

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**

**BALANCE SHEET**

**12/31/2019**

	Operating	Reserve	Total
<b>Assets</b>			
<b>CASH</b>			
1006 - NATIONAL BANK OPERATING MM	\$58,175.34		\$58,175.34
1010 - ALLIANCE OPERATING CHECKING-093	\$69,220.85		\$69,220.85
1015 - ALLIANCE OPERATING MM - 223	\$15,696.39		\$15,696.39
1050 - ALLIANCE RESERVE MONEY MARKET-127	\$91,582.79		\$91,582.79
1055 - SCHWAB RESERVE	\$270,172.72		\$270,172.72
1056 - METRO RES CD-475(3/19/21)2.30%	\$25,143.36		\$25,143.36
1057 - METRO RES CD-483(3/19/21)2.30%	\$25,143.36		\$25,143.36
1058 - METRO RES CD-491(3/19/21)2.30%	\$25,143.36		\$25,143.36
1059 - METRO RES CD-505(3/19/21)2.30%	\$25,143.36		\$25,143.36
<b>Total CASH</b>	<b>\$143,092.58</b>	<b>\$462,328.95</b>	<b>\$605,421.53</b>
<b>ACCOUNTS RECEIVABLE</b>			
1200 - A/R ASSESSMENT	\$2,067.57	\$525.97	\$2,593.54
1203 - A/R GARAGE ASSESSMENT	\$70.00		\$70.00
1215 - A/R STORAGE ASSESSMENT	\$30.00		\$30.00
1223 - A/R TENANT UTILITIES	\$977.02		\$977.02
1230 - A/R FINES	\$748.00		\$748.00
1240 - A/R LATE FEES/INTEREST	\$90.00		\$90.00
1250 - A/R COLLECTION FEES	\$130.00		\$130.00
1280 - A/R OTHER	\$272.04		\$272.04
1290 - ALLOWANCE FOR DOUBTFUL ACCTS	(\$121.05)		(\$121.05)
<b>Total ACCOUNTS RECEIVABLE</b>	<b>\$4,263.58</b>	<b>\$525.97</b>	<b>\$4,789.55</b>
<b>OTHER ASSETS</b>			
1600 - PREPAID EXPENSE	\$599.21		\$599.21
1620 - PREPAID TAXES	\$1,031.00		\$1,031.00
<b>Total OTHER ASSETS</b>	<b>\$1,630.21</b>		<b>\$1,630.21</b>
<b>Assets Total</b>	<b>\$148,986.37</b>	<b>\$462,854.92</b>	<b>\$611,841.29</b>

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**  
**BALANCE SHEET**  
**12/31/2019**

	Operating	Reserve	Total
<b>Liabilities &amp; Equity</b>			
<b>LIABILITIES</b>			
2100 - PREPAID OWNER ASSESSMENTS	\$28,053.10		\$28,053.10
2200 - ACCOUNTS PAYABLE	\$11,650.37		\$11,650.37
<b>Total LIABILITIES</b>	<b>\$39,703.47</b>	<b>\$0.00</b>	<b>\$39,703.47</b>
<b>EQUITY</b>			
3200 - OPERATING FUND	\$103,765.85		\$103,765.85
3500 - RESERVE FUND		\$418,309.98	\$418,309.98
<b>Total EQUITY</b>	<b>\$103,765.85</b>	<b>\$418,309.98</b>	<b>\$522,075.83</b>
<b>Net Income</b>	<b><u>\$5,517.05</u></b>	<b><u>\$44,544.94</u></b>	<b><u>\$50,061.99</u></b>
<b>Liabilities and Equity Total</b>	<b><u>\$148,986.37</u></b>	<b><u>\$462,854.92</u></b>	<b><u>\$611,841.29</u></b>

# SUMMIT PARK CONDOMINIUM ASSOCIATION INC

## INCOME STATEMENT - Operating

12/1/2019 - 12/31/2019

Accounts	12/1/2019 - 12/31/2019			1/1/2019 - 12/31/2019			Annual Budget	Remaining Budget		
	Actual	Budget	Variance	Actual	Budget	Variance				
<b>Income</b>										
<b>INCOME</b>										
4100 - ASSESSMENT	\$18,476.00	\$18,476.00	\$0.00	\$221,712.00	\$221,712.00	\$0.00	\$221,712.00	\$0.00		
4105 - GARAGE ASSESSMENT	\$800.00	\$800.00	\$0.00	\$9,580.00	\$9,600.00	(\$20.00)	\$9,600.00	\$20.00		
4110 - STORAGE ASSESSMENT	\$370.00	\$370.00	\$0.00	\$4,440.00	\$4,440.00	\$0.00	\$4,440.00	\$0.00		
4330 - LATE FEES	\$15.00	\$20.83	(\$5.83)	\$330.00	\$249.96	\$80.04	\$249.96	(\$80.04)		
4350 - LIEN/COLLECTION FEES	\$283.00	\$62.50	\$220.50	\$648.00	\$750.00	(\$102.00)	\$750.00	\$102.00		
4500 - CAPITAL CONTRIBUTION	\$406.00	\$416.63	(\$10.63)	\$4,872.00	\$5,000.00	(\$128.00)	\$5,000.00	\$128.00		
4600 - INTEREST INCOME	\$13.20	\$12.50	\$0.70	\$150.10	\$150.00	\$0.10	\$150.00	(\$0.10)		
4740 - TENANT UTILITIES	\$115.82	\$62.50	\$53.32	\$1,276.05	\$750.00	\$526.05	\$750.00	(\$526.05)		
4800 - VIOLATION FINES	(\$108.00)	\$0.00	(\$108.00)	\$550.00	\$0.00	\$550.00	\$0.00	(\$550.00)		
<b>Total INCOME</b>	<b>\$20,371.02</b>	<b>\$20,220.96</b>	<b>\$150.06</b>	<b>\$243,558.15</b>	<b>\$242,651.96</b>	<b>\$906.19</b>	<b>\$242,651.96</b>	<b>(\$906.19)</b>		
<b>TRANSFER BETWEEN FUNDS</b>										
8900 - TRANSFER TO RESERVES	\$0.00	\$0.00	\$0.00	(\$22,320.00)	\$0.00	(\$22,320.00)	\$0.00	\$22,320.00		
<b>Total TRANSFER BETWEEN FUNDS</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>(\$22,320.00)</b>	<b>\$0.00</b>	<b>(\$22,320.00)</b>	<b>\$0.00</b>	<b>\$22,320.00</b>		
<b>Total Income</b>	<b>\$20,371.02</b>	<b>\$20,220.96</b>	<b>\$150.06</b>	<b>\$221,238.15</b>	<b>\$242,651.96</b>	<b>(\$21,413.81)</b>	<b>\$242,651.96</b>	<b>\$21,413.81</b>		
<b>Expense</b>										
<b>ADMINISTRATIVE</b>										
5100 - ACCOUNTING/TAX PREP FEES	\$0.00	\$0.00	\$0.00	\$645.00	\$700.00	\$55.00	\$700.00	\$55.00		
5200 - BAD DEBT	(\$50.00)	\$208.37	\$258.37	\$121.05	\$2,500.00	\$2,378.95	\$2,500.00	\$2,378.95		
5250 - BANK FEE	\$0.00	\$4.13	\$4.13	\$10.00	\$50.00	\$40.00	\$50.00	\$40.00		
5400 - INSURANCE	\$2,482.63	\$2,216.63	(\$266.00)	\$24,839.52	\$26,600.00	\$1,760.48	\$26,600.00	\$1,760.48		
5500 - LEGAL FEES	\$979.75	\$83.37	(\$896.38)	\$1,918.75	\$1,000.00	(\$918.75)	\$1,000.00	(\$918.75)		
5530 - LIEN/COLLECTION COSTS	\$135.00	\$62.50	(\$72.50)	\$495.00	\$750.00	\$255.00	\$750.00	\$255.00		
5600 - MANAGEMENT FEES	\$1,639.08	\$1,639.12	\$0.04	\$19,668.96	\$19,669.00	\$0.04	\$19,669.00	\$0.04		
5650 - MEETINGS	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00	\$100.00	\$100.00	\$100.00		
5800 - OFFICE SUPPLIES	\$31.50	\$0.00	(\$31.50)	\$128.25	\$0.00	(\$128.25)	\$0.00	(\$128.25)		

# SUMMIT PARK CONDOMINIUM ASSOCIATION INC

## INCOME STATEMENT - Operating

12/1/2019 - 12/31/2019

Accounts	12/1/2019 - 12/31/2019			1/1/2019 - 12/31/2019			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
5810 - POSTAGE	\$92.52	\$58.37	(\$34.15)	\$672.99	\$700.00	\$27.01	\$700.00	\$27.01
5820 - PRINTING	\$177.65	\$166.63	(\$11.02)	\$1,423.65	\$2,000.00	\$576.35	\$2,000.00	\$576.35
5860 - SOCIAL COMMITTEE	\$0.00	\$0.00	\$0.00	\$548.17	\$450.00	(\$98.17)	\$450.00	(\$98.17)
5900 - WEBSITE	\$0.00	\$25.00	\$25.00	\$105.04	\$300.00	\$194.96	\$300.00	\$194.96
<b>Total ADMINISTRATIVE</b>	<b>\$5,488.13</b>	<b>\$4,464.12</b>	<b>(\$1,024.01)</b>	<b>\$50,576.38</b>	<b>\$54,819.00</b>	<b>\$4,242.62</b>	<b>\$54,819.00</b>	<b>\$4,242.62</b>
<b>COMMON AREA</b>								
5405 - INSURANCE CLAIM DEDUCTIBLE	\$0.00	\$416.63	\$416.63	\$2,534.04	\$5,000.00	\$2,465.96	\$5,000.00	\$2,465.96
6050 - BACK FLOW TESTING	\$0.00	\$333.37	\$333.37	\$675.00	\$4,000.00	\$3,325.00	\$4,000.00	\$3,325.00
6070 - FIRE PROTECTION	\$299.60	\$416.63	\$117.03	\$3,745.74	\$5,000.00	\$1,254.26	\$5,000.00	\$1,254.26
6075 - FIRE SPRINKLER MAINTENANCE	\$0.00	\$500.00	\$500.00	\$4,578.13	\$6,000.00	\$1,421.87	\$6,000.00	\$1,421.87
6160 - GROUNDS TRASH, SIDEWALKS ETC	\$0.00	\$83.37	\$83.37	\$1,070.00	\$1,000.00	(\$70.00)	\$1,000.00	(\$70.00)
6200 - JANITORIAL/CLEANING SERVICES	\$720.00	\$500.00	(\$220.00)	\$4,958.17	\$6,000.00	\$1,041.83	\$6,000.00	\$1,041.83
6300 - LANDSCAPE MAINTENANCE	\$0.00	\$1,333.37	\$1,333.37	\$11,386.20	\$16,000.00	\$4,613.80	\$16,000.00	\$4,613.80
6330 - LANDSCAPE - OTHER	\$0.00	\$250.00	\$250.00	\$659.14	\$3,000.00	\$2,340.86	\$3,000.00	\$2,340.86
6500 - REPAIRS & MAINTENANCE	\$325.00	\$166.63	(\$158.37)	\$1,885.87	\$2,000.00	\$114.13	\$2,000.00	\$114.13
6510 - REPAIRS & MAINTENANCE: BUILDING	\$0.00	\$416.63	\$416.63	\$2,495.82	\$5,000.00	\$2,504.18	\$5,000.00	\$2,504.18
6520 - REPAIRS & MAINTENANCE: GUTTERS	\$650.00	\$250.00	(\$400.00)	\$3,208.00	\$3,000.00	(\$208.00)	\$3,000.00	(\$208.00)
6530 - REPAIRS & MAINTENANCE: IRRIGATION	\$0.00	\$125.00	\$125.00	\$420.00	\$1,500.00	\$1,080.00	\$1,500.00	\$1,080.00
6550 - REPAIRS & MAINTENANCE: LIGHTING	\$0.00	\$83.37	\$83.37	\$1,074.49	\$1,000.00	(\$74.49)	\$1,000.00	(\$74.49)
6565 - REPAIRS & MAINTENANCE: PAINTING	\$0.00	\$83.37	\$83.37	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
6570 - REPAIRS & MAINTENANCE: PLUMBING	\$0.00	\$166.63	\$166.63	\$2,986.10	\$2,000.00	(\$986.10)	\$2,000.00	(\$986.10)
6575 - REPAIRS & MAINTENANCE: SIGNAGE	\$0.00	\$83.37	\$83.37	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
6578 - REPAIRS & MAINTENANCE: STAIRWAYS	\$0.00	\$83.37	\$83.37	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
6580 - REPAIRS & MAINTENANCE: STREETS	\$0.00	\$75.00	\$75.00	\$0.00	\$900.00	\$900.00	\$900.00	\$900.00
6600 - SNOW REMOVAL	\$9,858.47	\$2,083.37	(\$7,775.10)	\$43,708.97	\$25,000.00	(\$18,708.97)	\$25,000.00	(\$18,708.97)
6680 - SUPPLIES	\$0.00	\$62.50	\$62.50	\$0.00	\$750.00	\$750.00	\$750.00	\$750.00
6750 - TOWING	\$0.00	\$16.63	\$16.63	\$0.00	\$200.00	\$200.00	\$200.00	\$200.00
6800 - TREE REMOVAL & MAINTENANCE	\$0.00	\$333.37	\$333.37	\$1,275.00	\$4,000.00	\$2,725.00	\$4,000.00	\$2,725.00
<b>Total COMMON AREA</b>	<b>\$11,853.07</b>	<b>\$7,862.61</b>	<b>(\$3,990.46)</b>	<b>\$86,660.67</b>	<b>\$94,350.00</b>	<b>\$7,689.33</b>	<b>\$94,350.00</b>	<b>\$7,689.33</b>

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**

**INCOME STATEMENT - Operating**

**12/1/2019 - 12/31/2019**

Accounts	12/1/2019 - 12/31/2019			1/1/2019 - 12/31/2019			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>TAXES/OTHER EXPENSES</b>								
8250 - CONTINGENCY	\$0.00	\$208.37	\$208.37	\$0.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00
8280 - CORPORATION COMMISSION	\$0.00	\$0.87	\$0.87	\$10.00	\$10.00	\$0.00	\$10.00	\$0.00
8600 - RESERVE STUDY	\$0.00	\$0.00	\$0.00	(\$630.00)	\$0.00	\$630.00	\$0.00	\$630.00
8800 - TAXES - FEDERAL	\$0.00	\$208.37	\$208.37	(\$19.36)	\$2,500.00	\$2,519.36	\$2,500.00	\$2,519.36
8850 - TAXES - STATE	\$0.00	\$41.63	\$41.63	\$168.00	\$500.00	\$332.00	\$500.00	\$332.00
<b>Total TAXES/OTHER EXPENSES</b>	<b>\$0.00</b>	<b>\$459.24</b>	<b>\$459.24</b>	<b>(\$471.36)</b>	<b>\$5,510.00</b>	<b>\$5,981.36</b>	<b>\$5,510.00</b>	<b>\$5,981.36</b>
<b>UTILITIES</b>								
7100 - ELECTRICITY	\$1,556.50	\$1,666.63	\$110.13	\$15,914.41	\$20,000.00	\$4,085.59	\$20,000.00	\$4,085.59
7300 - GAS	\$35.86	\$58.37	\$22.51	\$458.00	\$700.00	\$242.00	\$700.00	\$242.00
7500 - TELEPHONE	\$112.42	\$0.00	(\$112.42)	\$112.42	\$0.00	(\$112.42)	\$0.00	(\$112.42)
7550 - TRASH/SANITATION	\$839.30	\$833.37	(\$5.93)	\$10,125.99	\$10,000.00	(\$125.99)	\$10,000.00	(\$125.99)
7900 - WATER/SEWER	\$2,678.02	\$3,916.63	\$1,238.61	\$51,069.05	\$47,000.00	(\$4,069.05)	\$47,000.00	(\$4,069.05)
7950 - UTILITY CUT-INS	\$115.82	\$83.37	(\$32.45)	\$1,275.54	\$1,000.00	(\$275.54)	\$1,000.00	(\$275.54)
<b>Total UTILITIES</b>	<b>\$5,337.92</b>	<b>\$6,558.37</b>	<b>\$1,220.45</b>	<b>\$78,955.41</b>	<b>\$78,700.00</b>	<b>(\$255.41)</b>	<b>\$78,700.00</b>	<b>(\$255.41)</b>
<b>Total Expense</b>	<b>\$22,679.12</b>	<b>\$19,344.34</b>	<b>(\$3,334.78)</b>	<b>\$215,721.10</b>	<b>\$233,379.00</b>	<b>\$17,657.90</b>	<b>\$233,379.00</b>	<b>\$17,657.90</b>
<b>Operating Net Income</b>	<b>(\$2,308.10)</b>	<b>\$876.62</b>	<b>(\$3,184.72)</b>	<b>\$5,517.05</b>	<b>\$9,272.96</b>	<b>(\$3,755.91)</b>	<b>\$9,272.96</b>	<b>\$3,755.91</b>

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**

**INCOME STATEMENT - Reserve**

**12/1/2019 - 12/31/2019**

Accounts	12/1/2019 - 12/31/2019			1/1/2019 - 12/31/2019			Annual Budget	Remaining Budget		
	Actual	Budget	Variance	Actual	Budget	Variance				
<b>Reserve Income</b>										
<b>INCOME</b>										
4101 - ASSESSMENT - RESERVE FUND	\$6,696.00	\$6,696.00	\$0.00	\$80,352.00	\$80,352.00	\$0.00	\$80,352.00	\$0.00		
4610 - INTEREST INCOME - RESERVES	\$842.82	\$500.00	\$342.82	\$7,724.08	\$6,000.00	\$1,724.08	\$6,000.00	(\$1,724.08)		
<b>Total INCOME</b>	<b>\$7,538.82</b>	<b>\$7,196.00</b>	<b>\$342.82</b>	<b>\$88,076.08</b>	<b>\$86,352.00</b>	<b>\$1,724.08</b>	<b>\$86,352.00</b>	<b>(\$1,724.08)</b>		
<b>TRANSFER BETWEEN FUNDS</b>										
9000 - TRANSFER FROM OPERATING	\$0.00	\$0.00	\$0.00	\$22,320.00	\$0.00	\$22,320.00	\$0.00	(\$22,320.00)		
<b>Total TRANSFER BETWEEN FUNDS</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$22,320.00</b>	<b>\$0.00</b>	<b>\$22,320.00</b>	<b>\$0.00</b>	<b>(\$22,320.00)</b>		
<b>Total Reserve Income</b>	<b>\$7,538.82</b>	<b>\$7,196.00</b>	<b>\$342.82</b>	<b>\$110,396.08</b>	<b>\$86,352.00</b>	<b>\$24,044.08</b>	<b>\$86,352.00</b>	<b>(\$24,044.08)</b>		
<b>Reserve Expense</b>										
<b>ADMINISTRATIVE</b>										
5251 - BANK FEE/CHANGE IN INVESTMENTS-RESERVES	\$345.80	\$0.00	(\$345.80)	(\$6,529.23)	\$0.00	\$6,529.23	\$0.00	\$6,529.23		
<b>Total ADMINISTRATIVE</b>	<b>\$345.80</b>	<b>\$0.00</b>	<b>(\$345.80)</b>	<b>(\$6,529.23)</b>	<b>\$0.00</b>	<b>\$6,529.23</b>	<b>\$0.00</b>	<b>\$6,529.23</b>		
<b>COMMON AREA</b>										
9100 - CARPORT REPAIR - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00		
9125 - CONCRETE, STAIRWAYS - RESERVES	\$0.00	\$833.37	\$833.37	\$0.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00		
9150 - FENCE-REPAIR/REPAINT - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00		

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**

**INCOME STATEMENT - Reserve**

**12/1/2019 - 12/31/2019**

<b>Accounts</b>	12/1/2019 - 12/31/2019			1/1/2019 - 12/31/2019			<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>		
9205 - LANDSCAPING COMMON AREA - RESERVES	\$0.00	\$2,083.37	\$2,083.37	\$7,544.22	\$25,000.00	\$17,455.78	\$25,000.00	\$17,455.78
9210 - LANDSCAPING-IRRIGATION - RESERVES	\$0.00	\$0.00	\$0.00	\$14,520.98	\$25,000.00	\$10,479.02	\$25,000.00	\$10,479.02
9300 - MAILBOX REPLACEMENT - RESERVES	\$0.00	\$0.00	\$0.00	\$7,977.00	\$11,000.00	\$3,023.00	\$11,000.00	\$3,023.00
9400 - PAINTING - RESERVES	\$0.00	\$2,333.37	\$2,333.37	\$29,338.17	\$28,000.00	(\$1,338.17)	\$28,000.00	(\$1,338.17)
9410 - PAINTING-CARPORTS - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00
9550 - STAIR TREADS - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
9600 - STREET REPAIR - RESERVES	\$0.00	\$0.00	\$0.00	\$13,000.00	\$0.00	(\$13,000.00)	\$0.00	(\$13,000.00)
<b>Total COMMON AREA</b>	<b>\$0.00</b>	<b>\$5,250.11</b>	<b>\$5,250.11</b>	<b>\$72,380.37</b>	<b>\$109,000.00</b>	<b>\$36,619.63</b>	<b>\$109,000.00</b>	<b>\$36,619.63</b>
<b>Total Reserve Expense</b>	<b>\$345.80</b>	<b>\$5,250.11</b>	<b>\$4,904.31</b>	<b>\$65,851.14</b>	<b>\$109,000.00</b>	<b>\$43,148.86</b>	<b>\$109,000.00</b>	<b>\$43,148.86</b>
<b>Reserve Net Income</b>	<b>\$7,193.02</b>	<b>\$1,945.89</b>	<b>\$5,247.13</b>	<b>\$44,544.94</b>	<b>(\$22,648.00)</b>	<b>\$67,192.94</b>	<b>(\$22,648.00)</b>	<b>(\$67,192.94)</b>

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**

**Income Statement - Operating**

**1/1/2019 - 12/31/2019**

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	YTD
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**Income**

INCOME

4100 - ASSESSMENT	\$18,476.00	\$18,476.00	\$18,476.00	\$18,476.00	\$18,476.00	\$18,476.00	\$18,476.00	\$18,476.00	\$18,476.00	\$18,476.00	\$18,476.00	\$18,476.00	\$221,712.00
4105 - GARAGE ASSESSMENT	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$780.00	\$800.00	\$9,580.00
4110 - STORAGE ASSESSMENT	\$370.00	\$370.00	\$370.00	\$370.00	\$360.00	\$360.00	\$360.00	\$360.00	\$360.00	\$420.00	\$370.00	\$370.00	\$4,440.00
4330 - LATE FEES	\$15.00	\$0.00	\$30.00	(\$30.00)	\$45.00	\$15.00	\$15.00	\$135.00	\$60.00	\$30.00	\$0.00	\$15.00	\$330.00
4350 - LIEN/COLLECTION FEES	\$15.00	\$0.00	\$55.00	(\$30.00)	\$70.00	\$15.00	\$15.00	\$135.00	\$60.00	\$30.00	\$0.00	\$283.00	\$648.00
4500 - CAPITAL CONTRIBUTION	\$0.00	\$0.00	\$0.00	\$406.00	\$1,218.00	\$812.00	\$406.00	\$406.00	\$406.00	\$406.00	\$406.00	\$406.00	\$4,872.00
4600 - INTEREST INCOME	\$14.90	\$13.55	\$13.02	\$12.64	\$12.15	\$12.01	\$12.74	\$12.78	\$12.08	\$10.97	\$10.06	\$13.20	\$150.10
4740 - TENANT UTILITIES	\$26.76	\$47.24	\$55.04	\$45.08	\$44.44	\$17.10	\$0.00	\$470.23	\$227.02	\$142.16	\$85.16	\$115.82	\$1,276.05
4800 - VIOLATION FINES	(\$150.00)	\$50.00	\$0.00	\$0.00	\$50.00	\$100.00	\$100.00	\$150.00	\$100.00	\$258.00	\$0.00	(\$108.00)	\$550.00
<b>Total INCOME</b>	<b>\$19,567.66</b>	<b>\$19,756.79</b>	<b>\$19,799.06</b>	<b>\$20,049.72</b>	<b>\$21,075.59</b>	<b>\$20,607.11</b>	<b>\$20,184.74</b>	<b>\$20,945.01</b>	<b>\$20,501.10</b>	<b>\$20,573.13</b>	<b>\$20,127.22</b>	<b>\$20,371.02</b>	<b>\$243,558.15</b>

TRANSFER BETWEEN FUNDS

8900 - TRANSFER TO RESERVES	\$0.00	(\$22,320.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$22,320.00)
<b>Total TRANSFER BETWEEN FUNDS</b>	<b>\$0.00</b>	<b>(\$22,320.00)</b>	<b>\$0.00</b>	<b>(\$22,320.00)</b>									

<b>Total Income</b>	<b>\$19,567.66</b>	<b>(\$2,563.21)</b>	<b>\$19,799.06</b>	<b>\$20,049.72</b>	<b>\$21,075.59</b>	<b>\$20,607.11</b>	<b>\$20,184.74</b>	<b>\$20,945.01</b>	<b>\$20,501.10</b>	<b>\$20,573.13</b>	<b>\$20,127.22</b>	<b>\$20,371.02</b>	<b>\$221,238.15</b>
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**Expense**

ADMINISTRATIVE

5100 - ACCOUNTING/TAX PREP FEES	\$0.00	\$0.00	\$645.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$645.00
5200 - BAD DEBT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2.12	\$59.18	\$56.07	\$21.16	\$32.52	(\$50.00)	\$121.05
5250 - BANK FEE	\$5.00	\$5.00	(\$10.00)	\$0.00	\$10.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10.00
5400 - INSURANCE	\$1,932.41	\$1,932.41	\$1,932.41	\$1,932.41	\$1,932.41	\$1,932.41	\$1,932.41	\$1,932.41	\$1,932.41	\$2,482.62	\$2,482.58	\$2,482.63	\$24,839.52
5500 - LEGAL FEES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$637.00	\$0.00	\$302.00	\$979.75	\$1,918.75
5530 - LIEN/COLLECTION COSTS	\$30.00	\$0.00	\$25.00	\$0.00	\$55.00	\$0.00	\$70.00	\$0.00	\$0.00	\$150.00	\$30.00	\$135.00	\$495.00
5600 - MANAGEMENT FEES	\$1,639.08	\$1,639.08	\$1,639.08	\$1,639.08	\$1,639.08	\$1,639.08	\$1,639.08	\$1,639.08	\$1,639.08	\$1,639.08	\$1,639.08	\$1,639.08	\$19,668.96
5800 - OFFICE SUPPLIES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$96.75	\$31.50	\$128.25
5810 - POSTAGE	\$84.73	\$8.96	\$9.68	\$13.05	\$52.40	\$10.00	\$16.75	\$18.85	\$29.30	\$18.40	\$318.35	\$92.52	\$672.99
5820 - PRINTING	\$428.20	\$8.90	\$91.75	\$30.10	\$23.90	\$4.35	\$64.40	\$13.45	\$91.40	\$135.05	\$354.50	\$177.65	\$1,423.65
5860 - SOCIAL COMMITTEE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$324.64	\$223.53	\$0.00	\$0.00	\$548.17

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**

**Income Statement - Operating**

**1/1/2019 - 12/31/2019**

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	YTD
5900 - WEBSITE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$105.04	\$0.00	\$0.00	\$0.00	\$105.04
<u>Total ADMINISTRATIVE</u>	<u>\$4,119.42</u>	<u>\$3,594.35</u>	<u>\$4,332.92</u>	<u>\$3,614.64</u>	<u>\$3,712.79</u>	<u>\$3,585.84</u>	<u>\$3,724.76</u>	<u>\$3,662.97</u>	<u>\$4,814.94</u>	<u>\$4,669.84</u>	<u>\$5,255.78</u>	<u>\$5,488.13</u>	<u>\$50,576.38</u>
<b>COMMON AREA</b>													
5405 - INSURANCE CLAIM DEDUCTIBLE	\$0.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$2,465.96)	\$0.00	\$0.00	\$0.00	\$2,534.04
6050 - BACK FLOW TESTING	\$0.00	\$0.00	\$0.00	\$675.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$675.00
6070 - FIRE PROTECTION	\$299.61	\$299.59	\$299.61	\$299.61	\$299.59	\$299.61	\$0.00	\$599.20	\$450.11	\$299.60	\$299.61	\$299.60	\$3,745.74
6075 - FIRE SPRINKLER MAINTENANCE	\$657.00	\$0.00	\$0.00	\$1,598.17	\$0.00	\$2,322.96	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,578.13
6160 - GROUNDS TRASH, SIDEWALKS ETC	\$70.00	\$0.00	\$70.00	\$35.00	\$35.00	\$275.00	(\$275.00)	\$445.00	(\$35.00)	\$70.00	\$380.00	\$0.00	\$1,070.00
6200 - JANITORIAL/CLEANING SERVICES	\$300.00	\$275.00	\$275.00	\$300.00	\$275.00	\$0.00	\$625.00	\$325.00	\$550.00	\$1,213.17	\$100.00	\$720.00	\$4,958.17
6300 - LANDSCAPE MAINTENANCE	\$722.00	\$0.00	\$0.00	\$4,884.00	\$2,553.00	\$205.20	\$0.00	\$370.00	\$0.00	\$0.00	\$2,652.00	\$0.00	\$11,386.20
6330 - LANDSCAPE - OTHER	\$0.00	\$0.00	\$0.00	\$0.00	\$35.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$624.14	\$0.00	\$659.14
6500 - REPAIRS & MAINTENANCE	\$275.00	\$0.00	\$759.87	\$630.00	\$0.00	\$600.00	(\$894.00)	\$190.00	\$0.00	\$0.00	\$0.00	\$325.00	\$1,885.87
6510 - REPAIRS & MAINTENANCE: BUILDING	\$0.00	\$0.00	\$85.00	(\$894.00)	\$1,200.00	\$0.00	\$894.00	\$0.00	\$0.00	\$845.82	\$365.00	\$0.00	\$2,495.82
6520 - REPAIRS & MAINTENANCE: GUTTERS	\$0.00	\$0.00	\$0.00	\$0.00	\$108.00	\$1,200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,250.00	\$650.00	\$3,208.00
6530 - REPAIRS & MAINTENANCE: IRRIGATION	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$420.00	\$0.00	\$0.00	\$420.00
6550 - REPAIRS & MAINTENANCE: LIGHTING	\$0.00	\$0.00	\$458.00	\$377.38	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$239.11	\$0.00	\$0.00	\$1,074.49
6570 - REPAIRS & MAINTENANCE: PLUMBING	\$0.00	\$0.00	\$0.00	\$753.00	\$0.00	\$0.00	\$220.00	\$931.10	\$108.00	\$974.00	\$0.00	\$0.00	\$2,986.10
6600 - SNOW REMOVAL	\$4,720.00	\$8,790.00	\$19,965.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$375.00	\$9,858.47	\$43,708.97
6680 - SUPPLIES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$190.00	\$0.00	(\$190.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6800 - TREE REMOVAL & MAINTENANCE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,275.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,275.00
<u>Total COMMON AREA</u>	<u>\$7,043.61</u>	<u>\$14,364.59</u>	<u>\$21,912.98</u>	<u>\$8,658.16</u>	<u>\$4,505.59</u>	<u>\$6,367.77</u>	<u>\$570.00</u>	<u>\$2,670.30</u>	<u>(\$1,392.85)</u>	<u>\$4,061.70</u>	<u>\$6,045.75</u>	<u>\$11,853.07</u>	<u>\$86,660.67</u>

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**

**Income Statement - Operating**

**1/1/2019 - 12/31/2019**

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	YTD
<b>TAXES/OTHER EXPENSES</b>													
8280 - CORPORATION COMMISSION	\$0.00	\$0.00	\$0.00	\$0.00	\$10.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10.00
8600 - RESERVE STUDY	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$630.00)	\$0.00	\$0.00	\$0.00	\$0.00	(\$630.00)
8800 - TAXES - FEDERAL	\$0.00	\$0.00	\$0.00	\$1,031.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$19.36)
8850 - TAXES - STATE	\$0.00	\$0.00	\$0.00	\$168.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$168.00
<b>Total TAXES/OTHER EXPENSES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,199.00</b>	<b>\$10.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>(\$630.00)</b>	<b>\$0.00</b>	<b>(\$1,050.36)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>(\$471.36)</b>
<b>UTILITIES</b>													
7100 - ELECTRICITY	\$2,020.00	\$1,787.12	\$1,124.59	\$1,348.98	\$1,112.30	\$1,036.95	\$1,083.28	\$1,009.05	\$1,088.89	\$1,294.47	\$1,452.28	\$1,556.50	\$15,914.41
7300 - GAS	\$38.37	\$35.50	\$34.87	\$36.09	\$38.05	\$39.50	\$41.15	\$40.45	\$42.00	\$40.29	\$35.87	\$35.86	\$458.00
7500 - TELEPHONE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$112.42	\$112.42
7550 - TRASH/SANITATION	\$788.49	\$788.49	\$788.49	\$788.49	\$738.41	\$808.92	\$808.92	\$808.92	\$812.92	\$842.88	\$1,311.76	\$839.30	\$10,125.99
7900 - WATER/SEWER	\$3,579.72	\$4,247.91	\$4,442.67	\$4,037.52	\$3,999.82	\$4,233.09	\$4,719.65	\$4,057.80	\$4,020.77	\$4,000.09	\$7,051.99	\$2,678.02	\$51,069.05
7950 - UTILITY CUT-INS	\$26.76	\$47.24	\$55.04	\$45.08	\$44.44	\$17.10	\$219.31	\$250.92	\$226.99	\$187.90	\$38.94	\$115.82	\$1,275.54
<b>Total UTILITIES</b>	<b>\$6,453.34</b>	<b>\$6,906.26</b>	<b>\$6,445.66</b>	<b>\$6,256.16</b>	<b>\$5,933.02</b>	<b>\$6,135.56</b>	<b>\$6,872.31</b>	<b>\$6,167.14</b>	<b>\$6,191.57</b>	<b>\$6,365.63</b>	<b>\$9,890.84</b>	<b>\$5,337.92</b>	<b>\$78,955.41</b>
<b>Total Expense</b>	<b>\$17,616.37</b>	<b>\$24,865.20</b>	<b>\$32,691.56</b>	<b>\$19,727.96</b>	<b>\$14,161.40</b>	<b>\$16,089.17</b>	<b>\$11,167.07</b>	<b>\$11,870.41</b>	<b>\$9,613.66</b>	<b>\$14,046.81</b>	<b>\$21,192.37</b>	<b>\$22,679.12</b>	<b>\$215,721.10</b>
<b>Operating Net Income</b>	<b>\$1,951.29</b>	<b>(\$27,428.41)</b>	<b>(\$12,892.50)</b>	<b>\$321.76</b>	<b>\$6,914.19</b>	<b>\$4,517.94</b>	<b>\$9,017.67</b>	<b>\$9,074.60</b>	<b>\$10,887.44</b>	<b>\$6,526.32</b>	<b>(\$1,065.15)</b>	<b>(\$2,308.10)</b>	<b>\$5,517.05</b>

**SUMMIT PARK CONDOMINIUM ASSOCIATION INC**

**Income Statement - Reserve**

**1/1/2019 - 12/31/2019**

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	YTD
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**Reserve Income**

INCOME

4101 - ASSESSMENT - RESERVE FUND	\$6,696.00	\$6,696.00	\$6,696.00	\$6,696.00	\$6,696.00	\$6,696.00	\$6,696.00	\$6,696.00	\$6,696.00	\$6,696.00	\$6,696.00	\$6,696.00	\$80,352.00
4510 - WORKING CAPITAL RESERVE	\$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
4610 - INTEREST INCOME - RESERVES	\$1,769.57	\$342.50	\$266.36	\$869.97	\$240.51	\$373.90	\$1,781.56	\$278.21	\$242.67	\$575.32	\$140.69	\$842.82	\$7,724.08
<u>Total INCOME</u>	<u>\$8,465.57</u>	<u>\$7,038.50</u>	<u>\$6,962.36</u>	<u>\$7,565.97</u>	<u>\$6,936.51</u>	<u>\$7,069.90</u>	<u>\$8,477.56</u>	<u>\$6,974.21</u>	<u>\$6,938.67</u>	<u>\$7,271.32</u>	<u>\$6,836.69</u>	<u>\$7,538.82</u>	<u>\$88,076.08</u>

TRANSFER BETWEEN FUNDS

9000 - TRANSFER FROM OPERATING	\$0.00	\$22,320.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$22,320.00
<u>Total TRANSFER BETWEEN FUNDS</u>	<u>\$0.00</u>	<u>\$22,320.00</u>	<u>\$0.00</u>	<u>\$22,320.00</u>									
<i>Total Reserve Income</i>	<i>\$8,465.57</i>	<i>\$29,358.50</i>	<i>\$6,962.36</i>	<i>\$7,565.97</i>	<i>\$6,936.51</i>	<i>\$7,069.90</i>	<i>\$8,477.56</i>	<i>\$6,974.21</i>	<i>\$6,938.67</i>	<i>\$7,271.32</i>	<i>\$6,836.69</i>	<i>\$7,538.82</i>	<i>\$110,396.08</i>

**Reserve Expense**

ADMINISTRATIVE

5251 - BANK FEE/CHANGE IN INVESTMENTS-RESERVES	(\$1,863.92)	(\$412.75)	(\$493.59)	(\$818.93)	(\$123.91)	(\$1,028.58)	(\$897.83)	(\$937.31)	\$103.16	(\$224.05)	(\$177.32)	\$345.80	(\$6,529.23)
<u>Total ADMINISTRATIVE</u>	<u>(\$1,863.92)</u>	<u>(\$412.75)</u>	<u>(\$493.59)</u>	<u>(\$818.93)</u>	<u>(\$123.91)</u>	<u>(\$1,028.58)</u>	<u>(\$897.83)</u>	<u>(\$937.31)</u>	<u>\$103.16</u>	<u>(\$224.05)</u>	<u>(\$177.32)</u>	<u>\$345.80</u>	<u>(\$6,529.23)</u>

COMMON AREA

9205 - LANDSCAPING COMMON AREA - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,544.22	\$0.00	\$7,544.22
9210 - LANDSCAPING-IRRIGATION - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,000.00	(\$13,000.00)	\$0.00	\$12,782.06	\$1,738.92	\$0.00	\$0.00	\$14,520.98
9300 - MAILBOX REPLACEMENT - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$7,977.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,977.00
9400 - PAINTING - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$14,669.17	\$14,669.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$29,338.17
9600 - STREET REPAIR - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,000.00
<u>Total COMMON AREA</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$22,646.17</u>	<u>\$27,669.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$12,782.06</u>	<u>\$1,738.92</u>	<u>\$7,544.22</u>	<u>\$0.00</u>	<u>\$72,380.37</u>
<i>Total Reserve Expense</i>	<i>(\$1,863.92)</i>	<i>(\$412.75)</i>	<i>(\$493.59)</i>	<i>(\$818.93)</i>	<i>\$22,522.26</i>	<i>\$26,640.42</i>	<i>(\$897.83)</i>	<i>(\$937.31)</i>	<i>\$12,885.22</i>	<i>\$1,514.87</i>	<i>\$7,366.90</i>	<i>\$345.80</i>	<i>\$65,851.14</i>

Reserve Net Income	\$10,329.49	\$29,771.25	\$7,455.95	\$8,384.90	(\$15,585.75)	(\$19,570.52)	\$9,375.39	\$7,911.52	(\$5,946.55)	\$5,756.45	(\$530.21)	\$7,193.02	\$44,544.94
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