MELROSE GARDENS NEIGHBORHOOD ASSOCIATION

2026 APPROVED BUDGET — 1/1/26 - 12/31/26

DATE: 11/18/2025

	EXPENSES		
	GENERAL ADMINISTRATIVE		
7115	Licenses & Permit Fees		500.00
7120	Corporate Filing Fee		62.00
7130	Insurance		15,860.00
7145	Office Supplies & Postage		2,500.00
7160	Accounting		4,000.00
7165	Legal		3,000.00
7190	Taxes		4,590.00
7210	Management Services		12,720.00
7220	Social Committee Supplies		200.00
7230	Sunshine Club - Petty Cash		200.00
	SUBTOTAL	**$**	**43,632.00**
	UTILITIES		
8010	Electric		9,000.00
8015	Electric - Street Lighting		4,000.00
8040	Water & Sewer		2,350.00
8070	Cable TV		53,418.00
	SUBTOTAL	**$**	**68,768.00**
	MAINTENANCE & REPAIR		
8310	Landscape Contract		78,362.00
8320	General Grounds Repair		2,500.00
8325	Irrigation Mtce.		7,000.00

	MAINTENANCE & REPAIR-CONT'D.		
8340	Fertilizer/Mulch		6,000.00
8350	Tree Trimming		3,615.00
8360	Holiday Decorations		200.00
8410	Building Mtce. & Supplies		2,258.00
8420	Pressure Wash - Driveways / Walkways		5,250.00
8430	Janitorial Contract		6,230.00
8450	Pest/Rodent Control		4,780.00
8460	Pool Mtce.		6,000.00
	SUBTOTAL	**$**	**122,195.00**
	OTHER		
9510	Reserve Contribution		73,245.00
	SUBTOTAL	**$**	**73,245.00**
	TOTAL	**$**	**307,840.00**
	INCOME		
6110	Maintenance Fees		307,840.00
	TOTAL	**$**	**307,840.00**
	NUMBER OF UNITS		**74**
	YRLY MTCE FEE PER UNIT	**$**	**4,160.00**
	QTRLY MTCE FEE PER UNIT	**$**	**1,040.00**

MELROSE GARDENS NEIGHBORHOOD ASSOCIATION

2026 APPROVED RESERVE PLAN **1/1/26 - 12/31/26**

DATE: 11/18/2025

ACCT #	DESCRIPTION	EST LIFE	EST REMAIN LIFE	EST REPLACE COST	12/31/2024 FUND BALANCE	2025 CONTRIB	2025 EXPEND	2025 REALLOCATE	12/31/2025 EST BALANCE	2026 FULL FUND CONTRIB
5020	Paint	9	6	103,200.00	24,223.00	10,355.00	-		34,578.00	11,437.00
5030	Roof Replacement	35	31	2,060,000.00	659,454.85	43,767.00	910.00		702,311.85	43,796.00
5035	Roof Repairs	5	1	5,000.00	-	-		5,000.00	5,000.00	-
5040	Paving	15	10	90,000.00	24,000.00	6,000.00			30,000.00	6,000.00
5050	Pool	20	4	33,180.00	28,721.49	2,190.00			30,911.49	567.00
5060	Clubhouse Furnishings/AC	5	1	7,000.00	6,999.96	-			6,999.96	-
5070	Clean Roofs/Gutters	5	4	24,700.00	(1,940.47)	-		1,940.47	-	6,175.00
5080	Landscape/Irrigation	10	2	50,000.00	34,191.76	5,269.00			39,460.76	5,270.00
5115	Preserve Mtce.	5	1	5,435.00	5,435.00	-			5,435.00	-
5290	Unallocated Interest				75,117.70	30,000.00		(6,940.47)	98,177.23	-
	TOTAL			**$ 2,378,515.00**	**$ 856,203.29**	**$ 97,581.00**	**$ 910.00**	**$ -**	**$ 952,874.29**	**$ 73,245.00**

Reserve replacement costs and estimated remaining useful lives are projections based on estimates and current industry standards. Even if the Association is currently fully funding the reserves, the accumulated amounts may not be adequate to meet all future repairs and replacements. If additional funds are needed the Association has the right to increase regular assessments, levy special assessments, borrow or delay repairs and replacements until funds are available.