

BENT TREE VILLAS CONDOMINIUM ASSOCIATION, INC.

APPROVED BUDGET FOR FISCAL YEAR

2026

		2026 APPROVED
Assessments w/o Reserves		\$1,764,000.00
<i>*Reserves and total Assessments below*</i>		
Per Year / Per Resident		\$6,000.00
Per Quarter / Per Resident		\$1,500.00
REPAIRS AND MAINTENANCE		
R&M Clubhouse		\$1,000.00
R&M Clubhouse AC		\$2,000.00
R&M Equipment Small Equip/Tools		\$1,050.00
R&M Clubhouse Cleaning Supplies		\$625.00
R&M Gate		\$5,000.00
R&M General		\$10,000.00
R&M Mailboxes		\$625.00
R&M Plumbing		\$21,000.00
R&M Pool Gen Maintenance & Permit		\$2,380.00
R&M Pool Furniture/Equip		\$1,050.00
R&M Roof		\$4,000.00
R&M Gutters		\$2,000.00
R&M Golf Cart		\$1,250.00
R&M Sign		\$1,260.00
Road Repair		\$1,000.00
Trees, Shrubs, & Sod		\$25,000.00
Irrigation - Landscapers		\$15,000.00
Irrigation - Maintenance		\$10,000.00
Annual Tree Trimming		\$40,000.00
Mulch and Other Ground Cover		\$1,000.00
Contingency		\$26,250.00
TOTAL REPAIRS AND MAINTENANCE		\$171,490.00
ADMINISTRATIVE		
Administrative		\$500.00
Administrative- Mileage		-
Auto Decals/ ID Badges		\$1,000.00
Computer Maint/Supply		\$1,500.00
Holiday Lighting		\$1,500.00
Legal Fees		\$15,000.00
License, Taxes, Permits, Condo Fees		\$1,200.00
Office Supplies		\$2,000.00
Printing and Postage		\$3,500.00
Accounting		\$8,000.00
Reseve Study		\$5,000.00
TOTAL ADMINISTRATIVE		\$39,200.00

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PROPERTY INSURANCE		
Property Insurance		\$764,651.60
TOTAL ADMINISTRATIVE		\$764,651.60
UTILITIES		
Electricity		\$50,000.00
Telephone		\$0.00
Water and Sewer		\$210,000.00
Utility Fees Water Management (Canal)		\$20,458.00
TOTAL UTILITIES		\$280,458.00
CONTRACTS		
Cable Television		\$179,474.90
Copier Lease		\$1,839.50
Clubhouse Cleaning Service		\$4,980.00
Gate Services		\$3,348.00
Lawn		\$163,860.00
Management Services		\$100,800.00
Pest Control - Building Spraying		\$8,418.00
Pest Control - Rodent Control		\$1,980.00
Pool Contract		\$6,000.00
TOTAL CONTRACTS		\$470,700.40
SALARIES AND BENEFITS		
Salaries		\$37,500.00
Medical Insurance		\$0.00
TOTAL SALARIES AND BENEFITS		\$37,500.00
TOTAL EXPENSES		\$1,764,000.00
		APPROVED FUNDING 15% OF THE RESERVE BUDGET
TOTAL 2026 APPROVED RESERVE FUNDING BUDGET		\$176,400.00
Per Year / Per Resident		\$600.00
Per Quarter / Per Resident		\$150.00
TOTAL 2026 DUES PER QUARTER		\$1,650.00