

Balance Sheet

As of 5/31/2022, Accrual Basis

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

Summer Reach Condominium

Assets

Current Asset

10255 - Summer Reach - Operating	68,034.13
10255 - Summer Reach - Operating - Pending EFTs	778.00
11256 - Summer Reach - Reserve	267,868.36
11259 - Summer Reach - Working Capital Reserve	78,275.58
13000 Accounts Receivable	(3,564.00)
14000 Other Current Assets - 14060 Prepaid Insurance	25,064.00
Total Current Asset	\$436,456.07

Total Assets

\$436,456.07

Liabilities

Current Liability

30000 Accounts Payable	2,590.36
35100 Accrued Expenses	18,471.47
Total Current Liability	\$21,061.83

Total Liabilities

\$21,061.83

Equity

Opening Balance Equity	360,609.81
40030 Retained Earnings	65,336.10
Net Income	(10,551.67)
Total Equity	\$415,394.24

Total Liabilities & Equity

\$436,456.07

Budget vs. Actuals

Accrual basis

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

Summer Reach Condominium - 2022 Budget

Account	5/1/2022 - 5/31/2022				1/1/2022 - 5/31/2022			
	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 %	224,065.00	223,568.75	496.25	100.22 %
50100 Late Fee Income	25.00	0.00	25.00	--	100.00	0.00	100.00	--
50150 Interest Income	0.58	0.00	0.58	--	6.06	0.00	6.06	--
50160 Other Income	0.00	445.06	(445.06)	0.00 %	0.00	2,225.30	(2,225.30)	0.00 %
50250 Clubhouse Rent	250.00	83.33	166.67	300.00 %	750.00	416.67	333.33	180.00 %
50291 Misc Income	0.00	4.17	(4.17)	0.00 %	52.63	20.83	31.80	252.66 %
Total for 50000 Income	\$44,975.58	\$45,246.31	(\$270.73)	99.40 %	\$224,973.69	\$226,231.55	(\$1,257.86)	99.44 %
Total for Income	\$44,975.58	\$45,246.31	(\$270.73)	99.40 %	\$224,973.69	\$226,231.55	(\$1,257.86)	99.44 %
Expense								
70000 Administrative Expenses								
70000 Administrative Expenses - Other	0.00	125.00	(125.00)	0.00 %	0.00	625.00	(625.00)	0.00 %
70010 Bank Charges	10.00	0.00	10.00	--	232.36	0.00	232.36	--
70020 Copies & Postage	0.00	0.00	0.00	--	169.35	0.00	169.35	--
70030 Legal Fee	200.00	625.00	(425.00)	32.00 %	1,061.00	3,125.00	(2,064.00)	33.95 %
70040 Management Fee	3,400.00	3,400.00	0.00	100.00 %	19,240.00	17,000.00	2,240.00	113.18 %
70050 Accounting & Taxes	2,100.00	250.00	1,850.00	840.00 %	2,100.00	1,250.00	850.00	168.00 %
70060 Miscellaneous Expenses	0.00	0.00	0.00	--	107.00	0.00	107.00	--
70075 Reimbursement	15.96	0.00	15.96	--	493.77	0.00	493.77	--

Budget vs. Actuals

Accrual basis

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

Account	5/1/2022 - 5/31/2022				1/1/2022 - 5/31/2022			
	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
Total for 70000 Administrative Expenses	\$5,725.96	\$4,400.00	\$1,325.96	130.14 %	\$23,403.48	\$22,000.00	\$1,403.48	106.38 %
70200 Insurance								
70220 Insurance- Building & Property	0.00	8,416.67	(8,416.67)	0.00 %	43,781.17	42,083.33	1,697.84	104.03 %
Total for 70200 Insurance	\$0.00	\$8,416.67	(\$8,416.67)	0.00 %	\$43,781.17	\$42,083.33	\$1,697.84	104.03 %
70300 Repairs & Maintenance								
70300 Repairs & Maintenance - Other	0.00	833.33	(833.33)	0.00 %	4,332.60	4,166.67	165.93	103.98 %
70301 R&M Fire Alarm	0.00	45.83	(45.83)	0.00 %	0.00	229.17	(229.17)	0.00 %
70308 R&M Supplies	344.30	0.00	344.30	--	427.42	0.00	427.42	--
70310 R&M Roof	0.00	416.67	(416.67)	0.00 %	0.00	2,083.33	(2,083.33)	0.00 %
70313 Pest Control	879.50	916.67	(37.17)	95.95 %	4,397.50	4,583.33	(185.83)	95.95 %
70317 Septic Maintenance	0.00	743.75	(743.75)	0.00 %	2,860.00	3,718.75	(858.75)	76.91 %
70320 HVAC	0.00	62.50	(62.50)	0.00 %	668.00	312.50	355.50	213.76 %
70326 Gutters	0.00	166.67	(166.67)	0.00 %	2,250.00	833.33	1,416.67	270.00 %
70331 R&M Dryer Vents	0.00	458.33	(458.33)	0.00 %	0.00	2,291.67	(2,291.67)	0.00 %
70337 Generator	807.33	45.83	761.50	1,761.45 %	807.33	229.17	578.16	352.28 %
70515 Pumphouse	21.35	24.33	(2.98)	87.74 %	85.53	121.67	(36.14)	70.30 %
Total for 70300 Repairs & Maintenance	\$2,052.48	\$3,713.92	(\$1,661.44)	55.26 %	\$15,828.38	\$18,569.59	(\$2,741.21)	85.24 %
70400 Snow Removal	0.00	0.00	0.00	--	78,900.00	30,000.00	48,900.00	263.00 %
70500 Landscape								
70500 Landscape - Other	17,500.00	19,357.00	(1,857.00)	90.41 %	17,500.00	38,714.00	(21,214.00)	45.20 %
70509 Irrigation	3,195.00	1,642.00	1,553.00	194.58 %	3,195.00	3,284.00	(89.00)	97.29 %

Budget vs. Actuals

Accrual basis

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

Account	5/1/2022 - 5/31/2022				1/1/2022 - 5/31/2022			
	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
70511 Landscaping- non contract	555.75	714.00	(158.25)	77.84 %	555.75	1,428.00	(872.25)	38.92 %
Total for 70500 Landscape	\$21,250.75	\$21,713.00	(\$462.25)	97.87 %	\$21,250.75	\$43,426.00	(\$22,175.25)	48.94 %
70600 Utilities								
70610 Electric	963.62	536.75	426.87	179.53 %	2,598.46	2,683.75	(85.29)	96.82 %
70620 Trash Removal	2,097.72	2,190.83	(93.11)	95.75 %	10,550.72	10,954.17	(403.45)	96.32 %
70660 Telephone	219.59	160.00	59.59	137.24 %	1,076.81	800.00	276.81	134.60 %
70670 Gas	22.42	0.00	22.42	--	22.42	0.00	22.42	--
Total for 70600 Utilities	\$3,303.35	\$2,887.58	\$415.77	114.40 %	\$14,248.41	\$14,437.92	(\$189.51)	98.69 %
70800 Pool								
70800 Pool - Other	0.00	787.00	(787.00)	0.00 %	1,325.88	1,574.00	(248.12)	84.24 %
70810 Pool Chemicals	0.00	0.00	0.00	--	0.00	292.00	(292.00)	0.00 %
Total for 70800 Pool	\$0.00	\$787.00	(\$787.00)	0.00 %	\$1,325.88	\$1,866.00	(\$540.12)	71.05 %
71000 Club House								
71020 CH Cleaning	750.00	208.33	541.67	360.00 %	1,800.00	1,041.67	758.33	172.80 %
71050 CH Electric	365.36	481.33	(115.97)	75.91 %	570.51	2,406.67	(1,836.16)	23.71 %
71060 CH Gas	225.37	97.83	127.54	230.36 %	225.37	489.17	(263.80)	46.07 %
71070 CH Water	127.94	499.83	(371.89)	25.60 %	296.41	2,499.17	(2,202.76)	11.86 %
Total for 71000 Club House	\$1,468.67	\$1,287.33	\$181.34	114.09 %	\$2,892.29	\$6,436.68	(\$3,544.39)	44.93 %
Total for Expense	\$33,801.21	\$43,205.50	(\$9,404.29)	78.23 %	\$201,630.36	\$178,819.52	\$22,810.84	112.76 %
Net Operating Income	\$11,174.37	\$2,040.81	\$9,133.56	547.55 %	\$23,343.33	\$47,412.03	(\$24,068.70)	49.24 %
Non-operating Expense								
Operating to Reserve Transfer	6,779.00	6,778.50	0.50	100.01 %	33,895.00	33,892.50	2.50	100.01 %

Budget vs. Actuals

Accrual basis

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

Account	5/1/2022 - 5/31/2022				1/1/2022 - 5/31/2022			
	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
Total for Non-operating Expense	\$6,779.00	\$6,778.50	\$0.50	100.01 %	\$33,895.00	\$33,892.50	\$2.50	100.01 %
Net Non-operating Income	(\$6,779.00)	(\$6,778.50)	(\$0.50)	0.00 %	(\$33,895.00)	(\$33,892.50)	(\$2.50)	0.00 %
Net Income	\$4,395.37	(\$4,737.69)	\$9,133.06	0.00 %	(\$10,551.67)	\$13,519.53	(\$24,071.20)	-78.05 %