

Harborside Condominium Trust
Balance Sheet
As of September 30, 2021

	Sep 30, 21
ASSETS	
Current Assets	
Checking/Savings	
Operating Account - EBSB	108,331.86
Reserve Account - EBSB	176,801.17
Total Checking/Savings	285,133.03
Accounts Receivable	
Accounts Receivable	-5,354.92
Total Accounts Receivable	-5,354.92
Total Current Assets	279,778.11
TOTAL ASSETS	279,778.11
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	-3,366.00
Total Accounts Payable	-3,366.00
Total Current Liabilities	-3,366.00
Total Liabilities	-3,366.00
Equity	
Opening Balance Equity	1,058,632.14
Retained Earnings	-782,707.00
Net Income	7,218.97
Total Equity	283,144.11
TOTAL LIABILITIES & EQUITY	279,778.11

Harborside Condominium Trust
Profit & Loss Budget Performance
September 2021

	Sep 21	Budget	Jan - Sep 21	YTD Budget	Annual Budget
Income					
Income					
Condominium Fee Income	35,828.00	36,904.16	336,739.44	332,137.52	442,850.00
Interest Income	7.26	12.50	190.28	112.50	150.00
Reserve Account Contribution	-4,000.00	-3,808.00	-36,000.00	-34,276.00	-45,700.00
Total Income	31,835.26	33,108.66	300,929.72	297,974.02	397,300.00
Total Income	31,835.26	33,108.66	300,929.72	297,974.02	397,300.00
Expense					
Administrative					
Insurance expenses - Flood	40,563.00	40,000.00	77,491.00	80,000.00	80,000.00
Insurance Expenses - Master Pol	11,771.80	4,583.00	43,992.40	41,251.00	55,000.00
Management Fee	875.00	875.00	7,875.00	7,875.00	10,500.00
Postage & Delivery Expenses	6.60	20.00	932.35	190.00	250.00
Professional Services	112.50	833.33	8,649.28	7,500.01	10,000.00
Tax & Tax Preparation	0.00	0.00	450.00	1,000.00	1,000.00
Total Administrative	53,328.90	46,311.33	139,390.03	137,816.01	156,750.00
Common Services					
Cleaning Expenses	313.00	416.66	2,624.00	3,750.02	5,000.00
Extermination Expense	88.00	166.66	1,896.28	1,500.02	2,000.00
Landscape Service Expense	1,730.00	850.00	8,224.80	5,950.00	8,500.00
Security Expense	75.00	200.00	1,942.45	1,900.00	2,500.00
Snow Removal Expense	0.00	0.00	9,350.00	9,000.00	12,000.00
Trash Removal Expenses	0.00	1,333.33	11,382.00	12,000.01	16,000.00
Total Common Services	2,206.00	2,966.65	35,419.53	34,100.05	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	7,500.01	10,000.00
D Building Egress	2,882.50	0.00	23,641.24	100,000.00	100,000.00
Drainage /Parking Lot (Other)	0.00	833.33	17,450.00	7,500.01	10,000.00
Drainage Expense	0.00		3,192.23		
Maintenance & Repair Bldg B In	1,846.98		1,846.98		
Maintenance & Repair Expenses	19.82	1,000.00	37,093.60	10,400.00	13,400.00
Sea Wall Maintenance	0.00	0.00	10,125.67	20,000.00	20,000.00
Total Maintenance / Repair	4,749.30	2,666.66	93,349.72	145,400.02	153,400.00
Reconciliation Discrepancies	0.00		0.00		
Reserve Account Contribution Ex	0.00		0.00		
Utilities					
Cable Expense	1,278.91	1,200.00	12,419.76	10,400.00	14,000.00
Electricity Expense	707.84	400.00	3,293.07	3,800.00	5,000.00
Natural Gas Expense	29.47	32.50	240.82	302.50	400.00
Telephone Conference Line Expen	0.00	0.00	0.00	0.00	100.00
Water & Sewer Expense	2,998.70	825.00	8,196.10	7,525.00	10,000.00
Total Utilities	5,014.92	2,457.50	24,149.75	22,027.50	29,500.00
Total Expense	65,299.12	54,402.14	303,523.36	344,743.58	397,300.00
Net Income	-33,463.86	-21,293.48	-2,593.64	-46,769.56	0.00