

Royal Arms Condominiums  
Funds Statement  
November 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
			49,124.10	276,778.12		325,902.22
Income			174,943.86	100,515.20		275,459.06
Expenses			-161,505.53	-243,924.70		-405,430.23
Net income			13,438.33	-143,409.50		-129,971.17
Ending Equity			62,562.43	133,368.62		195,931.05
Cash	Operating	1010	17,203.93			17,203.93
Cash	Operating MM	1011	40,234.75	0		40,234.75
	Reserves	1020		132,922.18		132,922.18
	CDARS	1025	0.00	0.00		0.00
Undeposited Funds		12000	971.15			971.15 #1
Accounts Receivable		1200	4,634.75			4,634.75
Owner Reimbursed Expenses		1300	0.00			0.00
Due for other HOA		1204	0.00			0.00
Prepaid Insurance		1400	18,231.37			18,231.37
Prepaid Expenses		1401	196.34			196.34
Accounts Payable		2000	-6,854.65	-437.50		-7,292.15
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	-8,071.27			-8,071.27
Insurance Proceeds		2200	0.00			0.00
			63,446.37	132,484.68		195,931.05
Interfund		**	-883.94	883.94		0.00

Working capital moved from operating to reserve

#1 - payments made at end of November with web pay - deposited in December

\*\*\*After 2018 CPA adjustments

# Balance Sheet

Property: Royal Arms Condominium Association  
As of 11/30/19 (accrual basis)

## ASSETS

Bank		
1010 Cash in NW Bank Operating		17,203.93
1011 Cash in NW Bank Operating MM		40,234.75
1200 Undeposited Funds		971.15
Total Bank		<u>58,409.83</u>
Accounts Receivable		
1200 Accounts Receivable- Assessments		4,634.75
Total Accounts Receivable		<u>4,634.75</u>
Other Current Asset		
1401 Prepaid Expenses		196.34
1400 Prepaid insurance		18,231.37
Total Other Current Asset		<u>18,427.71</u>
Other Asset		
1600 Interfund		-883.94
Total Other Asset		<u>-883.94</u>
<b>TOTAL ASSETS</b>		<b><u><u>80,588.35</u></u></b>

## LIABILITIES & EQUITY

### Liabilities

Accounts Payable		
2000 Accounts Payable		6,854.65
Total Accounts Payable		<u>6,854.65</u>
Other Current Liability		
2005 Move In Fees - Refundable		3,100.00
2010 Prepaid Assessments		8,071.27
Total Other Current Liability		<u>11,171.27</u>
<b>Total Liabilities</b>		<b>18,025.92</b>
Equity		
3001 Operating Fund Balance Prior Year		49,124.10
3101 Current Year Income		13,438.33
Total Equity		<u>62,562.43</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>		<b><u><u>80,588.35</u></u></b>

# Budget Comparison

Properties: Royal Arms Condominium Association  
 Comparison Periods: 11/1/2019 - 11/30/2019 and 1/1/2019 - 12/31/2019 (Accrual Basis)

	Actual 11/1/2019 - 11/30/2019	Budget 11/1/2019 - 11/30/2019	\$ Change	% Change	Actual 1/1/2019 - 11/30/2019	Budget 1/1/2019 - 12/31/2019	\$ Change	%Change
4000 Income				0.0%				
4001 Regular Assessments	15,273.41	15,565.08	-291.67	-1.9%	168,007.51	186,781.00	-18,773.49	-10.1%
4100 Interest Revenue	39.94	0.00	39.94	0.0%	86.00	0.00	86.00	0.0%
4110 Move In/Move Out Fees	300.00	0.00	300.00	0.0%	2,400.00	0.00	2,400.00	0.0%
4210 Laundry Room Income	0.00	291.67	-291.67	-100.0%	3,115.84	3,500.00	-384.16	-11.0%
4501 Late Charges	58.46	0.00	58.46	0.0%	410.23	0.00	410.23	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	25.00	0.00	25.00	0.0%	100.00	0.00	100.00	0.0%
4506 NSF Charges	0.00	0.00	0.00	0.0%	105.00	0.00	105.00	0.0%
4508 Interest Charges	30.21	0.00	30.21	0.0%	174.28	0.00	174.28	0.0%
4511 Keys and Fobs	25.00	0.00	25.00	0.0%	325.00	0.00	325.00	0.0%
4516 Attorney Turnover	0.00	0.00	0.00	0.0%	100.00	0.00	100.00	0.0%
4000 Total Income	15,752.02	15,856.75	-104.73	-0.7%	174,943.86	190,281.00	-15,337.14	-8.1%
<b>TOTAL INCOME</b>	<b>15,752.02</b>	<b>15,856.75</b>	<b>-104.73</b>	<b>-0.7%</b>	<b>174,943.86</b>	<b>190,281.00</b>	<b>-15,337.14</b>	<b>-8.1%</b>
5000 Maintenance and Repair Sen				0.0%				
5001 General Maintenance/Rep:	300.00	750.00	-450.00	-60.0%	5,948.14	9,000.00	-3,051.86	-33.9%
5008 Janitorial Services	700.00	700.00	0.00	0.0%	7,700.00	8,400.00	-700.00	-8.3%
5050 Electrical	0.00	41.67	-41.67	-100.0%	0.00	500.00	-500.00	-100.0%
5054 Elevators	196.34	250.00	-53.66	-21.5%	4,087.78	3,000.00	1,087.78	36.3%
5069 Fire/Safety Systems	2,051.37	41.67	2,009.70	4822.9%	4,189.87	500.00	3,689.87	738.0%
5122 Lighting	0.00	20.83	-20.83	-100.0%	613.53	250.00	363.53	145.4%
5146 Plumbing	1,618.59	416.67	1,201.92	288.5%	4,239.71	5,000.00	-760.29	-15.2%
5186 Maint/Janitorial Supplies	140.60	83.33	57.27	68.7%	664.86	1,000.00	-335.14	-33.5%
5139 Pest Control	0.00	0.00	0.00	0.0%	263.00	0.00	263.00	0.0%
5000 Total Maintenance and Rep	5,006.90	2,304.17	2,702.73	117.3%	27,706.89	27,650.00	56.89	0.2%
5200 LANDSCAPING				0.0%				
5201 Landscape Contract Serv	130.00	133.33	-3.33	-2.5%	518.75	1,600.00	-1,081.25	-67.6%
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	12.5%
5213 Landscaping Miscellaneous	61.00	33.33	27.67	83.0%	2,141.90	400.00	1,741.90	435.5%

	Actual 11/1/2019 - 11/30/2019	Budget 11/1/2019 - 11/30/2019	\$ Change	% Change	Actual 1/1/2019 - 11/30/2019	Budget 1/1/2019 - 12/31/2019	\$ Change	%Change
5200 Total LANDSCAPING	191.00	173.33	17.67	10.2%	2,860.65	2,080.00	780.65	37.5%
5300 UTILITY								
5301 Utility - Water	640.74	629.17	11.57	1.8%	5,768.60	7,550.00	-1,781.40	0.0%
5302 Utility - Sewer	1,326.05	1,520.83	-194.78	-12.8%	13,846.63	18,250.00	-4,403.37	-23.6%
5303 Utility - Electricity	693.15	816.67	-123.52	-15.1%	7,672.14	9,800.00	-2,127.86	-24.1%
5304 Utility - Natural Gas	361.31	416.67	-55.36	-13.3%	3,733.14	5,000.00	-1,266.86	-21.7%
5305 Utility - Garbage and Recycl	540.68	660.42	-119.74	-18.1%	5,539.19	7,925.00	-1,266.86	-25.3%
5306 Utility - Telephone	341.17	246.33	94.84	38.5%	3,093.51	2,956.00	137.51	-30.1%
5308 Utility - Cable Television	1,391.05	1,066.67	324.38	30.4%	14,258.21	12,800.00	1,458.21	4.7%
5300 Total UTILITY	5,294.15	5,356.76	-62.61	-1.2%	53,911.42	64,281.00	-10,369.58	11.4%
5400 ADMIN SERVICES								
5401 Management Services - Cc	2,000.00	2,000.00	0.00	0.0%	22,000.00	24,000.00	-2,000.00	-16.1%
5402 Management Services - Ex	0.00	12.50	-12.50	0.0%	0.00	150.00	150.00	0.0%
5410 Office Supplies/Printing/Po	260.15	208.33	51.82	24.9%	1,615.05	2,500.00	-884.95	-8.3%
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	560.50	416.67	143.83	34.5%	1,400.50	5,000.00	-3,599.50	-35.4%
5446 Accounting/Tax Returns/Rt	0.00	154.17	-154.17	-100.0%	2,250.00	1,850.00	400.00	-100.0%
5454 Licenses/Annual Reports	0.00	37.50	-37.50	-100.0%	181.40	450.00	-268.60	-72.0%
5458 Insurance	4,453.42	4,500.00	-46.58	-1.0%	48,801.99	54,000.00	-5,198.01	21.6%
5466 Board Education	0.00	0.00	0.00	0.0%	25.00	0.00	25.00	-59.7%
5499 Cash Over/Short	0.00	0.00	0.00	0.0%	7.63	0.00	7.63	-9.6%
5400 Total ADMIN SERVICES	7,274.07	7,439.17	-165.10	-2.2%	76,281.57	89,270.00	-12,988.43	0.0%
5500 Miscellaneous Charges								
5501 Late Charges	20.00	0.00	20.00	0.0%	180.00	0.00	180.00	-14.5%
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	25.00	0.00	25.00	0.0%	100.00	0.00	100.00	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%	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 Charg	45.00	0.00	45.00	0.0%	745.00	0.00	745.00	0.0%
<b>TOTAL EXPEI</b>	<b>17,811.12</b>	<b>15,273.43</b>	<b>2,537.69</b>	<b>16.6%</b>	<b>161,505.53</b>	<b>183,281.00</b>	<b>-21,775.47</b>	<b>-11.9%</b>
<b>NET OPERATING INCOME</b>	<b>-2,059.10</b>	<b>583.32</b>	<b>-2,642.42</b>		<b>13,438.33</b>	<b>7,000.00</b>	<b>6,438.33</b>	

	Actual 11/1/2019 - 11/30/2019	Budget 11/1/2019 - 11/30/2019	\$ Change	% Change	Actual 1/1/2019 - 11/30/2019	Budget 1/1/2019 - 12/31/2019	\$ Change	% Change
<b>NET INCOME</b>	<b>-2,059.10</b>	<b>583.32</b>	<b>-2,642.42</b>		<b>13,438.33</b>	<b>7,000.00</b>	<b>6,438.33</b>	

# Profit & Loss 12 Month Recap

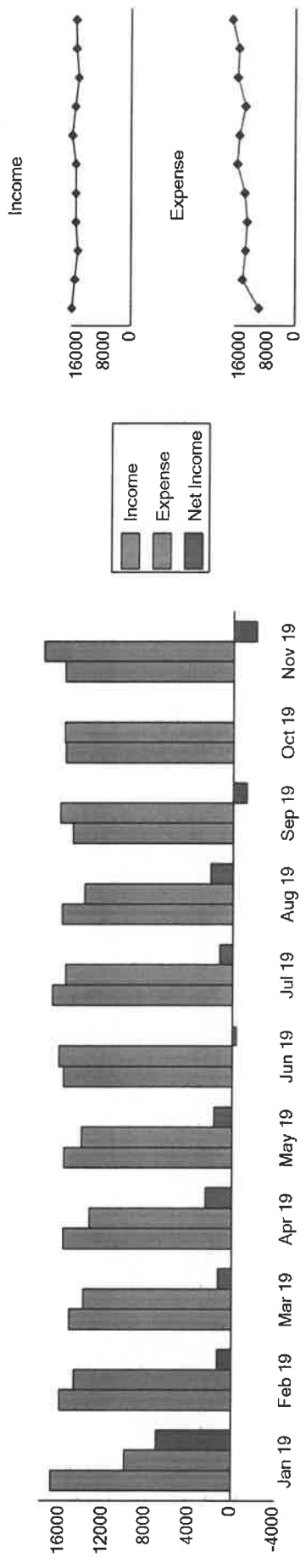
Property: Royal Arms Condominium Association  
 Monthly recap 01/01/19 - 11/30/19 (accrual basis)

	JAN 19	FEB 19	MAR 19	APR 19	MAY 19	JUN 19	JUL 19	AUG 19	SEP 19	OCT 19	NOV 19	TOTAL
<b>INCOME</b>												
4000 Income												
4001 Regular Assessment	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	15,273.41	168,007.51
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	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	39.94	86.00
4101 Working Capital Intel	13.17	11.90	-25.07	0.01	0.00	0.00	48.24	49.40	-97.65	0.00	0.00	0.00
4110 Move In/Move Out F	200.00	400.00	200.00	100.00	100.00	0.00	100.00	200.00	500.00	300.00	300.00	2,400.00
4210 Laundry Room Incon	405.01	420.29	366.33	389.94	362.91	369.58	351.36	450.42	0.00	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	58.46	410.23
4502 Invoiced Statement C	40.00	-20.00	0.00	20.00	20.00	60.00	0.00	0.00	0.00	0.00	0.00	120.00
4503 10-Day Demand Lett	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	25.00	100.00
4506 NSF Charges	0.00	35.00	35.00	0.00	0.00	0.00	0.00	0.00	35.00	0.00	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	30.21	174.28
4511 Keys and Fobs	0.00	25.00	25.00	0.00	0.00	25.00	150.00	25.00	50.00	0.00	25.00	325.00
4516 Attorney Turnover	0.00	0.00	100.00	0.00	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	15,752.02	174,943.86
<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>15,752.02</b>	<b>174,943.86</b>
<b>EXPENSE</b>												
5000 Maintenance and Repa												
5001 General Maintenance	289.99	601.90	211.83	845.43	952.07	192.27	892.15	425.00	462.50	775.00	300.00	5,948.14
5008 Janitorial Services	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	7,700.00
5054 Elevators	196.34	196.34	1,379.78	196.34	196.34	940.94	196.34	196.34	196.34	196.34	196.34	4,087.78
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	2,051.37	4,189.87
5122 Lighting	0.00	0.00	0.00	0.00	24.75	0.00	73.92	0.00	514.86	0.00	0.00	613.53
5146 Plumbing	351.50	427.58	0.00	0.00	0.00	523.50	0.00	0.00	0.00	1,318.54	1,618.59	4,239.71
5186 Maint/Janitorial Supp	0.00	0.00	0.00	0.00	0.00	0.00	0.00	132.66	86.85	304.75	140.60	664.86
5139 Pest Control	0.00	0.00	0.00	0.00	263.00	0.00	0.00	0.00	0.00	0.00	0.00	263.00
5000 Total Maintenance at	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	5,006.90	27,706.89
5200 LANDSCAPING												
5201 Landscape Contract	131.25	0.00	-262.50	0.00	0.00	0.00	130.00	130.00	130.00	130.00	130.00	518.75
5209 Irrigation Repairs	110.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	110.00
5211 Irrigation - Backflow	0.00	90.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	90.00
5213 Landscaping Miscell:	0.00	0.00	0.00	0.00	0.00	2,080.90	0.00	0.00	0.00	0.00	61.00	2,141.90
5200 Total LANDSCAPIN:	241.25	90.00	-262.50	0.00	0.00	2,080.90	130.00	130.00	130.00	130.00	191.00	2,860.65
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	640.74	5,768.60
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	1,326.05	13,846.63

	JAN 19	FEB 19	MAR 19	APR 19	MAY 19	JUN 19	JUL 19	AUG 19	SEP 19	OCT 19	NOV 19	TOTAL
5303 Utility - Electricity	0.00	983.01	952.61	827.66	668.04	774.64	772.43	695.74	703.31	601.55	693.15	7,672.14
5304 Utility - Natural Gas	0.00	474.43	393.37	477.18	417.94	221.50	401.54	316.78	314.20	354.89	361.31	3,733.14
5305 Utility - Garbage and	481.75	483.10	487.13	491.50	496.54	495.53	493.52	492.17	536.26	541.01	540.68	5,539.19
5306 Utility - Telephone	429.25	248.47	254.89	252.81	254.21	255.13	258.66	269.71	263.98	265.23	341.17	3,093.51
5308 Utility - Cable Televis	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	1,391.05	14,258.21
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	5,294.15	53,911.42
<b>5400 ADMIN SERVICES</b>												
5401 Management Service	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	2,000.00	22,000.00
5410 Office Supplies/Print	228.81	188.30	238.67	117.61	79.00	75.45	119.20	90.75	62.83	154.28	260.15	1,615.05
5438 Legal/Collection Expt	0.00	692.50	0.00	0.00	0.00	147.50	0.00	0.00	0.00	0.00	560.50	1,400.50
5446 Accounting/Tax Retl	0.00	0.00	50.00	0.00	50.00	0.00	0.00	0.00	2,150.00	0.00	0.00	2,250.00
5454 Licenses/Annual Ref	0.00	0.00	0.00	0.00	0.00	50.00	0.00	0.00	106.40	25.00	0.00	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	4,453.42	48,801.99
5466 Board Education	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00	0.00	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	0.00	7.63
5400 Total ADMIN SERVI	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	7,274.07	76,281.57
<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	20.00	180.00
5502 Invoiced Statement C	40.00	20.00	0.00	20.00	0.00	60.00	0.00	0.00	0.00	0.00	0.00	140.00
5503 10-Day Demand Lett	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	25.00	100.00
5505 New Owner Fees	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	0.00	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	0.00	100.00
5500 Total Miscellaneous	145.00	100.00	155.00	20.00	20.00	80.00	20.00	0.00	75.00	85.00	45.00	745.00
<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>17,811.12</b>	<b>161,505.53</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>-2,059.10</b>	<b>13,438.33</b>

	JAN 19	FEB 19	MAR 19	APR 19	MAY 19	JUN 19	JUL 19	AUG 19	SEP 19	OCT 19	NOV 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	15,752.02	174,943.86
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	-17,811.12	-161,505.53
<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>-2,059.10</b>	<b>13,438.33</b>

**NET INCOME SUMMARY**





# Financial Statement

Property: Royal Arms COA Reserve

01/01/19 - 11/30/19 (accrual)

## ASSETS

Bank		
1020 Cash in NW Bank Replacement Reserve		132,922.18
Total Bank		<u>132,922.18</u>

Other Asset		
1600 Interfund		883.94
Total Other Asset		<u>883.94</u>

**TOTAL ASSETS** 133,806.12

## LIABILITIES & EQUITY

### Liabilities

Accounts Payable		
2000 Accounts Payable		437.50
Total Accounts Payable		<u>437.50</u>

**Total Liabilities** 437.50

### Equity

Equity		
3002 Replacement Fund Balance Prior Year		276,778.12
Total Equity		<u>276,778.12</u>

### Income

4000 Income		
4021 Working Capital		4,817.18
4101 Working Capital Interest		191.16
4000 Total Income		<u>5,008.34</u>

4901 Reserve Assessments		93,500.00
4906 Reserve Interest		2,006.86

Total Income 100,515.20

### 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		16,633.32
8050 Total Reserve Expense		<u>243,924.70</u>

Total Expense 243,924.70

**Net Income (1/1/2019 thru 11/30/2019)** -143,409.50

**Total Equity** 133,368.62

**TOTAL LIABILITIES & EQUITY** 133,806.12

# Profit & Loss 12 Month Recap

Property: Royal Arms COA Reserve  
 Monthly recap 01/01/19 - 11/30/19 (accrual basis)

	JAN 19	FEB 19	MAR 19	APR 19	MAY 19	JUN 19	JUL 19	AUG 19	SEP 19	OCT 19	NOV 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	883.94	4,817.18
4101 Working Capital Inter	0.00	0.00	42.40	0.00	0.00	0.00	0.00	0.00	148.76	0.00	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	883.94	5,008.34
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	8,500.00	93,500.00
4906 Reserve Interest	274.71	226.92	236.81	222.14	163.28	132.69	168.10	148.88	153.98	148.78	130.57	2,006.86
<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>9,514.51</b>	<b>100,515.20</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	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	0.00	217,060.56
8055 Brick masonry restor	0.00	6,493.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,493.32
8050 Other Reserve Expei	0.00	0.00	0.00	0.00	0.00	0.00	1,633.32	0.00	0.00	13,020.00	1,980.00	16,633.32
8050 Total Reserve Expen	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	1,980.00	243,924.70
<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>0.00</b>	<b>13,020.00</b>	<b>1,980.00</b>	<b>243,924.70</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>10,509.80</b>	<b>-4,371.22</b>	<b>7,534.51</b>	<b>-143,409.50</b>

	JAN 19	FEB 19	MAR 19	APR 19	MAY 19	JUN 19	JUL 19	AUG 19	SEP 19	OCT 19	NOV 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	9,514.51	100,515.20
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	-1,980.00	-243,924.70
<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>10,509.80</b>	<b>-4,371.22</b>	<b>7,534.51</b>	<b>-143,409.50</b>

**NET INCOME SUMMARY**

