

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

Balance in ServisFirst Bank Account # 1110283973	\$119,342.77
Balance in Operating Account	\$1,372.50
Total Assets	\$120,715.27

Summarized Operating Account

Beginning Balance	\$3,706.62
Total Income	+ \$22,633.54
Expenses	- \$24,967.66
Transfer from Reserve	+ \$0.00
NET INCOME (LOSS)	\$1,372.50
Ending Balance	\$1,372.50

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

Dues Operating

	Current Month	Year to Date
INCOME		
Water Reimbursement	\$ 3,758.54	\$ 42,025.61
Maintenance Fee Income	18,755.00	200,291.28
Fines	100.00	295.00
Late Charges/NSF Fees	<u>20.00</u>	<u>680.00</u>
TOTAL INCOME	<u>\$ 22,633.54</u>	<u>\$ 243,291.89</u>
EXPENSES - REPAIRS & MAINTENANCE		
Plumbing-Heating-Electrical		\$ 4,793.67
Common Area - Painting		36.90
Common Area - Other		4,527.57
Grounds - Yard Work	2,909.00	29,330.35
Janitorial Maintenance/Supplies		102.50
Building Exterior - Repair	36.90	4,984.90
Building Interior - Repair	350.00	1,066.00
Roof Repair		1,150.00
Building Shell Repairs or Gutte	4,388.00	10,498.00
Electrical Repairs		203.00
Miscellaneous	<u>55.35</u>	<u>360.78</u>
TOTAL REPAIRS & MAINTENANCE	<u>\$ 7,739.25</u>	<u>\$ 57,053.67</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	\$ 1,851.18	\$ 18,189.79
Water	<u>8,274.43</u>	<u>73,624.93</u>
TOTAL UTILITIES	<u>\$ 10,125.61</u>	<u>\$ 91,814.72</u>
EXPENSES - PAYROLL		
EXPENSES - GENERAL & ADMINISTRATIVE		
Telephone	\$ 178.84	\$ 1,744.70
Postage	44.50	265.85
Insurance		30,546.08
Office Supplies	48.83	484.39
Waste Removal	442.80	4,852.35
Extermination		4,575.80
Valet Trash Removal	705.00	7,050.00

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

Dues Operating

	Current Month	Year to Date
Signs		\$ 1,376.98
Legal & Accounting		845.07
Audit - Accounting		320.00
Bank Charges	4.50	111.80
Miscellaneous Services	75.00	709.15
Web Site Service	270.00	967.43
Capital Replacement Reserves	3,333.33	67,891.88
TOTAL GENERAL & ADMINISTRATIVE	\$ 5,102.80	\$ 121,741.48
TOTAL EXPENDITURES	\$ 22,967.66	\$ 299,986.37
Management Fee	\$ 2,000.00	\$ 20,000.00
NET INCOME (LOSS)	\$ (2,334.12)	\$ (76,694.48)
PRIOR BALANCE FROM 12/24/19		\$ 62,441.98
TRANSFER OF FUNDS		15,625.00
ASSOCIATION BALANCE	\$ (2,334.12)	\$ 1,372.50

Previous Balance	Total Income	Total Expenses	Ending Balance
\$ 3,706.62	\$ 22,633.54	\$ 24,967.66	\$ 1,372.50