

Balance Sheet

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

As of: 11/30/2019

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	35,857.93
10600	Cash Savings - Working Capital	11,895.70
10700	Cash Savings - Reserves	191,712.77
Total Cash		239,466.40
Long Term Reserves		
10770	Santander - Money Market	52,004.82
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		532,048.93
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	1,970.00
TOTAL ASSETS		874,394.74
LIABILITIES & CAPITAL		
Liabilities		
30100	Accounts Payable	5,275.45
30200	Accrued Expenses	3,200.00
30450	Due to Working Capital Reserve	5,000.00
33100	Prepaid Owner Assessments	15,670.81
Total Liabilities		29,146.26
Capital		
50090	Snow Removal Reserve	4,254.29
50100	Reserves - Unallocated	676,418.16
50110	YTD Interest on Reserves	6,439.20
50340	Reserves - Working Capital	11,837.32
50350	YTD Interest Working Capital	58.38

Balance Sheet

Account Number	Account Name	Balance
55080	WWTP Escrow Account	100,219.41
55090	WWTP - Trust	36,650.05
	Calculated Retained Earnings	18,242.65
	Calculated Prior Years Retained Earnings	-8,870.98
	Total Capital	845,248.48
	TOTAL LIABILITIES & CAPITAL	874,394.74

Annual Budget - Comparative

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

Period Basis: Calendar

As of: Nov 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	452,760.00	452,760.00	0.00	493,920.00
63400	Late Fee Income	100.00	0.00	100.00	675.00	0.00	675.00	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		41,260.00	41,160.00	100.00	456,801.46	452,760.00	4,041.46	493,920.00
Expense								
70100	Management Fees	2,688.00	2,688.00	0.00	29,568.00	29,568.00	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	5,341.40	3,677.08	-1,664.32	41,431.48	40,447.92	-983.56	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	220.90	91.66	-129.24	1,102.30	1,008.34	-93.96	1,100.00
85940	Site Improvement - Sidewalks	22,258.00	0.00	-22,258.00	22,258.00	0.00	-22,258.00	0.00
89100	Electricity	0.00	2,083.33	2,083.33	21,283.67	22,916.67	1,633.00	25,000.00
89303	Water for Irrigation System	0.00	583.33	583.33	1,704.84	6,416.67	4,711.83	7,000.00
89500	Gas	24.07	30.00	5.93	248.68	330.00	81.32	360.00
89900	Telephone	0.00	58.33	58.33	527.47	641.67	114.20	700.00
91500	Waste Water Treatment Plant	5,388.58	5,416.66	28.08	75,212.43	59,583.34	-15,629.09	65,000.00
95800	Misc. Maintenance	3,350.81	3,450.75	99.94	24,829.66	37,958.25	13,128.59	41,409.00
96100	Lawn Maint. & Landscaping	4,460.00	12,000.00	7,540.00	67,515.00	96,000.00	28,485.00	96,000.00
96500	Alarm/ Security Services	55.95	58.83	2.88	615.45	647.17	31.72	706.00
96550	Environmental Annual Fee	0.00	693.33	693.33	0.00	7,626.67	7,626.67	8,320.00
97270	Power Washing	0.00	0.00	0.00	17,000.00	0.00	-17,000.00	0.00
97500	Extermination	0.00	83.33	83.33	3,636.00	916.67	-2,719.33	1,000.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
98000	Snow Removal	0.00	7,000.00	7,000.00	40,485.00	59,500.00	19,015.00	66,500.00
98800	Gutter Cleaning	185.00	229.58	44.58	370.00	2,525.42	2,155.42	2,755.00
99000	Reserve Contributions							
99100	Reserves - Unallocated	7,002.00	7,002.00	0.00	77,021.00	77,021.00	0.00	84,014.00
99121	Reserves - DEP Trust Requirement	741.67	741.67	0.00	8,158.37	8,158.37	0.00	8,900.00
	Total Reserve Contributions	7,743.67	7,743.67	0.00	85,179.37	85,179.37	0.00	92,914.00
	Total Operating Expense	51,716.38	45,887.88	-5,828.50	438,558.81	460,041.16	21,482.35	493,920.00
	Total Operating Income	41,260.00	41,160.00	100.00	456,801.46	452,760.00	4,041.46	493,920.00
	Total Operating Expense	51,716.38	45,887.88	-5,828.50	438,558.81	460,041.16	21,482.35	493,920.00
	NOI - Net Operating Income	-10,456.38	-4,727.88	-5,728.50	18,242.65	-7,281.16	25,523.81	0.00
	Total Income	41,260.00	41,160.00	100.00	456,801.46	452,760.00	4,041.46	493,920.00
	Total Expense	51,716.38	45,887.88	-5,828.50	438,558.81	460,041.16	21,482.35	493,920.00
	Net Income	-10,456.38	-4,727.88	-5,728.50	18,242.65	-7,281.16	25,523.81	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 Nov 2019 (01/01/2019 to 11/30/2019)

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	Jul 2019 7/1-7/31	Aug 2019 8/1-8/31	Sep 2019 9/1-9/30	Oct 2019 10/1-10/31	Nov 2019 11/1-11/30	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	41,160.00	41,160.00	41,160.00	41,160.00	41,160.00	452,760.00
Late Fee Income	25.00	50.00	75.00	100.00	50.00	100.00	25.00	50.00	50.00	50.00	100.00	675.00
Legal Fees Reimbursement	0.00	0.00	0.00	0.00	0.00	2,826.46	0.00	0.00	0.00	0.00	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	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	41,260.00	456,801.46
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	2,688.00	29,568.00
Legal & Professional Fees	0.00	0.00	325.00	0.00	157.00	1,476.50	867.96	0.00	765.00	0.00	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	5,341.40	41,431.48
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	39.99	9.60	180.00	26.55	0.00	0.00	0.00	261.23	186.69	177.34	220.90	1,102.30
Site Improvement - Sidewalks	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22,258.00	22,258.00
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	0.00	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	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	24.07	248.68
Telephone	0.00	0.00	115.00	58.45	58.39	0.00	117.41	59.38	0.00	118.84	0.00	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	5,388.58	75,212.43
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	3,350.81	24,829.66

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	Nov 2019 11/1-11/30	Total
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	4,460.00	67,515.00
Alarm/ Security Services	111.90	0.00	55.95	55.95	55.95	55.95	55.95	55.95	55.95	55.95	55.95	615.45
Power Washing	0.00	0.00	0.00	0.00	0.00	17,000.00	0.00	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	0.00	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	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	370.00
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	7,002.00	77,021.00
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
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	7,743.67	85,179.37
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	51,716.38	438,558.81
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	-10,456.38	18,242.65
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	41,260.00	456,801.46
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	51,716.38	438,558.81
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	-10,456.38	18,242.65