

Summit Park Condominium Association, Inc.

Financial Statement Period Ending: July 31, 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

Fiscal Year End: December 31
Accounting Method: Accrual

Celeste Mariscal, Portfolio Accountant
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928-776-4479 ext 1175

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928-776-4479 ext 1110

SUMMIT PARK CONDOMINIUM ASSOCIATION INC
BALANCE SHEET
7/31/2021

	Operating	Reserve	Total
Assets			
CASH			
1006 - NATIONAL BANK OPERATING MM	\$58,192.73		\$58,192.73
1010 - ALLIANCE OPERATING CHECKING-093	\$78,073.64		\$78,073.64
1015 - ALLIANCE OPERATING MM - 223	\$15,729.24		\$15,729.24
1050 - ALLIANCE RESERVE MONEY MARKET-127		\$34,944.05	\$34,944.05
1051 - ALLIANCE RES ICS-847		\$225,099.25	\$225,099.25
1055 - SCHWAB RESERVE		\$117,083.06	\$117,083.06
1056 - METRO RES CD-475(9/19/2).60%		\$25,913.32	\$25,913.32
1057 - METRO RES CD-483(9/19/22).60%		\$25,913.32	\$25,913.32
1058 - METRO RES CD-491(9/19/22).60%		\$25,913.32	\$25,913.32
1059 - METRO RES CD-505(9/19/22).60%		\$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
Total CASH	<u>\$151,995.61</u>	<u>\$580,840.59</u>	<u>\$732,836.20</u>
ACCOUNTS RECEIVABLE			
1200 - A/R ASSESSMENT	\$380.19	\$177.00	\$557.19
1203 - A/R GARAGE ASSESSMENT	\$26.00		\$26.00
1223 - A/R TENANT UTILITIES	\$137.39		\$137.39
1230 - A/R FINES	\$548.00		\$548.00
1240 - A/R LATE FEES/INTEREST	\$60.00		\$60.00
1250 - A/R COLLECTION FEES	\$190.00		\$190.00
1280 - A/R OTHER	\$1,590.25		\$1,590.25
1290 - ALLOWANCE FOR DOUBTFUL ACCTS	(\$121.05)		(\$121.05)
Total ACCOUNTS RECEIVABLE	<u>\$2,810.78</u>	<u>\$177.00</u>	<u>\$2,987.78</u>

SUMMIT PARK CONDOMINIUM ASSOCIATION INC
BALANCE SHEET
7/31/2021

	Operating	Reserve	Total
OTHER ASSETS			
1600 - PREPAID EXPENSE	\$299.61		\$299.61
Total OTHER ASSETS	<u>\$299.61</u>		<u>\$299.61</u>
 Assets Total	 <u>\$155,106.00</u>	 <u>\$581,017.59</u>	 <u>\$736,123.59</u>
 Liabilities & Equity			
	Operating	Reserve	Total
LIABILITIES			
2100 - PREPAID OWNER ASSESSMENTS	\$27,900.27		\$27,900.27
2200 - ACCOUNTS PAYABLE	\$1,719.55		\$1,719.55
2250 - ACCRUED EXPENSES	\$8,950.00		\$8,950.00
Total LIABILITIES	<u>\$38,569.82</u>	<u>\$0.00</u>	<u>\$38,569.82</u>
 EQUITY			
3200 - OPERATING FUND	\$103,635.35		\$103,635.35
3500 - RESERVE FUND		\$545,767.58	\$545,767.58
Total EQUITY	<u>\$103,635.35</u>	<u>\$545,767.58</u>	<u>\$649,402.93</u>
 Net Income	 <u>\$12,900.83</u>	 <u>\$35,250.01</u>	 <u>\$48,150.84</u>
 Liabilities and Equity Total	 <u>\$155,106.00</u>	 <u>\$581,017.59</u>	 <u>\$736,123.59</u>

SUMMIT PARK CONDOMINIUM ASSOCIATION INC
INCOME STATEMENT - Operating
7/1/2021 - 7/31/2021

Accounts	7/1/2021 - 7/31/2021			1/1/2021 - 7/31/2021			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
<u>INCOME</u>								
4100 - ASSESSMENT	\$19,220.00	\$19,220.00	\$0.00	\$134,540.00	\$134,540.00	\$0.00	\$230,640.00	\$96,100.00
4105 - GARAGE ASSESSMENT	\$880.00	\$880.00	\$0.00	\$6,138.00	\$6,160.00	(\$22.00)	\$10,560.00	\$4,422.00
4110 - STORAGE ASSESSMENT	\$407.00	\$407.00	\$0.00	\$2,849.00	\$2,849.00	\$0.00	\$4,884.00	\$2,035.00
4330 - LATE FEES	\$30.00	\$12.00	\$18.00	\$180.00	\$84.00	\$96.00	\$150.00	(\$30.00)
4350 - LIEN/COLLECTION FEES	\$50.00	\$20.00	\$30.00	\$375.00	\$140.00	\$235.00	\$250.00	(\$125.00)
4500 - CAPITAL CONTRIBUTION	\$812.00	\$416.67	\$395.33	\$3,248.00	\$2,916.69	\$331.31	\$5,000.00	\$1,752.00
4600 - INTEREST INCOME	\$4.08	\$12.50	(\$8.42)	\$30.36	\$87.50	(\$57.14)	\$150.00	\$119.64
4740 - TENANT UTILITIES	\$93.59	\$42.00	\$51.59	\$93.59	\$294.00	(\$200.41)	\$500.00	\$406.41
Total INCOME	\$21,496.67	\$21,010.17	\$486.50	\$147,453.95	\$147,071.19	\$382.76	\$252,134.00	\$104,680.05
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Total Income	\$21,496.67	\$21,010.17	\$486.50	\$147,453.95	\$147,071.19	\$382.76	\$252,134.00	\$104,680.05
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Expense								
<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	\$294.00	\$189.00	\$500.00	\$395.00
5250 - BANK FEE	\$0.00	\$4.17	\$4.17	\$0.00	\$29.19	\$29.19	\$50.00	\$50.00
5400 - INSURANCE	\$2,723.66	\$2,717.67	(\$5.99)	\$19,065.62	\$19,023.69	(\$41.93)	\$32,612.00	\$13,546.38
5500 - LEGAL FEES	\$0.00	\$83.33	\$83.33	\$186.00	\$583.31	\$397.31	\$1,000.00	\$814.00
5530 - LIEN/COLLECTION COSTS	\$25.00	\$41.67	\$16.67	\$295.00	\$291.69	(\$3.31)	\$500.00	\$205.00
5600 - MANAGEMENT FEES	\$1,675.00	\$1,721.00	\$46.00	\$11,725.00	\$12,047.00	\$322.00	\$20,652.00	\$8,927.00
5650 - MEETINGS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00	\$100.00
5800 - OFFICE SUPPLIES	\$46.19	\$16.67	(\$29.52)	\$126.54	\$116.69	(\$9.85)	\$200.00	\$73.46
5810 - POSTAGE	\$59.87	\$83.33	\$23.46	\$567.24	\$583.31	\$16.07	\$1,000.00	\$432.76
5820 - PRINTING	\$314.80	\$250.00	(\$64.80)	\$2,621.05	\$1,750.00	(\$871.05)	\$3,000.00	\$378.95
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	\$233.31	\$233.31	\$400.00	\$400.00
Total ADMINISTRATIVE	\$4,844.52	\$4,993.17	\$148.65	\$35,566.45	\$36,302.19	\$735.74	\$61,364.00	\$25,797.55

SUMMIT PARK CONDOMINIUM ASSOCIATION INC
INCOME STATEMENT - Operating
7/1/2021 - 7/31/2021

Accounts	7/1/2021 - 7/31/2021			1/1/2021 - 7/31/2021			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
COMMON AREA								
5405 - INSURANCE CLAIM DEDUCTIBLE	\$0.00	\$416.67	\$416.67	(\$1,812.50)	\$2,916.69	\$4,729.19	\$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	\$2,247.73	\$2,625.00	\$377.27	\$4,500.00	\$2,252.27
6075 - FIRE SPRINKLER MAINTENANCE	\$0.00	\$500.00	\$500.00	\$0.00	\$3,500.00	\$3,500.00	\$6,000.00	\$6,000.00
6160 - GROUNDS TRASH, SIDEWALKS ETC	\$105.00	\$333.33	\$228.33	\$280.00	\$2,333.31	\$2,053.31	\$4,000.00	\$3,720.00
6200 - JANITORIAL/CLEANING SERVICES	\$1,248.66	\$416.67	(\$831.99)	\$5,118.66	\$2,916.69	(\$2,201.97)	\$5,000.00	(\$118.66)
6300 - LANDSCAPE MAINTENANCE	\$0.00	\$1,416.67	\$1,416.67	\$810.00	\$9,916.69	\$9,106.69	\$17,000.00	\$16,190.00
6330 - LANDSCAPE - OTHER	\$293.48	\$83.33	(\$210.15)	\$293.48	\$583.31	\$289.83	\$1,000.00	\$706.52
6400 - PEST CONTROL	\$0.00	\$41.67	\$41.67	\$1,895.00	\$291.69	(\$1,603.31)	\$500.00	(\$1,395.00)
6500 - REPAIRS & MAINTENANCE	\$154.23	\$208.33	\$54.10	\$154.23	\$1,458.31	\$1,304.08	\$2,500.00	\$2,345.77
6510 - REPAIRS & MAINTENANCE: BUILDING	\$300.00	\$333.33	\$33.33	\$7,442.24	\$2,333.31	(\$5,108.93)	\$4,000.00	(\$3,442.24)
6520 - REPAIRS & MAINTENANCE: GUTTERS	\$1,390.00	\$208.33	(\$1,181.67)	\$1,390.00	\$1,458.31	\$68.31	\$2,500.00	\$1,110.00
6530 - REPAIRS & MAINTENANCE: IRRIGATION	\$0.00	\$125.00	\$125.00	\$0.00	\$875.00	\$875.00	\$1,500.00	\$1,500.00
6550 - REPAIRS & MAINTENANCE: LIGHTING	\$1,040.95	\$125.00	(\$915.95)	\$3,734.87	\$875.00	(\$2,859.87)	\$1,500.00	(\$2,234.87)
6565 - REPAIRS & MAINTENANCE: PAINTING	\$0.00	\$41.67	\$41.67	\$0.00	\$291.69	\$291.69	\$500.00	\$500.00
6570 - REPAIRS & MAINTENANCE: PLUMBING	\$370.31	\$145.83	(\$224.48)	\$2,506.18	\$1,020.81	(\$1,485.37)	\$1,750.00	(\$756.18)
6575 - REPAIRS & MAINTENANCE: SIGNAGE	\$0.00	\$166.67	\$166.67	\$0.00	\$1,166.69	\$1,166.69	\$2,000.00	\$2,000.00
6578 - REPAIRS & MAINTENANCE: STAIRWAYS	\$0.00	\$41.67	\$41.67	\$0.00	\$291.69	\$291.69	\$500.00	\$500.00
6580 - REPAIRS & MAINTENANCE: STREETS	\$0.00	\$41.67	\$41.67	\$0.00	\$291.69	\$291.69	\$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	\$437.50	\$437.50	\$750.00	\$750.00
6750 - TOWING	\$0.00	\$16.67	\$16.67	\$0.00	\$116.69	\$116.69	\$200.00	\$200.00
6800 - TREE REMOVAL & MAINTENANCE	\$0.00	\$300.00	\$300.00	\$0.00	\$900.00	\$900.00	\$1,500.00	\$1,500.00
Total COMMON AREA	\$5,202.23	\$5,400.01	\$197.78	\$43,501.28	\$54,650.07	\$11,148.79	\$86,200.00	\$42,698.72
TAXES/OTHER EXPENSES								
8250 - CONTINGENCY	\$0.00	\$166.67	\$166.67	\$0.00	\$1,166.69	\$1,166.69	\$2,000.00	\$2,000.00
8280 - CORPORATION COMMISSION	\$40.00	\$0.00	(\$40.00)	\$40.00	\$10.00	(\$30.00)	\$100.00	\$60.00

SUMMIT PARK CONDOMINIUM ASSOCIATION INC
INCOME STATEMENT - Operating
7/1/2021 - 7/31/2021

Accounts	7/1/2021 - 7/31/2021			1/1/2021 - 7/31/2021			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
<u>Total TAXES/OTHER EXPENSES</u>	\$40.00	\$166.67	\$126.67	\$168.00	\$4,176.69	\$4,008.69	\$5,100.00	\$4,932.00
UTILITIES								
7100 - ELECTRICITY	\$1,094.55	\$1,500.00	\$405.45	\$10,672.69	\$10,500.00	(\$172.69)	\$18,000.00	\$7,327.31
7300 - GAS	\$36.77	\$39.17	\$2.40	\$253.45	\$274.19	\$20.74	\$470.00	\$216.55
7550 - TRASH/SANITATION	\$0.00	\$875.00	\$875.00	\$5,202.92	\$6,125.00	\$922.08	\$10,500.00	\$5,297.08
7900 - WATER/SEWER	\$7,650.00	\$5,833.33	(\$1,816.67)	\$39,040.14	\$40,833.31	\$1,793.17	\$70,000.00	\$30,959.86
7950 - UTILITY CUT-INS	\$53.06	\$41.67	(\$11.39)	\$148.19	\$291.69	\$143.50	\$500.00	\$351.81
<u>Total UTILITIES</u>	\$8,834.38	\$8,289.17	(\$545.21)	\$55,317.39	\$58,024.19	\$2,706.80	\$99,470.00	\$44,152.61
Total Expense	\$18,921.13	\$18,849.02	(\$72.11)	\$134,553.12	\$153,153.14	\$18,600.02	\$252,134.00	\$117,580.88
Operating Net Income	\$2,575.54	\$2,161.15	\$414.39	\$12,900.83	(\$6,081.95)	\$18,982.78	\$0.00	(\$12,900.83)

SUMMIT PARK CONDOMINIUM ASSOCIATION INC
INCOME STATEMENT - Reserve
7/1/2021 - 7/31/2021

Accounts	7/1/2021 - 7/31/2021			1/1/2021 - 7/31/2021			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
Reserve Income								
<u>INCOME</u>								
4101 - ASSESSMENT - RESERVE FUND	\$7,316.00	\$7,316.00	\$0.00	\$51,212.00	\$51,212.00	\$0.00	\$87,792.00	\$36,580.00
4610 - INTEREST INCOME - RESERVES	\$137.27	\$458.33	(\$321.06)	\$2,831.18	\$3,208.31	(\$377.13)	\$5,500.00	\$2,668.82
Total INCOME	\$7,453.27	\$7,774.33	(\$321.06)	\$54,043.18	\$54,420.31	(\$377.13)	\$93,292.00	\$39,248.82
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Total Reserve Income	\$7,453.27	\$7,774.33	(\$321.06)	\$54,043.18	\$54,420.31	(\$377.13)	\$93,292.00	\$39,248.82
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Reserve Expense								
<u>ADMINISTRATIVE</u>								
5251 - BANK FEE/CHANGE IN INVESTMENTS-RESERVES	\$193.29	\$0.00	(\$193.29)	\$1,184.19	\$0.00	(\$1,184.19)	\$0.00	(\$1,184.19)
Total ADMINISTRATIVE	\$193.29	\$0.00	(\$193.29)	\$1,184.19	\$0.00	(\$1,184.19)	\$0.00	(\$1,184.19)
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<u>COMMON AREA</u>								
9125 - CONCRETE, STAIRWAYS - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00
9150 - FENCE-REPAIR/REPAINT - RESERVES	\$0.00	\$7,000.00	\$7,000.00	\$0.00	\$19,000.00	\$19,000.00	\$26,000.00	\$26,000.00
9205 - LANDSCAPING COMMON AREA - RESERVES	\$0.00	\$5,000.00	\$5,000.00	\$0.00	\$15,000.00	\$15,000.00	\$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	\$0.00	\$0.00	\$0.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00
9410 - PAINTING-CARPORTS - RESERVES	\$0.00	\$0.00	\$0.00	\$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

7/1/2021 - 7/31/2021

Accounts	7/1/2021 - 7/31/2021			1/1/2021 - 7/31/2021			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
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	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00
9600 - STREET REPAIR - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
<u>Total COMMON AREA</u>	\$0.00	\$12,000.00	\$12,000.00	\$17,608.98	\$91,225.00	\$73,616.02	\$98,225.00	\$80,616.02
Total Reserve Expense	\$193.29	\$12,000.00	\$11,806.71	\$18,793.17	\$91,225.00	\$72,431.83	\$98,225.00	\$79,431.83
Reserve Net Income	\$7,259.98	(\$4,225.67)	\$11,485.65	\$35,250.01	(\$36,804.69)	\$72,054.70	(\$4,933.00)	(\$40,183.01)

SUMMIT PARK CONDOMINIUM ASSOCIATION INC

Income Statement - Operating

1/1/2021 - 7/31/2021

	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	YTD
Income								
<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	\$134,540.00
4105 - GARAGE ASSESSMENT	\$880.00	\$880.00	\$880.00	\$880.00	\$858.00	\$880.00	\$880.00	\$6,138.00
4110 - STORAGE ASSESSMENT	\$407.00	\$407.00	\$407.00	\$407.00	\$407.00	\$407.00	\$407.00	\$2,849.00
4330 - LATE FEES	\$75.00	\$0.00	\$45.00	(\$15.00)	\$15.00	\$30.00	\$30.00	\$180.00
4350 - LIEN/COLLECTION FEES	\$125.00	\$45.00	\$50.00	\$0.00	\$25.00	\$80.00	\$50.00	\$375.00
4500 - CAPITAL CONTRIBUTION	\$406.00	\$406.00	\$0.00	\$812.00	\$406.00	\$406.00	\$812.00	\$3,248.00
4600 - INTEREST INCOME	\$4.73	\$6.11	\$3.37	\$3.96	\$4.12	\$3.99	\$4.08	\$30.36
4740 - TENANT UTILITIES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$93.59	\$93.59
<u>Total INCOME</u>	\$21,117.73	\$20,964.11	\$20,605.37	\$21,307.96	\$20,935.12	\$21,026.99	\$21,496.67	\$147,453.95
<i>Total Income</i>	\$21,117.73	\$20,964.11	\$20,605.37	\$21,307.96	\$20,935.12	\$21,026.99	\$21,496.67	\$147,453.95
Expense								
<u>ADMINISTRATIVE</u>								
5100 - ACCOUNTING/TAX PREP FEES	\$0.00	\$0.00	\$0.00	\$875.00	\$0.00	\$0.00	\$0.00	\$875.00
5200 - BAD DEBT	\$0.00	\$0.00	\$0.00	\$105.00	\$0.00	\$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	\$2,723.66	\$19,065.62
5500 - LEGAL FEES	\$0.00	\$0.00	\$186.00	\$0.00	\$0.00	\$0.00	\$0.00	\$186.00
5530 - LIEN/COLLECTION COSTS	\$75.00	\$10.00	\$100.00	\$35.00	\$50.00	\$0.00	\$25.00	\$295.00
5600 - MANAGEMENT FEES	\$1,675.00	\$1,675.00	\$1,675.00	\$1,675.00	\$1,675.00	\$1,675.00	\$1,675.00	\$11,725.00
5800 - OFFICE SUPPLIES	\$34.75	\$34.85	\$3.00	\$4.00	\$1.75	\$2.00	\$46.19	\$126.54
5810 - POSTAGE	\$192.30	\$78.17	\$9.64	\$113.14	\$56.49	\$57.63	\$59.87	\$567.24
5820 - PRINTING	\$716.15	\$321.55	\$2.50	\$635.45	\$316.10	\$314.50	\$314.80	\$2,621.05
<u>Total ADMINISTRATIVE</u>	\$5,416.86	\$4,843.23	\$4,699.80	\$6,166.25	\$4,823.00	\$4,772.79	\$4,844.52	\$35,566.45
<u>COMMON AREA</u>								
5405 - INSURANCE CLAIM DEDUCTIBLE	\$0.00	\$0.00	(\$1,812.50)	\$0.00	\$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	\$0.00	\$3,199.26
6070 - FIRE PROTECTION	\$299.60	\$450.12	\$299.60	\$299.60	\$299.61	\$299.60	\$299.60	\$2,247.73
6160 - GROUNDS TRASH, SIDEWALKS ETC	\$70.00	\$0.00	\$0.00	\$105.00	\$0.00	\$0.00	\$105.00	\$280.00

SUMMIT PARK CONDOMINIUM ASSOCIATION INC

Income Statement - Operating

1/1/2021 - 7/31/2021

	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	YTD
6200 - JANITORIAL/CLEANING SERVICES	\$0.00	\$1,200.00	\$600.00	\$750.00	\$600.00	\$720.00	\$1,248.66	\$5,118.66
6300 - LANDSCAPE MAINTENANCE	\$0.00	\$0.00	\$0.00	\$0.00	\$810.00	\$0.00	\$0.00	\$810.00
6330 - LANDSCAPE - OTHER	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$293.48	\$293.48
6400 - PEST CONTROL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,895.00	\$0.00	\$1,895.00
6500 - REPAIRS & MAINTENANCE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$154.23	\$154.23
6510 - REPAIRS & MAINTENANCE: BUILDING	\$0.00	\$0.00	\$275.00	\$6,267.24	\$300.00	\$300.00	\$300.00	\$7,442.24
6520 - REPAIRS & MAINTENANCE: GUTTERS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,390.00	\$1,390.00
6550 - REPAIRS & MAINTENANCE: LIGHTING	\$0.00	\$1,688.92	\$285.00	\$0.00	\$395.00	\$325.00	\$1,040.95	\$3,734.87
6570 - REPAIRS & MAINTENANCE: PLUMBING	\$0.00	\$0.00	\$550.50	\$0.00	\$1,585.37	\$0.00	\$370.31	\$2,506.18
6600 - SNOW REMOVAL	\$0.00	\$13,988.54	\$0.00	\$0.00	\$2,253.59	\$0.00	\$0.00	\$16,242.13
Total COMMON AREA	\$369.60	\$17,327.58	\$197.60	\$9,923.84	\$6,940.83	\$3,539.60	\$5,202.23	\$43,501.28
<u>TAXES/OTHER EXPENSES</u>								
8280 - CORPORATION COMMISSION	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$40.00	\$40.00
8850 - TAXES - STATE	\$0.00	\$0.00	\$0.00	\$128.00	\$0.00	\$0.00	\$0.00	\$128.00
Total TAXES/OTHER EXPENSES	\$0.00	\$0.00	\$0.00	\$128.00	\$0.00	\$0.00	\$40.00	\$168.00
<u>UTILITIES</u>								
7100 - ELECTRICITY	\$1,839.81	\$1,696.85	\$1,665.18	\$1,613.45	\$1,429.44	\$1,333.41	\$1,094.55	\$10,672.69
7300 - GAS	\$36.41	\$35.05	\$35.76	\$35.10	\$37.61	\$36.75	\$36.77	\$253.45
7550 - TRASH/SANITATION	\$867.39	\$927.89	\$795.04	\$883.20	\$863.44	\$865.96	\$0.00	\$5,202.92
7900 - WATER/SEWER	\$4,800.00	\$6,323.82	\$2,218.63	\$4,701.14	\$5,691.38	\$7,655.17	\$7,650.00	\$39,040.14
7950 - UTILITY CUT-INS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$95.13	\$53.06	\$148.19
Total UTILITIES	\$7,543.61	\$8,983.61	\$4,714.61	\$7,232.89	\$8,021.87	\$9,986.42	\$8,834.38	\$55,317.39
Total Expense	\$13,330.07	\$31,154.42	\$9,612.01	\$23,450.98	\$19,785.70	\$18,298.81	\$18,921.13	\$134,553.12
Operating Net Income	\$7,787.66	(\$10,190.31)	\$10,993.36	(\$2,143.02)	\$1,149.42	\$2,728.18	\$2,575.54	\$12,900.83

SUMMIT PARK CONDOMINIUM ASSOCIATION INC

Income Statement - Reserve

1/1/2021 - 7/31/2021

	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	YTD
Reserve Income								
<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	\$51,212.00
4610 - INTEREST INCOME - RESERVES	\$760.60	\$38.14	\$710.96	\$620.55	\$135.81	\$427.85	\$137.27	\$2,831.18
<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>\$7,453.27</u>	<u>\$54,043.18</u>
<i>Total Reserve Income</i>	\$8,076.60	\$7,354.14	\$8,026.96	\$7,936.55	\$7,451.81	\$7,743.85	\$7,453.27	\$54,043.18
Reserve Expense								
<u>ADMINISTRATIVE</u>								
5251 - BANK FEE/CHANGE IN INVESTMENTS-RESERVES	\$163.77	\$49.01	\$217.35	\$170.27	\$182.10	\$208.40	\$193.29	\$1,184.19
<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>\$193.29</u>	<u>\$1,184.19</u>
<u>COMMON AREA</u>								
9210 - LANDSCAPING-IRRIGATION - RESERVES	\$0.00	\$1,700.00	\$0.00	\$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	\$0.00	\$15,675.00
9490 - RESERVE EXPENSE	\$0.00	\$233.98	\$0.00	\$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>\$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	\$193.29	\$18,793.17
Reserve Net Income	<u>\$7,912.83</u>	<u>(\$10,303.85)</u>	<u>\$7,809.61</u>	<u>\$7,766.28</u>	<u>\$7,269.71</u>	<u>\$7,535.45</u>	<u>\$7,259.98</u>	<u>\$35,250.01</u>