



Financial Report Package

August 2026

Prepared for

Mellow Field Condominium Association, Inc.

By

York Properties, Inc.

**Balance Sheet**

Mellow Field Condominium Association, Inc.

End Date: 08/31/2026

Date: 9/17/2026

Time: 8:55 am

Page: 1

	Operating	Reserve	Total
Assets			
Current Assets			
10-1020-001 Cash - NSB Operating	\$5,718.56	\$0.00	\$5,718.56
10-1025-002 Cash - NSB Reserve Funds	\$0.00	\$38,618.04	\$38,618.04
10-1034-002 Cash - NSB Reserve Storm Water	\$0.00	\$6,415.56	\$6,415.56
10-1037-002 Edward Jones CD# 075-1	\$0.00	\$243,011.34	\$243,011.34
Total: Current Assets	\$5,718.56	\$288,044.94	\$293,763.50
Total: Assets	\$5,718.56	\$288,044.94	\$293,763.50
Liabilities & Equity			
Reserves			
25-2644-002 Fund Balance - Reserve	\$0.00	\$242,661.12	\$242,661.12
25-2645-002 Fund Balance - Storm Water Reserve	\$0.00	\$16,990.78	\$16,990.78
Total: Reserves	\$0.00	\$259,651.90	\$259,651.90
Equity			
30-2917-002 Unrealized Gains/Losses	\$0.00	(\$35.05)	(\$35.05)
30-2920-001 Cash Received from Owner	\$500.00	\$0.00	\$500.00
30-2995-001 Fund Balance - Prior	\$13,795.32	\$0.00	\$13,795.32
30-2995-002 Fund Balance - Prior	\$0.00	\$21,237.43	\$21,237.43
Total: Equity	\$14,295.32	\$21,202.38	\$35,497.70
Net Income Gain/Loss	\$0.00	\$7,190.66	\$7,190.66
Net Income Gain/Loss	(\$8,576.76)	\$0.00	(\$8,576.76)
Total: Liabilities & Equity	\$5,718.56	\$288,044.94	\$293,763.50



Income Statement - Operating
Mellow Field Condominium Association, Inc.
08/31/2026

Date: 9/17/2026
Time: 8:55 am
Page: 1

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
3040-001 Monthly Assessment	\$ 14,483.04	\$ 14,333.33	\$ 149.71	\$114,376.45	\$114,666.64	(\$ 290.19)	\$172,000.00
3695-001 Insurance Claims Income	-	-	-	36.07	-	36.07	-
3696-001 Legal Fees Income	-	-	-	459.00	-	459.00	-
3698-001 15-Day Demand Letter Fees	-	-	-	150.00	-	150.00	-
3699-001 Attorney Turnover Fees	-	-	-	75.00	-	75.00	-
3720-001 Late Fees	40.00	-	40.00	330.00	-	330.00	-
3730-001 NSF Fees	-	-	-	35.00	-	35.00	-
3760-001 Association Fines	-	-	-	400.00	-	400.00	-
Total Income	\$ 14,523.04	\$ 14,333.33	\$ 189.71	\$115,861.52	\$114,666.64	\$1,194.88	\$172,000.00
Total OPERATING INCOME	\$ 14,523.04	\$ 14,333.33	\$ 189.71	\$115,861.52	\$114,666.64	\$ 1,194.88	\$172,000.00
OPERATING EXPENSE							
Utilities							
4510-001 Electricity Expense	625.14	620.83	(4.31)	4,933.61	4,966.64	33.03	7,450.00
4512-001 Water Expense	302.68	291.50	(11.18)	2,651.90	2,332.00	(319.90)	3,498.00
4515-001 Telephone Expense	171.20	166.67	(4.53)	1,369.60	1,333.36	(36.24)	2,000.00
Total Utilities	\$ 1,099.02	\$ 1,079.00	(\$ 20.02)	\$ 8,955.11	\$ 8,632.00	(\$323.11)	\$ 12,948.00
Maintenance & Repair							
4608-001 Pond Maintenance	175.00	250.00	75.00	1,575.00	2,000.00	425.00	3,000.00
4625-001 Maintenance & Repair	543.93	1,000.00	456.07	9,749.86	8,000.00	(1,749.86)	12,000.00
4642-001 HVAC Maintenance and Repairs	9,025.13	-	(9,025.13)	9,025.13	-	(9,025.13)	-
4644-001 Roofing	-	416.67	416.67	-	3,333.36	3,333.36	5,000.00
4646-001 Roofing - Gutter Clean/Repairs	-	166.67	166.67	-	1,333.36	1,333.36	2,000.00
4671-001 Grill Maintenance	-	16.67	16.67	-	133.36	133.36	200.00
Total Maintenance & Repair	\$ 9,744.06	\$ 1,850.01	(\$ 7,894.05)	\$ 20,349.99	\$ 14,800.08	(\$5,549.91)	\$ 22,200.00
Landscaping							
4700-001 Landscaping Services	1,250.00	1,400.00	150.00	11,250.00	11,200.00	(50.00)	16,800.00
4702-001 Grounds - Other	-	833.33	833.33	7,125.00	6,666.64	(458.36)	10,000.00
Total Landscaping	\$ 1,250.00	\$ 2,233.33	\$ 983.33	\$ 18,375.00	\$ 17,866.64	(\$508.36)	\$ 26,800.00
Property Services							
4801-001 Janitorial Services	1,146.54	916.67	(229.87)	7,802.06	7,333.36	(468.70)	11,000.00
4802-001 Trash Removal	710.87	550.00	(160.87)	4,759.22	4,400.00	(359.22)	6,600.00
4803-001 Pest Control	-	58.33	58.33	-	466.64	466.64	700.00
4810-001 Snow Removal	-	125.00	125.00	1,900.00	1,000.00	(900.00)	1,500.00
4820-001 Fire Alarm & Safety	1,787.25	1,000.00	(787.25)	6,641.13	8,000.00	1,358.87	12,000.00
4821-001 Annual Alarm Monitoring	-	-	-	600.00	-	(600.00)	-
4840-001 Security Service	-	41.67	41.67	-	333.36	333.36	500.00
Total Property Services	\$ 3,644.66	\$ 2,691.67	(\$ 952.99)	\$ 21,702.41	\$ 21,533.36	(\$169.05)	\$ 32,300.00
Professional Services							
5002-001 Legal	-	83.33	83.33	2,613.75	666.64	(1,947.11)	1,000.00
5003-001 Legal Fees - Collections	-	-	-	459.00	-	(459.00)	-
5004-001 Audit & Accounting Fees	-	29.17	29.17	300.00	233.36	(66.64)	350.00
5005-001 Management Fees	896.00	896.00	-	7,168.00	7,168.00	-	10,752.00
5006-001 Management Fee - Other	-	83.33	83.33	5,794.50	666.64	(5,127.86)	1,000.00
Total Professional Services	\$ 896.00	\$ 1,091.83	\$ 195.83	\$ 16,335.25	\$ 8,734.64	(\$7,600.61)	\$ 13,102.00
Taxes & Insurance							
5209-001 Taxes - Other	-	250.00	250.00	812.00	2,000.00	1,188.00	3,000.00
5210-001 Insurance - General	1,903.00	1,333.33	(569.67)	15,657.80	10,666.64	(4,991.16)	16,000.00
Total Taxes & Insurance	\$ 1,903.00	\$ 1,583.33	(\$ 319.67)	\$ 16,469.80	\$ 12,666.64	(\$3,803.16)	\$ 19,000.00
General & Administrative							
5307-001 Misc. Expenses	-	25.00	25.00	-	200.00	200.00	300.00
5310-001 Postage & Mailing	7.87	20.83	12.96	647.41	166.64	(480.77)	250.00
5321-001 NSF Fee Expense	35.00	-	(35.00)	70.00	-	(70.00)	-
5322-001 15-Day Demand Letter Expense	-	-	-	150.00	-	(150.00)	-
5323-001 Attorney Turnover Expense	-	-	-	75.00	-	(75.00)	-
Total General & Administrative	\$ 42.87	\$ 45.83	\$ 2.96	\$ 942.41	\$ 366.64	(\$575.77)	\$ 550.00
Reserves & Special Projects							



Income Statement - Operating

Mellow Field Condominium Association, Inc.

08/31/2026

Date:9/17/2026

Time:8:55 am

Page:2

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
5500-001 Reserve Transfer	(\$5,000.00)	\$2,925.00	\$7,925.00	\$15,475.00	\$23,400.00	\$7,925.00	\$35,100.00
5501-001 Storm Water Drain Reserves	-	833.33	833.33	5,833.31	6,666.64	833.33	10,000.00
Total Reserves & Special Projects	(\$5,000.00)	\$3,758.33	\$8,758.33	\$21,308.31	\$30,066.64	\$8,758.33	\$45,100.00
Total OPERATING EXPENSE	\$13,579.61	\$14,333.33	\$753.72	\$124,438.28	\$114,666.64	(\$9,771.64)	\$172,000.00
Net Income:	\$943.43	\$0.00	\$943.43	(\$8,576.76)	\$0.00	(\$8,576.76)	\$0.00



Income Statement - Reserve
Mellow Field Condominium Association, Inc.
08/31/2026

Date:	9/17/2026
Time:	8:55 am
Page:	3

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
Income							
3080-002 Interest Income	\$101.99	\$-	\$101.99	\$4,407.68	\$-	\$4,407.68	\$-
3084-002 Dividend Income	373.57	-	373.57	2,782.98	-	2,782.98	-
Total Income	\$475.56	\$-	\$475.56	\$7,190.66	\$-	\$7,190.66	\$-
Total RESERVE INCOME	\$475.56	\$-	\$475.56	\$7,190.66	\$-	\$7,190.66	\$-
RESERVE EXPENSE							
Maintenance & Repair							
4608-002 Pond Maintenance	15,859.50	-	(15,859.50)	17,759.50	-	(17,759.50)	-
4648-002 Storm Water Maintenance	(2,359.50)	-	2,359.50	-	-	-	-
Total Maintenance & Repair	\$13,500.00	\$-	(\$13,500.00)	\$17,759.50	\$-	(\$17,759.50)	\$-
Reserves & Special Projects							
5502-002 Reserve Balancing Account	(13,500.00)	-	13,500.00	(17,759.50)	-	17,759.50	-
Total Reserves & Special Projects	(\$13,500.00)	\$-	\$13,500.00	(\$17,759.50)	\$-	\$17,759.50	\$-
Total RESERVE EXPENSE	\$0.00	\$-	\$-	\$-	\$-	\$-	\$-
Net Reserve:	\$475.56	\$0.00	\$475.56	\$7,190.66	\$0.00	\$7,190.66	\$0.00