

Spyglass Landing Condominium

Balance Sheet

As of 02/28/18

ASSETS

CURRENT ASSETS:

1010	Cash Checking - Operating	\$	22,786.24
1310	Assessments Receivable		1,297.00
1340	Late Fees Receivable		200.00
1610	Prepaid Insurance		4,694.92
1620	Prepaid Expenses		690.00

Total Current Assets		\$	29,668.16
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WORKING CAPITAL RESERVE:

1065	Reserves - Working Capital	\$	6,838.42
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Total Working Capital Reserve		\$	6,838.42
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LONG TERM RESERVES:

1070	Reserve Svgs- Rockland Trust	\$	134,870.33
1077	Santander - Money Market		126,402.65
1078	RFCU CD#1 2/25/16 15 mo 1.5%		77,080.07
1080	RFCU CD#2 2/25/16 15 mo 1.5%		77,080.07
1212	Cert of Dep - Coastal		103,191.21
1214	WWTP Trust CD1		8,994.60
1215	WWTP Trust CD2		8,914.27
1216	WWTP Trust CD3		8,879.85

Total Long Term Reserves		\$	545,413.05
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WASTEWATER TREATMENT PLANT ESCROW:

1210	WWTP CD#2 -Coastal	\$	41,993.19
1211	WWTP CD#1 -Coastal		55,588.09

Subtotal WWTP Escrow		\$	97,581.28
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TOTAL ASSETS		\$	679,500.91
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

3020	Accrued Expenses	\$	3,200.00
3045	Due to Working Capital Reserve		10,000.00
3310	Prepaid Owner Assessments		9,960.01

Subtotal Current Liab.		\$	23,160.01
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EQUITY:

5009	Snow Removal Reserve	\$	4,254.29
5010	Reserves - Unallocated		514,286.56
5011	YTD Interest on Reserves		83.48
5035	Reserves- Working Capital		6,838.42
5508	WWTP Escrow Account		97,581.28
5509	WWTP - Trust		26,788.72

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Balance Sheet
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5510	Prior Year Net Inc./ (Loss)	8,432.34		
	Current Year Net Income/ (Loss)	(1,924.19)		
	Subtotal Equity		\$	656,340.90
	TOTAL LIABILITIES & EQUITY		\$	679,500.91
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Spyglass Landing Condominium
Income/Expense Statement
Period: 02/01/18 to 02/28/18

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:								
06310	Assessment Income	40,320.00	40,320.00	.00	80,640.00	80,640.00	.00	483,840.00
06340	Late Fee Income	50.00	.00	50.00	175.00	.00	175.00	.00
	Subtotal Income	40,370.00	40,320.00	50.00	80,815.00	80,640.00	175.00	483,840.00
EXPENSES								
General & Administrative								
07010	Management Fees	2,688.00	2,688.00	.00	5,376.00	5,376.00	.00	32,256.00
07020	Accounting Fees	.00	464.58	464.58	.00	929.16	929.16	5,575.00
07160	Legal & Professional Fees	(285.00)	58.33	343.33	(285.00)	116.66	401.66	700.00
07280	Insurance	1,564.96	3,583.33	2,018.37	9,480.37	7,166.66	(2,313.71)	43,000.00
07440	State Excise Tax	.00	.00	.00	.00	.00	.00	1,300.00
07890	Misc. G & A	18.20	91.67	73.47	18.20	183.34	165.14	1,100.00
	General & Administrative	3,986.16	6,885.91	2,899.75	14,589.57	13,771.82	(817.75)	83,931.00
Utilities								
08910	Electricity	4,773.55	2,083.33	(2,690.22)	4,773.55	4,166.66	(606.89)	25,000.00
08930	Water for Irrigation System	.00	.00	.00	.00	.00	.00	7,000.00
08950	Gas	23.24	30.00	6.76	45.32	60.00	14.68	360.00
08990	Telephone	55.68	50.83	(4.85)	111.28	101.66	(9.62)	610.00
	Utilities	4,852.47	2,164.16	(2,688.31)	4,930.15	4,328.32	(601.83)	32,970.00
Maintenance								
09150	Waste Water Treatment Plant	4,545.50	5,416.67	871.17	15,807.50	10,833.34	(4,974.16)	65,000.00
09580	Misc. Maintenance	635.00	3,083.33	2,448.33	3,685.00	6,166.66	2,481.66	37,000.00
	Maintenance	5,180.50	8,500.00	3,319.50	19,492.50	17,000.00	(2,492.50)	102,000.00
Contract Services								
09610	Lawn Maint. & Landscaping	29.73	.00	(29.73)	29.73	.00	(29.73)	96,000.00
09650	Alarm	55.95	58.75	2.80	111.90	117.50	5.60	705.00
09655	Environmental Annual Fee	.00	.00	.00	.00	.00	.00	8,320.00
09750	Extermination	.00	83.33	83.33	.00	166.66	166.66	1,000.00
09800	Snow Removal	11,600.00	9,000.00	(2,600.00)	28,100.00	18,000.00	(10,100.00)	64,500.00
09880	Gutter Cleaning	.00	.00	.00	.00	.00	.00	1,500.00
	Contract Services	11,685.68	9,142.08	(2,543.60)	28,241.63	18,284.16	(9,957.47)	172,025.00
Reserve Contributions								
09910	Reserves - Unallocated	7,001.00	7,001.00	.00	14,002.00	14,002.00	.00	84,012.00
09912	Reserves-DEP Trust Requiremen	741.67	741.67	.00	1,483.34	1,483.34	.00	8,900.04
	Reserve Contributions	7,742.67	7,742.67	.00	15,485.34	15,485.34	.00	92,912.04
	TOTAL EXPENSES	33,447.48	34,434.82	987.34	82,739.19	68,869.64	(13,869.55)	483,838.04
	CURRENT YEAR NET INCOME/(LOSS)	6,922.52	5,885.18	1,037.34	(1,924.19)	11,770.36	(13,694.55)	1.96

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