



Budget Summary - Operating
Mellow Field Condominium Association, Inc.
2026

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
INCOME													
Income													
3040-001 Monthly Assessment	\$14,333.33	\$14,333.33	\$14,333.33	\$14,333.33	\$14,333.33	\$14,333.33	\$14,333.33	\$14,333.33	\$14,333.33	\$14,333.33	\$14,333.33	\$14,333.37	\$172,000.00
Total Income	\$14,333.33	\$14,333.33	\$14,333.33	\$14,333.33	\$14,333.33	\$14,333.33	\$14,333.33	\$14,333.33	\$14,333.33	\$14,333.33	\$14,333.33	\$14,333.37	\$172,000.00
Total OPERATING INCOME	\$14,333.33	\$14,333.33	\$14,333.33	\$14,333.33	\$14,333.33	\$14,333.33	\$14,333.33	\$14,333.33	\$14,333.33	\$14,333.33	\$14,333.33	\$14,333.37	\$172,000.00
EXPENSES													
Utilities													
4510-001 Electricity Expense	620.83	620.83	620.83	620.83	620.83	620.83	620.83	620.83	620.83	620.83	620.83	620.87	7,450.00
4512-001 Water Expense	291.50	291.50	291.50	291.50	291.50	291.50	291.50	291.50	291.50	291.50	291.50	291.50	3,498.00
4515-001 Telephone Expense	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.63	2,000.00
Total Utilities	\$1,079.00	\$1,079.00	\$1,079.00	\$1,079.00	\$1,079.00	\$1,079.00	\$1,079.00	\$1,079.00	\$1,079.00	\$1,079.00	\$1,079.00	\$1,079.00	\$12,948.00
Maintenance & Repair													
4608-001 Pond Maintenance	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
4625-001 Maintenance & Repair	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	12,000.00
4644-001 Roofing	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.63	5,000.00
4646-001 Roofing - Gutter Clean/Repairs	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.63	2,000.00
4671-001 Grill Maintenance	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.63	200.00
Total Maintenance & Repair	\$1,850.01	\$1,850.01	\$1,850.01	\$1,850.01	\$1,850.01	\$1,850.01	\$1,850.01	\$1,850.01	\$1,850.01	\$1,850.01	\$1,850.01	\$1,849.89	\$22,200.00
Landscaping													
4700-001 Landscaping Services	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	16,800.00
4702-001 Grounds - Other	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.37	10,000.00
Total Landscaping	\$2,233.33	\$2,233.33	\$2,233.33	\$2,233.33	\$2,233.33	\$2,233.33	\$2,233.33	\$2,233.33	\$2,233.33	\$2,233.33	\$2,233.33	\$2,233.37	\$26,800.00
Property Services													
4801-001 Janitorial Services	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.63	11,000.00
4802-001 Trash Removal	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	6,600.00
4803-001 Pest Control	58.33	58.33	58.33	58.33	58.33	58.33	58.33	58.33	58.33	58.33	58.33	58.37	700.00
4810-001 Snow Removal	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
4820-001 Fire Alarm & Safety	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	12,000.00
4840-001 Security Service	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.63	500.00
Total Property Services	\$2,691.67	\$2,691.67	\$2,691.67	\$2,691.67	\$2,691.67	\$2,691.67	\$2,691.67	\$2,691.67	\$2,691.67	\$2,691.67	\$2,691.67	\$2,691.63	\$32,300.00
Professional Services													
5002-001 Legal	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.37	1,000.00
5004-001 Audit & Accounting Fees	29.17	29.17	29.17	29.17	29.17	29.17	29.17	29.17	29.17	29.17	29.17	29.13	350.00
5005-001 Management Fees	896.00	896.00	896.00	896.00	896.00	896.00	896.00	896.00	896.00	896.00	896.00	896.00	10,752.00
5006-001 Management Fee - Other	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.37	1,000.00
Total Professional Services	\$1,091.83	\$1,091.83	\$1,091.83	\$1,091.83	\$1,091.83	\$1,091.83	\$1,091.83	\$1,091.83	\$1,091.83	\$1,091.83	\$1,091.83	\$1,091.87	\$13,102.00



Budget Summary - Operating

Mellow Field Condominium Association, Inc.

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
Taxes & Insurance													
5209-001 Taxes - Other	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$3,000.00
5210-001 Insurance - General	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.37	16,000.00
Total Taxes & Insurance	\$1,583.33	\$1,583.33	\$1,583.33	\$1,583.33	\$1,583.33	\$1,583.33	\$1,583.33	\$1,583.33	\$1,583.33	\$1,583.33	\$1,583.33	\$1,583.37	\$19,000.00
General & Administrative													
5307-001 Misc. Expenses	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
5310-001 Postage & Mailing	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.87	250.00
Total General & Administrative	\$45.83	\$45.83	\$45.83	\$45.83	\$45.83	\$45.83	\$45.83	\$45.83	\$45.83	\$45.83	\$45.83	\$45.87	\$550.00
Reserves & Special Projects													
5500-001 Reserve Transfer	2,925.00	2,925.00	2,925.00	2,925.00	2,925.00	2,925.00	2,925.00	2,925.00	2,925.00	2,925.00	2,925.00	2,925.00	35,100.00
5501-001 Storm Water Drain Reserves	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.37	10,000.00
Total Reserves & Special Projects	\$3,758.33	\$3,758.33	\$3,758.33	\$3,758.33	\$3,758.33	\$3,758.33	\$3,758.33	\$3,758.33	\$3,758.33	\$3,758.33	\$3,758.33	\$3,758.37	\$45,100.00
Total OPERATING EXPENSE	\$14,333.33	\$14,333.33	\$14,333.33	\$14,333.33	\$14,333.33	\$14,333.33	\$14,333.33	\$14,333.33	\$14,333.33	\$14,333.33	\$14,333.33	\$14,333.37	\$172,000.00
Net - Operating Totals	\$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



Budget Summary - Reserve

Mellow Field Condominium Association, Inc.

2026

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
INCOME													
Total RESERVE 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
EXPENSES													
Total RESERVE EXPENSE	\$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
Net - Reserve Totals	\$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