

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**  
**BALANCE SHEET**  
**9/30/2019**

	Operating	Reserve	Total
<b>Assets</b>			
<b>CASH</b>			
1006 - NATIONAL BANK OPERATING MM	\$58,172.44		\$58,172.44
1010 - ALLIANCE OPERATING CHECKING-093	\$47,251.19		\$47,251.19
1015 - ALLIANCE OPERATING MM - 223	\$15,682.55		\$15,682.55
1050 - ALLIANCE RESERVE MONEY MARKET-127		\$80,059.18	\$80,059.18
1055 - SCHWAB RESERVE		\$269,222.51	\$269,222.51
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>\$121,106.18</u></b>	<b><u>\$449,281.69</u></b>	<b><u>\$570,387.87</u></b>
<b>ACCOUNTS RECEIVABLE</b>			
1200 - A/R ASSESSMENT	\$2,802.43	\$1,153.97	\$3,956.40
1203 - A/R GARAGE ASSESSMENT	\$120.00		\$120.00
1215 - A/R STORAGE ASSESSMENT	\$20.00		\$20.00
1223 - A/R TENANT UTILITIES	\$675.97		\$675.97
1230 - A/R FINES	\$598.00		\$598.00
1240 - A/R LATE FEES/INTEREST	\$180.00		\$180.00
1250 - A/R COLLECTION FEES	\$225.00		\$225.00
1280 - A/R OTHER	\$29.04		\$29.04
1290 - ALLOWANCE FOR DOUBTFUL ACCTS	(\$117.37)		(\$117.37)
<b>Total ACCOUNTS RECEIVABLE</b>	<b><u>\$4,533.07</u></b>	<b><u>\$1,153.97</u></b>	<b><u>\$5,687.04</u></b>
<b>OTHER ASSETS</b>			
1600 - PREPAID EXPENSE	\$599.21		\$599.21
1620 - PREPAID TAXES	\$1,031.00		\$1,031.00
<b>Total OTHER ASSETS</b>	<b><u>\$1,630.21</u></b>		<b><u>\$1,630.21</u></b>
<b>Assets Total</b>	<b><u>\$127,269.46</u></b>	<b><u>\$450,435.66</u></b>	<b><u>\$577,705.12</u></b>

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**  
**BALANCE SHEET**  
**9/30/2019**

	Operating	Reserve	Total
<b>Liabilities &amp; Equity</b>			
<b>LIABILITIES</b>			
2100 - PREPAID OWNER ASSESSMENTS	\$19,694.82		\$19,694.82
2200 - ACCOUNTS PAYABLE	\$1,444.81		\$1,444.81
<b>Total LIABILITIES</b>	<b><u>\$21,139.63</u></b>	<b><u>\$0.00</u></b>	<b><u>\$21,139.63</u></b>
<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>	<b><u>\$103,765.85</u></b>	<b><u>\$418,309.98</u></b>	<b><u>\$522,075.83</u></b>
<b>Net Income</b>	<b><u>\$2,363.98</u></b>	<b><u>\$32,125.68</u></b>	<b><u>\$34,489.66</u></b>
<b>Liabilities and Equity Total</b>	<b><u>\$127,269.46</u></b>	<b><u>\$450,435.66</u></b>	<b><u>\$577,705.12</u></b>

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**  
**INCOME STATEMENT - Operating**  
**9/1/2019 - 9/30/2019**

Accounts	9/1/2019 - 9/30/2019			1/1/2019 - 9/30/2019			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	\$166,284.00	\$166,284.00	\$0.00	\$221,712.00	\$55,428.00
4105 - GARAGE ASSESSMENT	\$800.00	\$800.00	\$0.00	\$7,200.00	\$7,200.00	\$0.00	\$9,600.00	\$2,400.00
4110 - STORAGE ASSESSMENT	\$360.00	\$370.00	(\$10.00)	\$3,280.00	\$3,330.00	(\$50.00)	\$4,440.00	\$1,160.00
4330 - LATE FEES	\$60.00	\$20.83	\$39.17	\$285.00	\$187.47	\$97.53	\$249.96	(\$35.04)
4350 - LIEN/COLLECTION FEES	\$60.00	\$62.50	(\$2.50)	\$335.00	\$562.50	(\$227.50)	\$750.00	\$415.00
4500 - CAPITAL CONTRIBUTION	\$406.00	\$416.67	(\$10.67)	\$3,654.00	\$3,750.03	(\$96.03)	\$5,000.00	\$1,346.00
4600 - INTEREST INCOME	\$12.08	\$12.50	(\$0.42)	\$115.87	\$112.50	\$3.37	\$150.00	\$34.13
4740 - TENANT UTILITIES	\$227.02	\$62.50	\$164.52	\$932.91	\$562.50	\$370.41	\$750.00	(\$182.91)
4800 - VIOLATION FINES	\$100.00	\$0.00	\$100.00	\$400.00	\$0.00	\$400.00	\$0.00	(\$400.00)
<b>Total INCOME</b>	<b>\$20,501.10</b>	<b>\$20,221.00</b>	<b>\$280.10</b>	<b>\$182,486.78</b>	<b>\$181,989.00</b>	<b>\$497.78</b>	<b>\$242,651.96</b>	<b>\$60,165.18</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>\$20,501.10</b>	<b>\$20,221.00</b>	<b>\$280.10</b>	<b>\$160,166.78</b>	<b>\$181,989.00</b>	<b>(\$21,822.22)</b>	<b>\$242,651.96</b>	<b>\$82,485.18</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	\$56.07	\$208.33	\$152.26	\$117.37	\$1,874.97	\$1,757.60	\$2,500.00	\$2,382.63
5250 - BANK FEE	\$0.00	\$4.17	\$4.17	\$10.00	\$37.53	\$27.53	\$50.00	\$40.00
5400 - INSURANCE	\$1,932.41	\$2,216.67	\$284.26	\$17,391.69	\$19,950.03	\$2,558.34	\$26,600.00	\$9,208.31
5500 - LEGAL FEES	\$637.00	\$83.33	(\$553.67)	\$637.00	\$749.97	\$112.97	\$1,000.00	\$363.00
5530 - LIEN/COLLECTION COSTS	\$0.00	\$62.50	\$62.50	\$180.00	\$562.50	\$382.50	\$750.00	\$570.00
5600 - MANAGEMENT FEES	\$1,639.08	\$1,639.08	\$0.00	\$14,751.72	\$14,751.72	\$0.00	\$19,669.00	\$4,917.28
5650 - MEETINGS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00	\$100.00
5810 - POSTAGE	\$29.30	\$58.33	\$29.03	\$243.72	\$524.97	\$281.25	\$700.00	\$456.28

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**  
**INCOME STATEMENT - Operating**  
**9/1/2019 - 9/30/2019**

Accounts	9/1/2019 - 9/30/2019			1/1/2019 - 9/30/2019			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
5820 - PRINTING	\$91.40	\$166.67	\$75.27	\$756.45	\$1,500.03	\$743.58	\$2,000.00	\$1,243.55
5860 - SOCIAL COMMITTEE	\$324.64	\$0.00	(\$324.64)	\$324.64	\$450.00	\$125.36	\$450.00	\$125.36
5900 - WEBSITE	\$105.04	\$25.00	(\$80.04)	\$105.04	\$225.00	\$119.96	\$300.00	\$194.96
<b><u>Total ADMINISTRATIVE</u></b>	<b>\$4,814.94</b>	<b>\$4,464.08</b>	<b>(\$350.86)</b>	<b>\$35,162.63</b>	<b>\$41,326.72</b>	<b>\$6,164.09</b>	<b>\$54,819.00</b>	<b>\$19,656.37</b>
<b>COMMON AREA</b>								
5405 - INSURANCE CLAIM DEDUCTIBLE	(\$2,465.96)	\$416.67	\$2,882.63	\$2,534.04	\$3,750.03	\$1,215.99	\$5,000.00	\$2,465.96
6050 - BACK FLOW TESTING	\$0.00	\$333.33	\$333.33	\$675.00	\$2,999.97	\$2,324.97	\$4,000.00	\$3,325.00
6070 - FIRE PROTECTION	\$450.11	\$416.67	(\$33.44)	\$2,846.93	\$3,750.03	\$903.10	\$5,000.00	\$2,153.07
6075 - FIRE SPRINKLER MAINTENANCE	\$0.00	\$500.00	\$500.00	\$4,578.13	\$4,500.00	(\$78.13)	\$6,000.00	\$1,421.87
6160 - GROUNDS TRASH, SIDEWALKS ETC	(\$35.00)	\$83.33	\$118.33	\$620.00	\$749.97	\$129.97	\$1,000.00	\$380.00
6200 - JANITORIAL/CLEANING SERVICES	\$550.00	\$500.00	(\$50.00)	\$2,925.00	\$4,500.00	\$1,575.00	\$6,000.00	\$3,075.00
6300 - LANDSCAPE MAINTENANCE	\$0.00	\$1,333.33	\$1,333.33	\$8,734.20	\$11,999.97	\$3,265.77	\$16,000.00	\$7,265.80
6330 - LANDSCAPE - OTHER	\$0.00	\$250.00	\$250.00	\$35.00	\$2,250.00	\$2,215.00	\$3,000.00	\$2,965.00
6500 - REPAIRS & MAINTENANCE	\$0.00	\$166.67	\$166.67	\$1,560.87	\$1,500.03	(\$60.84)	\$2,000.00	\$439.13
6510 - REPAIRS & MAINTENANCE: BUILDING	\$0.00	\$416.67	\$416.67	\$1,285.00	\$3,750.03	\$2,465.03	\$5,000.00	\$3,715.00
6520 - REPAIRS & MAINTENANCE: GUTTERS	\$0.00	\$250.00	\$250.00	\$1,308.00	\$2,250.00	\$942.00	\$3,000.00	\$1,692.00
6530 - REPAIRS & MAINTENANCE: IRRIGATION	\$0.00	\$125.00	\$125.00	\$0.00	\$1,125.00	\$1,125.00	\$1,500.00	\$1,500.00
6550 - REPAIRS & MAINTENANCE: LIGHTING	\$0.00	\$83.33	\$83.33	\$835.38	\$749.97	(\$85.41)	\$1,000.00	\$164.62
6565 - REPAIRS & MAINTENANCE: PAINTING	\$0.00	\$83.33	\$83.33	\$0.00	\$749.97	\$749.97	\$1,000.00	\$1,000.00
6570 - REPAIRS & MAINTENANCE: PLUMBING	\$108.00	\$166.67	\$58.67	\$2,012.10	\$1,500.03	(\$512.07)	\$2,000.00	(\$12.10)
6575 - REPAIRS & MAINTENANCE: SIGNAGE	\$0.00	\$83.33	\$83.33	\$0.00	\$749.97	\$749.97	\$1,000.00	\$1,000.00
6578 - REPAIRS & MAINTENANCE: STAIRWAYS	\$0.00	\$83.33	\$83.33	\$0.00	\$749.97	\$749.97	\$1,000.00	\$1,000.00
6580 - REPAIRS & MAINTENANCE: STREETS	\$0.00	\$75.00	\$75.00	\$0.00	\$675.00	\$675.00	\$900.00	\$900.00
6600 - SNOW REMOVAL	\$0.00	\$2,083.33	\$2,083.33	\$33,475.50	\$18,749.97	(\$14,725.53)	\$25,000.00	(\$8,475.50)
6680 - SUPPLIES	\$0.00	\$62.50	\$62.50	\$0.00	\$562.50	\$562.50	\$750.00	\$750.00
6750 - TOWING	\$0.00	\$16.67	\$16.67	\$0.00	\$150.03	\$150.03	\$200.00	\$200.00
6800 - TREE REMOVAL & MAINTENANCE	\$0.00	\$333.33	\$333.33	\$1,275.00	\$2,999.97	\$1,724.97	\$4,000.00	\$2,725.00
<b><u>Total COMMON AREA</u></b>	<b>(\$1,392.85)</b>	<b>\$7,862.49</b>	<b>\$9,255.34</b>	<b>\$64,700.15</b>	<b>\$70,762.41</b>	<b>\$6,062.26</b>	<b>\$94,350.00</b>	<b>\$29,649.85</b>

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**  
**INCOME STATEMENT - Operating**  
**9/1/2019 - 9/30/2019**

Accounts	9/1/2019 - 9/30/2019			1/1/2019 - 9/30/2019			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	\$1,874.97	\$1,874.97	\$2,500.00	\$2,500.00
8280 - CORPORATION COMMISSION	\$0.00	\$0.83	\$0.83	\$10.00	\$7.47	(\$2.53)	\$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	\$208.33	\$208.33	\$1,031.00	\$1,874.97	\$843.97	\$2,500.00	\$1,469.00
8850 - TAXES - STATE	\$0.00	\$41.67	\$41.67	\$168.00	\$375.03	\$207.03	\$500.00	\$332.00
<b><u>Total TAXES/OTHER EXPENSES</u></b>	<b>\$0.00</b>	<b>\$459.16</b>	<b>\$459.16</b>	<b>\$579.00</b>	<b>\$4,132.44</b>	<b>\$3,553.44</b>	<b>\$5,510.00</b>	<b>\$4,931.00</b>
<b><u>UTILITIES</u></b>								
7100 - ELECTRICITY	\$1,088.89	\$1,666.67	\$577.78	\$11,611.16	\$15,000.03	\$3,388.87	\$20,000.00	\$8,388.84
7300 - GAS	\$42.00	\$58.33	\$16.33	\$345.98	\$524.97	\$178.99	\$700.00	\$354.02
7550 - TRASH/SANITATION	\$812.92	\$833.33	\$20.41	\$7,132.05	\$7,499.97	\$367.92	\$10,000.00	\$2,867.95
7900 - WATER/SEWER	\$4,020.77	\$3,916.67	(\$104.10)	\$37,338.95	\$35,250.03	(\$2,088.92)	\$47,000.00	\$9,661.05
7950 - UTILITY CUT-INS	\$226.99	\$83.33	(\$143.66)	\$932.88	\$749.97	(\$182.91)	\$1,000.00	\$67.12
<b><u>Total UTILITIES</u></b>	<b>\$6,191.57</b>	<b>\$6,558.33</b>	<b>\$366.76</b>	<b>\$57,361.02</b>	<b>\$59,024.97</b>	<b>\$1,663.95</b>	<b>\$78,700.00</b>	<b>\$21,338.98</b>
<b>Total Expense</b>	<b>\$9,613.66</b>	<b>\$19,344.06</b>	<b>\$9,730.40</b>	<b>\$157,802.80</b>	<b>\$175,246.54</b>	<b>\$17,443.74</b>	<b>\$233,379.00</b>	<b>\$75,576.20</b>
<b>Operating Net Income</b>	<b>\$10,887.44</b>	<b>\$876.94</b>	<b>\$10,010.50</b>	<b>\$2,363.98</b>	<b>\$6,742.46</b>	<b>(\$4,378.48)</b>	<b>\$9,272.96</b>	<b>\$6,908.98</b>

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**  
**INCOME STATEMENT - Reserve**  
**9/1/2019 - 9/30/2019**

Accounts	9/1/2019 - 9/30/2019			1/1/2019 - 9/30/2019			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	\$60,264.00	\$60,264.00	\$0.00	\$80,352.00	\$20,088.00
4610 - INTEREST INCOME - RESERVES	\$242.67	\$500.00	(\$257.33)	\$6,165.25	\$4,500.00	\$1,665.25	\$6,000.00	(\$165.25)
<b><u>Total INCOME</u></b>	<b>\$6,938.67</b>	<b>\$7,196.00</b>	<b>(\$257.33)</b>	<b>\$66,429.25</b>	<b>\$64,764.00</b>	<b>\$1,665.25</b>	<b>\$86,352.00</b>	<b>\$19,922.75</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>\$6,938.67</b>	<b>\$7,196.00</b>	<b>(\$257.33)</b>	<b>\$88,749.25</b>	<b>\$64,764.00</b>	<b>\$23,985.25</b>	<b>\$86,352.00</b>	<b>(\$2,397.25)</b>
<b>Reserve Expense</b>								
<u>ADMINISTRATIVE</u>								
5251 - BANK FEE/CHANGE IN INVESTMENTS-RESERVES	\$103.16	\$0.00	(\$103.16)	(\$6,473.66)	\$0.00	\$6,473.66	\$0.00	\$6,473.66
<b><u>Total ADMINISTRATIVE</u></b>	<b>\$103.16</b>	<b>\$0.00</b>	<b>(\$103.16)</b>	<b>(\$6,473.66)</b>	<b>\$0.00</b>	<b>\$6,473.66</b>	<b>\$0.00</b>	<b>\$6,473.66</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	\$7,499.97	\$7,499.97	\$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**

**9/1/2019 - 9/30/2019**

Accounts	9/1/2019 - 9/30/2019			1/1/2019 - 9/30/2019			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	\$18,749.97	\$18,749.97	\$25,000.00	\$25,000.00
9210 - LANDSCAPING-IRRIGATION - RESERVES	\$12,782.06	\$0.00	(\$12,782.06)	\$12,782.06	\$25,000.00	\$12,217.94	\$25,000.00	\$12,217.94
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	\$20,999.97	(\$8,338.20)	\$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>\$12,782.06</b>	<b>\$5,249.99</b>	<b>(\$7,532.07)</b>	<b>\$63,097.23</b>	<b>\$93,249.91</b>	<b>\$30,152.68</b>	<b>\$109,000.00</b>	<b>\$45,902.77</b>
<b>Total Reserve Expense</b>	<b>\$12,885.22</b>	<b>\$5,249.99</b>	<b>(\$7,635.23)</b>	<b>\$56,623.57</b>	<b>\$93,249.91</b>	<b>\$36,626.34</b>	<b>\$109,000.00</b>	<b>\$52,376.43</b>
<b>Reserve Net Income</b>	<b>(\$5,946.55)</b>	<b>\$1,946.01</b>	<b>(\$7,892.56)</b>	<b>\$32,125.68</b>	<b>(\$28,485.91)</b>	<b>\$60,611.59</b>	<b>(\$22,648.00)</b>	<b>(\$54,773.68)</b>

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**

**Income Statement - Operating**

**1/1/2019 - 9/30/2019**

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 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	\$166,284.00
4105 - GARAGE ASSESSMENT	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$7,200.00
4110 - STORAGE ASSESSMENT	\$370.00	\$370.00	\$370.00	\$370.00	\$360.00	\$360.00	\$360.00	\$360.00	\$360.00	\$3,280.00
4330 - LATE FEES	\$15.00	\$0.00	\$30.00	(\$30.00)	\$45.00	\$15.00	\$15.00	\$135.00	\$60.00	\$285.00
4350 - LIEN/COLLECTION FEES	\$15.00	\$0.00	\$55.00	(\$30.00)	\$70.00	\$15.00	\$15.00	\$135.00	\$60.00	\$335.00
4500 - CAPITAL CONTRIBUTION	\$0.00	\$0.00	\$0.00	\$406.00	\$1,218.00	\$812.00	\$406.00	\$406.00	\$406.00	\$3,654.00
4600 - INTEREST INCOME	\$14.90	\$13.55	\$13.02	\$12.64	\$12.15	\$12.01	\$12.74	\$12.78	\$12.08	\$115.87
4740 - TENANT UTILITIES	\$26.76	\$47.24	\$55.04	\$45.08	\$44.44	\$17.10	\$0.00	\$470.23	\$227.02	\$932.91
4800 - VIOLATION FINES	(\$150.00)	\$50.00	\$0.00	\$0.00	\$50.00	\$100.00	\$100.00	\$150.00	\$100.00	\$400.00
<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>\$182,486.78</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	(\$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>(\$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	\$160,166.78
<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	\$645.00
5200 - BAD DEBT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2.12	\$59.18	\$56.07	\$117.37
5250 - BANK FEE	\$5.00	\$5.00	(\$10.00)	\$0.00	\$10.00	\$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	\$17,391.69
5500 - LEGAL FEES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$637.00	\$637.00
5530 - LIEN/COLLECTION COSTS	\$30.00	\$0.00	\$25.00	\$0.00	\$55.00	\$0.00	\$70.00	\$0.00	\$0.00	\$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	\$1,639.08	\$14,751.72
5810 - POSTAGE	\$84.73	\$8.96	\$9.68	\$13.05	\$52.40	\$10.00	\$16.75	\$18.85	\$29.30	\$243.72
5820 - PRINTING	\$428.20	\$8.90	\$91.75	\$30.10	\$23.90	\$4.35	\$64.40	\$13.45	\$91.40	\$756.45
5860 - SOCIAL COMMITTEE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$324.64	\$324.64
5900 - WEBSITE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$105.04	\$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>\$35,162.63</u>



**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**

**Income Statement - Operating**

**1/1/2019 - 9/30/2019**

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 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	(\$2,465.96)	\$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	\$675.00
6070 - FIRE PROTECTION	\$299.61	\$299.59	\$299.61	\$299.61	\$299.59	\$299.61	\$0.00	\$599.20	\$450.11	\$2,846.93
6075 - FIRE SPRINKLER MAINTENANCE	\$657.00	\$0.00	\$0.00	\$1,598.17	\$0.00	\$2,322.96	\$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)	\$620.00
6200 - JANITORIAL/CLEANING SERVICES	\$300.00	\$275.00	\$275.00	\$300.00	\$275.00	\$0.00	\$625.00	\$325.00	\$550.00	\$2,925.00
6300 - LANDSCAPE MAINTENANCE	\$722.00	\$0.00	\$0.00	\$4,884.00	\$2,553.00	\$205.20	\$0.00	\$370.00	\$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	\$35.00
6500 - REPAIRS & MAINTENANCE	\$275.00	\$0.00	\$759.87	\$630.00	\$0.00	\$600.00	(\$894.00)	\$190.00	\$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	\$1,285.00
6520 - REPAIRS & MAINTENANCE: GUTTERS	\$0.00	\$0.00	\$0.00	\$0.00	\$108.00	\$1,200.00	\$0.00	\$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	\$0.00	\$835.38
6570 - REPAIRS & MAINTENANCE: PLUMBING	\$0.00	\$0.00	\$0.00	\$753.00	\$0.00	\$0.00	\$220.00	\$931.10	\$108.00	\$2,012.10
6600 - SNOW REMOVAL	\$4,720.00	\$8,790.00	\$19,965.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$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
6800 - TREE REMOVAL & MAINTENANCE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,275.00	\$0.00	\$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>(\$1,392.85)</b>	<b>\$64,700.15</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	\$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	(\$630.00)
8800 - TAXES - FEDERAL	\$0.00	\$0.00	\$0.00	\$1,031.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,031.00
8850 - TAXES - STATE	\$0.00	\$0.00	\$0.00	\$168.00	\$0.00	\$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>\$0.00</b>	<b>\$579.00</b>
<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	\$1,088.89	\$11,611.16

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**

**Income Statement - Operating**

**1/1/2019 - 9/30/2019**

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	YTD
7300 - GAS	\$38.37	\$35.50	\$34.87	\$36.09	\$38.05	\$39.50	\$41.15	\$40.45	\$42.00	\$345.98
7550 - TRASH/SANITATION	\$788.49	\$788.49	\$788.49	\$788.49	\$738.41	\$808.92	\$808.92	\$808.92	\$812.92	\$7,132.05
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	\$37,338.95
7950 - UTILITY CUT-INS	\$26.76	\$47.24	\$55.04	\$45.08	\$44.44	\$17.10	\$219.31	\$250.92	\$226.99	\$932.88
<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>\$6,191.57</b>	<b>\$57,361.02</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	\$9,613.66	\$157,802.80
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	\$2,363.98

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**

**Income Statement - Reserve**

**1/1/2019 - 9/30/2019**

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 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	\$60,264.00
4510 - WORKING CAPITAL RESERVE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4610 - INTEREST INCOME - RESERVES	\$1,769.57	\$342.50	\$266.36	\$869.97	\$240.51	\$373.90	\$1,781.56	\$278.21	\$242.67	\$6,165.25
<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>\$66,429.25</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	\$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>\$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	\$88,749.25
<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	(\$6,473.66)
<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>(\$6,473.66)</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	\$12,782.06
9300 - MAILBOX REPLACEMENT - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$7,977.00	\$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	\$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	\$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>\$63,097.23</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	\$56,623.57
<b>Reserve Net Income</b>	<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>\$32,125.68</u>