEES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$637.00	\$0.00	\$637.00
5530 - LIEN/COLLECTION COSTS	\$30.00	\$0.00	\$25.00	\$0.00	\$55.00	\$0.00	\$70.00	\$0.00	\$0.00	\$150.00	\$330.00
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	\$16,390.80
5810 - POSTAGE	\$84.73	\$8.96	\$9.68	\$13.05	\$52.40	\$10.00	\$16.75	\$18.85	\$29.30	\$18.40	\$262.12
5820 - PRINTING	\$428.20	\$8.90	\$91.75	\$30.10	\$23.90	\$4.35	\$64.40	\$13.45	\$91.40	\$135.05	\$891.50



**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**

**Income Statement - Operating**

**1/1/2019 - 10/31/2019**

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	YTD
5860 - SOCIAL COMMITTEE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$324.64	\$223.53	\$548.17
5900 - WEBSITE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$105.04	\$0.00	\$105.04
<b>Total ADMINISTRATIVE</b>	<b>\$4,119.42</b>	<b>\$3,594.35</b>	<b>\$4,332.92</b>	<b>\$3,614.64</b>	<b>\$3,712.79</b>	<b>\$3,585.84</b>	<b>\$3,724.76</b>	<b>\$3,662.97</b>	<b>\$4,814.94</b>	<b>\$4,669.84</b>	<b>\$39,832.47</b>
<b>COMMON AREA</b>											
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	\$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	\$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	\$3,146.53
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	\$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	\$690.00
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	\$4,138.17
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	\$8,734.20
6330 - LANDSCAPE - OTHER	\$0.00	\$0.00	\$0.00	\$0.00	\$35.00	\$0.00	\$0.00	\$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	\$0.00	\$0.00	\$1,560.87
6510 - REPAIRS & MAINTENANCE: BUILDING	\$0.00	\$0.00	\$85.00	(\$894.00)	\$1,200.00	\$0.00	\$894.00	\$0.00	\$0.00	\$845.82	\$2,130.82
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	\$1,308.00
6530 - REPAIRS & MAINTENANCE: IRRIGATION	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$420.00	\$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	\$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	\$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	\$33,475.50
6680 - SUPPLIES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$190.00	\$0.00	(\$190.00)	\$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	\$1,275.00
<b>Total COMMON AREA</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>(\$1,392.85)</b>	<b>\$4,061.70</b>	<b>\$68,761.85</b>
<b>TAXES/OTHER EXPENSES</b>											
8280 - CORPORATION COMMISSION	\$0.00	\$0.00	\$0.00	\$0.00	\$10.00	\$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	(\$630.00)

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**

**Income Statement - Operating**

**1/1/2019 - 10/31/2019**

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	YTD
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)	(\$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	\$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)	(\$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	\$12,905.63
7300 - GAS	\$38.37	\$35.50	\$34.87	\$36.09	\$38.05	\$39.50	\$41.15	\$40.45	\$42.00	\$40.29	\$386.27
7550 - TRASH/SANITATION	\$788.49	\$788.49	\$788.49	\$788.49	\$738.41	\$808.92	\$808.92	\$808.92	\$812.92	\$842.88	\$7,974.93
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	\$41,339.04
7950 - UTILITY CUT-INS	\$26.76	\$47.24	\$55.04	\$45.08	\$44.44	\$17.10	\$219.31	\$250.92	\$226.99	\$187.90	\$1,120.78
<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	\$63,726.65
<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	\$171,849.61
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	\$8,890.30

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**  
**Income Statement - Reserve**  
**1/1/2019 - 10/31/2019**

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 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	\$6,696.00	\$6,696.00	\$66,960.00
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
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	\$6,740.57
<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>\$73,700.57</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	\$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>\$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	\$96,020.57
<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)	\$103.16	(\$224.05)	(\$6,697.71)
<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>(\$6,697.71)</u>
<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	\$12,782.06	\$1,738.92	\$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	\$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	\$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	\$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>\$64,836.15</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	\$58,138.44
<u>Reserve Net Income</u>	<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>\$37,882.13</u>