



RGR
Property Management

SUMMER REACH CONDOMINIUM TRUST

MONTHLY FINANCIAL REPORTS

March 2026

Budget vs. Actuals

Accrual basis

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

Summer Reach Condominium -SUM - Association level - Summer Reach 2026 Budget

Account	3/1/2026 - 3/31/2026				1/1/2026 - 3/31/2026				FY2026
	Actual	Budget	Variance	% of Budget	Actual	Budget	Variance	% of Budget	Annual Budget
Income									
50000 Income									
50090 Condo Fee Income	53,834.46	53,833.33	1.13	100.00 %	161,503.38	161,500.00	3.38	100.00 %	646,000.00
50100 Late Fee Income	0.00	0.00	0.00	--	50.00	0.00	50.00	--	0.00
50110 NSF Fee	0.00	0.00	0.00	--	35.00	0.00	35.00	--	0.00
50250 Clubhouse Rent	0.00	0.00	0.00	--	500.00	0.00	500.00	--	0.00
Total for 50000 Income	\$53,834.46	\$53,833.33	\$1.13	100.00 %	\$162,088.38	\$161,500.00	\$588.38	100.36 %	\$646,000.00
Total for Income	\$53,834.46	\$53,833.33	\$1.13	100.00 %	\$162,088.38	\$161,500.00	\$588.38	100.36 %	\$646,000.00
Expense									
70000 Administrative Expenses									
70000 Administrative Expenses - Other	1,120.00	83.00	1,037.00	1,349.40 %	1,359.00	249.00	1,110.00	545.78 %	1,000.00
70020 Copies & Postage	461.40	41.00	420.40	1,125.37 %	483.24	123.00	360.24	392.88 %	500.00
70030 Legal Fees	0.00	41.00	(41.00)	0.00 %	665.00	123.00	542.00	540.65 %	500.00
70040 Management Fee	3,808.00	3,808.00	0.00	100.00 %	11,424.00	11,424.00	0.00	100.00 %	45,696.00
70050 Accounting & Taxes	0.00	250.00	(250.00)	0.00 %	0.00	750.00	(750.00)	0.00 %	3,000.00
70060 Miscellaneous Expenses	0.00	45.00	(45.00)	0.00 %	0.00	135.00	(135.00)	0.00 %	550.00
Total for 70000 Administrative Expenses	\$5,389.40	\$4,268.00	\$1,121.40	126.27 %	\$13,931.24	\$12,804.00	\$1,127.24	108.80 %	\$51,246.00
70200 Insurance									
70220 Insurance- Building & Property	11,007.00	11,720.00	(713.00)	93.92 %	33,109.00	35,160.00	(2,051.00)	94.17 %	140,643.00
Total for 70200 Insurance	\$11,007.00	\$11,720.00	(\$713.00)	93.92 %	\$33,109.00	\$35,160.00	(\$2,051.00)	94.17 %	\$140,643.00
70300 Repairs & Maintenance									
70300 Repairs & Maintenance - Other	0.00	833.00	(833.00)	0.00 %	250.00	2,499.00	(2,249.00)	10.00 %	10,000.00
70301 R&M Fire Alarm	0.00	100.00	(100.00)	0.00 %	0.00	300.00	(300.00)	0.00 %	1,200.00
70308 R&M Supplies	0.00	41.00	(41.00)	0.00 %	0.00	123.00	(123.00)	0.00 %	500.00
70309 R&M Electrical	0.00	12.00	(12.00)	0.00 %	0.00	36.00	(36.00)	0.00 %	150.00
70310 R&M Roof	0.00	208.00	(208.00)	0.00 %	0.00	624.00	(624.00)	0.00 %	2,500.00
70313 Pest Control	0.00	583.00	(583.00)	0.00 %	915.00	1,749.00	(834.00)	52.32 %	7,000.00
70317 Septic Maintenance	0.00	458.00	(458.00)	0.00 %	400.00	1,374.00	(974.00)	29.11 %	5,500.00
70320 HVAC	0.00	81.00	(81.00)	0.00 %	0.00	243.00	(243.00)	0.00 %	975.00
70326 Gutters	0.00	208.00	(208.00)	0.00 %	0.00	624.00	(624.00)	0.00 %	2,500.00
70337 Generator	0.00	41.00	(41.00)	0.00 %	0.00	123.00	(123.00)	0.00 %	500.00
70339 Drainage	0.00	41.00	(41.00)	0.00 %	0.00	123.00	(123.00)	0.00 %	500.00
70357 Algae Removal	0.00	25.00	(25.00)	0.00 %	0.00	75.00	(75.00)	0.00 %	300.00
70358 Storm Water System	0.00	250.00	(250.00)	0.00 %	0.00	750.00	(750.00)	0.00 %	3,000.00
Total for 70300 Repairs & Maintenance	\$0.00	\$2,881.00	(\$2,881.00)	0.00 %	\$1,565.00	\$8,643.00	(\$7,078.00)	18.11 %	\$34,625.00
70400 Snow Removal	183,722.50	12,000.00	171,722.50	1,531.02 %	374,167.50	36,000.00	338,167.50	1,039.35 %	60,000.00
70500 Landscape									
70500 Landscape - Other	0.00	0.00	0.00	--	0.00	0.00	0.00	--	155,000.00
70506 Tree/ Shrub	0.00	0.00	0.00	--	0.00	0.00	0.00	--	11,000.00
70509 Irrigation	0.00	0.00	0.00	--	0.00	0.00	0.00	--	9,000.00
70511 Landscaping- non contract	0.00	0.00	0.00	--	0.00	0.00	0.00	--	4,000.00
Total for 70500 Landscape	\$0.00	\$0.00	\$0.00	0.00 %	\$0.00	\$0.00	\$0.00	0.00 %	\$179,000.00
70600 Utilities									
70610 Electric	777.74	725.00	52.74	107.27 %	2,423.84	2,175.00	248.84	111.44 %	8,700.00
70620 Trash Removal	3,554.56	3,000.00	554.56	118.49 %	10,663.68	9,000.00	1,663.68	118.49 %	36,000.00
70660 Telephone	173.22	166.00	7.22	104.35 %	519.66	498.00	21.66	104.35 %	2,000.00
70670 Gas	55.94	25.00	30.94	223.76 %	55.94	75.00	(19.06)	74.59 %	300.00
Total for 70600 Utilities	\$4,561.46	\$3,916.00	\$645.46	116.48 %	\$13,663.12	\$11,748.00	\$1,915.12	116.30 %	\$47,000.00
70800 Pool									
70800 Pool - Other	1,200.00	0.00	1,200.00	--	1,200.00	0.00	1,200.00	--	2,800.00
70810 Pool Chemicals	0.00	0.00	0.00	--	0.00	0.00	0.00	--	1,000.00
Total for 70800 Pool	\$1,200.00	\$0.00	\$1,200.00	0.00 %	\$1,200.00	\$0.00	\$1,200.00	0.00 %	\$3,800.00

Budget vs. Actuals

Accrual basis

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

Account	3/1/2026 - 3/31/2026				1/1/2026 - 3/31/2026				FY2026
	Actual	Budget	Variance	% of Budget	Actual	Budget	Variance	% of Budget	Annual Budget
71000 Club House									
71000 Club House - Other	0.00	43.00	(43.00)	0.00 %	0.00	129.00	(129.00)	0.00 %	525.00
71020 CH Cleaning	540.00	500.00	40.00	108.00 %	1,440.00	1,500.00	(60.00)	96.00 %	6,000.00
71050 CH Electric	87.67	458.00	(370.33)	19.14 %	340.69	1,374.00	(1,033.31)	24.80 %	5,500.00
71060 CH Gas	335.76	150.00	185.76	223.84 %	1,323.77	450.00	873.77	294.17 %	1,800.00
71070 CH Water	0.00	62.00	(62.00)	0.00 %	109.69	186.00	(76.31)	58.97 %	750.00
Total for 71000 Club House	\$963.43	\$1,213.00	(\$249.57)	79.43 %	\$3,214.15	\$3,639.00	(\$424.85)	88.33 %	\$14,575.00
80500 Contribution to Reserves	9,583.00	9,583.00	0.00	100.00 %	28,749.00	28,749.00	0.00	100.00 %	115,000.00
Total for Expense	\$216,426.79	\$45,581.00	\$170,845.79	474.82 %	\$469,599.01	\$136,743.00	\$332,856.01	343.42 %	\$645,889.00
Net Operating Income	(\$162,592.33)	\$8,252.33	(\$170,844.66)	-1,970.26 %	(\$307,510.63)	\$24,757.00	(\$332,267.63)	-1,242.12 %	\$111.00
Non-operating Income									
50151 Interest Income - Reserve	26.62	0.00	26.62	--	2,634.94	0.00	2,634.94	--	0.00
50152 Interest Income - Working Cap Fund	749.23	0.00	749.23	--	749.97	0.00	749.97	--	0.00
Total for Non-operating Income	\$775.85	\$0.00	\$775.85	0.00 %	\$3,384.91	\$0.00	\$3,384.91	0.00 %	\$0.00
Net Non-operating Income	\$775.85	\$0.00	\$775.85	0.00 %	\$3,384.91	\$0.00	\$3,384.91	0.00 %	\$0.00
Net Income	(\$161,816.48)	\$8,252.33	(\$170,068.81)	-1,960.86 %	(\$304,125.72)	\$24,757.00	(\$328,882.72)	-1,228.44 %	\$111.00

Balance Sheet

As of 3/31/2026, Accrual Basis

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

Summer Reach Condominium -SUM

Assets

Current Asset

11291 SRC - NCB OA	106,932.86
11291 SRC - NCB OA - Pending EFTs	937.90
11292 SRC - NCB Reserve	30.43
11293 SRC - NCB Working Capital	612.46
11333 Summer Reach - Treasury Bills - Reserve	453,489.77
11339 Summer Reach - T - Bills - Working Capital	60,712.47
11414 - SRC- NCB Snow Reserve	408.52
11433 SRC Debit Card account	1,973.16
13000 Accounts Receivable	(27,110.61)
14000 Other Current Assets - 14060 Prepaid Insurance	42,538.52
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	\$688,456.48

Total Assets

\$688,456.48

Liabilities

Current Liability

30000 Accounts Payable	266,061.22
32600 Due To Operating Fund from Reserve	25,249.00
32703 Due to Working Capital from Reserves	18,682.00
Total Current Liability	\$309,992.22

Total Liabilities

\$309,992.22

Equity

40030 Retained Earnings	214,000.83
Net Income	(304,123.32)
Opening Balance Equity - 40050 Reserve Fund Balance	357,236.08
Opening Balance Equity - 40055 Working Capital Reserve Fund	111,350.67
Total Equity	\$378,464.26

Total Liabilities & Equity

\$688,456.48