Balance Sheet

As of 4/30/2022, Cash Basis

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

Summer Reach Condominium

Assets	
Current Asset	
10255 - Summer Reach - Operating	73,081.11
10255 - Summer Reach - Operating - Pending EFTs	383.00
11256 - Summer Reach - Reserve	339,372.01
14000 Other Current Assets - 14060 Prepaid Insurance	25,064.00
Total Current Asset	**$437,900.12**
Total Assets	**$437,900.12**
Liabilities	
Current Liability	
35100 Accrued Expenses	18,471.47
Total Current Liability	**$18,471.47**
Total Liabilities	**$18,471.47**
Equity	
Opening Balance Equity	360,609.81
40030 Retained Earnings	59,945.75
Net Income	(1,126.91)
Total Equity	**$419,428.65**
Total Liabilities & Equity	**$437,900.12**

Budget vs. Actuals

Cash basis

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Summer Reach Condominium - 2022 Budget

	1/1/2022 - 12/31/2022			
Account	Actual	Budget	Over Budget	% of Budget
Income				
50000 Income				
50090 Condo Fee Income	225,114.00	536,565.00	(311,451.00)	41.95 %
50100 Late Fee Income	75.00	0.00	75.00	--
50150 Interest Income	5.48	0.00	5.48	--
50250 Clubhouse Rent	750.00	1,000.00	(250.00)	75.00 %
50291 Misc Income	52.63	50.00	2.63	105.26 %
Total for 50000 Income	**$225,997.11**	**$537,615.00**	**($311,617.89)**	**42.04 %**
Total for Income	**$225,997.11**	**$537,615.00**	**($311,617.89)**	**42.04 %**
Expense				
70000 Administrative Expenses				
70000 Administrative Expenses - Other	0.00	1,500.00	(1,500.00)	0.00 %
70010 Bank Charges	222.36	0.00	222.36	--
70020 Copies & Postage	169.35	0.00	169.35	--
70030 Legal Fee	1,061.00	7,500.00	(6,439.00)	14.15 %
70040 Management Fee	19,240.00	40,800.00	(21,560.00)	47.16 %
70050 Accounting & Taxes	2,100.00	3,000.00	(900.00)	70.00 %
70060 Miscellaneous Expenses	107.00	0.00	107.00	--
70075 Reimbursement	493.77	0.00	493.77	--
Total for 70000 Administrative Expenses	**$23,393.48**	**$52,800.00**	**($29,406.52)**	**44.31 %**
70200 Insurance				
70220 Insurance- Building & Property	43,781.17	101,000.00	(57,218.83)	43.35 %
Total for 70200 Insurance	**$43,781.17**	**$101,000.00**	**($57,218.83)**	**43.35 %**
70300 Repairs & Maintenance				
70300 Repairs & Maintenance - Other	4,332.60	10,000.00	(5,667.40)	43.33 %
70301 R&M Fire Alarm	0.00	550.00	(550.00)	0.00 %
70304 Cleaning & Janitorial	350.00	0.00	350.00	--
70308 R&M Supplies	427.42	0.00	427.42	--
70310 R&M Roof	0.00	5,000.00	(5,000.00)	0.00 %
70313 Pest Control	3,518.00	11,000.00	(7,482.00)	31.98 %

Budget vs. Actuals

Cash basis

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	1/1/2022 - 12/31/2022			
Account	Actual	Budget	Over Budget	% of Budget
70317 Septic Maintenance	2,860.00	8,925.00	(6,065.00)	32.04 %
70320 HVAC	668.00	750.00	(82.00)	89.07 %
70326 Gutters	2,250.00	2,000.00	250.00	112.50 %
70331 R&M Dryer Vents	0.00	5,500.00	(5,500.00)	0.00 %
70337 Generator	807.33	550.00	257.33	146.79 %
70515 Pumphouse	85.53	292.00	(206.47)	29.29 %
Total for 70300 Repairs & Maintenance	**$15,298.88**	**$44,567.00**	**($29,268.12)**	**34.33 %**
70400 Snow Removal	78,900.00	50,000.00	28,900.00	157.80 %
70500 Landscape				
70500 Landscape - Other	20,695.00	135,500.00	(114,805.00)	15.27 %
70509 Irrigation	0.00	11,500.00	(11,500.00)	0.00 %
70511 Landscaping- non contract	555.75	5,000.00	(4,444.25)	11.12 %
Total for 70500 Landscape	**$21,250.75**	**$152,000.00**	**($130,749.25)**	**13.98 %**
70600 Utilities				
70610 Electric	2,029.26	6,441.00	(4,411.74)	31.51 %
70620 Trash Removal	10,550.72	26,290.00	(15,739.28)	40.13 %
70660 Telephone	1,076.81	1,920.00	(843.19)	56.08 %
Total for 70600 Utilities	**$13,656.79**	**$34,651.00**	**($20,994.21)**	**39.41 %**
70800 Pool				
70800 Pool - Other	1,325.88	5,515.00	(4,189.12)	24.04 %
70810 Pool Chemicals	0.00	292.00	(292.00)	0.00 %
Total for 70800 Pool	**$1,325.88**	**$5,807.00**	**($4,481.12)**	**22.83 %**
71000 Club House				
71020 CH Cleaning	700.00	2,500.00	(1,800.00)	28.00 %
71050 CH Electric	273.44	5,776.00	(5,502.56)	4.73 %
71060 CH Gas	153.20	1,174.00	(1,020.80)	13.05 %
71070 CH Water	296.41	5,998.00	(5,701.59)	4.94 %
Total for 71000 Club House	**$1,423.05**	**$15,448.00**	**($14,024.95)**	**9.21 %**
Total for Expense	**$199,030.00**	**$456,273.00**	**($257,243.00)**	**43.62 %**
Net Operating Income	**$26,967.11**	**$81,342.00**	**($54,374.89)**	**33.15 %**
Non-operating Expense				
Operating to Reserve Transfer	33,895.00	81,342.00	(47,447.00)	41.67 %

Budget vs. Actuals

Cash basis

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	1/1/2022 - 12/31/2022			
Account	Actual	Budget	Over Budget	% of Budget
Total for Non-operating Expense	**$33,895.00**	**$81,342.00**	**($47,447.00)**	**41.67 %**
Net Non-operating Income	**($33,895.00)**	**($81,342.00)**	**$47,447.00**	**0.00 %**
Net Income	**($6,927.89)**	**$0.00**	**($6,927.89)**	**0.00 %**