Units 185

BENT TREE APPROVED
2013 BUDGET

Account	Description	2012 Adopted Budget	2013 Approved Budget	2013 Per Home Per Quarter
INCOME:				
05010	Maint Assessments	318,151.25	386,500.00	522.30
04010	Reserve Assessments	51,848.76	39,000.00	52.70
05020	Legal Fee Income	0.00	0.00	0.00
05025	Capital Contributions	0.00	2,000.00	0.00
05030	Interest Income	0.00	100.00	0.00
05040	Owner Interest Income	0.00	0.00	0.00
05050	Late Fees	0.00	150.00	0.00
05055	Decal Income	0.00	0.00	0.00
05060	Rental & Sales App Fee	0.00	900.00	0.00
05075	Teco Overbill Refund	0.00	0.00	0.00
05080	Miscellaneous Income	0.00	0.00	0.00
	Subtotal Income	370,000.01	428,650.00	**575.00**
EXPENSES:				
Administrative Expenses				
06010	Accounting Fees	1,600.00	1,600.00	2.16
06020	Property Management	24,000.00	20,070.00	27.12
06030	Legal/Professional Fees	10,000.00	8,000.00	10.81
06035	Printing & Copying	1,500.00	0.00	0.00
06050	Office Expense	1,500.00	3,500.00	4.73
06052	Admin Fees-Collections		1,000.00	1.35
06055	Postage	1,200.00	0.00	0.00
06065	Corp. Annual Report	61.25	0.00	0.00
06070	Licensing & Fees	250.00	352.00	0.48
06075	Income Tax	0.00	0.00	0.00
06080	Insurance - Liability	4,332.00	5,000.00	6.76
06082	Insurance - D&O	1,800.00	0.00	0.00
06085	Meeting Hall Rental	763.00	763.00	1.03
06087	Website	264.00	500.00	0.68
06090	Bad Debt Allowance	17,000.00	14,000.00	18.92
	Administrative Expenses	64,270.25	54,785.00	**74.03**
Maintenance Expenses				
06160	Landscape Contract	169,750.00	270,115.00	365.02
06165	Landscape Replace	7,500.00	2,000.00	2.70
06175	Trees	4,000.00	1,500.00	2.03
06190	Irrigation Maintenance	2,000.00	1,000.00	1.35
06192	Lake Maintenance	1,440.00	1,440.00	1.95
06193	Preserve Maintenance	14,000.00	14,000.00	18.92
06195	Preserve Plants	1,000.00	0.00	0.00
06200	General Repair/ Maint	8,400.00	4,000.00	5.41
06210	Median Maintenance	1,000.00	1,000.00	1.35
06215	Pond Repair/Improve	3,000.00	2,000.00	2.70
06218	Security	0.00	0.00	0.00
06220	Pressure Washing	1,975.00	2,000.00	2.70
06221	Cabana Maint/Repairs	1,000.00	6,700.00	9.05
06223	Clubhouse Cleaning	5,100.00	0.00	0.00
06225	Pool Maintenance	4,600.00	4,200.00	5.68
06230	Pool-Equip/Repair	1,200.00	1,000.00	1.35
06235	Tennis Maint./Repairs	3,250.00	500.00	0.68
06242	Gate Maint/Repair	3,000.00	3,000.00	4.05
06244	Gate Telephone	780.00	840.00	1.14
	Maintenance Expenses	232,995.00	315,295.00	**426.07**

Account	Description	2012 Adopted Budget	2013 Approved Budget	2013 Per Home Per Quarter
Utilities				
06280	Electric-Entrance	2,160.00	2,060.00	2.78
06285	Electric-Pool	2,376.00	2,280.00	3.08
06290	Electric-Street Lights	5,460.00	5,470.00	7.39
06295	Water & Sewer	780.00	960.00	1.30
06300	Pool Heat	7,110.00	5,800.00	7.84
06305	Rust Treatment	3,000.00	3,000.00	4.05
	Utilities	20,886.00	19,570.00	**26.45**
Reserve Funding				
POOLED			POOLED PER RESERVE STUDY	
06350	Roof	1,059.60		
06355	Road	1,245.84		
06360	Pool	6,283.68		
06365	Tennis Court	0.00		
06370	Entry Gate & Perimeter	84.24		
06375	Mailbox	9,163.80		
06380	Landscape	5,455.44		
06345	General Reserves	28,556.16		
	Reserves	51,848.76	39,000.00	**52.70**
	Total Expenses	**370,000.01**	**428,650.00**	**575.00**
	Current Year Income/(loss)	0.00	0.00	0.00
		==============	==============	==============

2013 ASSESSMENT WILL BE $575 PER HOME PER QUARTER