

Bent Pine Cove HOA Budget Calculation

1. Electrical Power (Street Lights/Gate) <i>(Assume \$30/month=\$360/12/7)</i>	\$ 4.29 mo.
2. Gate Maintenance <i>(Assume 6 times/year @ \$75. Each)</i> <i>(\$450/12/7)</i>	\$ 5.36 mo.
3. Road Maintenance <i>(Assume Slurry Seal @ \$8,000.00/ 8 years)</i> <i>(\$8,000/8/12/7)</i>	\$11.90 mo.
4. Snow Removal <i>(Assume 3 times mth./5 months @\$60 per time)</i> <i>(\$900/12/7)</i>	\$10.71 mo.
5. Common Area Landscape Maintenance <i>(Assume 4 Cuttings/month x \$30.00 each x 6 months)</i> <i>(Assume flower/tree budget @ \$300/year)</i> <i>(\$300 + \$180/12/7)</i>	\$ 5.71 mo.
6. Management <i>(Accounting/Billing/Postage/Envelopes/Stationary/etc)</i> <i>(Assume \$15.00/mth. X 12)</i> <i>(\$180/12/7)</i>	\$ 2.14 mo.
7. Legal Reserve <i>(Non-Payment enforcement/Collections)</i> <i>(Assume \$500 year/12/7)</i>	\$ 5.95 mo.
8. Flood Control System <i>(\$2,500 Reserve/ 8 years)</i> <i>(\$2,500/8/12/7)</i>	\$ 3.72 mo.
Total	\$49.78 mo.
	\$50.00 mo.