HULL REDEVELOPMENT AUTHORITY

COMPILED FINANCIAL STATEMENTS

AS OF JUNE 30, 2017 and 2016

LEE A. HEILER, Jr., CPA, Inc. 3 Village Green North Suite C6 Plymouth, Massachusetts 02360

Lee A. Heiler, Jr., CPA, Inc.

CERTIFIED PUBLIC ACCOUNTANT

3 VILLAGE GREEN NORTH SUITE C6 PLYMOUTH, MA 02360 TEL (774) 283-4363

To the Board of Trustees of the Hull Redevelopment Authority:

Management is responsible for the accompanying financial statements of the Hull Redevelopment Authority (a nonprofit organization), which comprise the statements of financial position as of June 30, 2017 and 2016 and the related statements of activities and cash flows for the years then ended in accordance with U.S. generally accepted accounting principles. I have performed a compilation in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. I did not audit or review the financial statements nor was I required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, I do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

I have added to the statements of financial position real property of \$9,193,100 as of June 30, 2017 and 2016 as per the audited financial statements prepared by another accounting firm whose report I have accepted.

Management has elected to omit substantially all of the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Organization's financial position, changes in net assets, and cash flows. Accordingly, the financial statements are not designed for those who are not informed about such matters.

Respectfully submitted,

Lee A. Heiler, Jr.

Certified Public Accountant Plymouth, Massachusetts

July 24, 2017

HULL REDEVELOPMENT AUTHORITY STATEMENTS OF FINANCIAL POSITION JUNE 30 UNAUDITED

| | 2017 | 2016 |
|--|--|--|
| ASSETS | | |
| Current assets: Cash, Rockland Trust Money Market Account, Hingham Institution for Savings Certificates of Deposit, Hingham Institution for Savings Parking lot fees receivable Note receivable from the Friends of Paragon Carousel, current Total current assets | \$ 61,286 52,006 1,694,980 180,409 12,964 2,001,645 | \$ 9,190 48,436 1,873,755 113,544 8,015 2,052,940 |
| Noncurrent assets: Real property Note receivable from the Friends of Paragon Carousel, noncurrent Total noncurrent assets | 9,193,100 42,794 9,235,894 | 9,193,100 51,054 9,244,154 |
| Total assets | \$11,237,539 | \$11,297,094 |
| LIABILITIES AND NET ASSETS | | |
| Current liabilities: Redevelopment Project with Mass Development and Finance Agency Total current liabilities | \$ 55,000 55,000 | \$ 105,000 105,000 |
| Total liabilities | 55,000 | 105,000 |
| Net assets: Temporarily restricted Unrestricted | 55,000 11,127,539 | 105,000 11,087,094 |
| Total net assets | 11,182,539 | 11,192,094 |
| Total liabilities and net assets | \$ 11,237,539 | \$ 11,297,094 |

HULL REDEVELOPMENT AUTHORITY STATEMENTS OF ACTIVITES FOR THE YEARS ENDED JUNE 30 UNAUDITED

| | 2017 | 2016 |
|--|--|--|
| OPERATING REVENUE | | |
| Parking lot operator fees Food vendor fees Lawsuit settlement from Nantasket Beachfront Condominiums, LLC | \$ 243,010 8,250 | \$ 158,930 6,000 857,500 |
| Interest income from the Friends of the Paragon Carousel Total operating revenue | 722 251,982 | 1,901 1,024,331 |
| OPERATING EXPENSES | | |
| Contribution-Town of Hull- PILOT Program Contribution-Town of Hull- Two Way Road Study Contribution-Town of Hull- Flood Insurance/FEMA Study Contribution-Town of Hull- Redevelopment Study Contribution-Town of Hull- Grant for Paint Contribution-Town of Hull- Grant for Planters Advertising and website Insurance Maintenance including sidewalk, tree and fence work Office supplies and postage Professional and administrativel fees Repair expense for parking lot incidence Total operating expenses | 65,000 8,220 22,752 118,500 - 4,255 1,511 1,595 4,375 257 56,367 1,000 283,832 | 65,000 45,000 29,581 105,000 5,849 - 5,042 1,692 38,133 439 23,706 |
| OPERATING INCOME/(LOSS) | (31,850) | 704,889 |
| NONOPERATING REVENUES | | |
| Interest income from Hingham Institute for Savings Total nonoperating revenues | 22,295 22,295 | 20,062 |
| Change in net assets | (9,555) | 724,951 |
| Net assets, beginning of the year | 11,192,094 | 10,467,143 |
| Net assets, end of the year | \$11,182,539 | \$11,192,094 |

HULL REDEVELOPMENT AUTHORITY STATEMENTS OF CASH FLOWS FOR THE YEARS ENDED JUNE 30 UNAUDITED

| | 2017 | 2016 |
|--|-------------|----------------------------------|
| Cash flows from operating activities: | | |
| Change in net assets Adjustments to reconcile change in net assets to net cash provided by operating activities: | \$ (9,555) | \$ 724,951 |
| (Increase) decrease in assets: Parking lot fees receivable Increase (decrease) in liabilities: | (66,865) | (113,544) |
| Developer Deposit Funds received from the Commonwealth of Massachusetts- Road Study Redevelopment Project with Mass Development and Finance Agency | (50,000) | (857,500) (50,000) 105,000 |
| Net cash provided by operating activites | (126,420) | (191,093) |
| Cash flows from investing activities: | | |
| Note Receivable - Friends of Paragon Carousel- repayment | 3,311 | 7,779 |
| Net cash provided by investing activities | 3,311 | 7,779 |
| Net increase (decrease) in cash | (123,109) | (183,314) |
| Cash at the beginning of the year | 1,931,381 | 2,114,695 |
| Cash at the end of the year | \$1,808,272 | \$1,931,381 |

| #693-TINY SQUID #693-TINY SQUID #694-C. GOLDHAMMER #695-RICHARD PERRY-ACCIDENT #696-NANTASKET HARDWARE #697-STAPLES #698-ROBERT L. FULTZ #699- RUBIN & RUDMAN LLP #700-PETER NIXON | #683- RAYMOND KASPEROWITZ #684-RUBIN & RUDMAN LLP #685-WOODS HOLE GROUP INC. #685- TINY SQUID #687- NANTASKET SURVEY ENGINEE #688- C. GOLDHAMMER #689-ROBERT L. FULTZ #690- EL MUNDO NEWSPAPER #691-C. GOLDHAMMER | #674-BART KELLY #675- C. GOLDHAMMER #676-TINY SQUID #677-RUBIN & RUDMAN LLP #678-ROBERT L. FULTZ #679- VOID #680-C. GOLDHAMMER #680-C. HOLDHAMMER #680-C. SOLDHAMMER | #663-TINY SQUID #664-C. GOLDHAMMER #665- RUBIN & RUDMAN LLP #666- RUBIN & RUDMAN LLP #666- RUBIN & RUDMAN LLP #668- C. GOLDHAMMER #669- PETER NIXON #670-MASS DEVELOPMENT #671-US POSTAL SERVICES #673- RUBIN & RUDMAN LLP | #654-PETER NIXON #655- C. GOLDHAMMER #656-J. TOBIN #657- TINY SQUID #659-C. GOLDHAMMER #660- LEE HEILER #661-JOHNSON & JOHNSON INS #662-WOODS HOLE GROUP (FEMA) | 7/1/2016-6/30/2017 CHECKS WRITTEN ROCKLAND TRUST |
|--|---|--|--|---|--|
| 19-Apr 5-May 8-May 9-May 20-May 22-May 22-May 23-May | | 7-Nov 5-Dec 6-Dec 6-Dec 12-Dec 18-Jan | | 02-Jul 07-Jul 18-Jul 29-Jul 1-Aug 1-Aug 15-Aug 29-Aug | DATE |
| 2,295 | 1,035 | v c c c c c c c c c c c c c c c c c c c | 50,000 | 9 8 8 8 7 7 7 7 | ROAD STUDY LANDSCAPE/ MAINT. |
| 891 | | | 994 | 1,497 993 | MAINT. |
| 16,260 1,000 5,601 | 2,400 | 880 | 5,528 6,867 528 | | PROF./ LEGAL |
| 229 | 290 | 170 | 331 3 7 7 3 120 | 320 210 | ADM |
| 85 | 213 | 0 85 | 1 85 0 106 | 0 255 | WEBSITE POSTAGE |
| | 8,700 | | | 2,000 | ACCTG |
| | 300 | 360 | | | ADV/ MEETING |
| | | | | 1,592 | S |
| 40 42 | | | - | 5 | SUPPLIES GRA |
| | 5,130 FL 9,500 EN | D | - 20 | | GRANTS TOTAL |
| | FLOOD INS STUDY ENGINEERING | DRAFT RFP | ָרָ אָלָאָרָ אָרָאָרָ אָרָאָרָ אָרָאָרָ אָרָאָרָ | | JTAL |

| TOTAL | PARAGON BOB KELLY BOB KELLY PARAGON PARAGON PARAGON TRANSFER- HINGHAM SAVINGS VENDORS VENDORS VENDORS DUNN-RITE DUNN-RITE DUNN-RITE NANTASKET RESORT PARKING LOT | DEPOSITS-ROCKLAND TRUST |
|------------------|--|--|
| | 1-Jul 01-Jul 01-Aug 01-Sep 01-Oct 20-Oct 17-Nov 22-Feb 27-Mar 25-Apr 25-Apr 29-Apr 10-Jun | DATE |
| - 4,031 30,000 1 | 806 806 806 806 30,000 | PARAGON PARKING INTEREST CAROSEL TRANSFEILOT REC |
| 113,544 | 56,772 56,772 | |
| 62,601 | 23,000 22,601 17,000 | LOT DEPOSITS |
| 8,250 - 218,426 | 7,000 1,250 | LOT FOOD BID DEPOSITS VENDORS DEMOLITION TOTAL |

| rounding adjustment | TOTAL | #709- JAMES TOBIN | #708-TINY SQUID | #707-C. GOLDHAMMER | #706- JAMES TOBIN | #705-RUBIN & RUDMAN LLP | #704- RUBIN & RUDMAN LLP | #703- TEC INC | #702-C. GOLDHAMMER | #701- TOWN OF HULL |
|---------------------|---------|-------------------|-----------------|--------------------|-------------------|-------------------------|--------------------------|---------------|--------------------|--------------------|
| I | 11 | 30-Jun | 28-Jun | 27-Jun | 27-Jun | 27-Jun | 27-Jun | 6-Jun | 6-Jun | 5-Jun |
| | 58,220 | | | | | | | 3,675 | | |
| | 4,375 | | | | | | | | | |
| | 50,638 | | | | | 721 | 400 | | | |
| | 2,529 | | | 205 | | | | | 209 | |
| | 851 | | 128 | | | | | | | |
| | 119 | | | | | | | | | |
| | 10,700 | | | | | | | | | |
| | 660 | | | | | | | | | |
| | 1,592 | | | | | | | | | |
| | 138 | 23 | : | | 18 | ; | | | | |
| u r | 36,505 | | | | | | | | | 4,253 |
| 3 166,330 | 166,327 | | | | | | | | | 4,253 PLANTERS |

Aug.9,2016 withdrawal \$200,000.00 from Hingham Certificate

Deposit into Hingham Savings Checking Acct.

Activity Per Hingham Checking Acct.

#1006 On 2/13/17 \$102,500.00 for JLL

#1008 On 2/21/17 \$30,000.00 Deposit into Rockland Bank

#1009 On 6/15/17 \$65,000.00 Hull P.I.L.O.T.