

BENT PINE PRESERVE HOA 2026 BUDGET

<u>ACCOUNT</u>	<u>CATEGORIES</u>	<u>2025 Approved</u> <u>Budget</u> 1/1/25 - 12/31/25	<u>2026 Proposed</u> <u>Budget</u> 1/1/26 - 12/31/26	<u>NOTES</u>
	<u>INCOME:</u>			
4000 Assessment Income		\$ 374,664	\$ 402,000	= \$250*12*134
4005 Kiosk Income		\$ -	\$ -	
4010 Late Fees		\$ -	\$ -	
4012 Interest Income		\$ -	\$ -	
4015 Interest on Collections		\$ -	\$ -	
4018 Capital Contribution		\$ -	\$ -	
4019 NSF Income		\$ -	\$ -	
4020 Admin Fees		\$ -	\$ -	
				Carry over Primarily for projects not to be spent in 2025
				\$15,000 - We did not need transition engineer study
				\$15,000 - N Lake Aeration system (not approved by majority of BOD)
4080 Surplus Carryover		\$ 54,571	\$ 68,865	\$35,000 - No need for contingency use 2025
4099 Miscellaneous Income		\$ -	\$ -	
4999 Reserve Contribution		\$ (15,000)	\$ (15,000)	
TOTAL INCOME		\$ 414,235	\$ 455,865	
	<u>ADMINISTRATIVE</u>			
5000 Management Fee		\$ 17,580	\$ 18,500	
5001 Office Supplies		\$ 8,700	\$ 1,875	
5006 Accounting / Review / Tax Prep		\$ 650	\$ 650	
5007 Bank Fees		\$ 250	\$ 250	
5010 Insurance		\$ 8,000	\$ 8,000	
5011 BPCA Gate Operations		\$ 138,600	\$ 138,600	
5015 Insurance - D&O		\$ 1,200	\$ 1,500	
5035 Legal		\$ 6,500	\$ 6,500	
5041 Corporate Annual Fee		\$ 101	\$ 300	
5051 DRB Expense		\$ 625	\$ 625	
5052 Welcome Committee Expense		\$ 250	\$ 250	
5053 Social Committee Expense		\$ 400	\$ 400	
5098 Transition Costs		\$ 5,000	\$ 15,000	
7100 Contingency		\$ 35,000	\$ 35,000	

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TOTAL ADMINISTRATIVE EXP.		\$ 222,856	\$ 227,450	
<u>REPAIRS & MAINTENANCE</u>				
6003	Lawn - Common / Perimeter Wall	\$ 90,000	\$ 90,000	
6005	Common Area Pressure Wash	\$ 2,000	\$ 2,000	
6011	Annuals	\$ 1,000	\$ 1,000	
6017	Lake Maintenance	\$ 9,000	\$ 11,250	
6018	Lake Equipment	\$ 15,000	\$ 15,000	
6020	Irrigation Maintenance & Repairs	\$ 10,104	\$ 16,750	
6021	Irrigation Community Wet Checks	\$ 30,970	\$ 28,944	
6030	Tree Trimming	\$ 6,000	\$ 6,000	
6031	Drain Clean Outs	\$ 6,200	\$ 6,200	
6040	Pest - Lawn	\$ 9,500	\$ 9,500	
6090	Storm Damage	\$ 500	\$ 500	
6370	Holiday Decorations	\$ 350	\$ 350	
TOTAL REPAIRS & MAINTENANCE EXP.		\$ 180,624	\$ 187,494	
<u>UTILITIES</u>				
7003	Electric - Irrigation	\$ 4,755	\$ 4,900	
7008	Electric - 61st Street Gate	\$ 1,000	\$ 450	
7010	Electric - Street Light & Power	\$ 5,000	\$ 11,000	
TOTAL UTILITIES EXP.		\$ 10,755	\$ 16,350	
TOTAL EXPENSES		\$ 414,235	\$ 431,294	

134 Owners

\$ 250.00 Monthly HOA Fee 2026

7.3% HOA Fee Increase Proposed