

RE: 2025 Year End Financial Package

Dear Homeowners;

As many of you already know, over the past year, Eastern Point Condominiums has been involved in larger unexpected maintenance projects.

**2025:**

Pool/Gazebo:

The pool renovation required an expenditure of approximately \$75,000, necessitating the procurement of a new pool cleaning service. To realize long-term cost savings for the Association, two Board Members successfully completed the Commercial Pool Certification course, enabling the Association to undertake pool maintenance internally.

Included in this renovation was additional plumbing, electric work and painting. The Board did most of the painting of the pool fence and various gazebo trim areas.

Clubhouse:

Phase I- Clubhouse is nearly 75% completed and has been brought up to the Insurance requirements with the exception of an HVAC system. The flooring for Court 2 is to be repaired this spring as soon as there is a steady temperature of 60°, and then there is a skylight leak pending repairs along with the painting and ceiling tile replacement near where some venting was removed. Plumbing, Bathroom fixtures, wall repairs, and floors have been the focus in Phase I.

Phase II-Preliminary costs are the heaviest with the Heat Pumps/HVAC system options.

In light of these costs, the Board agreed to at least have a commercial dehumidifier installed in Phase I until a decision is made to upgrade the current system or to add mini-splits for zoning control. This system is in the range of about \$70,000.00.

Phase III-The idea would be to get creative at this phase. Survey the homeowners for what type of storage they may need and if they would like to perhaps start a pickleball league or an event room for example. Create the Clubhouse so that it is a great asset once again for your community.

Chimneys/Water Leak:

Chimney repairs for Building 4 have been successfully completed. While the resulting craftsmanship is exceptional, the repairs incurred significant expense. Approximately six chimneys may require repointing in the near future. Consequently, the Board is developing a strategy to allocate a portion of these projected costs to the reserves for the 2027–2028 fiscal years.

Drains/Water Leak-There were several issues with the roadway drains, including flooding, which unfortunately came at a cost of \$10,000 as these drains had not been cleaned in at least 10 years.

A substantial water line leak was identified by the Town near the front entrance. Although initial repairs were made, a subsequent inspection revealed a second leak in a different location, proximate to the fire hydrant. Furthermore, the hydrant's current depth necessitated remedial excavation to ensure compliance with mandatory fire department regulations regarding the required clearance for wrench access. The expenditure for this project was a total of \$20,000.00.

The initial paving of this area has been completed. In the spring, additional areas, including the parking area at the rear entrance, will be addressed. This will be followed by the sealcoating of the entire association. The estimated cost for this project is \$25,078.

Maintenance and Repairs:

An unexpected expense was incurred for the replacement of a major pump within the Geo-thermal system, totaling \$7,421.72. Subsequently, another pump/valve system required replacement a few months later at a cost of \$6,643.01. This unforeseen expenditure resulted in the budget line item being over-budget by a cumulative amount of \$14,064.73. Given that the Geo-system's estimated lifespan is only five to ten years, these pump replacements are necessary in the interim to ensure operational capacity, allowing the units in that building to make appropriate arrangements for future furnace/HVAC system purchases.

Siding/Repairs/Painting

Buildings 3 and 4 are scheduled for siding repair/replacement and painting. Geovany and Sons commenced the work last fall and will resume as weather permits. The initial quotation is for approximately \$80,000; however, this estimate did not account for potential unforeseen trim and siding issues. Consequently, this cost may increase by an additional \$10,000,(+ or -).

Future capital projects are the siding repairs and painting of the remaining buildings to be placed in a rotation schedule. The Board has placed some of this cost into the budget and hopefully all these maintenance issues will be caught up and to eventually not have a need for any further assessments.

On behalf of the Board of Trustees, thank you for your continued support as they continue to address the large but necessary projects.

Please feel free to reach out to management with any questions or concerns.

Sincerely,

The Eastern Point Board of Trustees



## ***Eastern Point Year End Financial Report 2025***

Budget Comparison  
Cash Flow Sheet  
Fund Balance Sheet  
Income Statement  
Trial Balance Sheet  
2026 Budget

***Board Members:***

***Rick LaBaire***

***Ed Murphy***

***Betsy Raymond***

***Jim Scalley***

***Jay Shea***

R & R Realty Management LLC

Wendy Timmons

Community Manager

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# 2025 Eastern Point YR End Budget Comparison

Period Range: Jan 2025 to Dec 2025  
Accounting Basis: Cash

*Notes*

Account Name	2025 Actual	2025 Budget	2025 Variance	2026 Budget
<b>Income</b>				
Rent/Lease Income	6,350.00	6,575.00	-225.00	6,725.00
Condo Fee Income	323,943.25	324,015.75	-72.50	335,137.00
Parking Fee Income	6,000.00	4,800.00	1,200.00	9,600.00
Late Fee Charge	750.00	0.00	750.00	16,687.00
Interest Income	6,760.52	0.00	6,760.52	0.00
Maint & Repairs Income	423.92	0.00	423.92	0.00
<b>Total Budgeted Operating Income</b>	<b>344,227.69</b>	<b>335,390.75</b>	<b>8,836.94</b>	<b>368,149.00</b>
<b>Expense</b>				
Management Fees	14,400.00	14,400.00	0.00	16,800.00
Postage & Delivery	555.32	200.00	-355.32	200.00
Telephone/Internet	1,809.07	1,800.00	-9.07	1,800.00
Administrative Expenses	336.20	400.00	63.80	400.00
Maintenance & Repair	59,327.89	48,000.00	-11,327.89	48,000.00
Equipment Repair	0.00	200.00	200.00	0.00
Roadway Maintenance & Repairs	0.00	2,000.00	2,000.00	4,000.00
Painting	14,948.10	45,000.00	30,051.90	42,000.00
Grounds Maintenance	30,436.77	25,500.00	-4,936.77	36,921.00
Tree Service	0.00	1,000.00	1,000.00	0.00
Cleaning	4,550.76	0.00	-4,550.76	3,000.00
Snow Removal	30,526.00	25,200.00	-5,326.00	34,410.00
Exterminator	512.00	500.00	-12.00	500
Electricity	7,500.00	7,500.00	-1,420.68	9,000.00
Water & Sewer	26,855.79	10,000.00	-16,855.79	10,000.00
Fire Suppression	1,980.00	2,500.00	520.00	2,500.00
Rubbish Removal	17,352.00	15,500.00	-1,852.00	18,394.00
Mortgage Payment	32,537.76	32,538.00	0.24	32,538.00
Legal & Accounting	1,700.00	2,000.00	300.00	1,700.00
Professional Services	0.00	105.00	105.00	0.00
<b>Taxes</b>				
Federal Tax	0.00	300.00	300.00	23
State Tax	328.00	100.00	-228.00	350
<b>Total Taxes</b>	<b>328.00</b>	<b>400.00</b>	<b>72.00</b>	<b>373</b>
Fees & Permits	2,128.46	1,850.00	-278.46	2,000.00
Insurance Expense	45,465.00	66,380.00	20,915.00	67,613.00
Vendor Markups	7.72	0.00	-7.72	0.00
Reserve	32,417.76	32,417.75	0.00	36,000.00
<b>Total Budgeted Operating Expense</b>	<b>327,095.28</b>	<b>335,390.75</b>	<b>8,295.47</b>	<b>368,149.00</b>
Total Budgeted Operating Income	344,227.69	335,390.75	8,836.94	368,149.00
Total Budgeted Operating Expense	327,095.28	335,390.75	8,295.47	368,149.00
<b>NOI - Net Operating Income</b>	<b>17,132.41</b>	<b>0.00</b>	<b>541.47</b>	<b>0.00</b>
Total Operating Balance 12/31/2025	\$30,209.51	\$233,500.33		
Total Reserves Balance 12/31/2025	\$263,709.84			
<b>Total Assets</b>				
<b>Reserves</b>				
Supplemental Condo Fee (SCF) - Income Reserves	149,471.26	0.00	149,471.26	<2025 Nov. Assessment & 2024 remaining assessment
Maintenance & Repairs Paid by Reserve (SCF)	141,943.61	0.00	-141,943.61	
Roadwork paid by Reserve (SCF)	10,970.00	0.00	-10,970.00	
<b>TOTAL</b>			<b>-3,442.35</b>	
Maintenance & Repairs Paid by Reserve:	\$86,686.48			<\$7,000 Final Pool Invoice received on 3/5/26
Pool/Clubhouse/Gazebo	\$55,257.13			
Chimneys/Water/Leak	\$14,943.61			
<b>SUB-TOTAL:</b>				
Roadwork Paid by Reserve:	\$10,970.00			
Crackfill/Paving Deposit	\$152,913.61			
<b>TOTAL:</b>				

## 2025 Eastern Point Cash Flow - 12 Month

Properties: Eastern Point Condominium Trust - 50 Eastern Point Drive Shrewsbury, MA 01545  
 Period Range: Jan 2025 to Dec 2025  
 Accounting Basis: Cash

Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
<b>Operating Income &amp; Expense</b>													
Income													
Rent/Lease Income	0.00	0.00	0.00	0.00	0.00	6,125.00	163.04	0.00	0.00	61.96	0.00	0.00	6,350.00
Condo Fee Income	25,979.92	26,699.51	33,214.79	22,841.73	25,751.11	27,623.22	27,270.57	26,998.30	25,998.46	27,503.60	27,031.02	27,031.02	323,943.25
Supplemental Condo Fee - Reserves	3,963.20	3,053.52	16,119.33	56,415.35	3,068.21	102.73	2.73	280.46	2.73	0.00	57,872.42	8,590.58	149,471.26
Parking Fee Income	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	6,000.00
Late Fee Charge	50.00	100.00	100.00	0.00	50.00	0.00	127.73	72.27	50.00	50.00	100.00	50.00	750.00
Interest Income	538.70	503.23	585.31	661.64	711.48	579.79	542.47	552.71	543.34	555.18	477.67	509.00	6,760.52
Maint & Repairs Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	423.92
<b>Total Operating Income</b>	<b>30,931.82</b>	<b>31,956.26</b>	<b>50,419.43</b>	<b>80,318.72</b>	<b>29,980.80</b>	<b>34,830.74</b>	<b>28,506.54</b>	<b>28,303.74</b>	<b>26,994.53</b>	<b>28,570.74</b>	<b>85,881.11</b>	<b>37,004.52</b>	<b>493,698.95</b>
Expense													
Management Fees	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	14,400.00
Postage & Delivery	18.64	0.00	0.73	0.00	3.45	0.00	0.00	274.95	31.20	0.00	0.00	226.35	555.32
Telephone/Internet	150.55	150.69	150.69	150.69	150.71	150.71	150.71	150.58	150.58	150.58	151.26	151.32	1,809.07
Administrative Expenses	57.00	36.25	1.20	0.00	64.50	0.00	26.75	40.25	40.25	21.00	29.75	8.75	336.20
Maintenance & Repair	1,595.08	1,690.59	40.00	758.71	7,302.88	1,470.09	18,596.42	2,121.64	753.47	9,546.02	13,492.35	1,954.64	59,327.89
Maintenance & Repairs Paid by Reserve	9,366.12	2,358.47	1,843.88	10,650.00	40,500.00	10,000.00	10,191.44	2,978.70	12,900.00	16,227.50	1,994.10	24,927.50	141,943.61
Painting	0.00	0.00	0.00	0.00	0.00	0.00	895.00	1,484.00	0.00	0.00	0.00	0.00	10,575.00
Roadwork Paid by Reserve	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,970.00
Grounds Maintenance	0.00	0.00	0.00	0.00	0.00	5,150.84	2,746.00	10,114.14	5,922.84	2,699.95	720.16	2,699.95	3,803.00
Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,480.60	1,350.00	0.00	0.00	0.00	4,550.76
Snow Removal	4,200.00	4,200.00	4,200.00	4,200.00	0.00	0.00	0.00	0.00	0.00	0.00	6,863.00	0.00	30,526.00
Exterminator	158.00	0.00	0.00	0.00	177.00	0.00	0.00	0.00	177.00	0.00	0.00	0.00	512.00
Electricity	916.01	502.17	1,157.97	774.12	0.00	1,159.59	1,248.40	585.30	527.47	476.05	0.00	1,573.60	8,920.68
Water & Sewer	0.00	0.00	5,692.57	7,697.94	0.00	1,088.42	0.00	0.00	5,708.86	0.00	0.00	6,668.00	26,855.79
Fire Suppression	0.00	1,115.00	865.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,980.00
Rubbish Removal	1,446.00	1,446.00	1,446.00	1,446.00	1,446.00	1,446.00	1,446.00	1,446.00	1,446.00	1,446.00	1,446.00	1,446.00	17,552.00
Mortgage Payment	2,711.48	2,711.48	2,711.48	2,711.48	2,711.48	2,711.48	2,711.48	2,711.48	2,711.48	2,711.48	2,711.48	2,711.48	32,537.76
Legal & Accounting	0.00	0.00	0.00	850.00	0.00	0.00	0.00	0.00	0.00	850.00	0.00	0.00	1,700.00
Taxes	0.00	0.00	0.00	328.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	328.00
State Taxes	0.00	0.00	0.00	328.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	328.00
<b>Total Taxes</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>328.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>328.00</b>
Fees & Permits	0.00	0.00	0.00	0.00	1,760.00	258.46	0.00	0.00	0.00	0.00	0.00	0.00	2,128.46
Insurance Expense	5,317.00	5,317.00	5,317.00	10,634.00	0.00	5,317.00	5,317.00	5,317.00	0.00	0.00	2,609.00	320.00	45,465.00
Vendor Markups	0.00	0.00	0.00	0.00	0.00	0.00	7.72	0.00	0.00	0.00	0.00	0.00	7.72
Reserve	2,701.48	2,701.48	2,701.48	2,701.48	2,701.48	2,701.48	2,701.48	2,701.48	2,701.48	2,701.48	2,701.48	2,701.48	32,417.76
<b>Total Operating Expense</b>	<b>29,837.86</b>	<b>23,435.13</b>	<b>23,956.43</b>	<b>35,351.30</b>	<b>28,036.70</b>	<b>32,654.07</b>	<b>47,238.40</b>	<b>33,616.62</b>	<b>35,620.63</b>	<b>40,744.32</b>	<b>31,204.32</b>	<b>76,210.12</b>	<b>480,008.69</b>
<b>NOI - Net Operating Income</b>	<b>1,094.46</b>	<b>8,521.13</b>	<b>26,463.00</b>	<b>44,967.42</b>	<b>58,017.50</b>	<b>2,176.67</b>	<b>-18,731.86</b>	<b>-5,312.88</b>	<b>-8,626.10</b>	<b>-12,173.58</b>	<b>54,676.79</b>	<b>-39,205.60</b>	<b>13,690.06</b>
Total Income	30,931.82	31,956.26	50,419.43	80,318.72	29,980.80	34,830.74	28,506.54	28,303.74	26,994.53	28,570.74	85,881.11	37,004.52	493,698.95
Total Expense	29,837.36	23,435.13	23,956.43	35,351.30	28,036.70	32,654.07	47,238.40	33,616.62	35,620.63	40,744.32	31,204.32	76,210.12	480,008.89
<b>Net Income</b>	<b>1,094.46</b>	<b>8,521.13</b>	<b>26,463.00</b>	<b>44,967.42</b>	<b>58,017.50</b>	<b>2,176.67</b>	<b>-18,731.86</b>	<b>-5,312.88</b>	<b>-8,626.10</b>	<b>-12,173.58</b>	<b>54,676.79</b>	<b>-39,205.60</b>	<b>13,690.06</b>
Other Items													
Cash In Bank - Reserve Account	-6,303.38	-8,951.26	-3,286.79	-43,363.12	37,087.04	-3,281.27	-3,243.95	-3,254.19	-3,244.82	-3,256.66	211,450.72	0.00	1,703,523.32
Cash on Hand - Reserves	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-214,629.87	-18,870.46	-233,500.33
Prepaid Rent of Condo Fee	2,850.83	-3,182.08	8,371.60	-11,259.67	-458.71	-3,428.81	5,489.05	-2,303.81	-2,209.22	21,966.11	-20,188.29	2,447.50	-1,905.50
<b>Net Other Items</b>	<b>-3,452.55</b>	<b>-12,133.34</b>	<b>5,084.81</b>	<b>-54,622.79</b>	<b>36,628.33</b>	<b>-6,710.08</b>	<b>2,245.10</b>	<b>-5,558.00</b>	<b>-5,454.04</b>	<b>18,709.45</b>	<b>-23,387.44</b>	<b>-16,422.96</b>	<b>-65,053.51</b>
Cash Flow	-2,358.09	-3,612.21	29,041.24	-19,271.49	8,591.63	-4,533.41	-16,486.76	-10,870.88	-14,080.14	6,535.87	31,309.35	-55,628.56	-51,363.45
Beginning Cash	49,155.20	49,498.59	48,587.86	80,330.58	63,760.57	75,053.68	73,221.75	59,436.47	51,267.07	39,888.41	49,125.76	83,136.59	49,155.20
Beginning Cash + Cash Flow	46,797.11	45,886.38	77,629.10	61,059.09	72,352.20	70,520.27	56,734.99	48,565.59	37,186.93	46,424.28	80,435.11	27,508.03	-2,208.25
Actual Ending Cash	49,498.59	48,587.86	80,330.58	63,760.57	75,053.68	73,221.75	59,436.47	51,267.07	39,888.41	49,125.76	83,136.59	30,209.51	30,209.51

# Fund Balance Sheet

Properties: Eastern Point Condominium Trust - 50 Eastern Point Drive Shrewsbury, MA 01545

As of: 12/31/2025

Accounting Basis: Cash

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Number	Account Name	Operating	Reserve	Total
<b>ASSETS</b>				
<b>Cash</b>				
1000	Cash In Bank - Operating	30,209.51		30,209.51
1030	Cash In Bank - Reserves		233,500.33	233,500.33
	<b>Total Cash</b>	<b>30,209.51</b>	<b>233,500.33</b>	<b>263,709.84</b>
	<b>TOTAL ASSETS</b>	<b>30,209.51</b>	<b>233,500.33</b>	<b>263,709.84</b>
<b>LIABILITIES &amp; CAPITAL</b>				
<b>Liabilities</b>				
2600	Prepaid Rent or Condo Fee	11,646.51		11,646.51
	<b>Total Liabilities</b>	<b>11,646.51</b>	<b>0.00</b>	<b>11,646.51</b>
<b>Capital</b>				
3000	Retained Earnings	149,800.08		149,800.08
3020	Owner Contribution of Capital	205,070.63		205,070.63
	Calculated Retained Earnings	13,690.06	0.00	13,690.06
	Calculated Prior Years Retained Earnings	-116,497.44	0.00	-116,497.44
	<b>Total Capital</b>	<b>252,063.33</b>	<b>0.00</b>	<b>252,063.33</b>
	<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>263,709.84</b>	<b>0.00</b>	<b>263,709.84</b>

# Income Statement

R & R Realty Management LLC

Properties: Eastern Point Condominium Trust - 50 Eastern Point Drive Shrewsbury, MA 01545

As of: Dec 2025

Accounting Basis: Cash

GL Account Map: None - use master chart of accounts

Account Name	Year to Month End	% of Year to Month End
<b>Operating Income &amp; Expense</b>		
<b>Income</b>		
Rent/Lease Income	6,350.00	1.29
Condo Fee Income	323,943.25	65.62
Supplemental Condo Fee - Operating	0.00	0.00
Supplemental Condo Fee - Reserves	149,471.26	30.28
Parking Fee Income	6,000.00	1.22
Late Fee Charge	750.00	0.15
Interest Income	6,760.52	1.37
Maint & Repairs Income	423.92	0.09
Legal Fee Inc	0.00	0.00
<b>Total Operating Income</b>	<b>493,698.95</b>	<b>100.00</b>
<b>Expense</b>		
Management Fees	14,400.00	2.92
Postage & Delivery	555.32	0.11
Telephone/Internet	1,809.07	0.37
Administrative Expenses	336.20	0.07
Maintenance & Repair	59,327.89	12.02
Maintenance & Repairs Paid by Reserve	141,943.61	28.75
Equipment Repair	0.00	0.00
Painting	14,948.10	3.03
Roadwork paid by Reserve	10,970.00	2.22
Grounds Maintenance	30,436.77	6.17
Cleaning	4,550.76	0.92
Snow Removal	30,526.00	6.18
Exterminator	512.00	0.10
Electricity	8,920.68	1.81
Water & Sewer	26,855.79	5.44
Fire Suppression	1,980.00	0.40
Rubbish Removal	17,352.00	3.51
Mortgage Payment	32,537.76	6.59
Legal & Accounting	1,700.00	0.34
<b>Taxes</b>		
State Taxes	328.00	0.07
<b>Total Taxes</b>	<b>328.00</b>	<b>0.07</b>
Fees & Permits	2,128.46	0.43
Insurance Expense	45,465.00	9.21
Insurance Claim Expense	0.00	0.00
Vendor Markups	7.72	0.00
Reserve Contribution	32,417.76	6.57
<b>Total Operating Expense</b>	<b>480,008.89</b>	<b>97.23</b>
<b>NOI - Net Operating Income</b>	<b>13,690.06</b>	<b>2.77</b>
Total Income	493,698.95	100.00
Total Expense	480,008.89	97.23
<b>Net Income</b>	<b>13,690.06</b>	<b>2.77</b>

# Trial Balance

**Properties:** Eastern Point Condominium Trust - 50 Eastern Point Drive Shrewsbury, MA 01545

**Date Range:** 01/01/2025 to 12/31/2025 (Last Year)

**Accounting Basis:** Cash

GL Account	Balance Forward	Debit	Credit	Ending Balance
1000: Cash In Bank - Operating	49,155.20		18,945.69	30,209.51
1020: Cash In Bank - Reserve Account	170,352.32		170,352.32	0.00
1030: Cash In Bank - Reserves	0.00	233,500.33		233,500.33
2600: Prepaid Rent or Condo Fee	-13,552.01	1,905.50		-11,646.51
3000: Retained Earnings	-117,382.32		32,417.76	-149,800.08
3020: Owner Contribution of Capital	-205,070.63			-205,070.63
4000: Rent/Lease Income	0.00		6,350.00	-6,350.00
4005: Condo Fee Income	0.00		323,943.25	-323,943.25
4009: Supplemental Condo Fee - Reserves	0.00		149,471.26	-149,471.26
4013: Parking Fee Income	0.00		6,000.00	-6,000.00
4100: Late Fee Charge	0.00		750.00	-750.00
4160: Interest Income	0.00		6,760.52	-6,760.52
4200: Maint & Repairs Income	0.00		423.92	-423.92
5010: Management Fees	0.00	14,400.00		14,400.00
5130: Postage & Delivery	0.00	555.32		555.32
5140: Telephone/Internet	0.00	1,809.07		1,809.07
5190: Administrative Expenses	0.00	336.20		336.20
5200: Maintenance & Repair	0.00	59,327.89		59,327.89
5201: Maintenance & Repairs Paid by Reserve	0.00	141,943.61		141,943.61
5210: Painting	0.00	14,948.10		14,948.10
5212: Roadwork paid by Reserve	0.00	10,970.00		10,970.00
5220: Grounds Maintenance	0.00	30,436.77		30,436.77
5230: Cleaning	0.00	4,550.76		4,550.76
5240: Snow Removal	0.00	30,526.00		30,526.00
5280: Exterminator	0.00	512.00		512.00
5300: Electricity	0.00	8,920.68		8,920.68
5310: Water & Sewer	0.00	26,855.79		26,855.79
5315: Fire Suppression	0.00	1,980.00		1,980.00
5320: Rubbish Removal	0.00	17,352.00		17,352.00
5420: Mortgage Payment	0.00	32,537.76		32,537.76
5440: Legal & Accounting	0.00	1,700.00		1,700.00
5503: State Taxes	0.00	328.00		328.00
5510: Fees & Permits	0.00	2,128.46		2,128.46
5520: Insurance Expense	0.00	45,465.00		45,465.00
5800: Vendor Markups	0.00	7.72		7.72
5900: Reserve Contribution	0.00	32,417.76		32,417.76
Calculated Prior Years Retained Earnings	116,497.44			116,497.44
<b>Total</b>	<b>0.00</b>	<b>715,414.72</b>	<b>715,414.72</b>	<b>0.00</b>

# Eastern Point-2026 Budget

3.43% HOA Increase

Account Name	2026 Budget
<b>Income</b>	
Dock Income	6,725.00
Condo Fee Income	335,137.00
Supplemental Condo Fee	16,687.00
Parking Fee Income	9,600.00
Interest Income	0.00
<b>Total Operating Income</b>	<b>368,149.00</b>
<b>Expense</b>	
Management Fees	16,800.00
Postage & Delivery	200.00
Telephone	1,800.00
Administrative Expenses	400.00
Maintenance & Repair	48,000.00
Painting	42,000.00
Roadway Maintenance & Repairs	4,000.00
Grounds Maintenance	36,921.00
Cleaning Pool (Open and Close)	3,000.00
Snow Removal	34,410.00
Exterminator	500.00
Electricity	9,000.00
Water & Sewer	10,000.00
Fire Suppression	2,500.00
Rubbish Removal	18,394.00
Mortgage Payment	32,538.00
Legal & Accounting	1,700.00
<b>Taxes</b>	
Federal Taxes	23.00
State Taxes	350.00
<b>Total Taxes</b>	<b>373.00</b>
Fees & Permits Dock Permits	2,000.00
Insurance Expense	67,613.00
Reserve	36,000.00
<b>Total Operating Expense</b>	<b>368,149.00</b>
<b>Total Income</b>	<b>368,149.00</b>
<b>Total Expense</b>	<b>368,149.00</b>
	0.00