

Royal Arms Condominiums
Funds Statement
May 2019

			Operating	Replacement	Total
			Fund	Reserve	Fund Balances
Equity 01/01/2019			62,540.50	264,080.16	326,620.66
Move working capital to reserves			-12,697.96	12,697.96	0.00
			49,842.54	276,778.12	326,620.66
Income			79,768.73	45,892.44	125,661.17
Expenses			-69,976.26	-215,578.64	-285,554.90
Net income			9,792.47	-169,686.20	-159,893.73
Ending Equity			59,635.01	107,091.92	166,726.93
Cash	Operating	1010	65,019.20		65,019.20
Cash	Working Capital	1011	0.00	0.01	0.01
	Reserves	1020		107,091.91	107,091.91
	CDARS	1025	0.00	0.00	0.00
Undeposited Funds		12000	0.00		0.00
Accounts Receivable		1200	2,083.40		2,083.40
Owner Reimbursed Expenses		1300	0.00		0.00
Due for other HOA		1204	0.00		0.00
Prepaid Insurance		1400	11,148.37		11,148.37
Prepaid Expenses		1401	196.34		196.34
Accounts Payable		2000	-1,991.96	0.00	-1,991.96
Refund for Overpayment		2001	0.00		0.00
Move in Fees - Refundable		2005	-3,200.00		-3,200.00
Accrued Payables		2009	0.00		0.00
Prepaid Assessments		2010	-10,289.34		-10,289.34
Insurance Proceeds		2200	-3,331.00		-3,331.00
			59,635.01	107,091.92	166,726.93
Interfund		**	0.00	0.00	0.00

Balance Sheet

Property: Royal Arms Condominium Association

As of 05/31/19 (accrual basis)

ASSETS

Bank		
1010 Cash in NW Bank Operating		65,019.20
Total Bank		<u>65,019.20</u>
Accounts Receivable		
1200 Accounts Receivable- Assessments		2,083.40
Total Accounts Receivable		<u>2,083.40</u>
Other Current Asset		
1401 Prepaid Expenses		196.34
1400 Prepaid insurance		11,148.37
Total Other Current Asset		<u>11,344.71</u>
TOTAL ASSETS		<u><u>78,447.31</u></u>

LIABILITIES & EQUITY

Liabilities

Accounts Payable		
2000 Accounts Payable		1,991.96
Total Accounts Payable		<u>1,991.96</u>
Other Current Liability		
2005 Move In Fees - Refundable		3,200.00
2010 Prepaid Assessments		10,289.34
2200 Insurance Proceeds		3,331.00
Total Other Current Liability		<u>16,820.34</u>
Total Liabilities		<u>18,812.30</u>

Equity

3001 Operating Fund Balance Prior Year		49,842.54
3101 Current Year Income		9,792.47
Total Equity		<u>59,635.01</u>
TOTAL LIABILITIES & EQUITY		<u><u>78,447.31</u></u>

Budget Comparison

Properties: Royal Arms Condominium Association
 Comparison Periods: 5/1/2019 - 5/31/2019 and 1/1/2019 - 12/31/2019 (Accrual Basis)

	Actual 5/1/2019 - 5/31/2019	Budget 5/1/2019 - 5/31/2019	\$ Change	% Change	Actual 1/1/2019 - 5/31/2019	Budget 1/1/2019 - 12/31/2019	\$ Change	%Change
4000 Income								
4001 Regular Assessments	15,273.41	15,565.08	-291.67	0.0%	76,367.05	186,781.00	-110,413.95	0.0%
4101 Working Capital Interest	0.00	0.00	0.00	-1.9%	0.01	0.00	0.01	-59.1%
4110 Move In/Move Out Fees	100.00	0.00	100.00	0.0%	1,000.00	0.00	1,000.00	0.0%
4210 Laundry Room Income	362.91	281.67	71.24	24.4%	1,944.48	3,500.00	-1,555.52	-44.4%
4501 Late Charges	0.00	0.00	0.00	0.0%	114.42	0.00	114.42	0.0%
4502 Invoiced Statement Charge	20.00	0.00	20.00	0.0%	60.00	0.00	60.00	0.0%
4503 10-Day Demand Letter Fee	0.00	0.00	0.00	0.0%	25.00	0.00	25.00	0.0%
4506 NSF Charges	0.00	0.00	0.00	0.0%	70.00	0.00	70.00	0.0%
4508 Interest Charges	13.49	0.00	13.49	0.0%	37.77	0.00	37.77	0.0%
4511 Keys and Fobs	0.00	0.00	0.00	0.0%	50.00	0.00	50.00	0.0%
4516 Attorney Turnover	0.00	0.00	0.00	0.0%	100.00	0.00	100.00	0.0%
4000 Total Income	15,769.81	15,856.75	-86.94	-0.5%	79,768.73	190,281.00	-110,512.27	-58.1%
TOTAL INCOME	15,769.81	15,856.75	-86.94	-0.5%	79,768.73	190,281.00	-110,512.27	-58.1%
5000 Maintenance and Repair Ser								
5001 General Maintenance/Rep	952.07	750.00	202.07	0.0%	2,901.22	9,000.00	-6,098.78	0.0%
5008 Janitorial Services	700.00	700.00	0.00	26.9%	3,500.00	8,400.00	-4,900.00	-67.8%
5050 Electrical	0.00	41.67	-41.67	0.0%	0.00	500.00	-500.00	-58.3%
5054 Elevators	196.34	250.00	-53.66	-100.0%	2,165.14	3,000.00	-834.86	-100.0%
5069 Fire/Safety Systems	292.50	41.67	250.83	-21.5%	454.20	500.00	-45.80	-27.8%
5122 Lighting	24.75	20.83	3.92	601.9%	24.75	250.00	-225.25	-9.2%
5146 Plumbing	0.00	416.67	-416.67	18.8%	779.08	5,000.00	-4,220.92	-90.1%
5186 Maint/Janitorial Supplies	0.00	83.33	-83.33	-100.0%	0.00	1,000.00	-1,000.00	-84.4%
5139 Pest Control	263.00	0.00	263.00	-100.0%	263.00	0.00	263.00	-100.0%
5000 Total Maintenance and Rel	2,428.66	2,304.17	124.49	0.0%	10,087.39	27,650.00	-17,562.61	0.0%
5200 LANDSCAPING								
5201 Landscape Contract Serv	0.00	133.33	-133.33	5.4%	-131.25	1,600.00	-1,731.25	-63.5%
5209 Irrigation Repairs	0.00	0.00	0.00	0.0%	110.00	0.00	110.00	0.0%
5211 Irrigation - Backflow Testin	0.00	6.67	-6.67	-100.0%	90.00	80.00	10.00	-108.2%
5213 Landscaping Miscellaneous	0.00	33.33	-33.33	0.0%	0.00	400.00	-400.00	0.0%

	Actual 5/1/2019 - 5/31/2019	Budget 5/1/2019 - 5/31/2019	\$ Change	% Change	Actual 1/1/2019 - 5/31/2019	Budget 1/1/2019 - 12/31/2019	\$ Change	% Change
5200 Total LANDSCAPING	0.00	173.33	-173.33	-100.0%	68.75	2,080.00	-2,011.25	-96.7%
5300 UTILITY				0.0%				0.0%
5301 Utility - Water	498.78	629.17	-130.39	-20.7%	2,445.00	7,550.00	-5,105.00	-67.6%
5302 Utility - Sewer	1,354.54	1,520.83	-166.29	-10.9%	6,648.70	18,250.00	-11,601.30	-63.6%
5303 Utility - Electricity	668.04	816.67	-148.63	-18.2%	4,412.58	9,800.00	-5,387.42	-55.0%
5304 Utility - Natural Gas	417.94	416.67	1.27	0.3%	2,295.22	5,000.00	-2,704.78	-54.1%
5305 Utility - Garbage and Recyc	496.54	660.42	-163.88	-24.8%	2,440.02	7,925.00	-5,484.98	-69.2%
5306 Utility - Telephone	254.21	246.33	7.88	3.2%	1,439.63	2,956.00	-1,516.37	-51.3%
5308 Utility - Cable Television	1,391.04	1,066.67	324.37	30.4%	5,911.95	12,800.00	-6,888.05	-53.8%
5300 Total UTILITY	5,081.09	5,356.76	-275.67	-5.1%	25,593.10	64,281.00	-38,687.90	-60.2%
5400 ADMIN SERVICES				0.0%				0.0%
5401 Management Services - Cc	2,000.00	2,000.00	0.00	0.0%	10,000.00	24,000.00	-14,000.00	-58.3%
5402 Management Services - Ex	0.00	12.50	-12.50	-100.0%	0.00	150.00	-150.00	-100.0%
5410 Office Supplies/Printing/Po	79.00	208.33	-129.33	-62.1%	852.39	2,500.00	-1,647.61	-65.9%
5422 Reserve Study Preparation	0.00	110.00	-110.00	-100.0%	0.00	1,320.00	-1,320.00	-100.0%
5438 Legal/Collection Expenses	0.00	416.67	-416.67	-100.0%	692.50	5,000.00	-4,307.50	-86.2%
5446 Accounting/Tax Returns/Rt	50.00	154.17	-104.17	-67.6%	100.00	1,850.00	-1,750.00	-94.6%
5454 Licenses/Annual Reports	0.00	37.50	-37.50	-100.0%	0.00	450.00	-450.00	-100.0%
5458 Insurance	4,426.90	4,500.00	-73.10	-1.6%	22,134.50	54,000.00	-31,865.50	-59.0%
5499 Cash Over/Short	0.00	0.00	0.00	0.0%	7.63	0.00	7.63	0.0%
5400 Total ADMIN SERVICES	6,555.90	7,439.17	-883.27	-11.9%	33,787.02	89,270.00	-55,482.98	-62.2%
5500 Miscellaneous Charges				0.0%				0.0%
5501 Late Charges	20.00	0.00	20.00	0.0%	80.00	0.00	80.00	0.0%
5502 Invoiced Statement Charge	0.00	0.00	0.00	0.0%	80.00	0.00	80.00	0.0%
5503 10-Day Demand Letter Fee	0.00	0.00	0.00	0.0%	25.00	0.00	25.00	0.0%
5505 New Owner Fees	0.00	0.00	0.00	0.0%	50.00	0.00	50.00	0.0%
5506 NSF Charge	0.00	0.00	0.00	0.0%	105.00	0.00	105.00	0.0%
5516 Attorney Turnover	0.00	0.00	0.00	0.0%	100.00	0.00	100.00	0.0%
5500 Total Miscellaneous Charg	20.00	0.00	20.00	0.0%	440.00	0.00	440.00	0.0%
TOTAL EXPEI	14,085.65	15,273.43	-1,187.78	-7.8%	69,976.26	183,281.00	-113,304.74	-61.8%
NET OPERATING INCOME	1,684.16	583.32	1,100.84		9,792.47	7,000.00	2,792.47	
NET INCOME	1,684.16	583.32	1,100.84		9,792.47	7,000.00	2,792.47	

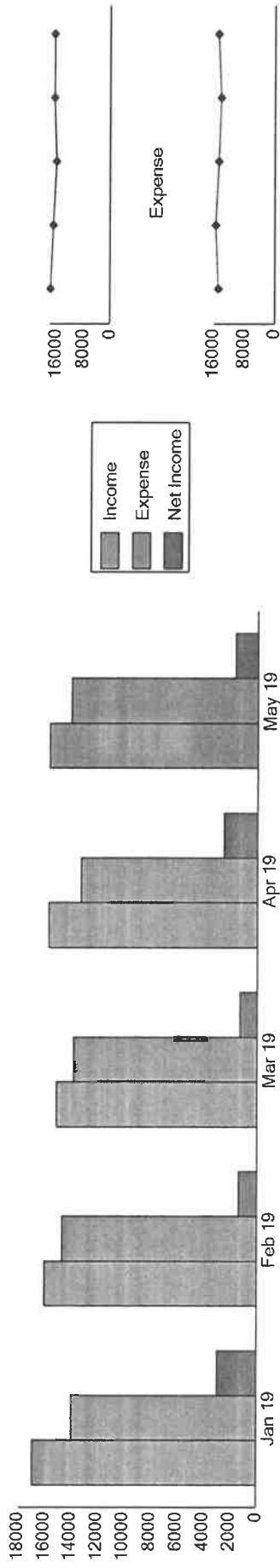
Profit & Loss 12 Month Recap

Property: Royal Arms Condominium Association
 Monthly recap 01/01/19 - 05/31/19 (accrual basis)

	JAN 19	FEB 19	MAR 19	APR 19	MAY 19	TOTAL
INCOME						
4000 Income						
4001 Regular Assessments	15,273.41	15,273.41	15,273.41	15,273.41	15,273.41	76,367.05
4021 Working Capital	921.34	0.00	-921.34	0.00	0.00	0.00
4101 Working Capital Interest	13.17	11.90	-25.07	0.01	0.00	0.01
4110 Move In/Move Out Fees	200.00	400.00	200.00	100.00	100.00	1,000.00
4210 Laundry Room Income	405.01	420.29	366.33	389.94	362.91	1,944.48
4501 Late Charges	74.25	-80.07	120.24	0.00	0.00	114.42
4502 Invoiced Statement Charges	40.00	-20.00	0.00	20.00	20.00	60.00
4503 10-Day Demand Letter Fees	0.00	25.00	0.00	0.00	0.00	25.00
4506 NSF Charges	0.00	35.00	35.00	0.00	0.00	70.00
4508 Interest Charges	9.10	-7.88	7.21	15.85	13.49	37.77
4511 Keys and Fobs	0.00	25.00	25.00	0.00	0.00	50.00
4516 Attorney Turnover	0.00	0.00	100.00	0.00	0.00	100.00
4000 Total Income	16,936.28	16,082.65	15,180.78	15,799.21	15,769.81	79,768.73
TOTAL INCOME	16,936.28	16,082.65	15,180.78	15,799.21	15,769.81	79,768.73
EXPENSE						
5000 Maintenance and Repair Services						
5001 General Maintenance/Repair	289.99	601.90	211.83	845.43	952.07	2,901.22
5008 Janitorial Services	700.00	700.00	700.00	700.00	700.00	3,500.00
5054 Elevators	196.34	196.34	1,379.78	196.34	196.34	2,165.14
5069 Fire/Safety Systems	80.85	0.00	0.00	80.85	292.50	454.20
5122 Lighting	0.00	0.00	0.00	0.00	24.75	24.75
5146 Plumbing	351.50	427.58	0.00	0.00	0.00	779.08
5139 Pest Control	0.00	0.00	0.00	0.00	263.00	263.00
5000 Total Maintenance and Repair Service	1,618.68	1,925.82	2,291.61	1,822.62	2,428.66	10,087.39
5200 LANDSCAPING						
5201 Landscape Contract Services	131.25	0.00	-262.50	0.00	0.00	-131.25
5209 Irrigation Repairs	110.00	0.00	0.00	0.00	0.00	110.00
5211 Irrigation - Backflow Testing	0.00	90.00	0.00	0.00	0.00	90.00
5200 Total LANDSCAPING	241.25	90.00	-262.50	0.00	0.00	68.75
5300 UTILITY						
5301 Utility - Water	498.78	567.24	489.00	391.20	498.78	2,445.00
5302 Utility - Sewer	1,354.54	1,492.61	1,352.18	1,094.83	1,354.54	6,648.70
5303 Utility - Electricity	981.26	983.01	952.61	827.66	668.04	4,412.58
5304 Utility - Natural Gas	532.30	474.43	393.37	477.18	417.94	2,295.22
5305 Utility - Garbage and Recycling	481.75	483.10	487.13	491.50	496.54	2,440.02

	JAN 19	FEB 19	MAR 19	APR 19	MAY 19	TOTAL
5306 Utility - Telephone	429.25	248.47	254.89	252.81	254.21	1,439.63
5308 Utility - Cable Television	1,043.29	1,043.29	1,043.29	1,391.04	1,391.04	5,911.95
5300 Total UTILITY	5,321.17	5,292.15	4,972.47	4,926.22	5,081.09	25,593.10
5400 ADMIN SERVICES						
5401 Management Services - Contract	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	10,000.00
5410 Office Supplies/Printing/Postage	228.81	188.30	238.67	117.61	79.00	852.39
5438 Legal/Collection Expenses	0.00	692.50	0.00	0.00	0.00	692.50
5446 Accounting/Tax Returns/Reviews	0.00	0.00	50.00	0.00	50.00	100.00
5458 Insurance	4,426.90	4,426.90	4,426.90	4,426.90	4,426.90	22,134.50
5499 Cash Over/Short	0.00	0.00	0.00	7.63	0.00	7.63
5400 Total ADMIN SERVICES	6,655.71	7,307.70	6,715.57	6,552.14	6,555.90	33,787.02
5500 Miscellaneous Charges						
5501 Late Charges	20.00	20.00	20.00	0.00	20.00	80.00
5502 Invoiced Statement Charges	40.00	20.00	0.00	20.00	0.00	80.00
5503 10-Day Demand Letter Fees	0.00	25.00	0.00	0.00	0.00	25.00
5505 New Owner Fees	50.00	0.00	0.00	0.00	0.00	50.00
5506 NSF Charge	35.00	35.00	35.00	0.00	0.00	105.00
5516 Attorney Turnover	0.00	0.00	100.00	0.00	0.00	100.00
5500 Total Miscellaneous Charges	145.00	100.00	155.00	20.00	20.00	440.00
TOTAL EXPENSE	13,981.81	14,715.67	13,872.15	13,320.98	14,085.65	69,976.26
NET INCOME	2,954.47	1,366.98	1,308.63	2,478.23	1,684.16	9,792.47

	JAN 19	FEB 19	MAR 19	APR 19	MAY 19	TOTAL
NET INCOME SUMMARY						
Income	16,936.28	16,082.65	15,180.78	15,799.21	15,769.81	79,768.73
Expense	-13,981.81	-14,715.67	-13,872.15	-13,320.98	-14,085.65	-69,976.26
NET INCOME	2,954.47	1,366.98	1,308.63	2,478.23	1,684.16	9,792.47



Financial Statement

Property: Royal Arms COA Reserve

01/01/19 - 05/31/19 (accrual)

ASSETS

Bank	
1011 Cash in NW Bank Working Capital	0.01
1020 Cash in NW Bank Replacement Reserve	107,091.91
Total Bank	107,091.92

TOTAL ASSETS 107,091.92

LIABILITIES & EQUITY

Equity

Equity	
3002 Replacement Fund Balance Prior Year	276,778.12
Total Equity	276,778.12

Income

4000 Income	
4021 Working Capital	2,226.18
4101 Working Capital Interest	42.40
4000 Total Income	2,268.58

4901 Reserve Assessments	42,500.00
4906 Reserve Interest	1,123.86

Total Income 45,892.44

Expense

8050 Reserve Expense	
8051 Plumbing	3,737.50
8060 Fire Escape Project	205,347.82
8055 Brick masonry restoration	6,493.32
8050 Total Reserve Expense	215,578.64

Total Expense 215,578.64

Net Income (1/1/2019 thru 5/31/2019) -169,686.20

Total Equity 107,091.92

TOTAL LIABILITIES & EQUITY 107,091.92

Profit & Loss 12 Month Recap

Property: Royal Arms COA Reserve
 Monthly recap 01/01/19 - 05/31/19 (accrual basis)

	JAN 19	FEB 19	MAR 19	APR 19	MAY 19	TOTAL
INCOME						
4000 Income						
4021 Working Capital	0.00	0.00	1,389.02	837.16	0.00	2,226.18
4101 Working Capital Interest	0.00	0.00	42.40	0.00	0.00	42.40
4000 Total Income	0.00	0.00	1,431.42	837.16	0.00	2,268.58
4901 Reserve Assessments	8,500.00	8,500.00	8,500.00	8,500.00	8,500.00	42,500.00
4906 Reserve Interest	274.71	226.92	236.81	222.14	163.28	1,123.86
TOTAL INCOME	8,774.71	8,726.92	10,168.23	9,559.30	8,663.28	45,892.44
EXPENSE						
8050 Reserve Expense						
8051 Plumbing	0.00	0.00	0.00	3,737.50	0.00	3,737.50
8060 Fire Escape Project	50,939.31	51,700.00	76,058.51	25,000.00	1,650.00	205,347.82
8055 Brick masonry restoration	0.00	6,493.32	0.00	0.00	0.00	6,493.32
8050 Total Reserve Expense	50,939.31	58,193.32	76,058.51	28,737.50	1,650.00	215,578.64
TOTAL EXPENSE	50,939.31	58,193.32	76,058.51	28,737.50	1,650.00	215,578.64
NET INCOME	-42,164.60	-49,466.40	-65,890.28	-19,178.20	7,013.28	-169,686.20

JAN 19 FEB 19 MAR 19 APR 19 MAY 19 TOTAL

NET INCOME SUMMARY

Income	8,774.71	8,726.92	10,168.23	9,559.30	8,663.28	45,892.44
Expense	-50,939.31	-58,193.32	-76,058.51	-28,737.50	-1,650.00	-215,578.64
NET INCOME	-42,164.60	-49,466.40	-65,890.28	-19,178.20	7,013.28	-169,686.20

