



RGR
Property Management

SUMMER REACH CONDOMINIUM TRUST

MONTHLY FINANCIAL REPORTS

June 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	6/1/2026 - 6/30/2026				1/1/2026 - 6/30/2026				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 %	323,006.76	323,000.00	6.76	100.00 %	646,000.00
50100 Late Fee Income	25.00	0.00	25.00	--	150.00	0.00	150.00	--	0.00
50110 NSF Fee	0.00	0.00	0.00	--	70.00	0.00	70.00	--	0.00
50212 Temporary Fee	26,256.00	0.00	26,256.00	--	102,804.00	0.00	102,804.00	--	0.00
50220 Admin Fee	225.00	0.00	225.00	--	300.00	0.00	300.00	--	0.00
50250 Clubhouse Rent	250.00	0.00	250.00	--	1,000.00	0.00	1,000.00	--	0.00
Total for 50000 Income	\$80,590.46	\$53,833.33	\$26,757.13	149.70 %	\$427,330.76	\$323,000.00	\$104,330.76	132.30 %	\$646,000.00
Total for Income	\$80,590.46	\$53,833.33	\$26,757.13	149.70 %	\$427,330.76	\$323,000.00	\$104,330.76	132.30 %	\$646,000.00
Expense									
70000 Administrative Expenses									
70000 Administrative Expenses - Other	225.00	83.00	142.00	271.08 %	1,659.00	498.00	1,161.00	333.13 %	1,000.00
70020 Copies & Postage	12.60	41.00	(28.40)	30.73 %	513.90	246.00	267.90	208.90 %	500.00
70030 Legal Fees	0.00	41.00	(41.00)	0.00 %	840.00	246.00	594.00	341.46 %	500.00
70040 Management Fee	3,808.00	3,808.00	0.00	100.00 %	22,848.00	22,848.00	0.00	100.00 %	45,696.00
70050 Accounting & Taxes	0.00	250.00	(250.00)	0.00 %	0.00	1,500.00	(1,500.00)	0.00 %	3,000.00
70060 Miscellaneous Expenses	0.00	45.00	(45.00)	0.00 %	419.80	270.00	149.80	155.48 %	550.00
Total for 70000 Administrative Expenses	\$4,045.60	\$4,268.00	(\$222.40)	94.79 %	\$26,280.70	\$25,608.00	\$672.70	102.63 %	\$51,246.00
70200 Insurance									
70220 Insurance- Building & Property	11,007.00	11,720.00	(713.00)	93.92 %	66,130.00	70,320.00	(4,190.00)	94.04 %	140,643.00
Total for 70200 Insurance	\$11,007.00	\$11,720.00	(\$713.00)	93.92 %	\$66,130.00	\$70,320.00	(\$4,190.00)	94.04 %	\$140,643.00
70300 Repairs & Maintenance									
70300 Repairs & Maintenance - Other	1,766.00	833.00	933.00	212.00 %	2,643.00	4,998.00	(2,355.00)	52.88 %	10,000.00
70301 R&M Fire Alarm	0.00	100.00	(100.00)	0.00 %	0.00	600.00	(600.00)	0.00 %	1,200.00
70308 R&M Supplies	154.90	41.00	113.90	377.80 %	393.88	246.00	147.88	160.11 %	500.00
70309 R&M Electrical	0.00	12.00	(12.00)	0.00 %	0.00	72.00	(72.00)	0.00 %	150.00
70310 R&M Roof	0.00	208.00	(208.00)	0.00 %	0.00	1,248.00	(1,248.00)	0.00 %	2,500.00
70313 Pest Control	0.00	583.00	(583.00)	0.00 %	1,791.50	3,498.00	(1,706.50)	51.21 %	7,000.00
70317 Septic Maintenance	0.00	458.00	(458.00)	0.00 %	400.00	2,748.00	(2,348.00)	14.56 %	5,500.00
70320 HVAC	0.00	81.00	(81.00)	0.00 %	0.00	486.00	(486.00)	0.00 %	975.00
70326 Gutters	0.00	208.00	(208.00)	0.00 %	0.00	1,248.00	(1,248.00)	0.00 %	2,500.00
70337 Generator	0.00	41.00	(41.00)	0.00 %	0.00	246.00	(246.00)	0.00 %	500.00
70339 Drainage	0.00	41.00	(41.00)	0.00 %	0.00	246.00	(246.00)	0.00 %	500.00
70357 Algae Removal	0.00	25.00	(25.00)	0.00 %	0.00	150.00	(150.00)	0.00 %	300.00
70358 Storm Water System	0.00	250.00	(250.00)	0.00 %	0.00	1,500.00	(1,500.00)	0.00 %	3,000.00
Total for 70300 Repairs & Maintenance	\$1,920.90	\$2,881.00	(\$960.10)	66.67 %	\$5,228.38	\$17,286.00	(\$12,057.62)	30.25 %	\$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 %	55,687.50	66,426.00	(10,738.50)	83.83 %	155,000.00
70506 Tree/ Shrub	8,075.00	1,571.00	6,504.00	514.00 %	8,075.00	4,713.00	3,362.00	171.33 %	11,000.00
70509 Irrigation	481.08	1,285.00	(803.92)	37.44 %	1,403.66	3,855.00	(2,451.34)	36.41 %	9,000.00
70511 Landscaping- non contract	0.00	571.00	(571.00)	0.00 %	70.62	1,713.00	(1,642.38)	4.12 %	4,000.00
Total for 70500 Landscape	\$27,118.58	\$25,569.00	\$1,549.58	106.06 %	\$65,236.78	\$76,707.00	(\$11,470.22)	85.05 %	\$179,000.00
70600 Utilities									
70610 Electric	779.99	725.00	54.99	107.58 %	4,762.33	4,350.00	412.33	109.48 %	8,700.00
70620 Trash Removal	3,536.93	3,000.00	536.93	117.90 %	21,282.70	18,000.00	3,282.70	118.24 %	36,000.00
70660 Telephone	173.23	166.00	7.23	104.36 %	1,039.35	996.00	43.35	104.35 %	2,000.00
70670 Gas	42.00	25.00	17.00	168.00 %	118.94	150.00	(31.06)	79.29 %	300.00
Total for 70600 Utilities	\$4,532.15	\$3,916.00	\$616.15	115.73 %	\$27,203.32	\$23,496.00	\$3,707.32	115.78 %	\$47,000.00

Budget vs. Actuals

Accrual basis

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Account	6/1/2026 - 6/30/2026				1/1/2026 - 6/30/2026				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	1,120.00	80.00	107.14 %	2,800.00
70810 Pool Chemicals	0.00	200.00	(200.00)	0.00 %	0.00	400.00	(400.00)	0.00 %	1,000.00
Total for 70800 Pool	\$0.00	\$760.00	(\$760.00)	0.00 %	\$1,200.00	\$1,520.00	(\$320.00)	78.95 %	\$3,800.00
71000 Club House									
71000 Club House - Other	0.00	43.00	(43.00)	0.00 %	0.00	258.00	(258.00)	0.00 %	525.00
71020 CH Cleaning	590.00	500.00	90.00	118.00 %	2,750.00	3,000.00	(250.00)	91.67 %	6,000.00
71050 CH Electric	1,829.61	458.00	1,371.61	399.48 %	2,561.61	2,748.00	(186.39)	93.22 %	5,500.00
71060 CH Gas	41.25	150.00	(108.75)	27.50 %	1,813.69	900.00	913.69	201.52 %	1,800.00
71070 CH Water	0.00	62.00	(62.00)	0.00 %	219.38	372.00	(152.62)	58.97 %	750.00
Total for 71000 Club House	\$2,460.86	\$1,213.00	\$1,247.86	202.87 %	\$7,344.68	\$7,278.00	\$66.68	100.92 %	\$14,575.00
80500 Contribution to Reserves	9,583.00	9,583.00	0.00	100.00 %	57,498.00	57,498.00	0.00	100.00 %	115,000.00
Total for Expense	\$60,668.09	\$59,910.00	\$758.09	101.27 %	\$630,289.36	\$315,713.00	\$314,576.36	199.64 %	\$645,889.00
Net Operating Income	\$19,922.37	(\$6,076.67)	\$25,999.04	-327.85 %	(\$202,958.60)	\$7,287.00	(\$210,245.60)	-2,785.21 %	\$111.00
Non-operating Income									
50151 Interest Income - Reserve	3,479.71	0.00	3,479.71	--	10,374.48	0.00	10,374.48	--	0.00
50152 Interest Income - Working Cap Fund	759.31	0.00	759.31	--	1,931.69	0.00	1,931.69	--	0.00
Total for Non-operating Income	\$4,239.02	\$0.00	\$4,239.02	0.00 %	\$12,306.17	\$0.00	\$12,306.17	0.00 %	\$0.00
Net Non-operating Income	\$4,239.02	\$0.00	\$4,239.02	0.00 %	\$12,306.17	\$0.00	\$12,306.17	0.00 %	\$0.00
Net Income	\$24,161.39	(\$6,076.67)	\$30,238.06	-397.61 %	(\$190,652.43)	\$7,287.00	(\$197,939.43)	-2,616.34 %	\$111.00

Balance Sheet

As of 6/30/2026, Accrual Basis

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Summer Reach Condominium -SUM

Assets

Current Asset

11291 SRC - NCB OA	51,224.94
11291 SRC - NCB OA - Pending EFTs	1,260.10
11292 SRC - NCB Reserve	5,247.31
11293 SRC - NCB Working Capital	3,996.68
11333 Summer Reach - Treasury Bills - Reserve	356,960.92
11339 Summer Reach - T - Bills - Working Capital	98,509.72
11414 SRC- NCB Snow Reserve	409.28
11433 SRC Debit Card account	1,704.02
13000 Accounts Receivable	(19,870.34)
14060 Prepaid Insurance	21,572.67
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 **\$568,946.30**

Total Assets **\$568,946.30**

Liabilities

Current Liability

30000 Accounts Payable	4,317.95
32600 Due To Operating Fund from Reserve	25,249.00
32703 Due to Working Capital from Reserves	18,682.00

Total Current Liability **\$48,248.95**

Total Liabilities **\$48,248.95**

Equity

40030 Retained Earnings	242,749.83
40050 Reserve Fund Balance	357,236.08
40055 Working Capital Reserve Fund	111,350.67
Net Income	(190,639.23)

Total Equity **\$520,697.35**

Total Liabilities & Equity **\$568,946.30**