

2017 APPROVED ANNUAL BUDGET
Pinewood Village of Melbourne HOA.Inc.

<u>CATEGORY</u>	<u>EXPENSES:</u>	<u>BUDGET</u>	
40	<u>GROUNDS</u>		
41	Lawn Service	\$16,800.00	\$ 1400 approx. per month; may be more
43	Sprinkler	\$3,600.00	\$300 Per month
44	Weed, Mulch, Fertilizer	\$1,000.00	
49	Miscellaneous Grounds	<u>\$5,500.00</u>	
	Total	\$26,900.00	
50	<u>SPORTS</u>		
51	Pool Service	\$4,260.00	\$ 355.00. per month
52	Water/Sewer	\$1,440.00	120/ month average
53	Pool Repair./Maint	<u>\$1,640.00</u>	
	Total	\$7,340.00	
60	<u>CLUBHOUSE</u>		
61	Janitorial	\$1,920.00	\$160/month
62	FPL	\$3,000.00	
66	Electric Payment	\$1,140.00	\$95/m ho reim electric
68	Pest Control	\$350.00	pay by year discounted rate
64	New Equip	\$450.00	
63	Repair Maint	\$3,500.00	
65	Supplies	\$240.00	\$60.00/qtr cleaning supplies
67	Entertainment	<u>\$50.00</u>	For visitors with association business
	<u>TOTAL</u>	\$10,650.00	
70	<u>ADMINISTRATION</u>		
70A	Management Co Fee	\$10,080.00	\$7. per 120 units=\$840/Month
71	Insurance & Taxes	\$5,000.00	
73	Accounting & Secretarial	\$2,880.00	Management Co.
75	Office Supplies	\$300.00	
76	Printing & Postage	\$1,000.00	Violation Letters/Annual Meeting Notice
78	Legal & Accounting	\$3,120.00	Legal unknown; mediation costs
79	Miscellaneous Admin	\$50.00	
	TOTAL	\$22,430.00	
	<u>TOTAL EXPENSES</u>	<u>\$67,320.00</u>	
	<u>INCOME:</u>		
	Homeowners Fees	\$67,320.00	At \$ 46.75 per month
	Interest	\$75.00	
	Well Income	\$4,800.00	at \$10.00 per month
	Well expense (electric)	(\$1,188.00)	\$99.00 per month paid out.
	Other		
	<u>TOTAL INCOME</u>	<u>\$71,007.00</u>	

THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR RESERVE ACCOUNTS FOR CAPITOL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS. OWNERS MAY ELECT TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO SECTION 720.303(6), FLORIDA STATUES,UPON OBTAINING THE APPROVAL OF A MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION BY VOTE OF THE MEMBERS AT A MEETING OR BY WRITTEN CONSENT.