

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

Balance in ServisFirst Bank Account # 1110283973	\$112,635.96
Balance in Operating Account	\$6,072.93
<b>Total Assets</b>	<b>\$118,708.89</b>

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**Summarized Operating Account**

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Beginning Balance	\$598.42
Total Income	+ \$22,066.86
Expenses	- \$16,592.35
Transfer from Reserve	+ <u>\$0.00</u>
<b>NET INCOME (LOSS)</b>	<b>\$6,072.93</b>
<b>Ending Balance</b>	<b>\$6,072.93</b>

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

Dues Operating

	Current Month	Year to Date
<b>INCOME</b>		
Water Reimbursement	\$ 4,406.86	\$ 33,151.73
Maintenance Fee Income	17,640.00	160,621.28
Fines		195.00
Late Charges/NSF Fees	20.00	440.00
<b>TOTAL INCOME</b>	<u>\$ 22,066.86</u>	<u>\$ 194,408.01</u>
<b>EXPENSES - REPAIRS &amp; MAINTENANCE</b>		
Plumbing-Heating-Electrical	\$ 1,771.89	\$ 4,344.87
Common Area - Painting		36.90
Common Area - Other		4,490.67
Grounds - Yard Work	5,818.00	23,512.35
Janitorial Maintenance/Supplies		102.50
Building Exterior - Repair		4,948.00
Building Interior - Repair		716.00
Roof Repair	300.00	1,150.00
Building Shell Repairs or Gutte		6,110.00
Electrical Repairs	203.00	203.00
Miscellaneous		305.43
<b>TOTAL REPAIRS &amp; MAINTENANCE</b>	<u>\$ 8,092.89</u>	<u>\$ 45,919.72</u>
<b>EXPENSES - REPLACEMENT</b>		
Replacement Windows/Glass/Scree		\$ 16,751.50
Replacement Apt. Unit - Other	7,000.00	12,625.00
<b>TOTAL REPLACEMENT</b>	<u>\$ 7,000.00</u>	<u>\$ 29,376.50</u>
<b>EXPENSES - UTILITIES</b>		
Electric	\$ 1,717.33	\$ 14,570.49
Water		55,268.79
<b>TOTAL UTILITIES</b>	<u>\$ 1,717.33</u>	<u>\$ 69,839.28</u>
<b>EXPENSES - PAYROLL</b>		
<b>EXPENSES - GENERAL &amp; ADMINISTRATIVE</b>		
Telephone	\$ 179.30	\$ 1,387.02
Postage		121.90
Insurance	2,776.92	24,992.24
Office Supplies		218.30
Waste Removal	498.15	3,856.05
Extermination		3,975.80
Valet Trash Removal	705.00	5,640.00

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

Dues Operating

	Current Month	Year to Date
Signs		\$ 1,376.98
Legal & Accounting		845.07
Audit - Accounting		320.00
Bank Charges	16.80	96.40
Miscellaneous Services	75.00	634.15
Web Site Service	197.63	577.43
Capital Replacement Reserves	<u>3,333.33</u>	<u>61,225.22</u>
TOTAL GENERAL & ADMINISTRATIVE	\$ 7,782.13	\$ 105,266.56
TOTAL EXPENDITURES	<u>\$ 24,592.35</u>	<u>\$ 250,402.06</u>
Management Fee	\$ 2,000.00	\$ 16,000.00
NET INCOME (LOSS)	<u>\$ (4,525.49)</u>	<u>\$ (71,994.05)</u>
PRIOR BALANCE FROM 12/24/19		\$ 62,441.98
TRANSFER OF FUNDS	10,000.00	15,625.00
ASSOCIATION BALANCE	<u>\$ 5,474.51</u>	<u>\$ 6,072.93</u>

Previous Balance	Total Income	Total Expenses	Ending Balance
\$ 598.42	\$ 22,066.86	\$ 16,592.35	\$ 6,072.93