RGR
Property Management

SUMMER REACH CONDOMINIUM TRUST

MONTHLY FINANCIAL REPORTS

October 2025

Budget vs. Actuals

Accrual basis

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

Summer Reach Condominium -SUM - Association level - Summer Reach 2025 Budget

	10/1/2025 - 10/31/2025				1/1/2025 - 10/31/2025				FY2025
Account	Actual	Budget	Variance	% of Budget	Actual	Budget	Variance	% of Budget	Annual Budget
Income									
50000 Income									
50090 Condo Fee Income	49,707.38	49,707.50	(0.12)	100.00 %	497,073.80	497,075.00	(1.20)	100.00 %	596,490.00
50100 Late Fee Income	50.00	20.83	29.17	240.00 %	275.00	208.33	66.67	132.00 %	250.00
50170 Insurance Proceeds	0.00	0.00	0.00	--	30,962.45	0.00	30,962.45	--	0.00
50220 Admin Fee	0.00	0.00	0.00	--	150.00	0.00	150.00	--	0.00
50250 Clubhouse Rent	0.00	83.33	(83.33)	0.00 %	750.00	833.33	(83.33)	90.00 %	1,000.00
Total for 50000 Income	**$49,757.38**	**$49,811.67**	**($54.29)**	**99.89 %**	**$529,211.25**	**$498,116.66**	**$31,094.59**	**106.24 %**	**$597,740.00**
Total for Income	**$49,757.38**	**$49,811.67**	**($54.29)**	**99.89 %**	**$529,211.25**	**$498,116.66**	**$31,094.59**	**106.24 %**	**$597,740.00**
Expense									
70000 Administrative Expenses									
70000 Administrative Expenses - Other	0.00	83.00	(83.00)	0.00 %	664.42	830.00	(165.58)	80.05 %	1,000.00
70020 Copies & Postage	13.26	41.00	(27.74)	32.34 %	414.11	410.00	4.11	101.00 %	500.00
70030 Legal Fees	0.00	41.00	(41.00)	0.00 %	500.00	410.00	90.00	121.95 %	500.00
70040 Management Fee	3,570.00	3,570.00	0.00	100.00 %	35,700.00	35,700.00	0.00	100.00 %	42,840.00
70050 Accounting & Taxes	0.00	250.00	(250.00)	0.00 %	2,750.00	2,500.00	250.00	110.00 %	3,000.00
70060 Miscellaneous Expenses	0.00	45.00	(45.00)	0.00 %	0.00	450.00	(450.00)	0.00 %	550.00
Total for 70000 Administrative Expenses	**$3,583.26**	**$4,030.00**	**($446.74)**	**88.91 %**	**$40,028.53**	**$40,300.00**	**($271.47)**	**99.33 %**	**$48,390.00**
70200 Insurance									
70220 Insurance- Building & Property	10,963.00	10,833.00	130.00	101.20 %	104,975.47	108,330.00	(3,354.53)	96.90 %	130,000.00
70230 Workers Compensation	0.00	0.00	0.00	--	262.00	0.00	262.00	--	0.00
70240 Insurance Claim Expense	0.00	0.00	0.00	--	26,251.43	0.00	26,251.43	--	0.00
Total for 70200 Insurance	**$10,963.00**	**$10,833.00**	**$130.00**	**101.20 %**	**$131,488.90**	**$108,330.00**	**$23,158.90**	**121.38 %**	**$130,000.00**
70300 Repairs & Maintenance									
70300 Repairs & Maintenance - Other	61.63	833.00	(771.37)	7.40 %	9,887.13	8,330.00	1,557.13	118.69 %	10,000.00
70301 R&M Fire Alarm	91.03	100.00	(8.97)	91.03 %	571.03	1,000.00	(428.97)	57.10 %	1,200.00
70308 R&M Supplies	0.00	41.00	(41.00)	0.00 %	406.32	410.00	(3.68)	99.10 %	500.00
70309 R&M Electrical	0.00	0.00	0.00	--	95.70	0.00	95.70	--	0.00
70310 R&M Roof	750.00	208.00	542.00	360.58 %	3,240.00	2,080.00	1,160.00	155.77 %	2,500.00
70313 Pest Control	656.25	541.00	115.25	121.30 %	6,256.25	5,410.00	846.25	115.64 %	6,500.00
70317 Septic Maintenance	0.00	459.00	(459.00)	0.00 %	1,895.75	4,590.00	(2,694.25)	41.30 %	5,500.00
70320 HVAC	0.00	81.00	(81.00)	0.00 %	0.00	810.00	(810.00)	0.00 %	975.00
70325 Storm Water System	0.00	250.00	(250.00)	0.00 %	0.00	2,500.00	(2,500.00)	0.00 %	3,000.00
70326 Gutters	0.00	208.00	(208.00)	0.00 %	2,500.00	2,080.00	420.00	120.19 %	2,500.00
70337 Generator	0.00	41.00	(41.00)	0.00 %	495.00	410.00	85.00	120.73 %	500.00
70339 Drainage	0.00	41.00	(41.00)	0.00 %	0.00	410.00	(410.00)	0.00 %	500.00
70357 70357 Algae Removal	0.00	25.00	(25.00)	0.00 %	0.00	250.00	(250.00)	0.00 %	300.00
Total for 70300 Repairs & Maintenance	**$1,558.91**	**$2,828.00**	**($1,269.09)**	**55.12 %**	**$25,347.18**	**$28,280.00**	**($2,932.82)**	**89.63 %**	**$33,975.00**
70400 Snow Removal	0.00	0.00	0.00	--	73,943.75	45,000.00	28,943.75	164.32 %	60,000.00
70500 Landscape									
70500 Landscape - Other	18,562.50	18,750.00	(187.50)	99.00 %	128,837.50	131,250.00	(2,412.50)	98.16 %	150,000.00
70506 Tree/ Shrub	0.00	1,375.00	(1,375.00)	0.00 %	17,086.00	9,625.00	7,461.00	177.52 %	11,000.00
70509 Irrigation	3,833.89	1,000.00	2,833.89	383.39 %	9,351.77	7,000.00	2,351.77	133.60 %	8,000.00
70511 Landscaping- non contract	0.00	500.00	(500.00)	0.00 %	3,350.00	3,500.00	(150.00)	95.71 %	4,000.00
Total for 70500 Landscape	**$22,396.39**	**$21,625.00**	**$771.39**	**103.57 %**	**$158,625.27**	**$151,375.00**	**$7,250.27**	**104.79 %**	**$173,000.00**
70600 Utilities									
70610 Electric	802.57	725.00	77.57	110.70 %	8,281.70	7,250.00	1,031.70	114.23 %	8,700.00
70620 Trash Removal	2,934.86	2,916.00	18.86	100.65 %	29,172.38	29,160.00	12.38	100.04 %	35,000.00

RGR Property Management

Budget vs. Actuals

Accrual basis

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

	10/1/2025 - 10/31/2025				1/1/2025 - 10/31/2025				FY2025
Account	Actual	Budget	Variance	% of Budget	Actual	Budget	Variance	% of Budget	Annual Budget
70660 Telephone	173.05	166.00	7.05	104.25 %	1,727.11	1,660.00	67.11	104.04 %	2,000.00
70670 Gas	21.00	25.00	(4.00)	84.00 %	226.03	250.00	(23.97)	90.41 %	300.00
Total for 70600 Utilities	**$3,931.48**	**$3,832.00**	**$99.48**	**102.60 %**	**$39,407.22**	**$38,320.00**	**$1,087.22**	**102.84 %**	**$46,000.00**
70800 Pool									
70800 Pool - Other	0.00	0.00	0.00	--	3,706.85	2,800.00	906.85	132.39 %	2,800.00
70810 Pool Chemicals	0.00	0.00	0.00	--	0.00	1,000.00	(1,000.00)	0.00 %	1,000.00
Total for 70800 Pool	**$0.00**	**$0.00**	**$0.00**	**0.00 %**	**$3,706.85**	**$3,800.00**	**($93.15)**	**97.55 %**	**$3,800.00**
71000 Club House									
71000 Club House - Other	0.00	43.00	(43.00)	0.00 %	620.29	430.00	190.29	144.25 %	525.00
71020 CH Cleaning	360.00	500.00	(140.00)	72.00 %	4,037.23	5,000.00	(962.77)	80.74 %	6,000.00
71050 CH Electric	72.60	458.00	(385.40)	15.85 %	5,061.78	4,580.00	481.78	110.52 %	5,500.00
71060 CH Gas	35.48	150.00	(114.52)	23.65 %	1,444.41	1,500.00	(55.59)	96.29 %	1,800.00
71070 CH Water	0.00	62.00	(62.00)	0.00 %	308.49	620.00	(311.51)	49.76 %	750.00
71077 CH Improvements	0.00	0.00	0.00	--	3.19	0.00	3.19	--	0.00
Total for 71000 Club House	**$468.08**	**$1,213.00**	**($744.92)**	**38.59 %**	**$11,475.39**	**$12,130.00**	**($654.61)**	**94.60 %**	**$14,575.00**
80500 Contribution to Reserves	6,667.00	6,667.00	0.00	100.00 %	72,925.00	66,670.00	6,255.00	109.38 %	80,000.00
81050 Reserve Study	0.00	0.00	0.00	--	5,500.00	8,000.00	(2,500.00)	68.75 %	8,000.00
Total for Expense	**$49,568.12**	**$51,028.00**	**($1,459.88)**	**97.14 %**	**$562,448.09**	**$502,205.00**	**$60,243.09**	**112.00 %**	**$597,740.00**
Net Operating Income	**$189.26**	**($1,216.33)**	**$1,405.59**	**0.00 %**	**($33,236.84)**	**($4,088.34)**	**($29,148.50)**	**0.00 %**	**$0.00**
Non-operating Income									
50151 Interest Income - Reserve	792.44	0.00	792.44	--	7,553.33	0.00	7,553.33	--	0.00
50152 Interest Income - Working Cap Fund	432.55	0.00	432.55	--	2,633.94	0.00	2,633.94	--	0.00
Total for Non-operating Income	**$1,224.99**	**$0.00**	**$1,224.99**	**0.00 %**	**$10,187.27**	**$0.00**	**$10,187.27**	**0.00 %**	**$0.00**
Non-operating Expense									
81200 Reserve Fund Expenditure	0.00	0.00	0.00	--	56,662.85	0.00	56,662.85	--	0.00
Total for Non-operating Expense	**$0.00**	**$0.00**	**$0.00**	**0.00 %**	**$56,662.85**	**$0.00**	**$56,662.85**	**0.00 %**	**$0.00**
Net Non-operating Income	**$1,224.99**	**$0.00**	**$1,224.99**	**0.00 %**	**($46,475.58)**	**$0.00**	**($46,475.58)**	**0.00 %**	**$0.00**
Net Income	**$1,414.25**	**($1,216.33)**	**$2,630.58**	**0.00 %**	**($79,712.42)**	**($4,088.34)**	**($75,624.08)**	**0.00 %**	**$0.00**

RGR Property Management

Balance Sheet

As of 10/31/2025, 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	15,727.14
11291 Summer Reach - NCB Operating - Pending EFTs	866.09
11292 Summer Reach - NCB Reserve	50,761.05
11293 Summer Reach - NCB Working Capital	3,869.24
11333 Summer Reach - Treasury Bills - Reserve	445,942.02
11339 Summer Reach - T - Bills - Working Capital	95,901.66
11414 - Summer Reach- NCB Snow Reserve	1,357.26
11430 Summer Reach - T-Bills Snow Reserve	52,879.33
11433 Summer Reach Debit Card account	1,973.16
13000 Accounts Receivable	(10,635.09)
14000 Other Current Assets - 14060 Prepaid Insurance	38,173.15
14000 Other Current Assets - 14063 Prepaid Fed Corp Taxes	4,000.00
17000 Other Assets - 17030 Due From Reserve Account	25,249.00
17000 Other Assets - 17053 Due from Reserve to Working Capital	18,682.00
Total Current Asset	**$744,746.01**
Total Assets	**$744,746.01**
Liabilities	
Current Liability	
30000 Accounts Payable	35,870.07
32600 Due To Operating Fund from Reserve	25,249.00
32703 Due to Working Capital from Reserves	18,682.00
Total Current Liability	**$79,801.07**
Total Liabilities	**$79,801.07**
Equity	
40030 Retained Earnings	276,001.92
Net Income	(79,643.73)
Opening Balance Equity - 40050 Reserve Fund Balance	357,236.08
Opening Balance Equity - 40055 Working Capital Reserve Fund	111,350.67
Total Equity	**$664,944.94**
Total Liabilities & Equity	**$744,746.01**