MELODY GARDENS RESIDENT OWNED COMMUNITY INC
STATEMENT OF PROJECTED OPERATING ACTUAL & BUDGETED AND
APPROVED BUDGET FOR THE PERIOD
JANUARY 1, 2026 THROUGH DECEMBER 31, 2026

	PROJECTED ACTUAL 2025	CURRENT BUDGET 2025	APPROVED 2026 BUDGET MONTHLY	APPROVED 2026 BUDGET ANNUALLY
REVENUES				
REGULAR ASSESSMENT	295,920	295,920	26,716.50	320,598
LATE FEES	1,163	0	0.00	0
INTEREST INCOME	14	0	0.00	0
INTEREST INCOME - NOTES	1,574	2,100	175.00	2,100
APPLICATION FEES	1,208	600	100.00	1,200
RESIDENT CLUB INCOME (RAC)	16,058	0	0.00	0
BINGO RECEIPTS	615	0	0.00	0
LAUNDRY INCOME	1,314	1,200	100.00	1,200
OTHER INCOME	653	0	0.00	0
SALE PROCEEDS	37,809	0	0.00	0
TOTAL REVENUES	356,328	299,820	27,091.50	325,098
EXPENSES				
ADMINISTRATIVE				
OFFICE	9,749	4,000	550.00	6,600
TELEPHONE	1,221	1,200	105.00	1,260
PROFESSIONAL FEES	11,918	10,080	922.92	11,075
TAX PREPARATION	675	750	62.50	750
LEGAL FEES	7,827	5,000	650.00	7,800
RESIDENT CLUB EXPENSES	11,351	0	0.00	0
BINGO EXPENSE	0	0	0.00	0
LICENSES AND FEES	705	780	65.00	780
INSPECTIONS/LIFT STATION	650	300	54.17	650
TOTAL ADMINISTRATIVE	44,096	22,110	2,409.58	28,915
MANAGEMENT				
MANAGEMENT FEE	27,000	23,832	2,166.67	26,000
PAYROLL EXPENSES	7,755	6,180	650.00	7,800
CONTINUING EDUCATION	0	0	8.33	100
TOTAL MANAGEMENT	34,755	30,012	2,825.00	33,900
OPERATING				
MAINTENANCE LABOR	48,011	46,000	4,000.00	48,000
PROPANE	1,181	780	100.00	1,200
ELECTRICITY	17,285	18,900	1,500.00	18,000
WATER	19,200	17,000	1,633.33	19,600
SEWER	52,913	48,600	4,500.00	54,000
TRASH	27,723	28,500	2,333.33	28,000
PEST CONTROL	2,265	1,500	191.67	2,300
TOTAL OPERATING	168,578	161,280	14,258.33	171,100
REPAIRS AND MAITENANCE				
BUILDING/ GROUNDS/MAINT. SUPPLIES	9,635	8,400	750.00	9,000
SUMMER WEEDING	0	0	250.00	3,000
GOLF CART EXPENSES	0	446	37.17	446
POOL MAINTENANCE CONTRACT	6,000	6,000	500.00	6,000
POOL SUPPLIES & REPAIR	4,454	3,500	375.00	4,500
CLEANING SUBCONTRACTOR	4,725	4,000	420.83	5,050
TREE TRIMNING	14,854	6,240	666.67	8,000
GROUNDS MAINT. & SUPPLIES (INCL. ABOVE)	0	0	0.00	0
LAUNDRY EQUIPMENT	495	480	40.00	480
TOTAL REPAIRS AND MAINTENANCE	40,163	29,066	3,039.67	36,476
OTHER				
INSURANCE	14,655	15,000	1,316.67	15,800
BUREAU OF CONDOMINIUM	548	0	45.83	550
TAXES - INCOME	0	600	8.33	100
BAD DEBT	0	2,160	103.33	1,240
RESERVES -DEFERRED	2,711	2,711	93.75	1,125
RESERVES -SPECIFIC	36,881	36,881	2,990.97	35,892
TOTAL OTHER	54,795	57,352	4,558.89	54,707
TOTAL EXPENSES	342,387	299,820	27,091.50	325,098
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENSES	13,941	0	0.00	0

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MAINTENANCE FEE:
PER UNIT (137 UNITS)

UNITS	NO. OF UNITS	PER UNIT MONTHLY	PER UNIT ANNUALLY	TOTAL
All Units	137	195.00	2,340.13	$ 320,598
		195.00	2,340.13	

CALCULATION OF REVENUE FOR MAJOR REPAIRS AND REPLACEMENTS (COMPONENT METHOD)

ITEM	EST. USEFUL LIFE	ESTIMATED REMAINING USEFUL LIFE	PRESENT COST	ESTIMATED RESERVES 12/31/25	ANNUAL PROVISION	ESTIMATED RESERVES 12/31/26
ROOFS						
ROOF - CLUBHOUSE	15	2	39,145	34,518	2,314	36,832
ROOF - OFFICE	15	1	6,266	6,266	0	6,266
ROOF - POOL HALL	15	12	8,617	6,617	167	6,784
ROOF - MAINT. BLDG	15	5	6,351	6,351	0	6,351
TOTAL ROOFS			60,379	53,752	2,481	56,233
PAVMENTS/SIDEWALKS						
STREETS	30	7	171,332	129,617	5,959	135,576
SEALANT	10	5	21,823	9,392	2,486	11,878
			193,155	139,009	8,445	147,454
POOL & SAUNA						
MECHANICAL	25	19	11,452	9,742	90	9,832
STRUCTURE	25	13	56,709	24,529	2,475	27,004
POOL DECK	25	7	5,671	5,671	0	5,671
FENCES, CHAIN LINK	25	7	4,019	4,019	0	4,019
SHED/BLDG	25	17	14,210	14,210	0	14,210
			92,061	58,171	2,565	60,736
SEWER LINE/DRAIN						
SEWER LIFT STATION	25	19	40,000	16,015	1,262	17,277
SEWAGE	10	4	40,000	16,014	5,997	22,011
			80,000	32,029	7,259	39,288
WATER						
POTABLE LINES	25	15	131,943	87,870	2,938	90,808
PAINTING						
CLUBHOUSE	18	8	1,059	1,059	0	1,059
OFFICE	18	8	1,059	1,059	0	1,059
POOL HALL	18	10	1,058	1,058	0	1,058
SWIMMING POOL	18	8	1,058	1,058	0	1,058
			4,234	4,234	0	4,234
CLUBHOUSE	60	1-55	307,364	89,733	6,090	95,823
OFFICE BUILDING	60	1-56	46,625	17,294	2,205	19,499
POOL HALL BLDG	60	1-56	35,813	12,972	1,051	14,023
SHUFFLEBOARD COURTS	30	1-21	36,000	32,034	521	32,555
MAINTENANCE BLDG	25	17	18,465	6,996	675	7,671
SIDEWALKS	25	15	19,570	19,570	0	19,570
IRRIGATION/WELL WATER	20	15	40,000	27,415	839	28,254
DRAINAGE	11	7	8,971	8,971	0	8,971
ENTRY SIGN/FENCE	20	1-15	25,430	15,304	823	16,127
			1,100,010	605,354	35,892	641,246