

Royal Arms Condominiums  
Funds Statement  
October 2019

			Operating	Replacement	Total
			Fund	Reserve	Fund Balances
Equity 01/01/2019			61,822.06	264,080.16	325,902.22 ***
Move working capital to reserves			-12,697.96	12,697.96	0.00
			<u>49,124.10</u>	<u>276,778.12</u>	<u>325,902.22</u>
Income			159,191.84	91,000.69	250,192.53
Expenses			-143,694.41	-241,944.70	-385,639.11
Net income			<u>15,497.43</u>	<u>-150,944.01</u>	<u>-135,446.58</u>
Ending Equity			<u>64,621.53</u>	<u>125,834.11</u>	<u>190,455.64</u>
Cash	Operating	1010	13,077.16		13,077.16
Cash	Operating MM	1011	40,194.81	0	40,194.81
	Reserves	1020		138,854.11	138,854.11
	CDARS	1025	0.00	0.00	0.00
Undeposited Funds		12000	481.72		481.72
Accounts Receivable		1200	3,371.50		3,371.50
Owner Reimbursed Expenses		1300	0.00		0.00
Due for other HOA		1204	0.00		0.00
Prepaid Insurance		1400	22,684.79		22,684.79
Prepaid Expenses		1401	392.68		392.68
Accounts Payable		2000	-3,651.67	-13,020.00	-16,671.67
Refund for Overpayment		2001	0.00		0.00
New Owner Fees owed to CAP		2002	0.00		0.00
Move in Fees - Refundable		2005	-3,100.00		-3,100.00
Accrued Payables		2009	0.00		0.00
Prepaid Assessments		2010	-8,829.46		-8,829.46
Insurance Proceeds		2200	0.00		0.00
			<u>64,621.53</u>	<u>125,834.11</u>	<u>190,455.64</u>
Interfund		**	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

\*\*\*After 2018 CPA adjustments

# Balance Sheet

Property: Royal Arms Condominium Association  
As of 10/31/19 (accrual basis)

## ASSETS

Bank		
1010 Cash in NW Bank Operating		13,077.16
1011 Cash in NW Bank Operating MM		40,194.81
12000 Undeposited Funds		<u>481.72</u>
Total Bank		53,753.69
Accounts Receivable		
1200 Accounts Receivable- Assessments		<u>3,371.50</u>
Total Accounts Receivable		3,371.50
Other Current Asset		
1401 Prepaid Expenses		392.68
1400 Prepaid insurance		<u>22,684.79</u>
Total Other Current Asset		<u>23,077.47</u>
<b>TOTAL ASSETS</b>		<b><u><u>80,202.66</u></u></b>

## LIABILITIES & EQUITY

### Liabilities

Accounts Payable		
2000 Accounts Payable		<u>3,651.67</u>
Total Accounts Payable		3,651.67
Other Current Liability		
2005 Move In Fees - Refundable		3,100.00
2010 Prepaid Assessments		<u>8,829.46</u>
Total Other Current Liability		<u>11,929.46</u>
<b>Total Liabilities</b>		<b>15,581.13</b>

### Equity

3001 Operating Fund Balance Prior Year		49,124.10
3101 Current Year Income		<u>15,497.43</u>
<b>Total Equity</b>		<b>64,621.53</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>		<b><u><u>80,202.66</u></u></b>

# Budget Comparison

Properties: Royal Arms Condominium Association  
 Comparison Periods: 10/1/2019 - 10/31/2019 and 1/1/2019 - 12/31/2019 (Accrual Basis)

	Actual 10/1/2019 - 10/31/2019	Budget 10/1/2019 - 10/31/2019	\$ Change	% Change	Actual 1/1/2019 - 10/31/2019	Budget 1/1/2019 - 12/31/2019	\$ Change	%Change
4000 Income								
4001 Regular Assessments	15,273.41	15,565.08	-291.67	0.0%	152,734.10	186,781.00	-34,046.90	0.0%
4100 Interest Revenue	46.06	0.00	46.06	-1.9%	46.06	0.00	46.06	-18.2%
4110 Move In/Move Out Fees	300.00	0.00	300.00	0.0%	2,100.00	0.00	2,100.00	0.0%
4210 Laundry Room Income	0.00	291.67	-291.67	0.0%	3,115.84	3,500.00	-384.16	0.0%
4501 Late Charges	0.00	0.00	0.00	-100.0%	351.77	0.00	351.77	-11.0%
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	50.00	0.00	50.00	0.0%	75.00	0.00	75.00	0.0%
4506 NSF Charges	0.00	0.00	0.00	0.0%	105.00	0.00	105.00	0.0%
4508 Interest Charges	37.63	0.00	37.63	0.0%	144.07	0.00	144.07	0.0%
4511 Keys and Fobs	0.00	0.00	0.00	0.0%	300.00	0.00	300.00	0.0%
4516 Attorney Turnover	0.00	0.00	0.00	0.0%	100.00	0.00	100.00	0.0%
4000 Total Income	15,707.10	15,856.75	-149.65	0.0%	159,191.84	190,281.00	-31,089.16	0.0%
<b>TOTAL INCOME</b>	<b>15,707.10</b>	<b>15,856.75</b>	<b>-149.65</b>	<b>-0.9%</b>	<b>159,191.84</b>	<b>190,281.00</b>	<b>-31,089.16</b>	<b>-16.3%</b>
5000 Maintenance and Repair Ser								
5001 General Maintenance/Rep	1,455.00	750.00	705.00	0.0%	6,328.14	9,000.00	-2,671.86	0.0%
5008 Janitorial Services	700.00	700.00	0.00	94.0%	7,000.00	8,400.00	-1,400.00	-29.7%
5050 Electrical	0.00	41.67	-41.67	0.0%	0.00	500.00	-500.00	-16.7%
5054 Elevators	196.34	250.00	-53.66	-100.0%	3,891.44	3,000.00	891.44	-100.0%
5069 Fire/Safety Systems	80.85	41.67	39.18	-21.5%	2,138.50	500.00	1,638.50	29.7%
5122 Lighting	0.00	20.83	-20.83	94.0%	613.53	250.00	363.53	327.7%
5146 Plumbing	638.54	416.67	221.87	-100.0%	1,941.12	5,000.00	-3,058.88	145.4%
5186 Maint/Janitorial Supplies	304.75	83.33	221.42	53.2%	524.26	1,000.00	-475.74	-61.2%
5139 Pest Control	0.00	0.00	0.00	265.7%	263.00	0.00	263.00	-47.6%
5000 Total Maintenance and Rep	3,375.48	2,304.17	1,071.31	0.0%	22,699.99	27,650.00	-4,950.01	0.0%
<b>5200 LANDSCAPING</b>				<b>46.5%</b>				<b>-17.9%</b>
5201 Landscape Contract Serv	130.00	133.33	-3.33	0.0%	388.75	1,600.00	-1,211.25	0.0%
5209 Irrigation Repairs	0.00	0.00	0.00	-2.5%	110.00	0.00	110.00	-75.7%
5211 Irrigation - Backflow Testi	0.00	6.67	-6.67	0.0%	90.00	80.00	10.00	0.0%
5213 Landscaping Miscellaneous	0.00	33.33	-33.33	-100.0%	2,080.90	400.00	1,680.90	12.5%
				-100.0%				420.2%

	Actual 10/1/2019 - 10/31/2019	Budget 10/1/2019 - 10/31/2019	\$ Change	% Change	Actual 1/1/2019 - 10/31/2019	Budget 1/1/2019 - 12/31/2019	\$ Change	% Change
5200 Total LANDSCAPING	130.00	173.33	-43.33	-25.0%	2,669.65	2,080.00	589.65	28.3%
5300 UTILITY				0.0%				0.0%
5301 Utility - Water	751.04	629.17	121.87	19.4%	5,127.86	7,550.00	-2,422.14	-32.1%
5302 Utility - Sewer	1,660.35	1,520.83	139.52	9.2%	12,520.58	18,250.00	-5,729.42	-31.4%
5303 Utility - Electricity	601.55	816.67	-215.12	-26.3%	6,978.99	9,800.00	-2,821.01	-28.8%
5304 Utility - Natural Gas	354.89	416.67	-61.78	-14.8%	3,371.83	5,000.00	-1,628.17	-32.6%
5305 Utility - Garbage and Recycle	541.01	660.42	-119.41	-18.1%	4,998.51	7,925.00	-2,926.49	-36.9%
5306 Utility - Telephone	265.23	246.33	18.90	7.7%	2,752.34	2,956.00	-203.66	-6.9%
5308 Utility - Cable Television	1,391.05	1,066.67	324.38	30.4%	12,867.16	12,800.00	67.16	0.5%
5300 Total UTILITY	5,565.12	5,356.76	208.36	3.9%	48,617.27	64,281.00	-15,663.73	-24.4%
5400 ADMIN SERVICES				0.0%				0.0%
5401 Management Services - Contract	2,000.00	2,000.00	0.00	0.0%	20,000.00	24,000.00	-4,000.00	-16.7%
5402 Management Services - Expense	0.00	12.50	-12.50	-100.0%	0.00	150.00	-150.00	-100.0%
5410 Office Supplies/Printing/Postage	154.28	208.33	-54.05	-25.9%	1,354.90	2,500.00	-1,145.10	-45.8%
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/Reports	0.00	154.17	-154.17	-100.0%	2,250.00	1,850.00	400.00	21.6%
5454 Licenses/Annual Reports	25.00	37.50	-12.50	-33.3%	181.40	450.00	-268.60	-59.7%
5458 Insurance	4,453.42	4,500.00	-46.58	-1.0%	44,348.57	54,000.00	-9,651.43	-17.9%
5466 Board Education	0.00	0.00	0.00	0.0%	25.00	0.00	25.00	0.0%
5499 Cash Over/Short	0.00	0.00	0.00	0.0%	7.63	0.00	7.63	0.0%
5400 Total ADMIN SERVICES	6,632.70	7,439.17	-806.47	-10.8%	69,007.50	89,270.00	-20,262.50	-22.7%
5500 Miscellaneous Charges				0.0%				0.0%
5501 Late Charges	0.00	0.00	0.00	0.0%	160.00	0.00	160.00	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	50.00	0.00	50.00	0.0%	75.00	0.00	75.00	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	35.00	0.00	35.00	0.0%	175.00	0.00	175.00	0.0%
5516 Attorney Turnover	0.00	0.00	0.00	0.0%	100.00	0.00	100.00	0.0%
5500 Total Miscellaneous Charge	85.00	0.00	85.00	0.0%	700.00	0.00	700.00	0.0%
<b>TOTAL EXPENSE</b>	<b>15,788.30</b>	<b>15,273.43</b>	<b>514.87</b>	<b>3.4%</b>	<b>143,694.41</b>	<b>183,281.00</b>	<b>-39,586.59</b>	<b>-21.6%</b>
<b>NET OPERATING INCOME</b>	<b>-81.20</b>	<b>583.32</b>	<b>-664.52</b>		<b>15,497.43</b>	<b>7,000.00</b>	<b>8,497.43</b>	

	Actual 10/1/2019 - 10/31/2019	Budget 10/1/2019 - 10/31/2019	\$ Change	% Change	Actual 1/1/2019 - 10/31/2019	Budget 1/1/2019 - 12/31/2019	\$ Change	% Change
<b>NET INCOME</b>	<b>-81.20</b>	<b>583.32</b>	<b>-664.52</b>		<b>15,497.43</b>	<b>7,000.00</b>	<b>8,497.43</b>	

# Profit & Loss 12 Month Recap

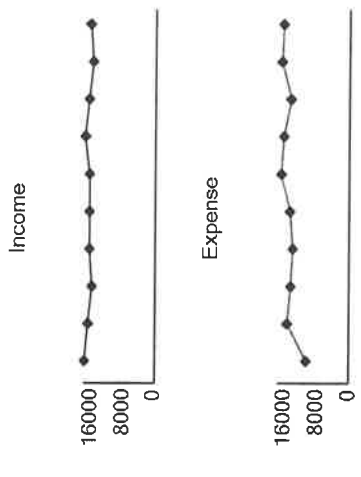
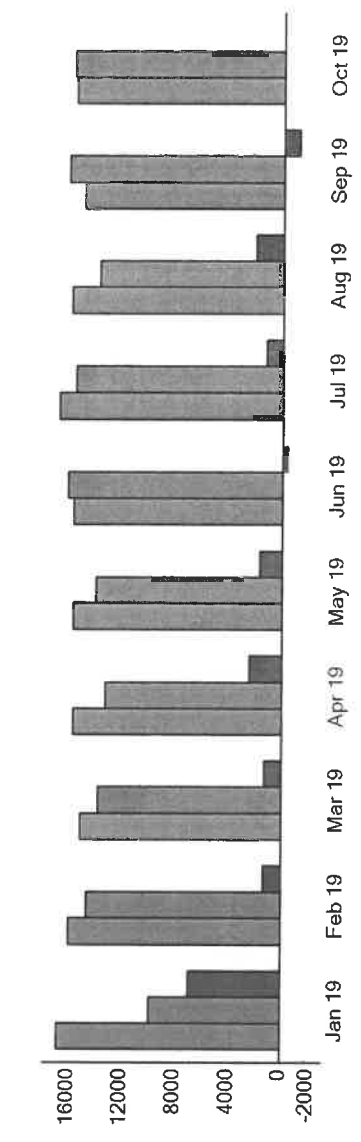
Property: Royal Arms Condominium Association  
 Monthly recap 01/01/19 - 10/31/19 (accrual basis)

	JAN 19	FEB 19	MAR 19	APR 19	MAY 19	JUN 19	JUL 19	AUG 19	SEP 19	OCT 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	15,273.41	15,273.41	152,734.10
4021 Working Capital	921.34	0.00	-921.34	0.00	0.00	0.00	963.44	0.00	-963.44	0.00	0.00
4100 Interest Revenue	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	46.06	46.06
4101 Working Capital Interes	13.17	11.90	-25.07	0.01	0.00	0.00	48.24	49.40	-97.65	0.00	0.00
4110 Move In/Move Out Fees	200.00	400.00	200.00	100.00	100.00	100.00	100.00	200.00	500.00	300.00	2,100.00
4210 Laundry Room Income	405.01	420.29	366.33	389.94	362.91	369.58	351.36	450.42	0.00	0.00	3,115.84
4501 Late Charges	74.25	-80.07	120.24	0.00	0.00	58.46	0.00	0.00	178.89	0.00	351.77
4502 Invoiced Statement Chg	40.00	-20.00	0.00	20.00	20.00	60.00	0.00	0.00	0.00	0.00	120.00
4503 10-Day Demand Letter	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	75.00
4506 NSF Charges	0.00	35.00	35.00	0.00	0.00	0.00	0.00	0.00	35.00	0.00	105.00
4508 Interest Charges	9.10	-7.88	7.21	15.85	13.49	20.48	19.29	0.00	28.90	37.63	144.07
4511 Keys and Fobs	0.00	25.00	25.00	0.00	0.00	25.00	150.00	25.00	50.00	0.00	300.00
4516 Attorney Turnover	0.00	0.00	100.00	0.00	0.00	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	15,005.11	15,707.10	159,191.84
<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>15,005.11</b>	<b>15,707.10</b>	<b>159,191.84</b>
<b>EXPENSE</b>											
5000 Maintenance and Repair											
5001 General Maintenance/R	289.99	601.90	211.83	845.43	952.07	192.27	892.15	425.00	462.50	1,455.00	6,328.14
5008 Janitorial Services	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	7,000.00
5054 Elevators	196.34	196.34	1,379.78	196.34	196.34	940.94	196.34	196.34	196.34	196.34	3,891.44
5069 Fire/Safety Systems	80.85	0.00	0.00	80.85	292.50	0.00	1,230.85	199.00	173.60	80.85	2,138.50
5122 Lighting	0.00	0.00	0.00	0.00	24.75	0.00	73.92	0.00	514.86	0.00	613.53
5146 Plumbing	351.50	427.58	0.00	0.00	0.00	523.50	0.00	0.00	0.00	638.54	1,941.12
5186 Maint/Janitorial Supplie	0.00	0.00	0.00	0.00	0.00	0.00	0.00	132.66	86.85	304.75	524.26
5139 Pest Control	0.00	0.00	0.00	0.00	263.00	0.00	0.00	0.00	0.00	0.00	263.00
5000 Total Maintenance and	1,618.68	1,925.82	2,291.61	1,822.62	2,428.66	2,356.71	3,093.26	1,653.00	2,134.15	3,375.48	22,699.99
5200 LANDSCAPING											
5201 Landscape Contract Se	131.25	0.00	-262.50	0.00	0.00	0.00	130.00	130.00	130.00	130.00	388.75
5209 Irrigation Repairs	110.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	110.00
5211 Irrigation - Backflow Te	0.00	90.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	90.00
5213 Landscaping Miscellani	0.00	0.00	0.00	0.00	0.00	2,080.90	0.00	0.00	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	130.00	130.00	2,669.65
5300 UTILITY											
5301 Utility - Water	0.00	567.24	489.00	391.20	498.78	572.13	537.90	742.85	577.72	751.04	5,127.86
5302 Utility - Sewer	0.00	1,492.61	1,352.18	1,094.83	1,354.54	1,313.60	1,313.60	1,655.79	1,283.08	1,660.35	12,520.58

	JAN 19	FEB 19	MAR 19	APR 19	MAY 19	JUN 19	JUL 19	AUG 19	SEP 19	OCT 19	TOTAL
5303 Utility - Electricity	0.00	983.01	952.61	827.66	688.04	774.64	772.43	695.74	703.31	601.55	6,978.99
5304 Utility - Natural Gas	0.00	474.43	393.37	477.18	417.94	221.50	401.54	316.78	314.20	354.89	3,371.83
5305 Utility - Garbage and R	481.75	483.10	487.13	491.50	496.54	495.53	493.52	492.17	536.26	541.01	4,998.51
5306 Utility - Telephone	429.25	248.47	254.89	252.81	254.21	255.13	258.66	269.71	263.98	265.23	2,752.34
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	1,391.04	1,391.05	12,867.16
5300 Total UTILITY	1,954.29	5,292.15	4,972.47	4,926.22	5,081.09	5,023.57	5,168.69	5,564.08	5,069.59	5,565.12	48,617.27
<b>5400 ADMIN SERVICES</b>											
5401 Management Services	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	20,000.00
5410 Office Supplies/Printing	228.81	188.30	238.67	117.61	79.00	75.45	119.20	90.75	62.83	154.28	1,354.90
5438 Legal/Collection Expen:	0.00	692.50	0.00	0.00	0.00	147.50	0.00	0.00	0.00	0.00	840.00
5446 Accounting/Tax Return:	0.00	0.00	50.00	0.00	50.00	0.00	0.00	0.00	2,150.00	0.00	2,250.00
5454 Licenses/Annual Repor	0.00	0.00	0.00	0.00	0.00	50.00	0.00	0.00	106.40	25.00	181.40
5458 Insurance	3,744.34	4,426.90	4,426.90	4,426.90	4,426.90	4,426.90	5,109.47	4,453.42	4,453.42	4,453.42	44,348.57
5466 Board Education	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00	0.00	25.00
5499 Cash Over/Short	0.00	0.00	0.00	7.63	0.00	0.00	0.00	0.00	0.00	0.00	7.63
5400 Total ADMIN SERVICE	5,973.15	7,307.70	6,715.57	6,552.14	6,555.90	6,699.85	7,228.67	6,544.17	8,797.65	6,632.70	69,007.50
<b>5500 Miscellaneous Charges</b>											
5501 Late Charges	20.00	20.00	20.00	0.00	20.00	20.00	20.00	0.00	40.00	0.00	160.00
5502 Invoiced Statement Chi	40.00	20.00	0.00	20.00	0.00	60.00	0.00	0.00	0.00	0.00	140.00
5503 10-Day Demand Letter	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	75.00
5505 New Owner Fees	50.00	0.00	0.00	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	35.00	35.00	175.00
5516 Attorney Turnover	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00
5500 Total Miscellaneous Ch	145.00	100.00	155.00	20.00	20.00	80.00	20.00	0.00	75.00	85.00	700.00
<b>TOTAL EXPENSE</b>	<b>9,932.37</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>16,206.39</b>	<b>15,788.30</b>	<b>143,694.41</b>
<b>NET INCOME</b>	<b>7,003.91</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>-1,201.28</b>	<b>-81.20</b>	<b>15,497.43</b>

	JAN 19	FEB 19	MAR 19	APR 19	MAY 19	JUN 19	JUL 19	AUG 19	SEP 19	OCT 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	15,005.11	15,707.10	159,191.84
Expense	-9,932.37	-14,715.67	-13,872.15	-13,320.98	-14,085.65	-16,241.03	-15,640.62	-13,891.25	-16,206.39	-15,788.30	-143,694.41
<b>NET INCOME</b>	<b>7,003.91</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>-1,201.28</b>	<b>-81.20</b>	<b>15,497.43</b>

**NET INCOME SUMMARY**





# Financial Statement

Property: Royal Arms COA Reserve

01/01/19 - 10/31/19 (accrual)

## ASSETS

Bank	
1020 Cash in NW Bank Replacement Reserve	138,854.11
Total Bank	138,854.11

**TOTAL ASSETS** 138,854.11

## LIABILITIES & EQUITY

### Liabilities

Accounts Payable	
2000 Accounts Payable	13,020.00
Total Accounts Payable	13,020.00

**Total Liabilities** 13,020.00

### Equity

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

### Income

4000 Income	
4021 Working Capital	3,933.24
4101 Working Capital Interest	191.16
4000 Total Income	4,124.40

4901 Reserve Assessments	85,000.00
4906 Reserve Interest	1,876.29

**Total Income** 91,000.69

### 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	14,653.32
8050 Total Reserve Expense	241,944.70

**Total Expense** 241,944.70

**Net Income (1/1/2019 thru 10/31/2019)** -150,944.01

**Total Equity** 125,834.11

**TOTAL LIABILITIES & EQUITY** 138,854.11

# Profit & Loss 12 Month Recap

Property: Royal Arms COA Reserve  
 Monthly recap 01/01/19 - 10/31/19 (accrual basis)

	JAN 19	FEB 19	MAR 19	APR 19	MAY 19	JUN 19	JUL 19	AUG 19	SEP 19	OCT 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	1,707.06	0.00	3,933.24
4101 Working Capital Interes	0.00	0.00	42.40	0.00	0.00	0.00	0.00	0.00	148.76	0.00	191.16
4000 Total Income	0.00	0.00	1,431.42	837.16	0.00	0.00	0.00	0.00	1,855.82	0.00	4,124.40
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	8,500.00	8,500.00	85,000.00
4906 Reserve Interest	274.71	226.92	236.81	222.14	163.28	132.69	168.10	148.88	153.98	148.78	1,876.29
<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>10,509.80</b>	<b>8,648.78</b>	<b>91,000.69</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	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	0.00	0.00	217,060.56
8055 Brick masonry restorati	0.00	6,493.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,493.32
8050 Other Reserve Expensit	0.00	0.00	0.00	0.00	0.00	0.00	1,633.32	0.00	0.00	13,020.00	14,653.32
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	0.00	13,020.00	241,944.70
<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>0.00</b>	<b>13,020.00</b>	<b>241,944.70</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>10,509.80</b>	<b>-4,371.22</b>	<b>-150,944.01</b>

	JAN 19	FEB 19	MAR 19	APR 19	MAY 19	JUN 19	JUL 19	AUG 19	SEP 19	OCT 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	10,509.80	8,648.78	91,000.69
Expense	-50,939.31	-58,193.32	-76,058.51	-28,737.50	-1,650.00	-421.40	-2,357.32	-10,567.34	0.00	-13,020.00	-241,944.70
<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>10,509.80</b>	<b>-4,371.22</b>	<b>-150,944.01</b>

**NET INCOME SUMMARY**

