

# Summit Park Condominium Association, Inc.

## Financial Statement Period Ending: June 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

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**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**  
**BALANCE SHEET**  
**6/30/2021**

	Operating	Reserve	Total
<b>Assets</b>			
<b>CASH</b>			
1006 - NATIONAL BANK OPERATING MM	\$58,191.84		\$58,191.84
1010 - ALLIANCE OPERATING CHECKING-093	\$75,560.82		\$75,560.82
1015 - ALLIANCE OPERATING MM - 223	\$15,727.91		\$15,727.91
1050 - ALLIANCE RESERVE MONEY MARKET-127		\$27,263.50	\$27,263.50
1051 - ALLIANCE RES ICS-847		\$225,070.58	\$225,070.58
1055 - SCHWAB RESERVE		\$117,170.11	\$117,170.11
1056 - METRO RES CD-475(3/19/21)2.30%		\$25,913.32	\$25,913.32
1057 - METRO RES CD-483(3/19/21)2.30%		\$25,913.32	\$25,913.32
1058 - METRO RES CD-491(3/19/21)2.30%		\$25,913.32	\$25,913.32
1059 - METRO RES CD-505(3/19/21)2.30%		\$25,913.32	\$25,913.32
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-377 (6/30/22) 0.45%		\$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>\$149,480.57</u></b>	<b><u>\$573,218.42</u></b>	<b><u>\$722,698.99</u></b>
<b>ACCOUNTS RECEIVABLE</b>			
1200 - A/R ASSESSMENT	\$1,643.00	\$539.19	\$2,182.19
1203 - A/R GARAGE ASSESSMENT	\$2.00		\$2.00
1223 - A/R TENANT UTILITIES	\$121.05		\$121.05
1230 - A/R FINES	\$548.00		\$548.00
1240 - A/R LATE FEES/INTEREST	\$75.00		\$75.00
1250 - A/R COLLECTION FEES	\$140.00		\$140.00
1280 - A/R OTHER	\$1,590.25		\$1,590.25
1290 - ALLOWANCE FOR DOUBTFUL ACCTS	(\$121.05)		(\$121.05)
<b>Total ACCOUNTS RECEIVABLE</b>	<b><u>\$3,998.25</u></b>	<b><u>\$539.19</u></b>	<b><u>\$4,537.44</u></b>

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**  
**BALANCE SHEET**  
**6/30/2021**

	Operating	Reserve	Total
<b>OTHER ASSETS</b>			
1600 - PREPAID EXPENSE	\$599.21		\$599.21
<b>Total OTHER ASSETS</b>	<u>\$599.21</u>		<u>\$599.21</u>
 <b>Assets Total</b>	 <u><b>\$154,078.03</b></u>	 <u><b>\$573,757.61</b></u>	 <u><b>\$727,835.64</b></u>
 <b>Liabilities &amp; Equity</b>			
	Operating	Reserve	Total
<b>LIABILITIES</b>			
2100 - PREPAID OWNER ASSESSMENTS	\$21,798.52		\$21,798.52
2200 - ACCOUNTS PAYABLE	\$10,518.87		\$10,518.87
2250 - ACCRUED EXPENSES	\$7,800.00		\$7,800.00
<b>Total LIABILITIES</b>	<u><b>\$40,117.39</b></u>	<u><b>\$0.00</b></u>	<u><b>\$40,117.39</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>\$10,325.29</b></u>	 <u><b>\$27,990.03</b></u>	 <u><b>\$38,315.32</b></u>
 <b>Liabilities and Equity Total</b>	 <u><b>\$154,078.03</b></u>	 <u><b>\$573,757.61</b></u>	 <u><b>\$727,835.64</b></u>

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**  
**INCOME STATEMENT - Operating**  
**6/1/2021 - 6/30/2021**

Accounts	6/1/2021 - 6/30/2021			1/1/2021 - 6/30/2021			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	\$115,320.00	\$115,320.00	\$0.00	\$230,640.00	\$115,320.00
4105 - GARAGE ASSESSMENT	\$880.00	\$880.00	\$0.00	\$5,258.00	\$5,280.00	(\$22.00)	\$10,560.00	\$5,302.00
4110 - STORAGE ASSESSMENT	\$407.00	\$407.00	\$0.00	\$2,442.00	\$2,442.00	\$0.00	\$4,884.00	\$2,442.00
4330 - LATE FEES	\$30.00	\$12.00	\$18.00	\$150.00	\$72.00	\$78.00	\$150.00	\$0.00
4350 - LIEN/COLLECTION FEES	\$80.00	\$20.00	\$60.00	\$325.00	\$120.00	\$205.00	\$250.00	(\$75.00)
4500 - CAPITAL CONTRIBUTION	\$406.00	\$416.67	(\$10.67)	\$2,436.00	\$2,500.02	(\$64.02)	\$5,000.00	\$2,564.00
4600 - INTEREST INCOME	\$3.99	\$12.50	(\$8.51)	\$26.28	\$75.00	(\$48.72)	\$150.00	\$123.72
4740 - TENANT UTILITIES	\$0.00	\$42.00	(\$42.00)	\$0.00	\$252.00	(\$252.00)	\$500.00	\$500.00
<b>Total INCOME</b>	<b>\$21,026.99</b>	<b>\$21,010.17</b>	<b>\$16.82</b>	<b>\$125,957.28</b>	<b>\$126,061.02</b>	<b>(\$103.74)</b>	<b>\$252,134.00</b>	<b>\$126,176.72</b>
<hr/>								
<b>Total Income</b>	<b>\$21,026.99</b>	<b>\$21,010.17</b>	<b>\$16.82</b>	<b>\$125,957.28</b>	<b>\$126,061.02</b>	<b>(\$103.74)</b>	<b>\$252,134.00</b>	<b>\$126,176.72</b>
<hr/>								
<b>Expense</b>								
<u>ADMINISTRATIVE</u>								
5100 - ACCOUNTING/TAX PREP FEES	\$0.00	\$0.00	\$0.00	\$875.00	\$950.00	\$75.00	\$950.00	\$75.00
5200 - BAD DEBT	\$0.00	\$42.00	\$42.00	\$105.00	\$252.00	\$147.00	\$500.00	\$395.00
5250 - BANK FEE	\$0.00	\$4.17	\$4.17	\$0.00	\$25.02	\$25.02	\$50.00	\$50.00
5400 - INSURANCE	\$2,723.66	\$2,717.67	(\$5.99)	\$16,341.96	\$16,306.02	(\$35.94)	\$32,612.00	\$16,270.04
5500 - LEGAL FEES	\$0.00	\$83.33	\$83.33	\$186.00	\$499.98	\$313.98	\$1,000.00	\$814.00
5530 - LIEN/COLLECTION COSTS	\$0.00	\$41.67	\$41.67	\$270.00	\$250.02	(\$19.98)	\$500.00	\$230.00
5600 - MANAGEMENT FEES	\$1,675.00	\$1,721.00	\$46.00	\$10,050.00	\$10,326.00	\$276.00	\$20,652.00	\$10,602.00
5650 - MEETINGS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00	\$100.00
5800 - OFFICE SUPPLIES	\$2.00	\$16.67	\$14.67	\$80.35	\$100.02	\$19.67	\$200.00	\$119.65
5810 - POSTAGE	\$57.63	\$83.33	\$25.70	\$507.37	\$499.98	(\$7.39)	\$1,000.00	\$492.63
5820 - PRINTING	\$314.50	\$250.00	(\$64.50)	\$2,306.25	\$1,500.00	(\$806.25)	\$3,000.00	\$693.75
5860 - SOCIAL COMMITTEE	\$0.00	\$0.00	\$0.00	\$0.00	\$400.00	\$400.00	\$400.00	\$400.00
5900 - WEBSITE	\$0.00	\$33.33	\$33.33	\$0.00	\$199.98	\$199.98	\$400.00	\$400.00
<b>Total ADMINISTRATIVE</b>	<b>\$4,772.79</b>	<b>\$4,993.17</b>	<b>\$220.38</b>	<b>\$30,721.93</b>	<b>\$31,309.02</b>	<b>\$587.09</b>	<b>\$61,364.00</b>	<b>\$30,642.07</b>

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**  
**INCOME STATEMENT - Operating**  
**6/1/2021 - 6/30/2021**

Accounts	6/1/2021 - 6/30/2021			1/1/2021 - 6/30/2021			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)	\$2,500.02	\$4,312.52	\$5,000.00	\$6,812.50
6050 - BACK FLOW TESTING	\$0.00	\$0.00	\$0.00	\$3,199.26	\$1,250.00	(\$1,949.26)	\$2,500.00	(\$699.26)
6070 - FIRE PROTECTION	\$299.60	\$375.00	\$75.40	\$1,948.13	\$2,250.00	\$301.87	\$4,500.00	\$2,551.87
6075 - FIRE SPRINKLER MAINTENANCE	\$0.00	\$500.00	\$500.00	\$0.00	\$3,000.00	\$3,000.00	\$6,000.00	\$6,000.00
6160 - GROUNDS TRASH, SIDEWALKS ETC	\$0.00	\$333.33	\$333.33	\$175.00	\$1,999.98	\$1,824.98	\$4,000.00	\$3,825.00
6200 - JANITORIAL/CLEANING SERVICES	\$720.00	\$416.67	(\$303.33)	\$3,870.00	\$2,500.02	(\$1,369.98)	\$5,000.00	\$1,130.00
6300 - LANDSCAPE MAINTENANCE	\$0.00	\$1,416.67	\$1,416.67	\$810.00	\$8,500.02	\$7,690.02	\$17,000.00	\$16,190.00
6330 - LANDSCAPE - OTHER	\$0.00	\$83.33	\$83.33	\$0.00	\$499.98	\$499.98	\$1,000.00	\$1,000.00
6400 - PEST CONTROL	\$1,895.00	\$41.67	(\$1,853.33)	\$1,895.00	\$250.02	(\$1,644.98)	\$500.00	(\$1,395.00)
6500 - REPAIRS & MAINTENANCE	\$0.00	\$208.33	\$208.33	\$0.00	\$1,249.98	\$1,249.98	\$2,500.00	\$2,500.00
6510 - REPAIRS & MAINTENANCE: BUILDING	\$300.00	\$333.33	\$33.33	\$7,142.24	\$1,999.98	(\$5,142.26)	\$4,000.00	(\$3,142.24)
6520 - REPAIRS & MAINTENANCE: GUTTERS	\$0.00	\$208.33	\$208.33	\$0.00	\$1,249.98	\$1,249.98	\$2,500.00	\$2,500.00
6530 - REPAIRS & MAINTENANCE: IRRIGATION	\$0.00	\$125.00	\$125.00	\$0.00	\$750.00	\$750.00	\$1,500.00	\$1,500.00
6550 - REPAIRS & MAINTENANCE: LIGHTING	\$325.00	\$125.00	(\$200.00)	\$2,693.92	\$750.00	(\$1,943.92)	\$1,500.00	(\$1,193.92)
6565 - REPAIRS & MAINTENANCE: PAINTING	\$0.00	\$41.67	\$41.67	\$0.00	\$250.02	\$250.02	\$500.00	\$500.00
6570 - REPAIRS & MAINTENANCE: PLUMBING	\$0.00	\$145.83	\$145.83	\$2,135.87	\$874.98	(\$1,260.89)	\$1,750.00	(\$385.87)
6575 - REPAIRS & MAINTENANCE: SIGNAGE	\$0.00	\$166.67	\$166.67	\$0.00	\$1,000.02	\$1,000.02	\$2,000.00	\$2,000.00
6578 - REPAIRS & MAINTENANCE: STAIRWAYS	\$0.00	\$41.67	\$41.67	\$0.00	\$250.02	\$250.02	\$500.00	\$500.00
6580 - REPAIRS & MAINTENANCE: STREETS	\$0.00	\$41.67	\$41.67	\$0.00	\$250.02	\$250.02	\$500.00	\$500.00
6600 - SNOW REMOVAL	\$0.00	\$0.00	\$0.00	\$16,242.13	\$16,800.00	\$557.87	\$21,000.00	\$4,757.87
6680 - SUPPLIES	\$0.00	\$62.50	\$62.50	\$0.00	\$375.00	\$375.00	\$750.00	\$750.00
6750 - TOWING	\$0.00	\$16.67	\$16.67	\$0.00	\$100.02	\$100.02	\$200.00	\$200.00
6800 - TREE REMOVAL & MAINTENANCE	\$0.00	\$300.00	\$300.00	\$0.00	\$600.00	\$600.00	\$1,500.00	\$1,500.00
<b><u>Total COMMON AREA</u></b>	<b>\$3,539.60</b>	<b>\$5,400.01</b>	<b>\$1,860.41</b>	<b>\$38,299.05</b>	<b>\$49,250.06</b>	<b>\$10,951.01</b>	<b>\$86,200.00</b>	<b>\$47,900.95</b>
<u>TAXES/OTHER EXPENSES</u>								
8250 - CONTINGENCY	\$0.00	\$166.67	\$166.67	\$0.00	\$1,000.02	\$1,000.02	\$2,000.00	\$2,000.00
8280 - CORPORATION COMMISSION	\$0.00	\$0.00	\$0.00	\$0.00	\$10.00	\$10.00	\$100.00	\$100.00

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**  
**INCOME STATEMENT - Operating**  
**6/1/2021 - 6/30/2021**

Accounts	6/1/2021 - 6/30/2021			1/1/2021 - 6/30/2021			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	\$0.00	\$0.00	\$0.00	\$128.00	\$1,000.00	\$872.00	\$1,000.00	\$872.00
<b><u>Total TAXES/OTHER EXPENSES</u></b>	<b>\$0.00</b>	<b>\$166.67</b>	<b>\$166.67</b>	<b>\$128.00</b>	<b>\$4,010.02</b>	<b>\$3,882.02</b>	<b>\$5,100.00</b>	<b>\$4,972.00</b>
<b>UTILITIES</b>								
7100 - ELECTRICITY	\$1,333.41	\$1,500.00	\$166.59	\$9,578.14	\$9,000.00	(\$578.14)	\$18,000.00	\$8,421.86
7300 - GAS	\$36.75	\$39.17	\$2.42	\$216.68	\$235.02	\$18.34	\$470.00	\$253.32
7550 - TRASH/SANITATION	\$865.96	\$875.00	\$9.04	\$5,202.92	\$5,250.00	\$47.08	\$10,500.00	\$5,297.08
7900 - WATER/SEWER	\$7,655.17	\$5,833.33	(\$1,821.84)	\$31,390.14	\$34,999.98	\$3,609.84	\$70,000.00	\$38,609.86
7950 - UTILITY CUT-INS	\$95.13	\$41.67	(\$53.46)	\$95.13	\$250.02	\$154.89	\$500.00	\$404.87
<b><u>Total UTILITIES</u></b>	<b>\$9,986.42</b>	<b>\$8,289.17</b>	<b>(\$1,697.25)</b>	<b>\$46,483.01</b>	<b>\$49,735.02</b>	<b>\$3,252.01</b>	<b>\$99,470.00</b>	<b>\$52,986.99</b>
<b>Total Expense</b>	<b>\$18,298.81</b>	<b>\$18,849.02</b>	<b>\$550.21</b>	<b>\$115,631.99</b>	<b>\$134,304.12</b>	<b>\$18,672.13</b>	<b>\$252,134.00</b>	<b>\$136,502.01</b>
<b>Operating Net Income</b>	<b>\$2,728.18</b>	<b>\$2,161.15</b>	<b>\$567.03</b>	<b>\$10,325.29</b>	<b>(\$8,243.10)</b>	<b>\$18,568.39</b>	<b>\$0.00</b>	<b>(\$10,325.29)</b>

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**  
**INCOME STATEMENT - Reserve**  
**6/1/2021 - 6/30/2021**

Accounts	6/1/2021 - 6/30/2021			1/1/2021 - 6/30/2021			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	\$43,896.00	\$43,896.00	\$0.00	\$87,792.00	\$43,896.00
4610 - INTEREST INCOME - RESERVES	\$427.85	\$458.33	(\$30.48)	\$2,693.91	\$2,749.98	(\$56.07)	\$5,500.00	\$2,806.09
<b>Total INCOME</b>	<b>\$7,743.85</b>	<b>\$7,774.33</b>	<b>(\$30.48)</b>	<b>\$46,589.91</b>	<b>\$46,645.98</b>	<b>(\$56.07)</b>	<b>\$93,292.00</b>	<b>\$46,702.09</b>
<hr/>								
<b>Total Reserve Income</b>	<b>\$7,743.85</b>	<b>\$7,774.33</b>	<b>(\$30.48)</b>	<b>\$46,589.91</b>	<b>\$46,645.98</b>	<b>(\$56.07)</b>	<b>\$93,292.00</b>	<b>\$46,702.09</b>
<b>Reserve Expense</b>								
<u>ADMINISTRATIVE</u>								
5251 - BANK FEE/CHANGE IN INVESTMENTS-RESERVES	\$208.40	\$0.00	(\$208.40)	\$990.90	\$0.00	(\$990.90)	\$0.00	(\$990.90)
<b>Total ADMINISTRATIVE</b>	<b>\$208.40</b>	<b>\$0.00</b>	<b>(\$208.40)</b>	<b>\$990.90</b>	<b>\$0.00</b>	<b>(\$990.90)</b>	<b>\$0.00</b>	<b>(\$990.90)</b>
<u>COMMON AREA</u>								
9125 - CONCRETE, STAIRWAYS - RESERVES	\$0.00	\$1,500.00	\$1,500.00	\$0.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00
9150 - FENCE-REPAIR/REPAINT - RESERVES	\$0.00	\$6,000.00	\$6,000.00	\$0.00	\$12,000.00	\$12,000.00	\$26,000.00	\$26,000.00
9205 - LANDSCAPING COMMON AREA - RESERVES	\$0.00	\$5,000.00	\$5,000.00	\$0.00	\$10,000.00	\$10,000.00	\$15,000.00	\$15,000.00
9210 - LANDSCAPING-IRRIGATION - RESERVES	\$0.00	\$0.00	\$0.00	\$1,700.00	\$5,000.00	\$3,300.00	\$5,000.00	\$3,300.00
9400 - PAINTING - RESERVES	\$0.00	\$25,000.00	\$25,000.00	\$0.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00
9410 - PAINTING-CARPORTS - RESERVES	\$0.00	\$7,225.00	\$7,225.00	\$0.00	\$7,225.00	\$7,225.00	\$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)

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**

**INCOME STATEMENT - Reserve**

**6/1/2021 - 6/30/2021**

<b>Accounts</b>	6/1/2021 - 6/30/2021			1/1/2021 - 6/30/2021			<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>		
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	\$2,000.00	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00
9600 - STREET REPAIR - RESERVES	\$0.00	\$15,000.00	\$15,000.00	\$0.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
<b><u>Total COMMON AREA</u></b>	<b>\$0.00</b>	<b>\$61,725.00</b>	<b>\$61,725.00</b>	<b>\$17,608.98</b>	<b>\$79,225.00</b>	<b>\$61,616.02</b>	<b>\$98,225.00</b>	<b>\$80,616.02</b>
<b>Total Reserve Expense</b>	<b>\$208.40</b>	<b>\$61,725.00</b>	<b>\$61,516.60</b>	<b>\$18,599.88</b>	<b>\$79,225.00</b>	<b>\$60,625.12</b>	<b>\$98,225.00</b>	<b>\$79,625.12</b>
<b>Reserve Net Income</b>	<b>\$7,535.45</b>	<b>(\$53,950.67)</b>	<b>\$61,486.12</b>	<b>\$27,990.03</b>	<b>(\$32,579.02)</b>	<b>\$60,569.05</b>	<b>(\$4,933.00)</b>	<b>(\$32,923.03)</b>



**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**  
**Income Statement - Operating**  
**1/1/2021 - 6/30/2021**

	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 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	\$115,320.00
4105 - GARAGE ASSESSMENT	\$880.00	\$880.00	\$880.00	\$880.00	\$858.00	\$880.00	\$5,258.00
4110 - STORAGE ASSESSMENT	\$407.00	\$407.00	\$407.00	\$407.00	\$407.00	\$407.00	\$2,442.00
4330 - LATE FEES	\$75.00	\$0.00	\$45.00	(\$15.00)	\$15.00	\$30.00	\$150.00
4350 - LIEN/COLLECTION FEES	\$125.00	\$45.00	\$50.00	\$0.00	\$25.00	\$80.00	\$325.00
4500 - CAPITAL CONTRIBUTION	\$406.00	\$406.00	\$0.00	\$812.00	\$406.00	\$406.00	\$2,436.00
4600 - INTEREST INCOME	\$4.73	\$6.11	\$3.37	\$3.96	\$4.12	\$3.99	\$26.28
<u>Total INCOME</u>	\$21,117.73	\$20,964.11	\$20,605.37	\$21,307.96	\$20,935.12	\$21,026.99	\$125,957.28
<i>Total Income</i>	\$21,117.73	\$20,964.11	\$20,605.37	\$21,307.96	\$20,935.12	\$21,026.99	\$125,957.28
<b>Expense</b>							
<u>ADMINISTRATIVE</u>							
5100 - ACCOUNTING/TAX PREP FEES	\$0.00	\$0.00	\$0.00	\$875.00	\$0.00	\$0.00	\$875.00
5200 - BAD DEBT	\$0.00	\$0.00	\$0.00	\$105.00	\$0.00	\$0.00	\$105.00
5400 - INSURANCE	\$2,723.66	\$2,723.66	\$2,723.66	\$2,723.66	\$2,723.66	\$2,723.66	\$16,341.96
5500 - LEGAL FEES	\$0.00	\$0.00	\$186.00	\$0.00	\$0.00	\$0.00	\$186.00
5530 - LIEN/COLLECTION COSTS	\$75.00	\$10.00	\$100.00	\$35.00	\$50.00	\$0.00	\$270.00
5600 - MANAGEMENT FEES	\$1,675.00	\$1,675.00	\$1,675.00	\$1,675.00	\$1,675.00	\$1,675.00	\$10,050.00
5800 - OFFICE SUPPLIES	\$34.75	\$34.85	\$3.00	\$4.00	\$1.75	\$2.00	\$80.35
5810 - POSTAGE	\$192.30	\$78.17	\$9.64	\$113.14	\$56.49	\$57.63	\$507.37
5820 - PRINTING	\$716.15	\$321.55	\$2.50	\$635.45	\$316.10	\$314.50	\$2,306.25
<u>Total ADMINISTRATIVE</u>	\$5,416.86	\$4,843.23	\$4,699.80	\$6,166.25	\$4,823.00	\$4,772.79	\$30,721.93
<u>COMMON AREA</u>							
5405 - INSURANCE CLAIM DEDUCTIBLE	\$0.00	\$0.00	(\$1,812.50)	\$0.00	\$0.00	\$0.00	(\$1,812.50)
6050 - BACK FLOW TESTING	\$0.00	\$0.00	\$0.00	\$2,502.00	\$697.26	\$0.00	\$3,199.26
6070 - FIRE PROTECTION	\$299.60	\$450.12	\$299.60	\$299.60	\$299.61	\$299.60	\$1,948.13
6160 - GROUNDS TRASH, SIDEWALKS ETC	\$70.00	\$0.00	\$0.00	\$105.00	\$0.00	\$0.00	\$175.00
6200 - JANITORIAL/CLEANING SERVICES	\$0.00	\$1,200.00	\$600.00	\$750.00	\$600.00	\$720.00	\$3,870.00

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**  
**Income Statement - Operating**  
**1/1/2021 - 6/30/2021**

	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	YTD
6300 - LANDSCAPE MAINTENANCE	\$0.00	\$0.00	\$0.00	\$0.00	\$810.00	\$0.00	\$810.00
6400 - PEST CONTROL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,895.00	\$1,895.00
6510 - REPAIRS & MAINTENANCE: BUILDING	\$0.00	\$0.00	\$275.00	\$6,267.24	\$300.00	\$300.00	\$7,142.24
6550 - REPAIRS & MAINTENANCE: LIGHTING	\$0.00	\$1,688.92	\$285.00	\$0.00	\$395.00	\$325.00	\$2,693.92
6570 - REPAIRS & MAINTENANCE: PLUMBING	\$0.00	\$0.00	\$550.50	\$0.00	\$1,585.37	\$0.00	\$2,135.87
6600 - SNOW REMOVAL	\$0.00	\$13,988.54	\$0.00	\$0.00	\$2,253.59	\$0.00	\$16,242.13
<b><u>Total COMMON AREA</u></b>	<b>\$369.60</b>	<b>\$17,327.58</b>	<b>\$197.60</b>	<b>\$9,923.84</b>	<b>\$6,940.83</b>	<b>\$3,539.60</b>	<b>\$38,299.05</b>
<b><u>TAXES/OTHER EXPENSES</u></b>							
8850 - TAXES - STATE	\$0.00	\$0.00	\$0.00	\$128.00	\$0.00	\$0.00	\$128.00
<b><u>Total TAXES/OTHER EXPENSES</u></b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$128.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$128.00</b>
<b><u>UTILITIES</u></b>							
7100 - ELECTRICITY	\$1,839.81	\$1,696.85	\$1,665.18	\$1,613.45	\$1,429.44	\$1,333.41	\$9,578.14
7300 - GAS	\$36.41	\$35.05	\$35.76	\$35.10	\$37.61	\$36.75	\$216.68
7550 - TRASH/SANITATION	\$867.39	\$927.89	\$795.04	\$883.20	\$863.44	\$865.96	\$5,202.92
7900 - WATER/SEWER	\$4,800.00	\$6,323.82	\$2,218.63	\$4,701.14	\$5,691.38	\$7,655.17	\$31,390.14
7950 - UTILITY CUT-INS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$95.13	\$95.13
<b><u>Total UTILITIES</u></b>	<b>\$7,543.61</b>	<b>\$8,983.61</b>	<b>\$4,714.61</b>	<b>\$7,232.89</b>	<b>\$8,021.87</b>	<b>\$9,986.42</b>	<b>\$46,483.01</b>
<b>Total Expense</b>	<b>\$13,330.07</b>	<b>\$31,154.42</b>	<b>\$9,612.01</b>	<b>\$23,450.98</b>	<b>\$19,785.70</b>	<b>\$18,298.81</b>	<b>\$115,631.99</b>
<b>Operating Net Income</b>	<b>\$7,787.66</b>	<b>(\$10,190.31)</b>	<b>\$10,993.36</b>	<b>(\$2,143.02)</b>	<b>\$1,149.42</b>	<b>\$2,728.18</b>	<b>\$10,325.29</b>

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**

**Income Statement - Reserve**

**1/1/2021 - 6/30/2021**

	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 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	\$43,896.00
4610 - INTEREST INCOME - RESERVES	\$760.60	\$38.14	\$710.96	\$620.55	\$135.81	\$427.85	\$2,693.91
<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>\$7,451.81</u>	<u>\$7,743.85</u>	<u>\$46,589.91</u>
<i>Total Reserve Income</i>	\$8,076.60	\$7,354.14	\$8,026.96	\$7,936.55	\$7,451.81	\$7,743.85	\$46,589.91
<b>Reserve Expense</b>							
<u>ADMINISTRATIVE</u>							
5251 - BANK FEE/CHANGE IN INVESTMENTS-RESERVES	\$163.77	\$49.01	\$217.35	\$170.27	\$182.10	\$208.40	\$990.90
<u>Total ADMINISTRATIVE</u>	<u>\$163.77</u>	<u>\$49.01</u>	<u>\$217.35</u>	<u>\$170.27</u>	<u>\$182.10</u>	<u>\$208.40</u>	<u>\$990.90</u>
<u>COMMON AREA</u>							
9210 - LANDSCAPING-IRRIGATION - RESERVES	\$0.00	\$1,700.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,700.00
9430 - PLUMBING - RESERVES	\$0.00	\$15,675.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,675.00
9490 - RESERVE EXPENSE	\$0.00	\$233.98	\$0.00	\$0.00	\$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>\$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	\$182.10	\$208.40	\$18,599.88
Reserve Net Income	\$7,912.83	(\$10,303.85)	\$7,809.61	\$7,766.28	\$7,269.71	\$7,535.45	\$27,990.03