

Balance Sheet

As of 1/31/2022, Accrual Basis

Prepared By: RGR Property
Management
139 Weymouth Street
Rockland, MA 02370

Summer Reach Condominium

Assets

Current Asset

10255 - Summer Reach - Operating	18,227.17
10255 - Summer Reach - Operating - Pending EFTs	383.00
11256 - Summer Reach - Reserve	6,779.01
11999 Cash balances to be transferred	385,686.02
13000 Accounts Receivable	746.00
14000 Other Current Assets - 14060 Prepaid Insurance	25,064.00
Total Current Asset	\$436,885.20

Total Assets

\$436,885.20

Liabilities

Current Liability

30000 Accounts Payable	1,333.63
35100 Accrued Expenses	18,471.47
Total Current Liability	\$19,805.10

Total Liabilities

\$19,805.10

Equity

Opening Balance Equity	360,609.81
40030 Retained Earnings	38,217.75
Net Income	18,252.54
Total Equity	\$417,080.10

Total Liabilities & Equity

\$436,885.20

Budget vs. Actuals

Accrual basis

Prepared By: RGR Property Management
139 Weymouth Street
Rockland, MA 02370

Summer Reach Condominium - 2022 Budget

Account	1/1/2022 - 1/31/2022				1/1/2022 - 1/31/2022			
	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
Income								
50000 Income								
50090 Condo Fee Income	44,700.00	44,713.75	(13.75)	99.97 %	44,700.00	44,713.75	(13.75)	99.97 %
50250 Clubhouse Rent	0.00	83.33	(83.33)	0.00 %	0.00	83.33	(83.33)	0.00 %
50291 Misc Income	0.00	4.17	(4.17)	0.00 %	0.00	4.17	(4.17)	0.00 %
Total for 50000 Income	\$44,700.00	\$44,801.25	(\$101.25)	99.77 %	\$44,700.00	\$44,801.25	(\$101.25)	99.77 %
Total for Income	\$44,700.00	\$44,801.25	(\$101.25)	99.77 %	\$44,700.00	\$44,801.25	(\$101.25)	99.77 %
Expense								
70000 Administrative Expenses								
70000 Administrative Expenses - Other	0.00	125.00	(125.00)	0.00 %	0.00	125.00	(125.00)	0.00 %
70010 Bank Charges	222.36	0.00	222.36	--	222.36	0.00	222.36	--
70020 Copies & Postage	165.11	0.00	165.11	--	165.11	0.00	165.11	--
70030 Legal Fee	0.00	625.00	(625.00)	0.00 %	0.00	625.00	(625.00)	0.00 %
70040 Management Fee	5,640.00	3,400.00	2,240.00	165.88 %	5,640.00	3,400.00	2,240.00	165.88 %
70050 Accounting & Taxes	0.00	250.00	(250.00)	0.00 %	0.00	250.00	(250.00)	0.00 %
Total for 70000 Administrative Expenses	\$6,027.47	\$4,400.00	\$1,627.47	136.99 %	\$6,027.47	\$4,400.00	\$1,627.47	136.99 %
70200 Insurance								
70220 Insurance- Building & Property	8,748.77	8,416.67	332.10	103.95 %	8,748.77	8,416.67	332.10	103.95 %
Total for 70200 Insurance	\$8,748.77	\$8,416.67	\$332.10	103.95 %	\$8,748.77	\$8,416.67	\$332.10	103.95 %

Budget vs. Actuals

Accrual basis

Prepared By: RGR Property Management
139 Weymouth Street
Rockland, MA 02370

Account	1/1/2022 - 1/31/2022				1/1/2022 - 1/31/2022			
	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
70300 Repairs & Maintenance								
70300 Repairs & Maintenance - Other	986.76	833.33	153.43	118.41 %	986.76	833.33	153.43	118.41 %
70301 R&M Fire Alarm	0.00	45.83	(45.83)	0.00 %	0.00	45.83	(45.83)	0.00 %
70308 R&M Supplies	83.12	0.00	83.12	--	83.12	0.00	83.12	--
70310 R&M Roof	0.00	416.67	(416.67)	0.00 %	0.00	416.67	(416.67)	0.00 %
70313 Pest Control	879.50	916.67	(37.17)	95.95 %	879.50	916.67	(37.17)	95.95 %
70317 Septic Maintenance	0.00	743.75	(743.75)	0.00 %	0.00	743.75	(743.75)	0.00 %
70320 HVAC	668.00	62.50	605.50	1,068.80 %	668.00	62.50	605.50	1,068.80 %
70326 Gutters	0.00	166.67	(166.67)	0.00 %	0.00	166.67	(166.67)	0.00 %
70331 R&M Dryer Vents	0.00	458.33	(458.33)	0.00 %	0.00	458.33	(458.33)	0.00 %
70337 Generator	0.00	45.83	(45.83)	0.00 %	0.00	45.83	(45.83)	0.00 %
70515 Pumphouse	0.00	24.33	(24.33)	0.00 %	0.00	24.33	(24.33)	0.00 %
Total for 70300 Repairs & Maintenance	\$2,617.38	\$3,713.92	(\$1,096.54)	70.47 %	\$2,617.38	\$3,713.91	(\$1,096.53)	70.48 %
70400 Snow Removal	0.00	10,000.00	(10,000.00)	0.00 %	0.00	10,000.00	(10,000.00)	0.00 %
70500 Landscape								
70500 Landscape - Other	0.00	0.00	0.00	--	0.00	0.00	0.00	--
70509 Irrigation	0.00	0.00	0.00	--	0.00	0.00	0.00	--
70511 Landscaping- non contract	0.00	0.00	0.00	--	0.00	0.00	0.00	--
Total for 70500 Landscape	\$0.00	\$0.00	\$0.00	0.00 %	\$0.00	\$0.00	\$0.00	0.00 %
70600 Utilities								
70610 Electric	0.00	536.75	(536.75)	0.00 %	0.00	536.75	(536.75)	0.00 %

Budget vs. Actuals

Accrual basis

Prepared By: RGR Property Management
139 Weymouth Street
Rockland, MA 02370

Account	1/1/2022 - 1/31/2022				1/1/2022 - 1/31/2022			
	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
70620 Trash Removal	2,064.97	2,190.83	(125.86)	94.26 %	2,064.97	2,190.83	(125.86)	94.26 %
70660 Telephone	209.87	160.00	49.87	131.17 %	209.87	160.00	49.87	131.17 %
Total for 70600 Utilities	\$2,274.84	\$2,887.58	(\$612.74)	78.78 %	\$2,274.84	\$2,887.58	(\$612.74)	78.78 %
70800 Pool								
70800 Pool - Other	0.00	0.00	0.00	--	0.00	0.00	0.00	--
70810 Pool Chemicals	0.00	0.00	0.00	--	0.00	0.00	0.00	--
Total for 70800 Pool	\$0.00	\$0.00	\$0.00	0.00 %	\$0.00	\$0.00	\$0.00	0.00 %
71000 Club House								
71020 CH Cleaning	0.00	208.33	(208.33)	0.00 %	0.00	208.33	(208.33)	0.00 %
71050 CH Electric	0.00	481.33	(481.33)	0.00 %	0.00	481.33	(481.33)	0.00 %
71060 CH Gas	0.00	97.83	(97.83)	0.00 %	0.00	97.83	(97.83)	0.00 %
71070 CH Water	0.00	499.83	(499.83)	0.00 %	0.00	499.83	(499.83)	0.00 %
Total for 71000 Club House	\$0.00	\$1,287.33	(\$1,287.33)	0.00 %	\$0.00	\$1,287.32	(\$1,287.32)	0.00 %
Total for Expense	\$19,668.46	\$30,705.50	(\$11,037.04)	64.06 %	\$19,668.46	\$30,705.48	(\$11,037.02)	64.06 %
Net Operating Income	\$25,031.54	\$14,095.75	\$10,935.79	177.58 %	\$25,031.54	\$14,095.77	\$10,935.77	177.58 %
Non-operating Expense								
Operating to Reserve Transfer	6,779.00	6,778.50	0.50	100.01 %	6,779.00	6,778.50	0.50	100.01 %
Total for Non-operating Expense	\$6,779.00	\$6,778.50	\$0.50	100.01 %	\$6,779.00	\$6,778.50	\$0.50	100.01 %
Net Non-operating Income	(\$6,779.00)	(\$6,778.50)	(\$0.50)	0.00 %	(\$6,779.00)	(\$6,778.50)	(\$0.50)	0.00 %
Net Income	\$18,252.54	\$7,317.25	\$10,935.29	249.45 %	\$18,252.54	\$7,317.27	\$10,935.27	249.44 %