

Harborside Condominium Trust

Profit & Loss Budget Performance

January through May 2019

	Jan - May 19	YTD Budget	Annual Budget
Income			
Income			
Carry Forward From Prev Year	80,000.00	80,000.00	80,000.00
Condominium Fee Income	186,084.11	184,522.00	442,850.00
Condominium Fee Income - Supple	9,618.74	10,000.00	10,000.00
Interest Income	436.14	62.50	150.00
Settlement Income	215,000.00	215,000.00	215,000.00
Total Income	491,138.99	489,584.50	748,000.00
Other Income	250.00		
Total Income	491,388.99	489,584.50	748,000.00
Expense			
Adminstrative			
Insurance expenses - Flood	0.00	0.00	65,000.00
Insurance Expenses - Master Pol	32,806.50	27,500.00	66,000.00
Legal Expenses	-259.00		
Management Fee	4,125.00	4,125.00	9,900.00
Postage & Delivery Expenses	96.10	110.00	250.00
Professional Services	14,087.55	10,000.00	20,000.00
Tax & Tax Preparation	0.00	1,000.00	1,000.00
Total Adminstrative	50,856.15	42,735.00	162,150.00
Common Services			
Cleaning Expenses	1,985.85	2,083.38	5,000.00
Extermination Expense	88.00	550.00	1,250.00
Landscape Service Expense	0.00	2,550.00	8,500.00
Security Expense	770.00	937.50	2,250.00
Snow Removal Expense	6,985.13	12,000.00	12,000.00
Trash Removal Expenses	6,097.00	3,750.00	9,000.00
Total Common Services	15,925.98	21,870.88	38,000.00
Docks			
Dock Contribution	5,400.00	5,400.00	5,400.00
Insurance - Dock	0.00	0.00	5,000.00
Total Docks	5,400.00	5,400.00	10,400.00
Maintenance / Repair			
Capital Improvement Repairs	26,828.90	10,000.00	24,000.00
Drainage Expense	3,150.00	37,500.00	75,000.00
Maintenance & Repair Expenses	9,075.27	6,250.00	15,000.00
Maintenance Repair - Bldg C	276,791.96	125,000.00	225,000.00
Sea Wall Maintenance	127,649.65	65,000.00	130,000.00
Total Maintenance / Repair	443,495.78	243,750.00	469,000.00
Reserve Account Contribution Ex	16,000.00	18,500.00	44,400.00
Utilities			
Electricity Expense	2,511.61	2,200.00	5,000.00
Natural Gas Expense	140.27	150.00	300.00
Telephone Conference Line Expen	0.00	110.00	250.00

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Telephone Expense	5,460.26	4,794.00	11,500.00
Water & Sewer Expense	1,914.35	2,940.00	7,000.00
Total Utilities	10,026.49	10,194.00	24,050.00
Total Expense	541,704.40	342,449.88	748,000.00
Net Income	-50,315.41	147,134.62	0.00