

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

Balance in ServisFirst Bank Account # 1110283973	\$91,248.75
Balance in Operating Account	\$13,494.31
Total Assets	\$104,743.06

Summarized Operating Account

Beginning Balance	\$9,075.36
Total Income	+ \$29,395.46
Expenses	- \$24,976.51
Transfer from Reserve	+ <u>\$0.00</u>
NET INCOME (LOSS)	\$13,494.31
 Ending Balance	 \$13,494.31

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

Dues Operating

	Current Month	Year to Date
INCOME		
Water Reimbursement	\$ 6,560.46	\$ 37,626.49
Maintenance Fee Income	22,835.00	142,035.91
Fines		200.00
Late Charges/NSF Fees		60.00
TOTAL INCOME	\$ 29,395.46	\$ 179,922.40
 EXPENSES - REPAIRS & MAINTENANCE		
Plumbing-Heating-Electrical		\$ 2,675.00
Common Area - Other		378.90
Grounds - Yard Work	2,480.00	17,435.00
Building Exterior - Repair	482.50	3,183.21
Building Interior - Repair		1,026.90
Roof Repair		1,990.00
Building Shell Repairs or Gutte		5,905.00
Tree Cutting	1,861.11	6,936.67
Miscellaneous	227.00	1,201.40
TOTAL REPAIRS & MAINTENANCE	\$ 5,050.61	\$ 40,732.08
 EXPENSES - REPLACEMENT		
Grounds/Landscaping Replacement	\$ 39,600.00	\$ 39,600.00
Replacement Windows/Glass/Scree		4,150.00
Capital Expense		18,000.00
TOTAL REPLACEMENT	\$ 39,600.00	\$ 61,750.00
 EXPENSES - UTILITIES		
Electric	\$ 2,005.01	\$ 13,637.50
Water	6,103.32	44,811.99
TOTAL UTILITIES	\$ 8,108.33	\$ 58,449.49
 EXPENSES - PAYROLL		
 EXPENSES - GENERAL & ADMINISTRATIVE		
Telephone	\$ 153.32	\$ 1,029.96
Postage		108.50
Insurance	2,353.29	21,128.13
Office Supplies		44.77
Waste Removal	1,886.83	5,206.12
Extermination	550.00	1,686.90
Valet Trash Removal	705.00	4,935.00
Legal & Accounting	683.30	5,794.62

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

Dues Operating

	Current Month	Year to Date
Penalty	\$ 50.00	\$ 50.00
Bank Charges	2.50	16.90
Miscellaneous Services	100.00	1,150.00
Web Site Service		318.95
Capital Replacement Reserves	3,333.33	23,333.31
TOTAL GENERAL & ADMINISTRATIVE	\$ 9,817.57	\$ 64,803.16
 TOTAL EXPENDITURES	 \$ 62,576.51	 \$ 225,734.73
 Management Fee	 \$ 2,000.00	 \$ 14,000.00
 NET INCOME (LOSS)	 \$ (35,181.05)	 \$ (59,812.33)
 PRIOR BALANCE FROM 12/24/18		 \$ 15,706.64
TRANSFER OF FUNDS	39,600.00	57,600.00
 ASSOCIATION BALANCE	 \$ 4,418.95	 \$ 13,494.31

Previous Balance	Total Income	Total Expenses	Ending Balance
\$ 9,075.36	\$ 29,395.46	\$ 24,976.51	\$ 13,494.31