

**EASTERN SHORES WHITEHOUSE
2026 APPROVED BUDGET
JANUARY 1, 2026 - DECEMBER 31,2026**

ACCOUNT	DESCRIPTION	2026 APPROVED ANNUAL BUDGET
	Operating Income:	
4010	Maintenance Fees	\$ 1,202,714
4030	Late Fee Income	\$ 500
4040	Laundry Income	\$ 19,000
4050	Interest Income	\$ 100
4070	Screening Income	\$ 8,500
4080	Dock Income	\$ 1,700
4090	Key/Fob Income	\$ 1,800
4095	Garbage	\$ 40,000
	TOTAL INCOME	\$ 1,274,314
	Expenses:	
	Administrative	
5005	Accounting & Tax Prep Fees	\$ 3,800
5010	Annual Filing Fees	\$ 62
5015	Bad Debt	\$ 3,000
5020	Bank Fees	\$ 100
5030	Insurance	\$ 433,550
5040	Legal Fees	\$ 1,600
5045	Licenses & Permits	\$ 4,000
5070	Office Supplies & Postage	\$ 8,000
5075	Property Management Fee	\$ 23,616
5092	Screening Fees	\$ 2,000
5095	Website Administration	\$ 4,284
	Administrative Expense	\$ 479,728
	Contracts	
5120	Elevator Maintenance	\$ 7,460
5130	Fire Alarm/Equipment	\$ 4,200
5145	Landscaping Maintenance	\$ 4,680
5155	Pest Control	\$ 4,872
5165	Pool Maintenance	\$ 5,100
	Contract Expenses	\$ 26,312
	Repairs and Maintenance	
5205	A/C Repairs & Maintenance	\$ 3,500
5225	Electrical Repairs	\$ 2,000
5240	Elevator Repairs	\$ 8,000
5235	Fire Equip Repairs	\$ 6,000
5245	General Repairs & Maintenance	\$ 81,743
5255	Landscape Improvements	\$ 1,000
5256	Laundry Equipment Repair	\$ 600
5265	Plumbing Repairs	\$ 23,000
5270	Pool Supplies & Repairs	\$ 2,600
5280	Sewer Maintenance	\$ 4,000
5285	Supplies Maintenance	\$ 46,000
	Repair & Maintenance	\$ 178,443
	Payroll Expenses	
5080	Payroll Expenses	\$ 119,000
5085	Payroll Fees	\$ 5,821
5090	Payroll Taxes	\$ 29,700
	Payroll Expenses	\$ 154,521
	Utilities	
5330	Electric	\$ 29,500
5340	Internet - Comcast	\$ 960
5350	Telephone	\$ 750
5360	Trash & Recycling	\$ 29,100
5370	Water & Sewer	\$ 95,000
	Utilities	\$ 155,310
	Reserve Expenses	
6110	Reserve - Pooled	\$ 280,000
	TOTAL RESERVES	\$ 280,000
	TOTAL EXPENSES	
		\$ 1,274,314

Eastern Shores White House Association, Inc.
Approved 2026 Maintenance Assessment
For the period of January 1, 2026 to December 31, 2026

PRO-RATA			PRO-RATA			PRO-RATA			PRO-RATA		
UNIT #	SHARED COST	QUARTERLY MAINTENANCE	UNIT #	SHARED COST	QUARTERLY MAINTENANCE	UNIT #	SHARED COST	QUARTERLY MAINTENANCE	UNIT #	SHARED COST	QUARTERLY MAINTENANCE
101	0.9500%	\$ 2,856	301	0.9300%	\$ 2,796	501	0.9600%	\$ 2,886	701	0.9900%	\$ 2,976
102	0.9200%	\$ 2,765	302	0.9000%	\$ 2,706	502	0.9300%	\$ 2,796	702	0.9600%	\$ 2,886
103	0.9200%	\$ 2,765	303	0.9000%	\$ 2,706	503	0.9300%	\$ 2,796	703	0.9600%	\$ 2,886
104	0.9200%	\$ 2,765	304	0.9000%	\$ 2,706	504	0.9300%	\$ 2,796	704	0.9600%	\$ 2,886
105	0.7300%	\$ 2,194	305	0.7200%	\$ 2,165	505	0.7500%	\$ 2,255	705	0.7800%	\$ 2,345
106	0.7200%	\$ 2,165	306	0.7000%	\$ 2,104	506	0.7300%	\$ 2,194	706	0.7700%	\$ 2,315
107	0.7300%	\$ 2,194	307	0.7200%	\$ 2,165	507	0.7500%	\$ 2,255	707	0.7800%	\$ 2,345
108	0.7200%	\$ 2,165	308	0.7000%	\$ 2,104	508	0.7300%	\$ 2,194	708	0.7700%	\$ 2,315
109	0.7300%	\$ 2,194	309	0.7200%	\$ 2,165	509	0.7500%	\$ 2,255	709	0.7800%	\$ 2,345
110	0.7200%	\$ 2,165	310	0.7000%	\$ 2,104	510	0.7300%	\$ 2,194	710	0.7700%	\$ 2,315
111	0.9200%	\$ 2,765	311	0.9000%	\$ 2,706	511	0.9300%	\$ 2,796	711	0.9600%	\$ 2,886
112	0.9200%	\$ 2,765	312	0.9000%	\$ 2,706	512	0.9300%	\$ 2,796	712	0.9600%	\$ 2,886
114	0.9200%	\$ 2,766	314	0.9000%	\$ 2,706	514	0.9300%	\$ 2,796	714	0.9600%	\$ 2,886
115	0.9500%	\$ 2,856	315	0.9300%	\$ 2,796	515	0.9600%	\$ 2,886	715	0.9900%	\$ 2,976
201	0.9200%	\$ 2,766	316	0.6000%	\$ 1,804	516	0.6300%	\$ 1,894	716	0.6600%	\$ 1,984
202	0.8900%	\$ 2,675	401	0.9500%	\$ 2,856	601	0.9800%	\$ 2,946	801	1.0100%	\$ 3,036
203	0.8900%	\$ 2,675	402	0.9200%	\$ 2,766	602	0.9500%	\$ 2,856	802	0.9800%	\$ 2,946
204	0.8900%	\$ 2,675	403	0.9200%	\$ 2,766	603	0.9500%	\$ 2,856	803	0.9800%	\$ 2,946
205	0.7000%	\$ 2,104	404	0.9200%	\$ 2,766	604	0.9500%	\$ 2,856	804	0.9800%	\$ 2,946
206	0.6900%	\$ 2,075	405	0.7300%	\$ 2,194	605	0.7700%	\$ 2,315	805	0.8000%	\$ 2,405
207	0.7000%	\$ 2,104	406	0.7200%	\$ 2,165	606	0.7500%	\$ 2,255	806	0.7800%	\$ 2,345
208	0.6900%	\$ 2,075	407	0.7300%	\$ 2,194	607	0.7700%	\$ 2,315	807	0.8000%	\$ 2,405
209	0.7000%	\$ 2,104	408	0.7200%	\$ 2,165	608	0.7500%	\$ 2,255	808	0.7800%	\$ 2,345
210	0.6900%	\$ 2,075	409	0.7300%	\$ 2,194	609	0.7700%	\$ 2,315	809	0.8000%	\$ 2,405
211	0.8900%	\$ 2,675	410	0.7200%	\$ 2,165	610	0.7500%	\$ 2,255	810	0.7800%	\$ 2,345
212	0.8900%	\$ 2,675	411	0.9200%	\$ 2,766	611	0.9500%	\$ 2,856	811	0.9800%	\$ 2,946
214	0.8900%	\$ 2,675	412	0.9200%	\$ 2,766	612	0.9500%	\$ 2,856	812	0.9800%	\$ 2,946
215	0.9200%	\$ 2,766	414	0.9200%	\$ 2,766	614	0.9500%	\$ 2,856	814	0.9800%	\$ 2,946
216	0.5800%	\$ 1,744	415	0.9500%	\$ 2,856	615	0.9800%	\$ 2,946	815	1.0100%	\$ 3,036
		\$ -	416	0.6100%	\$ 1,834	616	0.6400%	\$ 1,924	816	0.6700%	\$ 2,014
23.7000% \$ 71,243			24.5000% \$ 73,651			25.4300% \$ 76,446			26.3600% \$ 79,242		

	Main Bldg Roof Resurface	Rec Bldg Roof	Main Bldg Painting	Catwalk Resurfacing	Balcony & Concrete Major Restoration	Parking Lot Paving	Parking Lot Resurfacing	Laundry Machines	Elevator Modernation				
Estimated Useful Life	30	20	16	15	30	21	7	7	40				
Estimated Remaining Useful Life	14	0	7	8	21	8	0	0	32				
Estimated Replacement Cost	\$ 375,000	\$ 40,000	\$ 130,000	\$ 40,000	\$ 400,000	\$ 60,000	\$ 20,000	\$ 18,000	\$ 300,000	Reserve funding Required	Balance as of 12/31/24	Annual Reserve Agreed to by BOD	Reaming amount to Fund Reserve
Year 2021	\$ 22,059	\$ -	\$ 13,000	\$ 3,636	\$ 16,000	\$ 6,667	\$ -		\$ -	\$ 61,362	\$ 218,855	\$ 35,579	\$ 193,071
Year 2022	\$ 22,059		\$ 14,444	\$ 4,000	\$ 16,667	\$ 6,667			\$ 8,824	\$ 72,661	\$ 193,071	\$ 35,579	\$ 155,989
Year 2023										\$ -	\$ 155,989	\$ 35,579	\$ 191,567
Year 2024										\$ -	\$ 191,567	\$ 35,579	\$ 227,146
Year 2025										\$ -	\$ 227,146	\$ 35,579	\$ 262,724
Year 2026	\$ 26,786	\$ -	\$ 18,571	\$ 5,000	\$ 19,048	\$ 7,500	\$ -	0	\$ 9,375	\$ 86,280	\$ 329,272	\$ 35,579	\$ 278,570
Year 2027							\$ 5,000			\$ 5,000	\$ 278,570	\$ 35,579	\$ 309,149
Year 2028								\$ 16,000		\$ 16,000	\$ 309,149	\$ 35,579	\$ 328,728
Year 2029										\$ -	\$ 328,728	\$ 35,579	\$ 364,306
Year 2030						\$ 60,000				\$ 60,000	\$ 364,306	\$ 35,579	\$ 339,885
Year 2031			\$ 100,000							\$ 100,000	\$ 339,885	\$ 35,579	\$ 275,463
Year 2032				\$ 25,000						\$ 25,000	\$ 275,463	\$ 35,579	\$ 286,042
Year 2033										\$ -	\$ 286,042	\$ 35,579	\$ 321,620
Year 2034							\$ 5,000			\$ 5,000	\$ 321,620	\$ 35,579	\$ 352,199
Year 2035								\$ 16,000		\$ 16,000	\$ 352,199	\$ 35,579	\$ 371,778
Year 2036										\$ -	\$ 371,778	\$ 35,579	\$ 407,356
Year 2037										\$ -	\$ 407,356	\$ 35,579	\$ 442,935
Year 2038	\$ 375,000									\$ 375,000	\$ 442,935	\$ 35,579	\$ 103,513
Year 2039										\$ -	\$ 103,513	\$ 35,579	\$ 139,092
Year 2040		\$ 40,000								\$ 40,000	\$ 139,092	\$ 35,579	\$ 134,670
Year 2041							\$ 5,000			\$ 5,000	\$ 134,670	\$ 35,579	\$ 165,249
Year 2042								\$ 16,000		\$ 16,000	\$ 165,249	\$ 35,579	\$ 184,827
Year 2043										\$ -	\$ 184,827	\$ 35,579	\$ 220,406
Year 2044				\$ 25,000						\$ 25,000	\$ 220,406	\$ 35,579	\$ 230,985
Year 2045										\$ -	\$ 230,985	\$ 35,579	\$ 266,563
Year 2046					\$ 400,000					\$ 400,000	\$ 266,563	\$ 35,579	\$ (97,858)
Year 2047			\$ 100,000							\$ 100,000	\$ (97,858)	\$ 35,579	\$ (162,280)
Year 2048							\$ 5,000			\$ 5,000	\$ (162,280)	\$ 35,579	\$ (131,701)
Year 2049								\$ 16,000		\$ 16,000	\$ (131,701)	\$ 35,579	\$ (112,123)
Year 2050										\$ -	\$ (112,123)	\$ 35,579	\$ (76,544)
Year 2051						\$ 60,000				\$ 60,000	\$ (76,544)	\$ 35,579	\$ (100,966)
Year 2052										\$ -	\$ (100,966)	\$ 35,579	\$ (65,387)
Year 2053										\$ -	\$ (65,387)	\$ 35,579	\$ (29,808)
Year 2054										\$ -	\$ (29,808)	\$ 35,579	\$ 5,770
Year 2055							\$ 5,000		\$ 200,000	\$ 205,000	\$ 5,770	\$ 35,579	\$ (163,651)