



Bent Tree Property Owners' Association, Inc.  
P.O. Box 2631  
Monument, Colorado 80132-2631  
[www.btpoa.net](http://www.btpoa.net)

**2022 Budget Meeting Agenda  
Thursday, February 17th, 2022  
The Barn  
1691 Woodmoor Drive, Monument**

Since we have many items to cover, with the exception of those giving reports, all other speakers will be limited to two (2) minutes each. No one will be allowed to speak a second time on a topic until all who want to speak on the topic have had a chance to speak.

- 1) Determination of quorum
- 2) Call to order, introductions, conduct of the meeting
- 3) Review/approve prior annual meeting minutes
- 4) Financial report, budget discussion and approval
- 5) Meeting schedule
  - a. Proposed annual meeting date: Thursday, Sept.29, 2022, 6:30 p.m.
  - b. Board Meetings: First or second Tuesday of each month, 6:30 pm, Monument Sanitation District board room, 130 Second Street, Monument.
- 6) Any other business
- 7) Adjourn



## BTPOA BUDGET VS. REVENUE AND EXPENSES

Expense Category	2021			2022			Description	% Budget
	Budget	12/31/2021	Diff	Budget	1/19/2022	Diff		
Architectural Control	\$ 100		\$ (100)	\$ 100		\$ (100)	ACC committee expenses	0%
Bank Charges	\$ 50	\$ 5	\$ (46)	\$ 10	\$ -	\$ (10)	Service fees, return check charges, etc.	0%
Beautification & Trails	\$ 3,500	\$ 2,395	\$ (1,105)	\$ 3,500	\$ -	\$ (3,500)	Maintenance of entrances, trails, roadside	0%
Dues & Subscriptions	\$ 200	\$ 276	\$ 76	\$ 300	\$ -	\$ (300)	NEPCO, HOA Registration, CO Corp. Report	0%
Insurance	\$ 3,500	\$ 3,230	\$ (270)	\$ 3,500	\$ -	\$ (3,500)	Gen. liability, officers and directors liability	0%
Legal and Professional	\$ 1,000	\$ 485	\$ (515)	\$ 1,000	\$ -	\$ (1,000)	Attorney time, tax return preparation	0%
Meetings	\$ 600	\$ 611	\$ 11	\$ 600	\$ 5	\$ (595)	Meeting room, refreshments	1%
Plan review refunds	\$ 900	\$ -	\$ (900)	\$ 900	\$ -	\$ (900)	Refund of plan review fees	0%
Printing, Mailing & Supplies	\$ 800	\$ 792	\$ (8)	\$ 800	\$ -	\$ (800)	BT Log, directory, notices, office supplies	0%
Secretarial/Admin Support	\$ 6,600	\$ 9,850	\$ 3,250	\$ 8,000	\$ 1,195	\$ (6,805)	Administrative assistance	15%
Water Reporting Administrative	\$ 3,400	\$ 1,909	\$ (1,491)	\$ 3,400	\$ -	\$ (3,400)	Labor costs to prepare water report	0%
Water Augmentation	\$ 5,700	\$ 5,078	\$ (622)	\$ 5,100	\$ 5,078	\$ (22)	BTPOA share in Great Divide Water Company	100%
Taxes	\$ 250		\$ (250)	\$ 250		\$ (250)	Income taxes	0%
Utilities	\$ 450	\$ 469	\$ 19	\$ 480	\$ (26)	\$ (506)	Lights at Scottswood and Highway 105	-5%
Web Site	\$ 100	\$ 456	\$ 356	\$ 100	\$ -	\$ (100)	Web site hosting, software tools, etc.	0%
Welcoming Committee	\$ 250		\$ (250)	\$ 250		\$ (250)	Printing or purchasing materials, birdhouses	0%
<b>Total Annual Expense</b>	<b>\$ 27,400</b>	<b>\$ 25,554</b>	<b>\$ (1,846)</b>	<b>\$ 28,290</b>	<b>\$ 6,252</b>	<b>\$ (22,038)</b>		<b>22%</b>
Reserve Website Redevelopment	\$ 5,000		\$ (5,000)	\$ 6,000		\$ (6,000)	Redo website allow owner directory & water entry	
Reserve Tree Inspection			\$ -	\$ 1,500		\$ (1,500)	Forestry Scheduled Inspection	
Reserve Legal Fees	\$ 12,000	\$ 4,454	\$ (7,546)	\$ 10,000	\$ -	\$ (10,000)	Explore possibility	
			\$ -			\$ -	of changing water agreement with state	
½ Water Rights Purchase from reserves	\$ 44,975	\$ 44,975	\$ -	\$ -	\$ -	\$ -	\$5,538 from working + \$39,831 from CD	
½ Water Rights Purchase Special Assessment	\$ 44,975	\$ 45,001	\$ 26	\$ -	\$ -	\$ -	\$175 per lot one time special assessment	
<b>Total Expenditures</b>	<b>\$ 134,350</b>	<b>\$ 119,985</b>	<b>\$ (14,365)</b>	<b>\$ 45,790</b>	<b>\$ 6,252</b>	<b>\$ (39,538)</b>		
Revenue Category	Budget	12/31/2021	Diff	Budget	1/19/2022	Diff	Description	% Budget
Dues (incl late fees)	\$ 30,840	\$ 30,860	\$ 20	\$ 30,840	\$ 24,600	\$ (6,240)	257 lots x \$120 per lot + late fees	80%
HOA Statements	\$ 1,000	\$ 3,150	\$ 2,150	\$ 1,000	\$ 300	\$ (700)	\$100 statement fee for sale/refinance	30%
Plan Review Fees	\$ 200	\$ 100	\$ (100)	\$ 200		\$ (200)	Fee portion	0%
Plan Review Fees Refundable	\$ 900	\$ -	\$ (900)	\$ 900	\$ -	\$ (900)	Refundable portion	0%
Refund		\$ 65	\$ 65					
Interest	\$ 445	\$ 142	\$ (303)	\$ 100	\$ -	\$ (100)	Interest on Reserve CDs	0%
Fines			\$ -			\$ -	Fines for Covenant Violations	
Special Assessment for water rights purchase	\$ 44,975	\$ 44,883	\$ (93)	\$ -	\$ -	\$ -	\$175 per lot one time special assessment	
<b>Total Annual Revenue</b>	<b>\$ 78,360</b>	<b>\$ 79,200</b>	<b>\$ 840</b>	<b>\$ 33,040</b>	<b>\$ 24,900</b>	<b>\$ (8,140)</b>		<b>75%</b>
<b>Net Change to Reserves</b>	<b>\$ (55,990)</b>	<b>\$ (40,785)</b>	<b>\$ 15,205</b>	<b>\$ (12,750)</b>	<b>\$ 18,648</b>	<b>\$ 31,398</b>	<b>To/From Reserves</b>	
<b>Surplus / deficit through</b>	<b>12/31/2021</b>	<b>\$ (40,785)</b>		<b>\$ 18,648</b>	<b>1/19/2022</b>	<b>Surplus (deficit)</b>		
		\$ (0)		\$ -		- Difference from balance sheet		

