

2026 APPROVED BUDGET
Pinewood Village of Melbourne HOA, Inc.

| <u>CATEGORY</u> | <u>EXPENSES:</u> | <u>BUDGET</u> | |
|-----------------|-------------------------------|----------------------------|--|
| | <u>GROUNDS</u> | | |
| 40 | | | |
| 41 | Lawn Service | \$22,750.00 | \$ 1895 approx. per month; may be more |
| 42 | Tree Trimming | \$3,500.00 | \$1750 twice a year |
| 43 | Sprinkler Repair Common | \$9,700.00 | \$ 475/month for inspections/well issues |
| 44 | Weed Spraying | \$2,400.00 | \$200/month |
| 45 | Miscellaneous Grounds | \$8,000.00 | common area clean up |
| 46 | Electric for Irrigation Pumps | \$1,200.00 | |
| | Total | \$47,550.00 | |
| 50 | <u>SPORTS</u> | | |
| 51 | Pool Service/Cleaning | \$6,216.00 | \$ 518. per month |
| 52 | Water/Sewer | \$1,020.00 | 85 approx/ month average |
| 53 | Pool Repair./Maint | \$4,300.00 | |
| 54 | Pool Furniture | \$1,000.00 | |
| | TOTAL | \$12,536.00 | |
| 60 | <u>CLUBHOUSE</u> | | |
| 61 | Janitorial | \$2,400.00 | \$200/month |
| 62 | FPL | \$3,800.00 | |
| 66 | Pest Control | \$449.00 | pay by year discounted rate |
| 64 | New Equip Table/Chairs | \$500.00 | |
| 63 | Repair Maint. | \$3,330.00 | |
| 65 | Supplies | \$240.00 | \$60.00/qtr cleaning supplies |
| | TOTAL | \$10,719.00 | |
| 70 | <u>ADMINISTRATION</u> | | |
| 71 | Management Co Fee | \$17,280.00 | \$12 per 120 units=\$1440/Month |
| 72 | Insurance & Taxes | \$10,000.00 | |
| 73 | Accounting | \$3,000.00 | Management Co. |
| 75 | Office Supplies | \$300.00 | |
| 76 | Printing & Postage | \$850.00 | Violation Letters/Annual Meeting/Budget Notice |
| 78 | Legal Lawyer | \$3,000.00 | Legal unknown; mediation costs |
| 74 | Miscellaneous Admin | \$150.00 | |
| 75 | Audit Fee | \$3,000.00 | |
| | TOTAL | \$37,580.00 | |
| | <u>TOTAL EXPENSES</u> | <u>\$108,385.00</u> | |
| | <u>INCOME:</u> | | |
| | Homeowners Fees | \$102,960.00 | At \$71.50 per month |
| | Interest | \$25.00 | |
| | Well fees | \$5,400.00 | 30 at \$15.00 per month |
| | TOTAL INCOME | <u>\$108,385.00</u> | |

THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR RESERVE ACCOUNTS FOR CAPITAL 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 STATUTES, 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.