

Balance Sheet

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

As of: 10/31/2019

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	66,047.19
10600	Cash Savings - Working Capital	11,893.16
10700	Cash Savings - Reserves	183,883.18
Total Cash		261,823.53
Long Term Reserves		
10770	Santander - Money Market	51,987.73
10780	RFCU CD#1 5/31/20 12 mo 2.5%	79,764.38
10800	RFCU CD#2 5/31/20 12 mo 2.5%	79,764.38
12120	Certificate of Deposit #1 - RFCU 9/25/20 12 mos 2.25%	106,421.31
12122	Certificate of Deposit - RFCU 10/9/20 12 mos 2.25%	76,067.17
12124	Certificate of Deposit #2 - Coastal 8/22/20 12 mo 1.59%	50,085.02
12140	WWTP Trust CD1 - Coastal 12 mo 10/21/20 1.55%	9,198.42
12150	WWTP Trust CD2 - Coastal 1/5/20 12 mos 2.08%	9,371.43
12160	WWTP Trust CD3 - Coastal 2/28/20 0.75%	9,066.77
12170	Citizens - Money Market	51,291.80
12180	WWTP Trust CD4 - Coastal 1/25/20 12 mos 2.2%	9,013.43
Total Long Term Reserves		532,031.84
Wastewater Treatment Plant Escrow		
12100	WWTP CD#2 - RFCU 12/21/20 12 mos 2.25%	42,891.30
12110	WWTP CD#1 - RFCU 9/25/20 12 mos 2.25%	57,328.11
Total Wastewater Treatment Plant Escrow		100,219.41
11120	Prepaid Expenses	690.00
13100	Assessments Receivable	910.00
TOTAL ASSETS		895,674.78
LIABILITIES & CAPITAL		
Liabilities		
30100	Accounts Payable	19,548.33
30200	Accrued Expenses	3,200.00
30450	Due to Working Capital Reserve	5,000.00
33100	Prepaid Owner Assessments	20,070.81
Total Liabilities		47,819.14
Capital		
50090	Snow Removal Reserve	4,254.29
50100	Reserves - Unallocated	668,674.49
50110	YTD Interest on Reserves	6,336.19
50340	Reserves - Working Capital	11,837.32
50350	YTD Interest Working Capital	55.84

Balance Sheet

Account Number	Account Name	Balance
55080	WWTP Escrow Account	100,219.41
55090	WWTP - Trust	36,650.05
	Calculated Retained Earnings	28,699.03
	Calculated Prior Years Retained Earnings	-8,870.98
	Total Capital	847,855.64
	TOTAL LIABILITIES & CAPITAL	895,674.78

Annual Budget - Comparative

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

Period Basis: Calendar

As of: Oct 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	411,600.00	411,600.00	0.00	493,920.00
63400	Late Fee Income	50.00	0.00	50.00	575.00	0.00	575.00	0.00
63500	Legal Fees Reimbursement	0.00	0.00	0.00	2,826.46	0.00	2,826.46	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	415,541.46	411,600.00	3,941.46	493,920.00
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	0.00	0.00	0.00	5,575.00	5,575.00	5,575.00
71600	Legal & Professional Fees	0.00	0.00	0.00	3,591.46	700.00	-2,891.46	700.00
72800	Insurance	4,201.40	3,677.08	-524.32	36,090.08	36,770.84	680.76	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	177.34	91.66	-85.68	881.40	916.68	35.28	1,100.00
89100	Electricity	1,131.88	2,083.33	951.45	21,283.67	20,833.34	-450.33	25,000.00
89303	Water for Irrigation System	0.00	583.33	583.33	1,704.84	5,833.34	4,128.50	7,000.00
89500	Gas	19.80	30.00	10.20	224.61	300.00	75.39	360.00
89900	Telephone	118.84	58.33	-60.51	527.47	583.34	55.87	700.00
91500	Waste Water Treatment Plant	13,661.49	5,416.66	-8,244.83	69,823.85	54,166.68	-15,657.17	65,000.00
95800	Misc. Maintenance	1,784.28	3,450.75	1,666.47	21,478.85	34,507.50	13,028.65	41,409.00
96100	Lawn Maint. & Landscaping	10,085.00	12,000.00	1,915.00	63,055.00	84,000.00	20,945.00	96,000.00
96500	Alarm/ Security Services	55.95	58.83	2.88	559.50	588.34	28.84	706.00
96550	Environmental Annual Fee	0.00	693.33	693.33	0.00	6,933.34	6,933.34	8,320.00
97270	Power Washing	0.00	0.00	0.00	17,000.00	0.00	-17,000.00	0.00
97500	Extermination	425.00	83.33	-341.67	3,636.00	833.34	-2,802.66	1,000.00
98000	Snow Removal	0.00	0.00	0.00	40,485.00	52,500.00	12,015.00	66,500.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
98800	Gutter Cleaning	0.00	229.58	229.58	185.00	2,295.84	2,110.84	2,755.00
99000	Reserve Contributions							
99100	Reserves - Unallocated	7,002.00	7,002.00	0.00	70,019.00	70,019.00	0.00	84,014.00
99121	Reserves - DEP Trust Requirement	741.67	741.67	0.00	7,416.70	7,416.70	0.00	8,900.00
	Total Reserve Contributions	7,743.67	7,743.67	0.00	77,435.70	77,435.70	0.00	92,914.00
	Total Operating Expense	42,092.65	38,887.88	-3,204.77	386,842.43	414,153.28	27,310.85	493,920.00
	Total Operating Income	41,210.00	41,160.00	50.00	415,541.46	411,600.00	3,941.46	493,920.00
	Total Operating Expense	42,092.65	38,887.88	-3,204.77	386,842.43	414,153.28	27,310.85	493,920.00
	NOI - Net Operating Income	-882.65	2,272.12	-3,154.77	28,699.03	-2,553.28	31,252.31	0.00
	Total Income	41,210.00	41,160.00	50.00	415,541.46	411,600.00	3,941.46	493,920.00
	Total Expense	42,092.65	38,887.88	-3,204.77	386,842.43	414,153.28	27,310.85	493,920.00
	Net Income	-882.65	2,272.12	-3,154.77	28,699.03	-2,553.28	31,252.31	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 Oct 2019 (01/01/2019 to 10/31/2019)

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	Jun 2019 6/1-6/30	Jul 2019 7/1-7/31	Aug 2019 8/1-8/31	Sep 2019 9/1-9/30	Oct 2019 10/1-10/31	Total
Operating Income & Expense											
Income											
Assessment Income	41,160.00	41,160.00	41,160.00	41,160.00	41,160.00	41,160.00	41,160.00	41,160.00	41,160.00	41,160.00	411,600.00
Late Fee Income	25.00	50.00	75.00	100.00	50.00	100.00	25.00	50.00	50.00	50.00	575.00
Legal Fees Reimbursement	0.00	0.00	0.00	0.00	0.00	2,826.46	0.00	0.00	0.00	0.00	2,826.46
Misc. Income	0.00	0.00	0.00	540.00	0.00	0.00	0.00	0.00	0.00	0.00	540.00
Total Operating Income	41,185.00	41,210.00	41,235.00	41,800.00	41,210.00	44,086.46	41,185.00	41,210.00	41,210.00	41,210.00	415,541.46
Expense											
Management Fees	2,688.00	2,688.00	2,688.00	2,688.00	2,688.00	2,688.00	2,688.00	2,688.00	2,688.00	2,688.00	26,880.00
Legal & Professional Fees	0.00	0.00	325.00	0.00	157.00	1,476.50	867.96	0.00	765.00	0.00	3,591.46
Insurance	8,023.56	0.00	4,011.77	8,023.55	0.00	0.00	0.00	2,662.00	9,167.80	4,201.40	36,090.08
State & Local Income Tax	0.00	0.00	0.00	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
Misc. G & A	39.99	9.60	180.00	26.55	0.00	0.00	0.00	261.23	186.69	177.34	881.40
Electricity	2,830.73	2,943.24	2,653.59	2,378.88	2,224.37	2,106.31	1,700.48	1,744.00	1,570.19	1,131.88	21,283.67
Water for Irrigation System	0.00	0.00	0.00	0.00	4,466.80	0.00	-2,761.96	0.00	0.00	0.00	1,704.84
Gas	39.78	19.80	0.00	63.48	0.00	20.97	20.97	20.01	19.80	19.80	224.61
Telephone	0.00	0.00	115.00	58.45	58.39	0.00	117.41	59.38	0.00	118.84	527.47
Waste Water Treatment Plant	3,764.07	6,400.00	3,200.00	3,425.00	13,603.18	11,176.68	5,343.61	5,479.82	3,770.00	13,661.49	69,823.85
Misc. Maintenance	1,095.00	1,787.00	510.00	1,387.12	4,449.00	2,841.15	3,875.99	1,640.00	2,109.31	1,784.28	21,478.85
Lawn Maint. & Landscaping	4,550.00	0.00	275.00	1,615.00	23,525.00	4,435.00	4,345.00	9,400.00	4,825.00	10,085.00	63,055.00
Alarm/ Security Services	111.90	0.00	55.95	55.95	55.95	55.95	55.95	55.95	55.95	55.95	559.50

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	Jun 2019 6/1-6/30	Jul 2019 7/1-7/31	Aug 2019 8/1-8/31	Sep 2019 9/1-9/30	Oct 2019 10/1-10/31	Total
Power Washing	0.00	0.00	0.00	0.00	0.00	17,000.00	0.00	0.00	0.00	0.00	17,000.00
Extermination	0.00	0.00	0.00	275.00	0.00	1,600.00	861.00	0.00	475.00	425.00	3,636.00
Snow Removal	15,250.00	8,250.00	11,250.00	5,235.00	500.00	0.00	0.00	0.00	0.00	0.00	40,485.00
Gutter Cleaning	0.00	0.00	0.00	0.00	0.00	185.00	0.00	0.00	0.00	0.00	185.00
Reserve Contributions											
Reserves - Unallocated	7,001.00	7,002.00	7,002.00	7,002.00	7,002.00	7,002.00	7,002.00	7,002.00	7,002.00	7,002.00	70,019.00
Reserves - DEP Trust Requirement	741.67	741.67	741.67	741.67	741.67	741.67	741.67	741.67	741.67	741.67	7,416.70
Total Reserve Contributions	7,742.67	7,743.67	7,743.67	7,743.67	7,743.67	7,743.67	7,743.67	7,743.67	7,743.67	7,743.67	77,435.70
Total Operating Expense	46,135.70	29,841.31	33,007.98	34,975.65	59,471.36	51,329.23	24,858.08	31,754.06	33,376.41	42,092.65	386,842.43
NOI - Net Operating Income	-4,950.70	11,368.69	8,227.02	6,824.35	-18,261.36	-7,242.77	16,326.92	9,455.94	7,833.59	-882.65	28,699.03
Total Income	41,185.00	41,210.00	41,235.00	41,800.00	41,210.00	44,086.46	41,185.00	41,210.00	41,210.00	41,210.00	415,541.46
Total Expense	46,135.70	29,841.31	33,007.98	34,975.65	59,471.36	51,329.23	24,858.08	31,754.06	33,376.41	42,092.65	386,842.43
Net Income	-4,950.70	11,368.69	8,227.02	6,824.35	-18,261.36	-7,242.77	16,326.92	9,455.94	7,833.59	-882.65	28,699.03