



RGR _____
Property Management

SUMMER REACH CONDOMINIUM TRUST

MONTHLY FINANCIAL REPORTS

May 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	5/1/2026 - 5/31/2026				1/1/2026 - 5/31/2026				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 %	269,172.30	269,166.67	5.63	100.00 %	646,000.00
50100 Late Fee Income	25.00	0.00	25.00	--	125.00	0.00	125.00	--	0.00
50110 NSF Fee	35.00	0.00	35.00	--	70.00	0.00	70.00	--	0.00
50212 Temporary Fee	28,700.00	0.00	28,700.00	--	76,548.00	0.00	76,548.00	--	0.00
50220 Admin Fee	0.00	0.00	0.00	--	75.00	0.00	75.00	--	0.00
50250 Clubhouse Rent	0.00	0.00	0.00	--	750.00	0.00	750.00	--	0.00
Total for 50000 Income	\$82,594.46	\$53,833.33	\$28,761.13	153.43 %	\$346,740.30	\$269,166.67	\$77,573.63	128.82 %	\$646,000.00
Total for Income	\$82,594.46	\$53,833.33	\$28,761.13	153.43 %	\$346,740.30	\$269,166.67	\$77,573.63	128.82 %	\$646,000.00
Expense									
70000 Administrative Expenses									
70000 Administrative Expenses - Other	0.00	83.00	(83.00)	0.00 %	1,434.00	415.00	1,019.00	345.54 %	1,000.00
70020 Copies & Postage	11.19	41.00	(29.81)	27.29 %	501.30	205.00	296.30	244.54 %	500.00
70030 Legal Fees	175.00	41.00	134.00	426.83 %	840.00	205.00	635.00	409.76 %	500.00
70040 Management Fee	3,808.00	3,808.00	0.00	100.00 %	19,040.00	19,040.00	0.00	100.00 %	45,696.00
70050 Accounting & Taxes	0.00	250.00	(250.00)	0.00 %	0.00	1,250.00	(1,250.00)	0.00 %	3,000.00
70060 Miscellaneous Expenses	0.00	45.00	(45.00)	0.00 %	419.80	225.00	194.80	186.58 %	550.00
Total for 70000 Administrative Expenses	\$3,994.19	\$4,268.00	(\$273.81)	93.58 %	\$22,235.10	\$21,340.00	\$895.10	104.19 %	\$51,246.00
70200 Insurance									
70220 Insurance- Building & Property	11,007.00	11,720.00	(713.00)	93.92 %	55,123.00	58,600.00	(3,477.00)	94.07 %	140,643.00
Total for 70200 Insurance	\$11,007.00	\$11,720.00	(\$713.00)	93.92 %	\$55,123.00	\$58,600.00	(\$3,477.00)	94.07 %	\$140,643.00
70300 Repairs & Maintenance									
70300 Repairs & Maintenance - Other	0.00	833.00	(833.00)	0.00 %	877.00	4,165.00	(3,288.00)	21.06 %	10,000.00
70301 R&M Fire Alarm	0.00	100.00	(100.00)	0.00 %	0.00	500.00	(500.00)	0.00 %	1,200.00
70308 R&M Supplies	238.98	41.00	197.98	582.88 %	238.98	205.00	33.98	116.58 %	500.00
70309 R&M Electrical	0.00	12.00	(12.00)	0.00 %	0.00	60.00	(60.00)	0.00 %	150.00
70310 R&M Roof	0.00	208.00	(208.00)	0.00 %	0.00	1,040.00	(1,040.00)	0.00 %	2,500.00
70313 Pest Control	438.75	583.00	(144.25)	75.26 %	1,791.50	2,915.00	(1,123.50)	61.46 %	7,000.00
70317 Septic Maintenance	0.00	458.00	(458.00)	0.00 %	400.00	2,290.00	(1,890.00)	17.47 %	5,500.00
70320 HVAC	0.00	81.00	(81.00)	0.00 %	0.00	405.00	(405.00)	0.00 %	975.00
70326 Gutters	0.00	208.00	(208.00)	0.00 %	0.00	1,040.00	(1,040.00)	0.00 %	2,500.00
70337 Generator	0.00	41.00	(41.00)	0.00 %	0.00	205.00	(205.00)	0.00 %	500.00
70339 Drainage	0.00	41.00	(41.00)	0.00 %	0.00	205.00	(205.00)	0.00 %	500.00
70357 Algae Removal	0.00	25.00	(25.00)	0.00 %	0.00	125.00	(125.00)	0.00 %	300.00
70358 Storm Water System	0.00	250.00	(250.00)	0.00 %	0.00	1,250.00	(1,250.00)	0.00 %	3,000.00
Total for 70300 Repairs & Maintenance	\$677.73	\$2,881.00	(\$2,203.27)	23.52 %	\$3,307.48	\$14,405.00	(\$11,097.52)	22.96 %	\$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 %	37,125.00	44,284.00	(7,159.00)	83.83 %	155,000.00
70506 Tree/ Shrub	0.00	1,571.00	(1,571.00)	0.00 %	0.00	3,142.00	(3,142.00)	0.00 %	11,000.00
70509 Irrigation	883.83	1,285.00	(401.17)	68.78 %	922.58	2,570.00	(1,647.42)	35.90 %	9,000.00
70511 Landscaping- non contract	70.62	571.00	(500.38)	12.37 %	70.62	1,142.00	(1,071.38)	6.18 %	4,000.00
Total for 70500 Landscape	\$19,516.95	\$25,569.00	(\$6,052.05)	76.33 %	\$38,118.20	\$51,138.00	(\$13,019.80)	74.54 %	\$179,000.00
70600 Utilities									
70610 Electric	771.96	725.00	46.96	106.48 %	3,982.34	3,625.00	357.34	109.86 %	8,700.00
70620 Trash Removal	3,536.93	3,000.00	536.93	117.90 %	17,745.77	15,000.00	2,745.77	118.31 %	36,000.00
70660 Telephone	173.23	166.00	7.23	104.36 %	866.12	830.00	36.12	104.35 %	2,000.00
70670 Gas	0.00	25.00	(25.00)	0.00 %	76.94	125.00	(48.06)	61.55 %	300.00
Total for 70600 Utilities	\$4,482.12	\$3,916.00	\$566.12	114.46 %	\$22,671.17	\$19,580.00	\$3,091.17	115.79 %	\$47,000.00

Budget vs. Actuals

Accrual basis

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Management
139 Weymouth Street
Rockland, MA 02370

Account	5/1/2026 - 5/31/2026				1/1/2026 - 5/31/2026				FY2026
	Actual	Budget	Variance	% of Budget	Actual	Budget	Variance	% of Budget	Annual Budget
70800 Pool									
70800 Pool - Other	0.00	560.00	(560.00)	0.00 %	1,200.00	560.00	640.00	214.29 %	2,800.00
70810 Pool Chemicals	0.00	200.00	(200.00)	0.00 %	0.00	200.00	(200.00)	0.00 %	1,000.00
Total for 70800 Pool	\$0.00	\$760.00	(\$760.00)	0.00 %	\$1,200.00	\$760.00	\$440.00	157.89 %	\$3,800.00
71000 Club House									
71000 Club House - Other	0.00	43.00	(43.00)	0.00 %	0.00	215.00	(215.00)	0.00 %	525.00
71020 CH Cleaning	360.00	500.00	(140.00)	72.00 %	2,160.00	2,500.00	(340.00)	86.40 %	6,000.00
71050 CH Electric	307.19	458.00	(150.81)	67.07 %	732.00	2,290.00	(1,558.00)	31.97 %	5,500.00
71060 CH Gas	155.13	150.00	5.13	103.42 %	1,772.44	750.00	1,022.44	236.33 %	1,800.00
71070 CH Water	109.69	62.00	47.69	176.92 %	219.38	310.00	(90.62)	70.77 %	750.00
Total for 71000 Club House	\$932.01	\$1,213.00	(\$280.99)	76.84 %	\$4,883.82	\$6,065.00	(\$1,181.18)	80.52 %	\$14,575.00
80500 Contribution to Reserves	9,583.00	9,583.00	0.00	100.00 %	47,915.00	47,915.00	0.00	100.00 %	115,000.00
Total for Expense	\$50,193.00	\$59,910.00	(\$9,717.00)	83.78 %	\$569,621.27	\$255,803.00	\$313,818.27	222.68 %	\$645,889.00
Net Operating Income	\$32,401.46	(\$6,076.67)	\$38,478.13	-533.21 %	(\$222,880.97)	\$13,363.67	(\$236,244.64)	-1,667.81 %	\$111.00
Non-operating Income									
50151 Interest Income - Reserve	951.43	0.00	951.43	--	6,894.77	0.00	6,894.77	--	0.00
50152 Interest Income - Working Cap Fund	28.84	0.00	28.84	--	1,172.38	0.00	1,172.38	--	0.00
Total for Non-operating Income	\$980.27	\$0.00	\$980.27	0.00 %	\$8,067.15	\$0.00	\$8,067.15	0.00 %	\$0.00
Net Non-operating Income	\$980.27	\$0.00	\$980.27	0.00 %	\$8,067.15	\$0.00	\$8,067.15	0.00 %	\$0.00
Net Income	\$33,381.73	(\$6,076.67)	\$39,458.40	-549.34 %	(\$214,813.82)	\$13,363.67	(\$228,177.49)	-1,607.45 %	\$111.00

Balance Sheet

As of 5/31/2026, Accrual Basis

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Management
139 Weymouth Street
Rockland, MA 02370

Summer Reach Condominium -SUM

Assets

Current Asset

11291 SRC - NCB OA	42,406.00
11291 SRC - NCB OA - Pending EFTs	1,431.10
11292 SRC - NCB Reserve	1,363.64
11293 SRC - NCB Working Capital	61,643.40
11333 Summer Reach - Treasury Bills - Reserve	322,708.13
11339 Summer Reach - T - Bills - Working Capital	40,103.69
11414 SRC- NCB Snow Reserve	409.03
11433 SRC Debit Card account	1,960.16
13000 Accounts Receivable	(18,487.13)
14060 Prepaid Insurance	32,307.17
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 **\$533,776.19**

Total Assets **\$533,776.19**

Liabilities

Current Liability

30000 Accounts Payable	2,894.03
32600 Due To Operating Fund from Reserve	25,249.00
32703 Due to Working Capital from Reserves	18,682.00

Total Current Liability **\$46,825.03**

Total Liabilities **\$46,825.03**

Equity

40030 Retained Earnings	233,166.83
40050 Reserve Fund Balance	357,236.08
40055 Working Capital Reserve Fund	111,350.67
Net Income	(214,802.42)

Total Equity **\$486,951.16**

Total Liabilities & Equity **\$533,776.19**