

Balance Sheet

Properties: Spyglass Landing Condominiums - Spyglass Landing Drive Marshfield, MA 02050

As of: 05/31/2019

Accounting Basis: Accrual

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Number	Account Name	Balance
ASSETS		
Cash		
10100	Cash Checking - Operating	26,606.63
10600	Cash Savings - Working Capital	11,876.23
10700	Cash Savings - Reserves	194,655.67
Total Cash		233,138.53
Long Term Reserves		
10770	Santander - Money Market	51,900.65
10780	RFCU CD#1 2/25/16 15 mo 1.5%	78,304.38
10800	RFCU CD#2 2/25/16 15 mo 1.5%	78,304.38
12120	Certificate of Deposit - Coastal	104,772.92
12122	Certificate of Deposit - South Shore Bank	76,067.17
12140	WWTP Trust CD1	9,123.79
12150	WWTP Trust CD2	8,981.85
12160	WWTP Trust CD3	8,998.90
12170	Citizens - Money Market	51,078.21
12180	WWTP Trust CD4	8,879.17
Total Long Term Reserves		476,411.42
Wastewater Treatment Plant Escrow		
12100	WWTP CD#2 -Coastal	42,596.69
12110	WWTP CD#1 -Coastal	56,440.14
Total Wastewater Treatment Plant Escrow		99,036.83
11120	Prepaid Expenses	690.00
13100	Assessments Receivable	4,353.00
TOTAL ASSETS		813,629.78
LIABILITIES & CAPITAL		
Liabilities		
30100	Accounts Payable	6,576.80
30200	Accrued Expenses	3,200.00
30450	Due to Working Capital Reserve	5,000.00
33100	Prepaid Owner Assessments	20,025.81
Total Liabilities		34,802.61
Capital		
50090	Snow Removal Reserve	4,254.29
50100	Reserves - Unallocated	629,956.14
50110	YTD Interest on Reserves	872.95
50340	Reserves - Working Capital	11,837.32
50350	YTD Interest Working Capital	38.91
55080	WWTP Escrow Account	99,036.83

Balance Sheet

Account Number	Account Name	Balance
55090	WWTP - Trust	35,983.71
	Calculated Retained Earnings	5,693.00
	Calculated Prior Years Retained Earnings	-8,845.98
	Total Capital	778,827.17
	TOTAL LIABILITIES & CAPITAL	813,629.78

Annual Budget - Comparative

Properties: Spyglass Landing Condominiums - Spyglass Landing Drive Marshfield, MA 02050

Period Basis: Calendar

As of: May 2019

Additional Account Types: None

Accounting Basis: Accrual

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Income								
63100	Assessment Income	41,160.00	41,160.00	0.00	205,800.00	205,800.00	0.00	493,920.00
63400	Late Fee Income	50.00	0.00	50.00	300.00	0.00	300.00	0.00
69200	Misc. Income	0.00	0.00	0.00	540.00	0.00	540.00	0.00
Total Operating Income		41,210.00	41,160.00	50.00	206,640.00	205,800.00	840.00	493,920.00
Expense								
70100	Management Fees	2,688.00	2,688.00	0.00	13,440.00	13,440.00	0.00	32,256.00
70200	Accounting Fees	0.00	0.00	0.00	0.00	5,575.00	5,575.00	5,575.00
71600	Legal & Professional Fees	157.00	0.00	-157.00	482.00	700.00	218.00	700.00
72800	Insurance	0.00	3,677.08	3,677.08	20,058.88	18,385.44	-1,673.44	44,125.00
74300	Federal Income Tax	0.00	0.00	0.00	0.00	1,000.00	1,000.00	1,000.00
74400	State & Local Income Tax	0.00	0.00	0.00	2,000.00	1,500.00	-500.00	1,500.00
78900	Misc. G & A	0.00	91.66	91.66	256.14	458.38	202.24	1,100.00
89100	Electricity	2,224.37	2,083.33	-141.04	13,030.81	10,416.69	-2,614.12	25,000.00
89303	Water for Irrigation System	4,466.80	583.33	-3,883.47	4,466.80	2,916.69	-1,550.11	7,000.00
89500	Gas	0.00	30.00	30.00	123.06	150.00	26.94	360.00
89900	Telephone	58.39	58.33	-0.06	231.84	291.69	59.85	700.00
91500	Waste Water Treatment Plant	13,603.18	5,416.66	-8,186.52	30,392.25	27,083.38	-3,308.87	65,000.00
95800	Misc. Maintenance	1,964.00	3,450.75	1,486.75	6,743.12	17,253.75	10,510.63	41,409.00
96100	Lawn Maint. & Landscaping	23,525.00	12,000.00	-11,525.00	29,965.00	24,000.00	-5,965.00	96,000.00
96500	Alarm/ Security Services	55.95	58.83	2.88	279.75	294.19	14.44	706.00
96550	Environmental Annual Fee	0.00	693.33	693.33	0.00	3,466.69	3,466.69	8,320.00
97500	Extermination	0.00	83.33	83.33	275.00	416.69	141.69	1,000.00
98000	Snow Removal	500.00	0.00	-500.00	40,485.00	52,500.00	12,015.00	66,500.00
98800	Gutter Cleaning	0.00	229.58	229.58	0.00	1,147.94	1,147.94	2,755.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
99000	Reserve Contributions							
99100	Reserves - Unallocated	7,002.00	7,002.00	0.00	35,009.00	35,009.00	0.00	84,014.00
99121	Reserves - DEP Trust Requirement	741.67	741.67	0.00	3,708.35	3,708.35	0.00	8,900.00
	Total Reserve Contributions	7,743.67	7,743.67	0.00	38,717.35	38,717.35	0.00	92,914.00
	Total Operating Expense	56,986.36	38,887.88	-18,098.48	200,947.00	219,713.88	18,766.88	493,920.00
	Total Operating Income	41,210.00	41,160.00	50.00	206,640.00	205,800.00	840.00	493,920.00
	Total Operating Expense	56,986.36	38,887.88	-18,098.48	200,947.00	219,713.88	18,766.88	493,920.00
	NOI - Net Operating Income	-15,776.36	2,272.12	-18,048.48	5,693.00	-13,913.88	19,606.88	0.00
	Total Income	41,210.00	41,160.00	50.00	206,640.00	205,800.00	840.00	493,920.00
	Total Expense	56,986.36	38,887.88	-18,098.48	200,947.00	219,713.88	18,766.88	493,920.00
	Net Income	-15,776.36	2,272.12	-18,048.48	5,693.00	-13,913.88	19,606.88	0.00

Income Statement - 12 Month

Arbor Management Company, Inc.

Properties: Spyglass Landing Condominiums - Spyglass Landing Drive Marshfield, MA 02050

Period Basis: Fiscal

Period Range: Jan 2019 to May 2019 (01/01/2019 to 05/31/2019)

Accounting Basis: Accrual

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Name	Jan 2019 1/1-1/31	Feb 2019 2/1-2/28	Mar 2019 3/1-3/31	Apr 2019 4/1-4/30	May 2019 5/1-5/31	Total
Operating Income & Expense						
Income						
Assessment Income	41,160.00	41,160.00	41,160.00	41,160.00	41,160.00	205,800.00
Late Fee Income	25.00	50.00	75.00	100.00	50.00	300.00
Misc. Income	0.00	0.00	0.00	540.00	0.00	540.00
Total Operating Income	41,185.00	41,210.00	41,235.00	41,800.00	41,210.00	206,640.00
Expense						
Management Fees	2,688.00	2,688.00	2,688.00	2,688.00	2,688.00	13,440.00
Legal & Professional Fees	0.00	0.00	325.00	0.00	157.00	482.00
Insurance	8,023.56	0.00	4,011.77	8,023.55	0.00	20,058.88
State & Local Income Tax	0.00	0.00	0.00	2,000.00	0.00	2,000.00
Misc. G & A	39.99	9.60	180.00	26.55	0.00	256.14
Electricity	2,830.73	2,943.24	2,653.59	2,378.88	2,224.37	13,030.81
Water for Irrigation System	0.00	0.00	0.00	0.00	4,466.80	4,466.80
Gas	39.78	19.80	0.00	63.48	0.00	123.06
Telephone	0.00	0.00	115.00	58.45	58.39	231.84
Waste Water Treatment Plant	3,764.07	6,400.00	3,200.00	3,425.00	13,603.18	30,392.25
Misc. Maintenance	1,095.00	1,787.00	510.00	1,387.12	1,964.00	6,743.12
Lawn Maint. & Landscaping	4,550.00	0.00	275.00	1,615.00	23,525.00	29,965.00
Alarm/ Security Services	111.90	0.00	55.95	55.95	55.95	279.75
Extermination	0.00	0.00	0.00	275.00	0.00	275.00
Snow Removal	15,250.00	8,250.00	11,250.00	5,235.00	500.00	40,485.00
Reserve Contributions						
Reserves - Unallocated	7,001.00	7,002.00	7,002.00	7,002.00	7,002.00	35,009.00
Reserves - DEP Trust Requirement	741.67	741.67	741.67	741.67	741.67	3,708.35
Total Reserve Contributions	7,742.67	7,743.67	7,743.67	7,743.67	7,743.67	38,717.35

Income Statement - 12 Month

Account Name	Jan 2019 1/1-1/31	Feb 2019 2/1-2/28	Mar 2019 3/1-3/31	Apr 2019 4/1-4/30	May 2019 5/1-5/31	Total
Total Operating Expense	46,135.70	29,841.31	33,007.98	34,975.65	56,986.36	200,947.00
NOI - Net Operating Income	-4,950.70	11,368.69	8,227.02	6,824.35	-15,776.36	5,693.00
Total Income	41,185.00	41,210.00	41,235.00	41,800.00	41,210.00	206,640.00
Total Expense	46,135.70	29,841.31	33,007.98	34,975.65	56,986.36	200,947.00
Net Income	-4,950.70	11,368.69	8,227.02	6,824.35	-15,776.36	5,693.00