



Bent Tree Property Owners' Association, Inc.
P.O. Box 2631
Monument, Colorado 80132-2631
www.btpoa.net

The Bent Tree Property Owners Association Annual Budget Meeting will be held on Thursday February 27, 2025, at 6:30pm. The location for the meeting will be the Woodmoor Barn, 1691 Woodmoor Drive, Monument, CO 80132. Detailed information can be accessed at the link below regarding the agenda and the budget. Please attend if possible.



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**2025 Budget Meeting Agenda
Thursday, February 27, 2025
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. Annual meeting date: Thursday, Sept. 25, 2025, 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 BALANCE SHEET

Prior year ending date **12/31/2024**
 Current period ending date **02/14/2025**

Assets: Balances as of		2/14/2025
CD 1 year	\$ 40,715.29	Matures 11/28/2024
Working	\$ 59,552.52	
Total	\$ 100,267.81	

Liabilities and Owner Equity	
Plan Review	\$ 450.00
Owner Equity	\$ 99,817.81
Total	\$ 100,267.81

Historical Perspective

Balances	12/31/2018	12/31/2019	12/31/2020	12/31/2021	12/31/2022	12/31/2023	12/31/2024	02/14/2025
CD #1	\$ 39,116	\$ 39,508	\$ 39,888	\$ 40,081	\$ 40,347	\$ 40,715	\$ 41,673	\$ 41,673
CD #2	\$ 39,123	\$ 39,516	\$ 39,831					
Working	\$ 20,841	\$ 22,911	\$ 23,748	\$ 22,601	\$ 33,683	\$ 45,391	\$ 54,517	\$ 79,403
Total	\$ 99,079	\$ 101,935	\$ 103,467	\$ 62,682	\$ 74,029	\$ 86,106	\$ 96,190	\$ 121,076
Increase (Decrease)	\$ (521)	\$ 2,856	\$ 1,532	\$ (40,785)	\$ 11,347	\$ 12,077	\$ 10,084	\$ 24,886
CD interest earned	\$ 446	\$ 785	\$ 695	\$ 193	\$ 266	\$ 369	\$ 958	-
CD interest rate	1.15%	2.01%	1.76%	0.48%	0.66%	0.91%	2.35%	0.00%

BTPOA BUDGET VS. REVENUE AND EXPENSES

Expense Category	2024			2025			Description	% Budget
	Budget	12/31/2024	Diff	Budget	2/14/2025	Diff		
Architectural Control	\$ 100		\$ (100)	\$ 100		\$ (100)	ACC committee expenses	0%
Bank Charges	\$ 10	\$ 51	\$ 41	\$ 40	\$ 21	\$ (20)	Service fees, return check charges, etc.	51%
Beautification & Trails	\$ 3,500	\$ 2,220	\$ (1,280)	\$ 3,600	\$ -	\$ (3,600)	Maintenance of entrances, trails, roadside	0%
Dues & Subscriptions	\$ 300	\$ 25	\$ (275)	\$ 300	\$ -	\$ (300)	NEPCO, HOA Registration, CO Corp. Report	0%
Insurance	\$ 3,500	\$ 4,779	\$ 1,279	\$ 4,800	\$ -	\$ (4,800)	Gen. liability, officers and directors liability	0%
Legal and Professional	\$ 1,000	\$ 1,240	\$ 240	\$ 1,500	\$ -	\$ (1,500)	Attorney time, tax return preparation	0%
Meetings	\$ 800	\$ 709	\$ (91)	\$ 800	\$ 30	\$ (770)	Meeting room, refreshments	4%
Plan review refunds	\$ 450	\$ -	\$ (450)	\$ 450	\$ -	\$ (450)	Refund of plan review fees	0%
Printing, Mailing & Supplies	\$ 1,150	\$ 1,401	\$ 251	\$ 1,500	\$ -	\$ (1,500)	BT Log, directory, notices, office supplies	0%
Secretarial/Admin Support	\$ 6,600	\$ 4,805	\$ (1,795)	\$ 5,500	\$ 1,750	\$ (3,750)	Administrative assistance	32%
Water Reporting Administrative	\$ 3,400	\$ 3,500	\$ 100	\$ 3,500	\$ -	\$ (3,500)	Labor costs to prepare water report	0%
Water Augmentation	\$ 4,200	\$ 2,262	\$ (1,938)	\$ 2,300	\$ -	\$ (2,300)	BTPOA share in Great Divide Water Company	0%
Taxes	\$ 250		\$ (250)	\$ 250		\$ (250)	Income taxes	0%
Utilities	\$ 480	\$ 514	\$ 34	\$ 480	\$ 43	\$ (437)	Lights at Scottswood and Highway 105	9%
Web Site	\$ 100	\$ 564	\$ 464	\$ 100	\$ -	\$ (100)	Web site hosting, software tools, etc.	0%
Welcoming Committee	\$ 250		\$ (250)	\$ 250		\$ (250)	Printing or purchasing materials, birdhouses	0%
Total Annual Expense	\$ 26,090	\$ 22,069	\$ (4,021)	\$ 25,470	\$ 1,844	\$ (23,627)		7%
Reserve Website Redevelopment	\$ -		\$ -	\$ 5,000		\$ (5,000)	Redo website allow owner directory & water entry	
Reserve Tree Inspection	\$ -		\$ -	\$ 2,000		\$ (2,000)	Forestry Scheduled Inspection	
Reserve Legal Fees	\$ 10,000	\$ -	\$ (10,000)	\$ -	\$ -	\$ -		
Total Expenditures	\$ 36,090	\$ 22,069	\$ (14,021)	\$ 32,470	\$ 1,844	\$ (30,627)		
Revenue Category	Budget	12/31/2024	Diff	Budget	2/14/2025	Diff	Description	% Budget
Dues (incl late fees)	\$ 30,840	\$ 30,895	\$ 55	\$ 30,840	\$ 26,430	\$ (4,410)	257 lots x \$120 per lot + late fees	86%
HOA Statements	\$ 1,000	\$ 300	\$ (700)	\$ 1,000	\$ 300	\$ (700)	\$150 statement fee for sale/refinance	30%
Plan Review Fees	\$ 100		\$ (100)	\$ 100		\$ (100)	Fee portion	0%
Plan Review Fees Refundable	\$ 450	\$ -	\$ (450)	\$ 450	\$ -	\$ (450)	Refundable portion	0%
Refund								
Interest	\$ 300	\$ 958	\$ 658	\$ 300	\$ -	\$ (300)	Interest on Reserve CDs	0%
Fines			\$ -			\$ -	Fines for Covenant Violations	
Total Annual Revenue	\$ 32,690	\$ 32,153	\$ (537)	\$ 32,690	\$ 26,730	\$ (5,960)		82%
Net Change to Cash Assets	\$ (3,400)	\$ 10,083	\$ 13,483	\$ 220	\$ 24,887	\$ 24,667	To/From Reserves	
Surplus / deficit through		\$ 10,083	12/31/2024		\$ 24,887	2/14/2025 Surplus (deficit)		
		\$ (0)			\$ -	- Difference from balance sheet		

BENT TREE PROPERTY OWNERS'

ASSOCIATION

VOTING PROXY FORM

Property Owner Name(s): _____

Lot Number(s): _____

I give _____ authorization to vote on my behalf on all issues put to a vote by the homeowner's association during the Bent Tree Property Owners' Association Budget Meeting, February 27, 2025, at the Barn: 1691 Woodmoor Drive, Monument CO 80132

Please check one: _____ I am a Bent Tree resident

_____ I am not a Bent Tree resident

Property Owner(s) Signature: _____

Printed Name of Property Owner(s): _____

Date: _____

Notes to Proxy Holder

- You are limited to two (2) votes in addition to your own.
- To be valid, proxies (whether using this form or a written statement):
 - Must identify the person authorized to vote.
 - Must be signed and dated.
 - Must identify the meeting for which the proxy is valid.
 - Must be mailed or scanned and emailed to the BTPOA Secretary sufficiently in advance of the meeting or must be presented at the meeting.
- Proxy forms are non-transferrable; that is, only the person named in the proxy form may cast ballots based on the proxy form.