

# Summit Park Condominium Association, Inc.

## Financial Statement Period Ending: April 30, 2021



HOAMCO

**SERVING COMMUNITY ASSOCIATIONS SINCE 1991**

523 North Beaver  
Flagstaff, AZ 86001  
PO Box 30520, Flagstaff AZ 86003  
928-779-4202  
[www.hoamco.com](http://www.hoamco.com)

**Fiscal Year End:** December 31

**Accounting Method:** Accrual

Celeste Mariscal, Portfolio Accountant  
Email: [cmariscal@hoamco.com](mailto:cmariscal@hoamco.com)  
928-776-4479 ext 1175

Melanie Lashlee, Regional Director  
Email: [mlashlee@hoamco.com](mailto:mlashlee@hoamco.com)  
928-779-4202

Doug Langston, Controller  
Email: [dlangston@hoamco.com](mailto:dlangston@hoamco.com)  
928-776-4479 ext 1110

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**  
**BALANCE SHEET**  
**4/30/2021**

	Operating	Reserve	Total
<b>Assets</b>			
<b>CASH</b>			
1006 - NATIONAL BANK OPERATING MM	\$58,189.92		\$58,189.92
1010 - ALLIANCE OPERATING CHECKING-093	\$78,145.00		\$78,145.00
1015 - ALLIANCE OPERATING MM - 223	\$15,725.28		\$15,725.28
1050 - ALLIANCE RESERVE MONEY MARKET-127		\$87,733.69	\$87,733.69
1051 - ALLIANCE RES ICS-847		\$150,015.41	\$150,015.41
1055 - SCHWAB RESERVE		\$117,212.45	\$117,212.45
1056 - METRO RES CD-475(3/19/21)2.30%		\$25,874.19	\$25,874.19
1057 - METRO RES CD-483(3/19/21)2.30%		\$25,874.19	\$25,874.19
1058 - METRO RES CD-491(3/19/21)2.30%		\$25,874.19	\$25,874.19
1059 - METRO RES CD-505(3/19/21)2.30%		\$25,874.19	\$25,874.19
1060 - CIT RES CDARS-751(1/27/22).75%		\$25,014.33	\$25,014.33
1061 - CIT RES CDARS-708(3/31/22).45%		\$25,046.62	\$25,046.62
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>\$152,060.20</u></b>	<b><u>\$558,519.26</u></b>	<b><u>\$710,579.46</u></b>
<b>ACCOUNTS RECEIVABLE</b>			
1200 - A/R ASSESSMENT	\$1,323.00	\$433.19	\$1,756.19
1203 - A/R GARAGE ASSESSMENT	\$8.00		\$8.00
1223 - A/R TENANT UTILITIES	\$121.05		\$121.05
1230 - A/R FINES	\$548.00		\$548.00
1240 - A/R LATE FEES/INTEREST	\$45.00		\$45.00
1250 - A/R COLLECTION FEES	\$115.00		\$115.00
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>\$3,574.25</u></b>	<b><u>\$433.19</u></b>	<b><u>\$4,007.44</u></b>

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**  
**BALANCE SHEET**  
**4/30/2021**

	Operating	Reserve	Total
<b>OTHER ASSETS</b>			
1600 - PREPAID EXPENSE	\$299.61		\$299.61
<b>Total OTHER ASSETS</b>	<u>\$299.61</u>		<u>\$299.61</u>
 <b>Assets Total</b>	 <u><b>\$155,934.06</b></u>	 <u><b>\$558,952.45</b></u>	 <u><b>\$714,886.51</b></u>
 <b>Liabilities &amp; Equity</b>			
	Operating	Reserve	Total
<b>LIABILITIES</b>			
2100 - PREPAID OWNER ASSESSMENTS	\$26,442.52		\$26,442.52
2200 - ACCOUNTS PAYABLE	\$14,208.50		\$14,208.50
2250 - ACCRUED EXPENSES	\$5,200.00		\$5,200.00
<b>Total LIABILITIES</b>	<u><b>\$45,851.02</b></u>	<u><b>\$0.00</b></u>	<u><b>\$45,851.02</b></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><b>\$103,635.35</b></u>	<u><b>\$545,767.58</b></u>	<u><b>\$649,402.93</b></u>
 <b>Net Income</b>	 <u><b>\$6,447.69</b></u>	 <u><b>\$13,184.87</b></u>	 <u><b>\$19,632.56</b></u>
 <b>Liabilities and Equity Total</b>	 <u><b>\$155,934.06</b></u>	 <u><b>\$558,952.45</b></u>	 <u><b>\$714,886.51</b></u>

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**  
**INCOME STATEMENT - Operating**  
**4/1/2021 - 4/30/2021**

Accounts	4/1/2021 - 4/30/2021			1/1/2021 - 4/30/2021			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	\$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	\$407.00	\$407.00	\$0.00	\$1,628.00	\$1,628.00	\$0.00	\$4,884.00	\$3,256.00
4330 - LATE FEES	(\$15.00)	\$12.00	(\$27.00)	\$105.00	\$48.00	\$57.00	\$150.00	\$45.00
4350 - LIEN/COLLECTION FEES	\$0.00	\$20.00	(\$20.00)	\$220.00	\$80.00	\$140.00	\$250.00	\$30.00
4500 - CAPITAL CONTRIBUTION	\$812.00	\$416.67	\$395.33	\$1,624.00	\$1,666.68	(\$42.68)	\$5,000.00	\$3,376.00
4600 - INTEREST INCOME	\$3.96	\$12.50	(\$8.54)	\$18.17	\$50.00	(\$31.83)	\$150.00	\$131.83
4740 - TENANT UTILITIES	\$0.00	\$42.00	(\$42.00)	\$0.00	\$168.00	(\$168.00)	\$500.00	\$500.00
<b>Total INCOME</b>	<b>\$21,307.96</b>	<b>\$21,010.17</b>	<b>\$297.79</b>	<b>\$83,995.17</b>	<b>\$84,040.68</b>	<b>(\$45.51)</b>	<b>\$252,134.00</b>	<b>\$168,138.83</b>
<hr/>								
<b>Total Income</b>	<b>\$21,307.96</b>	<b>\$21,010.17</b>	<b>\$297.79</b>	<b>\$83,995.17</b>	<b>\$84,040.68</b>	<b>(\$45.51)</b>	<b>\$252,134.00</b>	<b>\$168,138.83</b>
<hr/>								
<b>Expense</b>								
<u>ADMINISTRATIVE</u>								
5100 - ACCOUNTING/TAX PREP FEES	\$875.00	\$0.00	(\$875.00)	\$875.00	\$950.00	\$75.00	\$950.00	\$75.00
5200 - BAD DEBT	\$105.00	\$42.00	(\$63.00)	\$105.00	\$168.00	\$63.00	\$500.00	\$395.00
5250 - BANK FEE	\$0.00	\$4.17	\$4.17	\$0.00	\$16.68	\$16.68	\$50.00	\$50.00
5400 - INSURANCE	\$2,723.66	\$2,717.67	(\$5.99)	\$10,894.64	\$10,870.68	(\$23.96)	\$32,612.00	\$21,717.36
5500 - LEGAL FEES	\$0.00	\$83.33	\$83.33	\$186.00	\$333.32	\$147.32	\$1,000.00	\$814.00
5530 - LIEN/COLLECTION COSTS	\$35.00	\$41.67	\$6.67	\$220.00	\$166.68	(\$53.32)	\$500.00	\$280.00
5600 - MANAGEMENT FEES	\$1,675.00	\$1,721.00	\$46.00	\$6,700.00	\$6,884.00	\$184.00	\$20,652.00	\$13,952.00
5650 - MEETINGS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00	\$100.00
5800 - OFFICE SUPPLIES	\$4.00	\$16.67	\$12.67	\$76.60	\$66.68	(\$9.92)	\$200.00	\$123.40
5810 - POSTAGE	\$113.14	\$83.33	(\$29.81)	\$393.25	\$333.32	(\$59.93)	\$1,000.00	\$606.75
5820 - PRINTING	\$635.45	\$250.00	(\$385.45)	\$1,675.65	\$1,000.00	(\$675.65)	\$3,000.00	\$1,324.35
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	\$133.32	\$133.32	\$400.00	\$400.00
<b>Total ADMINISTRATIVE</b>	<b>\$6,166.25</b>	<b>\$4,993.17</b>	<b>(\$1,173.08)</b>	<b>\$21,126.14</b>	<b>\$20,922.68</b>	<b>(\$203.46)</b>	<b>\$61,364.00</b>	<b>\$40,237.86</b>

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**  
**INCOME STATEMENT - Operating**  
**4/1/2021 - 4/30/2021**

Accounts	4/1/2021 - 4/30/2021			1/1/2021 - 4/30/2021			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>COMMON AREA</u>								
5405 - INSURANCE CLAIM DEDUCTIBLE	\$0.00	\$416.67	\$416.67	(\$1,812.50)	\$1,666.68	\$3,479.18	\$5,000.00	\$6,812.50
6050 - BACK FLOW TESTING	\$2,502.00	\$0.00	(\$2,502.00)	\$2,502.00	\$0.00	(\$2,502.00)	\$2,500.00	(\$2.00)
6070 - FIRE PROTECTION	\$299.60	\$375.00	\$75.40	\$1,348.92	\$1,500.00	\$151.08	\$4,500.00	\$3,151.08
6075 - FIRE SPRINKLER MAINTENANCE	\$0.00	\$500.00	\$500.00	\$0.00	\$2,000.00	\$2,000.00	\$6,000.00	\$6,000.00
6160 - GROUNDS TRASH, SIDEWALKS ETC	\$105.00	\$333.33	\$228.33	\$175.00	\$1,333.32	\$1,158.32	\$4,000.00	\$3,825.00
6200 - JANITORIAL/CLEANING SERVICES	\$750.00	\$416.67	(\$333.33)	\$2,550.00	\$1,666.68	(\$883.32)	\$5,000.00	\$2,450.00
6300 - LANDSCAPE MAINTENANCE	\$0.00	\$1,416.67	\$1,416.67	\$0.00	\$5,666.68	\$5,666.68	\$17,000.00	\$17,000.00
6330 - LANDSCAPE - OTHER	\$0.00	\$83.33	\$83.33	\$0.00	\$333.32	\$333.32	\$1,000.00	\$1,000.00
6400 - PEST CONTROL	\$0.00	\$41.67	\$41.67	\$0.00	\$166.68	\$166.68	\$500.00	\$500.00
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	\$6,267.24	\$333.33	(\$5,933.91)	\$6,542.24	\$1,333.32	(\$5,208.92)	\$4,000.00	(\$2,542.24)
6520 - REPAIRS & MAINTENANCE: GUTTERS	\$0.00	\$208.33	\$208.33	\$0.00	\$833.32	\$833.32	\$2,500.00	\$2,500.00
6530 - REPAIRS & MAINTENANCE: IRRIGATION	\$0.00	\$125.00	\$125.00	\$0.00	\$500.00	\$500.00	\$1,500.00	\$1,500.00
6550 - REPAIRS & MAINTENANCE: LIGHTING	\$0.00	\$125.00	\$125.00	\$1,973.92	\$500.00	(\$1,473.92)	\$1,500.00	(\$473.92)
6565 - REPAIRS & MAINTENANCE: PAINTING	\$0.00	\$41.67	\$41.67	\$0.00	\$166.68	\$166.68	\$500.00	\$500.00
6570 - REPAIRS & MAINTENANCE: PLUMBING	\$0.00	\$145.83	\$145.83	\$550.50	\$583.32	\$32.82	\$1,750.00	\$1,199.50
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	\$0.00	\$41.67	\$41.67	\$0.00	\$166.68	\$166.68	\$500.00	\$500.00
6600 - SNOW REMOVAL	\$0.00	\$4,200.00	\$4,200.00	\$13,988.54	\$16,800.00	\$2,811.46	\$21,000.00	\$7,011.46
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	\$1,500.00	\$1,500.00
<b><u>Total COMMON AREA</u></b>	<b>\$9,923.84</b>	<b>\$9,300.01</b>	<b>(\$623.83)</b>	<b>\$27,818.62</b>	<b>\$37,200.04</b>	<b>\$9,381.42</b>	<b>\$86,200.00</b>	<b>\$58,381.38</b>
<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	\$10.00	\$10.00	\$0.00	\$10.00	\$10.00	\$100.00	\$100.00

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**  
**INCOME STATEMENT - Operating**  
**4/1/2021 - 4/30/2021**

Accounts	4/1/2021 - 4/30/2021			1/1/2021 - 4/30/2021			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
8800 - TAXES - FEDERAL	\$0.00	\$0.00	\$0.00	\$0.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00
8850 - TAXES - STATE	\$128.00	\$0.00	(\$128.00)	\$128.00	\$1,000.00	\$872.00	\$1,000.00	\$872.00
<b><u>Total TAXES/OTHER EXPENSES</u></b>	<b>\$128.00</b>	<b>\$176.67</b>	<b>\$48.67</b>	<b>\$128.00</b>	<b>\$3,676.68</b>	<b>\$3,548.68</b>	<b>\$5,100.00</b>	<b>\$4,972.00</b>
<b>UTILITIES</b>								
7100 - ELECTRICITY	\$1,613.45	\$1,500.00	(\$113.45)	\$6,815.29	\$6,000.00	(\$815.29)	\$18,000.00	\$11,184.71
7300 - GAS	\$35.10	\$39.17	\$4.07	\$142.32	\$156.68	\$14.36	\$470.00	\$327.68
7550 - TRASH/SANITATION	\$883.20	\$875.00	(\$8.20)	\$3,473.52	\$3,500.00	\$26.48	\$10,500.00	\$7,026.48
7900 - WATER/SEWER	\$4,701.14	\$5,833.33	\$1,132.19	\$18,043.59	\$23,333.32	\$5,289.73	\$70,000.00	\$51,956.41
7950 - UTILITY CUT-INS	\$0.00	\$41.67	\$41.67	\$0.00	\$166.68	\$166.68	\$500.00	\$500.00
<b><u>Total UTILITIES</u></b>	<b>\$7,232.89</b>	<b>\$8,289.17</b>	<b>\$1,056.28</b>	<b>\$28,474.72</b>	<b>\$33,156.68</b>	<b>\$4,681.96</b>	<b>\$99,470.00</b>	<b>\$70,995.28</b>
<b>Total Expense</b>	<b>\$23,450.98</b>	<b>\$22,759.02</b>	<b>(\$691.96)</b>	<b>\$77,547.48</b>	<b>\$94,956.08</b>	<b>\$17,408.60</b>	<b>\$252,134.00</b>	<b>\$174,586.52</b>
<b>Operating Net Income</b>	<b>(\$2,143.02)</b>	<b>(\$1,748.85)</b>	<b>(\$394.17)</b>	<b>\$6,447.69</b>	<b>(\$10,915.40)</b>	<b>\$17,363.09</b>	<b>\$0.00</b>	<b>(\$6,447.69)</b>

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**

**INCOME STATEMENT - Reserve**

**4/1/2021 - 4/30/2021**

Accounts	4/1/2021 - 4/30/2021			1/1/2021 - 4/30/2021			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	\$29,264.00	\$29,264.00	\$0.00	\$87,792.00	\$58,528.00
4610 - INTEREST INCOME - RESERVES	\$620.55	\$458.33	\$162.22	\$2,130.25	\$1,833.32	\$296.93	\$5,500.00	\$3,369.75
<b><u>Total INCOME</u></b>	<b>\$7,936.55</b>	<b>\$7,774.33</b>	<b>\$162.22</b>	<b>\$31,394.25</b>	<b>\$31,097.32</b>	<b>\$296.93</b>	<b>\$93,292.00</b>	<b>\$61,897.75</b>
<hr/>								
<b>Total Reserve Income</b>	<b>\$7,936.55</b>	<b>\$7,774.33</b>	<b>\$162.22</b>	<b>\$31,394.25</b>	<b>\$31,097.32</b>	<b>\$296.93</b>	<b>\$93,292.00</b>	<b>\$61,897.75</b>
<b>Reserve Expense</b>								
<u>ADMINISTRATIVE</u>								
5251 - BANK FEE/CHANGE IN INVESTMENTS-RESERVES	\$170.27	\$0.00	(\$170.27)	\$600.40	\$0.00	(\$600.40)	\$0.00	(\$600.40)
<b><u>Total ADMINISTRATIVE</u></b>	<b>\$170.27</b>	<b>\$0.00</b>	<b>(\$170.27)</b>	<b>\$600.40</b>	<b>\$0.00</b>	<b>(\$600.40)</b>	<b>\$0.00</b>	<b>(\$600.40)</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	\$0.00	\$0.00	\$0.00	\$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	\$0.00	\$0.00	\$0.00	\$15,675.00	\$0.00	(\$15,675.00)	\$0.00	(\$15,675.00)
9490 - RESERVE EXPENSE	\$0.00	\$0.00	\$0.00	\$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>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</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>
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<b>Total Reserve Expense</b>	<b>\$170.27</b>	<b>\$0.00</b>	<b>(\$170.27)</b>	<b>\$18,209.38</b>	<b>\$0.00</b>	<b>(\$18,209.38)</b>	<b>\$98,225.00</b>	<b>\$80,015.62</b>
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<b>Reserve Net Income</b>	<b>\$7,766.28</b>	<b>\$7,774.33</b>	<b>(\$8.05)</b>	<b>\$13,184.87</b>	<b>\$31,097.32</b>	<b>(\$17,912.45)</b>	<b>(\$4,933.00)</b>	<b>(\$18,117.87)</b>

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**  
**Income Statement - Operating**  
**1/1/2021 - 4/30/2021**

	Jan 2021	Feb 2021	Mar 2021	Apr 2021	YTD
<b>Income</b>					
<u><b>INCOME</b></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	\$407.00	\$407.00	\$407.00	\$407.00	\$1,628.00
4330 - LATE FEES	\$75.00	\$0.00	\$45.00	(\$15.00)	\$105.00
4350 - LIEN/COLLECTION FEES	\$125.00	\$45.00	\$50.00	\$0.00	\$220.00
4500 - CAPITAL CONTRIBUTION	\$406.00	\$406.00	\$0.00	\$812.00	\$1,624.00
4600 - INTEREST INCOME	\$4.73	\$6.11	\$3.37	\$3.96	\$18.17
<u>Total INCOME</u>	<u>\$21,117.73</u>	<u>\$20,964.11</u>	<u>\$20,605.37</u>	<u>\$21,307.96</u>	<u>\$83,995.17</u>
<i>Total Income</i>	\$21,117.73	\$20,964.11	\$20,605.37	\$21,307.96	\$83,995.17
<b>Expense</b>					
<u><b>ADMINISTRATIVE</b></u>					
5100 - ACCOUNTING/TAX PREP FEES	\$0.00	\$0.00	\$0.00	\$875.00	\$875.00
5200 - BAD DEBT	\$0.00	\$0.00	\$0.00	\$105.00	\$105.00
5400 - INSURANCE	\$2,723.66	\$2,723.66	\$2,723.66	\$2,723.66	\$10,894.64
5500 - LEGAL FEES	\$0.00	\$0.00	\$186.00	\$0.00	\$186.00
5530 - LIEN/COLLECTION COSTS	\$75.00	\$10.00	\$100.00	\$35.00	\$220.00
5600 - MANAGEMENT FEES	\$1,675.00	\$1,675.00	\$1,675.00	\$1,675.00	\$6,700.00
5800 - OFFICE SUPPLIES	\$34.75	\$34.85	\$3.00	\$4.00	\$76.60
5810 - POSTAGE	\$192.30	\$78.17	\$9.64	\$113.14	\$393.25
5820 - PRINTING	\$716.15	\$321.55	\$2.50	\$635.45	\$1,675.65
<u>Total ADMINISTRATIVE</u>	<u>\$5,416.86</u>	<u>\$4,843.23</u>	<u>\$4,699.80</u>	<u>\$6,166.25</u>	<u>\$21,126.14</u>
<u><b>COMMON AREA</b></u>					
5405 - INSURANCE CLAIM DEDUCTIBLE	\$0.00	\$0.00	(\$1,812.50)	\$0.00	(\$1,812.50)
6050 - BACK FLOW TESTING	\$0.00	\$0.00	\$0.00	\$2,502.00	\$2,502.00
6070 - FIRE PROTECTION	\$299.60	\$450.12	\$299.60	\$299.60	\$1,348.92
6160 - GROUNDS TRASH, SIDEWALKS ETC	\$70.00	\$0.00	\$0.00	\$105.00	\$175.00



**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**

**Income Statement - Operating**

**1/1/2021 - 4/30/2021**

	Jan 2021	Feb 2021	Mar 2021	Apr 2021	YTD
6200 - JANITORIAL/CLEANING SERVICES	\$0.00	\$1,200.00	\$600.00	\$750.00	\$2,550.00
6510 - REPAIRS & MAINTENANCE: BUILDING	\$0.00	\$0.00	\$275.00	\$6,267.24	\$6,542.24
6550 - REPAIRS & MAINTENANCE: LIGHTING	\$0.00	\$1,688.92	\$285.00	\$0.00	\$1,973.92
6570 - REPAIRS & MAINTENANCE: PLUMBING	\$0.00	\$0.00	\$550.50	\$0.00	\$550.50
6600 - SNOW REMOVAL	\$0.00	\$13,988.54	\$0.00	\$0.00	\$13,988.54
<u>Total COMMON AREA</u>	<u>\$369.60</u>	<u>\$17,327.58</u>	<u>\$197.60</u>	<u>\$9,923.84</u>	<u>\$27,818.62</u>
 <u>TAXES/OTHER EXPENSES</u>					
8850 - TAXES - STATE	\$0.00	\$0.00	\$0.00	\$128.00	\$128.00
<u>Total TAXES/OTHER EXPENSES</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$128.00</u>	<u>\$128.00</u>
 <u>UTILITIES</u>					
7100 - ELECTRICITY	\$1,839.81	\$1,696.85	\$1,665.18	\$1,613.45	\$6,815.29
7300 - GAS	\$36.41	\$35.05	\$35.76	\$35.10	\$142.32
7550 - TRASH/SANITATION	\$867.39	\$927.89	\$795.04	\$883.20	\$3,473.52
7900 - WATER/SEWER	\$4,800.00	\$6,323.82	\$2,218.63	\$4,701.14	\$18,043.59
<u>Total UTILITIES</u>	<u>\$7,543.61</u>	<u>\$8,983.61</u>	<u>\$4,714.61</u>	<u>\$7,232.89</u>	<u>\$28,474.72</u>
 <i>Total Expense</i>	 <i>\$13,330.07</i>	 <i>\$31,154.42</i>	 <i>\$9,612.01</i>	 <i>\$23,450.98</i>	 <i>\$77,547.48</i>
 Operating Net Income	 <u>\$7,787.66</u>	 <u>(\$10,190.31)</u>	 <u>\$10,993.36</u>	 <u>(\$2,143.02)</u>	 <u>\$6,447.69</u>

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**

**Income Statement - Reserve**

**1/1/2021 - 4/30/2021**

	Jan 2021	Feb 2021	Mar 2021	Apr 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	\$29,264.00
4610 - INTEREST INCOME - RESERVES	\$760.60	\$38.14	\$710.96	\$620.55	\$2,130.25
<u>Total INCOME</u>	<u>\$8,076.60</u>	<u>\$7,354.14</u>	<u>\$8,026.96</u>	<u>\$7,936.55</u>	<u>\$31,394.25</u>
<i>Total Reserve Income</i>	\$8,076.60	\$7,354.14	\$8,026.96	\$7,936.55	\$31,394.25
 <b>Reserve Expense</b>					
<u>ADMINISTRATIVE</u>					
5251 - BANK FEE/CHANGE IN INVESTMENTS-RESERVES	\$163.77	\$49.01	\$217.35	\$170.27	\$600.40
<u>Total ADMINISTRATIVE</u>	<u>\$163.77</u>	<u>\$49.01</u>	<u>\$217.35</u>	<u>\$170.27</u>	<u>\$600.40</u>
 <u>COMMON AREA</u>					
9210 - LANDSCAPING- IRRIGATION - RESERVES	\$0.00	\$1,700.00	\$0.00	\$0.00	\$1,700.00
9430 - PLUMBING - RESERVES	\$0.00	\$15,675.00	\$0.00	\$0.00	\$15,675.00
9490 - RESERVE EXPENSE	\$0.00	\$233.98	\$0.00	\$0.00	\$233.98
<u>Total COMMON AREA</u>	<u>\$0.00</u>	<u>\$17,608.98</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$17,608.98</u>
<i>Total Reserve Expense</i>	\$163.77	\$17,657.99	\$217.35	\$170.27	\$18,209.38
 Reserve Net Income	<u>\$7,912.83</u>	<u>(\$10,303.85)</u>	<u>\$7,809.61</u>	<u>\$7,766.28</u>	<u>\$13,184.87</u>