

BENT PINE PRESERVE HOA, INC.

Bent Pines 2025 Approved Budget

	2025 Approved Budget
Operating Income	
Income	
<hr/>	
4000 - Assessment Income	\$ 374,664.00
4003 - Owner Late Fee Income	
4004 - Owner Interest Income	
4012 - Operating Interest Earned	
4018 - Capital Contribution	\$ -
4019 - NSF Fee Income	
4099 - Miscellaneous/Other Income	
4999-1 - Reserve Portion of Assessments	(\$15,000.00)
Total Operating Income	<hr/> \$ 359,664.00

Operating Expense

Administrative Expenses

5000 - Management Fee	\$ 17,580.00
5001 - Office Supplies	\$ 7,500.00
5003 - Postage	\$ 1,200.00
5006 - Accounting/Review/Tax Prep	\$ 650.00
5007 - Bank Fees	\$ 250.00
5010 - Insurance	\$ 8,000.00
5011 - BPCA Gate Operations	\$ 138,600.00
5015 - Insurance D&O	\$ 1,200.00
5016 - Insurance Fidelity Bond/Crime	
5035 - Legal	\$ 6,500.00
5041 - Corporate Annual Fee	\$ 101.25
5051 - Welcoming Committee Expense	\$ 250.00
5052 - DRB Expense	\$ 625.00

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5053 - Social Committee Expense	\$ 400.00
5096 - Bad Debt	\$ -
Total Administrative Expenses	\$ 182,856.25

Maintenance Expenses

6003 - Common Area/Perimeter Wall Maint	\$90,000
6005 - Common Area Pressure Wash	\$ 2,000.00
6011 - Annuals	\$ 1,000.00
6017 - Lake Maintenance	\$ 9,000.00
6018 - Lake Equipment	\$ 15,000.00
6020 - Irrigation Maintenance & Repairs	\$ 10,104.00
6021 - Irrigation Community Wet Checks	\$ 30,970.08
6030 - Tree Trimming	\$ 6,000.00
6031 - Drain Clean Outs	\$ 6,200.00
6040 - Pest Control-Lawn	\$ 9,500.00
6090 - Storm Damage	\$ 500.00
6370 - Holiday Decorations	\$ 350.00
Total Maintenance Expenses	\$ 180,624.08

Utilities

7003 - Water & Sewer	\$ 4,755.00
7008 - 61st Street Gate Electric	\$ 1,000.00
7010 - Street Lighting Lease & Power (FPL)	\$ 5,000.00
7100 - Contingency (Expected but Unknown)/Reserve Study	\$ 35,000.00
Total Utilities	\$ 45,755.00

Transition Costs \$ 5,000.00

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Total Operating Expense	\$ 414,235.33
Net Operating Income (Loss)	\$ (54,571.33)
Surplus Carryover from 2024	\$ 54,571.33
Net Operating Income (Loss)	\$ -
Reserve Income	
Income	
4999 - Reserve Portion of Assessments Allocation	\$15,000.00
Total Reserve Income	\$15,000.00
Reserve Expense	
Reserve Funding	