

**Vulcan Park Condominiums**  
**Financial Summary**  
**For Month ending December 24, 2018**

Balance in ServisFirst Bank Account # 1110283973	\$125,221.53
Balance in Operating Account	\$15,706.64
<b>Total Assets</b>	<b>\$140,928.17</b>

\*\*\*\*\*

**Summarized Operating Account**

\*\*\*\*\*

Beginning Balance	\$21,945.35
Total Income	+ \$22,430.27
Expenses	- \$28,668.98
Transfer from Reserve	+ <u>\$0.00</u>
<b>NET INCOME (LOSS)</b>	<b>\$15,706.64</b>
<b>Ending Balance</b>	<b>\$15,706.64</b>

Vulcan Park Condominiums  
Statement of Income and Expenses  
For the Month Ended December 24, 2018

Dues Operating

	Current Month	Year to Date
<b>INCOME</b>		
Water Reimbursement	\$ 3,765.27	\$ 58,074.12
Maintenance Fee Income	18,565.00	222,146.15
Fines		116.23
Late Charges/NSF Fees	100.00	858.13
Interest		98.22
<b>TOTAL INCOME</b>	<u>\$ 22,430.27</u>	<u>\$ 281,292.85</u>
<b>EXPENSES - REPAIRS &amp; MAINTENANCE</b>		
Appliances		\$ 50.00
Plumbing-Heating-Electrical	850.00	6,477.99
Common Area - Painting		300.00
Common Area - Other		7,783.28
Grounds - Yard Work	2,480.00	30,960.00
Janitorial Maintenance/Supplies		151.90
Building Exterior - Repair	250.00	833.72
Building Interior - Repair		1,198.16
Roof Repair		240.00
Locks & Keys		56.69
Building Shell Repairs or Gutte		9,620.00
Tree Cutting	9,000.00	9,000.00
Parking Lot & Misc.	46.79	139.04
Miscellaneous	147.60	1,889.90
<b>TOTAL REPAIRS &amp; MAINTENANCE</b>	<u>\$ 12,774.39</u>	<u>\$ 68,700.68</u>
<b>EXPENSES - REPLACEMENT</b>		
<b>EXPENSES - UTILITIES</b>		
Electric	\$ 1,758.08	\$ 23,803.77
Water	6,637.86	70,503.20
<b>TOTAL UTILITIES</b>	<u>\$ 8,395.94</u>	<u>\$ 94,306.97</u>
<b>EXPENSES - PAYROLL</b>		
<b>EXPENSES - GENERAL &amp; ADMINISTRATIVE</b>		
Termite Bond		\$ 800.00
Telephone	128.83	1,375.76
Postage		200.34
Insurance		27,197.00
Security		8,620.00
Office Supplies		485.90

Vulcan Park Condominiums  
Statement of Income and Expenses  
For the Month Ended December 24, 2018

Dues Operating

	Current Month	Year to Date
Waste Removal	\$ 442.80	\$ 5,959.35
Extermination		2,286.41
Valet Trash Removal	705.00	8,460.00
Signs		48.48
Legal & Accounting	691.29	5,331.23
Refund of Dues	195.00	
Bank Charges	2.40	35.20
Miscellaneous Services		641.27
Capital Replacement Reserves	<u>3,333.33</u>	<u>39,999.96</u>
<b>TOTAL GENERAL &amp; ADMINISTRATIVE</b>	<b>\$ 5,498.65</b>	<b>\$ 101,440.90</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 26,668.98</b>	<b>\$ 264,448.55</b>
Management Fee	\$ 2,000.00	\$ 24,000.00
<b>NET INCOME (LOSS)</b>	<b>\$ (6,238.71)</b>	<b>\$ (7,155.70)</b>
PRIOR BALANCE FROM 12/24/17		\$ 10,142.34
TRANSFER OF FUNDS		12,720.00
<b>ASSOCIATION BALANCE</b>	<b>\$ (6,238.71)</b>	<b>\$ 15,706.64</b>

Previous Balance	Total Income	Total Expenses	Ending Balance
\$ 21,945.35	\$ 22,430.27	\$ 28,668.98	\$ 15,706.64