

Arlington Place
Balance Sheet
As of 12/31/18

		ASSETS	
CASH			
1011	Alliance Operating	\$	10,394.98
1025	Alliance MM 4764		8,263.47
1030	FFL CD 853 9/20/18 2.3%		13,467.48
	Total Cash		\$ 32,125.49
RECEIVABLES			
1310	Maintenance Fees	\$	2,014.98
1311	Reserve Assessment		345.02
1340	Late Fees Receivable		2,040.00
1350	Legal Fees Receivable		5,438.00
1381	Prepetition Acct 39103-Collins		485.00
	Total Receivables		\$ 10,323.00
	Total Assets		\$ 42,448.49
		LIABILITIES & EQUITY	
CURRENT LIABILITIES:			
3010	Accounts Payable	\$	9,598.82
3310	Prepaid Owner Assessments		11,402.49
	Total Current Liab.		\$ 21,001.31
RESERVES & EQUITY:			
5010	Reserve Fund Balance	\$	19,399.11
5510	Contingency Cash		(7,851.42)
	Current Year Net Income/(Loss)		9,899.49
	Total Reserves & Equity		\$ 21,447.18
	TOTAL LIABILITIES & EQUITY		\$ 42,448.49

Arlington Place
Income / Expense Statement
Period: 12/01/18 to 12/31/18

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
OPERATING								
INCOME:								
06310	Assessment Income	.00	.00	.00	60,027.83	57,700.00	2,327.83	57,700.00
06340	Late Fee Income /Admin Assmnt	100.00	.00	100.00	1,775.00	.00	1,775.00	.00
06350	Legal Fees Reimbursement	390.00	.00	390.00	5,445.90	.00	5,445.90	.00
06360	Misc. Owner Income	.00	.00	.00	1,200.00	.00	1,200.00	.00
06380	NSF Check Income	.00	.00	.00	35.00	.00	35.00	.00
06910	Interest Income-Checking	.28	.00	.28	15.64	.00	15.64	.00
	OPERATING INCOME	490.28	.00	490.28	68,498.77	57,700.00	10,798.77	57,700.00
EXPENSES:								
Administrative Expenses								
07010	Management Fees	600.00	600.00	.00	7,200.00	7,200.00	.00	7,200.00
07020	Accounting Fees	45.00	41.63	(3.37)	925.00	900.00	(425.00)	900.00
07021	Accounting Services (CPA)	.00	.00	.00	195.00	195.00	.00	195.00
07159	Legal Fees-Service Option	.00	.00	.00	600.00	600.00	.00	600.00
07180	Legal Fees	285.00	83.37	(201.63)	6,000.50	1,000.00	(5,000.50)	1,000.00
07182	Secretarial services	.00	.00	.00	95.00	95.00	.00	95.00
07250	Bank Charges	.00	.00	.00	10.00	.00	(10.00)	.00
07260	Postage & Mail	22.84	50.00	27.16	812.42	900.00	(212.42)	900.00
07321	Website	.00	.00	.00	95.00	.00	(95.00)	.00
07400	Printing & Reproduction	43.02	50.00	6.98	1,514.96	600.00	(914.96)	600.00
07990	Bad Debt Expense	.00	41.63	41.63	.00	500.00	500.00	500.00
	Administrative Expenses	995.86	865.63	(129.23)	17,448.88	11,290.00	(6,158.88)	11,290.00
Tax Expenses								
08125	Property Taxes	.00	.00	.00	2,139.54	900.00	(1,239.54)	900.00
	Tax Expenses	.00	.00	.00	2,139.54	900.00	(1,239.54)	900.00
	OVERALL ADMINISTRATIVE EXPENSE	995.86	865.63	(129.23)	19,588.42	12,190.00	(7,398.42)	12,190.00

Arlington Place
Income / Expense Statement
Period: 12/01/18 to 12/31/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expenses								
08205	Insurance Premiums	.00	.00	.00	1,144.00	1,054.00	(90.00)	1,054.00
	Operating Expenses	.00	.00	.00	1,144.00	1,054.00	(90.00)	1,054.00
Utilities								
06505	Electricity	180.54	375.00	194.46	3,231.06	4,500.00	1,268.94	4,500.00
06520	Water / Sewer	4.00	125.00	121.00	1,019.80	1,500.00	480.20	1,500.00
	Utilities	184.54	500.00	315.46	4,250.86	6,000.00	1,749.14	6,000.00
Landscaping Expenses								
08605	Landscape Contract	.00	.00	.00	13,363.13	12,180.00	(1,183.13)	12,180.00
08610	Additional landscaping	(240.00)	.00	240.00	.00	.00	.00	.00
08615	Fertilization	.00	.00	.00	3,911.10	2,805.00	(1,106.10)	2,805.00
08621	Additional Landsc Common Area	240.00	.00	(240.00)	3,822.48	3,000.00	(822.48)	3,000.00
08630	Shrub/Bed Maintenance	.00	.00	.00	.00	1,280.00	1,280.00	1,280.00
08645	Spring Cleanup	.00	.00	.00	665.55	1,852.50	1,186.95	1,852.50
08650	Fall Cleanup	947.30	.00	(947.30)	1,875.03	870.00	(1,006.03)	870.00
08660	Mulch	.00	.00	.00	3,162.00	3,100.00	(62.00)	3,100.00
08665	Pond Maintenance	.00	.00	.00	4,380.00	2,250.00	(2,110.00)	2,250.00
08670	Sprinkler System Maintenance	.00	.00	.00	1,245.28	500.00	(745.28)	500.00
08715	Fountain Maintenance	375.00	.00	(375.00)	390.99	375.00	(15.99)	375.00
08725	Tax on Landscape Services	.00	.00	.00	1,692.50	1,435.69	(256.81)	1,435.69
	Landscaping Expenses	1,322.30	.00	(1,322.30)	34,488.08	29,648.19	(4,840.87)	29,648.19
Snow Removal								
08805	Snow Removal Contract	.00	213.00	213.00	960.75	1,065.00	104.25	1,065.00
	Snow Removal	.00	213.00	213.00	960.75	1,065.00	104.25	1,065.00
OVERALL OPERATING EXPENSES		1,506.84	713.00	(793.84)	40,844.67	37,767.19	(3,077.48)	37,767.19

Arlington Place
Income / Expense Statement
Period: 12/01/18 to 12/31/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
RESERVES								
INCOME:								
06312	Reserve Assessment	.00	.00	.00	5,109.99	5,000.00	109.99	5,000.00
06911	Interest-Reserve	116.33	.00	116.33	271.30	.00	271.30	.00
	TOTAL INCOME - RESERVES	116.33	.00	116.33	5,380.99	5,000.00	380.99	5,000.00
Reserve Expenditures								
09961	Concrete Replacement	.00	.00	.00	2,160.00	.00	(2,160.00)	.00
	Reserve Expenditures	.00	.00	.00	2,160.00	.00	(2,160.00)	.00
	TOTAL EXPENSES - RESERVES	.00	.00	.00	2,160.00	.00	(2,160.00)	.00
	RESERVE INCOME/(LOSS)	116.33	.00	116.33	3,220.99	5,000.00	(1,779.01)	5,000.00
COMBINED OPERATING RESERVES								
	CONSOLIDATED INCOME/(LOSS)	(2,043.79)	(2,162.30)	118.51	9,899.49	5,000.00	4,899.49	5,000.00

Arlington Place
Income / Expense Statement
Period: 12/01/18 to 12/31/18

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
Maintenance/Repair Expense								
09190	Electrical Repairs	.00	16.63	16.63	397.84	200.00	(197.84)	200.00
09191	Light Bulbs	.00	12.50	12.50	.00	150.00	150.00	150.00
09195	Engineering Services	.00	.00	.00	650.00	.00	(650.00)	.00
09203	Storm Water Study/Inspection	.00	.00	.00	.00	750.00	750.00	750.00
09590	Misc. Maintenance	137.70	136.91	(.79)	339.34	1,642.81	1,303.47	1,642.81
09510	Masonry Repairs	.00	416.63	416.63	.00	5,000.00	5,000.00	5,000.00
	OVERALL MAINTENANCE EXPENS	137.70	582.67	444.97	1,387.18	7,742.81	6,355.63	7,742.81
	TOTAL EXPENSES - OPERATING	2,640.40	2,162.30	(478.10)	61,820.27	57,700.00	(4,120.27)	57,700.00
	OPERATING INCOME/(LOSS)	(2,160.12)	(2,162.30)	2.18	6,678.50	.00	6,678.50	.00