

Current Unaudited Financial Documents
Westborough Village Condominium

Order: KMM5ZM2M2
Address: 1 Simeon Howard Way
Order Date: 02-16-2023
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Westborough Village Condominium Trust

Balance Sheet as of 11/30/2022

Assets	Operating	Working Capital	Reserve	WWTP Escrow	Total
Operating Cash					
10006 - NCB - Operating	\$46,762.94				\$46,762.94
10305 - NCB Working Capital		\$169,410.03			\$169,410.03
Total Operating Cash	\$46,762.94	\$169,410.03			\$216,172.97
Reserve Cash					
10100 - NCB - Reserve			\$200,661.10		\$200,661.10
10110 - Santander Reserve - Checking			\$8,714.14		\$8,714.14
10120 - Santander Reserve - MMA			\$56,661.75		\$56,661.75
10130 - DCU Reserve - MMA Savings			\$351,321.63		\$351,321.63
10200 - Santander CD 7441 - 01/22/23 1.78%			\$51,560.72		\$51,560.72
10210 - Santander CD 7336 - 01/22/23 1.78%			\$51,560.72		\$51,560.72
10220 - Santander CD 7565 - 01/22/23 1.78%			\$51,560.72		\$51,560.72
10300 - Pump Maintenance Escrow - Westboro				\$7,436.95	\$7,436.95
Total Reserve Cash			\$772,040.78	\$7,436.95	\$779,477.73
Accounts Receivable					
12000 - Accounts Receivable	\$4,008.01				\$4,008.01
12005 - Allowance for Doubtful Accounts	(\$1,834.17)				(\$1,834.17)
12020 - Accounts Receivable - Owner Billbacks	\$4,103.89				\$4,103.89
Total Accounts Receivable	\$6,277.73				\$6,277.73
Other Assets					
18100 - Prepaid Expenses	\$16,489.60				\$16,489.60
18200 - Prepaid Insurance	\$41,146.23				\$41,146.23
18400 - Utility Deposit	\$3,594.75				\$3,594.75
Total Other Assets	\$61,230.58				\$61,230.58

Westborough Village Condominium Trust

Balance Sheet as of 11/30/2022

Total Assets	\$114,271.25	\$169,410.03	\$772,040.78	\$7,436.95	\$1,063,159.01
Liabilities / Equity	Operating	Working Capital	Reserve	WWTP Escrow	Total
Liabilities					
21000 - Accounts Payable	\$25,912.12				\$25,912.12
22000 - Prepaid Receipts	\$19,075.40				\$19,075.40
23000 - Refunds Payable to Residents/Owners	\$293.90				\$293.90
24100 - Accrued Expenses	\$39,848.58				\$39,848.58
Total Liabilities	\$85,130.00				\$85,130.00
Equity					
30000 - Fund Balance	\$94,567.24	\$160,567.49	\$686,974.68	\$7,436.62	\$949,546.03
39999 - Net Income (Loss)	(\$65,425.99)	\$8,842.54	\$85,066.10	\$0.33	\$28,482.98
Total Equity	\$29,141.25	\$169,410.03	\$772,040.78	\$7,436.95	\$978,029.01
Total Liabilities / Equity	\$114,271.25	\$169,410.03	\$772,040.78	\$7,436.95	\$1,063,159.01

Westborough Village Condominium Trust

Statement of Revenues and Expenses 11/1/2022 - 11/30/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Revenue							
40010 - Maintenance fee	75,551.00	75,479.17	71.83	831,061.00	830,270.87	790.13	905,750.00
40220 - Clubhouse Income	-	125.00	(125.00)	2,000.00	1,375.00	625.00	1,500.00
40310 - Fines & Violations	-	-	-	(663.17)	-	(663.17)	-
40315 - Key Fee	-	-	-	50.00	-	50.00	-
40320 - Late Fee	950.00	-	950.00	3,050.00	-	3,050.00	-
40325 - Move In/Out Fee	-	-	-	250.00	-	250.00	-
40700 - Interest Income	-	4.17	(4.17)	-	45.87	(45.87)	50.00
40900 - Miscellaneous Income	(100.00)	166.67	(266.67)	(100.00)	1,833.37	(1,933.37)	2,000.00
Total Revenue	76,401.00	75,775.01	625.99	835,647.83	833,525.11	2,122.72	909,300.00
Total Income	76,401.00	75,775.01	625.99	835,647.83	833,525.11	2,122.72	909,300.00

Operating Expense

Administrative Expenses

50120 - Returned Check Fee	-	-	-	60.00	-	(60.00)	-
50150 - Insurance Claim Expense	-	-	-	3,500.00	-	(3,500.00)	-
50160 - Office Expense	38.88	500.00	461.12	849.30	5,500.00	4,650.70	6,000.00
50170 - Other Administrative Expense	-	250.00	250.00	-	2,750.00	2,750.00	3,000.00
50300 - Professional Fees - Acctg/Tax Prep	-	291.67	291.67	-	3,208.37	3,208.37	3,500.00
50350 - Professional Fees - Legal Fees	-	416.67	416.67	1,573.09	4,583.37	3,010.28	5,000.00
50351 - Legal Fee Recoveries	-	(208.33)	(208.33)	(1,724.75)	(2,291.63)	(566.88)	(2,500.00)
50370 - Management Fees	5,516.67	5,516.67	-	60,683.37	60,683.37	-	66,200.00
50600 - Insurance Expense	11,429.54	10,833.33	(596.21)	122,426.45	119,166.63	(3,259.82)	130,000.00
Total Administrative Expenses	16,985.09	17,600.01	614.92	187,367.46	193,600.11	6,232.65	211,200.00

Utility Expenses

51000 - Electricity - GS Buildings	915.77	2,083.33	1,167.56	28,702.59	22,916.63	(5,785.96)	25,000.00
51030 - Electricity - Common Areas	1,954.40	2,083.33	128.93	22,791.16	22,916.63	125.47	25,000.00
51100 - Gas	271.33	258.33	(13.00)	2,981.19	2,841.63	(139.56)	3,100.00
51300 - Water & Sewer	-	9,166.67	9,166.67	119,239.49	100,833.37	(18,406.12)	110,000.00
51310 - Water & Sewer-Well Maintenance	-	166.67	166.67	99.20	1,833.37	1,734.17	2,000.00
51321 - Water & Sewer Reimbursement	-	(8,333.33)	(8,333.33)	(88,212.96)	(91,666.63)	(3,453.67)	(100,000.00)
51350 - Pump Station - Utilities	352.62	458.33	105.71	4,394.43	5,041.63	647.20	5,500.00
51351 - Pump Station	1,510.33	583.33	(927.00)	20,362.12	6,416.63	(13,945.49)	7,000.00
51352 - Pump Station - Repairs	-	125.00	125.00	-	1,375.00	1,375.00	1,500.00
51410 - Telephone	272.70	250.00	(22.70)	2,306.98	2,750.00	443.02	3,000.00
Total Utility Expenses	5,277.15	6,841.66	1,564.51	112,664.20	75,258.26	(37,405.94)	82,100.00

Direct Building Expenses

52020 - Clubhouse - Cable	-	166.67	166.67	-	1,833.37	1,833.37	2,000.00
52021 - Clubhouse - Cleaning	1,240.00	995.83	(244.17)	12,687.98	10,954.13	(1,733.85)	11,950.00
52022 - Clubhouse - Maintenance	-	416.67	416.67	890.00	4,583.37	3,693.37	5,000.00

Westborough Village Condominium Trust

Statement of Revenues and Expenses 11/1/2022 - 11/30/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
52024 - Clubhouse - Telephone	-	166.67	166.67	2,380.75	1,833.37	(547.38)	2,000.00
52025 - Clubhouse - Electricity	380.27	1,083.33	703.06	1,957.30	11,916.63	9,959.33	13,000.00
52027 - Clubhouse - Water	-	20.83	20.83	237.94	229.13	(8.81)	250.00
52028 - Clubhouse - Sewer	-	20.83	20.83	295.77	229.13	(66.64)	250.00
52035 - Door & Window Repair/Replace	163.06	-	(163.06)	488.06	-	(488.06)	-
52055 - Electrical Repairs, Supplies	4,875.00	583.33	(4,291.67)	21,147.00	6,416.63	(14,730.37)	7,000.00
52075 - Elevator Service Contract	2,618.99	333.33	(2,285.66)	13,345.04	3,666.63	(9,678.41)	4,000.00
52140 - General Repairs & Maintenance	2,434.56	1,333.33	(1,101.23)	14,901.42	14,666.63	(234.79)	16,000.00
52180 - HVAC Contract	-	233.33	233.33	2,399.81	2,566.63	166.82	2,800.00
52205 - HVAC Water Treatment	-	-	-	347.40	-	(347.40)	-
52245 - Lock Repair	-	20.83	20.83	618.92	229.13	(389.79)	250.00
52295 - Pest Control	825.00	250.00	(575.00)	2,975.00	2,750.00	(225.00)	3,000.00
52300 - Plumbing Repair/Replacement	-	83.33	83.33	1,187.78	916.63	(271.15)	1,000.00
52320 - Pool - Supplies/Service	-	-	-	8,562.38	-	(8,562.38)	-
52325 - Pool - Maintenance	-	-	-	41,149.21	-	(41,149.21)	-
52330 - Pool - Lifeguard services	-	1,833.33	1,833.33	-	20,166.63	20,166.63	22,000.00
52335 - Roof Drain & Gutter Repairs	1,575.00	250.00	(1,325.00)	13,311.26	2,750.00	(10,561.26)	3,000.00
52340 - Repair Material	-	125.00	125.00	593.03	1,375.00	781.97	1,500.00
52355 - Security System Repairs	-	83.33	83.33	-	916.63	916.63	1,000.00
52365 - Trash Removal - Dumpsters	996.20	1,380.83	384.63	20,618.20	15,189.13	(5,429.07)	16,570.00
52370 - Trash Removal - Curbside	3,918.69	2,683.33	(1,235.36)	33,445.59	29,516.63	(3,928.96)	32,200.00
52405 - GS Building Repair Int/Ext	-	583.33	583.33	-	6,416.63	6,416.63	7,000.00
52520 - Fire Alarm Contract	-	2,012.50	2,012.50	1,255.00	22,137.50	20,882.50	24,150.00
52530 - Fire Alarm Maintenance	75.00	155.58	80.58	12,872.50	1,711.38	(11,161.12)	1,867.00
52540 - Fire Hydrant Flushing	-	300.00	300.00	5,322.00	3,300.00	(2,022.00)	3,600.00
52560 - Intercom/Entry System	643.92	250.00	(393.92)	7,697.89	2,750.00	(4,947.89)	3,000.00
52570 - Fire Sprinkler Contract	-	1,060.00	1,060.00	-	11,660.00	11,660.00	12,720.00
52580 - Fire Sprinkler Repairs	465.00	155.50	(309.50)	540.00	1,710.50	1,170.50	1,866.00
54000 - Janitorial Expense - GS Buildings	980.00	1,083.33	103.33	14,115.51	11,916.63	(2,198.88)	13,000.00
54030 - Janitorial Supplies	-	41.67	41.67	425.89	458.37	32.48	500.00
55000 - Tree Pruning & Removal	-	-	-	-	10,000.00	10,000.00	10,000.00
55020 - Irrigation Contract	2,255.00	416.67	(1,838.33)	20,304.75	4,583.37	(15,721.38)	5,000.00
55100 - Landscaping -Contract	14,609.41	-	(14,609.41)	118,197.15	120,000.00	1,802.85	120,000.00
55110 - Landscaping - Other	-	1,208.00	1,208.00	33,900.00	13,288.00	(20,612.00)	14,496.00
55500 - Snow/Ice Removal	-	31,600.00	31,600.00	108,355.00	126,400.00	18,045.00	158,000.00
55520 - Snow/Ice Removal-Roof Raking	-	416.67	416.67	1,100.00	4,583.37	3,483.37	5,000.00
Total Direct Building Expenses	38,055.10	51,347.38	13,292.28	517,625.53	473,621.18	(44,004.35)	524,969.00
Reserve Contribution							
59000 - Contribution to Reserves	7,583.33	7,583.33	-	83,416.63	83,416.63	-	91,000.00
Total Reserve Contribution	7,583.33	7,583.33	-	83,416.63	83,416.63	-	91,000.00

Westborough Village Condominium Trust

Statement of Revenues and Expenses 11/1/2022 - 11/30/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Expense	67,900.67	83,372.38	15,471.71	901,073.82	825,896.18	(75,177.64)	909,269.00
Operating Net Total	8,500.33	(7,597.37)	16,097.70	(65,425.99)	7,628.93	(73,054.92)	31.00

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	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Working Capital Income							
Revenue							
40130 - Supplemental Initial Fee	1,252.00	-	1,252.00	8,124.00	-	8,124.00	-
40700 - Interest Income	100.47	-	100.47	718.54	-	718.54	-
Total Revenue	1,352.47	-	1,352.47	8,842.54	-	8,842.54	-
Total Income	1,352.47	-	1,352.47	8,842.54	-	8,842.54	-
Working Capital Net Total	1,352.47	-	1,352.47	8,842.54	-	8,842.54	-

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	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Revenue							
40010 - Maintenance fee	7,583.33	7,583.33	-	83,416.63	83,416.63	-	91,000.00
40700 - Interest Income	165.46	-	165.46	1,649.47	-	1,649.47	-
Total Revenue	7,748.79	7,583.33	165.46	85,066.10	83,416.63	1,649.47	91,000.00
Total Income	7,748.79	7,583.33	165.46	85,066.10	83,416.63	1,649.47	91,000.00
Reserve Net Total	7,748.79	7,583.33	165.46	85,066.10	83,416.63	1,649.47	91,000.00

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	Actual	Budget	Variance	Actual	Budget	Variance	
WWTP Escrow Income							
Revenue							
40700 - Interest Income	-	-	-	.33	-	.33	-
Total Revenue	-	-	-	.33	-	.33	-
Total Income	-	-	-	.33	-	.33	-
WWTP Escrow Net Total	-	-	-	.33	-	.33	-
Net Total	17,601.59	(14.04)	17,615.63	28,482.98	91,045.56	(62,562.58)	91,031.00

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