

**Vestaview Condominiums
Financial Summary
For Month ending September 24, 2019**

Balance in ServisFirst Bank Account # 1110092051		\$22,990.74
Balance in Operating Account		\$2,417.04
Balance in ServisFirst CD	Matures 03-15-2020	\$22,098.59
Total Assets		\$47,506.37

Summarized Operating Account

Beginning Balance		\$443.16
Total Income	+	\$9,775.00
Expenses	-	<u>\$7,801.12</u>
NET INCOME (LOSS)		\$2,417.04
 Ending Balance		 \$2,417.04

Vesta View Condominiums
Statement of Income and Expenses
For the Month Ended September 24, 2019

Dues Operating

	Current Month	Year to Date
INCOME		
Maintenance Fee Income	\$ 9,775.00	\$ 92,804.44
TOTAL INCOME	\$ 9,775.00	\$ 92,804.44
 EXPENSES - REPAIRS & MAINTENANCE		
Air Condition Repair/Maintenanc	\$ (118.00)	\$ 122.41
Plumbing-Heating-Electrical		12,261.90
Common Area - Other		763.89
Grounds - Yard Work	1,700.00	9,520.00
Janitorial Maintenance/Supplies	75.00	1,042.95
Swimming Pool Maintenance/Repai	250.00	2,591.73
Building Exterior - Repair		391.30
Building Interior - Repair	300.00	637.50
Roof Repair		1,395.00
Locks & Keys		98.00
Building Shell Repairs or Gutte	175.00	667.85
Electrical Repairs		283.00
Parking Lot & Misc.		350.00
Miscellaneous	36.90	474.13
TOTAL REPAIRS & MAINTENANCE	\$ 2,418.90	\$ 30,599.66
 EXPENSES - REPLACEMENT		
 EXPENSES - UTILITIES		
Utilities - Electric	\$ 715.52	\$ 3,946.77
Utilities - Water/Sewer		31,024.46
TOTAL UTILITIES	\$ 715.52	\$ 34,971.23
 EXPENSES - PAYROLL		
 EXPENSES - GENERAL & ADMINISTRATIVE		
Postage	\$ 4.05	\$ 115.50
Insurance	1,662.00	15,180.00
Office Supplies	10.90	231.57
Waste Removal	221.40	1,679.80
Extermination	560.00	3,865.97
Legal and Accounting	101.25	1,124.27
Bank Charges	7.10	17.70
Miscellaneous Services		58.18
Capital Replacement Reserves	1,050.00	5,398.00
Owners Expense Reimbursement		230.00

Vesta View Condominiums
Statement of Income and Expenses
For the Month Ended September 24, 2019

Dues Operating

	Current Month	Year to Date
Management Fee	\$ 1,050.00	\$ 9,450.00
TOTAL GENERAL & ADMINISTRATIVE	\$ 4,666.70	\$ 37,350.99
TOTAL EXPENDITURES	\$ 7,801.12	\$ 102,921.88
NET INCOME (LOSS)	\$ 1,973.88	\$ (10,117.44)
PRIOR BALANCE FROM 12/24/18		\$ 2,534.48
TRANSFER OF FUNDS		10,000.00
ASSOCIATION BALANCE	\$ 1,973.88	\$ 2,417.04

Previous Balance	Total Income	Total Expenses	Ending Balance
\$ 443.16	\$ 9,775.00	\$ 7,801.12	\$ 2,417.04