

Royal Arms Condominiums  
Funds Statement  
July 2018

			Operating	Replacement	Total
			Fund	Reserve	Fund Balances
			Fund	Fund	Fund Balances
Equity 12/31/15			69,331.80	190,270.98	259,602.78
Income			110,112.60	47,649.46	157,762.06
Expenses			-106,136.22	-2,570.00	-108,706.22
	Net income		3,976.38	45,079.46	49,055.84
Ending Equity			73,308.18	235,350.44	308,658.62
Cash	Operating	1010	72,401.78		72,401.78
Cash	Working Capital	1011	14,038.09		14,038.09
	Reserves	1020		237,920.44	237,920.44
	CDARS	1025	0.00		0.00
Undeposited Funds		12000	0.00		0.00
Accounts Receivable		1200	1,943.17		1,943.17
Owner Reimbursed Expenses		1300	2,580.00		2,580.00 **#1
Due for other HOA		1204	0.00		0.00
Prepaid Insurance		1400	2,379.00		2,379.00
Accounts Payable		2000	-5,224.88	-2,570.00	-7,794.88
Refund for Overpayment		2001	0.00		0.00
Move in Fees - Refundable		2005	-2,500.00		-2,500.00
Prepaid Assessments		2010	-8,977.98		-8,977.98
Insurance Proceeds		2200	-3,331.00		-3,331.00
			73,308.18	235,350.44	308,658.62
Interfund		**	0.00	0.00	0.00

\*\*#1 - Michelle Rand Windows

# Balance Sheet

Property: Royal Arms Condominium Association  
As of 07/31/18 (accrual basis)

## ASSETS

Bank		
1010 Cash in NW Bank Operating		72,401.78
1011 Cash in NW Bank Working Capital		14,038.09
Total Bank		86,439.87
Accounts Receivable		
1200 Accounts Receivable- Assessments		1,943.17
1300 Owner Reimbursed Expense		2,580.00
Total Accounts Receivable		4,523.17
Other Current Asset		
1400 Prepaid insurance		2,379.00
Total Other Current Asset		2,379.00
<b>TOTAL ASSETS</b>		<b>93,342.04</b>

## LIABILITIES & EQUITY

### Liabilities

Accounts Payable		
2000 Accounts Payable		5,224.88
Total Accounts Payable		5,224.88
Other Current Liability		
2005 Move In Fees - Refundable		2,500.00
2010 Prepaid Assessments		8,977.98
2200 Insurance Proceeds		3,331.00
Total Other Current Liability		14,808.98
<b>Total Liabilities</b>		<b>20,033.86</b>

### Equity

3001 Operating Fund Balance Prior Year		69,331.80
3101 Current Year Income		3,976.38
<b>Total Equity</b>		<b>73,308.18</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>		<b>93,342.04</b>

# Budget Comparison

Properties: Royal Arms Condominium Association

Comparison Periods: 7/1/2018 - 7/31/2018 and 1/1/2018 - 12/31/2018 (Accrual Basis)

	Actual 7/1/2018 - 7/31/2018	Budget 7/1/2018 - 7/31/2018	\$ Change	% Change	Actual 1/1/2018 - 7/31/2018	Budget 1/1/2018 - 12/31/2018	\$ Change	% Change
4000 Income								
4001 Regular Assessments	15,098.95	15,099.00	-0.05	0.0%	105,692.65	181,188.00	-75,495.35	-41.7%
4100 Interest Revenue	0.00	0.00	0.00	0.0%	33.47	0.00	33.47	0.0%
4101 Working Capital Interest	8.00	0.00	8.00	0.0%	15.24	0.00	15.24	0.0%
4110 Move In/Move Out Fees	-100.00	0.00	-100.00	0.0%	600.00	0.00	600.00	0.0%
4210 Laundry Room Income	316.92	166.67	150.25	90.1%	2,126.68	2,000.00	126.68	6.3%
4501 Late Charges	126.73	0.00	126.73	0.0%	666.19	0.00	666.19	0.0%
4502 Invoiced Statement Charge	0.00	0.00	0.00	0.0%	100.00	0.00	100.00	0.0%
4503 10-Day Demand Letter Fee	25.00	0.00	25.00	0.0%	25.00	0.00	25.00	0.0%
4508 Interest Charges	15.42	0.00	15.42	0.0%	93.61	0.00	93.61	0.0%
4511 Keys and Fobs	0.00	0.00	0.00	0.0%	425.00	0.00	425.00	0.0%
4606 Insurance Reimbursement	0.00	0.00	0.00	0.0%	334.76	0.00	334.76	0.0%
4000 Total Income	15,491.02	15,265.67	225.35	1.5%	110,112.60	183,188.00	-73,075.40	-39.9%
<b>TOTAL INCOME</b>	<b>15,491.02</b>	<b>15,265.67</b>	<b>225.35</b>	<b>1.5%</b>	<b>110,112.60</b>	<b>183,188.00</b>	<b>-73,075.40</b>	<b>-39.9%</b>
5000 Maintenance and Repair Ser								
5001 General Maintenance/Repr	237.47	625.00	-387.53	-62.0%	6,513.35	7,500.00	-986.65	-13.2%
5008 Janitorial Services	700.00	1,000.00	-300.00	-30.0%	4,200.00	12,000.00	-7,800.00	-65.0%
5050 Electrical	0.00	41.67	-41.67	-100.0%	0.00	500.00	-500.00	-100.0%
5054 Elevators	0.00	250.00	-250.00	-100.0%	0.00	3,000.00	-3,000.00	-100.0%
5069 Fire/Safety Systems	80.85	166.67	-85.82	-51.5%	723.55	2,000.00	-1,276.45	-63.8%
5122 Lighting	27.00	83.33	-56.33	-67.6%	57.00	1,000.00	-943.00	-94.3%
5146 Plumbing	339.00	416.67	-77.67	-18.6%	936.30	5,000.00	-4,063.70	-81.3%
5186 Maint/Janitorial Supplies	0.00	25.00	-25.00	-100.0%	0.00	300.00	-300.00	-100.0%
5000 Total Maintenance and Rej	1,384.32	2,608.34	-1,224.02	-46.9%	12,430.20	31,300.00	-18,869.80	-60.3%
5200 LANDSCAPING								
5201 Landscape Contract Serv	131.25	125.00	6.25	5.0%	918.75	1,500.00	-581.25	-38.8%
5213 Landscaping Miscellaneous	125.00	41.67	83.33	200.0%	125.00	500.00	-375.00	-75.0%
5200 Total LANDSCAPING	256.25	166.67	89.58	53.7%	1,043.75	2,000.00	-956.25	-47.8%
5300 UTILITY								
5301 Utility - Water	594.71	566.67	28.04	4.9%	4,355.88	6,800.00	-2,444.12	-35.9%

	Actual 7/1/2018 - 7/31/2018	Budget 7/1/2018 - 7/31/2018	\$ Change	% Change	Actual 1/1/2018 - 7/31/2018	Budget 1/1/2018 - 12/31/2018	\$ Change	% Change
5302 Utility - Sewer	1,622.72	1,333.33	289.39	21.7%	11,818.54	16,000.00	-4,181.46	-26.1%
5303 Utility - Electricity	773.14	687.50	85.64	12.5%	5,627.98	8,250.00	-2,622.02	-31.8%
5304 Utility - Natural Gas	417.29	520.83	-103.54	-19.9%	2,965.02	6,250.00	-3,284.98	-52.6%
5305 Utility - Garbage and Recyc	580.71	375.00	205.71	54.9%	4,075.77	4,500.00	-424.23	-9.4%
5306 Utility - Telephone	247.84	208.33	39.51	19.0%	1,690.78	2,500.00	-809.22	-32.4%
5308 Utility - Cable Television	1,043.28	1,062.50	-19.22	-1.8%	5,557.80	12,750.00	-7,192.20	-56.4%
5300 Total UTILITY	5,279.69	4,754.16	525.53	11.1%	36,091.77	57,050.00	-20,958.23	-36.7%
5400 ADMIN SERVICES				0.0%				0.0%
5401 Management Services - Co	2,000.00	2,062.50	-62.50	-3.0%	14,000.00	24,750.00	-10,750.00	-43.4%
5402 Management Services - Ex	0.00	83.33	-83.33	-100.0%	0.00	1,000.00	-1,000.00	-100.0%
5410 Office Supplies/Printing/Po	191.00	104.17	86.83	83.4%	1,519.44	1,250.00	269.44	21.6%
5422 Reserve Study Preparation	0.00	62.50	-62.50	-100.0%	1,419.36	750.00	669.36	89.2%
5438 Legal/Collection Expenses	0.00	125.00	-125.00	-100.0%	6,286.81	1,500.00	4,786.81	319.1%
5446 Accounting/Tax Returns/Ri	175.00	145.83	29.17	20.0%	225.00	1,750.00	-1,525.00	-87.1%
5454 Licenses/Annual Reports	246.40	12.50	233.90	1871.2%	296.40	150.00	146.40	97.6%
5458 Insurance	4,998.43	4,961.50	36.93	0.7%	32,478.49	59,538.00	-27,059.51	-45.4%
5462 Board/Annual Meeting Exp	0.00	12.50	-12.50	-100.0%	0.00	150.00	-150.00	-100.0%
5400 Total ADMIN SERVICES	7,610.83	7,569.83	41.00	0.5%	56,225.50	90,838.00	-34,612.50	-38.1%
5500 Miscellaneous Charges				0.0%				0.0%
5501 Late Charges	40.00	0.00	40.00	0.0%	220.00	0.00	220.00	0.0%
5502 Invoiced Statement Charge	0.00	0.00	0.00	0.0%	100.00	0.00	100.00	0.0%
5503 10-Day Demand Letter Fee	25.00	0.00	25.00	0.0%	25.00	0.00	25.00	0.0%
5500 Total Miscellaneous Char	65.00	0.00	65.00	0.0%	345.00	0.00	345.00	0.0%
<b>TOTAL EXPEI</b>	<b>14,596.09</b>	<b>15,099.00</b>	<b>-502.91</b>	<b>-3.3%</b>	<b>106,136.22</b>	<b>181,188.00</b>	<b>-75,051.78</b>	<b>-41.4%</b>
<b>NET OPERATING INCOME</b>	<b>894.93</b>	<b>166.67</b>	<b>728.26</b>		<b>3,976.38</b>	<b>2,000.00</b>	<b>1,976.38</b>	
5900 SPECIAL PROJECTS								
5901 Fire Remediation	0.00	0.00	0.00	0.0%	1,625.00	0.00	1,625.00	0.0%
5908 Cleaning Opt Out	0.00	0.00	0.00	0.0%	1,650.00	0.00	1,650.00	0.0%
5910 Insurance Proceeds Applied	0.00	0.00	0.00	0.0%	-3,275.00	0.00	-3,275.00	0.0%
5900 Total SPECIAL PROJECTS	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
<b>NET INCOME</b>	<b>894.93</b>	<b>166.67</b>	<b>728.26</b>		<b>3,976.38</b>	<b>2,000.00</b>	<b>1,976.38</b>	

# Profit & Loss 12 Month Recap

Property: Royal Arms Condominium Association  
 Monthly recap 01/01/18 - 07/31/18 (accrual basis)

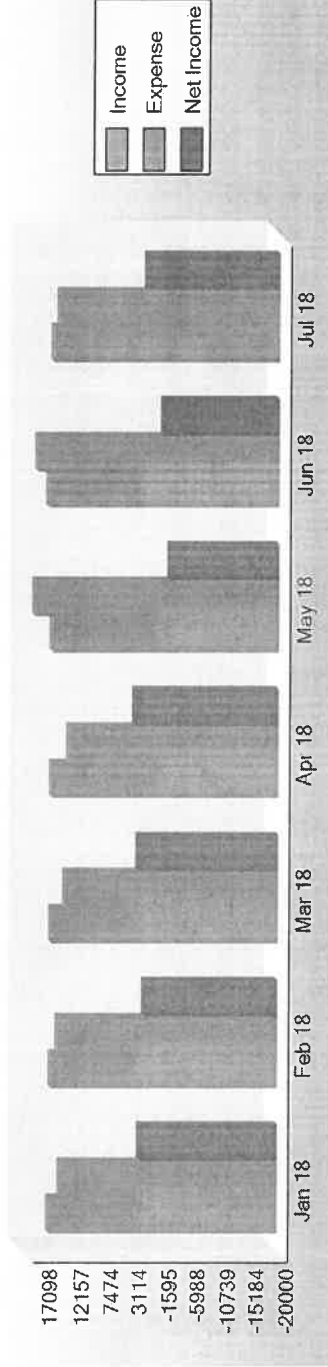
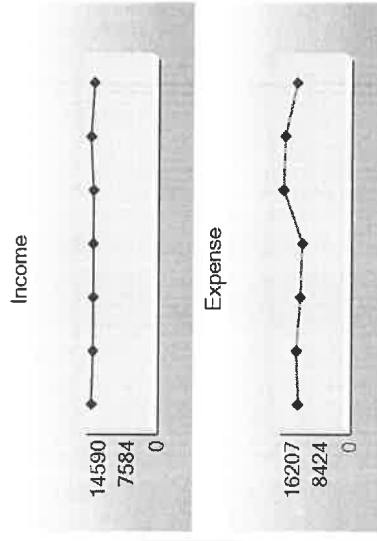
	JAN 18	FEB 18	MAR 18	APR 18	MAY 18	JUN 18	JUL 18	TOTAL
<b>INCOME</b>								
4000 Income								
4001 Regular Assessments	15,098.95	15,098.95	15,098.95	15,098.95	15,098.95	15,098.95	15,098.95	105,692.65
4100 Interest Revenue	5.69	4.83	7.48	7.73	7.74	0.00	0.00	33.47
4101 Working Capital Interest	0.00	0.00	0.00	0.00	0.00	7.24	8.00	15.24
4110 Move In/Move Out Fees	100.00	100.00	0.00	100.00	0.00	400.00	-100.00	600.00
4210 Laundry Room Income	290.61	299.20	286.09	324.51	296.88	312.47	316.92	2,126.68
4501 Late Charges	47.01	58.63	124.23	126.73	124.23	58.63	126.73	666.19
4502 Invoiced Statement Charges	40.00	0.00	20.00	0.00	40.00	0.00	0.00	100.00
4503 10-Day Demand Letter Fees	0.00	0.00	0.00	0.00	0.00	0.00	25.00	25.00
4508 Interest Charges	13.98	3.52	3.52	8.96	30.07	18.14	15.42	93.61
4511 Keys and Fobs	325.00	50.00	50.00	0.00	0.00	0.00	0.00	425.00
4606 Insurance Reimbursement	0.00	0.00	0.00	0.00	0.00	334.76	0.00	334.76
4000 Total Income	15,921.24	15,615.13	15,590.27	15,666.88	15,597.87	16,230.19	15,491.02	110,112.60
<b>TOTAL INCOME</b>	<b>15,921.24</b>	<b>15,615.13</b>	<b>15,590.27</b>	<b>15,666.88</b>	<b>15,597.87</b>	<b>16,230.19</b>	<b>15,491.02</b>	<b>110,112.60</b>
<b>EXPENSE</b>								
5000 Maintenance and Repair Services								
5001 General Maintenance/Repair	1,184.89	1,184.45	591.97	766.04	1,079.42	1,469.11	237.47	6,513.35
5008 Janitorial Services	0.00	0.00	700.00	700.00	700.00	1,400.00	700.00	4,200.00
5069 Fire/Safety Systems	80.85	481.00	0.00	80.85	0.00	0.00	80.85	723.55
5122 Lighting	0.00	0.00	0.00	0.00	0.00	30.00	27.00	57.00
5146 Plumbing	192.30	80.00	0.00	170.00	0.00	155.00	339.00	936.30
5000 Total Maintenance and Repair Se	1,458.04	1,745.45	1,291.97	1,716.89	1,779.42	3,054.11	1,384.32	12,430.20
5200 LANDSCAPING								
5201 Landscape Contract Services	131.25	131.25	131.25	131.25	131.25	131.25	131.25	918.75
5213 Landscaping Miscellaneous	0.00	0.00	0.00	0.00	0.00	0.00	125.00	125.00
5200 Total LANDSCAPING	131.25	131.25	131.25	131.25	131.25	131.25	256.25	1,043.75
5300 UTILITY								
5301 Utility - Water	715.34	638.86	553.38	571.37	589.37	692.85	594.71	4,355.88
5302 Utility - Sewer	1,939.07	1,737.44	1,506.29	1,592.19	1,624.36	1,796.47	1,622.72	11,818.54
5303 Utility - Electricity	902.50	897.11	851.32	758.73	755.48	689.70	773.14	5,627.98
5304 Utility - Natural Gas	508.56	459.66	410.24	454.13	397.86	317.28	417.29	2,965.02
5305 Utility - Garbage and Recycling	459.10	459.10	459.10	529.44	529.44	1,058.88	580.71	4,075.77
5306 Utility - Telephone	244.51	242.83	239.03	69.54	408.13	238.90	247.84	1,690.78
5308 Utility - Cable Television	1,043.28	1,043.28	1,043.28	0.00	461.56	923.12	1,043.28	5,557.80
5300 Total UTILITY	5,812.36	5,478.28	5,062.64	3,975.40	4,766.20	5,717.20	5,279.69	36,091.77
5400 ADMIN SERVICES								

	JAN 18	FEB 18	MAR 18	APR 18	MAY 18	JUN 18	JUL 18	TOTAL
5401 Management Services - Contract	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	14,000.00
5410 Office Supplies/Printing/Postage	128.72	614.62	145.62	224.18	61.98	153.32	191.00	1,519.44
5422 Reserve Study Preparation/Update	0.00	0.00	0.00	0.00	0.00	1,419.36	0.00	1,419.36
5438 Legal/Collection Expenses	0.00	0.00	265.68	267.75	4,978.00	775.38	0.00	6,286.81
5446 Accounting/Tax Returns/Reviews	0.00	0.00	0.00	50.00	0.00	0.00	175.00	225.00
5454 Licenses/Annual Reports	0.00	0.00	0.00	0.00	0.00	50.00	246.40	296.40
5458 Insurance	4,580.01	4,580.01	4,580.01	4,580.01	4,580.01	4,580.01	4,998.43	32,478.49
5400 Total ADMIN SERVICES	6,708.73	7,194.63	6,991.31	7,121.94	11,619.99	8,978.07	7,610.83	56,225.50
5500 Miscellaneous Charges								
5501 Late Charges	20.00	20.00	40.00	40.00	40.00	20.00	40.00	220.00
5502 Invoiced Statement Charges	40.00	0.00	20.00	0.00	40.00	0.00	0.00	100.00
5503 10-Day Demand Letter Fees	0.00	0.00	0.00	0.00	0.00	0.00	25.00	25.00
5500 Total Miscellaneous Charges	60.00	20.00	60.00	40.00	80.00	20.00	65.00	345.00
<b>TOTAL EXPENSE</b>	<b>14,170.38</b>	<b>14,569.61</b>	<b>13,537.17</b>	<b>12,985.48</b>	<b>18,376.86</b>	<b>17,900.63</b>	<b>14,596.09</b>	<b>106,136.22</b>
<b>NET INCOME</b>	<b>1,750.86</b>	<b>1,045.52</b>	<b>2,053.10</b>	<b>2,681.40</b>	<b>-2,778.99</b>	<b>-1,670.44</b>	<b>894.93</b>	<b>3,976.38</b>
<b>N/O EXPENSE</b>								
5900 SPECIAL PROJECTS								
5901 Fire Remediation	0.00	0.00	0.00	1,625.00	0.00	0.00	0.00	1,625.00
5908 Cleaning Opt Out	0.00	0.00	0.00	1,650.00	0.00	0.00	0.00	1,650.00
5910 Insurance Proceeds Applied	0.00	0.00	0.00	-3,275.00	0.00	0.00	0.00	-3,275.00
5900 Total SPECIAL PROJECTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>TOTAL N/O EXPENSE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>NET INCOME</b>	<b>1,750.86</b>	<b>1,045.52</b>	<b>2,053.10</b>	<b>2,681.40</b>	<b>-2,778.99</b>	<b>-1,670.44</b>	<b>894.93</b>	<b>3,976.38</b>

	JAN 18	FEB 18	MAR 18	APR 18	MAY 18	JUN 18	JUL 18	TOTAL
Income	15,921.24	15,615.13	15,590.27	15,666.88	15,597.87	16,230.19	15,491.02	110,112.60
Expense	-14,170.38	-14,569.61	-13,537.17	-12,985.48	-18,376.86	-17,900.63	-14,596.09	-106,136.22
<b>NET INCOME</b>	<b>1,750.86</b>	<b>1,045.52</b>	<b>2,053.10</b>	<b>2,681.40</b>	<b>-2,778.99</b>	<b>-1,670.44</b>	<b>894.93</b>	<b>3,976.38</b>

**NET INCOME SUMMARY**

Income	15,921.24	15,615.13	15,590.27	15,666.88	15,597.87	16,230.19	15,491.02	110,112.60
Expense	-14,170.38	-14,569.61	-13,537.17	-12,985.48	-18,376.86	-17,900.63	-14,596.09	-106,136.22
<b>NET INCOME</b>	<b>1,750.86</b>	<b>1,045.52</b>	<b>2,053.10</b>	<b>2,681.40</b>	<b>-2,778.99</b>	<b>-1,670.44</b>	<b>894.93</b>	<b>3,976.38</b>



# Financial Statement

Property: Royal Arms COA Reserve  
Date Range: 01/01/18 - 07/31/18 (accrual)

## ASSETS

Bank	
1020 Cash in NW Bank Replacement Reserve	237,920.44
Total Bank	237,920.44

**TOTAL ASSETS** 237,920.44

## LIABILITIES & EQUITY

### Liabilities

Accounts Payable	
2000 Accounts Payable	2,570.00
Total Accounts Payable	2,570.00

**Total Liabilities** 2,570.00

### Equity

Equity	
3002 Replacement Fund Balance Prior Year	190,270.98
Total Equity	190,270.98

Income	
4901 Reserve Assessments	46,942.00
4906 Reserve Interest	707.46
Total Income	47,649.46

Expense	
8050 Reserve Expense	2,570.00
Total Expense	2,570.00

**Net Income (1/1/2018 thru 7/31/2018)** 45,079.46

**Total Equity** 235,350.44

**TOTAL LIABILITIES & EQUITY** 237,920.44



# Profit & Loss 12 Month Recap

Property: Royal Arms COA Reserve

Monthly recap 01/01/18 - 07/31/18 (accrual basis)

	JAN 18	FEB 18	MAR 18	APR 18	MAY 18	JUN 18	JUL 18	TOTAL
<b>INCOME</b>								
4901 Reserve Assessments	6,706.00	6,706.00	6,706.00	6,706.00	6,706.00	6,706.00	6,706.00	46,942.00
4906 Reserve Interest	44.07	68.52	109.26	116.78	120.43	116.08	132.32	707.46
<b>TOTAL INCOME</b>	<b>6,750.07</b>	<b>6,774.52</b>	<b>6,815.26</b>	<b>6,822.78</b>	<b>6,826.43</b>	<b>6,822.08</b>	<b>6,838.32</b>	<b>47,649.46</b>
<b>EXPENSE</b>								
8050 Reserve Expense	0.00	0.00	0.00	2,570.00	0.00	0.00	0.00	2,570.00
<b>TOTAL EXPENSE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,570.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,570.00</b>
<b>NET INCOME</b>	<b>6,750.07</b>	<b>6,774.52</b>	<b>6,815.26</b>	<b>4,252.78</b>	<b>6,826.43</b>	<b>6,822.08</b>	<b>6,838.32</b>	<b>45,079.46</b>

	JAN 18	FEB 18	MAR 18	APR 18	MAY 18	JUN 18	JUL 18	TOTAL
Income	6,750.07	6,774.52	6,815.26	6,822.78	6,826.43	6,822.08	6,838.32	47,649.46
Expense	0.00	0.00	0.00	-2,570.00	0.00	0.00	0.00	-2,570.00
<b>NET INCOME</b>	<b>6,750.07</b>	<b>6,774.52</b>	<b>6,815.26</b>	<b>4,252.78</b>	<b>6,826.43</b>	<b>6,822.08</b>	<b>6,838.32</b>	<b>45,079.46</b>

**NET INCOME SUMMARY**

