

2026 - Preserve at Hopkinton | The Preserve at Hopkinton Condo Trust - Association level | FY2026

As of 5/27/2026

Prepared By: Salisbury Management, Inc.
120 Shrewsbury Street
Boylston, MA 01505

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	FY 2026
Income													
3001 Condo Fees	27,679.58	27,679.58	27,679.58	27,679.58	27,679.58	27,679.58	27,679.58	27,679.58	27,679.58	27,679.58	27,679.60	27,679.60	\$332,155.00
3005 Condo Fees Supplemental	0.00	0.00	0.00	0.00	0.00	13,836.00	0.00	0.00	0.00	0.00	0.00	13,836.00	\$27,672.00
Total for Income	27,679.58	27,679.58	27,679.58	27,679.58	27,679.58	41,515.58	27,679.58	27,679.58	27,679.58	27,679.58	27,679.60	41,515.60	\$359,827.00
Expenses													
7003 Accounting	0.00	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$1,000.00
7145 Insurance	5,833.33	5,833.33	5,833.33	5,833.33	5,833.33	5,833.33	5,833.33	5,833.33	5,833.33	5,833.33	5,833.33	5,833.33	\$70,000.00
7250 Legal and Professional Fees	187.50	187.50	187.50	187.50	187.50	187.50	187.50	187.50	187.50	187.50	187.50	187.50	\$2,250.00
7260 Management Fee	1,878.33	1,878.33	1,878.33	1,878.33	1,878.33	1,878.33	1,878.33	1,878.33	1,878.33	1,878.33	1,878.33	1,878.33	\$22,540.00
7280 Office Supplies	29.17	29.17	29.17	29.17	29.17	29.17	29.17	29.17	29.17	29.17	29.17	29.17	\$350.00
7340 Reserve Transfer	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	\$60,000.00
7385 Taxes - Federal and State	0.00	0.00	0.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$150.00
7741 Landscaping Contract	3,291.67	3,291.67	3,291.67	3,291.67	3,291.67	3,291.67	3,291.67	3,291.67	3,291.67	3,291.67	3,291.67	3,291.67	\$39,500.00
7742 Landscaping Extra Non-Contract	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	\$2,500.00
7665 Gutter Cleaning	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	\$4,500.00
7760 Maintenance and Repairs - Other	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	\$27,000.00
7818 Pest Control	275.00	275.00	275.00	275.00	275.00	275.00	275.00	275.00	275.00	275.00	275.00	275.00	\$3,300.00
7860 Rubbish Removal	1,291.67	1,291.67	1,291.67	1,291.67	1,291.67	1,291.67	1,291.67	1,291.67	1,291.67	1,291.67	1,291.67	1,291.67	\$15,500.00
7865 Sewer Septic Maintenance	2,291.67	2,291.67	2,291.67	2,291.67	2,291.67	2,291.67	2,291.67	2,291.67	2,291.67	2,291.67	2,291.67	2,291.67	\$27,500.00
7873 Snow Removal	3,133.33	3,133.33	3,133.33	3,133.33	3,133.33	3,133.33	3,133.33	3,133.33	3,133.33	3,133.33	3,133.33	3,133.33	\$37,600.00
7885 Tree Services	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	\$3,500.00
7920 Water System Maintenance	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	\$25,000.00
8010 Electricity	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	\$6,000.00
8150 Gas	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	\$2,100.00
8380 Telephone	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	\$2,500.00
8831 Pre-Cast Steps	0.00	0.00	0.00	0.00	0.00	7,000.00	0.00	0.00	0.00	0.00	0.00	0.00	\$7,000.00
Total for Expenses	29,303.33	29,303.33	29,303.33	29,453.33	30,303.33	36,303.33	29,303.33	29,303.33	29,303.33	29,303.33	29,303.33	29,303.33	\$359,790.00
Net Operating Income	-1,623.75	-1,623.75	-1,623.75	-1,773.75	-2,623.75	5,212.25	-1,623.75	-1,623.75	-1,623.75	-1,623.75	-1,623.73	12,212.27	\$37.00
Non-operating Income													
Total for Non-operating 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	\$0.00



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Non-operating Expenses													
Total for Non-operating Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
Net Non-operating 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	\$0.00
Net Income	-1,623.75	-1,623.75	-1,623.75	-1,773.75	-2,623.75	5,212.25	-1,623.75	-1,623.75	-1,623.75	-1,623.75	-1,623.73	12,212.27	\$37.00