

**COVE POINTE OWNERS ASSOCIATION, INC.
2011 Budget FINAL (Dec 2, 2010)**

	<u>2007 Actual</u>	<u>2008 Actual</u>	<u>2009 Actual</u>	<u>2010 Budget</u>	<u>2010 YTD 09/22/10</u>	<u>Projected 2010</u>	Explanation or Comments	<u>2011 Budget*</u>	Comments on 2011 Budget
INCOME									
Interest Inc	8.01	656.43	416.61	200.00	131.50	161.50	(1)	120.00	(a)
Regular Assessment	44,460.00	35,100.00	39,155.00	17,400.00	15,900.00	16,800.00	(2)	35,380.00	(b)
Voluntary Contributions								425.00	(i)
Transfer Fee	2,340.00	-	1,925.00	-		300.00	(3)	-	
TOTAL INCOME	46,808.01	35,756.43	41,496.61	17,600.00	16,031.50	17,261.50		35,925.00	
EXPENSES									
Accounting & Administrative	-	-	-	-	-	-		1,000.00	(c)
Corporate Filing Fees	61.25	61.25	61.25	61.25	61.25	61.25		61.25	
Environmental Monitoring	840.00	840.00	840.00	840.00	840.00	840.00		-	(d)
Insurance	652.81	655.49	714.90	706.52	706.52	706.52		724.18	(e)
Landscaping Maintenance	29,115.00	29,997.40	24,864.70	19,200.00	11,436.26	17,806.26	(4)	22,324.00	(f)
Misc	211.25	192.77	1,601.36	1,500.00	1,448.00	2,372.00	(5)	8,380.00	(i)
Reserve	1,572.63	1,560.00	1,860.00	1,740.00	1,590.00	1,680.00	(6)	1,740.00	(g)
Electric	687.96	1,112.48	1,475.85	1,650.00	1,078.05	1,528.05	(7)	1,800.00	(h)
Water	9,167.11	1,337.77	-	-	-	-		-	
Subtotal Regular Expenses	42,308.01	35,757.16	31,418.06	25,697.77	17,160.08	24,994.08		36,029.43	
Capital Expenditures									
Irrigation Wells		12,000.00							
Unbudgeted Storm Repairs		8,589.63							
Subtotal Unusual Exp.		20,589.63							
TOTAL EXPENSES	42,308.01	56,346.79	31,418.06						
INCOME Minus EXPENSES	4,500.00	(20,590.36)	10,078.55	(8,097.77)				(104.43)	

\$780/lot	\$675/lot	\$625/lot	\$300/lot	w/deficit	\$610/lot
			\$443/lot	if no deficit	

***Revised 2011 Budget adopted by CPOA Board of Directors at Special Meeting held on December 2, 2010.**

Explanation of Variance

- (1) Interest rate on park funds less than anticipated. Proj includes 4 mo. nominal int on cking and park funds int thru end of Nov
- (2) Assumes we will collect Trustmark, Jennings & Hobbs, but not Woodward or Suntrust. (assumes collection from 56 lots)
- (3) Lot 13 from Higgins to McElheney sold last week and expect receipt of transfer fee 1st week of Oct
- (4) Includes contract amounts which will be due to HerbaFex to complete year (see formula in cell for amounts)
- (5) Projected includes \$324 irrigation pump replacement pd 9/23 plus \$600 for remainder of 2010
- (6) This variance is a direct function of the collection of regular assessments on 56 lots.
- (7) Projection is YTD plus projection for 3 months at average elec bill from July to Sept (to cover Oct thru Dec)

COVE POINTE OWNERS ASSOCIATION, INC.
2011 Budget FINAL (Dec 2, 2010)

Comments on Draft Budget Amounts for 2011.

- (a)** Calc at \$2/mo int on cking and \$96/annual int on Park Funds earning .8%
- (b)** Based on 58 lots @ \$610/lot. Although we do not anticipate 100% collection, it is likely that any uncollected regular assessments will be offset by collection of some past due reg. assessment or by collection of a transfer fee, which is income that has not been specifically budgeted.
- (c)** The in house CPA for shareholder of Devoper is no longer available for no charge. Anticipates 3rd party tax prep fees of \$500 plus Adm exp of \$500
- (d)** Annual wetlands monitoring no longer required.
- (e)** Anticipated 2.5% increase in premium from 2010
- (f)** Based on contract with Herbafox for mo. maint, chem maint, and two installation of annuals, plus est of two installation of 500 bales pine straw @ \$5/bale
- (g)** Based on 58 lots @ \$30/lot. Reserve amount unchanged from last year.
- (h)** Used 2010 mo avg July to Sept to est \$150/mo, times 12 mo.
- (i)** The total for Misc Expense includes \$5880 for community-wide bush hogging of subdivision four times annually to be coordinated by the Association. In accordance with the vote of the majority of owners who attended the October 2010 Annual Owners Meeting, the proposed 2011 Budget has been revised to increase the budgt for misc expense for this item. The Board has been notified by Cove Preservation Partners, Inc. that it desires to contribute an additional \$25 for each of its 17 lots so that is reflected in an Income line item as Voluntary Contribution.