

Royal Arms Condominiums  
Funds Statement  
December 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			191,075.13	109,162.33	300,237.46
Expenses			-176,449.05	-246,987.20	-423,436.25
Net income			<u>14,626.08</u>	<u>-137,824.87</u>	<u>-123,198.79</u>
Ending Equity			<u>63,750.18</u>	<u>138,953.25</u>	<u>202,703.43</u>
Cash	Operating	1010	12,423.72		12,423.72
Cash	Operating MM	1011	40,278.87	0	40,278.87
	Reserves	1020		142,015.75	142,015.75
	CDARS	1025	0.00	0.00	0.00
Undeposited Funds		12000	494.40		494.40 #1
Accounts Receivable		1200	6,253.47		6,253.47
Owner Reimbursed Expenses		1300	0.00		0.00
Due for other HOA		1204	0.00		0.00
Prepaid Insurance		1400	22,475.95		22,475.95
Prepaid Expenses		1401	0.00		0.00
Accounts Payable		2000	-4,068.64	-3,062.50	-7,131.14
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	-11,007.59		-11,007.59
Insurance Proceeds		2200	0.00		0.00
			<u>63,750.18</u>	<u>138,953.25</u>	<u>202,703.43</u>
Interfund		**	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

#1 - Owner payments made in Dec., deposited in Jan.

\*\*\*After 2018 CPA adjustments

# Balance Sheet

Property: Royal Arms Condominium Association  
As of 12/31/19 (accrual basis)

## ASSETS

Bank	
1010 Cash in NW Bank Operating	12,423.72
1011 Cash in NW Bank Operating MM	40,278.87
12000 Undeposited Funds	494.40
Total Bank	53,196.99
Accounts Receivable	
1200 Accounts Receivable- Assessments	6,253.47
Total Accounts Receivable	6,253.47
Other Current Asset	
1400 Prepaid insurance	22,475.95
Total Other Current Asset	22,475.95
<b>TOTAL ASSETS</b>	<b>81,926.41</b>

## LIABILITIES & EQUITY

### Liabilities

Accounts Payable	
2000 Accounts Payable	4,068.64
Total Accounts Payable	4,068.64
Other Current Liability	
2005 Move In Fees - Refundable	3,100.00
2010 Prepaid Assessments	11,007.59
Total Other Current Liability	14,107.59
<b>Total Liabilities</b>	<b>18,176.23</b>

### Equity

3001 Operating Fund Balance Prior Year	49,124.10
3101 Current Year Income	14,626.08
<b>Total Equity</b>	<b>63,750.18</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>81,926.41</b>

# Budget Comparison

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

	Actual 12/1/2019 - 12/31/2019	Budget 12/1/2019 - 12/31/2019	\$ Change	% Change	Actual 1/1/2019 - 12/31/2019	Budget 1/1/2019 - 12/31/2019	\$ Change	%Change
4000 Income								
4001 Regular Assessments	15,273.41	15,565.08	-291.67	0.0%	183,280.92	186,781.00	-3,500.08	0.0%
4100 Interest Revenue	44.12	0.00	44.12	-1.9%	130.12	0.00	130.12	-1.9%
4110 Move In/Move Out Fees	0.00	0.00	0.00	0.0%	2,400.00	0.00	2,400.00	0.0%
4210 Laundry Room Income	330.10	291.63	38.47	0.0%	3,445.94	3,500.00	-54.06	0.0%
4501 Late Charges	110.88	0.00	110.88	13.2%	521.11	0.00	521.11	-1.5%
4502 Invoiced Statement Charge	20.00	0.00	20.00	0.0%	140.00	0.00	140.00	0.0%
4503 10-Day Demand Letter Fee	0.00	0.00	0.00	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	52.76	0.00	52.76	0.0%	227.04	0.00	227.04	0.0%
4511 Keys and Fobs	0.00	0.00	0.00	0.0%	325.00	0.00	325.00	0.0%
4516 Attorney Turnover	300.00	0.00	300.00	0.0%	400.00	0.00	400.00	0.0%
4000 Total Income	16,131.27	15,856.71	274.56	0.0%	191,075.13	190,281.00	794.13	0.4%
<b>TOTAL INCOME</b>	<b>16,131.27</b>	<b>15,856.71</b>	<b>274.56</b>	<b>1.7%</b>	<b>191,075.13</b>	<b>190,281.00</b>	<b>794.13</b>	<b>0.4%</b>
5000 Maintenance and Repair Ser								
5001 General Maintenance/Rep:	637.50	750.00	-112.50	0.0%	6,585.64	9,000.00	-2,414.36	0.0%
5008 Janitorial Services	700.00	700.00	0.00	-15.0%	8,400.00	8,400.00	0.00	-26.8%
5050 Electrical	0.00	41.63	-41.63	0.0%	0.00	500.00	-500.00	0.0%
5054 Elevators	196.34	250.00	-53.66	-100.0%	4,284.12	3,000.00	1,284.12	-100.0%
5069 Fire/Safety Systems	0.00	41.63	-41.63	-21.5%	4,189.87	500.00	3,689.87	42.8%
5122 Lighting	0.00	20.87	-20.87	-100.0%	613.53	250.00	363.53	738.0%
5146 Plumbing	0.00	416.63	-416.63	-100.0%	4,239.71	5,000.00	-760.29	145.4%
5186 Maint/Janitorial Supplies	82.61	83.37	-0.76	-100.0%	747.47	1,000.00	-252.53	-15.2%
5139 Pest Control	0.00	0.00	0.00	-0.9%	263.00	0.00	263.00	-25.3%
5000 Total Maintenance and Rep	1,616.45	2,304.13	-687.68	0.0%	29,323.34	27,650.00	1,673.34	0.0%
5200 LANDSCAPING								
5201 Landscape Contract Serv	130.00	133.37	-3.37	-29.8%	648.75	1,600.00	-951.25	6.1%
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	6.63	-6.63	0.0%	90.00	80.00	10.00	-59.5%
5213 Landscaping Miscellaneous:	0.00	33.37	-33.37	-100.0%	2,141.90	400.00	1,741.90	0.0%

	Actual 12/1/2019 - 12/31/2019	Budget 12/1/2019 - 12/31/2019	\$ Change	% Change	Actual 1/1/2019 - 12/31/2019	Budget 1/1/2019 - 12/31/2019	\$ Change	%Change
5200 Total LANDSCAPING	130.00	173.37	-43.37	-25.0%	2,990.65	2,080.00	910.65	43.8%
5300 UTILITY				0.0%				0.0%
5301 Utility - Water	730.03	629.13	100.90	16.0%	6,498.63	7,550.00	-1,051.37	-13.9%
5302 Utility - Sewer	1,855.37	1,520.87	334.50	22.0%	15,702.00	18,250.00	-2,548.00	-14.0%
5303 Utility - Electricity	781.45	816.63	-35.18	-4.3%	8,453.59	9,800.00	-1,346.41	-13.7%
5304 Utility - Natural Gas	442.02	416.63	25.39	6.1%	4,175.16	5,000.00	-824.84	-16.5%
5305 Utility - Garbage and Recycle	543.03	660.38	-117.35	-17.8%	6,082.22	7,925.00	-1,842.78	-23.3%
5306 Utility - Telephone	194.10	246.37	-52.27	-21.2%	3,287.61	2,956.00	331.61	11.2%
5308 Utility - Cable Television	1,391.05	1,066.63	324.42	30.4%	15,649.26	12,800.00	2,849.26	22.3%
5300 Total UTILITY	5,937.05	5,356.64	580.41	10.8%	59,848.47	64,281.00	-4,432.53	-6.9%
5400 ADMIN SERVICES				0.0%				0.0%
5401 Management Services - Contract	2,000.00	2,000.00	0.00	0.0%	24,000.00	24,000.00	0.00	0.0%
5402 Management Services - Expense	168.00	12.50	155.50	1244.0%	168.00	150.00	18.00	12.0%
5410 Office Supplies/Printing/Postage	208.25	208.37	-0.12	-0.1%	1,823.30	2,500.00	-676.70	-27.1%
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	390.35	416.63	-26.28	-6.3%	1,790.85	5,000.00	-3,209.15	-64.2%
5446 Accounting/Tax Returns/Reports	0.00	154.13	-154.13	-100.0%	2,250.00	1,850.00	400.00	21.6%
5454 Licenses/Annual Reports	0.00	37.50	-37.50	-100.0%	181.40	450.00	-268.60	-59.7%
5458 Insurance	4,453.42	4,500.00	-46.58	-1.0%	53,255.41	54,000.00	-744.59	-1.4%
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	7,220.02	7,439.13	-219.11	-2.9%	83,501.59	89,270.00	-5,768.41	-6.5%
5500 Miscellaneous Charges				0.0%				0.0%
5501 Late Charges	20.00	0.00	20.00	0.0%	200.00	0.00	200.00	0.0%
5502 Invoiced Statement Charge	20.00	0.00	20.00	0.0%	160.00	0.00	160.00	0.0%
5503 10-Day Demand Letter Fee	0.00	0.00	0.00	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 Charge	40.00	0.00	40.00	0.0%	785.00	0.00	785.00	0.0%
<b>TOTAL EXPENSE</b>	<b>14,943.52</b>	<b>15,273.27</b>	<b>-329.75</b>	<b>-2.2%</b>	<b>176,449.05</b>	<b>183,281.00</b>	<b>-6,831.95</b>	<b>-3.7%</b>
<b>NET OPERATING INCOME</b>	<b>1,187.75</b>	<b>583.44</b>	<b>604.31</b>		<b>14,626.08</b>	<b>7,000.00</b>	<b>7,626.08</b>	

# Profit & Loss 12 Month Recap

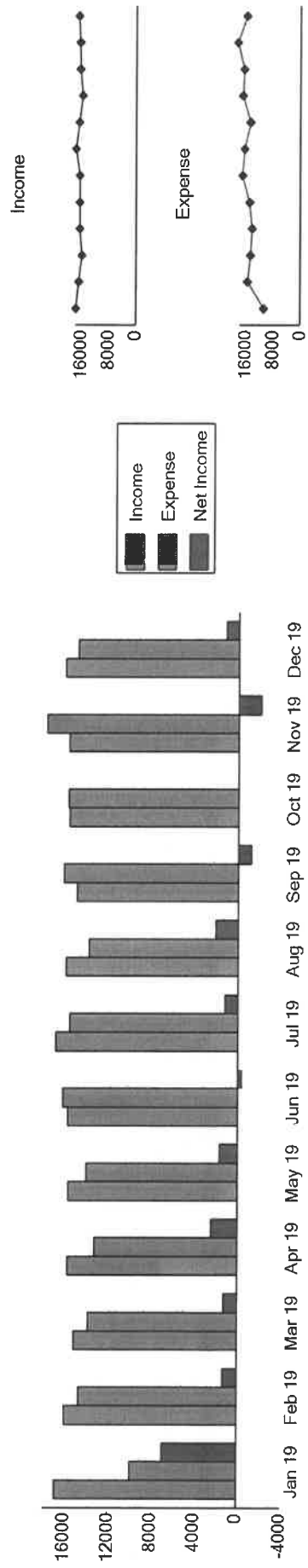
Property: Royal Arms Condominium Association  
 Monthly recap 01/01/19 - 12/31/19 (accrual basis)

	JAN 19	FEB 19	MAR 19	APR 19	MAY 19	JUN 19	JUL 19	AUG 19	SEP 19	OCT 19	NOV 19	DEC 19	TOTAL
<b>INCOME</b>													
4000 Income													
4001 Regular Assesme	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	15,273.41	183,280.92
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	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	44.12	130.12
4101 Working Capital In	13.17	11.90	-25.07	0.01	0.00	0.00	48.24	49.40	-97.65	0.00	0.00	0.00	0.00
4110 Move In/Move Out	200.00	400.00	200.00	100.00	100.00	0.00	100.00	200.00	500.00	300.00	300.00	0.00	2,400.00
4210 Laundry Room Inc	405.01	420.29	366.33	389.94	362.91	369.58	351.36	450.42	0.00	0.00	0.00	330.10	3,445.94
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	110.88	521.11
4502 Invoiced Statemen	40.00	-20.00	0.00	20.00	20.00	60.00	0.00	0.00	0.00	0.00	0.00	20.00	140.00
4503 10-Day Demand Li	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	25.00	0.00	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	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	52.76	227.04
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	0.00	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	300.00	400.00
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	16,131.27	191,075.13
<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>16,131.27</b>	<b>191,075.13</b>
<b>EXPENSE</b>													
5000 Maintenance and Ref													
5001 General Maintenan	289.99	601.90	211.83	845.43	952.07	192.27	892.15	425.00	462.50	775.00	300.00	637.50	6,585.64
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	700.00	8,400.00
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	196.34	4,284.12
5069 Fire/Safety System	80.85	0.00	0.00	80.85	292.50	0.00	1,230.85	199.00	173.60	80.85	2,051.37	0.00	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	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	0.00	4,239.71
5186 Maint/Janitorial Su	0.00	0.00	0.00	0.00	0.00	0.00	0.00	132.66	86.85	304.75	140.60	82.61	747.47
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	0.00	263.00
5000 Total Maintenance	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	1,616.45	29,323.34
5200 LANDSCAPING													
5201 Landscape Contra	131.25	0.00	-262.50	0.00	0.00	0.00	130.00	130.00	130.00	130.00	130.00	130.00	648.75
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	0.00	110.00
5211 Irrigation - Backflo	0.00	90.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	90.00
5213 Landscaping Misci	0.00	0.00	0.00	0.00	0.00	2,080.90	0.00	0.00	0.00	0.00	61.00	0.00	2,141.90
5200 Total LANDSCAP	241.25	90.00	-262.50	0.00	0.00	2,080.90	130.00	130.00	130.00	130.00	191.00	130.00	2,990.65
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	730.03	6,498.63
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	1,855.37	15,702.00

	JAN 19	FEB 19	MAR 19	APR 19	MAY 19	JUN 19	JUL 19	AUG 19	SEP 19	OCT 19	NOV 19	DEC 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	781.45	8,453.59
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	442.02	4,175.16
5305 Utility - Garbage ar	481.75	483.10	487.13	491.50	496.54	495.53	493.52	492.17	536.26	541.01	540.68	543.03	6,082.22
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	194.10	3,287.61
5308 Utility - Cable Tele	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	1,391.05	15,649.26
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	5,937.05	59,848.47
<b>5400 ADMIN SERVICES</b>													
5401 Management Servi	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	2,000.00	24,000.00
5402 Management Servi	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	168.00	168.00
5410 Office Supplies/Pri	228.81	188.30	238.67	117.61	79.00	75.45	119.20	90.75	62.83	154.28	260.15	208.25	1,823.30
5438 Legal/Collection E	0.00	692.50	0.00	0.00	0.00	147.50	0.00	0.00	0.00	0.00	560.50	0.00	1,790.85
5446 Accounting/Tax R	0.00	0.00	50.00	0.00	50.00	0.00	0.00	0.00	2,150.00	0.00	0.00	0.00	2,250.00
5454 Licenses/Annual R	0.00	0.00	0.00	0.00	0.00	50.00	0.00	0.00	106.40	25.00	0.00	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	4,453.42	53,255.41
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	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	0.00	7.63
5400 Total ADMIN SER	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	7,220.02	83,501.59
<b>5500 Miscellaneous Chrg</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	20.00	200.00
5502 Invoiced Statemen	40.00	20.00	0.00	20.00	0.00	60.00	0.00	0.00	0.00	0.00	0.00	20.00	160.00
5503 10-Day Demand L	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	25.00	0.00	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	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	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	0.00	100.00
5500 Total Miscellaneou	145.00	100.00	155.00	20.00	20.00	80.00	20.00	0.00	75.00	85.00	45.00	40.00	785.00
<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>14,943.52</b>	<b>176,449.05</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>1,187.75</b>	<b>14,626.08</b>

	JAN 19	FEB 19	MAR 19	APR 19	MAY 19	JUN 19	JUL 19	AUG 19	SEP 19	OCT 19	NOV 19	DEC 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	16,131.27	191,075.13
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	-14,943.52	-176,449.05
<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>1,187.75</b>	<b>14,626.08</b>

**NET INCOME SUMMARY**



# Financial Statement

Property: Royal Arms COA Reserve

01/01/19 - 12/31/19 (accrual)

## ASSETS

Bank	
1020 Cash in NW Bank Replacement Reserve	142,015.75
Total Bank	142,015.75

**TOTAL ASSETS** 142,015.75

## LIABILITIES & EQUITY

### Liabilities

Accounts Payable	
2000 Accounts Payable	3,062.50
Total Accounts Payable	3,062.50

**Total Liabilities** 3,062.50

### Equity

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

### Income

4000 Income	
4021 Working Capital	4,817.18
4101 Working Capital Interest	191.16
4000 Total Income	5,008.34

4901 Reserve Assessments	102,000.00
4906 Reserve Interest	2,153.99

Total Income 109,162.33

### 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	19,695.82
8050 Total Reserve Expense	246,987.20

Total Expense 246,987.20

**Net Income (1/1/2019 thru 12/31/2019)** -137,824.87

**Total Equity** 138,953.25

**TOTAL LIABILITIES & EQUITY** 142,015.75



# Profit & Loss 12 Month Recap

Property: Royal Arms COA Reserve  
 Monthly recap 01/01/19 - 12/31/19 (accrual basis)

	JAN 19	FEB 19	MAR 19	APR 19	MAY 19	JUN 19	JUL 19	AUG 19	SEP 19	OCT 19	NOV 19	DEC 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	0.00	4,817.18
4101 Working Capital In	0.00	0.00	42.40	0.00	0.00	0.00	0.00	0.00	148.76	0.00	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	0.00	5,008.34
4901 Reserve Assessment	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	8,500.00	102,000.00
4906 Reserve Interest	274.71	226.92	236.81	222.14	163.28	132.69	168.10	148.88	153.98	148.78	130.57	147.13	2,153.99
<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>8,647.13</b>	<b>109,162.33</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	0.00	3,737.50
8060 Fire Escape Projec	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	0.00	217,060.56
8055 Brick masonry rest	0.00	6,493.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,493.32
8050 Other Reserve Exp	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	3,062.50	19,695.82
8050 Total Reserve Exp	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	3,062.50	246,987.20
<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>3,062.50</b>	<b>246,987.20</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>5,584.63</b>	<b>-137,824.87</b>

	JAN 19	FEB 19	MAR 19	APR 19	MAY 19	JUN 19	JUL 19	AUG 19	SEP 19	OCT 19	NOV 19	DEC 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	8,647.13	109,162.33
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	-3,062.50	-246,987.20
<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>5,584.63</b>	<b>-137,824.87</b>

**NET INCOME SUMMARY**

