

2025 APPROVED ANNUAL BUDGET
Pinewood Village of Melbourne HOA, Inc.

<u>CATEGORY</u>	<u>EXPENSES:</u>	<u>BUDGET</u>	
40	<u> GROUND </u>		
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> SPORT </u>		
51	Pool Service/Cleanng	\$6,216.00	\$ 518. per month
52	Water/Sewer	\$1,020.00	85 approx/ month average
53	Pool Repair./Maint	\$4,500.00	
54	Pool Furniture	\$1,000.00	
	TOTAL	\$12,736.00	
60	<u> CLUBHOUSE</u>		
61	Janitorial	\$2,100.00	\$175/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	\$10,419.00	
70	<u> ADMINISTRATION</u>		
71	Management Co Fee	\$11,520.00	\$8.per 120 units=\$960/Month
72	Insurance & Taxes	\$11,000.00	
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	\$1,500.00	Legal unknown; mediation costs
74	Miscellaneous Admin	\$150.00	
	TOTAL	\$28,320.00	
	<u>TOTAL EXPENSES</u>	<u>\$99,025.00</u>	
	<u> INCOME:</u>		
	Homeowners Fees	\$93,600.00	At \$ 65.00 per month
	Interest	\$25.00	
	Well fees	\$5,400.00	30 at \$15.00 per month
	<u>TOTAL INCOME</u>	<u>\$99,025.00</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 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.