

**Vulcan Park Condominiums
Financial Summary
For Month ending April 24, 2020**

Balance in ServisFirst Bank Account # 1110283973	\$114,805.90
Balance in Operating Account	\$9,422.55
Total Assets	\$124,228.45

Summarized Operating Account

Beginning Balance		\$15,546.04
Total Income	+	\$24,920.41
Expenses	-	\$31,043.90
Transfer from Reserve	+	<u>\$0.00</u>
NET INCOME (LOSS)		\$9,422.55
 Ending Balance		 \$9,422.55

Vulcan Park Condominiums
Statement of Income and Expenses
For the Month Ended April 24, 2020

Dues Operating

	Current Month	Year to Date
INCOME		
Water Reimbursement	\$ 4,385.41	\$ 16,252.30
Maintenance Fee Income	20,200.00	84,066.28
Fines	195.00	195.00
Late Charges/NSF Fees	140.00	340.00
TOTAL INCOME	\$ 24,920.41	\$ 100,853.58
 EXPENSES - REPAIRS & MAINTENANCE		
Plumbing-Heating-Electrical		\$ 1,815.60
Common Area - Painting	36.90	36.90
Common Area - Other	1,707.92	4,513.32
Grounds - Yard Work	2,964.35	11,691.35
Janitorial Maintenance/Supplies		102.50
Building Exterior - Repair	494.00	642.00
Building Interior - Repair	250.00	250.00
Roof Repair		850.00
Building Shell Repairs or Gutte		1,155.00
Miscellaneous		305.43
TOTAL REPAIRS & MAINTENANCE	\$ 5,453.17	\$ 21,362.10
 EXPENSES - REPLACEMENT		
Replacement Windows/Glass/Scree	\$ 6,169.00	\$ 11,858.00
TOTAL REPLACEMENT	\$ 6,169.00	\$ 11,858.00
 EXPENSES - UTILITIES		
Electric	\$ 1,725.46	\$ 7,320.14
Water	6,030.91	31,785.38
TOTAL UTILITIES	\$ 7,756.37	\$ 39,105.52
 EXPENSES - PAYROLL		
 EXPENSES - GENERAL & ADMINISTRATIVE		
Telephone	\$ 178.49	\$ 672.65
Postage		121.90
Insurance	2,776.91	16,661.48
Office Supplies		188.68
Waste Removal	498.15	1,863.45
Extermination	495.00	1,097.30
Valet Trash Removal	705.00	2,820.00
Signs	954.01	954.01
Legal & Accounting	218.57	845.07

Vulcan Park Condominiums
Statement of Income and Expenses
For the Month Ended April 24, 2020

Dues Operating

	Current Month	Year to Date
Bank Charges	\$ 5.90	\$ 21.80
Miscellaneous Services	500.00	409.15
Capital Replacement Reserves	3,333.33	47,891.90
TOTAL GENERAL & ADMINISTRATIVE	\$ 9,665.36	\$ 73,547.39
TOTAL EXPENDITURES	\$ 29,043.90	\$ 145,873.01
Management Fee	\$ 2,000.00	\$ 8,000.00
NET INCOME (LOSS)	\$ (6,123.49)	\$ (53,019.43)
PRIOR BALANCE FROM 12/24/19		\$ 62,441.98
ASSOCIATION BALANCE	\$ (6,123.49)	\$ 9,422.55

Previous Balance	Total Income	Total Expenses	Ending Balance
\$ 15,546.04	\$ 24,920.41	\$ 31,043.90	\$ 9,422.55