

SALISBURY WEST CONDOMINIUM  
BALANCE SHEET  
APRIL 30, 2019

	Operating <u>Fund</u>	Replacement Reserve <u>Fund</u>	<u>Totals</u>
<b>ASSETS:</b>			
Cash			
Operating checking account	62,430		62,430
Petty cash	100		100
Money market accounts		230,143	230,143
MMA Funds On Hold		110,726	110,726
Fees receivable	5,903	754	6,657
Interfund (payable)/receivable	(26,410)	26,410	0
Other accounts receivables	2,252		2,252
Deposit receivable	1,400		1,400
Utility deposit	3,698		3,698
Prepaid other	5,700		5,700
Prepaid insurance	14,674		14,674
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Total Assets	69,747	368,033	437,780
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<b>LIABILITIES:</b>			
Accounts payable	24,422	7,225	31,647
Accrued expenses	17,698	2,117	19,815
Deferred income cable	8,922		8,922
Assessments received in advance	20,817	973	21,790
Loan payable - Avidia Bank		1,658,238	1,658,238
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Total Liabilities	71,859	1,668,553	1,740,412
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<b>FUND BALANCES(DEFICIT):</b>			
Operating fund balance(Deficit)	(2,112)		(2,112)
Replacement reserve fund (deficit)		(1,300,520)	(1,300,520)
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Total Fund balance/( Deficit)	(2,112)	(1,300,520)	(1,302,632)
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<b>TOTAL LIABILITIES AND FUND BALANCES</b>	69,747	368,033	437,780
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THIS FINANCIAL STATEMENT HAS NOT BEEN AUDITED OR REVIEWED AND, ACCORDINGLY, NO OPINION OR ASSURANCE IS EXPRESSED ON IT.

SALISBURY WEST CONDOMINIUM TRUST

STATEMENT OF REVENUES AND EXPENSES AND CHANGES IN FUND BALANCES

FOR FOUR MONTHS ENDED APRIL 30, 2019

	Operating Fund	Replacement Reserve Fund	Totals
<b>REVENUES:</b>			
Common area assessments	196,980	50,700	247,680
Additional Condo Fee	30,190		30,190
Late fee income	50		50
Other income	188		188
Miscellaneous income	190		190
Cable income	744		744
Interest income	13	289	302
Total Revenues	228,355	50,989	279,344
<b>EXPENSES:</b>			
Interest payments		26,349	26,349
RR Exp -Gutters		12,965	12,965
RR Exp -Siding		60,570	60,570
RR Exp -Miscellaneous		5,860	5,860
RR Exp-Supervision Fees		3,510	3,510
RR Exp - Roads		480	480
Office expense	376		376
Telephone	737		737
Management Fee Expense	13,904		13,904
Legal	370		370
Electricity	17,708		17,708
Water	5,505		5,505
Gas	3,731		3,731
Sewer	11,145		11,145
Repair Services	14,439		14,439
Repairs - Electrical	1,197		1,197
Repairs - heating & cooling	305		305
Cleaning contract	11,932		11,932
Exterminating contract	700		700
Tree Care	750		750
Ground Contract	11,400		11,400
Elevator maintenance	4,513		4,513
Trash removal	7,602		7,602
Pool maintenance	100		100
Snow removal	21,910		21,910
Miscellaneous maintenance	18,411		18,411
Garage maintenance	1,009		1,009
Insurance	26,689		26,689
Workers comp insurance	632		632
Maintenance tax & fringe benefits	6,846		6,846
Total Expenses	181,911	109,734	291,645
<b>EXCESS/(DECICIENCY) OF REVENUES OVER EXPENSES</b>	46,444	(58,745)	(12,301)
<b>FUND BALANCE/(DEFICIT), BEGINNING OF YEAR</b>	(48,556)	(1,241,775)	(1,290,331)
<b>FUND BALANCE/(DEFICIT), AS OF APRIL 30, 2019</b>	(2,112)	(1,300,520)	(1,302,632)

THIS FINANCIAL STATEMENT HAS NOT BEEN AUDITED OR REVIEWED AND, ACCORDINGLY, NO OPINION OR ASSURANCE IS EXPRESSED ON IT.

# Account Statement for Arthur Pearlmutter

**Account:** 2024 **Date:** 07/15/2019  
**E-mail Address:** apearl2@charter.net **Home Phone:** 508-755-5359  
**Association:** Salisbury West Condominium Trust **Work Phone:**  
**Home Address:** 770 Salisbury Street, Unit 344 Worcester, MA 01609  
**Mailing Address:** 629 Lagrange Street W. Roxbury, MA 02132

## Transaction History

Date	Description	Charges	Payments	Balance
07/30/2017	Balance Forward	0.00	0.00	0.00
07/31/2017	Lckbx Pmt	0.00	-538.00	-538.00
08/01/2017	Monthly Condo Fee	538.00	0.00	0.00
08/30/2017	Lckbx Pmt	0.00	-538.00	-538.00
09/01/2017	Monthly Condo Fee	538.00	0.00	0.00
10/01/2017	Monthly Condo Fee	538.00	0.00	538.00
10/06/2017	Lckbx Pmt	0.00	-538.00	0.00
11/01/2017	Monthly Condo Fee	538.00	0.00	538.00
11/07/2017	Lckbx Pmt	0.00	-538.00	0.00
11/27/2017	Lckbx Pmt	0.00	-538.00	-538.00
12/01/2017	Monthly Condo Fee	538.00	0.00	0.00
01/01/2018	Monthly Condo Fee	538.00	0.00	538.00
01/02/2018	Lckbx Pmt	0.00	-538.00	0.00
01/30/2018	Lckbx Pmt	0.00	-538.00	-538.00
02/01/2018	Monthly Condo Fee	538.00	0.00	0.00
03/01/2018	Monthly Condo Fee	538.00	0.00	538.00
03/01/2018	Lckbx Pmt	0.00	-538.00	0.00
03/30/2018	Lckbx Pmt	0.00	-538.00	-538.00
04/01/2018	Monthly Condo Fee	538.00	0.00	0.00
04/30/2018	Lckbx Pmt	0.00	-538.00	-538.00
05/01/2018	Monthly Condo Fee	538.00	0.00	0.00
05/29/2018	Lckbx Pmt	0.00	-538.00	-538.00
06/01/2018	Monthly Condo Fee	538.00	0.00	0.00
06/28/2018	Lckbx Pmt	0.00	-538.00	-538.00
07/01/2018	Monthly Condo Fee	538.00	0.00	0.00
07/30/2018	Lckbx Pmt	0.00	-538.00	-538.00
08/01/2018	Monthly Condo Fee	538.00	0.00	0.00

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**Home Address:** 770 Salisbury Street, Unit 344 Worcester, MA 01609  
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## Transaction History (cont.)

Date	Description	Charges	Payments	Balance
08/30/2018	Lckbx Pmt	0.00	-538.00	-538.00
09/01/2018	Monthly Condo Fee	538.00	0.00	0.00
10/01/2018	Monthly Condo Fee	538.00	0.00	538.00
10/01/2018	Lckbx Pmt	0.00	-538.00	0.00
11/01/2018	Monthly Condo Fee	538.00	0.00	538.00
11/19/2018	Late Charge	25.00	0.00	563.00
12/01/2018	Monthly Condo Fee	538.00	0.00	1101.00
12/17/2018	Lckbx Pmt	0.00	-563.00	538.00
12/18/2018	Lckbx Pmt	0.00	-563.00	-25.00
01/01/2019	Monthly Condo Fee	550.00	0.00	525.00
01/08/2019	Lckbx Pmt	0.00	-550.00	-25.00
02/01/2019	Monthly Condo Fee	550.00	0.00	525.00
02/08/2019	Lckbx Pmt	0.00	-550.00	-25.00
03/01/2019	Add'l Condo Fee	268.00	0.00	243.00
03/01/2019	Monthly Condo Fee	550.00	0.00	793.00
03/12/2019	Lckbx Pmt	0.00	-550.00	243.00
04/01/2019	Monthly Condo Fee	550.00	0.00	793.00
04/04/2019	PAYMENT	0.00	-268.00	525.00
04/05/2019	Lckbx Pmt	0.00	-550.00	-25.00
05/01/2019	Monthly Condo Fee	550.00	0.00	525.00
05/03/2019	Lckbx Pmt	0.00	-550.00	-25.00
06/01/2019	Monthly Condo Fee	550.00	0.00	525.00
06/07/2019	Lckbx Pmt	0.00	-550.00	-25.00
07/01/2019	Monthly Condo Fee	550.00	0.00	525.00
07/09/2019	Lckbx Pmt	0.00	-550.00	-25.00
<b>Balance Due:</b>				<b>-25.00</b>

Salisbury West Condominium			
2018 Budget			
	DESCRIPTION	2017 Budget	2018 Budget
<b>INCOME</b>			
<b>OWNER ASSESSMENTS</b>			
	Common Area Fees	726,512	726,512
<b>TOTAL OWNER ASSESSMENTS</b>		<b>726,512</b>	<b>726,512</b>
<b>MISCELLANEOUS INCOME</b>			
	Late Fee Income	0	200
	Other Income	0	500
	Miscellaneous Income	0	0
	Charter Income	2,424	2,424
<b>TOTAL MISCELLANEOUS INCOME</b>		<b>2,424</b>	<b>3,124</b>
<b>INTEREST INCOME</b>			
		0	
Int Inc- Op Saving			
<b>TOTAL INTEREST INCOME</b>		<b>-</b>	<b>-</b>
<b>TOTAL INCOME</b>		<b>728,936</b>	<b>729,636</b>
<b>EXPENSES</b>			
<b>ADMINISTRATIVE EXPENSE</b>			
	Office Expense	4,200	3,000
	Telephone	3,600	3,600
	Management Fee Expense	40,091	40,492
	Legal	5,000	6,000
	Auditing	2,650	2,650
	Property & Liability	85,000	89,250
<b>TOTAL ADMINISTRATIVE EXPENSES</b>		<b>140,541</b>	<b>144,992</b>
<b>UTILITIES</b>			
	Electricity	58,000	55,000
	Water	32,000	24,000
	Gas	12,000	12,000
	Sewer	45,550	38,000
<b>TOTAL UTILITY EXPENSE</b>		<b>147,550</b>	<b>129,000</b>
<b>OPERATING &amp; MAINTANCE EXPENSES</b>			
	Repair Service	40,692	44,198
	Repairs Plumbing	6,200	6,500
	Repairs Electrical	6,000	4,800
	Repairs Heating & Cooling	6,800	6,300
	Repairs Exterior	16,000	9,000
	Cleaning Contract	48,000	34,400
	Exterminating Contract	6,000	6,000
	Tree Care	15,000	10,000
	Irrigation	1,400	1,700
	Grounds Contract	53,150	57,000
	Landscaping Other		3,000
	Elevator Maintenance	15,000	15,000
	Rubbish	16,000	16,000
	Pool Maintenance	9,500	6,500
	Window Washing		3,764
	Snow Removal	36,000	36,000
	Miscellaneous Maintenance Expenses	16,565	14,000
	Garage Maint/Parking	3,500	3,500
	Workers Compensation	2,600	2,639
	Maint Tax & Fringe Benefits	20,312	26,881
<b>TOTAL OPERATING &amp; MAINTENANCE EXPENSES</b>		<b>318,719</b>	<b>307,182</b>
<b>FUNDING EXPENSES</b>			
	Replacement Reserve Funding	122,126	148,462
<b>TOTAL FUNDING EXPENSES</b>		<b>122,126</b>	<b>148,462</b>
<b>TOTAL ALL EXPENSES</b>		<b>728,936</b>	<b>729,636</b>
<b>SURPLUS/DEFICIT</b>		<b>-</b>	<b>0</b>