Authentisign ID: CA7DE2A7-0970-F111-AC9C-000D3A1CFDCD

2026 Summary

(as of May 13, 2026)

	January	February	March	April	May	YTD
Dues	7,515.55	3,730.00	5,095.00	6,860.00	3,330.00	26,530.55
Special Assessment	-	-	-	-	-	-
Total Income	7,515.55	3,730.00	5,095.00	6,860.00	3,330.00	26,530.55
Bank Loan	(2,303.44)	(2,303.44)	(2,303.44)	(2,303.44)	(2,303.44)	(11,517.20)
Property Maintenance	-	-	-	-	-	-
Insurance Premiums	-	-	(2,864.50)	-	-	(2,864.50)
Water/ Sewer	(1,370.29)	-	(943.30)	(1,333.13)	-	(3,646.72)
Legal Fees	-	-	-	(235.00)	-	(235.00)
Snow removal	(435.00)	(435.00)	(435.00)	(435.00)	-	(1,740.00)
Yard Maintenance	(70.00)	(70.00)	(70.00)	(70.00)	(70.00)	(350.00)
Misc. Expense	-	-	-	-	-	-
Electric	(54.67)	(51.60)	(52.13)	(55.56)	-	(213.96)
Total Expenses	(4,233.40)	(2,860.04)	(6,668.37)	(4,432.13)	(2,373.44)	(20,567.38)
Net Income (Expense)	3,282.15	869.96	(1,573.37)	2,427.87	956.56	5,963.17
Checking						
Beginning balance:	3,310.56	6,592.71	7,462.67	5,889.30	8,317.17	3,310.56
Income	7,515.55	3,730.00	5,095.00	6,860.00	3,330.00	26,530.55
Expenses	(4,233.40)	(2,860.04)	(6,668.37)	(4,432.13)	(2,373.44)	(20,567.38)
Transfers	-	-	-	-	-	-
Ending balance:	6,592.71	7,462.67	5,889.30	8,317.17	9,273.73	9,273.73
Savings						
Beginning balance:	10,580.96	10,580.96	10,581.23	10,581.74	10,582.00	10,580.96
Interest - savings	-	0.27	0.51	0.26	-	1.04
Transfers - savings	-	-	-	-	-	-
Ending balance:	10,580.96	10,581.23	10,581.74	10,582.00	10,582.00	10,582.00
Skowhegan loan principal balance						
Beginning balance:	177,056.23	175,953.44	174,842.91	173,609.46	172,482.29	177,056.23
Interest expense	1,200.65	1,192.91	1,069.99	1,176.27	1,176.27	5,816.09
Principal payments	1,102.79	1,110.53	1,233.45	1,127.17	1,127.17	5,701.11
Toal interest and principal payment	(2,303.44)	(2,303.44)	(2,303.44)	(2,303.44)	(2,303.44)	(11,517.20)
Ending principal balance:	175,953.44	174,842.91	173,609.46	172,482.29	171,355.12	171,355.12
Skowhegan checking balance						
Beginning balance:	31,988.40	31,988.40	31,988.40	31,988.40	31,988.40	31,988.40
Total draws on loan	-	-	-	-	-	-
Ending balance:	31,988.40	31,988.40	31,988.40	31,988.40	31,988.40	31,988.40

Authentisign MJM Authentisign DKM

Authentisign ID: CA7DE2A7-0970-F111-AC9C-000D3A1CFDCD

Inception to date draws on Skowhegan Savings Bank loan

(as of May 13, 2026)

Beginning checking balance:		190,000.00
12/31/2024	Closing costs	(3,820.00)
1/7/2025	Enviroclean Restoration - initial deposit	(11,539.80)
1/28/2025	Basement Improvements - initial deposit	(15,455.16)
2/11/2025	Enviroclean Restoration - final payment	(11,539.80)
2/11/2025	Basement Improvements - additional payment	(36,062.04)
4/10/2025	JLS Builders - Lien Waiver	(6,211.20)
5/29/2025	JLS Builders - 23% deposit	(14,285.76)
7/22/2025	JLS Builders - 33% deposit	(20,496.96)
9/30/2025	JLS Builders - 23% deposit	(14,285.76)
12/4/2025	JLS Builders - final invoice	(6,832.32)
12/4/2025	Basement Improvements - final invoice	(17,482.80)
Ending checking balance:		**31,988.40**





Authentisign ID: CA7DE2A7-0970-F111-AC9C-000D3A1CFDCD

Brighton Heights Condominium Association Estimated Budgets
(as of May 13, 2026)

	Estimated 2026 YTD [2]	Actual 2025 YTD [1]	Actual 2024 YTD
Dues	65,070.55	57,220.50	35,335.00
Special Assess	-	740.00	3,600.00
Total Income	65,070.55	57,960.50	38,935.00
Electric	(653.96)	(591.14)	(517.97)
Insurance Premiums	(11,458.00)	(10,518.50)	(8,648.00)
Snow Removal	(2,653.50)	(4,620.00)	(5,000.00)
Water/ Sewer	(9,246.72)	(7,880.64)	(7,126.98)
Yard Maintenance	(3,580.50)	(3,450.00)	(6,228.65)
Legal Fees	(235.00)	(5,637.88)	(385.00)
Property Maintenance	-	(12,547.35)	(10,941.74)
Bank Loan	(27,641.28)	(27,641.28)	-
Total Expenses	(55,468.96)	(72,886.79)	(38,848.34)
Net Income (Expense)	9,601.59	(14,926.29)	86.66

[1] 2025 Legal Fees includes $5,283 of closing costs on Showhegan Bank Loan

[2] 2026 Dues includes past due amounts from 2025

Weavs Landscaping - Payments for Services
(as of May 13, 2026)

	Estimated 2026 YTD	Actual 2025 YTD	Actual 2024 YTD
January	$ 435	1,250	$ 1,250
February	435	1,250	1,250
March	435	1,250	1,250
April	435	-	-
May	457	435	-
June	457	435	1,850
July	457	435	-
August	457	435	300
October	457	435	300
November	457	435	1,250
December	457	435	1,250
	$ 5,394	$ 7,230	$ 8,700
Savings year over year	$ 1,836	$ 1,470	

Authentisign MJM Authentisign DKM