

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

Balance in ServisFirst Bank Account # 1110283973	\$87,476.03
Balance in Operating Account	\$19,540.63
<b>Total Assets</b>	<b>\$107,016.66</b>

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**Summarized Operating Account**

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Beginning Balance	\$16,765.83
Total Income	+ \$28,140.82
Expenses	- <u>\$25,336.02</u>
<b>NET INCOME (LOSS)</b>	<b>\$19,570.63</b>

<b>Ending Balance</b>	<b>\$19,570.63</b>
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Vulcan Park Condominiums  
Statement of Income and Expenses  
For the Month Ended September 24, 2017

Dues Operating

	Current Month	Year to Date
<b>INCOME</b>		
Water Reimbursement	\$ 7,635.99	\$ 60,601.67
Maintenance Fee Income	20,293.36	179,307.01
Late Charges/NSF Fees	211.47	1,113.97
Interest		.26
<b>TOTAL INCOME</b>	<u>\$ 28,140.82</u>	<u>\$ 241,022.91</u>
<b>EXPENSES - REPAIRS &amp; MAINTENANCE</b>		
Plumbing-Heating-Electrical	\$ 96.07	\$ 6,052.27
Common Area - Other		3,317.79
Grounds - Yard Work	2,480.00	22,320.00
Janitorial Maintenance/Supplies	187.86	1,542.86
Building Exterior - Repair		3,547.64
Building Shell Repairs or Gutte		220.00
Miscellaneous	79.40	457.10
<b>TOTAL REPAIRS &amp; MAINTENANCE</b>	<u>\$ 2,843.33</u>	<u>\$ 37,457.66</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	\$ 1,907.29	\$ 17,081.11
Water	7,601.54	81,218.32
<b>TOTAL UTILITIES</b>	<u>\$ 9,508.83</u>	<u>\$ 98,299.43</u>
<b>EXPENSES - PAYROLL</b>		
<b>EXPENSES - GENERAL &amp; ADMINISTRATIVE</b>		
Termite Bond		\$ 785.00
Telephone	61.04	626.54
Postage		98.40
Insurance	2,041.19	20,208.62
Security	3,860.00	20,060.00
Office Supplies	68.40	287.70
Waste Removal	442.80	4,542.30
Extermination	500.00	1,500.00
Valet Trash Removal	705.00	6,169.00
Signs		36.90
Legal & Accounting		132.90

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

Dues Operating		Current Month	Year to Date
Bank Charges		\$ 2.10	\$ 23.70
Miscellaneous Services			15.00
Capital Replacement Reserves		<u>3,333.33</u>	<u>29,999.97</u>
TOTAL GENERAL & ADMINISTRATIVE		\$ 11,013.86	\$ 84,486.03
TOTAL EXPENDITURES		<u>\$ 23,366.02</u>	<u>\$ 225,590.33</u>
Management Fee		\$ 2,000.00	\$ 18,000.00
NET INCOME (LOSS)		<u>\$ 2,774.80</u>	<u>\$ (2,567.42)</u>
PRIOR BALANCE FROM 12/24/16			\$ 22,108.05
ASSOCIATION BALANCE		<u>\$ 2,774.80</u>	<u>\$ 19,540.63</u>

Previous Balance	Total Income	Total Expenses	Ending Balance
\$ 16,765.83	\$ 28,140.82	\$ 25,366.02	\$ 19,540.63