

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

Balance in ServisFirst Bank Account # 1110283973	\$115,989.55
Balance in Operating Account	\$3,706.62
Total Assets	\$119,696.17

Summarized Operating Account

Beginning Balance	\$6,072.93
Total Income	+ \$26,250.34
Expenses	- \$28,616.65
Transfer from Reserve	+ <u>\$0.00</u>
NET INCOME (LOSS)	\$3,706.62
Ending Balance	\$3,706.62

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

Dues Operating

	Current Month	Year to Date
INCOME		
Water Reimbursement	\$ 5,115.34	\$ 38,267.07
Maintenance Fee Income	20,915.00	181,536.28
Fines		195.00
Late Charges/NSF Fees	<u>220.00</u>	<u>660.00</u>
TOTAL INCOME	<u>\$ 26,250.34</u>	<u>\$ 220,658.35</u>
EXPENSES - REPAIRS & MAINTENANCE		
Plumbing-Heating-Electrical	\$ 448.80	\$ 4,793.67
Common Area - Painting		36.90
Common Area - Other	36.90	4,527.57
Grounds - Yard Work	2,909.00	26,421.35
Janitorial Maintenance/Supplies		102.50
Building Exterior - Repair		4,948.00
Building Interior - Repair		716.00
Roof Repair		1,150.00
Building Shell Repairs or Gutte		6,110.00
Electrical Repairs		203.00
Miscellaneous		<u>305.43</u>
TOTAL REPAIRS & MAINTENANCE	<u>\$ 3,394.70</u>	<u>\$ 49,314.42</u>
EXPENSES - REPLACEMENT		
Replacement Windows/Glass/Scree		\$ 16,751.50
Replacement Apt. Unit - Other		<u>12,625.00</u>
TOTAL REPLACEMENT		<u>\$ 29,376.50</u>
EXPENSES - UTILITIES		
Electric	\$ 1,768.12	\$ 16,338.61
Water	<u>10,081.71</u>	<u>65,350.50</u>
TOTAL UTILITIES	<u>\$ 11,849.83</u>	<u>\$ 81,689.11</u>
EXPENSES - PAYROLL		
EXPENSES - GENERAL & ADMINISTRATIVE		
Telephone	\$ 178.84	\$ 1,565.86
Postage	99.45	221.35
Insurance	5,553.84	30,546.08
Office Supplies	217.26	435.56
Waste Removal	553.50	4,409.55
Extermination	600.00	4,575.80
Valet Trash Removal	705.00	6,345.00

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

Dues Operating

	Current Month	Year to Date
Signs		\$ 1,376.98
Legal & Accounting		845.07
Audit - Accounting		320.00
Bank Charges	10.90	107.30
Miscellaneous Services		634.15
Web Site Service	120.00	697.43
Capital Replacement Reserves	<u>3,333.33</u>	<u>64,558.55</u>
TOTAL GENERAL & ADMINISTRATIVE	\$ 11,372.12	\$ 116,638.68
TOTAL EXPENDITURES	\$ 26,616.65	\$ 277,018.71
Management Fee	\$ 2,000.00	\$ 18,000.00
NET INCOME (LOSS)	\$ (2,366.31)	\$ (74,360.36)
PRIOR BALANCE FROM 12/24/19		\$ 62,441.98
TRANSFER OF FUNDS		15,625.00
ASSOCIATION BALANCE	\$ (2,366.31)	\$ 3,706.62

Previous Balance	Total Income	Total Expenses	Ending Balance
\$ 6,072.93	\$ 26,250.34	\$ 28,616.65	\$ 3,706.62