

**Vulcan Park Condominiums
Financial Summary
For Month ending July 24, 2021**

Balance in ServisFirst Bank Account # 1110283973	\$124,504.10
Balance in Operating Account	\$15,888.58
Total Assets	\$140,392.68

Summarized Operating Account

Beginning Balance		\$18,619.77
Total Income	+	\$22,185.97
Expenses	-	\$24,917.16
Transfer from Reserve	+	<u>\$0.00</u>
NET INCOME (LOSS)		\$15,888.58
Ending Balance		\$15,888.58

Vulcan Park Condominiums
Statement of Income and Expenses
For the Month Ended July 24, 2021

Dues Operating

	Current Month	Year to Date
INCOME		
Water Reimbursement	\$ 3,293.97	\$ 30,394.63
Maintenance Fee Income	18,852.00	153,300.00
Fines		400.00
Late Charges/NSF Fees	<u>40.00</u>	<u>907.26</u>
TOTAL INCOME	<u>\$ 22,185.97</u>	<u>\$ 185,001.89</u>
EXPENSES - REPAIRS & MAINTENANCE		
Plumbing-Heating-Electrical	\$ 585.00	\$ 3,658.41
Common Area - Other	42.50	4,603.37
Grounds - Yard Work	2,909.00	20,363.00
Janitorial Maintenance/Supplies	627.59	1,154.49
Building Exterior - Repair		586.90
Building Interior - Repair		350.00
Roof Repair		1,275.00
Building Shell Repairs or Gutte		11,487.00
Electrical Repairs	105.50	184.50
Tree Cutting		3,527.50
Miscellaneous	<u>36.90</u>	<u>266.35</u>
TOTAL REPAIRS & MAINTENANCE	\$ 4,306.49	\$ 47,456.52
EXPENSES - REPLACEMENT		
Replacement Windows/Glass/Scree	\$ 2,927.00	\$ 2,927.00
Replacement Apt. Unit - Other		<u>9,875.00</u>
TOTAL REPLACEMENT	\$ 2,927.00	\$ 12,802.00
EXPENSES - UTILITIES		
Electric	\$ 275.93	\$ 11,194.11
Water	<u>6,134.38</u>	<u>50,690.96</u>
TOTAL UTILITIES	\$ 6,410.31	\$ 61,885.07
EXPENSES - PAYROLL		
EXPENSES - GENERAL & ADMINISTRATIVE		
Management Fee	\$ 2,000.00	\$ 14,000.00
Telephone	198.91	1,332.53
Insurance	4,307.70	21,678.58
Office Supplies	29.92	29.92
Waste Removal		2,741.80
Extermination	550.00	1,100.00
Valet Trash Removal	705.00	4,935.00

Vulcan Park Condominiums
Statement of Income and Expenses
For the Month Ended July 24, 2021

Dues Operating

	Current Month	Year to Date
Signs		\$ 134.40
Legal & Accounting	24.00	(74.71)
Audit - Accounting		320.00
Bank Charges	4.50	43.30
Miscellaneous Services		225.00
Web Site Service	120.00	1,217.64
Capital Replacement Reserves	<u>3,333.33</u>	<u>23,333.31</u>
TOTAL GENERAL & ADMINISTRATIVE	\$ 11,273.36	\$ 71,016.77
TOTAL EXPENDITURES	<u>\$ 24,917.16</u>	<u>\$ 193,160.36</u>
NET INCOME (LOSS)	<u>\$ (2,731.19)</u>	<u>\$ (8,158.47)</u>
PRIOR BALANCE FROM 12/24/20		\$ 24,047.05
ASSOCIATION BALANCE	<u>\$ (2,731.19)</u>	<u>\$ 15,888.58</u>

Previous Balance	Total Income	Total Expenses	Ending Balance
\$ 18,619.77	\$ 22,185.97	\$ 24,917.16	\$ 15,888.58