



jdb 12.14.24

Budget Summary - Operating

APPROVED

Melrose HOA

2025

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
INCOME													
ASSESSMENT INCOME													
4000-00 Assessment General	\$-	\$-	\$-	\$79,600.00	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$79,600.00
Total ASSESSMENT INCOME	\$0.00	\$0.00	\$0.00	\$79,600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$79,600.00
OTHER INCOME													
4570-00 Miscellaneous Income	-	-	-	-	-	-	-	-	-	-	-	-	-
4600-00 Delinquent Fee Income	-	-	-	-	-	-	-	-	-	-	-	-	-
4610-00 Violation Fee Income	-	-	-	-	-	-	-	-	-	-	-	-	-
4801-00 Mgmt Admin Fee - Delinquency	-	-	-	-	-	-	-	-	-	-	-	-	-
4802-00 Mgmt Admin Fee - Collections	-	-	-	-	-	-	-	-	-	-	-	-	-
4804-00 Mgmt Admin Fee - Bank Return	-	-	-	-	-	-	-	-	-	-	-	-	-
Total OTHER INCOME	\$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
Total OPERATING INCOME	\$0.00	\$0.00	\$0.00	\$79,600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$79,600.00
EXPENSES													
ADMINISTRATIVE EXPENSES													
5000-00 Mgmt Contract	1,267.78	1,267.78	1,267.78	1,267.78	1,267.78	1,267.78	1,267.78	1,267.78	1,267.78	1,267.78	1,267.78	1,267.78	15,213.36
5001-00 Mgmt Misc	-	-	-	-	-	-	-	-	-	-	-	-	-
5005-00 Office Supplies/Expense	-	-	50.00	-	-	50.00	-	-	50.00	-	-	50.00	200.00
5006-00 Mgmt Admin Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
5010-00 Mailings	140.00	140.00	140.00	140.00	140.00	140.00	140.00	140.00	140.00	140.00	140.00	140.00	1,680.00
5020-00 Printing	-	25.00	-	-	25.00	-	-	25.00	-	-	-	-	75.00
Total ADMINISTRATIVE EXPENSES	\$1,407.78	\$1,432.78	\$1,457.78	\$1,407.78	\$1,432.78	\$1,457.78	\$1,407.78	\$1,432.78	\$1,457.78	\$1,407.78	\$1,407.78	\$1,457.78	\$17,168.36
OTHER ADMINISTRATIVE													
5050-00 Taxes & Fees	-	-	450.00	-	-	-	-	-	-	-	-	-	450.00
5055-00 Document Storage	450.00	-	-	-	-	-	-	-	-	-	-	-	450.00
5081-00 Meeting Expense	-	-	-	-	250.00	-	-	-	-	-	-	-	250.00
5085-00 Misc Admin Expense	-	-	-	-	-	-	-	-	-	-	-	-	-
5087-00 Social/Activities Expense	-	-	75.00	-	-	75.00	-	-	75.00	-	-	75.00	300.00
5170-00 Website Expenses	-	-	-	-	-	-	250.00	-	-	-	-	-	250.00
Total OTHER ADMINISTRATIVE	\$450.00	\$0.00	\$525.00	\$0.00	\$250.00	\$75.00	\$250.00	\$0.00	\$75.00	\$0.00	\$0.00	\$75.00	\$1,700.00
INSURANCE EXPENSES													
5045-00 Insurance Expense	-	-	-	-	-	-	-	-	-	1,440.00	-	-	1,440.00



Budget Summary - Operating

Melrose HOA

2025

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
Total INSURANCE EXPENSES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,440.00	\$0.00	\$0.00	\$1,440.00
PROFESSIONAL EXPENSES													
5100-00 Legal General	\$-	\$-	\$750.00	\$-	\$-	\$750.00	\$-	\$-	\$750.00	\$-	\$-	\$750.00	\$3,000.00
5152-00 Audit/Tax Preparation	-	-	300.00	-	-	-	-	-	-	-	-	-	300.00
Total PROFESSIONAL EXPENSES	\$0.00	\$0.00	\$1,050.00	\$0.00	\$0.00	\$750.00	\$0.00	\$0.00	\$750.00	\$0.00	\$0.00	\$750.00	\$3,300.00
UTILITIES													
5500-00 Electricity	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.63	3,500.00
Total UTILITIES	\$291.67	\$291.67	\$291.67	\$291.67	\$291.67	\$291.67	\$291.67	\$291.67	\$291.67	\$291.67	\$291.67	\$291.63	\$3,500.00
LANDSCAPE EXPENSES													
5400-00 Landscape/Grounds Contract	2,035.00	2,035.00	2,035.00	2,035.00	2,035.00	2,035.00	2,035.00	2,035.00	2,035.00	2,035.00	2,035.00	2,035.00	24,420.00
5430-00 Front Entrance / Mulch / Cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-
5470-00 Snow / Ice Management	-	-	-	-	-	-	-	-	-	-	-	-	-
6000-00 Lake/Pond Maintenance	-	-	1,647.50	-	2,348.50	1,647.50	-	-	-	-	-	-	5,643.50
Total LANDSCAPE EXPENSES	\$2,035.00	\$2,035.00	\$3,682.50	\$2,035.00	\$4,383.50	\$3,682.50	\$2,035.00	\$2,035.00	\$2,035.00	\$2,035.00	\$2,035.00	\$2,035.00	\$30,063.50
MAINTENANCE/REPAIRS													
5422-00 Paint & Painting Supplies	-	-	-	-	175.00	-	175.00	-	-	-	-	-	350.00
5455-00 Lighting Maintenance / Repair	-	-	-	13,053.14	-	-	-	-	-	-	-	-	13,053.14
5752-00 General Maintenance / Repair	-	-	-	-	-	250.00	-	-	250.00	-	-	-	500.00
5780-00 Exterior Pressure Washing / Other	-	-	-	-	-	-	-	-	-	-	-	-	-
6763-00 Fountain Maintenance / Repair	-	-	-	-	-	-	-	-	-	525.00	-	-	525.00
Total MAINTENANCE/REPAIRS	\$0.00	\$0.00	\$0.00	\$13,053.14	\$175.00	\$250.00	\$175.00	\$0.00	\$250.00	\$525.00	\$0.00	\$0.00	\$14,428.14
RESERVE CONTRIBUTION													
8500-00 Reserve Contribution	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.63	8,000.00
Total RESERVE CONTRIBUTION	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.63	\$8,000.00
Total OPERATING EXPENSE	\$4,851.12	\$4,426.12	\$7,673.62	\$17,454.26	\$7,199.62	\$7,173.62	\$4,826.12	\$4,426.12	\$5,526.12	\$6,366.12	\$4,401.12	\$5,276.04	\$79,600.00
Net - Operating Totals	(\$4,851.12)	(\$4,426.12)	(\$7,673.62)	\$62,145.74	(\$7,199.62)	(\$7,173.62)	(\$4,826.12)	(\$4,426.12)	(\$5,526.12)	(\$6,366.12)	(\$4,401.12)	(\$5,276.04)	\$0.00



Budget Summary - Reserve

Melrose HOA

2025

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
INCOME													
RESERVE INCOME													
4900-00 Reserve Contribution Income	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.63	\$8,000.00
4910-00 Bank Interest Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-
Total RESERVE INCOME	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.63	\$8,000.00
Total RESERVE INCOME	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.63	\$8,000.00
EXPENSES													
RESERVE EXPENSES													
9000-00 Reserve - Miscellaneous	-	-	-	-	4,031.25	650.00	-	-	-	-	-	-	4,681.25
Total RESERVE EXPENSES	\$0.00	\$0.00	\$0.00	\$0.00	\$4,031.25	\$650.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,681.25
Total RESERVE EXPENSE	\$0.00	\$0.00	\$0.00	\$0.00	\$4,031.25	\$650.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,681.25
Net - Reserve Totals	\$666.67	\$666.67	\$666.67	\$666.67	(\$3,364.58)	\$16.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.63	\$3,318.75