

Harborside Condominium Trust
Balance Sheet
As of April 30, 2021

	Apr 30, 21
ASSETS	
Current Assets	
Checking/Savings	
Operating Account - EBSB	149,238.97
Reserve Account - EBSB	152,697.39
Total Checking/Savings	301,936.36
Accounts Receivable	
Accounts Receivable	-9,681.92
Total Accounts Receivable	-9,681.92
Total Current Assets	292,254.44
TOTAL ASSETS	292,254.44
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	3,043.75
Total Accounts Payable	3,043.75
Total Current Liabilities	3,043.75
Total Liabilities	3,043.75
Equity	
Opening Balance Equity	1,058,632.14
Retained Earnings	-806,707.00
Net Income	37,285.55
Total Equity	289,210.69
TOTAL LIABILITIES & EQUITY	292,254.44

Harborside Condominium Trust
Profit & Loss Budget Performance
April 2021

	Apr 21	Budget	Jan - Apr 21	YTD Budget	Annual Budget
Income					
Income					
Condominium Fee Income	34,279.00	36,904.16	154,772.00	147,616.72	442,850.00
Interest Income	0.00	12.50	86.50	50.00	150.00
Reserve Account Contribution	-4,000.00	-3,808.00	-16,000.00	-15,236.00	-45,700.00
Total Income	30,279.00	33,108.66	138,858.50	132,430.72	397,300.00
Total Income	30,279.00	33,108.66	138,858.50	132,430.72	397,300.00
Expense					
Adminstrative					
Insurance expenses - Flood	0.00	0.00	0.00	0.00	80,000.00
Insurance Expenses - Master Pol	5,370.10	4,583.00	21,480.40	18,336.00	55,000.00
Management Fee	875.00	875.00	3,500.00	3,500.00	10,500.00
Postage & Delivery Expenses	120.05	20.00	149.20	90.00	250.00
Professional Services	150.00	833.33	225.00	3,333.36	10,000.00
Tax & Tax Preparation	0.00	0.00	450.00	1,000.00	1,000.00
Total Adminstrative	6,515.15	6,311.33	25,804.60	26,259.36	156,750.00
Common Services					
Cleaning Expenses	295.00	416.66	1,245.00	1,666.72	5,000.00
Extermination Expense	388.00	166.66	974.78	666.72	2,000.00
Landscape Service Expense	0.00	850.00	0.00	1,700.00	8,500.00
Security Expense	0.00	200.00	782.45	900.00	2,500.00
Snow Removal Expense	2,250.00	0.00	9,350.00	9,000.00	12,000.00
Trash Removal Expenses	1,628.00	1,333.33	5,448.00	5,333.36	16,000.00
Total Common Services	4,561.00	2,966.65	17,800.23	19,266.80	46,000.00
Docks					
Dock Contribution	0.00	0.00	5,400.00	5,400.00	5,400.00
Insurance - Dock	0.00	0.00	5,814.33	0.00	6,250.00
Total Docks	0.00	0.00	11,214.33	5,400.00	11,650.00
Maintenance / Repair					
Capital Improvement Repairs	0.00	833.33	0.00	3,333.36	10,000.00
D Building Egress	1,047.50	25,000.00	16,380.44	70,000.00	100,000.00
Drainage /Parking Lot (Other)	0.00	833.33	0.00	3,333.36	10,000.00
Maintenance & Repair Expenses	800.00	1,000.00	11,797.88	4,000.00	13,400.00
Sea Wall Maintenance	10,000.00	0.00	10,125.67	10,000.00	20,000.00
Total Maintenance / Repair	11,847.50	27,666.66	38,303.99	90,666.72	153,400.00
Reconciliation Discrepancies	-1.00		-1.00		
Reserve Account Contribution Ex	0.00		0.00		
Utilities					
Cable Expense	1,222.19	1,150.00	4,865.85	4,600.00	14,000.00
Electricity Expense	356.18	400.00	1,536.42	1,800.00	5,000.00
Natural Gas Expense	27.85	30.00	90.23	140.00	400.00
Telephone Conference Line Expen	0.00	0.00	0.00	0.00	100.00
Water & Sewer Expense	0.00	850.00	2,798.60	3,400.00	10,000.00
Total Utilities	1,606.22	2,430.00	9,291.10	9,940.00	29,500.00
Total Expense	24,528.87	39,374.64	102,413.25	151,532.88	397,300.00
Net Income	5,750.13	-6,265.98	36,445.25	-19,102.16	0.00