Spyglass Landing Condominium
Balance Sheet
As of 10/31/17

	ASSETS						
	CURRENT ASSETS:						
1010	Cash Checking - Operating	$	27,815.34				
1310	Assessments Receivable		432.00				
1340	Late Fees Receivable		50.00				
1610	Prepaid Insurance		11,242.00				
1620	Prepaid Expenses		690.00				
	Total Current Assets			$	40,229.34		
	WORKING CAPITAL RESERVE:						
1065	Reserves - Working Capital	$	6,836.18				
	Total Working Capital Reserve			$	6,836.18		
	LONG TERM RESERVES:						
1070	Reserve Svgs- Rockland Trust	$	119,252.06				
1077	Santander - Money Market		126,262.72				
1078	RFCU CD#1 2/25/16 15 mo 1.5%		76,791.13				
1080	RFCU CD#2 2/25/16 15 mo 1.5%		76,791.13				
1212	Cert of Dep - Coastal		102,869.27				
1214	WWTP Trust CD1		8,966.54				
1215	WWTP Trust CD2		8,905.29				
	Total Long Term Reserves			$	519,838.14		
	WASTEWATER TREATMENT PLANT ESCROW:						
1210	WWTP CD#2 -Coastal	$	41,862.15				
1211	WWTP CD#1 -Coastal		55,414.66				
	Subtotal WWTP Escrow			$	97,276.81		
	TOTAL ASSETS					$	664,180.47
	LIABILITIES & EQUITY						
	CURRENT LIABILITIES:						
3020	Accrued Expenses	$	4,525.00				
3045	Due to Working Capital Reserve		10,000.00				
3310	Prepaid Owner Assessments		13,153.01				
	Subtotal Current Liab.			$	27,678.01		
	EQUITY:						
5009	Snow Removal Reserve	$	4,254.29				
5010	Reserves - Unallocated		493,640.77				
5011	YTD Interest on Reserves		4,071.25				
5035	Reserves- Working Capital		6,836.18				
5508	WWTP Escrow Account		97,276.81				
5509	WWTP - Trust		17,871.83				
5510	Prior Year Net Inc./(Loss)		1,982.35				

Spyglass Landing Condominium
Balance Sheet
As of 10/31/17

Current Year Net Income/(Loss)	10,568.98		
Subtotal Equity		$ 636,502.46	
TOTAL LIABILITIES & EQUITY			$ 664,180.47

Spyglass Landing Condominium

Income/Expense Statement

Period: 10/01/17 to 10/31/17

Description		Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
INCOME:								
06310	Assessment Income	38,472.00	38,472.00	.00	384,720.00	384,720.00	.00	461,664.00
06330	Special Assmt. Income	.00	.00	.00	108.00	.00	108.00	.00
06340	Late Fee Income	50.00	.00	50.00	55.00	.00	55.00	.00
06920	Misc. Income	1,296.00	.00	1,296.00	1,296.00	.00	1,296.00	.00
	Subtotal Income	39,818.00	38,472.00	1,346.00	386,179.00	384,720.00	1,459.00	461,664.00
	EXPENSES							
General & Administrative								
07010	Management Fees	2,688.00	2,688.00	.00	26,880.00	26,880.00	.00	32,256.00
07020	Accounting Fees	.00	83.33	83.33	1,575.00	833.30	(741.70)	1,000.00
07160	Legal & Professional Fees	.00	83.33	83.33	.00	833.30	833.30	1,000.00
07280	Insurance	3,175.22	3,896.25	721.03	36,924.16	38,962.50	2,038.34	46,755.00
07440	State Excise Tax	.00	.00	.00	1,410.00	2,000.00	590.00	2,000.00
07890	Misc. G & A	845.92	91.67	(754.25)	1,526.85	916.70	(610.15)	1,100.00
	General & Administrative	6,709.14	6,842.58	133.44	68,316.01	70,425.80	2,109.79	84,111.00
Utilities								
08910	Electricity	1,810.69	2,166.67	355.98	20,172.10	21,666.70	1,494.60	26,000.00
08930	Water for Irrigation System	.00	583.33	583.33	2,546.16	5,833.30	3,287.14	7,000.00
08950	Gas	24.00	30.00	6.00	235.12	300.00	64.88	360.00
08990	Telephone	50.94	48.92	(2.02)	455.72	489.20	33.48	587.00
	Utilities	1,885.63	2,828.92	943.29	23,409.10	28,289.20	4,880.10	33,947.00
Maintenance								
08593	Site Imp - Concrete Work	575.00	.00	(575.00)	575.00	.00	(575.00)	.00
09140	Roof Repairs	230.00	.00	(230.00)	230.00	.00	(230.00)	.00
09150	Waste Water Treatment Plant	3,200.00	5,020.83	1,820.83	49,087.26	50,208.30	1,121.04	60,250.00
09580	Misc. Maintenance	7,683.00	2,556.92	(5,126.08)	40,963.50	25,569.20	(15,394.30)	30,683.00
	Maintenance	11,688.00	7,577.75	(4,110.25)	90,855.76	75,777.50	(15,078.26)	90,933.00
Contract Services								
09610	Lawn Maint. & Landscaping	20,425.00	11,717.87	(8,707.13)	76,113.00	82,025.09	5,912.09	93,742.96
09650	Alarm	55.95	58.83	2.88	559.50	588.30	28.80	706.00
09655	Environmental Annual Fee	.00	693.33	693.33	.00	6,933.30	6,933.30	8,320.00
09750	Extermination	.00	83.33	83.33	550.00	833.30	283.30	1,000.00
09800	Snow Removal	.00	.00	.00	46,719.95	46,500.00	(219.95)	64,500.00
09880	Gutter Cleaning	.00	125.00	125.00	.00	1,250.00	1,250.00	1,500.00
	Contract Services	20,480.95	12,678.36	(7,802.59)	123,942.45	138,129.99	14,187.54	169,768.96
Reserve Contributions								
09910	Reserves - Unallocated	6,167.00	6,167.00	.00	61,670.00	61,670.00	.00	74,004.00
09912	Reserves-DEP Trust Requiremen	741.67	741.67	.00	7,416.70	7,416.70	.00	8,900.00
	Reserve Contributions	6,908.67	6,908.67	.00	69,086.70	69,086.70	.00	82,904.00
	TOTAL EXPENSES	47,672.39	36,836.28	(10,836.11)	375,610.02	381,709.19	6,099.17	461,663.96
	CURRENT YEAR NET INCOME/(LOSS	(7,854.39)	1,635.72	(9,490.11)	10,568.98	3,010.81	7,558.17	.04

Spyglass Landing Condominium
Income/Expense Statement
Actual spreadsheet Start date: 01/01/17 Cutoff date: 10/31/17

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total
INCOME:													
Assessment Income	38472	38472	38472	38472	38472	38472	38472	38472	38472	38472	0	0	384720
Special Assmt. Income	0	0	108	0	0	0	0	0	0	0	0	0	108
Late Fee Income	0	50	20-	25-	0	0	0	0	0	50	0	0	55
Misc. Income	0	0	0	0	0	0	0	0	0	1296	0	0	1296
Subtotal Income	38472	38522	38560	38447	38472	38472	38472	38472	38472	39818	0	0	386179
EXPENSES													
General & Administrative													
Management Fees	2688	2688	2688	2688	2688	2688	2688	2688	2688	2688	0	0	26880
Accounting Fees	0	0	0	0	0	1575	0	0	0	0	0	0	1575
Insurance	4423	0	4423	4423	4423	0	340	12542	3175	3175	0	0	36924
Federal Income Tax	0	0	500	0	0	0	500-	0	0	0	0	0	0
State Excise Tax	0	0	1600	0	0	0	190-	0	0	0	0	0	1410
Misc. G & A	218	0	0	100	70	106	14	154	19	846	0	0	1527
General & Administra	7329	2688	9211	7211	7181	4369	2352	15384	5882	6709	0	0	68316
Utilities													
Electricity	2309	2185	1900	2094	1535	0	3305	1703	3330	1811	0	0	20172
Water for Irrigation Syst	0	0	0	0	0	2546	0	0	0	0	0	0	2546
Gas	24	25	25	25	21	24	21	24	22	24	0	0	235
Telephone	50	0	101	50	0	50	50	51	51	51	0	0	456
Utilities	2384	2210	2025	2169	1556	2620	3377	1779	3403	1886	0	0	23409
Maintenance													
Plumbing Repairs - Units	0	0	0	0	0	0	0	0	0	0	0	0	0
Site Imp - Concrete Work	0	0	0	0	0	0	0	0	0	575	0	0	575
Asphalt Repair	0	0	0	0	0	0	0	0	0	0	0	0	0
Roof Repairs	0	0	0	0	0	0	0	0	0	230	0	0	230
Waste Water Treatment Pla	3200	3229	3350	5060	4200	3538	15225	4478	3607	3200	0	0	49087
Septic Maintenance	0	0	0	0	0	0	0	0	0	0	0	0	0
Plumbing Repairs - Common	0	0	0	3145	0	3145-	0	0	0	0	0	0	0
Misc. Maintenance	350	500	195	550	8715	1815-	7480	6075	11231	7683	0	0	40964
Maintenance	3550	3729	3545	8755	12915	1423-	22705	10553	14838	11688	0	0	90856
Contract Services													
Lawn Maint. & Landscaping	0	0	0	11923	10748	6865	5700	19003	1450	20425	0	0	76113
Alarm	56	56	56	56	56	56	56	56	56	56	0	0	560
Trash Removal	0	0	0	0	480	480-	0	0	0	0	0	0	0
Power Washing	0	0	0	0	0	0	0	0	0	0	0	0	0
Extermination	0	0	0	0	0	0	150	0	400	0	0	0	550
Snow Removal	10900	21685	7585	6550	0	0	0	0	0	0	0	0	46720
Cleaning/ Janitorial Serv	0	0	0	0	0	0	0	0	0	0	0	0	0
Contract Services	10956	21741	7641	18528	11283	6441	5906	19059	1906	20481	0	0	123942
Reserve Contributions													
Reserves - Unallocated	6167	6167	6167	6167	6167	6167	6167	6167	6167	6167	0	0	61670
Reserves-DEP Trust Requir	0	0	0	0	0	4450	742	742	742	742	0	0	7417
Year End Suspense	0	0	108-	216	0	0	0	108-	0	0	0	0	0
Reserve Contribution	6167	6167	6059	6383	6167	10617	6909	6801	6909	6909	0	0	69087

TOTAL EXPENSES	30386	36535	28481	43047	39103	22625	41248	53576	32938	47672	0	0	375610
CURRENT YEAR NET INCOME/(	8086	1987	10079	4600-	631-	15847	2776-	15104-	5534	7854-	0	0	10569