

# Royal Arms Condominiums

## Funds Statement

August 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               |
|                                  |                 |       | <u>49,842.54</u> | <u>276,778.12</u>  | <u>326,620.66</u>  |
| Income                           |                 |       | 128,479.63       | 71,842.11          | 200,321.74         |
| Expenses                         |                 |       | -115,749.16      | -228,924.70        | -344,673.86        |
| Net income                       |                 |       | <u>12,730.47</u> | <u>-157,082.59</u> | <u>-144,352.12</u> |
| Ending Equity                    |                 |       | <u>62,573.01</u> | <u>119,695.53</u>  | <u>182,268.54</u>  |
| Cash                             | Operating       | 1010  | 14,737.33        |                    | 14,737.33          |
| Cash                             | Working Capital | 1011  | 40,097.64        | 0                  | 40,097.64          |
|                                  | Reserves        | 1020  |                  | 119,695.53         | 119,695.53         |
|                                  | CDARS           | 1025  | 0.00             | 0.00               | 0.00               |
| Undeposited Funds                |                 | 12000 | 0.00             |                    | 0.00               |
| Accounts Receivable              |                 | 1200  | 2,427.00         |                    | 2,427.00           |
| Owner Reimbursed Expenses        |                 | 1300  | 0.00             |                    | 0.00               |
| Due for other HOA                |                 | 1204  | 0.00             |                    | 0.00               |
| Prepaid Insurance                |                 | 1400  | 22,893.63        |                    | 22,893.63          |
| Prepaid Expenses                 |                 | 1401  | 196.34           |                    | 196.34             |
| Accounts Payable                 |                 | 2000  | -2,078.83        | 0.00               | -2,078.83          |
| Refund for Overpayment           |                 | 2001  | 0.00             |                    | 0.00               |
| New Owner Fees owed to CAP       |                 | 2002  | -215.00          |                    | -215.00            |
| Move in Fees - Refundable        |                 | 2005  | -2,800.00        |                    | -2,800.00          |
| Accrued Payables                 |                 | 2009  | 0.00             |                    | 0.00               |
| Prepaid Assessments              |                 | 2010  | -9,354.10        |                    | -9,354.10          |
| Insurance Proceeds               |                 | 2200  | -3,331.00        |                    | -3,331.00          |
|                                  |                 |       | <u>62,573.01</u> | <u>119,695.53</u>  | <u>182,268.54</u>  |
| Interfund                        |                 | **    | <u>0.00</u>      | <u>0.00</u>        | <u>0.00</u>        |

# Balance Sheet

Property: Royal Arms Condominium Association  
As of 08/31/19 (accrual basis)

## ASSETS

|                                       |  |                                |
|---------------------------------------|--|--------------------------------|
| Bank                                  |  |                                |
| 1010 Cash in NW Bank Operating        |  | 14,737.33                      |
| 1011 Cash in NW Bank Operating MM     |  | 40,097.64                      |
| Total Bank                            |  | <u>54,834.97</u>               |
| Accounts Receivable                   |  |                                |
| 1200 Accounts Receivable- Assessments |  | 2,427.00                       |
| Total Accounts Receivable             |  | <u>2,427.00</u>                |
| Other Current Asset                   |  |                                |
| 1401 Prepaid Expenses                 |  | 196.34                         |
| 1400 Prepaid insurance                |  | 22,893.63                      |
| Total Other Current Asset             |  | <u>23,089.97</u>               |
| <b>TOTAL ASSETS</b>                   |  | <b><u><u>80,351.94</u></u></b> |

## LIABILITIES & EQUITY

### Liabilities

|                                    |  |                         |
|------------------------------------|--|-------------------------|
| Accounts Payable                   |  |                         |
| 2000 Accounts Payable              |  | 2,078.83                |
| 2002 New Owner Fees Payable to CAP |  | 215.00                  |
| Total Accounts Payable             |  | <u>2,293.83</u>         |
| Other Current Liability            |  |                         |
| 2005 Move In Fees - Refundable     |  | 2,800.00                |
| 2010 Prepaid Assessments           |  | 9,354.10                |
| 2200 Insurance Proceeds            |  | 3,331.00                |
| Total Other Current Liability      |  | <u>15,485.10</u>        |
| <b>Total Liabilities</b>           |  | <b><u>17,778.93</u></b> |

### Equity

|  |  |                                |
|--|--|--------------------------------|
| 3001 Operating Fund Balance Prior Year |  | 49,842.54                      |
| 3101 Current Year Income               |  | 12,730.47                      |
| <b>Total Equity</b>                    |  | <b><u>62,573.01</u></b>        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b>  |  | <b><u><u>80,351.94</u></u></b> |

# Budget Comparison

Properties: Royal Arms Condominium Association  
 Comparison Periods: 8/1/2019 - 8/31/2019 and 1/1/2019 - 12/31/2019 (Accrual Basis)

|                                   | Actual<br>8/1/2019 -<br>8/31/2019 | Budget<br>8/1/2019 -<br>8/31/2019 | \$ Change     | % Change    | Actual<br>1/1/2019 -<br>8/31/2019 | Budget<br>1/1/2019 -<br>12/31/2019 | \$ Change         | % Change      |
|-----------------------------------|-----------------------------------|-----------------------------------|---------------|-------------|-----------------------------------|------------------------------------|-------------------|---------------|
| 4000 Income                       |                                   |                                   |               |             |                                   |                                    |                   |               |
| 4001 Regular Assessments          | 15,273.41                         | 15,565.08                         | -291.67       | -1.9%       | 122,187.28                        | 186,781.00                         | -64,593.72        | 0.0%          |
| 4021 Working Capital              | 0.00                              | 0.00                              | 0.00          | 0.0%        | 963.44                            | 0.00                               | 963.44            | -34.6%        |
| 4101 Working Capital Interest     | 49.40                             | 0.00                              | 49.40         | 0.0%        | 97.65                             | 0.00                               | 97.65             | 0.0%          |
| 4110 Move In/Move Out Fees        | 200.00                            | 0.00                              | 200.00        | 0.0%        | 1,300.00                          | 0.00                               | 1,300.00          | 0.0%          |
| 4210 Laundry Room Income          | 450.42                            | 291.67                            | 158.75        | 54.4%       | 3,115.84                          | 3,500.00                           | -384.16           | -11.0%        |
| 4501 Late Charges                 | 0.00                              | 0.00                              | 0.00          | 0.0%        | 172.88                            | 0.00                               | 172.88            | 0.0%          |
| 4502 Invoiced Statement Charge    | 0.00                              | 0.00                              | 0.00          | 0.0%        | 120.00                            | 0.00                               | 120.00            | 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             | 0.00                              | 0.00                              | 0.00          | 0.0%        | 77.54                             | 0.00                               | 77.54             | 0.0%          |
| 4511 Keys and Fobs                | 25.00                             | 0.00                              | 25.00         | 0.0%        | 250.00                            | 0.00                               | 250.00            | 0.0%          |
| 4516 Attorney Turnover            | 0.00                              | 0.00                              | 0.00          | 0.0%        | 100.00                            | 0.00                               | 100.00            | 0.0%          |
| 4000 Total Income                 | 15,998.23                         | 15,856.75                         | 141.48        | 0.9%        | 128,479.63                        | 190,281.00                         | -61,801.37        | -32.5%        |
| <b>TOTAL INCOME</b>               | <b>15,998.23</b>                  | <b>15,856.75</b>                  | <b>141.48</b> | <b>0.9%</b> | <b>128,479.63</b>                 | <b>190,281.00</b>                  | <b>-61,801.37</b> | <b>-32.5%</b> |
| 5000 Maintenance and Repair Sen   |                                   |                                   |               |             |                                   |                                    |                   |               |
| 5001 General Maintenance/Rep      | 425.00                            | 750.00                            | -325.00       | -43.3%      | 4,410.64                          | 9,000.00                           | -4,589.36         | 0.0%          |
| 5008 Janitorial Services          | 700.00                            | 700.00                            | 0.00          | 0.0%        | 5,600.00                          | 8,400.00                           | -2,800.00         | -51.0%        |
| 5050 Electrical                   | 0.00                              | 41.67                             | -41.67        | -100.0%     | 0.00                              | 500.00                             | -500.00           | -33.3%        |
| 5054 Elevators                    | 196.34                            | 250.00                            | -53.66        | -21.5%      | 3,498.76                          | 3,000.00                           | 498.76            | -100.0%       |
| 5069 Fire/Safety Systems          | 199.00                            | 41.67                             | 157.33        | 377.6%      | 1,884.05                          | 500.00                             | 1,384.05          | 16.6%         |
| 5122 Lighting                     | 0.00                              | 20.83                             | -20.83        | -100.0%     | 98.67                             | 250.00                             | -151.33           | 276.8%        |
| 5146 Plumbing                     | 0.00                              | 416.67                            | -416.67       | -100.0%     | 1,302.58                          | 5,000.00                           | -3,697.42         | -60.5%        |
| 5186 Maint/Janitorial Supplies    | 132.66                            | 83.33                             | 49.33         | 59.2%       | 132.66                            | 1,000.00                           | -867.34           | -73.9%        |
| 5139 Pest Control                 | 0.00                              | 0.00                              | 0.00          | 0.0%        | 263.00                            | 0.00                               | 263.00            | -86.7%        |
| 5000 Total Maintenance and Rej    | 1,653.00                          | 2,304.17                          | -651.17       | -28.3%      | 17,190.36                         | 27,650.00                          | -10,459.64        | 0.0%          |
| 5200 LANDSCAPING                  |                                   |                                   |               |             |                                   |                                    |                   |               |
| 5201 Landscape Contract Serv      | 130.00                            | 133.33                            | -3.33         | -2.5%       | 128.75                            | 1,600.00                           | -1,471.25         | 0.0%          |
| 5209 Irrigation Repairs           | 0.00                              | 0.00                              | 0.00          | 0.0%        | 110.00                            | 0.00                               | 110.00            | -92.0%        |
| 5211 Irrigation - Backflow Testin | 0.00                              | 6.67                              | -6.67         | -100.0%     | 90.00                             | 80.00                              | 10.00             | 0.0%          |

|                                   | Actual<br>8/1/2019 -<br>8/31/2019 | Budget<br>8/1/2019 -<br>8/31/2019 | \$ Change        | % Change     | Actual<br>1/1/2019 -<br>8/31/2019 | Budget<br>1/1/2019 -<br>12/31/2019 | \$ Change         | %Change       |
|-----------------------------------|-----------------------------------|-----------------------------------|------------------|--------------|-----------------------------------|------------------------------------|-------------------|---------------|
| 5213 Landscaping Miscellaneous:   | 0.00                              | 33.33                             | -33.33           | -100.0%      | 2,080.90                          | 400.00                             | 1,680.90          | 420.2%        |
| 5200 Total LANDSCAPING            | 130.00                            | 173.33                            | -43.33           | -25.0%       | 2,409.65                          | 2,080.00                           | 329.65            | 15.8%         |
| 5300 UTILITY                      |                                   |                                   |                  | 0.0%         |                                   |                                    |                   | 0.0%          |
| 5301 Utility - Water              | 742.85                            | 629.17                            | 113.68           | 18.1%        | 4,297.88                          | 7,550.00                           | -3,252.12         | -43.1%        |
| 5302 Utility - Sewer              | 1,655.79                          | 1,520.83                          | 134.96           | 8.9%         | 10,931.69                         | 18,250.00                          | -7,318.31         | -40.1%        |
| 5303 Utility - Electricity        | 695.74                            | 816.67                            | -120.93          | -14.8%       | 6,655.39                          | 9,800.00                           | -3,144.61         | -32.1%        |
| 5304 Utility - Natural Gas        | 316.78                            | 416.67                            | -99.89           | -24.0%       | 3,235.04                          | 5,000.00                           | -1,764.96         | -35.3%        |
| 5305 Utility - Garbage and Recycl | 492.17                            | 660.42                            | -168.25          | -25.5%       | 3,921.24                          | 7,925.00                           | -4,003.76         | -50.5%        |
| 5306 Utility - Telephone          | 269.71                            | 246.33                            | 23.38            | 9.5%         | 2,223.13                          | 2,956.00                           | -732.87           | -24.8%        |
| 5308 Utility - Cable Television   | 1,391.04                          | 1,066.67                          | 324.37           | 30.4%        | 10,085.07                         | 12,800.00                          | -2,714.93         | -21.2%        |
| 5300 Total UTILITY                | 5,564.08                          | 5,356.76                          | 207.32           | 3.9%         | 41,349.44                         | 64,281.00                          | -22,931.56        | -35.7%        |
| 5400 ADMIN SERVICES               |                                   |                                   |                  | 0.0%         |                                   |                                    |                   | 0.0%          |
| 5401 Management Services - Cx     | 2,000.00                          | 2,000.00                          | 0.00             | 0.0%         | 16,000.00                         | 24,000.00                          | -8,000.00         | -33.3%        |
| 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  | 90.75                             | 208.33                            | -117.58          | -56.4%       | 1,137.79                          | 2,500.00                           | -1,362.21         | -54.5%        |
| 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%      | 840.00                            | 5,000.00                           | -4,160.00         | -83.2%        |
| 5446 Accounting/Tax Returns/Ri    | 0.00                              | 154.17                            | -154.17          | -100.0%      | 100.00                            | 1,850.00                           | -1,750.00         | -94.6%        |
| 5454 Licenses/Annual Reports      | 0.00                              | 37.50                             | -37.50           | -100.0%      | 50.00                             | 450.00                             | -400.00           | -88.9%        |
| 5458 Insurance                    | 4,453.42                          | 4,500.00                          | -46.58           | -1.0%        | 36,124.29                         | 54,000.00                          | -17,875.71        | -33.1%        |
| 5499 Cash Over/Short              | 0.00                              | 0.00                              | 0.00             | 0.0%         | 7.63                              | 0.00                               | 7.63              | 0.0%          |
| 5400 Total ADMIN SERVICES         | 6,544.17                          | 7,439.17                          | -895.00          | -12.0%       | 54,259.71                         | 89,270.00                          | -35,010.29        | -39.2%        |
| 5500 Miscellaneous Charges        |                                   |                                   |                  | 0.0%         |                                   |                                    |                   | 0.0%          |
| 5501 Late Charges                 | 0.00                              | 0.00                              | 0.00             | 0.0%         | 120.00                            | 0.00                               | 120.00            | 0.0%          |
| 5502 Invoiced Statement Charge    | 0.00                              | 0.00                              | 0.00             | 0.0%         | 140.00                            | 0.00                               | 140.00            | 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    | 0.00                              | 0.00                              | 0.00             | 0.0%         | 540.00                            | 0.00                               | 540.00            | 0.0%          |
| <b>TOTAL EXPEI</b>                | <b>13,891.25</b>                  | <b>15,273.43</b>                  | <b>-1,382.18</b> | <b>-9.0%</b> | <b>115,749.16</b>                 | <b>183,281.00</b>                  | <b>-67,531.84</b> | <b>-36.8%</b> |
| <b>NET OPERATING INCOME</b>       | <b>2,106.98</b>                   | <b>583.32</b>                     | <b>1,523.66</b>  |              | <b>12,730.47</b>                  | <b>7,000.00</b>                    | <b>5,730.47</b>   |               |

|                   | Actual<br>8/1/2019 -<br>8/31/2019 | Budget<br>8/1/2019 -<br>8/31/2019 | \$ Change       | % Change | Actual<br>1/1/2019 -<br>8/31/2019 | Budget<br>1/1/2019 -<br>12/31/2019 | \$ Change       | % Change |
|-------------------|-----------------------------------|-----------------------------------|-----------------|----------|-----------------------------------|------------------------------------|-----------------|----------|
| <b>NET INCOME</b> | <b>2,106.98</b>                   | <b>583.32</b>                     | <b>1,523.66</b> |          | <b>12,730.47</b>                  | <b>7,000.00</b>                    | <b>5,730.47</b> |          |

# Profit & Loss 12 Month Recap

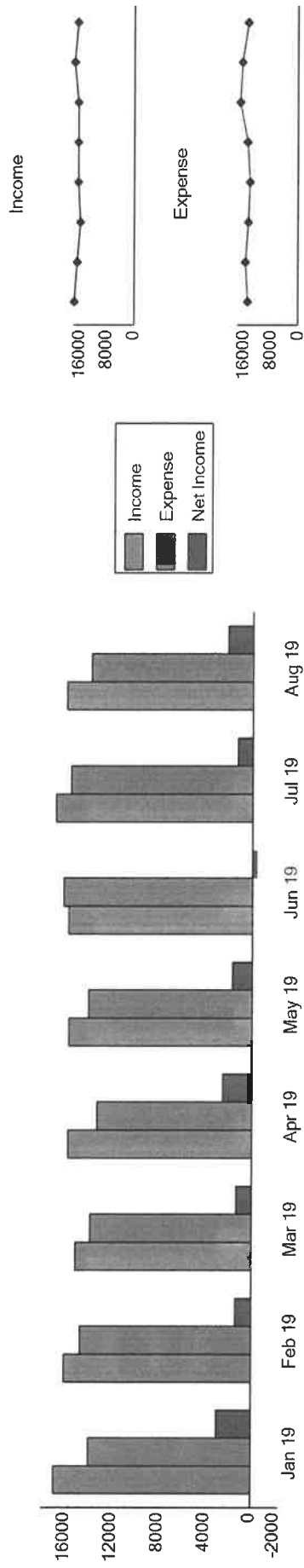
Property: Royal Arms Condominium Association  
 Monthly recap 01/01/19 - 08/31/19 (accrual basis)

|                                     | JAN 19           | FEB 19           | MAR 19           | APR 19           | MAY 19           | JUN 19           | JUL 19           | AUG 19           | TOTAL             |
|-------------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|
| <b>INCOME</b>                       |                  |                  |                  |                  |                  |                  |                  |                  |                   |
| 4000 Income                         |                  |                  |                  |                  |                  |                  |                  |                  |                   |
| 4001 Regular Assessments            | 15,273.41        | 15,273.41        | 15,273.41        | 15,273.41        | 15,273.41        | 15,273.41        | 15,273.41        | 15,273.41        | 122,187.28        |
| 4021 Working Capital                | 921.34           | 0.00             | -921.34          | 0.00             | 0.00             | 0.00             | 963.44           | 0.00             | 963.44            |
| 4101 Working Capital Interest       | 13.17            | 11.90            | -25.07           | 0.01             | 0.00             | 0.00             | 48.24            | 49.40            | 97.65             |
| 4110 Move In/Move Out Fees          | 200.00           | 400.00           | 200.00           | 100.00           | 100.00           | 100.00           | 100.00           | 200.00           | 1,300.00          |
| 4210 Laundry Room Income            | 405.01           | 420.29           | 366.33           | 389.94           | 362.91           | 369.58           | 351.36           | 450.42           | 3,115.84          |
| 4501 Late Charges                   | 74.25            | -80.07           | 120.24           | 0.00             | 0.00             | 58.46            | 0.00             | 0.00             | 172.88            |
| 4502 Invoiced Statement Charges     | 40.00            | -20.00           | 0.00             | 20.00            | 20.00            | 60.00            | 0.00             | 0.00             | 120.00            |
| 4503 10-Day Demand Letter Fees      | 0.00             | 25.00            | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 25.00             |
| 4506 NSF Charges                    | 0.00             | 35.00            | 35.00            | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 70.00             |
| 4508 Interest Charges               | 9.10             | -7.88            | 7.21             | 15.85            | 13.49            | 20.48            | 19.29            | 0.00             | 77.54             |
| 4511 Keys and Fobs                  | 0.00             | 25.00            | 25.00            | 0.00             | 0.00             | 25.00            | 150.00           | 25.00            | 250.00            |
| 4516 Attorney Turnover              | 0.00             | 0.00             | 100.00           | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 100.00            |
| 4000 Total Income                   | 16,936.28        | 16,082.65        | 15,180.78        | 15,799.21        | 15,769.81        | 15,806.93        | 16,905.74        | 15,998.23        | 128,479.63        |
| <b>TOTAL INCOME</b>                 | <b>16,936.28</b> | <b>16,082.65</b> | <b>15,180.78</b> | <b>15,799.21</b> | <b>15,769.81</b> | <b>15,806.93</b> | <b>16,905.74</b> | <b>15,998.23</b> | <b>128,479.63</b> |
| <b>EXPENSE</b>                      |                  |                  |                  |                  |                  |                  |                  |                  |                   |
| 5000 Maintenance and Repair Service |                  |                  |                  |                  |                  |                  |                  |                  |                   |
| 5001 General Maintenance/Repair     | 289.99           | 601.90           | 211.83           | 845.43           | 952.07           | 192.27           | 892.15           | 425.00           | 4,410.64          |
| 5008 Janitorial Services            | 700.00           | 700.00           | 700.00           | 700.00           | 700.00           | 700.00           | 700.00           | 700.00           | 5,600.00          |
| 5054 Elevators                      | 196.34           | 196.34           | 1,379.78         | 196.34           | 196.34           | 940.94           | 196.34           | 196.34           | 3,498.76          |
| 5069 Fire/Safety Systems            | 80.85            | 0.00             | 0.00             | 80.85            | 292.50           | 0.00             | 1,230.85         | 199.00           | 1,884.05          |
| 5122 Lighting                       | 0.00             | 0.00             | 0.00             | 0.00             | 24.75            | 0.00             | 73.92            | 0.00             | 98.67             |
| 5146 Plumbing                       | 351.50           | 427.58           | 0.00             | 0.00             | 0.00             | 523.50           | 0.00             | 0.00             | 1,302.58          |
| 5186 Maint./Janitorial Supplies     | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 132.66           | 132.66            |
| 5139 Pest Control                   | 0.00             | 0.00             | 0.00             | 0.00             | 263.00           | 0.00             | 0.00             | 0.00             | 263.00            |
| 5000 Total Maintenance and Repair   | 1,618.68         | 1,925.82         | 2,291.61         | 1,822.62         | 2,428.66         | 2,356.71         | 3,093.26         | 1,653.00         | 17,190.36         |
| 5200 LANDSCAPING                    |                  |                  |                  |                  |                  |                  |                  |                  |                   |
| 5201 Landscape Contract Services    | 131.25           | 0.00             | -262.50          | 0.00             | 0.00             | 0.00             | 130.00           | 130.00           | 128.75            |
| 5209 Irrigation Repairs             | 110.00           | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 110.00            |
| 5211 Irrigation - Backflow Testing  | 0.00             | 90.00            | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 90.00             |
| 5213 Landscaping Miscellaneous      | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 2,080.90         | 0.00             | 0.00             | 2,080.90          |
| 5200 Total LANDSCAPING              | 241.25           | 90.00            | -262.50          | 0.00             | 0.00             | 2,080.90         | 130.00           | 130.00           | 2,409.65          |
| 5300 UTILITY                        |                  |                  |                  |                  |                  |                  |                  |                  |                   |
| 5301 Utility - Water                | 498.78           | 567.24           | 489.00           | 391.20           | 498.78           | 572.13           | 537.90           | 742.85           | 4,297.88          |
| 5302 Utility - Sewer                | 1,354.54         | 1,492.61         | 1,352.18         | 1,094.83         | 1,354.54         | 1,313.60         | 1,313.60         | 1,655.79         | 10,931.69         |
| 5303 Utility - Electricity          | 981.26           | 983.01           | 952.61           | 827.66           | 668.04           | 774.64           | 772.43           | 695.74           | 6,655.39          |

|                                     | JAN 19           | FEB 19           | MAR 19           | APR 19           | MAY 19           | JUN 19           | JUL 19           | AUG 19           | TOTAL             |
|-------------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|
| 5304 Utility - Natural Gas          | 532.30           | 474.43           | 393.37           | 477.18           | 417.94           | 221.50           | 401.54           | 316.78           | 3,235.04          |
| 5305 Utility - Garbage and Recyclr  | 481.75           | 483.10           | 487.13           | 491.50           | 496.54           | 495.53           | 493.52           | 492.17           | 3,921.24          |
| 5306 Utility - Telephone            | 429.25           | 248.47           | 254.89           | 252.81           | 254.21           | 255.13           | 258.66           | 269.71           | 2,223.13          |
| 5308 Utility - Cable Television     | 1,043.29         | 1,043.29         | 1,043.29         | 1,391.04         | 1,391.04         | 1,391.04         | 1,391.04         | 1,391.04         | 10,085.07         |
| 5300 Total UTILITY                  | 5,321.17         | 5,292.15         | 4,972.47         | 4,926.22         | 5,081.09         | 5,023.57         | 5,168.69         | 5,564.08         | 41,349.44         |
| <b>5400 ADMIN SERVICES</b>          |                  |                  |                  |                  |                  |                  |                  |                  |                   |
| 5401 Management Services - Conti    | 2,000.00         | 2,000.00         | 2,000.00         | 2,000.00         | 2,000.00         | 2,000.00         | 2,000.00         | 2,000.00         | 16,000.00         |
| 5410 Office Supplies/Printing/Post: | 228.81           | 188.30           | 238.67           | 117.61           | 79.00            | 75.45            | 119.20           | 90.75            | 1,137.79          |
| 5438 Legal/Collection Expenses      | 0.00             | 692.50           | 0.00             | 0.00             | 0.00             | 147.50           | 0.00             | 0.00             | 840.00            |
| 5446 Accounting/Tax Returns/Revi    | 0.00             | 0.00             | 50.00            | 0.00             | 50.00            | 0.00             | 0.00             | 0.00             | 100.00            |
| 5454 Licenses/Annual Reports        | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 50.00            | 0.00             | 0.00             | 50.00             |
| 5458 Insurance                      | 4,426.90         | 4,426.90         | 4,426.90         | 4,426.90         | 4,426.90         | 4,426.90         | 5,109.47         | 4,453.42         | 36,124.29         |
| 5499 Cash Over/Short                | 0.00             | 0.00             | 0.00             | 7.63             | 0.00             | 0.00             | 0.00             | 0.00             | 7.63              |
| 5400 Total ADMIN SERVICES           | 6,655.71         | 7,307.70         | 6,715.57         | 6,552.14         | 6,555.90         | 6,699.85         | 7,228.67         | 6,544.17         | 54,259.71         |
| <b>5500 Miscellaneous Charges</b>   |                  |                  |                  |                  |                  |                  |                  |                  |                   |
| 5501 Late Charges                   | 20.00            | 20.00            | 20.00            | 0.00             | 20.00            | 20.00            | 20.00            | 0.00             | 120.00            |
| 5502 Invoiced Statement Charges     | 40.00            | 20.00            | 0.00             | 20.00            | 0.00             | 60.00            | 0.00             | 0.00             | 140.00            |
| 5503 10-Day Demand Letter Fees      | 0.00             | 25.00            | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 25.00             |
| 5505 New Owner Fees                 | 50.00            | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 50.00             |
| 5506 NSF Charge                     | 35.00            | 35.00            | 35.00            | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 105.00            |
| 5516 Attorney Turnover              | 0.00             | 0.00             | 100.00           | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 100.00            |
| 5500 Total Miscellaneous Charges    | 145.00           | 100.00           | 155.00           | 20.00            | 20.00            | 80.00            | 20.00            | 0.00             | 540.00            |
| <b>TOTAL EXPENSE</b>                | <b>13,981.81</b> | <b>14,715.67</b> | <b>13,872.15</b> | <b>13,320.98</b> | <b>14,085.65</b> | <b>16,241.03</b> | <b>15,640.62</b> | <b>13,891.25</b> | <b>115,749.16</b> |
| <b>NET INCOME</b>                   | <b>2,954.47</b>  | <b>1,366.98</b>  | <b>1,308.63</b>  | <b>2,478.23</b>  | <b>1,684.16</b>  | <b>-434.10</b>   | <b>1,265.12</b>  | <b>2,106.98</b>  | <b>12,730.47</b>  |

|                   | JAN 19          | FEB 19          | MAR 19          | APR 19          | MAY 19          | JUN 19         | JUL 19          | AUG 19          | TOTAL            |
|-------------------|-----------------|-----------------|-----------------|-----------------|-----------------|----------------|-----------------|-----------------|------------------|
| Income            | 16,936.28       | 16,082.65       | 15,180.78       | 15,799.21       | 15,769.81       | 15,806.93      | 16,905.74       | 15,998.23       | 128,479.63       |
| Expense           | -13,981.81      | -14,715.67      | -13,872.15      | -13,320.98      | -14,085.65      | -16,241.03     | -15,640.62      | -13,891.25      | -115,749.16      |
| <b>NET INCOME</b> | <b>2,954.47</b> | <b>1,366.98</b> | <b>1,308.63</b> | <b>2,478.23</b> | <b>1,684.16</b> | <b>-434.10</b> | <b>1,265.12</b> | <b>2,106.98</b> | <b>12,730.47</b> |

**NET INCOME SUMMARY**





# Financial Statement

Property: Royal Arms COA Reserve

01/01/19 - 08/31/19 (accrual)

## ASSETS

|  |                   |
|--|-------------------|
| Bank                                     |                   |
| 1020 Cash in NW Bank Replacement Reserve | 119,695.53        |
| Total Bank                               | 119,695.53        |
| <b>TOTAL ASSETS</b>                      | <b>119,695.53</b> |

## 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 | 68,000.00 |
| 4906 Reserve Interest    | 1,573.53  |

|              |           |
|--------------|-----------|
| Total Income | 71,842.11 |
|--------------|-----------|

### Expense

|                                |            |
|--------------------------------|------------|
| 8050 Reserve Expense           |            |
| 8051 Plumbing                  | 3,737.50   |
| 8060 Fire Escape Project       | 217,060.56 |
| 8055 Brick masonry restoration | 6,493.32   |
| 8050 Other Reserve Expense     | 1,633.32   |
| 8050 Total Reserve Expense     | 228,924.70 |

|               |            |
|---------------|------------|
| Total Expense | 228,924.70 |
|---------------|------------|

|   |                    |
|---|--------------------|
| <b>Net Income (1/1/2019 thru 8/31/2019)</b> | <b>-157,082.59</b> |
|---|--------------------|

|              |            |
|--------------|------------|
| Total Equity | 119,695.53 |
|--------------|------------|

|                                       |                   |
|---------------------------------------|-------------------|
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b>119,695.53</b> |
|---------------------------------------|-------------------|

# Profit & Loss 12 Month Recap

Property: Royal Arms COA Reserve  
 Monthly recap 01/01/19 - 08/31/19 (accrual basis)

|                                | JAN 19            | FEB 19            | MAR 19            | APR 19            | MAY 19          | JUN 19          | JUL 19          | AUG 19           | TOTAL              |
|--------------------------------|-------------------|-------------------|-------------------|-------------------|-----------------|-----------------|-----------------|------------------|--------------------|
| <b>INCOME</b>                  |                   |                   |                   |                   |                 |                 |                 |                  |                    |
| 4000 Income                    |                   |                   |                   |                   |                 |                 |                 |                  |                    |
| 4021 Working Capital           | 0.00              | 0.00              | 1,389.02          | 837.16            | 0.00            | 0.00            | 0.00            | 0.00             | 2,226.18           |
| 4101 Working Capital Interest  | 0.00              | 0.00              | 42.40             | 0.00              | 0.00            | 0.00            | 0.00            | 0.00             | 42.40              |
| 4000 Total Income              | 0.00              | 0.00              | 1,431.42          | 837.16            | 0.00            | 0.00            | 0.00            | 0.00             | 2,268.58           |
| 4901 Reserve Assessments       | 8,500.00          | 8,500.00          | 8,500.00          | 8,500.00          | 8,500.00        | 8,500.00        | 8,500.00        | 8,500.00         | 68,000.00          |
| 4906 Reserve Interest          | 274.71            | 226.92            | 236.81            | 222.14            | 163.28          | 132.69          | 168.10          | 148.88           | 1,573.53           |
| <b>TOTAL INCOME</b>            | <b>8,774.71</b>   | <b>8,726.92</b>   | <b>10,168.23</b>  | <b>9,559.30</b>   | <b>8,663.28</b> | <b>8,632.69</b> | <b>8,668.10</b> | <b>8,648.88</b>  | <b>71,842.11</b>   |
| <b>EXPENSE</b>                 |                   |                   |                   |                   |                 |                 |                 |                  |                    |
| 8050 Reserve Expense           |                   |                   |                   |                   |                 |                 |                 |                  |                    |
| 8051 Plumbing                  | 0.00              | 0.00              | 0.00              | 3,737.50          | 0.00            | 0.00            | 0.00            | 0.00             | 3,737.50           |
| 8060 Fire Escape Project       | 50,939.31         | 51,700.00         | 76,058.51         | 25,000.00         | 1,650.00        | 421.40          | 724.00          | 10,567.34        | 217,060.56         |
| 8055 Brick masonry restoration | 0.00              | 6,493.32          | 0.00              | 0.00              | 0.00            | 0.00            | 0.00            | 0.00             | 6,493.32           |
| 8050 Other Reserve Expense     | 0.00              | 0.00              | 0.00              | 0.00              | 0.00            | 0.00            | 1,633.32        | 0.00             | 1,633.32           |
| 8050 Total Reserve Expense     | 50,939.31         | 58,193.32         | 76,058.51         | 28,737.50         | 1,650.00        | 421.40          | 2,357.32        | 10,567.34        | 228,924.70         |
| <b>TOTAL EXPENSE</b>           | <b>50,939.31</b>  | <b>58,193.32</b>  | <b>76,058.51</b>  | <b>28,737.50</b>  | <b>1,650.00</b> | <b>421.40</b>   | <b>2,357.32</b> | <b>10,567.34</b> | <b>228,924.70</b>  |
| <b>NET INCOME</b>              | <b>-42,164.60</b> | <b>-49,466.40</b> | <b>-65,890.28</b> | <b>-19,178.20</b> | <b>7,013.28</b> | <b>8,211.29</b> | <b>6,310.78</b> | <b>-1,918.46</b> | <b>-157,082.59</b> |

|                   | JAN 19            | FEB 19            | MAR 19            | APR 19            | MAY 19          | JUN 19          | JUL 19          | AUG 19           | TOTAL              |
|-------------------|-------------------|-------------------|-------------------|-------------------|-----------------|-----------------|-----------------|------------------|--------------------|
| Income            | 8,774.71          | 8,726.92          | 10,168.23         | 9,559.30          | 8,663.28        | 8,632.69        | 8,668.10        | 8,648.88         | 71,842.11          |
| Expense           | -50,939.31        | -58,193.32        | -76,058.51        | -28,737.50        | -1,650.00       | -421.40         | -2,357.32       | -10,567.34       | -228,924.70        |
| <b>NET INCOME</b> | <b>-42,164.60</b> | <b>-49,466.40</b> | <b>-65,890.28</b> | <b>-19,178.20</b> | <b>7,013.28</b> | <b>8,211.29</b> | <b>6,310.78</b> | <b>-1,918.46</b> | <b>-157,082.59</b> |

**NET INCOME SUMMARY**

