

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

Balance in ServisFirst Bank Account # 1110283973	\$127,475.03
Balance in Operating Account	\$9,074.36
Total Assets	\$136,549.39

Summarized Operating Account

Beginning Balance		(\$1,156.48)
Total Income	+	\$31,457.51
Expenses	-	\$21,226.67
Transfer from Reserve	+	<u>\$0.00</u>
NET INCOME (LOSS)		\$9,074.36
 Ending Balance		 \$9,074.36

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

Dues Operating

	Current Month	Year to Date
INCOME		
Water Reimbursement	\$ 5,453.51	\$ 31,066.03
Maintenance Fee Income	26,005.00	119,200.91
Fines		200.00
Late Charges/NSF Fees		60.00
TOTAL INCOME	\$ 31,458.51	\$ 150,526.94
EXPENSES - REPAIRS & MAINTENANCE		
Plumbing-Heating-Electrical		\$ 2,675.00
Common Area - Other		378.90
Grounds - Yard Work	2,480.00	14,955.00
Building Exterior - Repair		2,700.71
Building Interior - Repair		1,026.90
Roof Repair	1,375.00	1,990.00
Building Shell Repairs or Gutte		5,905.00
Tree Cutting		5,075.56
Miscellaneous	184.50	974.40
TOTAL REPAIRS & MAINTENANCE	\$ 4,039.50	\$ 35,681.47
EXPENSES - REPLACEMENT		
Replacement Windows/Glass/Scree		\$ 4,150.00
Capital Expense		18,000.00
TOTAL REPLACEMENT		\$ 22,150.00
EXPENSES - UTILITIES		
Electric	\$ 1,973.38	\$ 11,632.49
Water	6,231.51	38,708.67
TOTAL UTILITIES	\$ 8,204.89	\$ 50,341.16
EXPENSES - PAYROLL		
EXPENSES - GENERAL & ADMINISTRATIVE		
Telephone	\$ 153.32	\$ 876.64
Postage	12.50	108.50
Insurance	2,353.28	18,774.84
Office Supplies	9.25	44.77
Waste Removal	516.60	3,319.29
Extermination		1,136.90
Valet Trash Removal	705.00	4,230.00
Legal & Accounting	(203.50)	5,111.32
Bank Charges	2.50	14.40

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Statement of Income and Expenses
For the Month Ended June 24, 2019

Dues Operating

	Current Month	Year to Date
Miscellaneous Services	\$ 100.00	\$ 1,050.00
Web Site Service		318.95
Capital Replacement Reserves	3,333.33	19,999.98
TOTAL GENERAL & ADMINISTRATIVE	\$ 6,982.28	\$ 54,985.59
 TOTAL EXPENDITURES	 \$ 19,226.67	 \$ 163,158.22
 Management Fee	 \$ 2,000.00	 \$ 12,000.00
 NET INCOME (LOSS)	 \$ 10,231.84	 \$ (24,631.28)
 PRIOR BALANCE FROM 12/24/18		 \$ 15,706.64
TRANSFER OF FUNDS		18,000.00
 ASSOCIATION BALANCE	 \$ 10,231.84	 \$ 9,075.36

Previous Balance	Total Income	Total Expenses	Ending Balance
\$ (1,156.48)	\$ 31,458.51	\$ 21,226.67	\$ 9,075.36