

**Vulcan Park Condominiums
Financial Summary
For Month ending November 24, 2019**

Balance in ServisFirst Bank Account # 1110283973	\$63,452.61
Balance in Operating Account	\$17,090.07
Total Assets	\$80,542.68

Summarized Operating Account

Beginning Balance		\$23,912.54
Total Income	+	\$25,282.80
Expenses	-	\$32,105.27
Transfer from Reserve	+	<u>\$0.00</u>
NET INCOME (LOSS)		\$17,090.07
 Ending Balance		 \$17,090.07

Vulcan Park Condominiums
Statement of Income and Expenses
For the Month Ended November 24, 2019

Dues Operating

	Current Month	Year to Date
INCOME		
Water Reimbursement	\$ 6,482.80	\$ 53,411.22
Maintenance Fee Income	18,780.00	223,459.56
Fines		155.00
Late Charges/NSF Fees	20.00	105.00
TOTAL INCOME	<u>\$ 25,282.80</u>	<u>\$ 277,130.78</u>
EXPENSES - REPAIRS & MAINTENANCE		
Plumbing-Heating-Electrical	\$ 661.90	\$ 5,298.80
Common Area - Other		378.90
Grounds - Yard Work	5,818.00	29,157.00
Building Exterior - Repair		6,858.21
Building Interior - Repair		1,376.90
Roof Repair	275.00	2,507.00
Locks & Keys		4.40
Building Shell Repairs or Gutte		5,905.00
Tree Cutting		6,936.67
Miscellaneous	73.80	1,751.10
TOTAL REPAIRS & MAINTENANCE	<u>\$ 6,828.70</u>	<u>\$ 60,173.98</u>
EXPENSES - REPLACEMENT		
Grounds/Landscaping Replacement		\$ 80,800.00
Replacement Windows/Glass/Scree		7,593.00
Capital Expense		18,000.00
TOTAL REPLACEMENT		<u>\$ 106,393.00</u>
EXPENSES - UTILITIES		
Electric	\$ 3,658.59	\$ 21,542.31
Water	13,334.38	71,186.77
TOTAL UTILITIES	<u>\$ 16,992.97</u>	<u>\$ 92,729.08</u>
EXPENSES - PAYROLL		
EXPENSES - GENERAL & ADMINISTRATIVE		
Termite Bond	\$ 785.00	\$ 785.00
Telephone	182.27	1,695.43
Postage		108.50
Insurance		28,188.00
Office Supplies		44.77
Waste Removal	479.70	7,645.97
Extermination	550.00	2,236.90

Vulcan Park Condominiums
Statement of Income and Expenses
For the Month Ended November 24, 2019

Dues Operating

	Current Month	Year to Date
Valet Trash Removal	\$ 705.00	\$ 7,755.00
Legal & Accounting	45.00	6,150.17
Penalty		100.00
Bank Charges	3.30	41.30
Miscellaneous Services	200.00	1,450.00
Web Site Service		383.62
Capital Replacement Reserves	3,333.33	36,666.63
TOTAL GENERAL & ADMINISTRATIVE	\$ 6,283.60	\$ 93,251.29
TOTAL EXPENDITURES	\$ 30,105.27	\$ 352,547.35
Management Fee	\$ 2,000.00	\$ 22,000.00
NET INCOME (LOSS)	\$ (6,822.47)	\$ (97,416.57)
PRIOR BALANCE FROM 12/24/18		\$ 15,706.64
TRANSFER OF FUNDS		98,800.00
ASSOCIATION BALANCE	\$ (6,822.47)	\$ 17,090.07

Previous Balance	Total Income	Total Expenses	Ending Balance
\$ 23,912.54	\$ 25,282.80	\$ 32,105.27	\$ 17,090.07