

Harborside Condominium Trust
Balance Sheet
As of October 31, 2021

	Oct 31, 21
ASSETS	
Current Assets	
Checking/Savings	
Operating Account - EBSB	135,829.25
Reserve Account - EBSB	180,808.81
Total Checking/Savings	316,638.06
Accounts Receivable	
Accounts Receivable	-15,011.92
Total Accounts Receivable	-15,011.92
Total Current Assets	301,626.14
TOTAL ASSETS	301,626.14
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	-4,000.00
Total Accounts Payable	-4,000.00
Total Current Liabilities	-4,000.00
Total Liabilities	-4,000.00
Equity	
Opening Balance Equity	1,058,632.14
Retained Earnings	-778,707.00
Net Income	25,701.00
Total Equity	305,626.14
TOTAL LIABILITIES & EQUITY	301,626.14

Harborside Condominium Trust
Profit & Loss Budget Performance
October 2021

	Oct 21	Budget	Jan - Oct 21	YTD Budget	Annual Budget
Income					
Income					
Condominium Fee Income	37,374.00	36,904.16	374,113.44	369,041.68	442,850.00
Interest Income	7.64	12.50	197.92	125.00	150.00
Reserve Account Contribution	-4,000.00	-3,808.00	-36,000.00	-38,084.00	-45,700.00
Total Income	33,381.64	33,108.66	338,311.36	331,082.68	397,300.00
Total Income	33,381.64	33,108.66	338,311.36	331,082.68	397,300.00
Expense					
Admininstrative					
Insurance expenses - Flood	0.00	0.00	77,491.00	80,000.00	80,000.00
Insurance Expenses - Master Pol	1,096.00	4,583.00	45,088.40	45,834.00	55,000.00
Management Fee	875.00	875.00	8,750.00	8,750.00	10,500.00
Postage & Delivery Expenses	11.10	20.00	943.45	210.00	250.00
Professional Services	37.50	833.33	8,686.78	8,333.34	10,000.00
Tax & Tax Preparation	0.00	0.00	450.00	1,000.00	1,000.00
Total Admininstrative	2,019.60	6,311.33	141,409.63	144,127.34	156,750.00
Common Services					
Cleaning Expenses	472.00	416.66	3,096.00	4,166.68	5,000.00
Extermination Expense	337.00	166.66	2,233.28	1,666.68	2,000.00
Landscape Service Expense	1,780.00	850.00	10,004.80	6,800.00	8,500.00
Security Expense	386.00	200.00	2,328.45	2,100.00	2,500.00
Snow Removal Expense	0.00	0.00	9,350.00	9,000.00	12,000.00
Trash Removal Expenses	1,300.00	1,333.33	12,682.00	13,333.34	16,000.00
Total Common Services	4,275.00	2,966.65	39,694.53	37,066.70	46,000.00
Docks					
Dock Contribution	0.00	0.00	5,400.00	5,400.00	5,400.00
Insurance - Dock	6,134.00	0.00	11,948.33	0.00	6,250.00
Total Docks	6,134.00	0.00	17,348.33	5,400.00	11,650.00
Maintenance / Repair					
Capital Improvement Repairs	0.00	833.33	0.00	8,333.34	10,000.00
D Building Egress	450.00	0.00	24,091.24	100,000.00	100,000.00
Drainage /Parking Lot (Other)	0.00	833.33	20,642.23	8,333.34	10,000.00
Maintenance & Repair Bldg B In	0.00		1,846.98		
Maintenance & Repair Expenses	1,230.00	1,000.00	38,323.60	11,400.00	13,400.00
Sea Wall Maintenance	0.00	0.00	10,125.67	20,000.00	20,000.00
Total Maintenance / Repair	1,680.00	2,666.66	95,029.72	148,066.68	153,400.00
Reconciliation Discrepancies	0.00		0.00		
Reserve Account Contribution Ex	0.00		0.00		
Utilities					
Cable Expense	840.82	1,200.00	13,260.58	11,600.00	14,000.00
Electricity Expense	333.19	400.00	3,626.26	4,200.00	5,000.00
Natural Gas Expense	28.70	32.50	269.52	335.00	400.00
Telephone Conference Line Expen	0.00	0.00	0.00	0.00	100.00
Water & Sewer Expense	54.30	825.00	8,250.40	8,350.00	10,000.00
Total Utilities	1,257.01	2,457.50	25,406.76	24,485.00	29,500.00
Total Expense	15,365.61	14,402.14	318,888.97	359,145.72	397,300.00
Net Income	18,016.03	18,706.52	19,422.39	-28,063.04	0.00