

THE VILLAGE AT BENTLEY PARK
143 UNITS
JANUARY 1, 2024- DECEMBER 31, 2024 APPROVED BUDGET

ACCT	REVENUE	2023 ANNUAL	2024 APPROVED BUDGET	2024 MONTHLY AMOUNT
4010	Unit Maintenance Fees	\$634,920	\$746,460	\$62,205
	TOTAL REVENUE	\$634,920	\$746,460	\$62,205
	OPERATING EXPENSES			
5010	Administrative/ Professional - General	\$4,900	\$4,900	\$408
5020	Bank Fee/Coupons/Acct Mgmt	\$1,215	\$1,215	\$101
5300	Insurance	\$223,580	\$309,820	\$25,818
5400	Lawn Service Contract	\$67,980	\$48,480	\$4,040
5410	Additional Landscaping	\$5,500	\$5,000	\$417
5420	Irrigation Contract	\$0	\$8,220	\$685
5430	Irrigation Repairs	\$9,000	\$3,000	\$250
	Fertilization and Pest Control Lawns	\$0	\$16,200	\$1,350
5460	Trees - Palm Trees	\$6,000	\$3,000	\$250
	Trees - Hardwoods	\$0	\$6,000	\$500
5610	Corp Annual Filing Fee	\$80	\$90	\$8
5800	Management Fee Exp. 12/24 - 60 day notice	\$17,820	\$18,348	\$1,529
5900	Legal Fees	\$3,000	\$6,000	\$500
5910	Professional - CPA	\$425	\$5,500	\$458
6100	General Building Maintenance	\$3,500	\$3,500	\$292
6120	Water System Repair and Maintenance	\$1,500	\$3,000	\$250
6140	Fire Hydrant Repair/Inspection	\$3,000	\$1,500	\$125
7000	Electric	\$12,800	\$14,350	\$1,196
7001	Sewer and Water	\$128,720	\$131,000	\$10,917
7002	Refuse Removal	\$26,730	\$29,000	\$2,417
7006	Cable TV	\$107,822	\$117,700	\$9,808
	TOTAL OPERATING EXPENSES	\$623,572	\$735,823	\$61,319
	RESERVES			
2100	Reserves -Pooled	\$11,348	\$10,637	\$886
	TOTAL RESERVES	\$11,348	\$10,637	\$886
	TOTAL EXPENSES	\$634,920	\$746,460	\$62,205
			\$0	

Your proposed monthly fees for 2024 will be \$435.00

APPROVED 11/07/23