

# Summit Park Condominium Association, Inc.

## Financial Statement Period Ending: February 28, 2021



HOAMCO

**SERVING COMMUNITY ASSOCIATIONS SINCE 1991**

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Flagstaff, AZ 86001  
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**Fiscal Year End:** December 31  
**Accounting Method:** Accrual

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**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**  
**BALANCE SHEET**  
**2/28/2021**

	Operating	Reserve	Total
<b>Assets</b>			
<b>CASH</b>			
1006 - NATIONAL BANK OPERATING MM	\$58,188.93		\$58,188.93
1010 - ALLIANCE OPERATING CHECKING-093	\$57,655.98		\$57,655.98
1015 - ALLIANCE OPERATING MM - 223	\$15,722.65		\$15,722.65
1050 - ALLIANCE RESERVE MONEY MARKET-127		\$223,179.07	\$223,179.07
1055 - SCHWAB RESERVE		\$116,954.85	\$116,954.85
1056 - METRO RES CD-475(3/19/21)2.30%		\$25,728.28	\$25,728.28
1057 - METRO RES CD-483(3/19/21)2.30%		\$25,728.28	\$25,728.28
1058 - METRO RES CD-491(3/19/21)2.30%		\$25,728.28	\$25,728.28
1059 - METRO RES CD-505(3/19/21)2.30%		\$25,728.28	\$25,728.28
1060 - CIT RES CDARS-751(1/27/22).75%		\$25,014.33	\$25,014.33
1061 - CIT RES CDARS-172(4/1/21).75%		\$25,000.00	\$25,000.00
1062 - CIT RES CDARS-199(7/1/21).75%		\$25,000.00	\$25,000.00
1063 - CIT RES CDARS-202(12/30/21).75%		\$25,000.00	\$25,000.00
<b>Total CASH</b>	<b><u>\$131,567.56</u></b>	<b><u>\$543,061.37</u></b>	<b><u>\$674,628.93</u></b>
<b>ACCOUNTS RECEIVABLE</b>			
1200 - A/R ASSESSMENT	\$1,085.00	\$315.19	\$1,400.19
1203 - A/R GARAGE ASSESSMENT	\$70.00		\$70.00
1223 - A/R TENANT UTILITIES	\$121.05		\$121.05
1230 - A/R FINES	\$598.00		\$598.00
1240 - A/R LATE FEES/INTEREST	\$60.00		\$60.00
1250 - A/R COLLECTION FEES	\$205.00		\$205.00
1280 - A/R OTHER	\$1,535.25		\$1,535.25
1290 - ALLOWANCE FOR DOUBTFUL ACCTS	(\$121.05)		(\$121.05)
<b>Total ACCOUNTS RECEIVABLE</b>	<b><u>\$3,553.25</u></b>	<b><u>\$315.19</u></b>	<b><u>\$3,868.44</u></b>

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**  
**BALANCE SHEET**  
**2/28/2021**

	Operating	Reserve	Total
<b>OTHER ASSETS</b>			
1600 - PREPAID EXPENSE	\$898.81		\$898.81
<b>Total OTHER ASSETS</b>	<u>\$898.81</u>		<u>\$898.81</u>
 <b>Assets Total</b>	 <b><u>\$136,019.62</u></b>	 <b><u>\$543,376.56</u></b>	 <b><u>\$679,396.18</u></b>
 <b>Liabilities &amp; Equity</b>			
	Operating	Reserve	Total
<b>LIABILITIES</b>			
2100 - PREPAID OWNER ASSESSMENTS	\$24,030.52		\$24,030.52
2200 - ACCOUNTS PAYABLE	\$1,696.85		\$1,696.85
2250 - ACCRUED EXPENSES	\$9,059.55		\$9,059.55
<b>Total LIABILITIES</b>	<u>\$34,786.92</u>	<u>\$0.00</u>	<u>\$34,786.92</u>
 <b>EQUITY</b>			
3200 - OPERATING FUND	\$103,635.35		\$103,635.35
3500 - RESERVE FUND		\$545,767.58	\$545,767.58
<b>Total EQUITY</b>	<u>\$103,635.35</u>	<u>\$545,767.58</u>	<u>\$649,402.93</u>
 <b>Net Income</b>	 <b><u>(\$2,402.65)</u></b>	 <b><u>(\$2,391.02)</u></b>	 <b><u>(\$4,793.67)</u></b>
 <b>Liabilities and Equity Total</b>	 <b><u>\$136,019.62</u></b>	 <b><u>\$543,376.56</u></b>	 <b><u>\$679,396.18</u></b>

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**  
**INCOME STATEMENT - Operating**  
**2/1/2021 - 2/28/2021**

Accounts	2/1/2021 - 2/28/2021			1/1/2021 - 2/28/2021			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	\$38,440.00	\$38,440.00	\$0.00	\$230,640.00	\$192,200.00
4105 - GARAGE ASSESSMENT	\$880.00	\$880.00	\$0.00	\$1,760.00	\$1,760.00	\$0.00	\$10,560.00	\$8,800.00
4110 - STORAGE ASSESSMENT	\$407.00	\$407.00	\$0.00	\$814.00	\$814.00	\$0.00	\$4,884.00	\$4,070.00
4330 - LATE FEES	\$0.00	\$12.00	(\$12.00)	\$75.00	\$24.00	\$51.00	\$150.00	\$75.00
4350 - LIEN/COLLECTION FEES	\$45.00	\$20.00	\$25.00	\$170.00	\$40.00	\$130.00	\$250.00	\$80.00
4500 - CAPITAL CONTRIBUTION	\$406.00	\$416.67	(\$10.67)	\$812.00	\$833.34	(\$21.34)	\$5,000.00	\$4,188.00
4600 - INTEREST INCOME	\$6.11	\$12.50	(\$6.39)	\$10.84	\$25.00	(\$14.16)	\$150.00	\$139.16
4740 - TENANT UTILITIES	\$0.00	\$42.00	(\$42.00)	\$0.00	\$84.00	(\$84.00)	\$500.00	\$500.00
<b>Total INCOME</b>	<b>\$20,964.11</b>	<b>\$21,010.17</b>	<b>(\$46.06)</b>	<b>\$42,081.84</b>	<b>\$42,020.34</b>	<b>\$61.50</b>	<b>\$252,134.00</b>	<b>\$210,052.16</b>
<hr/>								
<b>Total Income</b>	<b>\$20,964.11</b>	<b>\$21,010.17</b>	<b>(\$46.06)</b>	<b>\$42,081.84</b>	<b>\$42,020.34</b>	<b>\$61.50</b>	<b>\$252,134.00</b>	<b>\$210,052.16</b>
<hr/>								
<b>Expense</b>								
<u>ADMINISTRATIVE</u>								
5100 - ACCOUNTING/TAX PREP FEES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$950.00	\$950.00
5200 - BAD DEBT	\$0.00	\$42.00	\$42.00	\$0.00	\$84.00	\$84.00	\$500.00	\$500.00
5250 - BANK FEE	\$0.00	\$4.17	\$4.17	\$0.00	\$8.34	\$8.34	\$50.00	\$50.00
5400 - INSURANCE	\$2,723.66	\$2,717.67	(\$5.99)	\$5,447.32	\$5,435.34	(\$11.98)	\$32,612.00	\$27,164.68
5500 - LEGAL FEES	\$0.00	\$83.33	\$83.33	\$0.00	\$166.66	\$166.66	\$1,000.00	\$1,000.00
5530 - LIEN/COLLECTION COSTS	\$10.00	\$41.67	\$31.67	\$85.00	\$83.34	(\$1.66)	\$500.00	\$415.00
5600 - MANAGEMENT FEES	\$1,675.00	\$1,721.00	\$46.00	\$3,350.00	\$3,442.00	\$92.00	\$20,652.00	\$17,302.00
5650 - MEETINGS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00	\$100.00
5800 - OFFICE SUPPLIES	\$34.85	\$16.67	(\$18.18)	\$69.60	\$33.34	(\$36.26)	\$200.00	\$130.40
5810 - POSTAGE	\$78.17	\$83.33	\$5.16	\$270.47	\$166.66	(\$103.81)	\$1,000.00	\$729.53
5820 - PRINTING	\$321.55	\$250.00	(\$71.55)	\$1,037.70	\$500.00	(\$537.70)	\$3,000.00	\$1,962.30
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	\$0.00	\$66.66	\$66.66	\$400.00	\$400.00
<b>Total ADMINISTRATIVE</b>	<b>\$4,843.23</b>	<b>\$4,993.17</b>	<b>\$149.94</b>	<b>\$10,260.09</b>	<b>\$9,986.34</b>	<b>(\$273.75)</b>	<b>\$61,364.00</b>	<b>\$51,103.91</b>

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**  
**INCOME STATEMENT - Operating**  
**2/1/2021 - 2/28/2021**

Accounts	2/1/2021 - 2/28/2021			1/1/2021 - 2/28/2021			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>COMMON AREA</b>								
5405 - INSURANCE CLAIM DEDUCTIBLE	\$0.00	\$416.67	\$416.67	\$0.00	\$833.34	\$833.34	\$5,000.00	\$5,000.00
6050 - BACK FLOW TESTING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,500.00	\$2,500.00
6070 - FIRE PROTECTION	\$450.12	\$375.00	(\$75.12)	\$749.72	\$750.00	\$0.28	\$4,500.00	\$3,750.28
6075 - FIRE SPRINKLER MAINTENANCE	\$0.00	\$500.00	\$500.00	\$0.00	\$1,000.00	\$1,000.00	\$6,000.00	\$6,000.00
6160 - GROUNDS TRASH, SIDEWALKS ETC	\$0.00	\$333.33	\$333.33	\$70.00	\$666.66	\$596.66	\$4,000.00	\$3,930.00
6200 - JANITORIAL/CLEANING SERVICES	\$1,200.00	\$416.67	(\$783.33)	\$1,200.00	\$833.34	(\$366.66)	\$5,000.00	\$3,800.00
6300 - LANDSCAPE MAINTENANCE	\$0.00	\$1,416.67	\$1,416.67	\$0.00	\$2,833.34	\$2,833.34	\$17,000.00	\$17,000.00
6330 - LANDSCAPE - OTHER	\$0.00	\$83.33	\$83.33	\$0.00	\$166.66	\$166.66	\$1,000.00	\$1,000.00
6400 - PEST CONTROL	\$0.00	\$41.67	\$41.67	\$0.00	\$83.34	\$83.34	\$500.00	\$500.00
6500 - REPAIRS & MAINTENANCE	\$0.00	\$208.33	\$208.33	\$0.00	\$416.66	\$416.66	\$2,500.00	\$2,500.00
6510 - REPAIRS & MAINTENANCE: BUILDING	\$0.00	\$333.33	\$333.33	\$0.00	\$666.66	\$666.66	\$4,000.00	\$4,000.00
6520 - REPAIRS & MAINTENANCE: GUTTERS	\$0.00	\$208.33	\$208.33	\$0.00	\$416.66	\$416.66	\$2,500.00	\$2,500.00
6530 - REPAIRS & MAINTENANCE: IRRIGATION	\$0.00	\$125.00	\$125.00	\$0.00	\$250.00	\$250.00	\$1,500.00	\$1,500.00
6550 - REPAIRS & MAINTENANCE: LIGHTING	\$1,688.92	\$125.00	(\$1,563.92)	\$1,688.92	\$250.00	(\$1,438.92)	\$1,500.00	(\$188.92)
6565 - REPAIRS & MAINTENANCE: PAINTING	\$0.00	\$41.67	\$41.67	\$0.00	\$83.34	\$83.34	\$500.00	\$500.00
6570 - REPAIRS & MAINTENANCE: PLUMBING	\$0.00	\$145.83	\$145.83	\$0.00	\$291.66	\$291.66	\$1,750.00	\$1,750.00
6575 - REPAIRS & MAINTENANCE: SIGNAGE	\$0.00	\$166.67	\$166.67	\$0.00	\$333.34	\$333.34	\$2,000.00	\$2,000.00
6578 - REPAIRS & MAINTENANCE: STAIRWAYS	\$0.00	\$41.67	\$41.67	\$0.00	\$83.34	\$83.34	\$500.00	\$500.00
6580 - REPAIRS & MAINTENANCE: STREETS	\$0.00	\$41.67	\$41.67	\$0.00	\$83.34	\$83.34	\$500.00	\$500.00
6600 - SNOW REMOVAL	\$13,988.54	\$4,200.00	(\$9,788.54)	\$13,988.54	\$8,400.00	(\$5,588.54)	\$21,000.00	\$7,011.46
6680 - SUPPLIES	\$0.00	\$62.50	\$62.50	\$0.00	\$125.00	\$125.00	\$750.00	\$750.00
6750 - TOWING	\$0.00	\$16.67	\$16.67	\$0.00	\$33.34	\$33.34	\$200.00	\$200.00
6800 - TREE REMOVAL & MAINTENANCE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00	\$1,500.00
<b>Total COMMON AREA</b>	<b>\$17,327.58</b>	<b>\$9,300.01</b>	<b>(\$8,027.57)</b>	<b>\$17,697.18</b>	<b>\$18,600.02</b>	<b>\$902.84</b>	<b>\$86,200.00</b>	<b>\$68,502.82</b>
<b>TAXES/OTHER EXPENSES</b>								
8250 - CONTINGENCY	\$0.00	\$166.67	\$166.67	\$0.00	\$333.34	\$333.34	\$2,000.00	\$2,000.00
8280 - CORPORATION COMMISSION	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00	\$100.00

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**  
**INCOME STATEMENT - Operating**  
**2/1/2021 - 2/28/2021**

Accounts	2/1/2021 - 2/28/2021			1/1/2021 - 2/28/2021			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
8800 - TAXES - FEDERAL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,000.00	\$2,000.00
8850 - TAXES - STATE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00	\$1,000.00
<b><u>Total TAXES/OTHER EXPENSES</u></b>	<b>\$0.00</b>	<b>\$166.67</b>	<b>\$166.67</b>	<b>\$0.00</b>	<b>\$333.34</b>	<b>\$333.34</b>	<b>\$5,100.00</b>	<b>\$5,100.00</b>
<b>UTILITIES</b>								
7100 - ELECTRICITY	\$1,696.85	\$1,500.00	(\$196.85)	\$3,536.66	\$3,000.00	(\$536.66)	\$18,000.00	\$14,463.34
7300 - GAS	\$35.05	\$39.17	\$4.12	\$71.46	\$78.34	\$6.88	\$470.00	\$398.54
7550 - TRASH/SANITATION	\$927.89	\$875.00	(\$52.89)	\$1,795.28	\$1,750.00	(\$45.28)	\$10,500.00	\$8,704.72
7900 - WATER/SEWER	\$6,323.82	\$5,833.33	(\$490.49)	\$11,123.82	\$11,666.66	\$542.84	\$70,000.00	\$58,876.18
7950 - UTILITY CUT-INS	\$0.00	\$41.67	\$41.67	\$0.00	\$83.34	\$83.34	\$500.00	\$500.00
<b><u>Total UTILITIES</u></b>	<b>\$8,983.61</b>	<b>\$8,289.17</b>	<b>(\$694.44)</b>	<b>\$16,527.22</b>	<b>\$16,578.34</b>	<b>\$51.12</b>	<b>\$99,470.00</b>	<b>\$82,942.78</b>
<b>Total Expense</b>	<b>\$31,154.42</b>	<b>\$22,749.02</b>	<b>(\$8,405.40)</b>	<b>\$44,484.49</b>	<b>\$45,498.04</b>	<b>\$1,013.55</b>	<b>\$252,134.00</b>	<b>\$207,649.51</b>
<b>Operating Net Income</b>	<b>(\$10,190.31)</b>	<b>(\$1,738.85)</b>	<b>(\$8,451.46)</b>	<b>(\$2,402.65)</b>	<b>(\$3,477.70)</b>	<b>\$1,075.05</b>	<b>\$0.00</b>	<b>\$2,402.65</b>

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**

**INCOME STATEMENT - Reserve**

**2/1/2021 - 2/28/2021**

Accounts	2/1/2021 - 2/28/2021			1/1/2021 - 2/28/2021			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	\$14,632.00	\$14,632.00	\$0.00	\$87,792.00	\$73,160.00
4610 - INTEREST INCOME - RESERVES	\$38.14	\$458.33	(\$420.19)	\$798.74	\$916.66	(\$117.92)	\$5,500.00	\$4,701.26
<b><u>Total INCOME</u></b>	<b>\$7,354.14</b>	<b>\$7,774.33</b>	<b>(\$420.19)</b>	<b>\$15,430.74</b>	<b>\$15,548.66</b>	<b>(\$117.92)</b>	<b>\$93,292.00</b>	<b>\$77,861.26</b>
<b>Total Reserve Income</b>	<b>\$7,354.14</b>	<b>\$7,774.33</b>	<b>(\$420.19)</b>	<b>\$15,430.74</b>	<b>\$15,548.66</b>	<b>(\$117.92)</b>	<b>\$93,292.00</b>	<b>\$77,861.26</b>
<b>Reserve Expense</b>								
<u>ADMINISTRATIVE</u>								
5251 - BANK FEE/CHANGE IN INVESTMENTS-RESERVES	\$49.01	\$0.00	(\$49.01)	\$212.78	\$0.00	(\$212.78)	\$0.00	(\$212.78)
<b><u>Total ADMINISTRATIVE</u></b>	<b>\$49.01</b>	<b>\$0.00</b>	<b>(\$49.01)</b>	<b>\$212.78</b>	<b>\$0.00</b>	<b>(\$212.78)</b>	<b>\$0.00</b>	<b>(\$212.78)</b>
<u>COMMON AREA</u>								
9125 - CONCRETE, STAIRWAYS - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,000.00	\$3,000.00
9150 - FENCE-REPAIR/REPAINT - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$26,000.00	\$26,000.00
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	\$1,700.00	\$0.00	(\$1,700.00)	\$1,700.00	\$0.00	(\$1,700.00)	\$5,000.00	\$3,300.00
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
9430 - PLUMBING - RESERVES	\$15,675.00	\$0.00	(\$15,675.00)	\$15,675.00	\$0.00	(\$15,675.00)	\$0.00	(\$15,675.00)
9490 - RESERVE EXPENSE	\$233.98	\$0.00	(\$233.98)	\$233.98	\$0.00	(\$233.98)	\$0.00	(\$233.98)
9550 - STAIR TREADS - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,000.00	\$2,000.00
9600 - STREET REPAIR - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,000.00	\$15,000.00
<b><u>Total COMMON AREA</u></b>	<b>\$17,608.98</b>	<b>\$0.00</b>	<b>(\$17,608.98)</b>	<b>\$17,608.98</b>	<b>\$0.00</b>	<b>(\$17,608.98)</b>	<b>\$98,225.00</b>	<b>\$80,616.02</b>
<b>Total Reserve Expense</b>	<b>\$17,657.99</b>	<b>\$0.00</b>	<b>(\$17,657.99)</b>	<b>\$17,821.76</b>	<b>\$0.00</b>	<b>(\$17,821.76)</b>	<b>\$98,225.00</b>	<b>\$80,403.24</b>
<b>Reserve Net Income</b>	<b>(\$10,303.85)</b>	<b>\$7,774.33</b>	<b>(\$18,078.18)</b>	<b>(\$2,391.02)</b>	<b>\$15,548.66</b>	<b>(\$17,939.68)</b>	<b>(\$4,933.00)</b>	<b>(\$2,541.98)</b>

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**

**Income Statement - Operating**

**2/1/2020 - 2/28/2021**

	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	YTD
<b>Income</b>														
<u>INCOME</u>														
4100 - ASSESSMENT	\$19,220.00	\$19,220.00	\$19,220.00	\$19,220.00	\$19,220.00	\$19,220.00	\$19,220.00	\$19,220.00	\$19,220.00	\$19,220.00	\$19,220.00	\$19,220.00	\$19,220.00	\$38,440.00
4105 - GARAGE ASSESSMENT	\$880.00	\$880.00	\$880.00	\$880.00	\$880.00	\$880.00	\$880.00	\$880.00	\$880.00	\$880.00	\$880.00	\$880.00	\$880.00	\$1,760.00
4110 - STORAGE ASSESSMENT	\$401.00	\$401.00	\$401.00	\$401.00	\$401.00	\$401.00	\$401.00	\$401.00	\$401.00	\$401.00	\$401.00	\$407.00	\$407.00	\$814.00
4330 - LATE FEES	\$15.00	\$15.00	\$60.00	\$0.00	\$15.00	\$60.00	\$0.00	(\$30.00)	\$90.00	\$45.00	(\$15.00)	\$75.00	\$0.00	\$75.00
4350 - LIEN/COLLECTION FEES	\$15.00	\$25.00	\$100.00	\$0.00	\$25.00	\$100.00	\$0.00	(\$50.00)	\$250.00	\$75.00	(\$25.00)	\$125.00	\$45.00	\$170.00
4500 - CAPITAL CONTRIBUTION	\$0.00	\$0.00	\$0.00	\$0.00	\$406.00	\$0.00	\$812.00	\$812.00	\$812.00	\$0.00	\$406.00	\$406.00	\$406.00	\$812.00
4600 - INTEREST INCOME	\$12.06	\$11.36	\$6.18	\$5.55	\$8.43	\$5.96	\$7.40	\$4.77	\$7.11	\$5.78	\$5.81	\$4.73	\$6.11	\$10.84
4740 - TENANT UTILITIES	\$5.43	\$86.06	\$104.63	\$0.00	\$0.00	\$35.38	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Total INCOME</u>	<u>\$20,548.49</u>	<u>\$20,638.42</u>	<u>\$20,771.81</u>	<u>\$20,506.55</u>	<u>\$20,955.43</u>	<u>\$20,702.34</u>	<u>\$21,320.40</u>	<u>\$21,237.77</u>	<u>\$21,660.11</u>	<u>\$20,626.78</u>	<u>\$20,872.81</u>	<u>\$21,117.73</u>	<u>\$20,964.11</u>	<u>\$42,081.84</u>
<u>TRANSFER BETWEEN FUNDS</u>														
8900 - TRANSFER TO RESERVES	(\$1,236.58)	(\$1,236.58)	(\$1,236.58)	(\$1,236.58)	(\$1,236.58)	(\$1,236.58)	(\$1,236.58)	(\$1,236.58)	(\$1,236.58)	(\$1,236.58)	(\$9,281.62)	\$0.00	\$0.00	\$0.00
<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>(\$1,236.58)</u>	<u>(\$1,236.58)</u>	<u>(\$1,236.58)</u>	<u>(\$1,236.58)</u>	<u>(\$1,236.58)</u>	<u>(\$1,236.58)</u>	<u>(\$9,281.62)</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
<i>Total Income</i>	\$19,311.91	\$19,401.84	\$19,535.23	\$19,269.97	\$19,718.85	\$19,465.76	\$20,083.82	\$20,001.19	\$20,423.53	\$19,390.20	\$11,591.19	\$21,117.73	\$20,964.11	\$42,081.84
<b>Expense</b>														
<u>ADMINISTRATIVE</u>														
5100 - ACCOUNTING/TAX PREP FEES	\$0.00	\$600.00	\$0.00	\$350.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5200 - BAD DEBT	\$0.00	\$0.00	\$0.00	\$0.00	\$60.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5400 - INSURANCE	\$2,482.58	\$2,482.58	\$2,482.58	\$2,482.58	\$2,482.58	\$2,482.58	\$2,482.58	\$2,482.58	\$2,723.74	\$2,723.66	\$2,723.66	\$2,723.66	\$2,723.66	\$5,447.32
5500 - LEGAL FEES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$35.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5530 - LIEN/COLLECTION COSTS	\$50.00	\$0.00	\$0.00	\$25.00	\$25.00	\$50.00	\$75.00	\$25.00	\$75.00	\$50.00	\$250.00	\$75.00	\$10.00	\$85.00
5600 - MANAGEMENT FEES	\$1,721.00	\$1,721.00	\$1,721.00	\$1,721.00	\$1,721.00	\$1,721.00	\$1,721.00	\$375.00	\$375.00	\$375.00	\$5,575.00	\$1,675.00	\$1,675.00	\$3,350.00
5800 - OFFICE SUPPLIES	\$0.00	\$68.35	\$2.50	\$3.35	\$4.25	\$3.25	\$4.00	\$3.00	\$70.50	\$5.75	\$24.67	\$34.75	\$34.85	\$69.60
5810 - POSTAGE	\$79.50	\$86.70	\$6.15	\$140.60	\$11.60	\$129.55	\$7.60	\$68.75	\$230.73	\$59.30	\$25.25	\$192.30	\$78.17	\$270.47
5820 - PRINTING	\$374.55	\$447.10	\$34.90	\$695.45	\$9.55	\$688.05	\$12.90	\$335.50	\$809.25	\$325.45	\$83.20	\$716.15	\$321.55	\$1,037.70
5900 - WEBSITE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$105.04	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Total ADMINISTRATIVE</u>	<u>\$4,707.63</u>	<u>\$5,405.73</u>	<u>\$4,247.13</u>	<u>\$5,417.98</u>	<u>\$4,313.98</u>	<u>\$5,074.43</u>	<u>\$4,303.08</u>	<u>\$3,394.87</u>	<u>\$4,319.22</u>	<u>\$3,539.16</u>	<u>\$8,681.78</u>	<u>\$5,416.86</u>	<u>\$4,843.23</u>	<u>\$10,260.09</u>



**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**

**Income Statement - Operating**

**2/1/2020 - 2/28/2021**

	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	YTD
<b><u>COMMON AREA</u></b>														
5405 - INSURANCE CLAIM DEDUCTIBLE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	\$0.00	\$0.00	\$0.00
6050 - BACK FLOW TESTING	\$0.00	\$0.00	\$2,553.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6070 - FIRE PROTECTION	\$299.61	\$299.60	\$1,179.60	\$450.12	\$299.60	\$299.60	\$299.61	\$299.60	\$299.60	\$299.61	\$299.60	\$299.60	\$450.12	\$749.72
6075 - FIRE SPRINKLER MAINTENANCE	\$0.00	\$0.00	\$1,073.72	\$0.00	\$0.00	\$0.00	\$2,277.35	\$1,003.93	\$2,483.28	\$570.00	\$1,150.97	\$0.00	\$0.00	\$0.00
6160 - GROUNDS TRASH, SIDEWALKS ETC	\$0.00	\$230.00	\$1,374.76	\$0.00	\$775.00	\$465.00	\$0.00	\$120.00	\$140.00	\$335.66	\$831.20	\$70.00	\$0.00	\$70.00
6200 - JANITORIAL/CLEANING SERVICES	\$450.00	\$525.00	\$668.57	\$450.00	\$0.00	\$1,200.00	\$750.00	\$350.00	\$1,200.00	\$1,605.00	\$0.00	\$0.00	\$1,200.00	\$1,200.00
6300 - LANDSCAPE MAINTENANCE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,188.39	\$0.00	\$3,995.08	\$0.00	\$0.00	\$0.00	\$0.00
6330 - LANDSCAPE - OTHER	\$0.00	\$0.00	\$0.00	\$195.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6400 - PEST CONTROL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,460.00	\$0.00	\$0.00	\$125.00	\$0.00	\$0.00	\$0.00	\$0.00
6500 - REPAIRS & MAINTENANCE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$142.22	\$0.00	\$0.00	\$0.00
6510 - REPAIRS & MAINTENANCE: BUILDING	\$0.00	\$565.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,586.82	\$0.00	\$2,932.41	\$5,009.73	\$842.59	\$0.00	\$0.00	\$0.00
6520 - REPAIRS & MAINTENANCE: GUTTERS	\$0.00	\$0.00	\$250.00	\$0.00	\$0.00	\$0.00	\$150.00	\$0.00	\$0.00	\$1,350.00	\$0.00	\$0.00	\$0.00	\$0.00
6550 - REPAIRS & MAINTENANCE: LIGHTING	\$0.00	\$375.00	\$1,299.93	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$908.91	\$0.00	\$1,688.92	\$1,688.92
6565 - REPAIRS & MAINTENANCE: PAINTING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,125.00	\$700.00	\$0.00	\$0.00	\$0.00	\$0.00
6570 - REPAIRS & MAINTENANCE: PLUMBING	\$0.00	\$0.00	\$108.00	\$0.00	\$138.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6580 - REPAIRS & MAINTENANCE: STREETS	\$0.00	\$0.00	\$1,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6600 - SNOW REMOVAL	\$0.00	\$1,120.06	\$0.00	\$0.00	\$0.00	\$2,911.83	\$0.00	\$0.00	\$0.00	\$675.00	\$65.00	\$0.00	\$13,988.54	\$13,988.54
6680 - SUPPLIES	\$0.00	\$0.00	\$0.00	\$104.20	\$0.00	\$223.17	\$0.00	\$0.00	\$0.00	\$0.00	\$71.40	\$0.00	\$0.00	\$0.00
6800 - TREE REMOVAL & MAINTENANCE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,070.68	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total COMMON AREA</b>	<b>\$749.61</b>	<b>\$3,114.66</b>	<b>\$10,007.58</b>	<b>\$1,199.32</b>	<b>\$1,212.60</b>	<b>\$6,170.28</b>	<b>\$8,523.78</b>	<b>\$4,961.92</b>	<b>\$8,180.29</b>	<b>\$14,665.08</b>	<b>\$4,811.89</b>	<b>\$369.60</b>	<b>\$17,327.58</b>	<b>\$17,697.18</b>
<b><u>UTILITIES</u></b>														
7100 - ELECTRICITY	\$1,627.58	\$1,640.01	\$1,482.59	\$1,068.25	\$951.64	\$946.79	\$1,074.10	\$1,163.17	\$1,103.83	\$1,555.18	\$1,905.60	\$1,839.81	\$1,696.85	\$3,536.66
7300 - GAS	\$35.80	\$35.76	\$35.03	\$35.74	\$35.24	(\$243.96)	\$39.08	\$39.19	\$37.05	\$36.38	\$35.66	\$36.41	\$35.05	\$71.46
7500 - TELEPHONE	\$0.00	\$0.00	\$92.40	\$0.00	\$219.78	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7550 - TRASH/SANITATION	\$830.00	\$807.76	\$817.67	\$817.99	\$818.63	\$925.45	\$867.39	\$868.63	\$808.92	\$869.02	\$871.87	\$867.39	\$927.89	\$1,795.28

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**

**Income Statement - Operating**

**2/1/2020 - 2/28/2021**

	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	YTD
7900 - WATER/SEWER	\$3,000.00	(\$967.95)	\$911.70	\$1,545.08	\$1,649.16	\$30,133.89	\$8,227.96	\$6,598.70	\$6,655.75	\$6,821.91	\$4,886.88	\$4,800.00	\$6,323.82	\$11,123.82
7950 - UTILITY CUT-INS	\$92.00	\$86.06	\$142.76	\$0.00	\$0.00	\$35.38	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total UTILITIES</b>	<b>\$5,585.38</b>	<b>\$1,601.64</b>	<b>\$3,482.15</b>	<b>\$3,467.06</b>	<b>\$3,674.45</b>	<b>\$31,797.55</b>	<b>\$10,208.53</b>	<b>\$8,669.69</b>	<b>\$8,605.55</b>	<b>\$9,282.49</b>	<b>\$7,700.01</b>	<b>\$7,543.61</b>	<b>\$8,983.61</b>	<b>\$16,527.22</b>
<b>TAXES/OTHER EXPENSES</b>														
8280 - CORPORATION COMMISSION	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00	\$10.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8800 - TAXES - FEDERAL	\$0.00	\$0.00	\$650.00	\$0.00	\$650.00	\$0.00	\$0.00	\$650.00	\$0.00	\$0.00	\$650.00	\$0.00	\$0.00	\$0.00
8850 - TAXES - STATE	\$0.00	\$644.00	(\$319.00)	\$0.00	\$325.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total TAXES/OTHER EXPENSES</b>	<b>\$0.00</b>	<b>\$644.00</b>	<b>\$331.00</b>	<b>\$0.00</b>	<b>\$975.00</b>	<b>\$0.00</b>	<b>\$50.00</b>	<b>\$660.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$650.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Total Expense</b>	<b>\$11,042.62</b>	<b>\$10,766.03</b>	<b>\$18,067.86</b>	<b>\$10,084.36</b>	<b>\$10,176.03</b>	<b>\$43,042.26</b>	<b>\$23,085.39</b>	<b>\$17,686.48</b>	<b>\$21,105.06</b>	<b>\$27,486.73</b>	<b>\$21,843.68</b>	<b>\$13,330.07</b>	<b>\$31,154.42</b>	<b>\$44,484.49</b>
<b>Operating Net Income</b>	<b>\$8,269.29</b>	<b>\$8,635.81</b>	<b>\$1,467.37</b>	<b>\$9,185.61</b>	<b>\$9,542.82</b>	<b>(\$23,576.50)</b>	<b>(\$3,001.57)</b>	<b>\$2,314.71</b>	<b>(\$681.53)</b>	<b>(\$8,096.53)</b>	<b>(\$10,252.49)</b>	<b>\$7,787.66</b>	<b>(\$10,190.31)</b>	<b>(\$2,402.65)</b>

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**

**Income Statement - Reserve**

**2/1/2020 - 2/28/2021**

	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	YTD
<b>Reserve Income</b>														
<u>INCOME</u>														
4101 - ASSESSMENT - RESERVE FUND	\$7,316.00	\$7,316.00	\$7,316.00	\$7,316.00	\$7,316.00	\$7,316.00	\$7,316.00	\$7,316.00	\$7,316.00	\$7,316.00	\$7,316.00	\$7,316.00	\$7,316.00	\$14,632.00
4610 - INTEREST INCOME - RESERVES	\$198.90	\$759.56	\$563.13	\$121.87	\$845.31	\$1,100.73	\$129.92	\$719.74	\$565.62	\$130.89	\$863.70	\$760.60	\$38.14	\$798.74
<u>Total INCOME</u>	<u>\$7,514.90</u>	<u>\$8,075.56</u>	<u>\$7,879.13</u>	<u>\$7,437.87</u>	<u>\$8,161.31</u>	<u>\$8,416.73</u>	<u>\$7,445.92</u>	<u>\$8,035.74</u>	<u>\$7,881.62</u>	<u>\$7,446.89</u>	<u>\$8,179.70</u>	<u>\$8,076.60</u>	<u>\$7,354.14</u>	<u>\$15,430.74</u>
<u>TRANSFER BETWEEN FUNDS</u>														
9000 - TRANSFER FROM OPERATING	\$1,236.58	\$1,236.58	\$1,236.58	\$1,236.58	\$1,236.58	\$1,236.58	\$1,236.58	\$1,236.58	\$1,236.58	\$1,236.58	\$9,281.62	\$0.00	\$0.00	\$0.00
<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>\$1,236.58</u>	<u>\$1,236.58</u>	<u>\$1,236.58</u>	<u>\$1,236.58</u>	<u>\$1,236.58</u>	<u>\$1,236.58</u>	<u>\$9,281.62</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
<i>Total Reserve Income</i>	\$8,751.48	\$9,312.14	\$9,115.71	\$8,674.45	\$9,397.89	\$9,653.31	\$8,682.50	\$9,272.32	\$9,118.20	\$8,683.47	\$17,461.32	\$8,076.60	\$7,354.14	\$15,430.74
<b>Reserve Expense</b>														
<u>ADMINISTRATIVE</u>														
5251 - BANK FEE/CHANGE IN INVESTMENTS-RESERVES	(\$134.98)	(\$1,329.39)	(\$121.40)	(\$1,176.15)	\$154.25	\$292.38	\$218.88	\$204.83	\$262.04	\$240.20	\$264.11	\$163.77	\$49.01	\$212.78
<u>Total ADMINISTRATIVE</u>	<u>(\$134.98)</u>	<u>(\$1,329.39)</u>	<u>(\$121.40)</u>	<u>(\$1,176.15)</u>	<u>\$154.25</u>	<u>\$292.38</u>	<u>\$218.88</u>	<u>\$204.83</u>	<u>\$262.04</u>	<u>\$240.20</u>	<u>\$264.11</u>	<u>\$163.77</u>	<u>\$49.01</u>	<u>\$212.78</u>
<u>COMMON AREA</u>														
9125 - CONCRETE, STAIRWAYS - RESERVES	\$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	\$0.00
9200 - LANDSCAPING - RESERVES	\$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	\$0.00
9205 - LANDSCAPING COMMON AREA - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,747.52	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
9210 - LANDSCAPING-IRRIGATION - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,368.00	\$1,700.00	\$0.00	\$1,700.00	\$1,700.00
9400 - PAINTING - RESERVES	\$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	\$0.00
9430 - PLUMBING - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,675.00	\$0.00	\$15,675.00	\$15,675.00
9490 - RESERVE EXPENSE	\$0.00	\$0.00	\$0.00	\$3,104.55	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$233.98	\$233.98
9550 - STAIR TREADS - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$600.00	\$0.00	\$3,361.15	\$0.00	\$0.00	\$0.00	\$0.00
9575 - STAIRWAYS AND HANDRAILS - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$930.00	\$0.00	\$0.00	\$0.00	\$0.00
9600 - STREET REPAIR - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Total COMMON AREA</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$3,104.55</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$7,547.52</u>	<u>\$0.00</u>	<u>\$8,659.15</u>	<u>\$17,375.00</u>	<u>\$0.00</u>	<u>\$17,608.98</u>	<u>\$17,608.98</u>
<i>Total Reserve Expense</i>	(\$134.98)	(\$1,329.39)	(\$121.40)	\$1,928.40	\$154.25	\$292.38	\$218.88	\$7,752.35	\$262.04	\$8,899.35	\$17,639.11	\$163.77	\$17,657.99	\$17,821.76
<b>Reserve Net Income</b>	<b>\$8,886.46</b>	<b>\$10,641.53</b>	<b>\$9,237.11</b>	<b>\$6,746.05</b>	<b>\$9,243.64</b>	<b>\$9,360.93</b>	<b>\$8,463.62</b>	<b>\$1,519.97</b>	<b>\$8,856.16</b>	<b>(\$215.88)</b>	<b>(\$177.79)</b>	<b>\$7,912.83</b>	<b>(\$10,303.85)</b>	<b>(\$2,391.02)</b>