

SUMMIT PARK CONDOMINIUM ASSOCIATION INC
BALANCE SHEET
11/30/2019

	Operating	Reserve	Total
Assets			
CASH			
1006 - NATIONAL BANK OPERATING MM	\$58,173.46		\$58,173.46
1010 - ALLIANCE OPERATING CHECKING-093	\$58,054.44		\$58,054.44
1015 - ALLIANCE OPERATING MM - 223	\$15,691.73		\$15,691.73
1050 - ALLIANCE RESERVE MONEY MARKET-127	\$84,873.70		\$84,873.70
1055 - SCHWAB RESERVE	\$270,279.23		\$270,279.23
1056 - METRO RES CD-475(3/19/21)2.30%	\$25,000.00		\$25,000.00
1057 - METRO RES CD-483(3/19/21)2.30%	\$25,000.00		\$25,000.00
1058 - METRO RES CD-491(3/19/21)2.30%	\$25,000.00		\$25,000.00
1059 - METRO RES CD-505(3/19/21)2.30%	\$25,000.00		\$25,000.00
Total CASH	\$131,919.63	\$455,152.93	\$587,072.56
ACCOUNTS RECEIVABLE			
1200 - A/R ASSESSMENT	\$1,792.80	\$508.97	\$2,301.77
1203 - A/R GARAGE ASSESSMENT	\$60.00		\$60.00
1215 - A/R STORAGE ASSESSMENT	\$10.00		\$10.00
1223 - A/R TENANT UTILITIES	\$699.88		\$699.88
1230 - A/R FINES	\$906.00		\$906.00
1240 - A/R LATE FEES/INTEREST	\$105.00		\$105.00
1250 - A/R COLLECTION FEES	\$105.00		\$105.00
1280 - A/R OTHER	\$29.04		\$29.04
1290 - ALLOWANCE FOR DOUBTFUL ACCTS	(\$171.05)		(\$171.05)
Total ACCOUNTS RECEIVABLE	\$3,536.67	\$508.97	\$4,045.64
OTHER ASSETS			
1600 - PREPAID EXPENSE	\$898.81		\$898.81
1620 - PREPAID TAXES	\$1,031.00		\$1,031.00
Total OTHER ASSETS	\$1,929.81		\$1,929.81
Assets Total	\$137,386.11	\$455,661.90	\$593,048.01

SUMMIT PARK CONDOMINIUM ASSOCIATION INC
BALANCE SHEET
11/30/2019

Liabilities & Equity	Operating	Reserve	Total
LIABILITIES			
2100 - PREPAID OWNER ASSESSMENTS	\$16,366.51		\$16,366.51
2200 - ACCOUNTS PAYABLE	\$9,428.60		\$9,428.60
Total LIABILITIES	\$25,795.11	\$0.00	\$25,795.11
EQUITY			
3200 - OPERATING FUND	\$103,765.85		\$103,765.85
3500 - RESERVE FUND		\$418,309.98	\$418,309.98
Total EQUITY	\$103,765.85	\$418,309.98	\$522,075.83
Net Income	<u>\$7,825.15</u>	<u>\$37,351.92</u>	<u>\$45,177.07</u>
Liabilities and Equity Total	<u>\$137,386.11</u>	<u>\$455,661.90</u>	<u>\$593,048.01</u>

SUMMIT PARK CONDOMINIUM ASSOCIATION INC

INCOME STATEMENT - Operating

11/1/2019 - 11/30/2019

Accounts	11/1/2019 - 11/30/2019			1/1/2019 - 11/30/2019			Annual Budget	Remaining Budget		
	Actual	Budget	Variance	Actual	Budget	Variance				
Income										
INCOME										
4100 - ASSESSMENT	\$18,476.00	\$18,476.00	\$0.00	\$203,236.00	\$203,236.00	\$0.00	\$221,712.00	\$18,476.00		
4105 - GARAGE ASSESSMENT	\$780.00	\$800.00	(\$20.00)	\$8,780.00	\$8,800.00	(\$20.00)	\$9,600.00	\$820.00		
4110 - STORAGE ASSESSMENT	\$370.00	\$370.00	\$0.00	\$4,070.00	\$4,070.00	\$0.00	\$4,440.00	\$370.00		
4330 - LATE FEES	\$0.00	\$20.83	(\$20.83)	\$315.00	\$229.13	\$85.87	\$249.96	(\$65.04)		
4350 - LIEN/COLLECTION FEES	\$0.00	\$62.50	(\$62.50)	\$365.00	\$687.50	(\$322.50)	\$750.00	\$385.00		
4500 - CAPITAL CONTRIBUTION	\$406.00	\$416.67	(\$10.67)	\$4,466.00	\$4,583.37	(\$117.37)	\$5,000.00	\$534.00		
4600 - INTEREST INCOME	\$10.06	\$12.50	(\$2.44)	\$136.90	\$137.50	(\$0.60)	\$150.00	\$13.10		
4740 - TENANT UTILITIES	\$85.16	\$62.50	\$22.66	\$1,160.23	\$687.50	\$472.73	\$750.00	(\$410.23)		
4800 - VIOLATION FINES	\$0.00	\$0.00	\$0.00	\$658.00	\$0.00	\$658.00	\$0.00	(\$658.00)		
Total INCOME	\$20,127.22	\$20,221.00	(\$93.78)	\$223,187.13	\$222,431.00	\$756.13	\$242,651.96	\$19,464.83		
TRANSFER BETWEEN FUNDS										
8900 - TRANSFER TO RESERVES	\$0.00	\$0.00	\$0.00	(\$22,320.00)	\$0.00	(\$22,320.00)	\$0.00	\$22,320.00		
Total TRANSFER BETWEEN FUNDS	\$0.00	\$0.00	\$0.00	(\$22,320.00)	\$0.00	(\$22,320.00)	\$0.00	\$22,320.00		
Total Income	\$20,127.22	\$20,221.00	(\$93.78)	\$200,867.13	\$222,431.00	(\$21,563.87)	\$242,651.96	\$41,784.83		
Expense										
ADMINISTRATIVE										
5100 - ACCOUNTING/TAX PREP FEES	\$0.00	\$0.00	\$0.00	\$645.00	\$700.00	\$55.00	\$700.00	\$55.00		
5200 - BAD DEBT	\$32.52	\$208.33	\$175.81	\$171.05	\$2,291.63	\$2,120.58	\$2,500.00	\$2,328.95		
5250 - BANK FEE	\$0.00	\$4.17	\$4.17	\$10.00	\$45.87	\$35.87	\$50.00	\$40.00		
5400 - INSURANCE	\$2,482.58	\$2,216.67	(\$265.91)	\$22,356.89	\$24,383.37	\$2,026.48	\$26,600.00	\$4,243.11		
5500 - LEGAL FEES	\$302.00	\$83.33	(\$218.67)	\$939.00	\$916.63	(\$22.37)	\$1,000.00	\$61.00		
5530 - LIEN/COLLECTION COSTS	\$30.00	\$62.50	\$32.50	\$360.00	\$687.50	\$327.50	\$750.00	\$390.00		
5600 - MANAGEMENT FEES	\$1,639.08	\$1,639.08	\$0.00	\$18,029.88	\$18,029.88	\$0.00	\$19,669.00	\$1,639.12		
5650 - MEETINGS	\$0.00	\$100.00	\$100.00	\$0.00	\$100.00	\$100.00	\$100.00	\$100.00		
5800 - OFFICE SUPPLIES	\$96.75	\$0.00	(\$96.75)	\$96.75	\$0.00	(\$96.75)	\$0.00	(\$96.75)		

SUMMIT PARK CONDOMINIUM ASSOCIATION INC

INCOME STATEMENT - Operating

11/1/2019 - 11/30/2019

Accounts	11/1/2019 - 11/30/2019			1/1/2019 - 11/30/2019			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
5810 - POSTAGE	\$318.35	\$58.33	(\$260.02)	\$580.47	\$641.63	\$61.16	\$700.00	\$119.53
5820 - PRINTING	\$354.50	\$166.67	(\$187.83)	\$1,246.00	\$1,833.37	\$587.37	\$2,000.00	\$754.00
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	\$275.00	\$169.96	\$300.00	\$194.96
Total ADMINISTRATIVE	\$5,255.78	\$4,564.08	(\$691.70)	\$45,088.25	\$50,354.88	\$5,266.63	\$54,819.00	\$9,730.75
COMMON AREA								
5405 - INSURANCE CLAIM DEDUCTIBLE	\$0.00	\$416.67	\$416.67	\$2,534.04	\$4,583.37	\$2,049.33	\$5,000.00	\$2,465.96
6050 - BACK FLOW TESTING	\$0.00	\$333.33	\$333.33	\$675.00	\$3,666.63	\$2,991.63	\$4,000.00	\$3,325.00
6070 - FIRE PROTECTION	\$299.61	\$416.67	\$117.06	\$3,446.14	\$4,583.37	\$1,137.23	\$5,000.00	\$1,553.86
6075 - FIRE SPRINKLER MAINTENANCE	\$0.00	\$500.00	\$500.00	\$4,578.13	\$5,500.00	\$921.87	\$6,000.00	\$1,421.87
6160 - GROUNDS TRASH, SIDEWALKS ETC	\$380.00	\$83.33	(\$296.67)	\$1,070.00	\$916.63	(\$153.37)	\$1,000.00	(\$70.00)
6200 - JANITORIAL/CLEANING SERVICES	\$100.00	\$500.00	\$400.00	\$4,238.17	\$5,500.00	\$1,261.83	\$6,000.00	\$1,761.83
6300 - LANDSCAPE MAINTENANCE	\$2,652.00	\$1,333.33	(\$1,318.67)	\$11,386.20	\$14,666.63	\$3,280.43	\$16,000.00	\$4,613.80
6330 - LANDSCAPE - OTHER	\$624.14	\$250.00	(\$374.14)	\$659.14	\$2,750.00	\$2,090.86	\$3,000.00	\$2,340.86
6500 - REPAIRS & MAINTENANCE	\$0.00	\$166.67	\$166.67	\$1,560.87	\$1,833.37	\$272.50	\$2,000.00	\$439.13
6510 - REPAIRS & MAINTENANCE: BUILDING	\$365.00	\$416.67	\$51.67	\$2,495.82	\$4,583.37	\$2,087.55	\$5,000.00	\$2,504.18
6520 - REPAIRS & MAINTENANCE: GUTTERS	\$1,250.00	\$250.00	(\$1,000.00)	\$2,558.00	\$2,750.00	\$192.00	\$3,000.00	\$442.00
6530 - REPAIRS & MAINTENANCE: IRRIGATION	\$0.00	\$125.00	\$125.00	\$420.00	\$1,375.00	\$955.00	\$1,500.00	\$1,080.00
6550 - REPAIRS & MAINTENANCE: LIGHTING	\$0.00	\$83.33	\$83.33	\$1,074.49	\$916.63	(\$157.86)	\$1,000.00	(\$74.49)
6565 - REPAIRS & MAINTENANCE: PAINTING	\$0.00	\$83.33	\$83.33	\$0.00	\$916.63	\$916.63	\$1,000.00	\$1,000.00
6570 - REPAIRS & MAINTENANCE: PLUMBING	\$0.00	\$166.67	\$166.67	\$2,986.10	\$1,833.37	(\$1,152.73)	\$2,000.00	(\$986.10)
6575 - REPAIRS & MAINTENANCE: SIGNAGE	\$0.00	\$83.33	\$83.33	\$0.00	\$916.63	\$916.63	\$1,000.00	\$1,000.00
6578 - REPAIRS & MAINTENANCE: STAIRWAYS	\$0.00	\$83.33	\$83.33	\$0.00	\$916.63	\$916.63	\$1,000.00	\$1,000.00
6580 - REPAIRS & MAINTENANCE: STREETS	\$0.00	\$75.00	\$75.00	\$0.00	\$825.00	\$825.00	\$900.00	\$900.00
6600 - SNOW REMOVAL	\$375.00	\$2,083.33	\$1,708.33	\$33,850.50	\$22,916.63	(\$10,933.87)	\$25,000.00	(\$8,850.50)
6680 - SUPPLIES	\$0.00	\$62.50	\$62.50	\$0.00	\$687.50	\$687.50	\$750.00	\$750.00
6750 - TOWING	\$0.00	\$16.67	\$16.67	\$0.00	\$183.37	\$183.37	\$200.00	\$200.00
6800 - TREE REMOVAL & MAINTENANCE	\$0.00	\$333.33	\$333.33	\$1,275.00	\$3,666.63	\$2,391.63	\$4,000.00	\$2,725.00
Total COMMON AREA	\$6,045.75	\$7,862.49	\$1,816.74	\$74,807.60	\$86,487.39	\$11,679.79	\$94,350.00	\$19,542.40

SUMMIT PARK CONDOMINIUM ASSOCIATION INC

INCOME STATEMENT - Operating

11/1/2019 - 11/30/2019

Accounts	11/1/2019 - 11/30/2019			1/1/2019 - 11/30/2019			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
TAXES/OTHER EXPENSES								
8250 - CONTINGENCY	\$0.00	\$208.33	\$208.33	\$0.00	\$2,291.63	\$2,291.63	\$2,500.00	\$2,500.00
8280 - CORPORATION COMMISSION	\$0.00	\$0.83	\$0.83	\$10.00	\$9.13	(\$0.87)	\$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	\$208.33	\$208.33	(\$19.36)	\$2,291.63	\$2,310.99	\$2,500.00	\$2,519.36
8850 - TAXES - STATE	\$0.00	\$41.67	\$41.67	\$168.00	\$458.37	\$290.37	\$500.00	\$332.00
Total TAXES/OTHER EXPENSES	\$0.00	\$459.16	\$459.16	(\$471.36)	\$5,050.76	\$5,522.12	\$5,510.00	\$5,981.36
UTILITIES								
7100 - ELECTRICITY	\$1,452.28	\$1,666.67	\$214.39	\$14,357.91	\$18,333.37	\$3,975.46	\$20,000.00	\$5,642.09
7300 - GAS	\$35.87	\$58.33	\$22.46	\$422.14	\$641.63	\$219.49	\$700.00	\$277.86
7550 - TRASH/SANITATION	\$1,311.76	\$833.33	(\$478.43)	\$9,286.69	\$9,166.63	(\$120.06)	\$10,000.00	\$713.31
7900 - WATER/SEWER	\$7,051.99	\$3,916.67	(\$3,135.32)	\$48,391.03	\$43,083.37	(\$5,307.66)	\$47,000.00	(\$1,391.03)
7950 - UTILITY CUT-INS	\$38.94	\$83.33	\$44.39	\$1,159.72	\$916.63	(\$243.09)	\$1,000.00	(\$159.72)
Total UTILITIES	\$9,890.84	\$6,558.33	(\$3,332.51)	\$73,617.49	\$72,141.63	(\$1,475.86)	\$78,700.00	\$5,082.51
Total Expense	\$21,192.37	\$19,444.06	(\$1,748.31)	\$193,041.98	\$214,034.66	\$20,992.68	\$233,379.00	\$40,337.02
Operating Net Income	(\$1,065.15)	\$776.94	(\$1,842.09)	\$7,825.15	\$8,396.34	(\$571.19)	\$9,272.96	\$1,447.81

SUMMIT PARK CONDOMINIUM ASSOCIATION INC

INCOME STATEMENT - Reserve

11/1/2019 - 11/30/2019

Accounts	11/1/2019 - 11/30/2019			1/1/2019 - 11/30/2019			Annual Budget	Remaining Budget		
	Actual	Budget	Variance	Actual	Budget	Variance				
Reserve Income										
<u>INCOME</u>										
4101 - ASSESSMENT - RESERVE FUND	\$6,696.00	\$6,696.00	\$0.00	\$73,656.00	\$73,656.00	\$0.00	\$80,352.00	\$6,696.00		
4610 - INTEREST INCOME - RESERVES	\$140.69	\$500.00	(\$359.31)	\$6,881.26	\$5,500.00	\$1,381.26	\$6,000.00	(\$881.26)		
Total INCOME	\$6,836.69	\$7,196.00	(\$359.31)	\$80,537.26	\$79,156.00	\$1,381.26	\$86,352.00	\$5,814.74		
TRANSFER BETWEEN FUNDS										
9000 - TRANSFER FROM OPERATING	\$0.00	\$0.00	\$0.00	\$22,320.00	\$0.00	\$22,320.00	\$0.00	(\$22,320.00)		
Total TRANSFER BETWEEN FUNDS	\$0.00	\$0.00	\$0.00	\$22,320.00	\$0.00	\$22,320.00	\$0.00	(\$22,320.00)		
Total Reserve Income	\$6,836.69	\$7,196.00	(\$359.31)	\$102,857.26	\$79,156.00	\$23,701.26	\$86,352.00	(\$16,505.26)		
Reserve Expense										
<u>ADMINISTRATIVE</u>										
5251 - BANK FEE/CHANGE IN INVESTMENTS-RESERVES	(\$177.32)	\$0.00	\$177.32	(\$6,875.03)	\$0.00	\$6,875.03	\$0.00	\$6,875.03		
Total ADMINISTRATIVE	(\$177.32)	\$0.00	\$177.32	(\$6,875.03)	\$0.00	\$6,875.03	\$0.00	\$6,875.03		
<u>COMMON AREA</u>										
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	\$833.33	\$833.33	\$0.00	\$9,166.63	\$9,166.63	\$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
11/1/2019 - 11/30/2019

Accounts	11/1/2019 - 11/30/2019			1/1/2019 - 11/30/2019			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
9205 - LANDSCAPING COMMON AREA - RESERVES	\$7,544.22	\$2,083.33	(\$5,460.89)	\$7,544.22	\$22,916.63	\$15,372.41	\$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	\$2,333.33	\$2,333.33	\$29,338.17	\$25,666.63	(\$3,671.54)	\$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)
Total COMMON AREA	\$7,544.22	\$5,249.99	(\$2,294.23)	\$72,380.37	\$103,749.89	\$31,369.52	\$109,000.00	\$36,619.63
Total Reserve Expense	\$7,366.90	\$5,249.99	(\$2,116.91)	\$65,505.34	\$103,749.89	\$38,244.55	\$109,000.00	\$43,494.66
Reserve Net Income	(\$530.21)	\$1,946.01	(\$2,476.22)	\$37,351.92	(\$24,593.89)	\$61,945.81	(\$22,648.00)	(\$59,999.92)

SUMMIT PARK CONDOMINIUM ASSOCIATION INC

Income Statement - Operating

1/1/2019 - 11/30/2019

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	YTD
--	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	-----

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	\$203,236.00
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	\$8,780.00
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	\$4,070.00
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	\$315.00
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	\$365.00
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	\$4,466.00
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	\$136.90
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	\$1,160.23
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	\$658.00
Total INCOME	\$19,567.66	\$19,756.79	\$19,799.06	\$20,049.72	\$21,075.59	\$20,607.11	\$20,184.74	\$20,945.01	\$20,501.10	\$20,573.13	\$20,127.22	\$223,187.13

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	(\$22,320.00)
Total TRANSFER BETWEEN FUNDS	\$0.00	(\$22,320.00)	\$0.00	(\$22,320.00)								

<i>Total Income</i>	\$19,567.66	(\$2,563.21)	\$19,799.06	\$20,049.72	\$21,075.59	\$20,607.11	\$20,184.74	\$20,945.01	\$20,501.10	\$20,573.13	\$20,127.22	\$200,867.13
---------------------	-------------	--------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	--------------

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	\$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	\$171.05
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	\$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	\$22,356.89
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	\$939.00
5530 - LIEN/COLLECTION	\$30.00	\$0.00	\$25.00	\$0.00	\$55.00	\$0.00	\$70.00	\$0.00	\$0.00	\$150.00	\$30.00	\$360.00

SUMMIT PARK CONDOMINIUM ASSOCIATION INC

Income Statement - Operating

1/1/2019 - 11/30/2019

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	YTD
COSTS												
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	\$18,029.88
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	\$96.75
5810 - POSTAGE	\$84.73	\$8.96	\$9.68	\$13.05	\$52.40	\$10.00	\$16.75	\$18.85	\$29.30	\$18.40	\$318.35	\$580.47
5820 - PRINTING	\$428.20	\$8.90	\$91.75	\$30.10	\$23.90	\$4.35	\$64.40	\$13.45	\$91.40	\$135.05	\$354.50	\$1,246.00
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	\$548.17
5900 - WEBSITE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$105.04	\$0.00	\$0.00	\$105.04
Total ADMINISTRATIVE	\$4,119.42	\$3,594.35	\$4,332.92	\$3,614.64	\$3,712.79	\$3,585.84	\$3,724.76	\$3,662.97	\$4,814.94	\$4,669.84	\$5,255.78	\$45,088.25
COMMON AREA												
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	\$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	\$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	\$3,446.14
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	\$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	\$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	\$4,238.17
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	\$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	\$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	\$1,560.87
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	\$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	\$2,558.00
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	\$420.00

SUMMIT PARK CONDOMINIUM ASSOCIATION INC

Income Statement - Operating

1/1/2019 - 11/30/2019

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	YTD
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	\$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	\$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	\$33,850.50
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
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	\$1,275.00
Total COMMON AREA	\$7,043.61	\$14,364.59	\$21,912.98	\$8,658.16	\$4,505.59	\$6,367.77	\$570.00	\$2,670.30	(\$1,392.85)	\$4,061.70	\$6,045.75	\$74,807.60
TAXES/OTHER EXPENSES												
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	\$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	(\$630.00)
8800 - TAXES - FEDERAL	\$0.00	\$0.00	\$0.00	\$1,031.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$1,050.36)	\$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	\$168.00
Total TAXES/OTHER EXPENSES	\$0.00	\$0.00	\$0.00	\$1,199.00	\$10.00	\$0.00	\$0.00	(\$630.00)	\$0.00	(\$1,050.36)	\$0.00	(\$471.36)
UTILITIES												
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	\$14,357.91
7300 - GAS	\$38.37	\$35.50	\$34.87	\$36.09	\$38.05	\$39.50	\$41.15	\$40.45	\$42.00	\$40.29	\$35.87	\$422.14
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	\$9,286.69
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	\$48,391.03
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	\$1,159.72
Total UTILITIES	\$6,453.34	\$6,906.26	\$6,445.66	\$6,256.16	\$5,933.02	\$6,135.56	\$6,872.31	\$6,167.14	\$6,191.57	\$6,365.63	\$9,890.84	\$73,617.49
<i>Total Expense</i>	<i>\$17,616.37</i>	<i>\$24,865.20</i>	<i>\$32,691.56</i>	<i>\$19,727.96</i>	<i>\$14,161.40</i>	<i>\$16,089.17</i>	<i>\$11,167.07</i>	<i>\$11,870.41</i>	<i>\$9,613.66</i>	<i>\$14,046.81</i>	<i>\$21,192.37</i>	<i>\$193,041.98</i>
<i>Operating Net Income</i>	<i>\$1,951.29</i>	<i>(\$27,428.41)</i>	<i>(\$12,892.50)</i>	<i>\$321.76</i>	<i>\$6,914.19</i>	<i>\$4,517.94</i>	<i>\$9,017.67</i>	<i>\$9,074.60</i>	<i>\$10,887.44</i>	<i>\$6,526.32</i>	<i>(\$1,065.15)</i>	<i>\$7,825.15</i>

SUMMIT PARK CONDOMINIUM ASSOCIATION INC

Income Statement - Reserve

1/1/2019 - 11/30/2019

Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	YTD
----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	-----

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	\$73,656.00
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
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
<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>

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	\$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>							

Total Reserve Income \$8,465.57 \$29,358.50 \$6,962.36 \$7,565.97 \$6,936.51 \$7,069.90 \$8,477.56 \$6,974.21 \$6,938.67 \$7,271.32 \$6,836.69 \$102,857.26

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)	(\$6,875.03)
<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>(\$6,875.03)</u>

SUMMIT PARK CONDOMINIUM ASSOCIATION INC

Income Statement - Reserve

1/1/2019 - 11/30/2019

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	YTD
<u>COMMON AREA</u>												
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	\$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	\$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	\$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	\$29,338.17
9600 - STREET REPAIR - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,000.00
Total COMMON AREA	\$0.00	\$0.00	\$0.00	\$0.00	\$22,646.17	\$27,669.00	\$0.00	\$0.00	\$12,782.06	\$1,738.92	\$7,544.22	\$72,380.37
Total Reserve Expense	(\$1,863.92)	(\$412.75)	(\$493.59)	(\$818.93)	\$22,522.26	\$26,640.42	(\$897.83)	(\$937.31)	\$12,885.22	\$1,514.87	\$7,366.90	\$65,505.34
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)	\$37,351.92