Melrose HOA 2026 BUDGET																		
Account	Description	2025 Budget	2025 Actual	2025 Remaining	2025 Projected	2026 Budget	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Operating Accounts	S																	
Income Accounts ASSESSMENT INCO	ME																	
	Assessment General	\$79,600.00	\$78,868.02	\$0.00	\$78,868.02	\$79,600.00	\$6,633.33	\$6,633.33	\$6,633.33	\$6,633.33	\$6,633.33	\$6,633.33	\$6,633.33	\$6,633.33	\$6,633.33	\$6,633.33	\$6,633.33	\$6,633.37
OTHER INCOME	Assessment deneral	\$75,000.00	\$70,000.02	\$0.00	\$70,000.02	\$75,000.00	30,033.33	30,033.33	70,033.33	Ş0,033.33	70,033.33	70,033.33	70,033.33	30,033.33	70,033.33	70,033.33	\$0,033.33	70,033.37
42-4520-00	Legal Fee Income	\$0.00	\$1,680.00	\$0.00	\$1,680.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
42-4600-00	Delinquent Fee Income	\$0.00	\$3,150.00	\$0.00	\$3,150.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
42-4610-00	Violation Fee Income	\$0.00	\$2,807.61	\$0.00	\$2,807.61	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
_	1 ,	\$0.00	\$1,220.00	\$0.00	\$1,220.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Mgmt Admin Fee - Collections Mgmt Admin Fee - Bank Return	\$0.00 \$0.00	\$1,200.00 \$105.00	\$0.00 \$0.00	\$1,200.00 \$105.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00
New	Mighit Admin Fee - Bank Return	\$0.00	\$105.00	\$0.00	\$105.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Income Accounts To	otal	\$79,600.00	\$89,030.63	\$0.00	\$89,030.63	\$79,600.00	\$6,633.33	\$6,633.33	\$6,633.33	\$6,633.33	\$6,633.33	\$6,633.33	\$6,633.33	\$6,633.33	\$6,633.33	\$6,633.33	\$6,633.33	\$6,633.37
		•				•	•	•		•		•		•				
Expense Accounts		1					1			1				1				
ADMINISTRATIVE E		4	4	42.22.2.		4	4	4	4	4	4	4	4	4	4	4	4	4
	Mgmt Contract	\$15,213.36 \$0.00	\$11,070.00 \$200.00	\$3,803.34 \$0.00	\$14,873.34 \$200.00	\$15,202.80 \$0.00	\$1,266.90 \$0.00	\$1,266.90 \$0.00	\$1,266.90 \$0.00	\$1,266.90 \$0.00	\$1,266.90 \$0.00	\$1,266.90 \$0.00	\$1,266.90 \$0.00	\$1,266.90 \$0.00	\$1,266.90 \$0.00	\$1,266.90 \$0.00	\$1,266.90 \$0.00	\$1,266.90 \$0.00
50-5001-00 50-5005-00	Office Supplies/Expense	\$0.00	\$200.00	\$0.00	\$200.00	\$100.00	\$8.33	\$8.33	\$0.00	\$8.33	\$0.00		\$8.33	\$0.00	\$8.33	\$8.33	\$8.33	\$8.37
_	Mgmt Admin Fees	\$0.00	\$5,165.04	\$0.00	\$5,165.04	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
50-5010-00		\$1,680.00	\$1,585.34	\$420.00	\$2,005.34	\$1,915.00	\$159.58	\$159.58	\$159.58	\$159.58	\$159.58	\$159.58	\$159.58	\$159.58	\$159.58	\$159.58		\$159.62
50-5020-00	Printing	\$75.00	\$17.00	\$0.00	\$17.00	\$50.00	\$4.17	\$4.17	\$4.17	\$4.17	\$4.17	\$4.17	\$4.17	\$4.17	\$4.17	\$4.17	\$4.17	\$4.13
OTHER ADMINISTR																		
	Taxes & Fees	\$450.00	\$436.20	\$0.00	\$436.20	\$500.00	\$0.00	\$0.00	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
—	Document Storage	\$450.00	\$441.00 \$0.00	\$0.00 \$0.00	\$441.00 \$0.00	\$456.00 \$250.00	 	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00 \$0.00	\$5.00 \$0.00	\$5.00 \$0.00	\$5.00 \$0.00	\$5.00	\$5.00 \$0.00
-	Meeting Expense Social/Activities Expense	\$250.00 \$300.00	\$200.00	\$0.00	\$0.00	\$250.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$250.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00
+	Website Expenses	\$250.00	\$0.00	\$0.00	\$0.00	\$600.00	 	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$600.00	\$0.00	\$0.00
INSURANCE EXPEN		•		·			·		·		·				·			·
52-5045-00	Insurance Expense	\$1,440.00	\$0.00	\$1,440.00	\$1,440.00	\$1,555.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,555.00	\$0.00
	Owner Reimbursement - Office Expenses	\$0.00	\$723.59	\$0.00	\$723.59	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PROFESSIONAL EXP	PENSES Legal General	\$3,000.00	\$1,707.50	¢750.00	ć2 457 50	ć1 000 00	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	ć02.22	\$83.33	\$83.33	\$83.33	\$83.33	602.22	\$83.37
—	Legal Collections	\$3,000.00	\$1,707.50	\$750.00 \$0.00	\$2,457.50 \$1,266.00	\$1,000.00 \$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$83.33 \$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$83.33 \$0.00	\$0.00
—	Audit/Tax Preparation	\$300.00	\$260.00	\$0.00	\$260.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
UTILITIES	, ,	•	•	·	<u> </u>				•		·			•		•		•
58-5500-00		\$3,500.00	\$1,986.00	\$874.97	\$2,860.97	\$2,730.00	\$227.50	\$227.50	\$227.50	\$227.50	\$227.50	\$227.50	\$227.50	\$227.50	\$227.50	\$227.50	\$227.50	\$227.50
LANDSCAPE EXPEN	1					-												
	Landscape/Grounds Contract	\$24,420.00	\$12,356.36	\$6,105.00 \$0.00	\$18,461.36 \$5,374.09		\$0.00	\$0.00	\$0.00 \$833.33	\$2,772.24 \$833.33	\$2,772.24 \$833.33		\$2,772.24 \$833.33	\$2,772.24	\$2,772.24	\$2,772.24	\$2,772.24	\$2,772.24 \$833.37
—	Landscape Other Snow / Ice Management	\$0.00 \$0.00	\$5,374.09 \$80.00	\$0.00	\$5,374.09			\$833.33 \$0.00	\$833.33	\$833.33	\$833.33	· ·	\$833.33	\$833.33 \$0.00	\$833.33 \$0.00	\$833.33 \$0.00		\$833.37
	Repairs / Upgrade	\$0.00	\$650.00	\$0.00	\$650.00			\$41.67	\$41.67	\$41.67	\$41.67		\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.63
	Lake/Pond Maintenance	\$5,643.50	\$5,225.50	\$0.00	\$5,225.50			\$0.00	\$1,730.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
MAINTENANCE/RE	PAIRS																	
	Paint & Painting Supplies	\$350.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
	Lighting Maintenance / Repair	· · ·	\$14,797.00	\$0.00	\$14,797.00			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	General Maintenance / Repair Fountain Maintenance / Repair	\$500.00 \$525.00	\$0.00 \$0.00	\$0.00 \$525.00	\$0.00 \$525.00	\$4,331.04 \$0.00		\$360.92 \$0.00	\$360.92 \$0.00	\$360.92 \$0.00	\$360.92 \$0.00		\$360.92 \$0.00	\$360.92 \$0.00	\$360.92 \$0.00	\$360.92 \$0.00		\$360.92 \$0.00
RESERVE CONTRIBL		JJ23.00	00.00	9325.00	Ş323.00	30.00	50.00	50.00	ŞU.UU	50.00	,U.UU	30.00	50.00	50.00	50.00	30.00	50.00	30.00
	Reserve Contribution	\$8,000.00	\$6,000.03	\$1,999.97	\$8,000.00	\$12,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
Expense Accounts 1	Гotal	\$79,600.00	\$69,540.65	\$16,043.28	\$85,583.93	\$79,600.00	\$4,386.73	\$3,990.73	\$6,220.73	\$6,762.97	\$7,012.97	\$8,492.97	\$6,762.97	\$6,762.97	\$6,762.97	\$7,362.97	\$8,317.97	\$6,763.05
Operating Accounts	s Net	\$0.00	\$19,489.98	-\$16,043.28	\$3,446.70	\$0.00	\$2,246.60	\$2,642.60	\$412.60	-\$129.64	-\$379.64	-\$1,859.64	-\$129.64	-\$129.64	-\$129.64	-\$729.64	-\$1,684.64	-\$129.68
Reserve Accounts Income Accounts																		
RESERVE INCOME																		
	Reserve Contribution Income	\$8,000.00	\$6,000.03	\$1,999.97	\$8,000.00	\$12,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
49-4910-00	Bank Interest Reserve	\$0.00	\$29.50	\$0.00	\$29.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Income Accounts To	otal	\$8,000.00	\$6,029.53	\$1,999.97	\$8,029.50	\$12,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
France Accounts																		
Expense Accounts RESERVE EXPENSES																		
	Reserve - Miscellaneous	\$4,681.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Expense Accounts 1		\$4,681.25	\$0.00	\$0.00	\$0.00			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Reserve Accounts N		\$3,318.75		\$1,999.97	\$8,029.50					\$1,000.00								