

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

Balance in ServisFirst Bank Account # 1110283973	\$94,181.05
Balance in Operating Account	\$17,747.63
Total Assets	\$111,928.68

Summarized Operating Account

Beginning Balance	\$13,997.25
Total Income	+ \$27,239.48
Expenses	- <u>\$23,489.10</u>
NET INCOME (LOSS)	\$17,747.63
 Ending Balance	 \$17,747.63

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

Dues Operating

	Current Month	Year to Date
INCOME		
Water Reimbursement	\$ 7,104.48	\$ 73,206.32
Maintenance Fee Income	20,015.00	217,797.01
Late Charges/NSF Fees	120.00	1,253.97
Interest		.26
TOTAL INCOME	<u>\$ 27,239.48</u>	<u>\$ 292,257.56</u>
EXPENSES - REPAIRS & MAINTENANCE		
Plumbing-Heating-Electrical	\$ 36.90	\$ 7,514.17
Common Area - Other	55.35	5,701.84
Grounds - Yard Work	2,480.00	27,280.00
Janitorial Maintenance/Supplies	42.50	1,659.16
Building Exterior - Repair	55.00	3,602.64
Building Shell Repairs or Gutte		220.00
Miscellaneous	24.20	481.30
TOTAL REPAIRS & MAINTENANCE	<u>\$ 2,693.95</u>	<u>\$ 46,459.11</u>
EXPENSES - REPLACEMENT		
Plumbing Heat Electrical Replac		\$ 3,550.00
Replacement Windows/Glass/Scree	1,797.21	3,594.42
TOTAL REPLACEMENT	<u>\$ 1,797.21</u>	<u>\$ 7,144.42</u>
EXPENSES - UTILITIES		
Electric	\$ 1,899.57	\$ 20,888.51
Water	5,221.37	95,066.93
TOTAL UTILITIES	<u>\$ 7,120.94</u>	<u>\$ 115,955.44</u>
EXPENSES - PAYROLL		
EXPENSES - GENERAL & ADMINISTRATIVE		
Termite Bond		\$ 785.00
Telephone	71.78	769.88
Postage		98.40
Insurance	2,041.19	24,291.00
Security	2,900.00	26,960.00
Office Supplies		287.70
Waste Removal	553.50	5,538.60
Extermination		1,500.00
Valet Trash Removal	705.00	7,579.00
Signs		36.90
Legal & Accounting	170.00	302.90

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

	Dues Operating	
	Current Month	Year to Date
Bank Charges	\$ 2.20	\$ 28.00
Miscellaneous Services	100.00	215.00
Capital Replacement Reserves	<u>3,333.33</u>	<u>36,666.63</u>
TOTAL GENERAL & ADMINISTRATIVE	<u>\$ 9,877.00</u>	<u>\$ 105,059.01</u>
TOTAL EXPENDITURES	<u>\$ 21,489.10</u>	<u>\$ 274,617.98</u>
Management Fee	\$ 2,000.00	\$ 22,000.00
NET INCOME (LOSS)	<u>\$ 3,750.38</u>	<u>\$ (4,360.42)</u>
PRIOR BALANCE FROM 12/24/16		\$ 22,108.05
ASSOCIATION BALANCE	<u><u>\$ 3,750.38</u></u>	<u><u>\$ 17,747.63</u></u>

Previous Balance	Total Income	Total Expenses	Ending Balance
\$ 13,997.25	\$ 27,239.48	\$ 23,489.10	\$ 17,747.63