

Arlington PlaceBalance Sheet
As of 04/30/19

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		ASSETS	
CASH			
1011	Alliance Operating	\$ 20,941.52	
1025	Alliance MM 4764	22,659.40	
1030	FFL CD 853 9/20/19 2.3%	13,467.48	
	Total Cash		\$ 63,068.38
RECEIVABLES			
1310	Maintenance Fees	\$ 4,132.63	
1311	Reserve Assessment	557.37	
1340	Late Fees Receivable	2,460.00	
1350	Legal Fees Receivable	988.50	
1381	Prepetition Acct 39103-Collins	485.00	
	Total Receivables		\$ 8,623.50
	Total Assets		\$ 71,691.88
			=====
		LIABILITIES & EQUITY	
CURRENT LIABILITIES:			
3310	Prepaid Owner Assessments	\$ 719.48	
	Total Current Liab.		\$ 719.48
RESERVES & EQUITY:			
5010	Reserve Fund Balance	\$ 22,620.10	
5510	Contingency Cash	(1,172.92)	
	Current Year Net Income/(Loss)	49,525.22	
	Total Reserves & Equity		\$ 70,972.40
	TOTAL LIABILITIES & EQUITY		\$ 71,691.88
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Arlington Place
Income / Expense Statement
Period: 04/01/19 to 04/30/19

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
OPERATING								
INCOME:								
06310	Assessment Income	.00	.00	.00	59,949.82	59,950.00	(.18)	59,950.00
06340	Late Fee Income /Admin Assmnt	240.00	.00	240.00	1,110.00	.00	1,110.00	.00
06350	Legal Fees Reimbursement	47.50	.00	47.50	157.50	.00	157.50	.00
06380	NSF Check Income	.00	.00	.00	25.00	.00	25.00	.00
06910	Interest Income-Checking	2.51	.00	2.51	(1.70)	.00	(1.70)	.00
	OPERATING INCOME	290.01	.00	290.01	61,240.62	59,950.00	1,290.62	59,950.00
EXPENSES:								
Administrative Expenses								
07010	Management Fees	600.00	600.00	.00	2,450.00	2,400.00	(50.00)	7,200.00
07020	Accounting Fees	350.00	41.57	(308.33)	700.00	166.68	(533.32)	500.00
07021	Accounting Services (CPA)	.00	.00	.00	195.00	195.00	.00	195.00
07159	Legal Fees-Service Option	.00	.00	.00	.00	.00	.00	600.00
07160	Legal Fees	47.50	83.33	35.83	157.50	333.32	175.82	1,000.00
07162	Secretarial services	95.00	95.00	.00	95.00	95.00	.00	95.00
07250	Bank Charges	.00	.00	.00	10.00	.00	(10.00)	.00
07260	Postage & Mail	377.40	50.00	(327.40)	441.92	200.00	(241.92)	600.00
07321	Website	.00	.00	.00	122.48	.00	(122.48)	.00
07400	Printing & Reproduction	276.05	50.00	(226.05)	686.03	200.00	(486.03)	600.00
07990	Bad Debt Expense	.00	41.67	41.67	.00	166.68	166.68	500.00
	Administrative Expenses	1,745.95	961.67	(784.28)	4,857.93	3,756.68	(1,101.25)	11,290.00
Tax Expenses								
08125	Property Taxes	.00	.00	.00	1,756.78	1,070.00	(686.78)	2,140.00
	Tax Expenses	.00	.00	.00	1,756.78	1,070.00	(686.78)	2,140.00
	OVERALL ADMINISTRATIVE EXPENSE	1,745.95	961.67	(784.28)	6,614.71	4,826.68	(1,788.03)	13,430.00

Arlington Place
Income / Expense Statement
Period: 04/01/19 to 04/30/19

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expenses								
08205	Insurance Premiums	.00	1,054.00	1,054.00	1,147.00	1,054.00	(93.00)	1,054.00
	Operating Expenses	.00	1,054.00	1,054.00	1,147.00	1,054.00	(93.00)	1,054.00
Utilities								
08505	Electricity	177.43	375.00	197.57	757.68	1,500.00	732.32	4,500.00
08520	Water / Sewer	4.00	125.00	121.00	16.00	500.00	484.00	1,500.00
	Utilities	181.43	500.00	318.57	783.68	2,000.00	1,216.32	6,000.00
Landscaping Expenses								
08605	Landscape Contract	1,832.36	1,552.95	(279.41)	1,832.36	1,552.95	(279.41)	12,423.00
08610	Additional landscaping	610.84	375.00	(235.84)	610.84	375.00	(235.84)	3,000.00
08615	Fertilization	.00	350.62	350.62	.00	350.62	350.62	2,805.00
08621	Additional Landsc Common Area	.00	.00	.00	1,224.00	.00	(1,224.00)	.00
08630	Shrub/Bed Maintenance	.00	163.20	163.20	.00	163.20	163.20	1,305.60
08645	Spring Cleanup	.00	1,852.50	1,852.50	665.55	1,852.50	1,186.95	1,852.50
08650	Fall Cleanup	.00	.00	.00	.00	.00	.00	870.00
08660	Mulch	3,375.44	3,100.00	(275.44)	3,375.44	3,100.00	(275.44)	3,100.00
08665	Pond Maintenance	.00	394.37	394.37	.00	394.37	394.37	3,155.00
08670	Sprinkler System Maintenance	.00	62.50	62.50	.00	62.50	62.50	500.00
.715	Fountain Maintenance	.00	.00	.00	229.51	.00	(229.51)	375.00
08725	Tax on Landscape Services	.00	188.63	188.63	127.54	188.63	61.09	1,509.08
	Landscaping Expenses	5,818.64	8,039.77	2,221.13	8,055.24	8,039.77	(25.47)	30,895.78
Snow Removal								
08805	Snow Removal Contract	159.97	213.00	53.03	639.88	852.00	212.12	1,065.00
	Snow Removal	159.97	213.00	53.03	639.88	852.00	212.12	1,065.00
OVERALL OPERATING EXPENSES		6,160.04	9,806.77	3,646.73	10,635.80	11,945.77	1,309.97	39,014.78

Arlington Place

Income / Expense Statement

Period: 04/01/19 to 04/30/19

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
Maintenance/Repair Expense								
09190	Electrical Repairs	.00	16.57	16.57	.00	66.68	66.68	200.00
09191	Light Bulbs	.00	12.50	12.50	.00	50.00	50.00	150.00
09203	Storm Water Study/Inspection	.00	.00	.00	.00	.00	.00	750.00
09580	Misc. Maintenance	.00	117.10	117.10	.00	468.40	468.40	1,405.22
09610	Masonry Repairs	.00	416.67	416.67	.00	1,666.58	1,666.58	5,000.00
	OVERALL MAINTENANCE EXPENS	.00	962.94	962.94	.00	2,251.76	2,251.76	7,505.22
	TOTAL EXPENSES - OPERATING	7,905.99	11,331.38	3,425.39	17,250.51	19,024.21	1,773.70	59,950.00
	OPERATING INCOME/(LOSS)	(7,615.98)	(11,331.38)	3,715.40	43,990.11	40,925.79	3,064.32	.00

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Period: 04/01/19 to 04/30/19

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
RESERVES								
INCOME:								
08312	Reserve Assessment	.00	.00	.00	5,500.18	5,500.00	.18	5,500.00
08911	Interest-Reserve	11.17	.00	11.17	34.93	.00	34.93	.00
	TOTAL INCOME - RESERVES	11.17	.00	11.17	5,535.11	5,500.00	35.11	5,500.00
Reserve Expenditures								
	Reserve Expenditures	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES - RESERVES	.00	.00	.00	.00	.00	.00	.00
	RESERVE INCOME/(LOSS)	11.17	.00	11.17	5,535.11	5,500.00	35.11	5,500.00
COMBINED OPERATING RESERVES								
	CONSOLIDATED INCOME/(LOSS)	(7,804.81)	(11,331.35)	3,726.57	49,525.22	46,425.79	3,099.43	5,500.00

A/P OPEN ITEM DETAIL

Starting vendor: "First"
Cut off date: 04/30/19

Ending vendor: "Last"

Vendor	Vchr #	Invoice	Reference	Date	Amount
Grand total					0.00