

## 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		
<b>Income</b>		
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
<b>Total INCOME</b>	<b>\$ 251,116.00</b>	

<b>GROUNDS</b>		
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	
<b>Total GROUNDS</b>	<b>\$ 51,481.20</b>	

<b>BUILDINGS</b>		
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	
<b>Total BUILDINGS</b>	<b>\$ 9,100.00</b>	

<b>SWIMMING POOL</b>		
Pool Service Contract (includes 5% taxes)	\$ 45,332.00	Aquatech Pool Management
Pool General Maintenance & Repair	\$ 3,200.00	
Pool Supplies (pool noodles/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	
<b>Total SWIMMING POOL</b>	<b>\$ 52,782.00</b>	

<b>PARK AMENITIES</b>		
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	
<b>Total PARK AMENITIES</b>	<b>\$ 6,040.00</b>	

<b>SAFETY &amp; SECURITY</b>		
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
<b>Total SAFETY &amp; SECURITY</b>	<b>\$ 3,050.00</b>	

<b>UTILITIES</b>		
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	
<b>Total UTILITIES</b>	<b>\$ 23,000.00</b>	

<b>SOCIAL EVENTS</b>		
Social Events	\$ 11,900.00	
<b>Total SOCIAL EVENTS</b>	<b>\$ 11,900.00</b>	

<b>ADMINISTRATIVE</b>		
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	
<b>Total ADMINISTRATIVE</b>	<b>\$ 39,762.80</b>	

<b>RESERVE EXPENSE</b>		
Reserve Contribution	\$ 54,000.00	
<b>Total RESERVE EXPENSE</b>	<b>\$ 54,000.00</b>	

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