

Income Statement - 12 Month

Arbor Management Company, Inc.

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

Period Range: Jan 2018 to Nov 2018

Accounting Basis: Accrual

Level of Detail: Detail View

Account Name	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Nov 2018	Total
Operating Income & Expense												
Income												
Assessment Income	40,320.00	40,320.00	40,320.00	40,320.00	40,320.00	40,320.00	40,320.00	40,320.00	40,320.00	40,320.00	40,320.00	443,520.00
Supplemental Assmt. Income	0.00	0.00	0.00	0.00	0.00	4,620.00	4,620.00	0.00	0.00	0.00	0.00	9,240.00
Late Fee Income	125.00	50.00	0.00	0.00	100.00	125.00	125.00	50.00	100.00	75.00	50.00	800.00
Misc. Income	0.00	285.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	285.00
Total Operating Income	40,445.00	40,655.00	40,320.00	40,320.00	40,420.00	45,065.00	45,065.00	40,370.00	40,420.00	40,395.00	40,370.00	453,845.00
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	2,688.00	29,568.00
Accounting Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,900.00	0.00	0.00	0.00	3,900.00
Insurance	7,915.41	1,564.96	4,740.18	4,740.19	4,740.22	0.00	2,450.00	4,006.00	4,011.78	4,264.78	4,011.78	42,445.30
Federal Income Tax	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
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	0.00	2,000.00
Misc. G & A	0.00	18.20	0.00	109.40	156.84	0.00	0.00	0.00	251.88	55.35	154.00	745.67
Electricity	0.00	4,773.55	0.00	2,053.69	4,381.24	2,027.72	1,973.79	2,072.04	2,120.94	1,950.90	2,285.23	23,639.10
Water for Irrigation System	0.00	0.00	0.00	0.00	0.00	3,990.48	0.00	0.00	0.00	0.00	0.00	3,990.48
Gas	22.08	23.24	24.60	163.62	47.32	0.00	22.72	0.00	19.80	19.80	19.80	362.98
Telephone	55.60	55.68	55.72	55.72	111.12	0.00	56.00	167.18	0.00	111.41	0.00	668.43
Waste Water Treatment Plant	11,262.00	4,545.50	0.00	4,057.29	11,805.83	7,082.52	3,655.60	3,695.71	1,783.34	3,200.00	3,200.00	54,287.79
Misc. Maintenance	375.00	635.00	2,485.00	1,485.00	3,261.50	4,078.29	10,580.73	5,890.00	0.00	17,744.45	2,107.92	48,642.89
Lawn Maint. & Landscaping	0.00	29.73	2,170.27	21,500.00	8,520.00	7,927.50	0.00	17,362.50	8,870.00	12,827.11	7,500.00	86,707.11
Alarm/ Security Services	55.95	55.95	55.95	55.95	111.90	0.00	55.95	55.95	55.95	55.95	55.95	615.45

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Extermination	0.00	0.00	0.00	0.00	0.00	0.00	100.00	150.00	150.00	0.00	0.00	400.00
Snow Removal	16,500.00	11,850.00	13,900.00	250.00	8,810.00	0.00	0.00	0.00	0.00	0.00	5,000.00	56,310.00
Gutter Cleaning	2,675.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	80.00	980.00	0.00	3,735.00
Reserve Contributions												
Reserves - Unallocated	7,001.00	7,001.00	7,001.00	7,001.00	7,001.00	7,001.00	7,001.00	7,001.00	7,001.00	7,001.00	7,001.00	77,011.00
Reserves - DEP Trust Requirement	741.67	741.67	741.67	741.67	741.67	741.67	741.67	741.67	741.67	741.67	741.67	8,158.37
Reserves - Repay Reserves	0.00	0.00	1,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00
Total Reserve Contributions	7,742.67	7,742.67	9,242.67	7,742.67	7,742.67	7,742.67	7,742.67	7,742.67	7,742.67	7,742.67	7,742.67	86,669.37
Total Operating Expense	49,291.71	33,982.48	35,362.39	47,901.53	52,376.64	35,537.18	29,325.46	47,730.05	27,774.36	51,640.42	34,765.35	445,687.57
NOI - Net Operating Income	-8,846.71	6,672.52	4,957.61	-7,581.53	-11,956.64	9,527.82	15,739.54	-7,360.05	12,645.64	-11,245.42	5,604.65	8,157.43
Total Income	40,445.00	40,655.00	40,320.00	40,320.00	40,420.00	45,065.00	45,065.00	40,370.00	40,420.00	40,395.00	40,370.00	453,845.00
Total Expense	49,291.71	33,982.48	35,362.39	47,901.53	52,376.64	35,537.18	29,325.46	47,730.05	27,774.36	51,640.42	34,765.35	445,687.57
Net Income	<u>-8,846.71</u>	<u>6,672.52</u>	<u>4,957.61</u>	<u>-7,581.53</u>	<u>-11,956.64</u>	<u>9,527.82</u>	<u>15,739.54</u>	<u>-7,360.05</u>	<u>12,645.64</u>	<u>-11,245.42</u>	<u>5,604.65</u>	<u>8,157.43</u>