

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

Balance in ServisFirst Bank Account # 1110283973	\$128,597.52
Balance in Operating Account	\$18,163.63
Total Assets	\$146,761.15

Summarized Operating Account

Beginning Balance		\$15,706.64
Total Income	+	\$23,786.41
Expenses	-	\$21,329.42
Transfer from Reserve	+	<u>\$0.00</u>
NET INCOME (LOSS)		\$18,163.63
 Ending Balance		 \$18,163.63

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

Dues Operating

	Current Month	Year to Date
INCOME		
Water Reimbursement	\$ 4,093.91	\$ 4,093.91
Maintenance Fee Income	19,592.50	19,592.50
Fines	<u>100.00</u>	<u>100.00</u>
TOTAL INCOME	<u>\$ 23,786.41</u>	<u>\$ 23,786.41</u>
EXPENSES - REPAIRS & MAINTENANCE		
Plumbing-Heating-Electrical	\$ 475.00	\$ 475.00
Common Area - Other	378.90	378.90
Grounds - Yard Work	2,480.00	2,480.00
Building Exterior - Repair	350.00	350.00
Roof Repair	175.00	175.00
Building Shell Repairs or Gutte	2,100.00	2,100.00
Miscellaneous	<u>199.50</u>	<u>199.50</u>
TOTAL REPAIRS & MAINTENANCE	<u>\$ 6,158.40</u>	<u>\$ 6,158.40</u>
EXPENSES - REPLACEMENT		
Replacement Windows/Glass/Scree	<u>\$ 2,100.00</u>	<u>\$ 2,100.00</u>
TOTAL REPLACEMENT	<u>\$ 2,100.00</u>	<u>\$ 2,100.00</u>
EXPENSES - UTILITIES		
Electric	\$ 1,898.33	\$ 1,898.33
Water	<u>7,071.74</u>	<u>7,071.74</u>
TOTAL UTILITIES	<u>\$ 8,970.07</u>	<u>\$ 8,970.07</u>
EXPENSES - PAYROLL		
EXPENSES - GENERAL & ADMINISTRATIVE		
Telephone	\$ 128.94	\$ 128.94
Waste Removal	654.39	654.39
Valet Trash Removal	705.00	705.00
Legal & Accounting	610.32	610.32
Bank Charges	2.30	2.30
Capital Replacement Reserves	<u>3,333.33</u>	<u>3,333.33</u>
TOTAL GENERAL & ADMINISTRATIVE	<u>\$ 5,434.28</u>	<u>\$ 5,434.28</u>
TOTAL EXPENDITURES	<u>\$ 22,662.75</u>	<u>\$ 22,662.75</u>
Management Fee	\$ 2,000.00	\$ 2,000.00
NET INCOME (LOSS)	<u>\$ (876.34)</u>	<u>\$ (876.34)</u>

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

Dues Operating

	Current Month	Year to Date
PRIOR BALANCE FROM 12/24/18		\$ 15,706.64
TRANSFER OF FUNDS	3,333.33	3,333.33
ASSOCIATION BALANCE	\$ 2,456.99	\$ 18,163.63

Previous Balance	Total Income	Total Expenses	Ending Balance
\$ 15,706.64	\$ 23,786.41	\$ 21,329.42	\$ 18,163.63