

**Vulcan Park Condominiums  
Financial Summary  
For month ended August 24, 2017**

Balance in ServisFirst Bank Account # 1110283973	\$84,124.82
Balance in Operating Account	\$16,765.83
<b>Total Assets</b>	<b>\$100,890.65</b>

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**Summarized Operating Account**

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Beginning Balance		\$20,798.42
Total Income	+	\$22,819.13
Expenses	-	<u>\$26,851.72</u>
<b>NET INCOME (LOSS)</b>		<b>\$16,765.83</b>
 <b>Ending Balance</b>		 <b>\$16,765.83</b>

Vulcan Park Condominiums  
Statement of Income and Expenses  
For the Month Ended August 24, 2017

Dues Operating

	Current Month	Year to Date
<b>INCOME</b>		
Water Reimbursement	\$ 5,247.91	\$ 52,965.68
Maintenance Fee Income	17,580.00	159,013.65
Late Charges/NSF Fees		902.50
Miscellaneous Income	(8.78)	
Interest		.26
<b>TOTAL INCOME</b>	<u>\$ 22,819.13</u>	<u>\$ 212,882.09</u>
<b>EXPENSES - REPAIRS &amp; MAINTENANCE</b>		
Plumbing-Heating-Electrical	\$ 800.00	\$ 5,956.20
Common Area - Other	36.90	3,317.79
Grounds - Yard Work	2,480.00	19,840.00
Janitorial Maintenance/Supplies		1,355.00
Building Exterior - Repair		3,547.64
Building Shell Repairs or Gutte	85.00	220.00
Miscellaneous	42.50	377.70
<b>TOTAL REPAIRS &amp; MAINTENANCE</b>	<u>\$ 3,444.40</u>	<u>\$ 34,614.33</u>
<b>EXPENSES - REPLACEMENT</b>		
Plumbing Heat Electrical Replac		\$ 3,550.00
Replacement Windows/Glass/Scree		1,797.21
<b>TOTAL REPLACEMENT</b>		<u>\$ 5,347.21</u>
<b>EXPENSES - UTILITIES</b>		
Electric	\$ 1,907.83	\$ 15,173.82
Water	7,861.38	73,616.78
<b>TOTAL UTILITIES</b>	<u>\$ 9,769.21</u>	<u>\$ 88,790.60</u>
<b>EXPENSES - PAYROLL</b>		
<b>EXPENSES - GENERAL &amp; ADMINISTRATIVE</b>		
Termite Bond		\$ 785.00
Telephone	71.54	565.50
Postage		98.40
Insurance	2,041.19	18,167.43
Security	4,800.00	16,200.00
Office Supplies		219.30
Waste Removal	648.15	4,099.50
Extermination		1,000.00
Valet Trash Removal	705.00	5,464.00
Signs	36.90	36.90

Vulcan Park Condominiums  
Statement of Income and Expenses  
For the Month Ended August 24, 2017

Dues Operating

	Current Month	Year to Date
Legal & Accounting		\$ 132.90
Bank Charges	2.00	21.60
Miscellaneous Services		15.00
Capital Replacement Reserves	<u>3,333.33</u>	<u>26,666.64</u>
TOTAL GENERAL & ADMINISTRATIVE	\$ 11,638.11	\$ 73,472.17
TOTAL EXPENDITURES	<u>\$ 24,851.72</u>	<u>\$ 202,224.31</u>
Management Fee	\$ 2,000.00	\$ 16,000.00
NET INCOME (LOSS)	<u>\$ (4,032.59)</u>	<u>\$ (5,342.22)</u>
PRIOR BALANCE FROM 12/24/16		\$ 22,108.05
ASSOCIATION BALANCE	<u>\$ (4,032.59)</u>	<u>\$ 16,765.83</u>

Previous Balance	Total Income	Total Expenses	Ending Balance
\$ 20,798.42	\$ 22,819.13	\$ 26,851.72	\$ 16,765.83