

# EXHIBIT 13

## PERIODIC FINANCIAL STATEMENTS

# Ebb Tide Condominium Assoc.

Balance Sheet  
As of 06/30/19

Account Description	Operating	Reserves	Other	Totals
<b>ASSETS</b>				
<b>OPERATING ACCOUNTS:</b>				
Operating Account - PSB	83,724.09			83,724.09
Assessments Receivable	1,622.00			1,622.00
<b>TOTAL OPERATING ACCOUNTS</b>	<b>85,346.09</b>	<b>.00</b>	<b>.00</b>	<b>85,346.09</b>
<b>RESERVE ACCOUNTS:</b>				
Replacement Reserve - PSB		84,934.74		84,934.74
Due from Oper. to Rep. Reserve		65,732.00		65,732.00
<b>TOTAL RESERVE ACCOUNTS</b>	<b>.00</b>	<b>150,666.74</b>	<b>.00</b>	<b>150,666.74</b>
<b>OTHER ASSETS:</b>				
Special Assmts. Receiv.	12,502.00			12,502.00
Late Fees Receivable	50.00			50.00
Prepaid Insurance	14,345.30			14,345.30
<b>TOTAL OTHER ASSETS</b>	<b>26,897.30</b>	<b>.00</b>	<b>.00</b>	<b>26,897.30</b>
<b>TOTAL ASSETS</b>	<b>112,243.39</b>	<b>150,666.74</b>	<b>.00</b>	<b>262,910.13</b>
<b>LIABILITIES &amp; EQUITY</b>				
<b>CURRENT LIABILITIES:</b>				
Prepaid Owner Assessments	31,465.00			31,465.00
Due to Rep. Reserve from Oper.	65,732.00			65,732.00
<b>TOTAL CURRENT LIABILITES</b>	<b>97,197.00</b>	<b>.00</b>	<b>.00</b>	<b>97,197.00</b>
<b>EQUITY:</b>				
Fund Balance - Operating	(41,852.53)			(41,852.53)
Fund Balance - Reserve		124,783.56		124,783.56
Prior Year Expense	(9,998.36)			(9,998.36)
Current Year Net Income/(Loss)	66,897.28	25,883.18	.00	92,780.46
<b>TOTAL EQUITY</b>	<b>15,046.39</b>	<b>150,666.74</b>	<b>.00</b>	<b>165,713.13</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>112,243.39</b>	<b>150,666.74</b>	<b>.00</b>	<b>262,910.13</b>

# Ebb Tide Condominium Assoc.

## Income/Expense Statement

Period: 06/01/19 to 06/30/19

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
OPERATING								
OPERATING INCOME:								
06310	Assessment Income	13,493.00	13,491.25	1.75	80,958.00	80,947.50	10.50	161,895.00
06314	Rep. Reserve Contribution	(4,289.00)	(4,289.00)	.00	(25,738.00)	(25,738.00)	.00	(51,472.00)
06330	Special Assmt. Income	.00	.00	.00	126,748.00	.00	126,748.00	.00
06340	Late Fees	50.00	.00	50.00	125.00	.00	125.00	.00
TOTAL OPERATING INCOME		9,254.00	9,202.25	51.75	182,093.00	55,209.50	126,883.50	110,423.00
OPERATING EXPENSES:								
General & Administrative:								
07010	Management Fees	1,059.84	1,059.83	(.01)	6,359.04	6,358.98	(.06)	12,718.00
07020	Accounting Fees	.00	18.75	18.75	.00	112.50	112.50	225.00
07160	Legal Fees	16,706.45	41.67	(16,664.78)	61,510.95	250.02	(61,260.93)	500.00
07190	Engineering Fees	.00	69.58	69.58	.00	417.48	417.48	835.00
07280	Insurance	2,742.67	2,801.25	58.58	17,769.53	16,807.50	(962.03)	33,615.00
07315	Office Supplies & Exp.	84.62	100.00	15.38	589.68	600.00	10.32	1,200.00
07520	Licenses & Permits	.00	.83	.83	.00	4.98	4.98	10.00
07890	Misc. G & A	.00	16.67	16.67	.00	100.02	100.02	200.00
General & Administrative		20,593.58	4,108.58	(16,485.00)	86,229.20	24,651.48	(61,577.72)	49,303.00
Utilities:								
08910	Electricity	186.09	188.75	2.66	1,113.63	1,132.50	18.87	2,265.00
08930	Water & Sewer	.00	1,308.75	1,308.75	8,040.08	7,852.50	(187.58)	15,705.00
08980	Garbage	243.85	245.00	1.15	1,465.54	1,470.00	4.46	2,940.00
08990	Telephone	53.77	113.33	59.56	629.27	679.98	50.71	1,360.00
08995	Cable TV	.00	1,225.00	1,225.00	6,187.86	7,350.00	1,162.14	14,700.00
Utilities		483.71	3,080.83	2,597.12	17,436.38	18,484.98	1,048.60	36,970.00
Maintenance:								
09025	Landscape - Other	.00	16.67	16.67	.00	100.02	100.02	200.00
09030	Elevator Maintenance Contract	.00	412.50	412.50	1,279.37	2,475.00	1,195.63	4,950.00
09050	Elevator - Permits/Inspection	.00	14.17	14.17	166.80	85.02	(81.78)	170.00
09110	Gen. Repair & Maint.	1,651.90	1,500.00	(151.90)	10,083.97	9,000.00	(1,083.97)	18,000.00
09360	Pest Control	.00	27.50	27.50	.00	165.00	165.00	330.00
09425	Fire & Safety	.00	41.67	41.67	.00	250.02	250.02	500.00
Maintenance		1,651.90	2,012.51	360.61	11,530.14	12,075.06	544.92	24,150.00
TOTAL OPERATING EXPENSES		22,729.19	9,201.92	(13,527.27)	115,195.72	55,211.52	(59,984.20)	110,423.00
OPERATING GAIN (LOSS)		(13,475.19)	.33	(13,475.52)	66,897.28	(2.02)	66,899.30	.00

# Ebb Tide Condominium Assoc.

Income/Expense Statement

Period: 06/01/19 to 06/30/19

Account	Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
RESERVES								
RESERVE INCOME:								
06315	Rep. Reserve Income	4,289.00	4,289.00	.00	25,738.00	25,738.00	.00	51,472.00
06610	Interest - Rep. Reserve	34.90	25.00	9.90	145.18	150.00	(4.82)	300.00
	TOTAL RESERVE INCOME	4,323.90	4,314.00	9.90	25,883.18	25,888.00	(4.82)	51,772.00
RESERVE EXPENSES:								
09910	Rep. Reserve Expense	.00	9,389.00	9,389.00	.00	56,334.00	56,334.00	112,668.00
	TOTAL RESERVE EXPENSES	.00	9,389.00	9,389.00	.00	56,334.00	56,334.00	112,668.00
	RESERVE GAIN (LOSS)	4,323.90	(5,075.00)	9,398.90	25,883.18	(30,446.00)	56,329.18	(60,896.00)
TOTALS:								
	TOTAL INCOME	13,577.90	13,516.25	61.65	207,976.18	81,097.50	126,878.68	162,195.00
	TOTAL EXPENSES	22,729.19	18,590.92	(4,138.27)	115,195.72	111,545.52	(3,650.20)	223,091.00
	CURR. YEAR NET INCOME/(LOSS)	(9,151.29)	(5,074.67)	(4,076.62)	92,780.46	(30,448.02)	123,228.48	(60,896.00)
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AGED OWNER BALANCES: AS OF June 30, 2019  
LOT/UNIT NUMBER SEQUENCE

\* - Previous Owner or Renter

UNIT #	ACCOUNT #	NAME/ADDRESS	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
202	344202	Thomas Drouin	652.00	0.00	0.00	0.00	652.00
203	344203	Jim Douglas	275.00	0.00	0.00	0.00	275.00
301	344301	Tom Schulstad	735.00	0.00	0.00	12502.00	13237.00
501	344501	Carmen Holt	10.00	0.00	0.00	0.00	10.00
TOTAL:			1672.00	0.00	0.00	12502.00	14174.00