

THE VILLAGE AT BENTLEY PARK
143 UNITS
JANUARY 1, 2025 - DECEMBER 31, 2025 APPROVED BUDGET

ACCT	REVENUE	2024 APPROVED BUDGET	2025 PROPOSED BUDGET	2025 MONTHLY AMOUNT
4010	Unit Maintenance Fees	\$746,460	\$995,281	\$82,940
	TOTAL REVENUE	\$746,460	\$995,281	\$82,940
	OPERATING EXPENSES			
5010	Administrative/ Professional - General	\$4,900	\$7,450	\$621
5020	Bank Fee/Coupons/Acct Mgmt	\$1,215	\$1,215	\$101
5300	Insurance	\$309,820	\$439,000	\$36,583
5400	Lawn Service Contract	\$48,480	\$59,940	\$4,995
5410	Additional Landscaping	\$5,000	\$3,000	\$250
5420	Irrigation Contract	\$8,220	\$8,220	\$685
5430	Irrigation Repairs	\$3,000	\$7,000	\$583
5435	Fertilization and Pest Control Lawns	\$16,200	\$28,200	\$2,350
5460	Trees - Palm Trees	\$3,000	\$3,300	\$275
5465	Trees - Hardwoods	\$6,000	\$20,000	\$1,667
5610	Corp Annual Filing Fee	\$90	\$90	\$8
5800	Management Fee Exp. 12/25 - 60 day notice	\$18,348	\$18,900	\$1,575
5900	Legal Fees	\$6,000	\$8,000	\$667
5910	Professional - CPA	\$5,500	\$5,500	\$458
6100	General Building Maintenance	\$3,500	\$10,000	\$833
6120	Water System Repair and Maintenance	\$3,000	\$3,000	\$250
6140	Fire Hydrant Repair/Inspection	\$1,500	\$1,500	\$125
7000	Electric	\$14,350	\$15,000	\$1,250
7001	Sewer and Water	\$131,000	\$138,000	\$11,500
7002	Refuse Removal	\$29,000	\$29,000	\$2,417
7006	Cable TV	\$117,700	\$124,753	\$10,396
	Operating Contingency	\$0	\$10,490	\$874
	TOTAL OPERATING EXPENSES	\$735,823	\$941,558	\$78,463
	RESERVES			
2100	Reserves -Pooled	\$10,637	\$53,723	\$4,477
	TOTAL RESERVES	\$10,637	\$53,723	\$4,477
	TOTAL EXPENSES	\$746,460	\$995,281	\$82,940
			\$0	

Your proposed monthly fees for 2025 will be **\$580.00**
Approved 11/18/24

RESERVE ANALYSIS

JANUARY 1, 2025 - DECEMBER 31, 2025

RESERVES	Current Replacement cost	Current Reserves 1/1/2025	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2025 Fully Funded Annual Reserves	2025 Actual Budgeted Amount
Reserves -Pooled	\$507,352	\$73,822			\$433,530	\$43,723	\$43,723
Paving	\$185,000	\$22,122	30	5	\$162,878	\$32,576	\$32,576
Irrigation	\$17,352	\$7,200	15	9	\$10,152	\$1,128	\$1,128
Carports	\$300,000	\$39,500	50	26	\$260,500	\$10,019	\$10,019
Common Elements	\$5,000	\$5,000	5	1	\$0	\$0	\$10,000
 <u>TOTALS</u>	 <u>\$507,352</u>	 <u>\$73,822</u>			 <u>\$433,530</u>	 <u>\$43,723</u>	 <u>\$53,723</u>