

Harborside Condominium Trust  
Balance Sheet  
As of April 30, 2020

|                                 | Apr 30, 20   |
|---------------------------------|--------------|
| ASSETS                          |              |
| Current Assets                  |              |
| Checking/Savings                |              |
| Operating Account - EBSB        | 86,428.26    |
| Reserve Account - EBSB          | 108,335.48   |
| Total Checking/Savings          | 194,763.74   |
| Accounts Receivable             |              |
| Accounts Receivable             | -2,454.02    |
| Total Accounts Receivable       | -2,454.02    |
| Total Current Assets            | 192,309.72   |
| TOTAL ASSETS                    | 192,309.72   |
| LIABILITIES & EQUITY            |              |
| Liabilities                     |              |
| Current Liabilities             |              |
| Accounts Payable                |              |
| Accounts Payable                | 27,933.75    |
| Total Accounts Payable          | 27,933.75    |
| Other Current Liabilities       |              |
| Loan Draw                       | -6,795.72    |
| Total Other Current Liabilities | -6,795.72    |
| Total Current Liabilities       | 21,138.03    |
| Total Liabilities               | 21,138.03    |
| Equity                          |              |
| Opening Balance Equity          | 1,058,632.14 |
| Retained Earnings               | -922,508.92  |
| Net Income                      | 35,048.89    |
| Total Equity                    | 171,172.11   |
| TOTAL LIABILITIES & EQUITY      | 192,310.14   |

Harborside Condominium Trust  
Profit & Loss Budget Performance  
April 2020

|                                 | Apr 20    | Budget    | Jan - Apr 20 | YTD Budget | Annual Budget |
|---------------------------------|-----------|-----------|--------------|------------|---------------|
| Income                          |           |           |              |            |               |
| Income                          |           |           |              |            |               |
| Condominium Fee Income          | 41,482.00 | 36,904.00 | 141,761.56   | 147,618.00 | 442,850.00    |
| Interest Income                 | 30.97     | 12.50     | 89.11        | 50.00      | 150.00        |
| Reserve Account Contribution    | -4,000.00 | -3,808.00 | -16,000.00   | -15,236.00 | -45,700.00    |
| Total Income                    | 37,512.97 | 33,108.50 | 125,850.67   | 132,432.00 | 397,300.00    |
| Other Income                    | 0.00      |           | 1,353.00     |            |               |
| Total Income                    | 37,512.97 | 33,108.50 | 127,203.67   | 132,432.00 | 397,300.00    |
| Expense                         |           |           |              |            |               |
| Adminstrative                   |           |           |              |            |               |
| Insurance expenses - Flood      | 0.00      | 0.00      | 0.00         | 0.00       | 70,000.00     |
| Insurance Expenses - Master Pol | 0.00      | 5,833.00  | 27,589.20    | 23,336.00  | 70,000.00     |
| Management Fee                  | 825.00    | 825.00    | 3,300.00     | 3,300.00   | 9,900.00      |
| Postage & Delivery Expenses     | 9.40      | 20.00     | 18.20        | 90.00      | 250.00        |
| Professional Services           | 0.00      | 833.33    | 325.00       | 3,333.36   | 10,000.00     |
| Tax & Tax Preparation           | 0.00      | 0.00      | 900.00       | 1,000.00   | 1,000.00      |
| Total Adminstrative             | 834.40    | 7,511.33  | 32,132.40    | 31,059.36  | 161,150.00    |
| Bank Service Charges            | 0.00      |           | 15.00        |            |               |
| Common Services                 |           |           |              |            |               |
| Cleaning Expenses               | 555.00    | 400.00    | 1,865.00     | 1,800.00   | 5,000.00      |
| Extermination Expense           | 88.00     | 104.00    | 588.00       | 418.00     | 1,250.00      |
| Landscape Service Expense       | 0.00      | 850.00    | 0.00         | 1,700.00   | 8,500.00      |
| Security Expense                | 190.00    | 200.00    | 190.00       | 900.00     | 2,500.00      |
| Snow Removal Expense            | 300.00    | 3,000.00  | 3,734.65     | 12,000.00  | 12,000.00     |
| Trash Removal Expenses          | 1,576.00  | 1,250.00  | 5,071.00     | 5,000.00   | 15,000.00     |
| Total Common Services           | 2,709.00  | 5,804.00  | 11,448.65    | 21,818.00  | 44,250.00     |
| Docks                           |           |           |              |            |               |
| Dock Contribution               | 0.00      | 0.00      | 5,400.00     | 5,400.00   | 5,400.00      |
| Insurance - Dock                | 0.00      | 0.00      | 0.00         | 0.00       | 5,000.00      |
| Total Docks                     | 0.00      | 0.00      | 5,400.00     | 5,400.00   | 10,400.00     |
| Maintenance / Repair            |           |           |              |            |               |
| Capital Improvement Repairs     | 0.00      | 3,000.00  | 0.00         | 6,000.00   | 30,000.00     |
| D Building Egress               | 1,687.50  | 4,000.00  | 7,237.50     | 18,000.00  | 50,000.00     |
| Drainage /Parking Lot (Other)   | 0.00      | 0.00      | 0.00         | 0.00       | 10,000.00     |
| Drainage Expense                | 0.00      | 0.00      | 0.00         | 0.00       | 15,000.00     |
| Maintenance & Repair Bldg B In  | 0.00      |           | 1,230.20     |            |               |
| Maintenance & Repair Expenses   | 0.00      | 2,500.00  | 9,015.02     | 10,000.00  | 30,000.00     |
| Sea Wall Maintenance            | 2,049.80  | 0.00      | 2,049.80     | 0.00       | 20,000.00     |
| Total Maintenance / Repair      | 3,737.30  | 9,500.00  | 19,532.52    | 34,000.00  | 155,000.00    |
| Reserve Account Contribution Ex | 0.00      |           | 0.00         |            |               |
| Utilities                       |           |           |              |            |               |
| Electricity Expense             | 311.48    | 450.00    | 1,449.64     | 1,800.00   | 5,000.00      |
| Natural Gas Expense             | 29.65     | 33.33     | 119.91       | 133.36     | 400.00        |
| Telephone Conference Line Expen | 0.00      | 8.00      | 0.00         | 32.00      | 100.00        |
| Telephone Expense               | 1,145.82  | 1,125.00  | 4,500.74     | 4,500.00   | 13,500.00     |
| Water & Sewer Expense           | 0.00      | 625.00    | 2,056.75     | 2,500.00   | 7,500.00      |
| Total Utilities                 | 1,486.95  | 2,241.33  | 8,127.04     | 8,965.36   | 26,500.00     |
| Total Expense                   | 8,767.65  | 25,056.66 | 76,655.61    | 101,242.72 | 397,300.00    |
| Net Income                      | 28,745.32 | 8,051.84  | 50,548.06    | 31,189.28  | 0.00          |