RGR Property Management

# Balance Sheet

As of 6/30/2023, Cash Basis

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

## Summer Reach Condominium -SUM

| | |
|---|---|
| **Assets** | |
| **Current Asset** | |
| 11291 - Summer Reach - NCB Operating | 106,794.93 |
| 11291 - Summer Reach - NCB Operating - Pending EFTs | 798.57 |
| 11292 - Summer Reach - NCB Reserve | 14,833.56 |
| 11293 - Summer Reach - NCB Working Capital | 28,814.91 |
| 11333 - Summer Reach - Treasury Bills - Reserve | 338,974.76 |
| 11339 - Summer Reach - T - Bills - Working Capital | 51,019.42 |
| 14000 Other Current Assets - 14060 Prepaid Insurance | 16,709.34 |
| **Total Current Asset** | **$557,945.49** |
| **Total Assets** | **$557,945.49** |
| **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 | 112,831.71 |
| Net Income | 66,032.50 |
| **Total Equity** | **$539,474.02** |
| **Total Liabilities & Equity** | **$557,945.49** |

RGR Property Management

# Budget vs. Actuals

Cash basis

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Rockland, MA 02370

## Summer Reach Condominium -SUM - 2023 Summer Reach Budget

| | 6/1/2023 - 6/30/2023 | | | | 1/1/2023 - 12/31/2023 | | | |
|---|---|---|---|---|---|---|---|---|
| Account | Actual | Budget | Over Budget | % of Budget | Actual | Budget | Over Budget | % of Budget |
| **Income** | | | | | | | | |
| 50000 Income | | | | | | | | |
| 50090 Condo Fee Income | 44,995.20 | 45,867.29 | (872.09) | 98.10 % | 315,190.59 | 550,407.48 | (235,216.89) | 57.26 % |
| 50100 Late Fee Income | 25.00 | 0.00 | 25.00 | -- | 175.00 | 0.00 | 175.00 | -- |
| 50150 Interest Income | 1,883.97 | 857.50 | 1,026.47 | 219.70 % | 2,779.29 | 10,290.00 | (7,510.71) | 27.01 % |
| 50212 Temporary Fee | 1,338.90 | 2,000.00 | (661.10) | 66.95 % | 23,775.40 | 24,000.00 | (224.60) | 99.06 % |
| 50250 Clubhouse Rent | 250.00 | 83.33 | 166.67 | 300.00 % | 1,750.00 | 1,000.00 | 750.00 | 175.00 % |
| **Total** for 50000 Income | **$48,493.07** | **$48,808.12** | **($315.05)** | **99.35 %** | **$343,670.28** | **$585,697.48** | **($242,027.20)** | **58.68 %** |
| **Total** for Income | **$48,493.07** | **$48,808.12** | **($315.05)** | **99.35 %** | **$343,670.28** | **$585,697.48** | **($242,027.20)** | **58.68 %** |
| **Expense** | | | | | | | | |
| 70000 Administrative Expenses | | | | | | | | |
| 70000 Administrative Expenses - Other | 0.00 | 125.00 | (125.00) | 0.00 % | 210.86 | 1,500.00 | (1,289.14) | 14.06 % |
| 70010 Bank Charges | 0.00 | 20.83 | (20.83) | 0.00 % | 0.00 | 250.00 | (250.00) | 0.00 % |
| 70020 Copies & Postage | 15.20 | 25.00 | (9.80) | 60.80 % | 351.99 | 300.00 | 51.99 | 117.33 % |
| 70030 Legal Fees | 0.00 | 333.33 | (333.33) | 0.00 % | 0.00 | 4,000.00 | (4,000.00) | 0.00 % |
| 70040 Management Fee | 3,400.00 | 3,400.00 | 0.00 | 100.00 % | 23,800.00 | 40,800.00 | (17,000.00) | 58.33 % |
| 70041 Management Fee Non Contract | 0.00 | 83.33 | (83.33) | 0.00 % | 0.00 | 1,000.00 | (1,000.00) | 0.00 % |
| 70050 Accounting & Taxes | 0.00 | 191.67 | (191.67) | 0.00 % | 0.00 | 2,300.00 | (2,300.00) | 0.00 % |
| 70060 Miscellaneous Expenses | 0.00 | 45.83 | (45.83) | 0.00 % | 0.00 | 550.00 | (550.00) | 0.00 % |

# Budget vs. Actuals

Cash basis

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139 Weymouth Street
Rockland, MA 02370

| | 6/1/2023 - 6/30/2023 | | | | 1/1/2023 - 12/31/2023 | | | |
|---|---|---|---|---|---|---|---|---|
| Account | Actual | Budget | Over Budget | % of Budget | Actual | Budget | Over Budget | % of Budget |
| **Total** for 70000 Administrative Expenses | **$3,415.20** | **$4,225.00** | **($809.80)** | **80.83 %** | **$24,362.85** | **$50,700.00** | **($26,337.15)** | **48.05 %** |
| 70200 Insurance | | | | | | | | |
| 70220 Insurance-Building & Property | 8,354.66 | 8,395.83 | (41.17) | 99.51 % | 57,484.21 | 100,750.00 | (43,265.79) | 57.06 % |
| **Total** for 70200 Insurance | **$8,354.66** | **$8,395.83** | **($41.17)** | **99.51 %** | **$57,484.21** | **$100,750.00** | **($43,265.79)** | **57.06 %** |
| 70300 Repairs & Maintenance | | | | | | | | |
| 70300 Repairs & Maintenance - Other | 453.57 | 833.33 | (379.76) | 54.43 % | 3,151.16 | 10,000.00 | (6,848.84) | 31.51 % |
| 70301 R&M Fire Alarm | 0.00 | 41.67 | (41.67) | 0.00 % | 50.00 | 500.00 | (450.00) | 10.00 % |
| 70308 R&M Supplies | 0.00 | 166.67 | (166.67) | 0.00 % | 60.42 | 2,000.00 | (1,939.58) | 3.02 % |
| 70310 R&M Roof | 0.00 | 208.33 | (208.33) | 0.00 % | 500.00 | 2,500.00 | (2,000.00) | 20.00 % |
| 70313 Pest Control | 455.00 | 751.33 | (296.33) | 60.56 % | 4,371.25 | 9,016.00 | (4,644.75) | 48.48 % |
| 70317 Septic Maintenance | 1,400.00 | 505.83 | 894.17 | 276.77 % | 2,925.00 | 6,070.00 | (3,145.00) | 48.19 % |
| 70320 HVAC | 0.00 | 62.50 | (62.50) | 0.00 % | 0.00 | 750.00 | (750.00) | 0.00 % |
| 70326 Gutters | 0.00 | 208.33 | (208.33) | 0.00 % | 0.00 | 2,500.00 | (2,500.00) | 0.00 % |
| 70337 Generator | 0.00 | 70.83 | (70.83) | 0.00 % | 898.57 | 850.00 | 48.57 | 105.71 % |
| 70339 Drainage | 0.00 | 250.00 | (250.00) | 0.00 % | 0.00 | 3,000.00 | (3,000.00) | 0.00 % |
| 70513 Asphalt Repair | 0.00 | 416.67 | (416.67) | 0.00 % | 0.00 | 5,000.00 | (5,000.00) | 0.00 % |
| 70515 Pumphouse | 22.07 | 0.00 | 22.07 | -- | 159.32 | 0.00 | 159.32 | -- |
| 70521 Repair & Maintenance - Contingency | 0.00 | 514.12 | (514.12) | 0.00 % | 0.00 | 6,169.48 | (6,169.48) | 0.00 % |
| **Total** for 70300 Repairs & Maintenance | **$2,330.64** | **$4,029.62** | **($1,698.98)** | **57.84 %** | **$12,115.72** | **$48,355.48** | **($36,239.76)** | **25.06 %** |
| 70400 Snow Removal | 0.00 | 0.00 | 0.00 | -- | 16,300.00 | 55,000.00 | (38,700.00) | 29.64 % |
| 70500 Landscape | | | | | | | | |

RGR
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# Budget vs. Actuals

Cash basis

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139 Weymouth Street
Rockland, MA 02370

| | 6/1/2023 - 6/30/2023 | | | | 1/1/2023 - 12/31/2023 | | | |
|---|---|---|---|---|---|---|---|---|
| Account | Actual | Budget | Over Budget | % of Budget | Actual | Budget | Over Budget | % of Budget |
| 70500 Landscape - Other | 32,843.70 | 19,357.00 | 13,486.70 | 169.67 % | 65,989.54 | 135,500.00 | (69,510.46) | 48.70 % |
| 70506 Tree/ Shrub | 0.00 | 642.00 | (642.00) | 0.00 % | 6,900.00 | 4,500.00 | 2,400.00 | 153.33 % |
| 70509 Irrigation | 0.00 | 1,785.00 | (1,785.00) | 0.00 % | 5,642.32 | 12,500.00 | (6,857.68) | 45.14 % |
| 70511 Landscaping-non contract | 0.00 | 1,071.00 | (1,071.00) | 0.00 % | 114.69 | 7,500.00 | (7,385.31) | 1.53 % |
| **Total** for 70500 Landscape | **$32,843.70** | **$22,855.00** | **$9,988.70** | **143.70 %** | **$78,646.55** | **$160,000.00** | **($81,353.45)** | **49.15 %** |
| 70600 Utilities | | | | | | | | |
| 70610 Electric | 630.55 | 867.00 | (236.45) | 72.73 % | 4,084.97 | 10,404.00 | (6,319.03) | 39.26 % |
| 70620 Trash Removal | 2,622.18 | 2,415.83 | 206.35 | 108.54 % | 18,442.29 | 28,990.00 | (10,547.71) | 63.62 % |
| 70660 Telephone | 0.00 | 222.00 | (222.00) | 0.00 % | 848.70 | 2,664.00 | (1,815.30) | 31.86 % |
| 70670 Gas | 0.00 | 60.50 | (60.50) | 0.00 % | 44.21 | 726.00 | (681.79) | 6.09 % |
| **Total** for 70600 Utilities | **$3,252.73** | **$3,565.33** | **($312.60)** | **91.23 %** | **$23,420.17** | **$42,784.00** | **($19,363.83)** | **54.74 %** |
| 70800 Pool | | | | | | | | |
| 70800 Pool - Other | 200.00 | 1,480.00 | (1,280.00) | 13.51 % | 9,573.84 | 7,400.00 | 2,173.84 | 129.38 % |
| 70810 Pool Chemicals | 0.00 | 160.00 | (160.00) | 0.00 % | 0.00 | 800.00 | (800.00) | 0.00 % |
| **Total** for 70800 Pool | **$200.00** | **$1,640.00** | **($1,440.00)** | **12.20 %** | **$9,573.84** | **$8,200.00** | **$1,373.84** | **116.75 %** |
| 71000 Club House | | | | | | | | |
| 71000 Club House - Other | 0.00 | 287.08 | (287.08) | 0.00 % | 2,266.31 | 3,445.00 | (1,178.69) | 65.79 % |
| 71020 CH Cleaning | 400.00 | 433.33 | (33.33) | 92.31 % | 4,525.88 | 5,200.00 | (674.12) | 87.04 % |
| 71030 CH Telephone | 161.14 | 0.00 | 161.14 | -- | 161.14 | 0.00 | 161.14 | -- |
| 71050 CH Electric | 157.21 | 840.67 | (683.46) | 18.70 % | 1,700.12 | 10,088.00 | (8,387.88) | 16.85 % |
| 71060 CH Gas | 43.52 | 123.75 | (80.23) | 35.17 % | 1,167.86 | 1,485.00 | (317.14) | 78.64 % |
| 71070 CH Water | 200.00 | 57.50 | 142.50 | 347.83 % | 716.88 | 690.00 | 26.88 | 103.90 % |
| **Total** for 71000 Club House | **$961.87** | **$1,742.33** | **($780.46)** | **55.21 %** | **$10,538.19** | **$20,908.00** | **($10,369.81)** | **50.40 %** |
| **Total** for Expense | **$51,358.80** | **$46,453.12** | **$4,905.68** | **110.56 %** | **$232,441.53** | **$486,697.48** | **($254,255.95)** | **47.76 %** |
| **Net Operating Income** | **($2,865.73)** | **$2,355.00** | **($5,220.73)** | **-121.69 %** | **$111,228.75** | **$99,000.00** | **$12,228.75** | **112.35 %** |

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# Budget vs. Actuals

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| | 6/1/2023 - 6/30/2023 | | | | 1/1/2023 - 12/31/2023 | | | |
|---|---|---|---|---|---|---|---|---|
| Account | Actual | Budget | Over Budget | % of Budget | Actual | Budget | Over Budget | % of Budget |
| **Non-operating Expense** | | | | | | | | |
| Operating to Reserve Transfer | 5,416.66 | 5,416.67 | (0.01) | 100.00 % | 38,335.52 | 65,000.00 | (26,664.48) | 58.98 % |
| Operating to WC Reserve Transfer | 0.00 | 2,000.00 | (2,000.00) | 0.00 % | 14,000.00 | 24,000.00 | (10,000.00) | 58.33 % |
| **Total** for Non-operating Expense | **$5,416.66** | **$7,416.67** | **($2,000.01)** | **73.03 %** | **$52,335.52** | **$89,000.00** | **($36,664.48)** | **58.80 %** |
| **Net Non-operating Income** | **($5,416.66)** | **($7,416.67)** | **$2,000.01** | **0.00 %** | **($52,335.52)** | **($89,000.00)** | **$36,664.48** | **0.00 %** |
| **Net Income** | **($8,282.39)** | **($5,061.67)** | **($3,220.72)** | **0.00 %** | **$58,893.23** | **$10,000.00** | **$48,893.23** | **588.93 %** |