

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

Balance in ServisFirst Bank Account # 1110283973	\$131,970.68
Balance in Operating Account	\$14,657.60
Total Assets	\$146,628.28

Summarized Operating Account

Beginning Balance		\$18,163.63
Total Income	+	\$23,294.31
Expenses	-	\$26,800.34
Transfer from Reserve	+	<u>\$0.00</u>
NET INCOME (LOSS)		\$14,657.60
 Ending Balance		 \$14,657.60

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

Dues Operating

	Current Month	Year to Date
INCOME		
Water Reimbursement	\$ 5,475.90	\$ 9,569.81
Maintenance Fee Income	17,818.41	37,410.91
Fines		100.00
TOTAL INCOME	<u>\$ 23,294.31</u>	<u>\$ 47,080.72</u>
 EXPENSES - REPAIRS & MAINTENANCE		
Plumbing-Heating-Electrical		\$ 475.00
Common Area - Other		378.90
Grounds - Yard Work	2,555.00	5,035.00
Building Exterior - Repair		350.00
Building Interior - Repair	300.00	300.00
Roof Repair		175.00
Building Shell Repairs or Gutte	1,705.00	3,805.00
Miscellaneous	147.60	347.10
TOTAL REPAIRS & MAINTENANCE	<u>\$ 4,707.60</u>	<u>\$ 10,866.00</u>
 EXPENSES - REPLACEMENT		
Replacement Windows/Glass/Scree	<u>\$ 2,050.00</u>	<u>\$ 4,150.00</u>
TOTAL REPLACEMENT	<u>\$ 2,050.00</u>	<u>\$ 4,150.00</u>
 EXPENSES - UTILITIES		
Electric	\$ 1,903.02	\$ 3,801.35
Water	6,725.98	13,797.72
TOTAL UTILITIES	<u>\$ 8,629.00</u>	<u>\$ 17,599.07</u>
 EXPENSES - PAYROLL		
 EXPENSES - GENERAL & ADMINISTRATIVE		
Telephone	\$ 134.34	\$ 263.28
Waste Removal	498.15	1,152.54
Extermination	550.00	550.00
Valet Trash Removal	705.00	1,410.00
Legal & Accounting	657.19	1,267.51
Bank Charges	2.40	4.70
Miscellaneous Services	200.00	200.00
Capital Replacement Reserves	3,333.33	6,666.66
TOTAL GENERAL & ADMINISTRATIVE	<u>\$ 6,080.41</u>	<u>\$ 11,514.69</u>
 TOTAL EXPENDITURES	 <u>\$ 21,467.01</u>	 <u>\$ 44,129.76</u>

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

Dues Operating

	Current Month	Year to Date
Management Fee	\$ 2,000.00	\$ 4,000.00
NET INCOME (LOSS)	\$ (172.70)	\$ (1,049.04)
PRIOR BALANCE FROM 12/24/18		\$ 15,706.64
TRANSFER OF FUNDS	(3,333.33)	
ASSOCIATION BALANCE	\$ (3,506.03)	\$ 14,657.60

Previous Balance	Total Income	Total Expenses	Ending Balance
\$ 18,163.63	\$ 23,294.31	\$ 26,800.34	\$ 14,657.60