



RGR _____
Property Management

SUMMER REACH CONDOMINIUM TRUST

MONTHLY FINANCIAL REPORTS

April 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	4/1/2026 - 4/30/2026				1/1/2026 - 4/30/2026				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 %	215,337.84	215,333.33	4.51	100.00 %	646,000.00
50100 Late Fee Income	50.00	0.00	50.00	--	100.00	0.00	100.00	--	0.00
50110 NSF Fee	0.00	0.00	0.00	--	35.00	0.00	35.00	--	0.00
50212 Temporary Fee	47,848.00	0.00	47,848.00	--	47,848.00	0.00	47,848.00	--	0.00
50220 Admin Fee	75.00	0.00	75.00	--	75.00	0.00	75.00	--	0.00
50250 Clubhouse Rent	250.00	0.00	250.00	--	750.00	0.00	750.00	--	0.00
Total for 50000 Income	\$102,057.46	\$53,833.33	\$48,224.13	189.58 %	\$264,145.84	\$215,333.33	\$48,812.51	122.67 %	\$646,000.00
Total for Income	\$102,057.46	\$53,833.33	\$48,224.13	189.58 %	\$264,145.84	\$215,333.33	\$48,812.51	122.67 %	\$646,000.00
Expense									
70000 Administrative Expenses									
70000 Administrative Expenses - Other	75.00	83.00	(8.00)	90.36 %	1,434.00	332.00	1,102.00	431.93 %	1,000.00
70020 Copies & Postage	6.87	41.00	(34.13)	16.76 %	490.11	164.00	326.11	298.85 %	500.00
70030 Legal Fees	0.00	41.00	(41.00)	0.00 %	665.00	164.00	501.00	405.49 %	500.00
70040 Management Fee	3,808.00	3,808.00	0.00	100.00 %	15,232.00	15,232.00	0.00	100.00 %	45,696.00
70050 Accounting & Taxes	0.00	250.00	(250.00)	0.00 %	0.00	1,000.00	(1,000.00)	0.00 %	3,000.00
70060 Miscellaneous Expenses	419.80	45.00	374.80	932.89 %	419.80	180.00	239.80	233.22 %	550.00
Total for 70000 Administrative Expenses	\$4,309.67	\$4,268.00	\$41.67	100.98 %	\$18,240.91	\$17,072.00	\$1,168.91	106.85 %	\$51,246.00
70200 Insurance									
70220 Insurance- Building & Property	11,007.00	11,720.00	(713.00)	93.92 %	44,116.00	46,880.00	(2,764.00)	94.10 %	140,643.00
Total for 70200 Insurance	\$11,007.00	\$11,720.00	(\$713.00)	93.92 %	\$44,116.00	\$46,880.00	(\$2,764.00)	94.10 %	\$140,643.00
70300 Repairs & Maintenance									
70300 Repairs & Maintenance - Other	627.00	833.00	(206.00)	75.27 %	877.00	3,332.00	(2,455.00)	26.32 %	10,000.00
70301 R&M Fire Alarm	0.00	100.00	(100.00)	0.00 %	0.00	400.00	(400.00)	0.00 %	1,200.00
70308 R&M Supplies	0.00	41.00	(41.00)	0.00 %	0.00	164.00	(164.00)	0.00 %	500.00
70309 R&M Electrical	0.00	12.00	(12.00)	0.00 %	0.00	48.00	(48.00)	0.00 %	150.00
70310 R&M Roof	0.00	208.00	(208.00)	0.00 %	0.00	832.00	(832.00)	0.00 %	2,500.00
70313 Pest Control	437.75	583.00	(145.25)	75.09 %	1,352.75	2,332.00	(979.25)	58.01 %	7,000.00
70317 Septic Maintenance	0.00	458.00	(458.00)	0.00 %	400.00	1,832.00	(1,432.00)	21.83 %	5,500.00
70320 HVAC	0.00	81.00	(81.00)	0.00 %	0.00	324.00	(324.00)	0.00 %	975.00
70326 Gutters	0.00	208.00	(208.00)	0.00 %	0.00	832.00	(832.00)	0.00 %	2,500.00
70337 Generator	0.00	41.00	(41.00)	0.00 %	0.00	164.00	(164.00)	0.00 %	500.00
70339 Drainage	0.00	41.00	(41.00)	0.00 %	0.00	164.00	(164.00)	0.00 %	500.00
70357 Algae Removal	0.00	25.00	(25.00)	0.00 %	0.00	100.00	(100.00)	0.00 %	300.00
70358 Storm Water System	0.00	250.00	(250.00)	0.00 %	0.00	1,000.00	(1,000.00)	0.00 %	3,000.00
Total for 70300 Repairs & Maintenance	\$1,064.75	\$2,881.00	(\$1,816.25)	36.96 %	\$2,629.75	\$11,524.00	(\$8,894.25)	22.82 %	\$34,625.00
70400 Snow Removal	0.00	0.00	0.00	--	374,167.50	36,000.00	338,167.50	1,039.35 %	60,000.00
70500 Landscape									
70500 Landscape - Other	18,562.50	22,142.00	(3,579.50)	83.83 %	18,562.50	22,142.00	(3,579.50)	83.83 %	155,000.00
70506 Tree/ Shrub	0.00	1,571.00	(1,571.00)	0.00 %	0.00	1,571.00	(1,571.00)	0.00 %	11,000.00
70509 Irrigation	38.75	1,285.00	(1,246.25)	3.02 %	38.75	1,285.00	(1,246.25)	3.02 %	9,000.00
70511 Landscaping- non contract	0.00	571.00	(571.00)	0.00 %	0.00	571.00	(571.00)	0.00 %	4,000.00
Total for 70500 Landscape	\$18,601.25	\$25,569.00	(\$6,967.75)	72.75 %	\$18,601.25	\$25,569.00	(\$6,967.75)	72.75 %	\$179,000.00
70600 Utilities									
70610 Electric	786.54	725.00	61.54	108.49 %	3,210.38	2,900.00	310.38	110.70 %	8,700.00
70620 Trash Removal	3,545.16	3,000.00	545.16	118.17 %	14,208.84	12,000.00	2,208.84	118.41 %	36,000.00
70660 Telephone	173.23	166.00	7.23	104.36 %	692.89	664.00	28.89	104.35 %	2,000.00
70670 Gas	21.00	25.00	(4.00)	84.00 %	76.94	100.00	(23.06)	76.94 %	300.00
Total for 70600 Utilities	\$4,525.93	\$3,916.00	\$609.93	115.58 %	\$18,189.05	\$15,664.00	\$2,525.05	116.12 %	\$47,000.00
70800 Pool									

Budget vs. Actuals

Accrual basis

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Management
139 Weymouth Street
Rockland, MA 02370

Account	4/1/2026 - 4/30/2026				1/1/2026 - 4/30/2026				FY2026
	Actual	Budget	Variance	% of Budget	Actual	Budget	Variance	% of Budget	Annual Budget
70800 Pool - Other	0.00	0.00	0.00	--	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	\$0.00	\$0.00	\$0.00	0.00 %	\$1,200.00	\$0.00	\$1,200.00	0.00 %	\$3,800.00
71000 Club House									
71000 Club House - Other	0.00	43.00	(43.00)	0.00 %	0.00	172.00	(172.00)	0.00 %	525.00
71020 CH Cleaning	360.00	500.00	(140.00)	72.00 %	1,800.00	2,000.00	(200.00)	90.00 %	6,000.00
71050 CH Electric	84.12	458.00	(373.88)	18.37 %	424.81	1,832.00	(1,407.19)	23.19 %	5,500.00
71060 CH Gas	293.54	150.00	143.54	195.69 %	1,617.31	600.00	1,017.31	269.55 %	1,800.00
71070 CH Water	0.00	62.00	(62.00)	0.00 %	109.69	248.00	(138.31)	44.23 %	750.00
Total for 71000 Club House	\$737.66	\$1,213.00	(\$475.34)	60.81 %	\$3,951.81	\$4,852.00	(\$900.19)	81.45 %	\$14,575.00
80500 Contribution to Reserves	9,583.00	9,583.00	0.00	100.00 %	38,332.00	38,332.00	0.00	100.00 %	115,000.00
Total for Expense	\$49,829.26	\$59,150.00	(\$9,320.74)	84.24 %	\$519,428.27	\$195,893.00	\$323,535.27	265.16 %	\$645,889.00
Net Operating Income	\$52,228.20	(\$5,316.67)	\$57,544.87	-982.35 %	(\$255,282.43)	\$19,440.33	(\$274,722.76)	-1,313.16 %	\$111.00
Non-operating Income									
50151 Interest Income - Reserve	3,308.40	0.00	3,308.40	--	5,943.34	0.00	5,943.34	--	0.00
50152 Interest Income - Working Cap Fund	393.57	0.00	393.57	--	1,143.54	0.00	1,143.54	--	0.00
Total for Non-operating Income	\$3,701.97	\$0.00	\$3,701.97	0.00 %	\$7,086.88	\$0.00	\$7,086.88	0.00 %	\$0.00
Net Non-operating Income	\$3,701.97	\$0.00	\$3,701.97	0.00 %	\$7,086.88	\$0.00	\$7,086.88	0.00 %	\$0.00
Net Income	\$55,930.17	(\$5,316.67)	\$61,246.84	-1,051.98 %	(\$248,195.55)	\$19,440.33	(\$267,635.88)	-1,276.70 %	\$111.00

Balance Sheet

As of 4/30/2026, Accrual Basis

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Management
139 Weymouth Street
Rockland, MA 02370

Summer Reach Condominium -SUM

Assets

Current Asset

11291 SRC - NCB OA	31,858.33
11291 SRC - NCB OA - Pending EFTs	1,184.50
11292 SRC - NCB Reserve	57,486.75
11293 SRC - NCB Working Capital	614.56
11333 Summer Reach - Treasury Bills - Reserve	371,772.85
11339 Summer Reach - T - Bills - Working Capital	40,103.69
11414 SRC- NCB Snow Reserve	408.77
11433 SRC Debit Card account	1,514.61
13000 Accounts Receivable	(15,433.46)
14060 Prepaid Insurance	43,314.17
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 **\$580,755.77**

Total Assets **\$580,755.77**

Liabilities

Current Liability

30000 Accounts Payable	92,677.54
32600 Due To Operating Fund from Reserve	25,249.00
32703 Due to Working Capital from Reserves	18,682.00

Total Current Liability **\$136,608.54**

Total Liabilities **\$136,608.54**

Equity

40030 Retained Earnings	223,583.83
40050 Reserve Fund Balance	357,236.08
40055 Working Capital Reserve Fund	111,350.67
Net Income	(248,023.35)

Total Equity **\$444,147.23**

Total Liabilities & Equity **\$580,755.77**