

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**  
**BALANCE SHEET**  
**4/30/2020**

	Operating	Reserve	Total
<b>Assets</b>			
<b>CASH</b>			
1006 - NATIONAL BANK OPERATING MM	\$58,178.23		\$58,178.23
1010 - ALLIANCE OPERATING CHECKING-093	\$81,505.21		\$81,505.21
1015 - ALLIANCE OPERATING MM - 223	\$15,709.59		\$15,709.59
1050 - ALLIANCE RESERVE MONEY MARKET-127		\$125,934.80	\$125,934.80
1055 - SCHWAB RESERVE		\$274,393.92	\$274,393.92
1056 - METRO RES CD-475(3/19/21)2.30%		\$25,287.54	\$25,287.54
1057 - METRO RES CD-483(3/19/21)2.30%		\$25,287.54	\$25,287.54
1058 - METRO RES CD-491(3/19/21)2.30%		\$25,287.54	\$25,287.54
1059 - METRO RES CD-505(3/19/21)2.30%		\$25,287.54	\$25,287.54
<b>Total CASH</b>	<b><u>\$155,393.03</u></b>	<b><u>\$501,478.88</u></b>	<b><u>\$656,871.91</u></b>
<b>ACCOUNTS RECEIVABLE</b>			
1200 - A/R ASSESSMENT	\$1,460.00	\$492.00	\$1,952.00
1203 - A/R GARAGE ASSESSMENT	\$29.00		\$29.00
1223 - A/R TENANT UTILITIES	\$653.03		\$653.03
1230 - A/R FINES	\$698.00		\$698.00
1240 - A/R LATE FEES/INTEREST	\$90.00		\$90.00
1250 - A/R COLLECTION FEES	\$170.00		\$170.00
1280 - A/R OTHER	\$1,564.29		\$1,564.29
1290 - ALLOWANCE FOR DOUBTFUL ACCTS	(\$121.05)		(\$121.05)
<b>Total ACCOUNTS RECEIVABLE</b>	<b><u>\$4,543.27</u></b>	<b><u>\$492.00</u></b>	<b><u>\$5,035.27</u></b>
<b>OTHER ASSETS</b>			
1600 - PREPAID EXPENSE	\$299.61		\$299.61
<b>Total OTHER ASSETS</b>	<b><u>\$299.61</u></b>		<b><u>\$299.61</u></b>
<b>Assets Total</b>	<b><u>\$160,235.91</u></b>	<b><u>\$501,970.88</u></b>	<b><u>\$662,206.79</u></b>

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**  
**BALANCE SHEET**  
**4/30/2020**

	Operating	Reserve	Total
<b>Liabilities &amp; Equity</b>			
<b>LIABILITIES</b>			
2100 - PREPAID OWNER ASSESSMENTS	\$25,420.40		\$25,420.40
2200 - ACCOUNTS PAYABLE	\$6,614.68		\$6,614.68
<b>Total LIABILITIES</b>	<b><u>\$32,035.08</u></b>	<b><u>\$0.00</u></b>	<b><u>\$32,035.08</u></b>
<b>EQUITY</b>			
3200 - OPERATING FUND	\$104,925.90		\$104,925.90
3500 - RESERVE FUND		\$462,854.92	\$462,854.92
<b>Total EQUITY</b>	<b><u>\$104,925.90</u></b>	<b><u>\$462,854.92</u></b>	<b><u>\$567,780.82</u></b>
<b>Net Income</b>	<b><u>\$23,274.93</u></b>	<b><u>\$39,115.96</u></b>	<b><u>\$62,390.89</u></b>
<b>Liabilities and Equity Total</b>	<b><u>\$160,235.91</u></b>	<b><u>\$501,970.88</u></b>	<b><u>\$662,206.79</u></b>

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**  
**INCOME STATEMENT - Operating**  
**4/1/2020 - 4/30/2020**

Accounts	4/1/2020 - 4/30/2020			1/1/2020 - 4/30/2020			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<u>INCOME</u>								
4100 - ASSESSMENT	\$19,220.00	\$19,220.00	\$0.00	\$76,880.00	\$76,880.00	\$0.00	\$230,640.00	\$153,760.00
4105 - GARAGE ASSESSMENT	\$880.00	\$880.00	\$0.00	\$3,520.00	\$3,520.00	\$0.00	\$10,560.00	\$7,040.00
4110 - STORAGE ASSESSMENT	\$401.00	\$407.00	(\$6.00)	\$1,604.00	\$1,628.00	(\$24.00)	\$4,884.00	\$3,280.00
4330 - LATE FEES	\$60.00	\$12.00	\$48.00	\$90.00	\$48.00	\$42.00	\$150.00	\$60.00
4350 - LIEN/COLLECTION FEES	\$100.00	\$20.00	\$80.00	\$1,432.25	\$80.00	\$1,352.25	\$250.00	(\$1,182.25)
4500 - CAPITAL CONTRIBUTION	\$0.00	\$416.67	(\$416.67)	\$0.00	\$1,666.68	(\$1,666.68)	\$5,000.00	\$5,000.00
4600 - INTEREST INCOME	\$6.18	\$12.50	(\$6.32)	\$41.06	\$50.00	(\$8.94)	\$150.00	\$108.94
4740 - TENANT UTILITIES	\$104.63	\$42.00	\$62.63	\$436.51	\$168.00	\$268.51	\$500.00	\$63.49
<b>Total INCOME</b>	<b>\$20,771.81</b>	<b>\$21,010.17</b>	<b>(\$238.36)</b>	<b>\$84,003.82</b>	<b>\$84,040.68</b>	<b>(\$36.86)</b>	<b>\$252,134.00</b>	<b>\$168,130.18</b>
<u>TRANSFER BETWEEN FUNDS</u>								
8900 - TRANSFER TO RESERVES	(\$1,236.58)	(\$1,236.58)	\$0.00	(\$4,946.32)	(\$4,946.32)	\$0.00	(\$14,839.00)	(\$9,892.68)
<b>Total TRANSFER BETWEEN FUNDS</b>	<b>(\$1,236.58)</b>	<b>(\$1,236.58)</b>	<b>\$0.00</b>	<b>(\$4,946.32)</b>	<b>(\$4,946.32)</b>	<b>\$0.00</b>	<b>(\$14,839.00)</b>	<b>(\$9,892.68)</b>
<b>Total Income</b>	<b>\$19,535.23</b>	<b>\$19,773.59</b>	<b>(\$238.36)</b>	<b>\$79,057.50</b>	<b>\$79,094.36</b>	<b>(\$36.86)</b>	<b>\$237,295.00</b>	<b>\$158,237.50</b>
<b>Expense</b>								
<u>ADMINISTRATIVE</u>								
5100 - ACCOUNTING/TAX PREP FEES	\$0.00	\$0.00	\$0.00	\$600.00	\$700.00	\$100.00	\$700.00	\$100.00
5200 - BAD DEBT	\$0.00	\$42.00	\$42.00	\$2.12	\$168.00	\$165.88	\$500.00	\$497.88
5250 - BANK FEE	\$0.00	\$4.17	\$4.17	\$0.00	\$16.68	\$16.68	\$50.00	\$50.00
5400 - INSURANCE	\$2,482.58	\$2,250.00	(\$232.58)	\$9,929.27	\$9,000.00	(\$929.27)	\$27,000.00	\$17,070.73
5500 - LEGAL FEES	\$0.00	\$167.00	\$167.00	\$0.00	\$668.00	\$668.00	\$2,000.00	\$2,000.00
5530 - LIEN/COLLECTION COSTS	\$0.00	\$41.66	\$41.66	\$175.00	\$166.64	(\$8.36)	\$500.00	\$325.00
5600 - MANAGEMENT FEES	\$1,721.00	\$1,721.00	\$0.00	\$6,884.00	\$6,884.00	\$0.00	\$20,652.00	\$13,768.00
5650 - MEETINGS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00	\$100.00
5800 - OFFICE SUPPLIES	\$2.50	\$0.00	(\$2.50)	\$138.85	\$0.00	(\$138.85)	\$0.00	(\$138.85)
5810 - POSTAGE	\$6.15	\$125.00	\$118.85	\$256.25	\$500.00	\$243.75	\$1,500.00	\$1,243.75

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**  
**INCOME STATEMENT - Operating**  
**4/1/2020 - 4/30/2020**

Accounts	4/1/2020 - 4/30/2020			1/1/2020 - 4/30/2020			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
5820 - PRINTING	\$34.90	\$333.33	\$298.43	\$1,242.95	\$1,333.32	\$90.37	\$4,000.00	\$2,757.05
5860 - SOCIAL COMMITTEE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$400.00	\$400.00
5900 - WEBSITE	\$0.00	\$33.33	\$33.33	\$178.90	\$133.32	(\$45.58)	\$400.00	\$221.10
<b>Total ADMINISTRATIVE</b>	<b>\$4,247.13</b>	<b>\$4,717.49</b>	<b>\$470.36</b>	<b>\$19,407.34</b>	<b>\$19,569.96</b>	<b>\$162.62</b>	<b>\$57,802.00</b>	<b>\$38,394.66</b>
<b>COMMON AREA</b>								
5405 - INSURANCE CLAIM DEDUCTIBLE	\$0.00	\$416.67	\$416.67	\$0.00	\$1,666.68	\$1,666.68	\$5,000.00	\$5,000.00
6050 - BACK FLOW TESTING	\$2,553.00	\$0.00	(\$2,553.00)	\$2,553.00	\$0.00	(\$2,553.00)	\$2,500.00	(\$53.00)
6070 - FIRE PROTECTION	\$1,179.60	\$375.00	(\$804.60)	\$2,078.41	\$1,500.00	(\$578.41)	\$4,500.00	\$2,421.59
6075 - FIRE SPRINKLER MAINTENANCE	\$1,073.72	\$750.00	(\$323.72)	\$1,123.65	\$3,000.00	\$1,876.35	\$9,000.00	\$7,876.35
6160 - GROUNDS TRASH, SIDEWALKS ETC	\$1,374.76	\$333.33	(\$1,041.43)	\$2,119.76	\$1,333.32	(\$786.44)	\$4,000.00	\$1,880.24
6200 - JANITORIAL/CLEANING SERVICES	\$668.57	\$416.67	(\$251.90)	\$2,018.57	\$1,666.68	(\$351.89)	\$5,000.00	\$2,981.43
6300 - LANDSCAPE MAINTENANCE	\$0.00	\$1,916.67	\$1,916.67	\$0.00	\$7,666.68	\$7,666.68	\$23,000.00	\$23,000.00
6330 - LANDSCAPE - OTHER	\$0.00	\$83.33	\$83.33	\$838.70	\$333.32	(\$505.38)	\$1,000.00	\$161.30
6500 - REPAIRS & MAINTENANCE	\$0.00	\$208.33	\$208.33	\$0.00	\$833.32	\$833.32	\$2,500.00	\$2,500.00
6510 - REPAIRS & MAINTENANCE: BUILDING	\$0.00	\$333.33	\$333.33	\$659.88	\$1,333.32	\$673.44	\$4,000.00	\$3,340.12
6520 - REPAIRS & MAINTENANCE: GUTTERS	\$250.00	\$270.83	\$20.83	\$250.00	\$1,083.32	\$833.32	\$3,250.00	\$3,000.00
6530 - REPAIRS & MAINTENANCE: IRRIGATION	\$0.00	\$125.00	\$125.00	\$34.06	\$500.00	\$465.94	\$1,500.00	\$1,465.94
6550 - REPAIRS & MAINTENANCE: LIGHTING	\$1,299.93	\$104.17	(\$1,195.76)	\$1,674.93	\$416.68	(\$1,258.25)	\$1,250.00	(\$424.93)
6565 - REPAIRS & MAINTENANCE: PAINTING	\$0.00	\$41.67	\$41.67	\$0.00	\$166.68	\$166.68	\$500.00	\$500.00
6570 - REPAIRS & MAINTENANCE: PLUMBING	\$108.00	\$208.33	\$100.33	\$108.00	\$833.32	\$725.32	\$2,500.00	\$2,392.00
6575 - REPAIRS & MAINTENANCE: SIGNAGE	\$0.00	\$166.67	\$166.67	\$0.00	\$666.68	\$666.68	\$2,000.00	\$2,000.00
6578 - REPAIRS & MAINTENANCE: STAIRWAYS	\$0.00	\$41.67	\$41.67	\$0.00	\$166.68	\$166.68	\$500.00	\$500.00
6580 - REPAIRS & MAINTENANCE: STREETS	\$1,500.00	\$41.67	(\$1,458.33)	\$1,500.00	\$166.68	(\$1,333.32)	\$500.00	(\$1,000.00)
6600 - SNOW REMOVAL	\$0.00	\$6,400.00	\$6,400.00	\$3,386.68	\$25,600.00	\$22,213.32	\$32,000.00	\$28,613.32
6680 - SUPPLIES	\$0.00	\$62.50	\$62.50	\$0.00	\$250.00	\$250.00	\$750.00	\$750.00
6750 - TOWING	\$0.00	\$16.67	\$16.67	\$0.00	\$66.68	\$66.68	\$200.00	\$200.00
6800 - TREE REMOVAL & MAINTENANCE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,000.00	\$2,000.00
<b>Total COMMON AREA</b>	<b>\$10,007.58</b>	<b>\$12,312.51</b>	<b>\$2,304.93</b>	<b>\$18,345.64</b>	<b>\$49,250.04</b>	<b>\$30,904.40</b>	<b>\$107,450.00</b>	<b>\$89,104.36</b>

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**  
**INCOME STATEMENT - Operating**  
**4/1/2020 - 4/30/2020**

Accounts	4/1/2020 - 4/30/2020			1/1/2020 - 4/30/2020			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>TAXES/OTHER EXPENSES</u>								
8250 - CONTINGENCY	\$0.00	\$166.67	\$166.67	\$0.00	\$666.68	\$666.68	\$2,000.00	\$2,000.00
8280 - CORPORATION COMMISSION	\$0.00	\$0.83	\$0.83	\$0.00	\$3.32	\$3.32	\$10.00	\$10.00
8800 - TAXES - FEDERAL	\$650.00	\$0.00	(\$650.00)	\$650.00	\$1,500.00	\$850.00	\$1,500.00	\$850.00
8850 - TAXES - STATE	(\$319.00)	\$0.00	\$319.00	\$325.00	\$300.00	(\$25.00)	\$300.00	(\$25.00)
<b><u>Total TAXES/OTHER EXPENSES</u></b>	<b>\$331.00</b>	<b>\$167.50</b>	<b>(\$163.50)</b>	<b>\$975.00</b>	<b>\$2,470.00</b>	<b>\$1,495.00</b>	<b>\$3,810.00</b>	<b>\$2,835.00</b>
<u>UTILITIES</u>								
7100 - ELECTRICITY	\$1,482.59	\$1,750.00	\$267.41	\$6,843.82	\$7,000.00	\$156.18	\$21,000.00	\$14,156.18
7300 - GAS	\$35.03	\$50.00	\$14.97	\$141.67	\$200.00	\$58.33	\$600.00	\$458.33
7500 - TELEPHONE	\$92.40	\$0.00	(\$92.40)	\$92.40	\$0.00	(\$92.40)	\$0.00	(\$92.40)
7550 - TRASH/SANITATION	\$817.67	\$833.33	\$15.66	\$3,298.75	\$3,333.32	\$34.57	\$10,000.00	\$6,701.25
7900 - WATER/SEWER	\$911.70	\$4,250.00	\$3,338.30	\$6,203.31	\$17,000.00	\$10,796.69	\$51,000.00	\$44,796.69
7950 - UTILITY CUT-INS	\$142.76	\$83.33	(\$59.43)	\$474.64	\$333.32	(\$141.32)	\$1,000.00	\$525.36
<b><u>Total UTILITIES</u></b>	<b>\$3,482.15</b>	<b>\$6,966.66</b>	<b>\$3,484.51</b>	<b>\$17,054.59</b>	<b>\$27,866.64</b>	<b>\$10,812.05</b>	<b>\$83,600.00</b>	<b>\$66,545.41</b>
<b>Total Expense</b>	<b>\$18,067.86</b>	<b>\$24,164.16</b>	<b>\$6,096.30</b>	<b>\$55,782.57</b>	<b>\$99,156.64</b>	<b>\$43,374.07</b>	<b>\$252,662.00</b>	<b>\$196,879.43</b>
<b>Operating Net Income</b>	<b>\$1,467.37</b>	<b>(\$4,390.57)</b>	<b>\$5,857.94</b>	<b>\$23,274.93</b>	<b>(\$20,062.28)</b>	<b>\$43,337.21</b>	<b>(\$15,367.00)</b>	<b>(\$38,641.93)</b>

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**  
**INCOME STATEMENT - Reserve**  
**4/1/2020 - 4/30/2020**

Accounts	4/1/2020 - 4/30/2020			1/1/2020 - 4/30/2020			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Reserve Income</b>								
<u>INCOME</u>								
4101 - ASSESSMENT - RESERVE FUND	\$7,316.00	\$7,316.00	\$0.00	\$29,264.00	\$29,264.00	\$0.00	\$87,792.00	\$58,528.00
4610 - INTEREST INCOME - RESERVES	\$563.13	\$458.33	\$104.80	\$1,619.67	\$1,833.32	(\$213.65)	\$5,500.00	\$3,880.33
<b><u>Total INCOME</u></b>	<b>\$7,879.13</b>	<b>\$7,774.33</b>	<b>\$104.80</b>	<b>\$30,883.67</b>	<b>\$31,097.32</b>	<b>(\$213.65)</b>	<b>\$93,292.00</b>	<b>\$62,408.33</b>
<u>TRANSFER BETWEEN FUNDS</u>								
9000 - TRANSFER FROM OPERATING	\$1,236.58	\$1,236.58	\$0.00	\$4,946.32	\$4,946.32	\$0.00	\$14,839.00	\$9,892.68
<b><u>Total TRANSFER BETWEEN FUNDS</u></b>	<b>\$1,236.58</b>	<b>\$1,236.58</b>	<b>\$0.00</b>	<b>\$4,946.32</b>	<b>\$4,946.32</b>	<b>\$0.00</b>	<b>\$14,839.00</b>	<b>\$9,892.68</b>
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<b>Total Reserve Income</b>	<b>\$9,115.71</b>	<b>\$9,010.91</b>	<b>\$104.80</b>	<b>\$35,829.99</b>	<b>\$36,043.64</b>	<b>(\$213.65)</b>	<b>\$108,131.00</b>	<b>\$72,301.01</b>
<b>Reserve Expense</b>								
<u>ADMINISTRATIVE</u>								
5251 - BANK FEE/CHANGE IN INVESTMENTS-RESERVES	(\$121.40)	\$0.00	\$121.40	(\$3,285.97)	\$0.00	\$3,285.97	\$0.00	\$3,285.97
<b><u>Total ADMINISTRATIVE</u></b>	<b>(\$121.40)</b>	<b>\$0.00</b>	<b>\$121.40</b>	<b>(\$3,285.97)</b>	<b>\$0.00</b>	<b>\$3,285.97</b>	<b>\$0.00</b>	<b>\$3,285.97</b>
<u>COMMON AREA</u>								
9125 - CONCRETE, STAIRWAYS - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,000.00	\$15,000.00
9205 - LANDSCAPING COMMON AREA - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,000.00	\$15,000.00
9210 - LANDSCAPING-IRRIGATION - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,000.00	\$8,000.00

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**

**INCOME STATEMENT - Reserve**

**4/1/2020 - 4/30/2020**

<b>Accounts</b>	4/1/2020 - 4/30/2020			1/1/2020 - 4/30/2020			<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>		
9400 - PAINTING - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25,000.00	\$25,000.00
9410 - PAINTING-CARPORTS - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,225.00	\$7,225.00
9550 - STAIR TREADS - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00	\$5,000.00
9600 - STREET REPAIR - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,200.00	\$3,200.00
<b><u>Total COMMON AREA</u></b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$78,425.00</b>	<b>\$78,425.00</b>
<b>Total Reserve Expense</b>	<b>(\$121.40)</b>	<b>\$0.00</b>	<b>\$121.40</b>	<b>(\$3,285.97)</b>	<b>\$0.00</b>	<b>\$3,285.97</b>	<b>\$78,425.00</b>	<b>\$81,710.97</b>
<b>Reserve Net Income</b>	<b>\$9,237.11</b>	<b>\$9,010.91</b>	<b>\$226.20</b>	<b>\$39,115.96</b>	<b>\$36,043.64</b>	<b>\$3,072.32</b>	<b>\$29,706.00</b>	<b>(\$9,409.96)</b>

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**

**Income Statement - Operating**

**1/1/2020 - 4/30/2020**

	Jan 2020	Feb 2020	Mar 2020	Apr 2020	YTD
<b>Income</b>					
<u>INCOME</u>					
4100 - ASSESSMENT	\$19,220.00	\$19,220.00	\$19,220.00	\$19,220.00	\$76,880.00
4105 - GARAGE ASSESSMENT	\$880.00	\$880.00	\$880.00	\$880.00	\$3,520.00
4110 - STORAGE ASSESSMENT	\$401.00	\$401.00	\$401.00	\$401.00	\$1,604.00
4330 - LATE FEES	\$0.00	\$15.00	\$15.00	\$60.00	\$90.00
4350 - LIEN/COLLECTION FEES	\$1,292.25	\$15.00	\$25.00	\$100.00	\$1,432.25
4600 - INTEREST INCOME	\$11.46	\$12.06	\$11.36	\$6.18	\$41.06
4740 - TENANT UTILITIES	\$240.39	\$5.43	\$86.06	\$104.63	\$436.51
<u>Total INCOME</u>	\$22,045.10	\$20,548.49	\$20,638.42	\$20,771.81	\$84,003.82
<u>TRANSFER BETWEEN FUNDS</u>					
8900 - TRANSFER TO RESERVES	(\$1,236.58)	(\$1,236.58)	(\$1,236.58)	(\$1,236.58)	(\$4,946.32)
<u>Total TRANSFER BETWEEN FUNDS</u>	(\$1,236.58)	(\$1,236.58)	(\$1,236.58)	(\$1,236.58)	(\$4,946.32)
<i>Total Income</i>	\$20,808.52	\$19,311.91	\$19,401.84	\$19,535.23	\$79,057.50
<b>Expense</b>					
<u>ADMINISTRATIVE</u>					
5100 - ACCOUNTING/TAX PREP FEES	\$0.00	\$0.00	\$600.00	\$0.00	\$600.00
5200 - BAD DEBT	\$2.12	\$0.00	\$0.00	\$0.00	\$2.12
5400 - INSURANCE	\$2,481.53	\$2,482.58	\$2,482.58	\$2,482.58	\$9,929.27
5530 - LIEN/COLLECTION COSTS	\$125.00	\$50.00	\$0.00	\$0.00	\$175.00
5600 - MANAGEMENT FEES	\$1,721.00	\$1,721.00	\$1,721.00	\$1,721.00	\$6,884.00
5800 - OFFICE SUPPLIES	\$68.00	\$0.00	\$68.35	\$2.50	\$138.85
5810 - POSTAGE	\$83.90	\$79.50	\$86.70	\$6.15	\$256.25
5820 - PRINTING	\$386.40	\$374.55	\$447.10	\$34.90	\$1,242.95
5900 - WEBSITE	\$178.90	\$0.00	\$0.00	\$0.00	\$178.90
<u>Total ADMINISTRATIVE</u>	\$5,046.85	\$4,707.63	\$5,405.73	\$4,247.13	\$19,407.34



**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**

**Income Statement - Operating**

**1/1/2020 - 4/30/2020**

	Jan 2020	Feb 2020	Mar 2020	Apr 2020	YTD
<u>COMMON AREA</u>					
6050 - BACK FLOW TESTING	\$0.00	\$0.00	\$0.00	\$2,553.00	\$2,553.00
6070 - FIRE PROTECTION	\$299.60	\$299.61	\$299.60	\$1,179.60	\$2,078.41
6075 - FIRE SPRINKLER MAINTENANCE	\$49.93	\$0.00	\$0.00	\$1,073.72	\$1,123.65
6160 - GROUNDS TRASH, SIDEWALKS ETC	\$515.00	\$0.00	\$230.00	\$1,374.76	\$2,119.76
6200 - JANITORIAL/CLEANING SERVICES	\$375.00	\$450.00	\$525.00	\$668.57	\$2,018.57
6330 - LANDSCAPE - OTHER	\$838.70	\$0.00	\$0.00	\$0.00	\$838.70
6510 - REPAIRS & MAINTENANCE: BUILDING	\$94.88	\$0.00	\$565.00	\$0.00	\$659.88
6520 - REPAIRS & MAINTENANCE: GUTTERS	\$0.00	\$0.00	\$0.00	\$250.00	\$250.00
6530 - REPAIRS & MAINTENANCE: IRRIGATION	\$34.06	\$0.00	\$0.00	\$0.00	\$34.06
6550 - REPAIRS & MAINTENANCE: LIGHTING	\$0.00	\$0.00	\$375.00	\$1,299.93	\$1,674.93
6570 - REPAIRS & MAINTENANCE: PLUMBING	\$0.00	\$0.00	\$0.00	\$108.00	\$108.00
6580 - REPAIRS & MAINTENANCE: STREETS	\$0.00	\$0.00	\$0.00	\$1,500.00	\$1,500.00
6600 - SNOW REMOVAL	\$2,266.62	\$0.00	\$1,120.06	\$0.00	\$3,386.68
6680 - SUPPLIES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Total COMMON AREA</u>	\$4,473.79	\$749.61	\$3,114.66	\$10,007.58	\$18,345.64
<u>TAXES/OTHER EXPENSES</u>					
8800 - TAXES - FEDERAL	\$0.00	\$0.00	\$0.00	\$650.00	\$650.00
8850 - TAXES - STATE	\$0.00	\$0.00	\$644.00	(\$319.00)	\$325.00
<u>Total TAXES/OTHER EXPENSES</u>	\$0.00	\$0.00	\$644.00	\$331.00	\$975.00

	Jan 2020	Feb 2020	Mar 2020	Apr 2020	YTD
<u>UTILITIES</u>					
7100 - ELECTRICITY	\$2,093.64	\$1,627.58	\$1,640.01	\$1,482.59	\$6,843.82
7300 - GAS	\$35.08	\$35.80	\$35.76	\$35.03	\$141.67
7500 - TELEPHONE	\$0.00	\$0.00	\$0.00	\$92.40	\$92.40
7550 - TRASH/SANITATION	\$843.32	\$830.00	\$807.76	\$817.67	\$3,298.75
7900 - WATER/SEWER	\$3,259.56	\$3,000.00	(\$967.95)	\$911.70	\$6,203.31
7950 - UTILITY CUT-INS	\$153.82	\$92.00	\$86.06	\$142.76	\$474.64
<u>Total UTILITIES</u>	<u>\$6,385.42</u>	<u>\$5,585.38</u>	<u>\$1,601.64</u>	<u>\$3,482.15</u>	<u>\$17,054.59</u>
Total Expense	\$15,906.06	\$11,042.62	\$10,766.03	\$18,067.86	\$55,782.57
Operating Net Income	<u>\$4,902.46</u>	<u>\$8,269.29</u>	<u>\$8,635.81</u>	<u>\$1,467.37</u>	<u>\$23,274.93</u>

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**

**Income Statement - Reserve**

**1/1/2020 - 4/30/2020**

	Jan 2020	Feb 2020	Mar 2020	Apr 2020	YTD
<b>Reserve Income</b>					
<u>INCOME</u>					
4101 - ASSESSMENT - RESERVE FUND	\$7,316.00	\$7,316.00	\$7,316.00	\$7,316.00	\$29,264.00
4610 - INTEREST INCOME - RESERVES	\$98.08	\$198.90	\$759.56	\$563.13	\$1,619.67
<u>Total INCOME</u>	<u>\$7,414.08</u>	<u>\$7,514.90</u>	<u>\$8,075.56</u>	<u>\$7,879.13</u>	<u>\$30,883.67</u>
<u>TRANSFER BETWEEN FUNDS</u>					
9000 - TRANSFER FROM OPERATING	\$1,236.58	\$1,236.58	\$1,236.58	\$1,236.58	\$4,946.32
<u>Total TRANSFER BETWEEN FUNDS</u>	<u>\$1,236.58</u>	<u>\$1,236.58</u>	<u>\$1,236.58</u>	<u>\$1,236.58</u>	<u>\$4,946.32</u>
<i>Total Reserve Income</i>	\$8,650.66	\$8,751.48	\$9,312.14	\$9,115.71	\$35,829.99
<b>Reserve Expense</b>					
<u>ADMINISTRATIVE</u>					
5251 - BANK FEE/CHANGE IN INVESTMENTS-RESERVES	(\$1,700.20)	(\$134.98)	(\$1,329.39)	(\$121.40)	(\$3,285.97)
<u>Total ADMINISTRATIVE</u>	<u>(\$1,700.20)</u>	<u>(\$134.98)</u>	<u>(\$1,329.39)</u>	<u>(\$121.40)</u>	<u>(\$3,285.97)</u>
<i>Total Reserve Expense</i>	(\$1,700.20)	(\$134.98)	(\$1,329.39)	(\$121.40)	(\$3,285.97)
 Reserve Net Income	 <u>\$10,350.86</u>	 <u>\$8,886.46</u>	 <u>\$10,641.53</u>	 <u>\$9,237.11</u>	 <u>\$39,115.96</u>