RGR Property Management

SUMMER REACH CONDOMINIUM TRUST

MONTHLY FINANCIAL REPORTS

November 2025

RGR Property Management

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

	11/1/2025 - 11/30/2025				1/1/2025 - 11/30/2025				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 %	546,781.18	546,782.50	(1.32)	100.00 %	596,490.00
50100 Late Fee Income	0.00	20.83	(20.83)	0.00 %	275.00	229.17	45.83	120.00 %	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	250.00	83.33	166.67	300.00 %	1,000.00	916.67	83.33	109.09 %	1,000.00
Total for 50000 Income	**$49,957.38**	**$49,811.67**	**$145.71**	**100.29 %**	**$579,168.63**	**$547,928.34**	**$31,240.29**	**105.70 %**	**$597,740.00**
Total for Income	**$49,957.38**	**$49,811.67**	**$145.71**	**100.29 %**	**$579,168.63**	**$547,928.34**	**$31,240.29**	**105.70 %**	**$597,740.00**
Expense									
70000 Administrative Expenses									
70000 Administrative Expenses - Other	0.00	83.00	(83.00)	0.00 %	664.42	913.00	(248.58)	72.77 %	1,000.00
70020 Copies & Postage	438.56	41.00	397.56	1,069.66 %	852.67	451.00	401.67	189.06 %	500.00
70030 Legal Fees	0.00	41.00	(41.00)	0.00 %	500.00	451.00	49.00	110.86 %	500.00
70040 Management Fee	3,570.00	3,570.00	0.00	100.00 %	39,270.00	39,270.00	0.00	100.00 %	42,840.00
70050 Accounting & Taxes	0.00	250.00	(250.00)	0.00 %	2,750.00	2,750.00	0.00	100.00 %	3,000.00
70060 Miscellaneous Expenses	0.00	45.00	(45.00)	0.00 %	0.00	495.00	(495.00)	0.00 %	550.00
Total for 70000 Administrative Expenses	**$4,008.56**	**$4,030.00**	**($21.44)**	**99.47 %**	**$44,037.09**	**$44,330.00**	**($292.91)**	**99.34 %**	**$48,390.00**
70200 Insurance									
70220 Insurance- Building & Property	11,030.00	10,833.00	197.00	101.82 %	116,005.47	119,163.00	(3,157.53)	97.35 %	130,000.00
70230 Workers Compensation	0.00	0.00	0.00	--	262.00	0.00	262.00	--	0.00
70240 Insurance Claim Expense	6,287.28	0.00	6,287.28	--	32,538.71	0.00	32,538.71	--	0.00
Total for 70200 Insurance	**$17,317.28**	**$10,833.00**	**$6,484.28**	**159.86 %**	**$148,806.18**	**$119,163.00**	**$29,643.18**	**124.88 %**	**$130,000.00**
70300 Repairs & Maintenance									
70300 Repairs & Maintenance - Other	0.00	833.00	(833.00)	0.00 %	9,887.13	9,163.00	724.13	107.90 %	10,000.00
70301 R&M Fire Alarm	0.00	100.00	(100.00)	0.00 %	571.03	1,100.00	(528.97)	51.91 %	1,200.00
70308 R&M Supplies	212.49	41.00	171.49	518.27 %	618.81	451.00	167.81	137.21 %	500.00
70309 R&M Electrical	0.00	0.00	0.00	--	95.70	0.00	95.70	--	0.00
70310 R&M Roof	0.00	208.00	(208.00)	0.00 %	3,240.00	2,288.00	952.00	141.61 %	2,500.00
70313 Pest Control	812.50	541.00	271.50	150.18 %	7,068.75	5,951.00	1,117.75	118.78 %	6,500.00
70317 Septic Maintenance	0.00	459.00	(459.00)	0.00 %	1,895.75	5,049.00	(3,153.25)	37.55 %	5,500.00
70320 HVAC	0.00	81.00	(81.00)	0.00 %	0.00	891.00	(891.00)	0.00 %	975.00
70325 Storm Water System	0.00	250.00	(250.00)	0.00 %	0.00	2,750.00	(2,750.00)	0.00 %	3,000.00
70326 Gutters	3,000.00	208.00	2,792.00	1,442.31 %	5,500.00	2,288.00	3,212.00	240.38 %	2,500.00
70337 Generator	0.00	41.00	(41.00)	0.00 %	495.00	451.00	44.00	109.76 %	500.00
70339 Drainage	0.00	41.00	(41.00)	0.00 %	0.00	451.00	(451.00)	0.00 %	500.00
70357 70357 Algae Removal	0.00	25.00	(25.00)	0.00 %	0.00	275.00	(275.00)	0.00 %	300.00
Total for 70300 Repairs & Maintenance	**$4,024.99**	**$2,828.00**	**$1,196.99**	**142.33 %**	**$29,372.17**	**$31,108.00**	**($1,735.83)**	**94.42 %**	**$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 %	147,400.00	150,000.00	(2,600.00)	98.27 %	150,000.00
70506 Tree/ Shrub	5,190.00	1,375.00	3,815.00	377.45 %	22,276.00	11,000.00	11,276.00	202.51 %	11,000.00
70509 Irrigation	1,572.35	1,000.00	572.35	157.24 %	10,924.12	8,000.00	2,924.12	136.55 %	8,000.00
70511 Landscaping- non contract	2,500.00	500.00	2,000.00	500.00 %	5,850.00	4,000.00	1,850.00	146.25 %	4,000.00
Total for 70500 Landscape	**$27,824.85**	**$21,625.00**	**$6,199.85**	**128.67 %**	**$186,450.12**	**$173,000.00**	**$13,450.12**	**107.77 %**	**$173,000.00**
70600 Utilities									
70610 Electric	346.38	725.00	(378.62)	47.78 %	9,088.03	7,975.00	1,113.03	113.96 %	8,700.00
70620 Trash Removal	3,536.93	2,916.00	620.93	121.29 %	32,709.31	32,076.00	633.31	101.97 %	35,000.00
70660 Telephone	173.33	166.00	7.33	104.42 %	1,900.44	1,826.00	74.44	104.08 %	2,000.00

Budget vs. Actuals

Accrual basis

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

	11/1/2025 - 11/30/2025				1/1/2025 - 11/30/2025				FY2025
Account	Actual	Budget	Variance	% of Budget	Actual	Budget	Variance	% of Budget	Annual Budget
70670 Gas	21.00	25.00	(4.00)	84.00 %	247.03	275.00	(27.97)	89.83 %	300.00
Total for 70600 Utilities	**$4,077.64**	**$3,832.00**	**$245.64**	**106.41 %**	**$43,944.81**	**$42,152.00**	**$1,792.81**	**104.25 %**	**$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	473.00	147.29	131.14 %	525.00
71020 CH Cleaning	407.03	500.00	(92.97)	81.41 %	4,444.26	5,500.00	(1,055.74)	80.80 %	6,000.00
71050 CH Electric	81.73	458.00	(376.27)	17.84 %	5,143.51	5,038.00	105.51	102.09 %	5,500.00
71060 CH Gas	204.09	150.00	54.09	136.06 %	1,648.50	1,650.00	(1.50)	99.91 %	1,800.00
71070 CH Water	136.93	62.00	74.93	220.85 %	445.42	682.00	(236.58)	65.31 %	750.00
71077 CH Improvements	0.00	0.00	0.00	--	3.19	0.00	3.19	--	0.00
Total for 71000 Club House	**$829.78**	**$1,213.00**	**($383.22)**	**68.41 %**	**$12,305.17**	**$13,343.00**	**($1,037.83)**	**92.22 %**	**$14,575.00**
80500 Contribution to Reserves	6,667.00	6,667.00	0.00	100.00 %	79,592.00	73,337.00	6,255.00	108.53 %	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	**$64,750.10**	**$51,028.00**	**$13,722.10**	**126.89 %**	**$627,658.14**	**$553,233.00**	**$74,425.14**	**113.45 %**	**$597,740.00**
Net Operating Income	**($14,792.72)**	**($1,216.33)**	**($13,576.39)**	**0.00 %**	**($48,489.51)**	**($5,304.66)**	**($43,184.85)**	**0.00 %**	**$0.00**
Non-operating Income									
50151 Interest Income - Reserve	8,772.62	0.00	8,772.62	--	16,325.95	0.00	16,325.95	--	0.00
50152 Interest Income - Working Cap Fund	809.13	0.00	809.13	--	3,443.07	0.00	3,443.07	--	0.00
Total for Non-operating Income	**$9,581.75**	**$0.00**	**$9,581.75**	**0.00 %**	**$19,769.02**	**$0.00**	**$19,769.02**	**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	**$9,581.75**	**$0.00**	**$9,581.75**	**0.00 %**	**($36,893.83)**	**$0.00**	**($36,893.83)**	**0.00 %**	**$0.00**
Net Income	**($5,210.97)**	**($1,216.33)**	**($3,994.64)**	**0.00 %**	**($85,383.34)**	**($5,304.66)**	**($80,078.68)**	**0.00 %**	**$0.00**

RGR Property Management

Balance Sheet

As of 11/30/2025, 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	5,088.06
11291 Summer Reach - NCB Operating - Pending EFTs	866.09
11292 Summer Reach - NCB Reserve	188,389.48
11293 Summer Reach - NCB Working Capital	39,874.52
11333 Summer Reach - Treasury Bills - Reserve	322,632.54
11339 Summer Reach - T - Bills - Working Capital	60,687.20
11414 - Summer Reach- NCB Snow Reserve	35,375.57
11433 Summer Reach Debit Card account	1,973.16
13000 Accounts Receivable	(11,643.15)
14000 Other Current Assets - 14060 Prepaid Insurance	39,189.31
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	**$730,363.78**
Total Assets	**$730,363.78**
Liabilities	
Current Liability	
30000 Accounts Payable	20,560.45
32600 Due To Operating Fund from Reserve	25,249.00
32703 Due to Working Capital from Reserves	18,682.00
Total Current Liability	**$64,491.45**
Total Liabilities	**$64,491.45**
Equity	
40030 Retained Earnings	282,668.92
Net Income	(85,383.34)
Opening Balance Equity - 40050 Reserve Fund Balance	357,236.08
Opening Balance Equity - 40055 Working Capital Reserve Fund	111,350.67
Total Equity	**$665,872.33**
Total Liabilities & Equity	**$730,363.78**