

Summit Park Condominium Association, Inc.

Financial Statement Period Ending: March 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

3/31/2021

| | Operating | Reserve | Total |
|--|---------------------|---------------------|---------------------|
| Assets | | | |
| CASH | | | |
| 1006 - NATIONAL BANK OPERATING MM | \$58,188.93 | | \$58,188.93 |
| 1010 - ALLIANCE OPERATING CHECKING-093 | \$67,374.76 | | \$67,374.76 |
| 1015 - ALLIANCE OPERATING MM - 223 | \$15,723.98 | | \$15,723.98 |
| 1050 - ALLIANCE RESERVE MONEY MARKET-127 | \$230,464.24 | | \$230,464.24 |
| 1055 - SCHWAB RESERVE | \$116,954.85 | | \$116,954.85 |
| 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% | \$25,000.00 | | \$25,000.00 |
| 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 |
| Total CASH | \$141,287.67 | \$550,930.18 | \$692,217.85 |
| ACCOUNTS RECEIVABLE | | | |
| 1200 - A/R ASSESSMENT | \$1,240.00 | \$374.19 | \$1,614.19 |
| 1203 - A/R GARAGE ASSESSMENT | \$6.00 | | \$6.00 |
| 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 | \$205.00 | | \$205.00 |
| 1280 - A/R OTHER | \$1,535.25 | | \$1,535.25 |
| 1290 - ALLOWANCE FOR DOUBTFUL ACCTS | (\$121.05) | | (\$121.05) |
| Total ACCOUNTS RECEIVABLE | \$3,609.25 | \$374.19 | \$3,983.44 |

SUMMIT PARK CONDOMINIUM ASSOCIATION INC**BALANCE SHEET****3/31/2021**

| | Operating | Reserve | Total |
|-------------------------------------|---------------------|---------------------|---------------------|
| OTHER ASSETS | | | |
| 1600 - PREPAID EXPENSE | \$599.21 | | \$599.21 |
| Total OTHER ASSETS | \$599.21 | | \$599.21 |
| Assets Total | \$145,496.13 | \$551,304.37 | \$696,800.50 |
| Liabilities & Equity | | | |
| LIABILITIES | | | |
| 2100 - PREPAID OWNER ASSESSMENTS | \$22,582.52 | | \$22,582.52 |
| 2200 - ACCOUNTS PAYABLE | \$2,300.94 | | \$2,300.94 |
| 2250 - ACCRUED EXPENSES | \$8,386.61 | | \$8,386.61 |
| Total LIABILITIES | \$33,270.07 | \$0.00 | \$33,270.07 |
| EQUITY | | | |
| 3200 - OPERATING FUND | \$103,635.35 | | \$103,635.35 |
| 3500 - RESERVE FUND | | \$545,767.58 | \$545,767.58 |
| Total EQUITY | \$103,635.35 | \$545,767.58 | \$649,402.93 |
| Net Income | \$8,590.71 | \$5,536.79 | \$14,127.50 |
| Liabilities and Equity Total | \$145,496.13 | \$551,304.37 | \$696,800.50 |

SUMMIT PARK CONDOMINIUM ASSOCIATION INC

INCOME STATEMENT - Operating

3/1/2021 - 3/31/2021

| Accounts | 3/1/2021 - 3/31/2021 | | | 1/1/2021 - 3/31/2021 | | | Annual Budget | Remaining Budget | | |
|---------------------------------|----------------------|--------------------|-------------------|----------------------|--------------------|-------------------|---------------------|---------------------|--|--|
| | Actual | Budget | Variance | Actual | Budget | Variance | | | | |
| Income | | | | | | | | | | |
| INCOME | | | | | | | | | | |
| 4100 - ASSESSMENT | \$19,220.00 | \$19,220.00 | \$0.00 | \$57,660.00 | \$57,660.00 | \$0.00 | \$230,640.00 | \$172,980.00 | | |
| 4105 - GARAGE ASSESSMENT | \$880.00 | \$880.00 | \$0.00 | \$2,640.00 | \$2,640.00 | \$0.00 | \$10,560.00 | \$7,920.00 | | |
| 4110 - STORAGE ASSESSMENT | \$407.00 | \$407.00 | \$0.00 | \$1,221.00 | \$1,221.00 | \$0.00 | \$4,884.00 | \$3,663.00 | | |
| 4330 - LATE FEES | \$45.00 | \$12.00 | \$33.00 | \$120.00 | \$36.00 | \$84.00 | \$150.00 | \$30.00 | | |
| 4350 - LIEN/COLLECTION FEES | \$50.00 | \$20.00 | \$30.00 | \$220.00 | \$60.00 | \$160.00 | \$250.00 | \$30.00 | | |
| 4500 - CAPITAL CONTRIBUTION | \$0.00 | \$416.67 | (\$416.67) | \$812.00 | \$1,250.01 | (\$438.01) | \$5,000.00 | \$4,188.00 | | |
| 4600 - INTEREST INCOME | \$3.37 | \$12.50 | (\$9.13) | \$14.21 | \$37.50 | (\$23.29) | \$150.00 | \$135.79 | | |
| 4740 - TENANT UTILITIES | \$0.00 | \$42.00 | (\$42.00) | \$0.00 | \$126.00 | (\$126.00) | \$500.00 | \$500.00 | | |
| Total INCOME | \$20,605.37 | \$21,010.17 | (\$404.80) | \$62,687.21 | \$63,030.51 | (\$343.30) | \$252,134.00 | \$189,446.79 | | |
| Total Income | \$20,605.37 | \$21,010.17 | (\$404.80) | \$62,687.21 | \$63,030.51 | (\$343.30) | \$252,134.00 | \$189,446.79 | | |
| Expense | | | | | | | | | | |
| ADMINISTRATIVE | | | | | | | | | | |
| 5100 - ACCOUNTING/TAX PREP FEES | \$0.00 | \$950.00 | \$950.00 | \$0.00 | \$950.00 | \$950.00 | \$950.00 | \$950.00 | | |
| 5200 - BAD DEBT | \$0.00 | \$42.00 | \$42.00 | \$0.00 | \$126.00 | \$126.00 | \$500.00 | \$500.00 | | |
| 5250 - BANK FEE | \$0.00 | \$4.17 | \$4.17 | \$0.00 | \$12.51 | \$12.51 | \$50.00 | \$50.00 | | |
| 5400 - INSURANCE | \$2,723.66 | \$2,717.67 | (\$5.99) | \$8,170.98 | \$8,153.01 | (\$17.97) | \$32,612.00 | \$24,441.02 | | |
| 5500 - LEGAL FEES | \$186.00 | \$83.33 | (\$102.67) | \$186.00 | \$249.99 | \$63.99 | \$1,000.00 | \$814.00 | | |
| 5530 - LIEN/COLLECTION COSTS | \$100.00 | \$41.67 | (\$58.33) | \$185.00 | \$125.01 | (\$59.99) | \$500.00 | \$315.00 | | |
| 5600 - MANAGEMENT FEES | \$1,675.00 | \$1,721.00 | \$46.00 | \$5,025.00 | \$5,163.00 | \$138.00 | \$20,652.00 | \$15,627.00 | | |
| 5650 - MEETINGS | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$100.00 | \$100.00 | | |
| 5800 - OFFICE SUPPLIES | \$3.00 | \$16.67 | \$13.67 | \$72.60 | \$50.01 | (\$22.59) | \$200.00 | \$127.40 | | |
| 5810 - POSTAGE | \$9.64 | \$83.33 | \$73.69 | \$280.11 | \$249.99 | (\$30.12) | \$1,000.00 | \$719.89 | | |
| 5820 - PRINTING | \$2.50 | \$250.00 | \$247.50 | \$1,040.20 | \$750.00 | (\$290.20) | \$3,000.00 | \$1,959.80 | | |
| 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 | \$99.99 | \$99.99 | \$400.00 | \$400.00 | | |
| Total ADMINISTRATIVE | \$4,699.80 | \$5,943.17 | \$1,243.37 | \$14,959.89 | \$15,929.51 | \$969.62 | \$61,364.00 | \$46,404.11 | | |

SUMMIT PARK CONDOMINIUM ASSOCIATION INC

INCOME STATEMENT - Operating

3/1/2021 - 3/31/2021

| Accounts | 3/1/2021 - 3/31/2021 | | | 1/1/2021 - 3/31/2021 | | | Annual Budget | Remaining Budget |
|--|----------------------|-------------------|-------------------|----------------------|--------------------|--------------------|--------------------|--------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | | |
| <u>COMMON AREA</u> | | | | | | | | |
| 5405 - INSURANCE CLAIM DEDUCTIBLE | (\$1,812.50) | \$416.67 | \$2,229.17 | (\$1,812.50) | \$1,250.01 | \$3,062.51 | \$5,000.00 | \$6,812.50 |
| 6050 - BACK FLOW TESTING | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$2,500.00 | \$2,500.00 |
| 6070 - FIRE PROTECTION | \$299.60 | \$375.00 | \$75.40 | \$1,049.32 | \$1,125.00 | \$75.68 | \$4,500.00 | \$3,450.68 |
| 6075 - FIRE SPRINKLER MAINTENANCE | \$0.00 | \$500.00 | \$500.00 | \$0.00 | \$1,500.00 | \$1,500.00 | \$6,000.00 | \$6,000.00 |
| 6160 - GROUNDS TRASH, SIDEWALKS ETC | \$0.00 | \$333.33 | \$333.33 | \$70.00 | \$999.99 | \$929.99 | \$4,000.00 | \$3,930.00 |
| 6200 - JANITORIAL/CLEANING SERVICES | \$600.00 | \$416.67 | (\$183.33) | \$1,800.00 | \$1,250.01 | (\$549.99) | \$5,000.00 | \$3,200.00 |
| 6300 - LANDSCAPE MAINTENANCE | \$0.00 | \$1,416.67 | \$1,416.67 | \$0.00 | \$4,250.01 | \$4,250.01 | \$17,000.00 | \$17,000.00 |
| 6330 - LANDSCAPE - OTHER | \$0.00 | \$83.33 | \$83.33 | \$0.00 | \$249.99 | \$249.99 | \$1,000.00 | \$1,000.00 |
| 6400 - PEST CONTROL | \$0.00 | \$41.67 | \$41.67 | \$0.00 | \$125.01 | \$125.01 | \$500.00 | \$500.00 |
| 6500 - REPAIRS & MAINTENANCE | \$0.00 | \$208.33 | \$208.33 | \$0.00 | \$624.99 | \$624.99 | \$2,500.00 | \$2,500.00 |
| 6510 - REPAIRS & MAINTENANCE: BUILDING | \$275.00 | \$333.33 | \$58.33 | \$275.00 | \$999.99 | \$724.99 | \$4,000.00 | \$3,725.00 |
| 6520 - REPAIRS & MAINTENANCE: GUTTERS | \$0.00 | \$208.33 | \$208.33 | \$0.00 | \$624.99 | \$624.99 | \$2,500.00 | \$2,500.00 |
| 6530 - REPAIRS & MAINTENANCE: IRRIGATION | \$0.00 | \$125.00 | \$125.00 | \$0.00 | \$375.00 | \$375.00 | \$1,500.00 | \$1,500.00 |
| 6550 - REPAIRS & MAINTENANCE: LIGHTING | \$285.00 | \$125.00 | (\$160.00) | \$1,973.92 | \$375.00 | (\$1,598.92) | \$1,500.00 | (\$473.92) |
| 6565 - REPAIRS & MAINTENANCE: PAINTING | \$0.00 | \$41.67 | \$41.67 | \$0.00 | \$125.01 | \$125.01 | \$500.00 | \$500.00 |
| 6570 - REPAIRS & MAINTENANCE: PLUMBING | \$550.50 | \$145.83 | (\$404.67) | \$550.50 | \$437.49 | (\$113.01) | \$1,750.00 | \$1,199.50 |
| 6575 - REPAIRS & MAINTENANCE: SIGNAGE | \$0.00 | \$166.67 | \$166.67 | \$0.00 | \$500.01 | \$500.01 | \$2,000.00 | \$2,000.00 |
| 6578 - REPAIRS & MAINTENANCE: STAIRWAYS | \$0.00 | \$41.67 | \$41.67 | \$0.00 | \$125.01 | \$125.01 | \$500.00 | \$500.00 |
| 6580 - REPAIRS & MAINTENANCE: STREETS | \$0.00 | \$41.67 | \$41.67 | \$0.00 | \$125.01 | \$125.01 | \$500.00 | \$500.00 |
| 6600 - SNOW REMOVAL | \$0.00 | \$4,200.00 | \$4,200.00 | \$13,988.54 | \$12,600.00 | (\$1,388.54) | \$21,000.00 | \$7,011.46 |
| 6680 - SUPPLIES | \$0.00 | \$62.50 | \$62.50 | \$0.00 | \$187.50 | \$187.50 | \$750.00 | \$750.00 |
| 6750 - TOWING | \$0.00 | \$16.67 | \$16.67 | \$0.00 | \$50.01 | \$50.01 | \$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 |
| Total COMMON AREA | \$197.60 | \$9,300.01 | \$9,102.41 | \$17,894.78 | \$27,900.03 | \$10,005.25 | \$86,200.00 | \$68,305.22 |
| <u>TAXES/OTHER EXPENSES</u> | | | | | | | | |
| 8250 - CONTINGENCY | \$0.00 | \$166.67 | \$166.67 | \$0.00 | \$500.01 | \$500.01 | \$2,000.00 | \$2,000.00 |
| 8280 - CORPORATION COMMISSION | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$100.00 | \$100.00 |

SUMMIT PARK CONDOMINIUM ASSOCIATION INC

INCOME STATEMENT - Operating

3/1/2021 - 3/31/2021

| Accounts | 3/1/2021 - 3/31/2021 | | | 1/1/2021 - 3/31/2021 | | | Annual Budget | Remaining Budget |
|-----------------------------------|----------------------|---------------------|--------------------|----------------------|---------------------|--------------------|----------------------|-------------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | | |
| 8800 - TAXES - FEDERAL | \$0.00 | \$2,000.00 | \$2,000.00 | \$0.00 | \$2,000.00 | \$2,000.00 | \$2,000.00 | \$2,000.00 |
| 8850 - TAXES - STATE | \$0.00 | \$1,000.00 | \$1,000.00 | \$0.00 | \$1,000.00 | \$1,000.00 | \$1,000.00 | \$1,000.00 |
| Total TAXES/OTHER EXPENSES | \$0.00 | \$3,166.67 | \$3,166.67 | \$0.00 | \$3,500.01 | \$3,500.01 | \$5,100.00 | \$5,100.00 |
| UTILITIES | | | | | | | | |
| 7100 - ELECTRICITY | \$1,665.18 | \$1,500.00 | (\$165.18) | \$5,201.84 | \$4,500.00 | (\$701.84) | \$18,000.00 | \$12,798.16 |
| 7300 - GAS | \$35.76 | \$39.17 | \$3.41 | \$107.22 | \$117.51 | \$10.29 | \$470.00 | \$362.78 |
| 7550 - TRASH/SANITATION | \$795.04 | \$875.00 | \$79.96 | \$2,590.32 | \$2,625.00 | \$34.68 | \$10,500.00 | \$7,909.68 |
| 7900 - WATER/SEWER | \$2,218.63 | \$5,833.33 | \$3,614.70 | \$13,342.45 | \$17,499.99 | \$4,157.54 | \$70,000.00 | \$56,657.55 |
| 7950 - UTILITY CUT-INS | \$0.00 | \$41.67 | \$41.67 | \$0.00 | \$125.01 | \$125.01 | \$500.00 | \$500.00 |
| Total UTILITIES | \$4,714.61 | \$8,289.17 | \$3,574.56 | \$21,241.83 | \$24,867.51 | \$3,625.68 | \$99,470.00 | \$78,228.17 |
| Total Expense | \$9,612.01 | \$26,699.02 | \$17,087.01 | \$54,096.50 | \$72,197.06 | \$18,100.56 | \$252,134.00 | \$198,037.50 |
| Operating Net Income | \$10,993.36 | (\$5,688.85) | \$16,682.21 | \$8,590.71 | (\$9,166.55) | \$17,757.26 | \$0.00 | (\$8,590.71) |

SUMMIT PARK CONDOMINIUM ASSOCIATION INC
INCOME STATEMENT - Reserve

3/1/2021 - 3/31/2021

| Accounts | 3/1/2021 - 3/31/2021 | | | 1/1/2021 - 3/31/2021 | | | Annual Budget | Remaining Budget | | |
|--|----------------------|-------------------|-----------------|----------------------|--------------------|----------------------|---------------------|----------------------|--|--|
| | Actual | Budget | Variance | Actual | Budget | Variance | | | | |
| Reserve Income | | | | | | | | | | |
| INCOME | | | | | | | | | | |
| 4101 - ASSESSMENT - RESERVE FUND | \$7,316.00 | \$7,316.00 | \$0.00 | \$21,948.00 | \$21,948.00 | \$0.00 | \$87,792.00 | \$65,844.00 | | |
| 4610 - INTEREST INCOME - RESERVES | \$611.81 | \$458.33 | \$153.48 | \$1,410.55 | \$1,374.99 | \$35.56 | \$5,500.00 | \$4,089.45 | | |
| Total INCOME | \$7,927.81 | \$7,774.33 | \$153.48 | \$23,358.55 | \$23,322.99 | \$35.56 | \$93,292.00 | \$69,933.45 | | |
| Total Reserve Income | \$7,927.81 | \$7,774.33 | \$153.48 | \$23,358.55 | \$23,322.99 | \$35.56 | \$93,292.00 | \$69,933.45 | | |
| Reserve Expense | | | | | | | | | | |
| ADMINISTRATIVE | | | | | | | | | | |
| 5251 - BANK FEE/CHANGE IN INVESTMENTS-RESERVES | \$0.00 | \$0.00 | \$0.00 | \$212.78 | \$0.00 | (\$212.78) | \$0.00 | (\$212.78) | | |
| Total ADMINISTRATIVE | \$0.00 | \$0.00 | \$0.00 | \$212.78 | \$0.00 | (\$212.78) | \$0.00 | (\$212.78) | | |
| COMMON AREA | | | | | | | | | | |
| 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 | | |
| Total COMMON AREA | \$0.00 | \$0.00 | \$0.00 | \$17,608.98 | \$0.00 | (\$17,608.98) | \$98,225.00 | \$80,616.02 | | |
| Total Reserve Expense | \$0.00 | \$0.00 | \$0.00 | \$17,821.76 | \$0.00 | (\$17,821.76) | \$98,225.00 | \$80,403.24 | | |
| Reserve Net Income | \$7,927.81 | \$7,774.33 | \$153.48 | \$5,536.79 | \$23,322.99 | (\$17,786.20) | (\$4,933.00) | (\$10,469.79) | | |

SUMMIT PARK CONDOMINIUM ASSOCIATION INC

Income Statement - Operating

1/1/2021 - 3/31/2021

| | Jan 2021 | Feb 2021 | Mar 2021 | YTD |
|--|--------------------|--------------------|--------------------|--------------------|
| Income | | | | |
| INCOME | | | | |
| 4100 - ASSESSMENT | \$19,220.00 | \$19,220.00 | \$19,220.00 | \$57,660.00 |
| 4105 - GARAGE ASSESSMENT | \$880.00 | \$880.00 | \$880.00 | \$2,640.00 |
| 4110 - STORAGE ASSESSMENT | \$407.00 | \$407.00 | \$407.00 | \$1,221.00 |
| 4330 - LATE FEES | \$75.00 | \$0.00 | \$45.00 | \$120.00 |
| 4350 - LIEN/COLLECTION FEES | \$125.00 | \$45.00 | \$50.00 | \$220.00 |
| 4500 - CAPITAL CONTRIBUTION | \$406.00 | \$406.00 | \$0.00 | \$812.00 |
| 4600 - INTEREST INCOME | \$4.73 | \$6.11 | \$3.37 | \$14.21 |
| Total INCOME | \$21,117.73 | \$20,964.11 | \$20,605.37 | \$62,687.21 |
| <i>Total Income</i> | <i>\$21,117.73</i> | <i>\$20,964.11</i> | <i>\$20,605.37</i> | <i>\$62,687.21</i> |
| Expense | | | | |
| ADMINISTRATIVE | | | | |
| 5400 - INSURANCE | \$2,723.66 | \$2,723.66 | \$2,723.66 | \$8,170.98 |
| 5500 - LEGAL FEES | \$0.00 | \$0.00 | \$186.00 | \$186.00 |
| 5530 - LIEN/COLLECTION COSTS | \$75.00 | \$10.00 | \$100.00 | \$185.00 |
| 5600 - MANAGEMENT FEES | \$1,675.00 | \$1,675.00 | \$1,675.00 | \$5,025.00 |
| 5800 - OFFICE SUPPLIES | \$34.75 | \$34.85 | \$3.00 | \$72.60 |
| 5810 - POSTAGE | \$192.30 | \$78.17 | \$9.64 | \$280.11 |
| 5820 - PRINTING | \$716.15 | \$321.55 | \$2.50 | \$1,040.20 |
| Total ADMINISTRATIVE | \$5,416.86 | \$4,843.23 | \$4,699.80 | \$14,959.89 |
| COMMON AREA | | | | |
| 5405 - INSURANCE CLAIM DEDUCTIBLE | \$0.00 | \$0.00 | (\$1,812.50) | (\$1,812.50) |
| 6070 - FIRE PROTECTION | \$299.60 | \$450.12 | \$299.60 | \$1,049.32 |
| 6160 - GROUNDS TRASH, SIDEWALKS ETC | \$70.00 | \$0.00 | \$0.00 | \$70.00 |
| 6200 - JANITORIAL/CLEANING SERVICES | \$0.00 | \$1,200.00 | \$600.00 | \$1,800.00 |
| 6510 - REPAIRS & MAINTENANCE: BUILDING | \$0.00 | \$0.00 | \$275.00 | \$275.00 |

SUMMIT PARK CONDOMINIUM ASSOCIATION INC

Income Statement - Operating

1/1/2021 - 3/31/2021

| | Jan 2021 | Feb 2021 | Mar 2021 | YTD |
|--|--------------------|--------------------|-------------------|--------------------|
| 6550 - REPAIRS & MAINTENANCE: LIGHTING | \$0.00 | \$1,688.92 | \$285.00 | \$1,973.92 |
| 6570 - REPAIRS & MAINTENANCE: PLUMBING | \$0.00 | \$0.00 | \$550.50 | \$550.50 |
| 6600 - SNOW REMOVAL | \$0.00 | \$13,988.54 | \$0.00 | \$13,988.54 |
| <u>Total COMMON AREA</u> | \$369.60 | \$17,327.58 | \$197.60 | \$17,894.78 |
| UTILITIES | | | | |
| 7100 - ELECTRICITY | \$1,839.81 | \$1,696.85 | \$1,665.18 | \$5,201.84 |
| 7300 - GAS | \$36.41 | \$35.05 | \$35.76 | \$107.22 |
| 7550 - TRASH/SANITATION | \$867.39 | \$927.89 | \$795.04 | \$2,590.32 |
| 7900 - WATER/SEWER | \$4,800.00 | \$6,323.82 | \$2,218.63 | \$13,342.45 |
| <u>Total UTILITIES</u> | \$7,543.61 | \$8,983.61 | \$4,714.61 | \$21,241.83 |
| <i>Total Expense</i> | <i>\$13,330.07</i> | <i>\$31,154.42</i> | <i>\$9,612.01</i> | <i>\$54,096.50</i> |
| Operating Net Income | \$7,787.66 | (\$10,190.31) | \$10,993.36 | \$8,590.71 |

SUMMIT PARK CONDOMINIUM ASSOCIATION INC

Income Statement - Reserve

1/1/2021 - 3/31/2021

| | Jan 2021 | Feb 2021 | Mar 2021 | YTD |
|--|----------|----------|----------|-----|
|--|----------|----------|----------|-----|

Reserve Income

INCOME

| | | | | |
|-----------------------------------|-------------------|-------------------|-------------------|--------------------|
| 4101 - ASSESSMENT - RESERVE FUND | \$7,316.00 | \$7,316.00 | \$7,316.00 | \$21,948.00 |
| 4610 - INTEREST INCOME - RESERVES | \$760.60 | \$38.14 | \$611.81 | \$1,410.55 |
| <u>Total INCOME</u> | <u>\$8,076.60</u> | <u>\$7,354.14</u> | <u>\$7,927.81</u> | <u>\$23,358.55</u> |
| <i>Total Reserve Income</i> | <i>\$8,076.60</i> | <i>\$7,354.14</i> | <i>\$7,927.81</i> | <i>\$23,358.55</i> |

Reserve Expense

ADMINISTRATIVE

| | | | | |
|--|-----------------|----------------|---------------|-----------------|
| 5251 - BANK FEE/CHANGE IN INVESTMENTS-RESERVES | \$163.77 | \$49.01 | \$0.00 | \$212.78 |
| <u>Total ADMINISTRATIVE</u> | <u>\$163.77</u> | <u>\$49.01</u> | <u>\$0.00</u> | <u>\$212.78</u> |

COMMON AREA

| | | | | |
|--|---------------|--------------------|---------------|--------------------|
| 9210 - LANDSCAPING-IRRIGATION - RESERVES | \$0.00 | \$1,700.00 | \$0.00 | \$1,700.00 |
| 9430 - PLUMBING - RESERVES | \$0.00 | \$15,675.00 | \$0.00 | \$15,675.00 |
| 9490 - RESERVE EXPENSE | \$0.00 | \$233.98 | \$0.00 | \$233.98 |
| <u>Total COMMON AREA</u> | <u>\$0.00</u> | <u>\$17,608.98</u> | <u>\$0.00</u> | <u>\$17,608.98</u> |

| | | | | |
|------------------------------|-----------------|--------------------|---------------|--------------------|
| <i>Total Reserve Expense</i> | <i>\$163.77</i> | <i>\$17,657.99</i> | <i>\$0.00</i> | <i>\$17,821.76</i> |
|------------------------------|-----------------|--------------------|---------------|--------------------|

| | | | | |
|--------------------|------------|---------------|------------|------------|
| Reserve Net Income | \$7,912.83 | (\$10,303.85) | \$7,927.81 | \$5,536.79 |
|--------------------|------------|---------------|------------|------------|