

2026 Budget Detail

Property: Melbourne Homeowners Association Inc. 067100 - 9429 Shepparton Dr. Huntersville, NC 28078

Account Name	Annual Budget	NOTES
Melbourne Homeowners Association Inc. 067100 - 9429 Shepparton Dr. Huntersville, NC 28078 - 2023		
Income		
Annual Homeowner Billed Assessment - Quarterly Dues	\$ 245,116.00	\$1,052 Annually / Billed \$263 Quarterly
Clubhouse Rental Income	\$ 1,500.00	Based on estimated minimum of 15 rentals/year
Bank Interest Income	\$ 4,500.00	Minimum
Total INCOME	\$ 251,116.00	

GROUNDS		
Landscape Maintenance Contract	\$ 30,207.20	Yellowstone Landscape
Pine Needle Installation	\$ 8,400.00	
Flowers and Mulch Installation	\$ 6,804.00	
Landscaping (outside of contract)	\$ 2,450.00	
Fencing Maintenance & Repair	\$ 1,000.00	
Pest Control Quarterly Service Contract	\$ 1,620.00	Black Pest Prevention
Irrigation System Maintenance & Repair	\$ 1,000.00	
Total GROUNDS	\$ 51,481.20	

BUILDINGS		
General Maintenance & Repair	\$ 4,000.00	
HVAC Maintenance & Repair (Spring/Fall checks)	\$ 1,200.00	
Electrical Repairs	\$ 800.00	
Plumbing Repairs	\$ 800.00	
Clubhouse Monthly Interior Cleaning (Contract)	\$ 1,900.00	Profile Building Services
Clubhouse Supplies (paper products/lightbulbs/light furniture, etc)	\$ 400.00	
Total BUILDINGS	\$ 9,100.00	

SWIMMING POOL		
Pool Service Contract (includes 5% taxes)	\$ 45,332.00	Aquatech Pool Management
Pool General Maintenance & Repair	\$ 3,200.00	
Pool Supplies (pool nooodles/attendant tools, etc.)	\$ 1,000.00	
Annual Pool Permit	\$ 250.00	
Brivo Key Fob Management & new fobs	\$ 500.00	Loc Doc
Pool Furniture/Accessories	\$ 2,500.00	
Total SWIMMING POOL	\$ 52,782.00	

PARK AMENITIES		
Tennis/Pickleball Court Repair & Maintenance	\$ 1,200.00	
Basketball Court Repair & Maintenance	\$ 240.00	
Playground & Picnic Pad Maintenance & Repair	\$ 3,200.00	
Dog Waste Station Weekly Service (Doody Calls)	\$ 1,400.00	
Total PARK AMENITIES	\$ 6,040.00	

SAFETY & SECURITY		
Security Camera Repair & Maintenance	\$ 500.00	RFP Technologies
Signage in common areas & pool	\$ 500.00	
Fire Extinguishers Annual Testing	\$ 250.00	
Pool Wall Phone & WI-FI Service Provider	\$ 1,800.00	AT&T / Spectrum
Total SAFETY & SECURITY	\$ 3,050.00	

UTILITIES		
Electricity for monuments, park, buildings, pool, etc.	\$ 13,500.00	
Trash Collection (2 garbage bins, 1 recycle bin)	\$ 3,500.00	Waste Connections
Water & Sewer Utilities	\$ 6,000.00	
Total UTILITIES	\$ 23,000.00	

SOCIAL EVENTS		
Social Events	\$ 11,900.00	
Total SOCIAL EVENTS	\$ 11,900.00	

ADMINISTRATIVE		
Property Management Contract	\$ 22,225.29	Sentry Management
Quarterly Statements	\$ 2,800.00	
Printing & Envelopes	\$ 4,000.00	
Postage and Supplies	\$ 62.51	
Storage/HOA Website	\$ 500.00	Go Daddy.com
Legal Consult	\$ 2,300.00	
Tax Preparation / Audit	\$ 375.00	
Insurance Premium	\$ 7,500.00	
Total ADMINISTRATIVE	\$ 39,762.80	

RESERVE EXPENSE		
Reserve Contribution	\$ 54,000.00	
Total RESERVE EXPENSE	\$ 54,000.00	

Total Budgeted Income	\$ 251,116.00	
Total Budgeted Expense	\$ 197,116.00	
Net Operating Income	\$ 54,000.00	Any YE surplus moves to Reserves on Dec. 31st (less 3-month Oprerating)