

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

PROPOSED DRAFT 2019 Budget and Build-Out Budget

Total Units Per Phase	78			134		
Description	2019 Annual - 78 Lots (Partial Year)	2019 Monthly	2019 Quarterly	Build-Out - 134 Lots Annual Forecast	Build-Out Monthly	Build-Out Quarterly
BPP HOA Total Assessment	\$ 67,225.45	\$ 5,602.12	\$ 16,806.36	\$ 137,982.00	\$ 11,498.50	\$ 34,495.50
BPP HOA Total Assessment Per Unit	\$ 861.86	\$ 71.82	\$ 215.47	\$ 1,029.72	\$ 85.81	\$ 257.43
Bent Pine Community Association ("BPCA") Gate House/Gate Operations 2019 Budget (78 Lots = 34.3% and 134 Lots = 47.3%)	\$ 64,146.49	\$ 5,345.54	\$ 16,036.62	\$ 88,458.57	\$ 7,371.55	\$ 22,114.64
2019 BPCA-BPP HOA Shared Entrance Way Expenses	\$ 1,715.00	\$ 142.92	\$ 428.75	\$ 2,365.00	\$ 197.08	\$ 591.25
2019 BPCA Total Assessment Per Unit to BPP HOA	\$ 844.38	\$ 70.36	\$ 211.09	\$ 677.79	\$ 56.48	\$ 169.45
Total Combined Assessment	\$ 133,086.94	\$ 11,090.58	\$ 33,271.74	\$ 228,805.57	\$ 19,067.13	\$ 57,201.39
Total Combined BPP & BPCA Assessment Per Unit	\$ 1,706.24	\$ 142.19	\$ 426.56	\$ 1,707.50	\$ 142.29	\$ 426.88
Capital Contribution Per Household at Home Closings "Not to Exceed" \$1,000.00, includes one-time Mailbox Kiosk fee of \$350.00	\$ 350.00	2019 & 2020 Buyers only subject to \$350 Mailbox		\$ 1,000.00	Subject to Annual Adjustment per Board Approval	

BPP HOA Operating & Reserves Budget				
Administrative & Office Expenses	2019 BPP HOA Budget (Partial Year)	Notes	Build-Out - 134 Lots Annual Forecast	Notes
Accountant/Review/Tax Prep	\$ 600.00	Partial Year	\$ 750.00	
Corporate Annual Report	\$ 62.00	Partial Year	\$ 62.00	
Property Insurance	\$ 1,334.00	Partial Year	\$ 2,000.00	
Legal Services	\$ 1,000.50	Partial Year	\$ 2,500.00	
Management Services	\$ 6,000.00	Hourly Consulting Services as-Needed	\$ 16,000.00	3 hours per week onsite plus full accounting
Office Supply: Copies/Postage/Website	\$ 50.00	Partial Year	\$ 500.00	
Postage	\$ 50.00	Partial Year	\$ 500.00	
Insurance D&O	\$ 1,133.90	Partial Year	\$ 1,700.00	
Insurance Fidelity Bond/Crime	\$ 100.05	Partial Year	\$ 150.00	
Website/Portal Service	\$ -	N.A. Start-Up Year	\$ 600.00	
Bad Debt	\$ -	N.A. Start-Up Year	\$ 500.00	
Storage	\$ -	N.A. Start-Up Year	\$ 150.00	
Taxes	\$ 100.00	Partial Year	\$ 100.00	
Total	\$ 10,430.45		\$ 25,512.00	
Landscape / Grounds Maintenance/61st Street Gate				
Common Area & Perimeter Wall Landscape Maintenance - Contract with Impact Landscape (Includes pest control, fertilization and shrub and small tree trimming)	\$ 48,475.00	Partial Year - BPP Walls/Common Area Only	\$ 83,100.00	BPP Walls/Common Area Only
Annual/Semi-Annual Pressure Washing - Walls/Common Area Sidewalks	\$ 1,000.00	Partial Year - BPP Walls/Common Area Only	\$ 2,000.00	BPP Walls/Common Area Sidewalks Only
Annual Landscape Mulch	\$ -	N.A. Start-Up Year	\$ 5,000.00	BPP Estimate along Perimeter Wall and common area landscaping
Landscape Replacement	\$ -	N.A. Start-Up Year	\$ 1,500.00	
Lake Maintenance	\$ 600.00	Partial Year	\$ 1,200.00	
Tree Trimming	\$ -	N.A. Start-Up Year	\$ 1,000.00	
61st Street Gate Maintenance	\$ -	N.A. Start-Up Year	\$ 1,500.00	
61st Street Gate Security Video Monitoring	\$ -	N.A. Start-Up Year	\$ 600.00	
61st Street Gate - Electric	\$ -	N.A. Start-Up Year	\$ 900.00	
Street Lighting Lease & Power - FPL	\$ 1,820.00	Partial Year - Seven (7) Street Lights - 7 months	\$ 3,120.00	Seven (7) Street Lights
Pump Station Power - Irrigation	\$ 1,800.00	Partial Year	\$ 2,400.00	
Irrigation Repairs	\$ 1,250.00	Partial Year	\$ 2,000.00	
General R&M - Lighting, Roads, Drainage	\$ -		\$ 1,200.00	Private Roads
Trash Removal - Common Areas including Mail Kiosk	\$ -		\$ 900.00	
Annuals	\$ 500.00	Partial Year - BPP Entrances	\$ 1,200.00	BPP Entrances Only
Holiday Decorations	\$ 350.00	Partial Year - BPP Entrances	\$ 350.00	BPP Entrances Only
Total	\$ 55,795.00		\$ 107,970.00	
Miscellaneous				
Contingency	\$ 1,000.00		\$ 1,000.00	
Total	\$ 1,000.00		\$ 1,000.00	
Total Operating	\$ 67,225.45		\$ 134,482.00	
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	\$ 3,500.00	Estimated Upon Turnover - Future Cash Reserve Study will be needed upon Turnover to Verify
Total Operating & Reserves	\$ 67,225.45		\$ 137,982.00	

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