

Balance Sheet

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

As of: 06/30/2019

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	13,500.06
10600	Cash Savings - Working Capital	11,879.65
10700	Cash Savings - Reserves	202,504.85
Total Cash		227,884.56
Long Term Reserves		
10770	Santander - Money Market	51,900.65
10780	RFCU CD#1 2/25/16 15 mo 1.5%	79,269.35
10800	RFCU CD#2 2/25/16 15 mo 1.5%	79,269.35
12120	Certificate of Deposit - Coastal	105,730.82
12122	Certificate of Deposit - South Shore Bank	76,067.17
12140	WWTP Trust CD1	9,163.12
12150	WWTP Trust CD2	9,057.40
12160	WWTP Trust CD3	9,037.70
12170	Citizens - Money Market	51,204.78
12180	WWTP Trust CD4	8,947.40
Total Long Term Reserves		479,647.74
Wastewater Treatment Plant Escrow		
12100	WWTP CD#2 -Coastal	42,780.28
12110	WWTP CD#1 -Coastal	56,956.15
Total Wastewater Treatment Plant Escrow		99,736.43
11120	Prepaid Expenses	690.00
13100	Assessments Receivable	1,430.00
TOTAL ASSETS		809,388.73
LIABILITIES & CAPITAL		
Liabilities		
30100	Accounts Payable	1,645.00
30200	Accrued Expenses	3,200.00
30450	Due to Working Capital Reserve	5,000.00
33100	Prepaid Owner Assessments	15,590.81
Total Liabilities		25,435.81
Capital		
50090	Snow Removal Reserve	4,254.29
50100	Reserves - Unallocated	637,699.81
50110	YTD Interest on Reserves	3,992.87
50340	Reserves - Working Capital	11,837.32
50350	YTD Interest Working Capital	42.33
55080	WWTP Escrow Account	99,736.43

Balance Sheet

Account Number	Account Name	Balance
55090	WWTP - Trust	36,205.62
	Calculated Retained Earnings	-944.77
	Calculated Prior Years Retained Earnings	-8,870.98
	Total Capital	783,952.92
	TOTAL LIABILITIES & CAPITAL	809,388.73

Annual Budget - Comparative

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

Period Basis: Calendar

As of: Jun 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	246,960.00	246,960.00	0.00	493,920.00
63400	Late Fee Income	125.00	0.00	125.00	425.00	0.00	425.00	0.00
63500	Legal Fees Reimbursement	2,826.46	0.00	2,826.46	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		44,111.46	41,160.00	2,951.46	250,751.46	246,960.00	3,791.46	493,920.00
Expense								
70100	Management Fees	2,688.00	2,688.00	0.00	16,128.00	16,128.00	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	1,476.50	0.00	-1,476.50	1,958.50	700.00	-1,258.50	700.00
72800	Insurance	0.00	3,677.08	3,677.08	20,058.88	22,062.52	2,003.64	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	0.00	91.66	91.66	256.14	550.04	293.90	1,100.00
89100	Electricity	2,106.31	2,083.33	-22.98	15,137.12	12,500.02	-2,637.10	25,000.00
89303	Water for Irrigation System	0.00	583.33	583.33	4,466.80	3,500.02	-966.78	7,000.00
89500	Gas	20.97	30.00	9.03	144.03	180.00	35.97	360.00
89900	Telephone	0.00	58.33	58.33	231.84	350.02	118.18	700.00
91500	Waste Water Treatment Plant	11,176.68	5,416.66	-5,760.02	41,568.93	32,500.04	-9,068.89	65,000.00
95800	Misc. Maintenance	3,461.15	3,450.75	-10.40	10,204.27	20,704.50	10,500.23	41,409.00
96100	Lawn Maint. & Landscaping	3,235.00	12,000.00	8,765.00	33,200.00	36,000.00	2,800.00	96,000.00
96500	Alarm/ Security Services	55.95	58.83	2.88	335.70	353.02	17.32	706.00
96550	Environmental Annual Fee	0.00	693.33	693.33	0.00	4,160.02	4,160.02	8,320.00
97270	Power Washing	17,000.00	0.00	-17,000.00	17,000.00	0.00	-17,000.00	0.00
97500	Extermination	1,600.00	83.33	-1,516.67	1,875.00	500.02	-1,374.98	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	185.00	229.58	44.58	185.00	1,377.52	1,192.52	2,755.00
99000	Reserve Contributions							
99100	Reserves - Unallocated	7,002.00	7,002.00	0.00	42,011.00	42,011.00	0.00	84,014.00
99121	Reserves - DEP Trust Requirement	741.67	741.67	0.00	4,450.02	4,450.02	0.00	8,900.00
	Total Reserve Contributions	7,743.67	7,743.67	0.00	46,461.02	46,461.02	0.00	92,914.00
	Total Operating Expense	50,749.23	38,887.88	-11,861.35	251,696.23	258,601.76	6,905.53	493,920.00
	Total Operating Income	44,111.46	41,160.00	2,951.46	250,751.46	246,960.00	3,791.46	493,920.00
	Total Operating Expense	50,749.23	38,887.88	-11,861.35	251,696.23	258,601.76	6,905.53	493,920.00
	NOI - Net Operating Income	-6,637.77	2,272.12	-8,909.89	-944.77	-11,641.76	10,696.99	0.00
	Total Income	44,111.46	41,160.00	2,951.46	250,751.46	246,960.00	3,791.46	493,920.00
	Total Expense	50,749.23	38,887.88	-11,861.35	251,696.23	258,601.76	6,905.53	493,920.00
	Net Income	-6,637.77	2,272.12	-8,909.89	-944.77	-11,641.76	10,696.99	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 Jun 2019 (01/01/2019 to 06/30/2019)

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	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	246,960.00
Late Fee Income	25.00	50.00	75.00	100.00	50.00	125.00	425.00
Legal Fees Reimbursement	0.00	0.00	0.00	0.00	0.00	2,826.46	2,826.46
Misc. Income	0.00	0.00	0.00	540.00	0.00	0.00	540.00
Total Operating Income	41,185.00	41,210.00	41,235.00	41,800.00	41,210.00	44,111.46	250,751.46
Expense							
Management Fees	2,688.00	2,688.00	2,688.00	2,688.00	2,688.00	2,688.00	16,128.00
Legal & Professional Fees	0.00	0.00	325.00	0.00	157.00	1,476.50	1,958.50
Insurance	8,023.56	0.00	4,011.77	8,023.55	0.00	0.00	20,058.88
State & Local Income Tax	0.00	0.00	0.00	2,000.00	0.00	0.00	2,000.00
Misc. G & A	39.99	9.60	180.00	26.55	0.00	0.00	256.14
Electricity	2,830.73	2,943.24	2,653.59	2,378.88	2,224.37	2,106.31	15,137.12
Water for Irrigation System	0.00	0.00	0.00	0.00	4,466.80	0.00	4,466.80
Gas	39.78	19.80	0.00	63.48	0.00	20.97	144.03
Telephone	0.00	0.00	115.00	58.45	58.39	0.00	231.84
Waste Water Treatment Plant	3,764.07	6,400.00	3,200.00	3,425.00	13,603.18	11,176.68	41,568.93
Misc. Maintenance	1,095.00	1,787.00	510.00	1,387.12	1,964.00	3,461.15	10,204.27
Lawn Maint. & Landscaping	4,550.00	0.00	275.00	1,615.00	23,525.00	3,235.00	33,200.00
Alarm/ Security Services	111.90	0.00	55.95	55.95	55.95	55.95	335.70
Power Washing	0.00	0.00	0.00	0.00	0.00	17,000.00	17,000.00
Extermination	0.00	0.00	0.00	275.00	0.00	1,600.00	1,875.00
Snow Removal	15,250.00	8,250.00	11,250.00	5,235.00	500.00	0.00	40,485.00
Gutter Cleaning	0.00	0.00	0.00	0.00	0.00	185.00	185.00
Reserve Contributions							
Reserves - Unallocated	7,001.00	7,002.00	7,002.00	7,002.00	7,002.00	7,002.00	42,011.00

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	Total
Reserves - DEP Trust Requirement	741.67	741.67	741.67	741.67	741.67	741.67	4,450.02
Total Reserve Contributions	7,742.67	7,743.67	7,743.67	7,743.67	7,743.67	7,743.67	46,461.02
Total Operating Expense	46,135.70	29,841.31	33,007.98	34,975.65	56,986.36	50,749.23	251,696.23
NOI - Net Operating Income	-4,950.70	11,368.69	8,227.02	6,824.35	-15,776.36	-6,637.77	-944.77
Total Income	41,185.00	41,210.00	41,235.00	41,800.00	41,210.00	44,111.46	250,751.46
Total Expense	46,135.70	29,841.31	33,007.98	34,975.65	56,986.36	50,749.23	251,696.23
Net Income	-4,950.70	11,368.69	8,227.02	6,824.35	-15,776.36	-6,637.77	-944.77