Balance Sheet

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

As of: 10/31/2018

Accounting Basis: Accrual

Account Number	Account Name	Balance
	ASSETS	
	Cash	
10100	Cash Checking - Operating	42,675.03
10600	Cash Savings - Working Capital	11,855.06
10700	Cash Savings - Reserves	148,733.09
	Total Cash	**203,263.18**
	Long Term Reserves	
10770	Santander - Money Market	51,762.65
10780	RFCU CD#1 2/25/16 15 mo 1.5%	77,943.86
10800	RFCU CD#2 2/25/16 15 mo 1.5%	77,943.86
12120	Certifcate of Deposit - Coastal	103,827.36
12122	Certificate of Deposit - South Shore Bank	75,126.88
12140	WWTP Trust CD1	9,058.03
12150	WWTP Trust CD2	8,947.05
12160	WWTP Trust CD3	8,941.23
12170	Citizens - Money Market	50,494.64
	Total Long Term Reserves	**464,045.56**
	Wastewater Treatment Plant Escrow	
12100	WWTP CD#2 -Coastal	42,289.63
12110	WWTP CD#1 -Coastal	55,930.77
	Total Wastewater Treatment Plant Escrow	**98,220.40**
11120	Prepaid Expenses	690.00
13100	Assessments Receivable	718.00
	TOTAL ASSETS	**766,937.14**
	LIABILITIES & CAPITAL	
	Liabilities	
30100	Accounts Payable	2,012.10
30200	Accrued Expenses	3,200.00
30450	Due to Working Capital Reserve	5,000.00
33100	Prepaid Owner Assessments	22,860.81
	Total Liabilities	**33,072.91**
	Capital	
50090	Snow Removal Reserve	4,254.29
50100	Reserves - Unallocated	577,727.92
50110	YTD Interest on Reserves	3,850.13
50340	Reserves - Working Capital	11,837.32
50350	YTD Interest Working Capital	17.74
55080	WWTP Escrow Account	98,220.40
55090	WWTP - Trust	26,946.31
55100	Prior Year Net Inc./(Loss)	8,432.34
	Calculated Retained Earnings	2,577.78

Balance Sheet

Account Number	Account Name	Balance
	Total Capital	**733,864.23**
	TOTAL LIABILITIES & CAPITAL	**766,937.14**

Annual Budget Comparison

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

As of: Oct 2018

Additional Account Types: None

Accounting Basis: Accrual

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
	Income							
63100	Assessment Income	40,320.00	40,320.00	0.00	403,200.00	403,200.00	0.00	483,840.00
63300	Supplemental Assmt. Income	0.00	0.00	0.00	9,240.00	0.00	9,240.00	0.00
63400	Late Fee Income	75.00	0.00	75.00	775.00	0.00	775.00	0.00
69200	Misc. Income	0.00	0.00	0.00	285.00	0.00	285.00	0.00
	Total Operating Income	**40,395.00**	**40,320.00**	**75.00**	**413,500.00**	**403,200.00**	**10,300.00**	**483,840.00**
	Expense							
70100	Management Fees	2,688.00	2,688.00	0.00	26,880.00	26,880.00	0.00	32,256.00
70200	Accounting Fees	0.00	464.58	464.58	3,900.00	4,645.80	745.80	5,575.00
71600	Legal & Professional Fees	0.00	58.33	58.33	0.00	583.30	583.30	700.00
72800	Insurance	4,264.78	3,583.33	-681.45	38,433.52	35,833.30	-2,600.22	43,000.00
74300	Federal Income Tax	0.00	0.00	0.00	1,000.00	0.00	-1,000.00	0.00
74400	State & Local Income Tax	0.00	0.00	0.00	2,000.00	1,300.00	-700.00	1,300.00
78900	Misc. G & A	55.35	91.67	36.32	591.67	916.70	325.03	1,100.00
89100	Electricity	1,950.90	2,083.33	132.43	21,353.87	20,833.30	-520.57	25,000.00
89303	Water for Irrigation System	0.00	0.00	0.00	3,990.48	2,500.00	-1,490.48	7,000.00
89500	Gas	19.80	30.00	10.20	343.18	300.00	-43.18	360.00
89900	Telephone	111.41	50.83	-60.58	668.43	508.30	-160.13	610.00
91500	Waste Water Treatment Plant	3,200.00	5,416.67	2,216.67	51,087.79	54,166.70	3,078.91	65,000.00
95800	Misc. Maintenance	17,744.45	3,083.33	-14,661.12	46,534.97	30,833.30	-15,701.67	37,000.00
96100	Lawn Maint. & Landscaping	12,827.11	12,000.00	-827.11	79,207.11	84,000.00	4,792.89	96,000.00
96500	Alarm/ Security Services	55.95	58.92	2.97	559.50	589.20	29.70	707.00
96550	Environmental Annual Fee	0.00	0.00	0.00	0.00	0.00	0.00	8,320.00
97500	Extermination	0.00	83.33	83.33	400.00	833.30	433.30	1,000.00
98000	Snow Removal	0.00	0.00	0.00	51,310.00	46,500.00	-4,810.00	64,500.00
98800	Gutter Cleaning	980.00	0.00	-980.00	3,735.00	0.00	-3,735.00	1,500.00
99000	**Reserve Contributions**							
99100	Reserves - Unallocated	7,001.00	7,001.00	0.00	70,010.00	70,010.00	0.00	84,012.00

Annual Budget Comparison

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
99121	Reserves - DEP Trust Requirement	741.67	741.67	0.00	7,416.70	7,416.70	0.00	8,900.00
99460	Reserves - Repay Reserves	0.00	0.00	0.00	1,500.00	0.00	-1,500.00	0.00
	Total Reserve Contributions	**7,742.67**	**7,742.67**	**0.00**	**78,926.70**	**77,426.70**	**-1,500.00**	**92,912.00**
	Total Operating Expense	**51,640.42**	**37,434.99**	**-14,205.43**	**410,922.22**	**388,649.90**	**-22,272.32**	**483,840.00**
	Total Operating Income	40,395.00	40,320.00	75.00	413,500.00	403,200.00	10,300.00	483,840.00
	Total Operating Expense	51,640.42	37,434.99	-14,205.43	410,922.22	388,649.90	-22,272.32	483,840.00
	NOI - Net Operating Income	**-11,245.42**	**2,885.01**	**-14,130.43**	**2,577.78**	**14,550.10**	**-11,972.32**	**0.00**
	Total Income	40,395.00	40,320.00	75.00	413,500.00	403,200.00	10,300.00	483,840.00
	Total Expense	51,640.42	37,434.99	-14,205.43	410,922.22	388,649.90	-22,272.32	483,840.00
	Net Income	**-11,245.42**	**2,885.01**	**-14,130.43**	**2,577.78**	**14,550.10**	**-11,972.32**	**0.00**