

Budget

Bent Creek Townhouse Homeowners Association, Inc.

Budget

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Bent Creek Townhome 2026 Budget

BENT CREEK - 7958			
# units: 349		2026 Budget	
	Account	Account Name	\$215 per month
Income			
	605,000	Association Fee	901,467
		Total Income	901,467
	681,500	Reserve Funding	316,216
Expenses			
Utilities			
	610,100	Electric	22,000
	610,300	Water/Sewer	3,300
	610,420	Telephone	3,500
	610,550	Trash Removal	300
Maintenance			
	620,151	Fire/Sprinkler Systems	500
	621,600	Security	1,000
	622,150	Pressure Washing	11,000
	623,550	Drainage	2,000
	624,430	Site Signage	1,500
	626,500	Locks & Keys	100
	640,070	Gutters & Downspouts	15,000
	642,760	Termite Warranty	11,000
	646,600	General Maintenance	90,000
	647,400	Plumbing	20,000
	648,160	Fire Hydrant Maintenance	1,500
	648,600	Roofs	27,790
	648,800	Parking Lots & Drive	0
Grounds Care			
	620,157	Grounds Extra	4,000
	620,400	Snow Removal	4,000
	620,510	Mulch	26,000
	621,000	Cleaning - Common Area	1,000
	624,550	Tree Service	45,000
	642,400	Grounds Contract	160,000
Pool			
	620,735	Pool House	4,000
	620,740	Pool Permit	360
	620,745	Pool Repairs	20,000
	620,780	Pool Supplies	1,200
	642,450	Pool Contract	16,367
Recreation			
	624,150	Tennis Court Maintenance / Supplies	5,100
Administrative			
	660,200	Legal	1,000
	660200.0006	Legal- Other	10,000
	660,300	Auditing & Accounting Fees	2,800
	660,360	Social Activities	0
	660,370	Office Expense	5,700
	661,400	Collection Expense	1,000
	661,900	Bad Debt Expense	1,000
	680,100	Management Fees	45,084
	681,400	Insurance	9,450
	681,700	Contingency	10,250
	681,790	Board Meeting Expense	700
	681790.0001	Annual Meeting Expense	250
	681,800	Other Professional Fees	500
Expense Accounts Total		Total Expenses	901,467
Surplus/Deficit		Net Operating Income/(loss)	0

Order: KS751N1Y6
Address: 741 Benchmark Dr
Order Date: 09-03-2026
Document not for resale
HomeWiseDocs