

MERIDIAN DECO CONDOMINIUM ASSOCIATION

2026 Proposed with Partial Reserves

	2026	2026	2025	2025
	Monthly	Annual	Monthly	Annual
INCOME:	Budget	Budget	Budget	Budget
Maintenance Fees	\$ 7.348,22	\$ 88.178,64	\$ 6.816,40	\$ 81.796,80
Garden #1	\$ 307,52	\$ 3.690,24	\$ 285,27	\$ 3.423,20
TOTAL FEE INCOME:	\$ 7.655,74	\$ 91.868,88	\$ 7.101,67	\$ 85.220,00
EXPENSES:				
ADMINISTRATIVE				
Accounting	\$ 41,67	\$ 500,00	\$ 41,67	\$ 500,00
Management Fees	\$ 800,00	\$ 9.600,00	\$ 800,00	\$ 9.600,00
Annual Corporate Report, License & Permits	\$ 66,67	\$ 800,00	\$ 66,67	\$ 800,00
Legal Fees	\$ 166,67	\$ 2.000,00	\$ 166,67	\$ 2.000,00
Postage & Printing	\$ 41,87	\$ 502,44	\$ 20,83	\$ 250,00
Insurance	\$ 2.666,67	\$ 32.000,00	\$ 2.750,00	\$ 33.000,00
Collection Expense	\$ 25,00	\$ 300,00	\$ 25,00	\$ 300,00
Bank Service Charges	\$ 20,83	\$ 250,00	\$ 20,83	\$ 250,00
40 Year recertification	\$ 416,67	\$ 5.000,00	\$ -	\$ -
BUILDING OPERATIONS:				
Fire Prevention	\$ 12,50	\$ 150,00	\$ 62,50	\$ 750,00
Repairs & Maintenance	\$ 166,67	\$ 2.000,00	\$ 166,67	\$ 2.000,00
Pest Control	\$ 125,00	\$ 1.500,00	\$ 50,00	\$ 600,00
Janitorial	\$ 500,00	\$ 6.000,00	\$ 500,00	\$ 6.000,00
Landscaping/Tree trimming	\$ 180,00	\$ 2.160,00	\$ 180,00	\$ 2.160,00
Contingency	\$ 307,52	\$ 3.690,24	\$ -	
UTILITIES:				
Electricity	\$ 33,33	\$ 400,00	\$ 33,33	\$ 400,00
Water & Sewer	\$ 500,00	\$ 6.000,00	\$ 666,67	\$ 8.000,00
Trash	\$ 916,67	\$ 11.000,00	\$ 916,67	\$ 11.000,00
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TOTAL OPERATING EXPENSES:	\$ 6.987,72	\$ 83.852,68	\$ 6.467,50	\$ 77.610,00
RESERVES:				
Partial Reserves	\$ 668,02	\$ 8.016,20	\$ 634,17	\$ 7.610,00
TOTAL RESERVES:	\$ 668,02	\$ 8.016,20	\$ 896,29	\$ 7.610,00
TOTAL OPERATING EXPENSES PLUS RESERVES:	\$ 7.655,74	\$ 91.868,88	\$ 7.101,67	\$ 85.220,00
LESS OTHER GARDEN INCOME	\$ 307,52	\$ 3.690,24	\$ 285,27	\$ 3.423,20
TOTAL MAINTENANCE FEES	\$ 7.348,22	\$ 88.178,64	\$ 6.816,40	\$ 81.796,80