

Belle Pointe Estates
Approved 2024 Annual Budget
As of October 14, 2023

Belle Pointe Estates
Projected Year 2025 through 2029
As of October 14, 2023

Expenses	Amount	Assumptions	2025	2026	2027	2028	2029
Mulch	\$ 2,100	New Mulch at Islands at Sub Entrances	\$ 2,100	\$ 2,100	\$ 2,163	\$ 2,228	\$ 2,295
Financial Services Co	\$ 3,600	Per Contractual Rate	\$ 3,600	\$ 3,600	\$ 3,960	\$ 3,960	\$ 3,960
Landscape	\$ 13,230	Mowing, Trimming, Edging all Common Areas Community Outreach(Pinic, Baskets, Food Trucks, Contests)	\$ 13,230	\$ 13,230	\$ 14,553	\$ 14,553	\$ 14,553
Community Events	\$ 2,000		\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000
Pond Maintance	\$ 4,307	8 Treatments & Fountain Storage	\$ 4,436	\$ 4,569	\$ 4,706	\$ 4,847	\$ 4,992
Flowers at Entrances	\$ 2,800	Entrance Annuals and Perinals	\$ 125	\$ 129	\$ 133	\$ 137	\$ 141
Webhosting	\$ 100	BPECA Website Fee	\$ 103	\$ 106	\$ 109	\$ 113	\$ 116
Pond/Drainage Maintenance	\$ 330	Required Annual Inspection	\$ 340	\$ 350	\$ 361	\$ 371	\$ 383
Financial Audit per Bylaws	\$ 990	3rd Party Independent Qualified Audit & Tax R	\$ 1,020	\$ 1,050	\$ 1,082	\$ 1,114	\$ 1,148
Pond Cleanup	\$ 600	Clean floaters & trash around pond	\$ 618	\$ 637	\$ 656	\$ 675	\$ 696
Decorations	\$ 650	Holiday Decorations	\$ 670	\$ 690	\$ 710	\$ 732	\$ 754
Pest Control	\$ 655	Muskrat	\$ 675	\$ 695	\$ 716	\$ 737	\$ 759
Electricity	\$ 3,282	Elecity for Fountains and Lights	\$ 3,381	\$ 3,482	\$ 3,587	\$ 3,694	\$ 3,805
Snow Removal(Per Push Basis)	\$ 6,035	Snow Removal of all Streets & Entrances	\$ 6,035	\$ 6,035	\$ 6,639	\$ 6,639	\$ 6,639
Legal/Insurance	\$ 4,800	Legal Fees, General Liability, B of D Insurance	\$ 3,399	\$ 3,501	\$ 3,606	\$ 3,714	\$ 3,826
Postage/Office Supplies/Flyers	\$ 585	\$185 Postage, \$400 Office	\$ 603	\$ 621	\$ 639	\$ 658	\$ 678
Total Operating Expenses	\$ 46,064		\$ 42,333	\$ 42,794	\$ 45,618	\$ 46,172	\$ 46,743
Association Dues	\$ 51,800	94 Homes @ \$500 & 6 lots @ \$700	\$ 50,100	\$ 50,100	\$ 52,550	\$ 52,550	\$ 52,550
Yearly Profit or Loss	\$ 5,736		\$ 7,767	\$ 7,306	\$ 6,932	\$ 6,378	\$ 5,807
10% to Fund Reserve	\$ 5,180		\$ 5,010	\$ 5,010	\$ 5,255	\$ 5,255	\$ 5,255
Additional remainig funds'	\$ 556		\$ 2,757	\$ 2,296	\$ 1,677	\$ 1,123	\$ 552
Additional Funding to the Reserve			\$ 15,000	\$ 3,000	\$ 5,000		
Potential Projects out of Reserve							
Sidewalk & Approach Repair	\$ (3,000)			\$ (3,000)		\$ (3,000)	
Tree Trimming & Removal			\$ (1,500)		\$ (1,500)		\$ (1,500)
LED Street Light Replacement							
Pond & Drainage			\$ (500)	\$ (500)	\$ (500)	\$ (500)	\$ (500)
Street Resurfacing			\$ (12,500)		\$ (12,500)		
	\$ (3,000)		\$ (14,500)	\$ (3,500)	\$ (14,500)	\$ (3,500)	\$ (2,000)
Projectel Cash Reserve Balance	\$ 12,101		\$ 17,611	\$ 22,121	\$ 17,876	\$ 19,631	\$ 22,886
Projected Operating Cash Balance	\$ 25,000		\$ 12,757	\$ 12,053	\$ 8,730	\$ 9,853	\$ 10,405
Projected Total Cash	\$ 37,101		\$ 30,368	\$ 34,174	\$ 26,606	\$ 29,484	\$ 33,291