

**Vulcan Park Condominiums  
Financial Summary  
For Month ending April 24, 2019**

Balance in ServisFirst Bank Account # 1110283973	\$117,392.81
Balance in Operating Account	\$15,355.81
<b>Total Assets</b>	<b>\$132,748.62</b>

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**Summarized Operating Account**

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Beginning Balance		\$9,473.94
Total Income	+	\$25,625.75
Expenses	-	\$19,743.88
Transfer from Reserve	+	<u>\$0.00</u>
<b>NET INCOME (LOSS)</b>		<b>\$15,355.81</b>
 <b>Ending Balance</b>		 <b>\$15,355.81</b>

Vulcan Park Condominiums  
Statement of Income and Expenses  
For the Month Ended April 24, 2019

Dues Operating

	Current Month	Year to Date
<b>INCOME</b>		
Water Reimbursement	\$ 4,530.75	\$ 20,416.78
Maintenance Fee Income	21,095.00	76,340.91
Fines		200.00
Late Charges/NSF Fees		60.00
<b>TOTAL INCOME</b>	<u>\$ 25,625.75</u>	<u>\$ 97,017.69</u>
 <b>EXPENSES - REPAIRS &amp; MAINTENANCE</b>		
Plumbing-Heating-Electrical		\$ 2,675.00
Common Area - Other		378.90
Grounds - Yard Work	2,480.00	7,515.00
Building Exterior - Repair	75.71	425.71
Building Interior - Repair	690.00	1,026.90
Roof Repair		615.00
Building Shell Repairs or Gutte		3,805.00
Tree Cutting	3,305.56	3,305.56
Miscellaneous	184.50	642.30
<b>TOTAL REPAIRS &amp; MAINTENANCE</b>	<u>\$ 6,735.77</u>	<u>\$ 20,389.37</u>
 <b>EXPENSES - REPLACEMENT</b>		
Replacement Windows/Glass/Scree		<u>\$ 4,150.00</u>
<b>TOTAL REPLACEMENT</b>		<u>\$ 4,150.00</u>
 <b>EXPENSES - UTILITIES</b>		
Electric	\$ 1,981.69	\$ 7,681.88
Water	6,408.96	26,494.87
<b>TOTAL UTILITIES</b>	<u>\$ 8,390.65</u>	<u>\$ 34,176.75</u>
 <b>EXPENSES - PAYROLL</b>		
 <b>EXPENSES - GENERAL &amp; ADMINISTRATIVE</b>		
Telephone	\$ 153.40	\$ 570.08
Postage		96.00
Insurance		11,715.00
Office Supplies		35.52
Waste Removal	672.30	2,304.54
Extermination	550.00	1,100.00
Valet Trash Removal	705.00	2,820.00
Legal & Accounting	2,015.41	3,282.92
Bank Charges	2.40	9.40
Miscellaneous Services	200.00	400.00

Vulcan Park Condominiums  
Statement of Income and Expenses  
For the Month Ended April 24, 2019

Dues Operating

	Current Month	Year to Date
Web Site Service	\$ 318.95	\$ 318.95
Capital Replacement Reserves		<u>9,999.99</u>
TOTAL GENERAL & ADMINISTRATIVE	<u>\$ 4,617.46</u>	<u>\$ 32,652.40</u>
 TOTAL EXPENDITURES	 <u>\$ 19,743.88</u>	 <u>\$ 91,368.52</u>
 Management Fee		 <u>\$ 6,000.00</u>
 NET INCOME (LOSS)	 <u>\$ 5,881.87</u>	 <u>\$ (350.83)</u>
 PRIOR BALANCE FROM 12/24/18		 <u>\$ 15,706.64</u>
 ASSOCIATION BALANCE	 <u>\$ 5,881.87</u>	 <u>\$ 15,355.81</u>

Previous Balance	Total Income	Total Expenses	Ending Balance
\$ 9,473.94	\$ 25,625.75	\$ 19,743.88	\$ 15,355.81