

Vulcan Park Condominiums
Financial Summary
For Month ending October 2018

Balance in ServisFirst Bank Account # 1110283973	\$118,473.05
Balance in Operating Account	\$18,121.71
Total Assets	\$136,594.76

Summarized Operating Account

Beginning Balance	\$13,673.33
Total Income	+ \$30,667.97
Expenses	- \$26,219.59
Transfer from Reserve	+ <u>\$0.00</u>
NET INCOME (LOSS)	\$18,121.71
Ending Balance	\$18,121.71

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

Dues Operating

	Current Month	Year to Date
INCOME		
Water Reimbursement	\$ 12,692.97	\$ 43,677.69
Maintenance Fee Income	17,955.00	188,551.15
Fines		116.23
Late Charges/NSF Fees	20.00	758.13
Interest		98.22
TOTAL INCOME	<u>\$ 30,667.97</u>	<u>\$ 233,201.42</u>
EXPENSES - REPAIRS & MAINTENANCE		
Appliances		\$ 50.00
Air Condition Repair/Maintenanc	(22.80)	
Plumbing-Heating-Electrical	175.00	4,677.99
Common Area - Painting		300.00
Common Area - Other		7,783.28
Grounds - Yard Work	2,480.00	26,000.00
Janitorial Maintenance/Supplies		151.90
Building Exterior - Repair		583.72
Building Interior - Repair	960.00	1,198.16
Roof Repair		240.00
Building Shell Repairs or Gutte		7,025.00
Parking Lot & Misc.		92.25
Miscellaneous	282.31	1,594.70
TOTAL REPAIRS & MAINTENANCE	<u>\$ 3,874.51</u>	<u>\$ 49,697.00</u>
EXPENSES - REPLACEMENT		
EXPENSES - UTILITIES		
Electric	\$ 3,512.83	\$ 20,294.30
Water	9,023.34	58,661.76
TOTAL UTILITIES	<u>\$ 12,536.17</u>	<u>\$ 78,956.06</u>
EXPENSES - PAYROLL		
EXPENSES - GENERAL & ADMINISTRATIVE		
Telephone	\$ 118.88	\$ 1,117.96
Postage		200.34
Insurance	2,266.42	27,197.00
Security		8,620.00
Office Supplies		485.90
Waste Removal	608.85	5,073.75
Extermination		1,736.41

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

Dues Operating

	Current Month	Year to Date
Valet Trash Removal	\$ 705.00	\$ 7,050.00
Signs		48.48
Legal & Accounting	774.03	3,949.18
Refund of Dues		(195.00)
Bank Charges	2.40	30.40
Miscellaneous Services		641.27
Capital Replacement Reserves	<u>3,333.33</u>	<u>33,333.30</u>
TOTAL GENERAL & ADMINISTRATIVE	<u>\$ 7,808.91</u>	<u>\$ 89,288.99</u>
 TOTAL EXPENDITURES	 <u>\$ 24,219.59</u>	 <u>\$ 217,942.05</u>
 Management Fee	 \$ 2,000.00	 \$ 20,000.00
 NET INCOME (LOSS)	 <u>\$ 4,448.38</u>	 <u>\$ (4,740.63)</u>
 PRIOR BALANCE FROM 12/24/17		 \$ 10,142.34
TRANSFER OF FUNDS		12,720.00
 ASSOCIATION BALANCE	 <u>\$ 4,448.38</u>	 <u>\$ 18,121.71</u>

Previous Balance	Total Income	Total Expenses	Ending Balance
\$ 13,673.33	\$ 30,667.97	\$ 26,219.59	\$ 18,121.71