

Harborside Condominium Trust
Balance Sheet
As of October 31, 2020

	Oct 31, 20
ASSETS	
Current Assets	
Checking/Savings	
Operating Account - EBSB	100,425.15
Reserve Account - EBSB	132,543.05
Total Checking/Savings	232,968.20
Accounts Receivable	
Accounts Receivable	-6,116.02
Total Accounts Receivable	-6,116.02
Total Current Assets	226,852.18
TOTAL ASSETS	226,852.18
LIABILITIES & EQUITY	226,852.60

Harborside Condominium Trust
Profit & Loss Budget Performance
October 2020

	Jan - Oct 20	YTD Budget	Annual Budget
Income			
Income			
Condominium Fee Income	362,798.56	369,042.00	442,850.00
Interest Income	327.65	125.00	150.00
Reserve Account Contribution	-40,000.00	-38,084.00	-45,700.00
Total Income	323,126.21	331,083.00	397,300.00
Other Income	1,378.00		
Total Income	324,504.21	331,083.00	397,300.00
Expense			
Adminstrative			
Insurance expenses - Flood	72,124.00	70,000.00	70,000.00
Insurance Expenses - Master Pol	60,108.30	58,334.00	70,000.00
Legal Expenses	0.00		
Management Fee	8,250.00	8,250.00	9,900.00
Postage & Delivery Expenses	283.20	210.00	250.00
Professional Services	0.00	8,333.34	10,000.00
Tax & Tax Preparation	900.00	1,000.00	1,000.00
Total Adminstrative	141,665.50	146,127.34	161,150.00
Bank Service Charges	15.00		
Common Services			
Cleaning Expenses	4,175.00	4,200.00	5,000.00
Extermination Expense	1,553.00	1,042.00	1,250.00
Landscape Service Expense	4,995.00	6,800.00	8,500.00
Security Expense	1,593.32	2,100.00	2,500.00
Snow Removal Expense	3,734.65	12,000.00	12,000.00
Trash Removal Expenses	14,122.00	12,500.00	15,000.00
Total Common Services	30,172.97	38,642.00	44,250.00
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	13,500.00	24,000.00	30,000.00
D Building Egress	19,981.15	42,000.00	50,000.00
Drainage /Parking Lot (Other)	0.00	10,000.00	10,000.00
Drainage Expense	9,300.00	15,000.00	15,000.00
Maintenace & Repair Bldg B In	1,230.20		
Maintenance & Repair Expenses	17,623.93	25,000.00	30,000.00
Sea Wall Maintenance	2,049.80	20,000.00	20,000.00
Maintenance / Repair - Other	111.47		
Total Maintenance / Repair	63,796.55	136,000.00	155,000.00
Reserve Account Contribution Ex			
Utilities			
Electricity Expense	3,141.47	4,200.00	5,000.00
Natural Gas Expense	292.49	333.34	400.00
Telephone Conference Line Expen	0.00	83.00	100.00
Telephone Expense	11,687.83	11,250.00	13,500.00
Water & Sewer Expense	7,182.45	6,250.00	7,500.00
Total Utilities	22,304.24	22,116.34	26,500.00
Total Expense	263,354.26	348,285.68	397,300.00
Net Income	61,149.95	-17,202.68	0.00