



Bent Pine Preserve Homeowners Association, Inc. ("BPP HOA")

2020 Budget and Build-Out Budget

Description	78			78		134	
	2020 Annual - 78 Lots (full Year)	2020 Monthly	2020 Quarterly	2019 Annual - 78 Lots (Partial Year)	Build-Out - 134 Lots Annual Forecast	Build-Out Monthly	Build-Out Quarterly
BPP HOA Total Assessment	\$ 179,790.82	\$ 14,982.57	\$ 44,947.71	\$ 135,551.94	\$ 312,172.78	\$ 26,014.40	\$ 78,043.20
BPP HOA Total Assessment Per Unit	\$ 2,305.01	\$ 192.08	\$ 576.25	\$ 1,737.85	\$ 2,329.65	\$ 194.14	\$ 582.41
Total Combined BPP & BPCA Assessment Per Unit	\$ 2,305.01	\$ 192.08	\$ 576.25	\$ 1,737.85	\$ 2,329.65	\$ 194.14	\$ 582.41
Capital Contribution Per Household at Home Closings "Not to Exceed" \$1,000.00, includes one-time Mailbox Kiosk fee of \$350.00)	\$ 350.00	2020 & 2021 Buyers only subject to \$350 Mailbox Kiosk Fee		\$ 350.00	\$ 1,000.00	Subject to Annual Adjustment per Board Approval	

BPP HOA Operating & Reserves Budget

Administrative & Office Expenses	2020 BPP HOA Budget (Full Year)	Notes	2019 BPP HOA Budget (Partial Year)	Build-Out - 134 Lots Annual Forecast	Notes
Accountant/Review/Tax Prep	\$ 300.00	Full Year	\$ 600.00	\$ 350.00	
Corporate Annual Report	\$ 62.00	Full Year	\$ 62.00	\$ 62.00	
Property Insurance	\$ 1,876.04	Full Year	\$ 1,334.00	\$ 2,000.00	
Legal Services	\$ 250.00	Full Year	\$ 1,000.50	\$ 1,500.00	
Management Services	\$ 10,800.00	Full Management	\$ 6,000.00	\$ 16,000.00	3 hours per week onsite plus full accounting
Office Supply: Copies/Postage/Website	\$ 50.00	Full Year	\$ 50.00	\$ 500.00	
Postage	\$ 50.00	Full Year	\$ 50.00	\$ 500.00	
Insurance D&O	\$ 1,472.00	Full Year	\$ 1,133.90	\$ 1,700.00	
Insurance Fidelity Bond/Crime	\$ 295.00	Full Year	\$ 100.05	\$ 350.00	
Website/Portal Service	\$ -		\$ -	\$ 800.00	
Bad Debt	\$ -		\$ -	\$ 500.00	
Storage	\$ -		\$ -	\$ 480.00	
Total	\$ 15,155.04		\$ 100.00	\$ 24,742.00	
Landscape / Grounds Maintenance/61st Street Gate			\$ 10,430.45		
Common Area & Perimeter Wall Landscape Maintenance - Contract with Impact Landscape (Includes pest control, fertilization and shrub and small tree trimming)	\$ 83,100.00	Full Year - BPP Walls/Common Area Only	\$ 48,475.00	\$ 93,487.50	BPP Walls/Common Area Only
Annual/Semi-Annual Pressure Washing - Walls/Common Area Sidewalks	\$ 500.00	Full Year - BPP Walls/Common Area Only	\$ 1,000.00	\$ 2,000.00	BPP Walls/Common Area Sidewalks Only
Annual Landscape Mulch	\$ -	N.A. Start-Up Year		\$ 6,000.00	BPP Estimate along Perimeter Wall and common area landscaping
Landscape Replacement	\$ -	N.A. Start-Up Year	\$ -	\$ 5,000.00	
Bent Pine Community Association ("BPCA") Gate House/Gate Operations 2020 Budget (78 Lots = 34.3% and 134 Lots = 47.3%)	\$ 69,295.78		\$ 64,146.49	\$ 108,208.28	
Lake Maintenance	\$ 3,720.00	Full Year	\$ -	\$ 4,185.00	
Storm Damage	\$ 500.00		\$ 600.00	\$ 2,000.00	
Tree Trimming	\$ -	N.A. Start-Up Year	\$ -	\$ 5,000.00	
61st Street Gate Maintenance	\$ -	N.A. Start-Up Year	\$ -	\$ 1,500.00	
61st Street Gate Security Video Monitoring	\$ -	N.A. Start-Up Year	\$ -	\$ 3,000.00	
61st Street Gate - Electric	\$ -	N.A. Start-Up Year	\$ -	\$ 2,500.00	
Street Lighting Lease & Power - FPL	\$ 3,120.00	Full Year - Seven (7) Street Lights - 12 months	\$ 6,000.00	\$ 10,000.00	
Pump Station Power - Irrigation	\$ 1,800.00	Full Year	\$ 1,800.00	\$ 4,000.00	
Irrigation Repairs	\$ 1,250.00	Full Year	\$ 1,250.00	\$ 5,000.00	
General Repairs Maintenance - Lighting Roads Drainage	\$ -		\$ -	\$ 3,000.00	Private Roads
Annals	\$ 500.00	Full Year - BPP Entrances	\$ 500.00	\$ 1,200.00	BPP Entrances Only
Holiday Decorations	\$ 350.00	Full Year - BPP Entrances	\$ 350.00	\$ 350.00	BPP Entrances Only
Total	\$ 164,135.78		\$ 124,121.49	\$ 256,430.78	



Miscellaneous					
Contingency	\$ 500.00		\$ 1,000.00	\$ 1,000.00	
Total	\$ 500.00		\$ 1,000.00	\$ 1,000.00	
Total Operating	\$ 179,790.82		\$ 135,551.94	\$ 282,172.78	
Capital Reserves Required - Pooled Basis for Wall, Landscape, Irrigation, Street Lights, Mail Kiosk, Park Improvements, Paving, Drainage, Etc.	\$ -	As long as Owner/Developer maintains declarant control and "deficit funds" each year, Reserves are not required to be funded by the Owner/Developer each year	\$ -	\$ 30,000.00	Estimated Upon Turnover - Future Cash Reserve Study will be needed upon Turnover to Verify
Total Operating & Reserves	\$ 179,790.82		\$ 135,551.94	\$ 312,172.78	

**Build-Out Projection Only for Budgeting Purposes. All annual budgets are subject to normal annual adjustments and Board Approval*

***Capital contributions are tracked in the equity section. They are not included in the budget.*