

**Vulcan Park Condominiums
Financial Summary
For Month ending April 24, 2022**

Balance in ServisFirst Bank Account # 1110283973	\$119,540.75
Balance in Operating Account	\$1,286.09
Total Assets	\$120,826.84

Summarized Operating Account

Beginning Balance		\$2,698.14
Total Income	+	\$24,841.19
Expenses	-	\$26,253.24
Transfer from Reserve	+	<u>\$0.00</u>
NET INCOME (LOSS)		\$1,286.09
 Ending Balance		 \$1,286.09

Vulcan Park Condominiums
Statement of Income and Expenses
For the Month Ended April 24, 2022

Dues Operating

	Current Month	Year to Date
INCOME		
Water Reimbursement	\$ 4,836.19	\$ 17,142.06
Maintenance Fee Income	20,005.00	84,480.00
Fines		200.00
Late Charges/NSF Fees		67.50
TOTAL INCOME	<u>\$ 24,841.19</u>	<u>\$ 101,889.56</u>
EXPENSES - REPAIRS & MAINTENANCE		
Air Condition Repair/Maintenanc	\$ 344.30	\$ 344.30
Plumbing-Heating-Electrical	975.00	2,395.00
Grounds - Yard Work		8,727.00
Janitorial Maintenance/Supplies	625.00	2,591.90
Building Exterior - Repair	400.00	1,220.00
Roof Repair		700.00
Building Shell Repairs or Gutte		4,950.00
Miscellaneous		110.70
TOTAL REPAIRS & MAINTENANCE	<u>\$ 2,344.30</u>	<u>\$ 21,038.90</u>
EXPENSES - REPLACEMENT		
Replacement Windows/Glass/Scree	\$ 5,158.00	\$ 7,466.00
TOTAL REPLACEMENT	<u>\$ 5,158.00</u>	<u>\$ 7,466.00</u>
EXPENSES - UTILITIES		
Electric	\$ 1,587.21	\$ 7,031.23
Water	5,987.17	26,753.40
TOTAL UTILITIES	<u>\$ 7,574.38</u>	<u>\$ 33,784.63</u>
EXPENSES - PAYROLL		
EXPENSES - GENERAL & ADMINISTRATIVE		
Management Fee	\$ 2,000.00	\$ 8,000.00
Telephone	209.27	837.07
Postage	112.36	168.54
Insurance	4,113.66	16,454.64
Office Supplies	78.44	133.56
Waste Removal	500.00	2,405.00
Extermination		600.00
Valet Trash Removal	705.00	2,820.00
Legal & Accounting		60.72
Audit - Accounting		320.00
Bank Charges	4.50	23.40

Vulcan Park Condominiums
Statement of Income and Expenses
For the Month Ended April 24, 2022

Dues Operating

	Current Month	Year to Date
Web Site Service	\$ 120.00	\$ 559.00
Capital Replacement Reserves	<u>3,333.33</u>	<u>13,333.32</u>
TOTAL GENERAL & ADMINISTRATIVE	\$ 11,176.56	\$ 45,715.25
TOTAL EXPENDITURES	\$ 26,253.24	\$ 108,004.78
NET INCOME (LOSS)	\$ (1,412.05)	\$ (6,115.22)
PRIOR BALANCE FROM 12/24/21		\$ 5,093.31
TRANSFER OF FUNDS		2,308.00
ASSOCIATION BALANCE	\$ (1,412.05)	\$ 1,286.09

Previous Balance	Total Income	Total Expenses	Ending Balance
\$ 2,698.14	\$ 24,841.19	\$ 26,253.24	\$ 1,286.09