



Beekman Place Estates

ASSOCIATION

Annual Meeting

October 5, 2026

Board of Managers:

Barry Solomon - President
Dorsey Cokkinias - Vice President
Paul Menard - Secretary
Tammy Basdekis - Treasurer
Linda Hemmerly – Member At Large

Agenda / Documents Attached: `

- Voting of Board Members
- Acceptance of 2025 Annual Meeting Minutes
- Annual Meeting Report on the Association's Finances & Operations
- Financial Reports:
 - Annual Budget for year 2027
 - Profit & Loss Report

BEEKMAN PLACE ESTATES ASSOCIATION

October 5, 2026

Annual Meeting Report on the Association's Finances and Operations

2027 Annual Budget

- The 2027 Budget is attached.

Operating Funds and Accounts Payable:

The Association tries to maintain sufficient balances in the Operating Fund to ensure all bills are paid within terms. To do so, it is imperative that all owners pay their condominium fees on time. The Association's credit relationship with vendors, contractors and banks continues to remain excellent.

Loans:

Currently, there are two outstanding loans which represent the following:

- Special Roof Assessment.
- Maintenance Truck

Accounts Receivable:

As of September 2026, the Association is owed \$12,446.27 in past due common fees.

As of September 2026, there is a delinquent outstanding amount of \$17,976.00 which reflects four accounts that have not initiated any payments on the Special Roof Assessment.

Reserve Funds

As of September 2026, our Reserve Fund amounts to \$176,908.35.

Projects and Improvements:

The Association has the responsibility to maintain the property at a level that provides for the safety and convenience of all residents and to protect the value of the investment of all unit owners.

During the year 2026, the following enhancements and improvements have occurred:

- Removed dirt, mold, mildew and lichen from the back of Building #15; east side of Unit #1 Drive, front of Building #1 and front of Building #2 – Clean Machine Power Wash, Inc.
- In accordance with a contracted scope of work, patio and stair replacements affecting ten Units (#13, #34, #46, #69, #79, #142, #204, #218, #220, #280) were completed - Concrete Kings.
- Clean beds and mulch beds (material, labor and equipment - Cascio
- Installed privacy dividers on Buildings #17, #21 and #29 – Independent Fence
- Replaced Hatchway Doors – Unit's #79 and #110 – Kelly Fradet
- Repair four catch basins – Kudlic Bros., Inc.
- Refurbished front entrance sign – Moren Signs
- Extensive Tree Work –Entrance drive and Building's #1, #3, #4, #5, #6, #7 and #8 – Northern Tree Service, Inc.
- Drain Repair Buiding #5– Kudlic Bros. Inc.

In 2026, work will continue in a prioritized manner. Tree work, concrete projects, deck and patio work, and grounds work will be performed.

Administration and Staff:

Business Manager, Linda Witte is responsible for finances, communications, and resident records as well as handling the daily activities of the Association. Linda works closely with the Board of Managers assisting with all condominium business. The Business Office is located at the Main Street Shoppes, 430 Main Street, Suite 102, Agawam MA. Office hours are from 7:30 a.m. to 3:30 p.m., Monday through Friday. Unit owners and residents can direct their questions and/or concerns to the Office at 413-786.9710 or via email at Beekmanplacestates@comcast.net.

Maintenance Supervisor, Mark Savaria, oversees daily operations, coordinates maintenance, and ensures that resident's concerns are addressed promptly and professionally. Together with his team, Richard Thompson and Jessica Bushor, the maintenance staff ensure that the grounds and buildings are kept in top shape, responding swiftly to repairs and improvements. The Maintenance Department can be reached Monday through Friday between 6:30 a.m. and 4:00 p.m. at 413-789-1714. An answering machine is available 24 hours a day to take your messages. In the event of an after-hour emergency ONLY, please call 413-345-3166.

The Beekman Place Estates Association, Board of Managers, is comprised of five volunteer unit owners, elected on staggered three-year terms. The Board holds its meetings on the second Tuesday of the month at the Association Business Office. Owners are strongly encouraged to consider volunteering for a term on the Board.

Submitted By: Barry Solomon, President
 Beekman Place Estates Association

Beekman Place Estates Assoc
Profit & Loss
January 1 through September 21, 2026

	Jan 1 - Sep 21, 26
Ordinary Income/Expense	
Income	
4000 · Income	
4010 · Assessment Income	89,466.24
4030 · Common Charges Income	495,782.85
4035 · Fee Income	2,250.00
4040 · Interest Income	3,816.39
4050 · Late Fee Income	93.79
4055 · Legal Fee Income	400.00
4060 · Other Income	870.00
Total 4000 · Income	592,679.27
4080 · Returned Check Charges	8.00
Total Income	592,687.27
Gross Profit	592,687.27
Expense	
6010 · Bank Service Charges	72.00
6050 · Fees	
6055 · Payroll Fees	1,206.44
6050 · Fees - Other	75.00
Total 6050 · Fees	1,281.44
6060 · Gas / Trucks	4,558.05
6100 · Insurance	
6104 · Disability Insurance	133.70
6105 · Family and Medical Leave	-405.38
6110 · Life Insurance	202.80
6114 · Property / Liability Insurance	95,589.66
6116 · Worker's Comp	2,564.00
Total 6100 · Insurance	98,084.78
6130 · Internet	719.50
6140 · IRA / Employer	2,192.53
6600 · Maintenance & Repairs	
6605 · Auto Maintenance & Repairs	7,593.27
6610 · Building Repairs	18,389.21
6615 · Equipment	6,413.68
6620 · Grounds	99,210.55
6625 · Pool	518.96
6630 · Roof	213.88
6635 · Rubbish Removal	15,422.40
6640 · Snow Removal	23,362.69
Total 6600 · Maintenance & Repairs	171,124.64
6650 · Maintenance Supplies	
6652 · General	10,406.59
6653 · Grounds	4,407.40
6654 · Pool Supplies	12,593.94
6655 · Snow / Ice Supplies	5,882.35
Total 6650 · Maintenance Supplies	33,290.28
6670 · Miscellaneous Expenses	233.66
6680 · Office Expense	
6682 · Office Rent	5,400.00
6684 · Office Supplies	329.53
6680 · Office Expense - Other	2,027.21
Total 6680 · Office Expense	7,756.74

Beekman Place Estates Assoc
Profit & Loss
January 1 through September 21, 2026

	Jan 1 - Sep 21, 26
6700 · Payroll Expenses	
6702 · Wages -Grounds	103,107.43
6704 · Wages - Office	39,050.12
Total 6700 · Payroll Expenses	142,157.55
6710 · Payroll Taxes	
6714 · FUTA	199.99
6716 · MA SUI	6,338.79
6719 · Medicare / Employer	2,061.29
6721 · Social Security / Employer	8,813.77
6723 · MA Family Leave	127.59
6724 · MA Medical Leave	277.86
Total 6710 · Payroll Taxes	17,819.29
6730 · Postage & Delivery	402.00
6740 · Professional Services	
Consulting Services	400.00
6744 · Legal Fees	2,850.00
6740 · Professional Services - Other	827.00
Total 6740 · Professional Services	4,077.00
6800 · Taxes	
6805 · Excise Tax	488.15
6810 · Property	133.52
6800 · Taxes - Other	-333.20
Total 6800 · Taxes	288.47
6850 · Telephone	2,437.87
6900 · Utilities	
6901 · Electric	26,902.61
6902 · Gas	234.18
6903 · Water	8,591.38
Total 6900 · Utilities	35,728.17
Total Expense	522,223.97
Net Ordinary Income	70,463.30
Other Income/Expense	
Other Income	
Interest Income	52.05
Total Other Income	52.05
Net Other Income	52.05
Net Income	70,515.35

BEEKMAN PLACE ESTATES

2027 BUDGET

INCOME		
		2027
	Common Charges	\$ 753,720.00
	Interest	\$ 4,000.00
	Late Fees	\$ 200.00
	TOTAL INCOME	\$ 757,920.00
EXPENSES		
	Wages- Maintenance	\$ 150,000.00
	- Office	\$ 53,500.00
	- Pool	\$ -
	Health Insurance	\$ -
	Payroll Taxes	\$ 27,000.00
	IRA	\$ 3,200.00
	Payroll Fees	\$ 1,800.00
	TOTAL PAYROLL	\$ 235,500.00
	Rubbish Removal	\$ 25,000.00
	Snow Removal	\$ 31,000.00
	Maintenance - Grounds	\$ 50,000.00
	- Buildings	\$ 17,000.00
	- Equipment	\$ 10,000.00
	- Pool	\$ 50,000.00
	- Roofs	\$ 90,000.00
	- Gas / Trucks	\$ 7,000.00
	- New Truck Loan	\$ 20,000.00
	TOTAL MAINTENANCE	\$ 300,000.00
	Gas & Electricity	\$ 37,000.00
	Telephone	\$ 3,500.00
	Water & Sewer	\$ 13,000.00
	TOTAL UTILITIES	\$ 53,500.00
	Office Expense	\$ 4,000.00
	Office Rent	\$ 7,200.00
	Accountant	\$ 2,000.00
	Legal	\$ 3,000.00
	Insurance	\$ 140,000.00
	TOTAL ADMINISTRATION	\$ 156,200.00
	Taxes	\$ 1,500.00
	TOTAL TAXES	\$ 1,500.00
	Reserve - 1.4%	\$ 11,220.00
	TOTAL RESERVES	\$ 11,220.00
	TOTAL EXPENSES	757,920.00