EAST SUTTON CONDOMINIUM ASSOCIATION INC.

FY 2026 Projected Statement of Operations & FY 2027 Approved Operating Budget Summary Worksheet

	2026 Projected thru 12/31/2026 Monthly Per Unit		2026 Projected thru 12/31/2026 Total		2026 Annual 2026 Budget		2027 ESCA Operating Budget Monthly Per Unit	2027 ESCA Operating Budget Total	
Revenue From Members									
Monthly Dues	$500	x 51	$ 306,000		$ 306,000		$525	$ 321,300.00	
Other Operating Income	Fees		$ 300		$ 400		Fees	$ 800.00	
			$ 306,300		$ 306,400	100%		$ 322,100.00	100%
Unit Direct Expenses									
Water/Sewer	$ 87.49		$ 53,545		$ 53,340		$ 90.51	$ 55,392.00	
Basic Cable Service Contract	$ 47.35		$ 28,981		$ 29,076		$ 47.51	$ 29,076.00	
Internet Service Contract	$ 37.33		$ 22,846		$ 22,846		$ 37.33	$ 22,846.00	
Refuse Removal - Contract	$ 16.81		$ 10,291		$ 10,539		$ 17.22	$ 10,539.00	
Insurance Contract	$ 66.66		$ 40,794		$ 50,702		$ 82.85	$ 50,702.00	
Landscape - Contract	$ 65.72		$ 40,223		$ 40,223		$ 65.72	$ 40,223.00	
Snow Removal - Contract	$ 37.66		$ 23,048		$ 22,820		$ 39.07	$ 23,911.00	
Grub Control/Lawn Maintenance	$ -		$ -		$ -		$ -	$ -	
Gutter Cleaning	$ 3.19		$ 1,950		$ 1,750		$ 3.27	$ 2,000.00	
Roof/Chimney/Gutter Repair	$ 2.90		$ 1,775		$ 1,500		$ 3.27	$ 2,000.00	
Painting & Supplies	$ 0.49		$ 300		$ 1,500		$ 1.96	$ 1,200.00	
Member Relations& Documents							$ 3.32	$ 2,033.00	
Total Unit Direct Expenses	**$ 365.61**		**$ 223,753**	73%	**$ 234,296**	76%	**$ 392.03**	**$ 239,922.00**	74%
Common Area Expenses & Maintenance									
Pest Control	$ 0.92		$ 563		$ 150		$ 0.82	$ 500.00	
Maintenance/Repairs - General	$ 6.21		$ 3,803		$ 3,000		$ 4.90	$ 3,000.00	
Tree Maintenance-Spraying	$ 10.35		$ 6,337		$ 10,318		$ 11.40	$ 6,978.00	
Landscaping Maint & Imp.	$ -		$ -		$ 2,000		$ 2.66	$ 1,625.00	
Lake/Shoreline/Meadow/Trail	$ 3.43		$ 2,100		$ -		$ 1.22	$ 747.00	
Total Common Area Maint.	**$ 20.92**		**$ 12,804**	4%	**$ 15,468**	5%	**$ 21.00**	**$ 12,850.00**	4%
General Management Expenses									
Management Fee - Contract	$ 21.81		$ 13,350		$ 13,350		$ 22.91	$ 14,018.00	
Office Exp./Postage& Copies	$ 4.84		$ 2,962		$ 1,220		$ 4.25	$ 2,600.00	
Legal & Professional	$ 3.18		$ 1,945		$ 1,000		$ 1.63	$ 1,000.00	
Taxes	$ 6.38		$ 3,905		$ 2,400		$ 0.82	$ 500.00	
Licenses & Permits	$ 3.03		$ 1,855		$ 1,860		$ 0.82	$ 500.00	
Accounting/Tax Return	$ 0.32		$ 195		$ 225		$ 0.34	$ 210.00	
Total General Maintenance	**$ 39.56**		**$ 24,212**	8%	**$ 20,055**	7%	**$ 30.76**	**$ 18,828.00**	6%
Total Expenditure	**$ 426.09**		**$ 260,769**		**$ 269,819**		**$ 443.79**	**$ 271,600.00**	
Net Revenue less Expenses			**$ 45,531**	15%	**$ 36,581**	12%	**$ 82.50**	**$ 50,500.00**	16%
Reserve Interest Estimate (taxable)			**$ 10,166**		**$ 13,400**			**$ 1,200**	
Per unit Reserve Transfers Monthly	**$ 59.77**		**$ 36,581**		**$ 36,581**	12%	**$ 82.50**	**$ 50,500**	16%
Estimated EOY balance transfer								$ -	
Special Assessment Deposited in Reserve	**$ 1,300**		**$ 66,300**		**$ 66,300**		$ -	$ -	
Total Annual Reserve Deposits	**Total Deposit**		**$ 113,048**		**$ 116,281**		**Total Deposit**	**$ 51,700**	16%

EAST SUTTON CONDOMINIUM ASSOCIATION INC.

2026 EOY Reserve Worksheet

REPLACEMENT RESERVE

COA				
	Beginning Balance 1-1-2026			
1065		Money Market	$ 120,330.90	
		CD's	$ 266,688.41	
	Total Beginning Balance			$ 387,019.31
	Increases:			
4340	**1-7/2026**	Interest Earned	$ 203.29	
4340	**8-12/2026**	Projected Interest	$ 100.00	
4340	**1-7/2026**	CD Interest	$ 4,451.36	
9710	**1-8/2026**	Special Assessment	$ 66,300.00	
9170		2026 Monthly Funding	$ 36,581.04	
9170		2026 EOY Funding	$ -	$ 107,635.69
	Decreases:			
	Expenditures:			
2470	4/2026	Tree Removal	$ 875.00	
2470	4/2026	Spigot Replacements	$ 518.70	
2470	10/2026	PSI Valves	$ 9,500.00	
2470	8/2026	Building Wash 30%	$ 9,543.95	
2470	7/2026	Mud Jacking Sidewalks	$ 5,523.00	
2470	7/2026	Asphalt	$ 290,333.30	
2470	7/2026	Storm Sewer Replacement	$ 34,210.00	
2470	7/2026	Cart	$ 1,279.00	
2470	7/2026	Misc Committee Expense	$ 380.88	
2470	1/2026	Sump Pump Replacement	$ 1,543.60	
2470	8/2026	Building Wash 40%	$ 12,725.27	
2470	9/2026	Building Wash Final	$ 5,439.35	
2470	10/2026	Siding Replacement/Repair	$ 7,902.79	$ 379,774.84
	2026 Year Ending Balance - RR Projected			$ 114,880.16
	2026 Year Combined Ending Balance - Projected			$ 124,134.70

EAST SUTTON CONDOMINIUM ASSOCIATION INC.

2026 EOY Reserve Worksheet

WORKING CAPITAL RESERVE

COA						
	Beginning Balance 1-1-2026					
1066		Money Market		$ 23,129.00		
		CD's		$ -		
	Total Beginning Balance				$	23,129.00
	Increases:					
4080		Property Transfer Fees	3	$ 3,000.00		
4080		Projected Sales	2	$ 2,000.00		
4340		Interest Earned		$ 99.96		
4340		EOY Interest Forecast		$ 55.00		
	Total Income			$ -	$	5,154.96
	Decreases:					
	Expenditures:					
2477	Sep-26	Drain Tiles Repair		$ 14,429.42		
2477	Aug-26	Drain Tile Test		$ 750.00		
2477	Aug-26	Drain Tile Repair Deposit		$ 1,500.00		
2477	Apr-26	Storm Damage - Trees		$ 1,350.00		
2477	Apr-26	Refund for related party 2025 sale		$ 1,000.00	$	19,029.42
	2026 Year Ending Balance - WCR Projected				$	9,254.54