

Balance Sheet

As of 4/30/2023, Accrual Basis

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

Summer Reach Condominium -SUM

Assets

Current Asset

11291 - Summer Reach - NCB Operating	78,652.56
11291 - Summer Reach - NCB Operating - Pending EFTs	1,059.57
11292 - Summer Reach - NCB Reserve	109,231.20
11293 - Summer Reach - NCB Working Capital	79,783.98
11333 - Summer Reach - Treasury Bills - Reserve	281,813.01
13000 Accounts Receivable	(12,787.51)
14000 Other Current Assets - 14060 Prepaid Insurance	25,064.00

Total Current Asset **\$562,816.81**

Total Assets **\$562,816.81**

Liabilities

Current Liability

30000 Accounts Payable	10,168.54
35100 Accrued Expenses	18,471.47

Total Current Liability **\$28,640.01**

Total Liabilities **\$28,640.01**

Equity

Opening Balance Equity	360,609.81
40030 Retained Earnings	139,779.40
Net Income	33,787.59

Total Equity **\$534,176.80**

Total Liabilities & Equity **\$562,816.81**



Budget vs. Actuals

Accrual basis

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Summer Reach Condominium -SUM - 2023 Summer Reach Budget

Account	4/1/2023 - 4/30/2023				1/1/2023 - 4/30/2023			
	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
Income								
50000 Income								
50090 Condo Fee Income	45,867.29	45,867.29	0.00	100.00 %	183,469.16	183,469.16	0.00	100.00 %
50100 Late Fee Income	25.00	0.00	25.00	--	150.00	0.00	150.00	--
50150 Interest Income	54.53	857.50	(802.97)	6.36 %	798.15	3,430.00	(2,631.85)	23.27 %
50212 Temporary Fee	0.00	2,000.00	(2,000.00)	0.00 %	13,991.60	8,000.00	5,991.60	174.90 %
50250 Clubhouse Rent	250.00	83.33	166.67	300.00 %	1,500.00	333.33	1,166.67	450.00 %
Total for 50000 Income	\$46,196.82	\$48,808.12	(\$2,611.30)	94.65 %	\$199,908.91	\$195,232.49	\$4,676.42	102.40 %
Total for Income	\$46,196.82	\$48,808.12	(\$2,611.30)	94.65 %	\$199,908.91	\$195,232.49	\$4,676.42	102.40 %
Expense								
70000 Administrative Expenses								
70000 Administrative Expenses - Other	0.00	125.00	(125.00)	0.00 %	135.86	500.00	(364.14)	27.17 %
70010 Bank Charges	0.00	20.83	(20.83)	0.00 %	0.00	83.33	(83.33)	0.00 %
70020 Copies & Postage	9.20	25.00	(15.80)	36.80 %	34.58	100.00	(65.42)	34.58 %
70030 Legal Fee	0.00	333.33	(333.33)	0.00 %	0.00	1,333.33	(1,333.33)	0.00 %
70040 Management Fee	3,400.00	3,400.00	0.00	100.00 %	13,600.00	13,600.00	0.00	100.00 %
70041 Management Fee Non Contract	0.00	83.33	(83.33)	0.00 %	0.00	333.33	(333.33)	0.00 %
70050 Accounting & Taxes	0.00	191.67	(191.67)	0.00 %	0.00	766.67	(766.67)	0.00 %
70060 Miscellaneous Expenses	0.00	45.83	(45.83)	0.00 %	0.00	183.33	(183.33)	0.00 %



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	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
Total for 70000 Administrative Expenses	\$3,409.20	\$4,225.00	(\$815.80)	80.69 %	\$13,770.44	\$16,899.99	(\$3,129.55)	81.48 %
70200 Insurance								
70220 Insurance- Building & Property	8,223.50	8,395.83	(172.33)	97.95 %	40,774.88	33,583.33	7,191.55	121.41 %
Total for 70200 Insurance	\$8,223.50	\$8,395.83	(\$172.33)	97.95 %	\$40,774.88	\$33,583.33	\$7,191.55	121.41 %
70300 Repairs & Maintenance								
70300 Repairs & Maintenance - Other	750.20	833.33	(83.13)	90.02 %	1,333.95	3,333.33	(1,999.38)	40.02 %
70301 R&M Fire Alarm	0.00	41.67	(41.67)	0.00 %	50.00	166.67	(116.67)	30.00 %
70308 R&M Supplies	17.77	166.67	(148.90)	10.66 %	17.77	666.67	(648.90)	2.67 %
70310 R&M Roof	0.00	208.33	(208.33)	0.00 %	500.00	833.33	(333.33)	60.00 %
70313 Pest Control	661.25	751.33	(90.08)	88.01 %	1,983.75	3,005.33	(1,021.58)	66.01 %
70317 Septic Maintenance	0.00	505.83	(505.83)	0.00 %	0.00	2,023.33	(2,023.33)	0.00 %
70320 HVAC	0.00	62.50	(62.50)	0.00 %	0.00	250.00	(250.00)	0.00 %
70326 Gutters	0.00	208.33	(208.33)	0.00 %	0.00	833.33	(833.33)	0.00 %
70337 Generator	0.00	70.83	(70.83)	0.00 %	0.00	283.33	(283.33)	0.00 %
70339 Drainage	0.00	250.00	(250.00)	0.00 %	0.00	1,000.00	(1,000.00)	0.00 %
70513 Asphalt Repair	0.00	416.67	(416.67)	0.00 %	0.00	1,666.67	(1,666.67)	0.00 %
70515 Pumphouse	22.47	0.00	22.47	--	116.25	0.00	116.25	--
70521 Repair & Maintenance - Contingency	0.00	514.12	(514.12)	0.00 %	0.00	2,056.49	(2,056.49)	0.00 %
Total for 70300 Repairs & Maintenance	\$1,451.69	\$4,029.62	(\$2,577.93)	36.03 %	\$4,001.72	\$16,118.48	(\$12,116.76)	24.83 %
70400 Snow Removal	0.00	0.00	0.00	--	16,300.00	33,000.00	(16,700.00)	49.39 %



Budget vs. Actuals

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Account	4/1/2023 - 4/30/2023				1/1/2023 - 4/30/2023			
	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
70500 Landscape								
70500 Landscape - Other	0.00	19,357.00	(19,357.00)	0.00 %	17,500.00	19,357.00	(1,857.00)	90.41 %
70506 Tree/ Shrub	0.00	642.00	(642.00)	0.00 %	6,900.00	642.00	6,258.00	1,074.77 %
70509 Irrigation	279.80	1,785.00	(1,505.20)	15.68 %	3,787.78	1,785.00	2,002.78	212.20 %
70511 Landscaping- non contract	114.69	1,071.00	(956.31)	10.71 %	114.69	1,071.00	(956.31)	10.71 %
Total for 70500 Landscape	\$394.49	\$22,855.00	(\$22,460.51)	1.73 %	\$28,302.47	\$22,855.00	\$5,447.47	123.83 %
70600 Utilities								
70610 Electric	636.58	867.00	(230.42)	73.42 %	2,194.93	3,468.00	(1,273.07)	63.29 %
70620 Trash Removal	2,622.18	2,415.83	206.35	108.54 %	10,554.05	9,663.33	890.72	109.22 %
70660 Telephone	161.14	222.00	(60.86)	72.59 %	687.56	888.00	(200.44)	77.43 %
70670 Gas	0.00	60.50	(60.50)	0.00 %	21.74	242.00	(220.26)	8.98 %
Total for 70600 Utilities	\$3,419.90	\$3,565.33	(\$145.43)	95.92 %	\$13,458.28	\$14,261.33	(\$803.05)	94.37 %
70800 Pool								
70800 Pool - Other	7,473.84	0.00	7,473.84	--	7,473.84	0.00	7,473.84	--
70810 Pool Chemicals	0.00	0.00	0.00	--	0.00	0.00	0.00	--
Total for 70800 Pool	\$7,473.84	\$0.00	\$7,473.84	0.00 %	\$7,473.84	\$0.00	\$7,473.84	0.00 %
71000 Club House								
71000 Club House - Other	0.00	287.08	(287.08)	0.00 %	2,266.31	1,148.33	1,117.98	197.36 %
71020 CH Cleaning	1,000.00	433.33	566.67	230.77 %	2,200.00	1,733.33	466.67	126.92 %
71050 CH Electric	68.09	840.67	(772.58)	8.10 %	281.18	3,362.67	(3,081.49)	8.36 %
71060 CH Gas	218.29	123.75	94.54	176.40 %	988.16	495.00	493.16	199.63 %
71070 CH Water	0.00	57.50	(57.50)	0.00 %	220.39	230.00	(9.61)	95.82 %
Total for 71000 Club House	\$1,286.38	\$1,742.33	(\$455.95)	73.83 %	\$5,956.04	\$6,969.33	(\$1,013.29)	85.46 %



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Account	4/1/2023 - 4/30/2023				1/1/2023 - 4/30/2023			
	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
Total for Expense	\$25,659.00	\$44,813.12	(\$19,154.12)	57.26 %	\$130,037.67	\$143,687.46	(\$13,649.79)	90.50 %
Net Operating Income	\$20,537.82	\$3,995.00	\$16,542.82	514.09 %	\$69,871.24	\$51,545.03	\$18,326.21	135.55 %
Non-operating Expense								
Operating to Reserve Transfer	5,416.66	5,416.67	(0.01)	100.00 %	22,085.54	21,666.67	418.87	101.93 %
Operating to WC Reserve Transfer	0.00	2,000.00	(2,000.00)	0.00 %	14,000.00	8,000.00	6,000.00	175.00 %
Total for Non-operating Expense	\$5,416.66	\$7,416.67	(\$2,000.01)	73.03 %	\$36,085.54	\$29,666.67	\$6,418.87	121.64 %
Net Non-operating Income	(\$5,416.66)	(\$7,416.67)	\$2,000.01	0.00 %	(\$36,085.54)	(\$29,666.67)	(\$6,418.87)	0.00 %
Net Income	\$15,121.16	(\$3,421.67)	\$18,542.83	0.00 %	\$33,785.70	\$21,878.36	\$11,907.34	154.43 %