

Balance Sheet

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

As of: 04/30/2019

Accounting Basis: Accrual

Level of Detail: Detail View

Account Number	Account Name	Balance
ASSETS		
Cash		
10100	Cash Checking - Operating	43,137.76
10600	Cash Savings - Working Capital	11,872.70
10700	Cash Savings - Reserves	186,807.22
Total Cash		241,817.68
Long Term Reserves		
10770	Santander - Money Market	51,883.02
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	50,909.61
12180	WWTP Trust CD4	8,879.17
Total Long Term Reserves		476,225.19
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	3,858.00
TOTAL ASSETS		821,627.70
LIABILITIES & CAPITAL		
Liabilities		
30100	Accounts Payable	4,576.57
30200	Accrued Expenses	3,200.00
30450	Due to Working Capital Reserve	5,000.00
33100	Prepaid Owner Assessments	21,960.81
Total Liabilities		34,737.38
Capital		
50090	Snow Removal Reserve	4,254.29
50100	Reserves - Unallocated	622,212.47
50110	YTD Interest on Reserves	581.94
50340	Reserves - Working Capital	11,837.32
50350	YTD Interest Working Capital	35.38
55080	WWTP Escrow Account	99,036.83
55090	WWTP - Trust	35,983.71

Balance Sheet

Account Number	Account Name	Balance
	Calculated Retained Earnings	21,794.36
	Calculated Prior Years Retained Earnings	-8,845.98
	Total Capital	786,890.32
	TOTAL LIABILITIES & CAPITAL	821,627.70

Annual Budget - Comparative

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

Period Basis: Calendar

As of: Apr 2019

Additional Account Types: None

Accounting Basis: Accrual

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	164,640.00	164,640.00	0.00	493,920.00
63400	Late Fee Income	100.00	0.00	100.00	250.00	0.00	250.00	0.00
69200	Misc. Income	540.00	0.00	540.00	540.00	0.00	540.00	0.00
Total Operating Income		41,800.00	41,160.00	640.00	165,430.00	164,640.00	790.00	493,920.00
Expense								
70100	Management Fees	2,688.00	2,688.00	0.00	10,752.00	10,752.00	0.00	32,256.00
70200	Accounting Fees	0.00	5,575.00	5,575.00	0.00	5,575.00	5,575.00	5,575.00
71600	Legal & Professional Fees	0.00	700.00	700.00	0.00	700.00	700.00	700.00
72800	Insurance	8,023.55	3,677.08	-4,346.47	20,058.88	14,708.36	-5,350.52	44,125.00
74300	Federal Income Tax	0.00	1,000.00	1,000.00	0.00	1,000.00	1,000.00	1,000.00
74400	State & Local Income Tax	2,000.00	1,500.00	-500.00	2,000.00	1,500.00	-500.00	1,500.00
78900	Misc. G & A	26.55	91.66	65.11	256.14	366.72	110.58	1,100.00
89100	Electricity	2,378.88	2,083.33	-295.55	10,806.44	8,333.36	-2,473.08	25,000.00
89303	Water for Irrigation System	0.00	583.33	583.33	0.00	2,333.36	2,333.36	7,000.00
89500	Gas	63.48	30.00	-33.48	123.06	120.00	-3.06	360.00
89900	Telephone	58.45	58.33	-0.12	173.45	233.36	59.91	700.00
91500	Waste Water Treatment Plant	3,425.00	5,416.66	1,991.66	16,789.07	21,666.72	4,877.65	65,000.00
95800	Misc. Maintenance	1,387.12	3,450.75	2,063.63	4,779.12	13,803.00	9,023.88	41,409.00
96100	Lawn Maint. & Landscaping	1,615.00	12,000.00	10,385.00	6,440.00	12,000.00	5,560.00	96,000.00
96500	Alarm/ Security Services	55.95	58.83	2.88	223.80	235.36	11.56	706.00
96550	Environmental Annual Fee	0.00	693.33	693.33	0.00	2,773.36	2,773.36	8,320.00
97500	Extermination	275.00	83.33	-191.67	275.00	333.36	58.36	1,000.00
98000	Snow Removal	5,235.00	7,500.00	2,265.00	39,985.00	52,500.00	12,515.00	66,500.00
98800	Gutter Cleaning	0.00	229.58	229.58	0.00	918.36	918.36	2,755.00
99000 Reserve Contributions								
99100	Reserves - Unallocated	7,002.00	7,002.00	0.00	28,007.00	28,007.00	0.00	84,014.00

Annual Budget - Comparative

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	2,966.68	2,966.68	0.00	8,900.00
Total Reserve Contributions		7,743.67	7,743.67	0.00	30,973.68	30,973.68	0.00	92,914.00
Total Operating Expense		34,975.65	55,162.88	20,187.23	143,635.64	180,826.00	37,190.36	493,920.00
Total Operating Income		41,800.00	41,160.00	640.00	165,430.00	164,640.00	790.00	493,920.00
Total Operating Expense		34,975.65	55,162.88	20,187.23	143,635.64	180,826.00	37,190.36	493,920.00
NOI - Net Operating Income		6,824.35	-14,002.88	20,827.23	21,794.36	-16,186.00	37,980.36	0.00
Total Income		41,800.00	41,160.00	640.00	165,430.00	164,640.00	790.00	493,920.00
Total Expense		34,975.65	55,162.88	20,187.23	143,635.64	180,826.00	37,190.36	493,920.00
Net Income		6,824.35	-14,002.88	20,827.23	21,794.36	-16,186.00	37,980.36	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 Apr 2019 (01/01/2019 to 04/30/2019)

Accounting Basis: Accrual

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	Total
Operating Income & Expense					
Income					
Assessment Income	41,160.00	41,160.00	41,160.00	41,160.00	164,640.00
Late Fee Income	25.00	50.00	75.00	100.00	250.00
Misc. Income	0.00	0.00	0.00	540.00	540.00
Total Operating Income	41,185.00	41,210.00	41,235.00	41,800.00	165,430.00
Expense					
Management Fees	2,688.00	2,688.00	2,688.00	2,688.00	10,752.00
Insurance	8,023.56	0.00	4,011.77	8,023.55	20,058.88
State & Local Income Tax	0.00	0.00	0.00	2,000.00	2,000.00
Misc. G & A	39.99	9.60	180.00	26.55	256.14
Electricity	2,830.73	2,943.24	2,653.59	2,378.88	10,806.44
Gas	39.78	19.80	0.00	63.48	123.06
Telephone	0.00	0.00	115.00	58.45	173.45
Waste Water Treatment Plant	3,764.07	6,400.00	3,200.00	3,425.00	16,789.07
Misc. Maintenance	1,095.00	1,787.00	510.00	1,387.12	4,779.12
Lawn Maint. & Landscaping	4,550.00	0.00	275.00	1,615.00	6,440.00
Alarm/ Security Services	111.90	0.00	55.95	55.95	223.80
Extermination	0.00	0.00	0.00	275.00	275.00
Snow Removal	15,250.00	8,250.00	11,250.00	5,235.00	39,985.00
Reserve Contributions					
Reserves - Unallocated	7,001.00	7,002.00	7,002.00	7,002.00	28,007.00
Reserves - DEP Trust Requirement	741.67	741.67	741.67	741.67	2,966.68
Total Reserve Contributions	7,742.67	7,743.67	7,743.67	7,743.67	30,973.68
Total Operating Expense	46,135.70	29,841.31	32,682.98	34,975.65	143,635.64
NOI - Net Operating Income					
	-4,950.70	11,368.69	8,552.02	6,824.35	21,794.36

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	Total
Total Income	41,185.00	41,210.00	41,235.00	41,800.00	165,430.00
Total Expense	46,135.70	29,841.31	32,682.98	34,975.65	143,635.64
Net Income	-4,950.70	11,368.69	8,552.02	6,824.35	21,794.36