

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

Balance in ServisFirst Bank Account # 1110283973	\$109,279.17
Balance in Operating Account	\$598.42
<b>Total Assets</b>	<b>\$109,877.59</b>

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**Summarized Operating Account**

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Beginning Balance		(\$3,792.56)
Total Income	+	\$25,080.69
Expenses	-	\$20,689.71
Transfer from Reserve	+	<u>\$0.00</u>
<b>NET INCOME (LOSS)</b>		<b>\$598.42</b>
<b>Ending Balance</b>		<b>\$598.42</b>

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

Dues Operating

	Current Month	Year to Date
<b>INCOME</b>		
Water Reimbursement	\$ 3,740.69	\$ 28,744.87
Maintenance Fee Income	21,340.00	142,981.28
Fines		195.00
Late Charges/NSF Fees		420.00
<b>TOTAL INCOME</b>	<u>\$ 25,080.69</u>	<u>\$ 172,341.15</u>
<b>EXPENSES - REPAIRS &amp; MAINTENANCE</b>		
Plumbing-Heating-Electrical	\$ 175.00	\$ 2,572.98
Common Area - Painting		36.90
Common Area - Other	(151.80)	4,490.67
Grounds - Yard Work	185.00	17,694.35
Janitorial Maintenance/Supplies		102.50
Building Exterior - Repair		4,948.00
Building Interior - Repair	466.00	716.00
Roof Repair		850.00
Building Shell Repairs or Gutte		6,110.00
Miscellaneous		305.43
<b>TOTAL REPAIRS &amp; MAINTENANCE</b>	<u>\$ 674.20</u>	<u>\$ 37,826.83</u>
<b>EXPENSES - REPLACEMENT</b>		
Replacement Windows/Glass/Scree	\$ 2,496.50	\$ 16,751.50
Replacement Apt. Unit - Other		5,625.00
<b>TOTAL REPLACEMENT</b>	<u>\$ 2,496.50</u>	<u>\$ 22,376.50</u>
<b>EXPENSES - UTILITIES</b>		
Electric	\$ 1,860.33	\$ 12,853.16
Water	7,916.09	55,268.79
<b>TOTAL UTILITIES</b>	<u>\$ 9,776.42</u>	<u>\$ 68,121.95</u>
<b>EXPENSES - PAYROLL</b>		
<b>EXPENSES - GENERAL &amp; ADMINISTRATIVE</b>		
Telephone	\$ 178.39	\$ 1,207.72
Postage		121.90
Insurance		22,215.32
Office Supplies	29.62	218.30
Waste Removal	571.95	3,357.90
Extermination	605.00	3,975.80
Valet Trash Removal	705.00	4,935.00
Signs		1,376.98

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

Dues Operating

	Current Month	Year to Date
Legal & Accounting		\$ 845.07
Audit - Accounting		320.00
Bank Charges	4.30	79.60
Miscellaneous Services	75.00	559.15
Web Site Service	240.00	379.80
Capital Replacement Reserves	<u>3,333.33</u>	<u>57,891.89</u>
<b>TOTAL GENERAL &amp; ADMINISTRATIVE</b>	<b>\$ 5,742.59</b>	<b>\$ 97,484.43</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 18,689.71</b>	<b>\$ 225,809.71</b>
Management Fee	\$ 2,000.00	\$ 14,000.00
<b>NET INCOME (LOSS)</b>	<b>\$ 4,390.98</b>	<b>\$ (67,468.56)</b>
PRIOR BALANCE FROM 12/24/19		\$ 62,441.98
TRANSFER OF FUNDS		5,625.00
<b>ASSOCIATION BALANCE</b>	<b>\$ 4,390.98</b>	<b>\$ 598.42</b>

Previous Balance	Total Income	Total Expenses	Ending Balance
\$ (3,792.56)	\$ 25,080.69	\$ 20,689.71	\$ 598.42