

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

| | |
|---|---------------------|
| Balance in ServisFirst Bank Account # 1110283973 | \$97,692.31 |
| Balance in Operating Account | \$8,190.30 |
| Total Assets | \$105,882.61 |

Summarized Operating Account

| | | |
|--------------------------|---|-------------------|
| Beginning Balance | | \$1,372.50 |
| Total Income | + | \$23,846.72 |
| Expenses | - | \$17,028.92 |
| Transfer from Reserve | + | <u>\$0.00</u> |
| NET INCOME (LOSS) | | \$8,190.30 |
| | | |
| Ending Balance | | \$8,190.30 |

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

Dues Operating

| | Current Month | Year to Date |
|--|---------------------|----------------------|
| INCOME | | |
| Water Reimbursement | \$ 4,866.72 | \$ 46,892.33 |
| Maintenance Fee Income | 18,920.00 | 219,211.28 |
| Fines | | 295.00 |
| Late Charges/NSF Fees | 60.00 | 740.00 |
| TOTAL INCOME | \$ 23,846.72 | \$ 267,138.61 |
| EXPENSES - REPAIRS & MAINTENANCE | | |
| Plumbing-Heating-Electrical | \$ 329.84 | \$ 5,123.51 |
| Common Area - Painting | | 36.90 |
| Common Area - Other | 8,039.75 | 12,567.32 |
| Grounds - Yard Work | 2,909.00 | 32,239.35 |
| Janitorial Maintenance/Supplies | 150.00 | 252.50 |
| Building Exterior - Repair | | 4,984.90 |
| Building Interior - Repair | 250.00 | 1,316.00 |
| Roof Repair | | 1,150.00 |
| Building Shell Repairs or Gutte | | 10,498.00 |
| Electrical Repairs | | 203.00 |
| Miscellaneous | | 360.78 |
| TOTAL REPAIRS & MAINTENANCE | \$ 11,678.59 | \$ 68,732.26 |
| EXPENSES - REPLACEMENT | | |
| Replacement Windows/Glass/Scree | | \$ 16,751.50 |
| Replacement Apt. Unit - Other | | 12,625.00 |
| TOTAL REPLACEMENT | | \$ 29,376.50 |
| EXPENSES - UTILITIES | | |
| Electric | \$ 1,716.04 | \$ 19,905.83 |
| Water | 17,883.12 | 91,508.05 |
| TOTAL UTILITIES | \$ 19,599.16 | \$ 111,413.88 |
| EXPENSES - PAYROLL | | |
| EXPENSES - GENERAL & ADMINISTRATIVE | | |
| Termite Bond | \$ 800.00 | \$ 800.00 |
| Telephone | 178.92 | 1,923.62 |
| Postage | | 265.85 |
| Insurance | 2,776.92 | 33,323.00 |
| Office Supplies | | 484.39 |
| Waste Removal | 590.40 | 5,442.75 |
| Extermination | | 4,575.80 |

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

Dues Operating

| | Current Month | Year to Date |
|--------------------------------|------------------|----------------|
| Valet Trash Removal | \$ 705.00 | \$ 7,755.00 |
| Signs | | 1,376.98 |
| Legal & Accounting | 157.00 | 1,002.07 |
| Audit - Accounting | | 320.00 |
| Bank Charges | 14.60 | 126.40 |
| Miscellaneous Services | 75.00 | 784.15 |
| Web Site Service | 120.00 | 1,087.43 |
| Capital Replacement Reserves | 3,333.33 | 71,225.21 |
| TOTAL GENERAL & ADMINISTRATIVE | \$ 8,751.17 | \$ 130,492.65 |
| | | |
| TOTAL EXPENDITURES | \$ 40,028.92 | \$ 340,015.29 |
| | | |
| Management Fee | \$ 2,000.00 | \$ 22,000.00 |
| | | |
| NET INCOME (LOSS) | \$ (18,182.20) | \$ (94,876.68) |
| | | |
| PRIOR BALANCE FROM 12/24/19 | | \$ 62,441.98 |
| TRANSFER OF FUNDS | 25,000.00 | 40,625.00 |
| | | |
| ASSOCIATION BALANCE | \$ 6,817.80 | \$ 8,190.30 |

| Previous Balance | Total Income | Total Expenses | Ending Balance |
|---------------------|-----------------|-------------------|-------------------|
| \$ 1,372.50 | \$ 23,846.72 | \$ 17,028.92 | \$ 8,190.30 |