

COVE POINTE OWNERS ASSOCIATION, INC.
Working Draft of 2018 Budget (as of 8-16-2017)

2017 11 07

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	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017 YTD	Est Rem. 2017	Est YE 2017	2018 Budget	2017 Budget
INCOME															
Interest Inc	8.01	656.43	416.61	138.68	76.25	94.30	31.89	53.57	42.22	209.21	15.66	15.03	30.69	36.00	36.00
Other Income									1,064.00	306.94	-	-	-	-	-
Regular Assessment	44,460.00	35,100.00	39,155.00	16,500.00	38,110.00	26,125.00	30,425.00	33,000.00	25,700.00	24,106.74	26,100.00	-	26,100.00	34,800.00	26,100.00
Voluntary Contributions					890.00	950.00	925.00	1,250.00	925.00	1,025.00	775.00	-	775.00	1,380.00	850.00
Transfer Fee	2,340.00		1,925.00	300.00	1,520.00		4,000.00	1,500.00	1,350.00	1,200.00	1,350.00	-	1,350.00	600.00	900.00
Working Capital Assessment								500.00	450.00	850.00	-	-	-	-	-
TOTAL INCOME	46,808.01	35,756.43	41,496.61	16,938.68	40,596.25	27,169.30	35,381.89	36,303.57	29,531.22	27,697.89	28,240.66	15.03	28,255.69	36,816.00	27,886.00
EXPENSES															
Accounting & Administrative					15.00	172.13		401.32	11.50	-	6.59	43.12	49.71	766.15	400.98
Corporate Filing Fees	61.25	61.25	61.25	61.25	61.25	61.25	61.25	61.25	61.25	61.25	61.25	-	61.25	61.25	61.25
Environmental Monitoring	840.00	840.00	840.00	840.00											
Insurance	652.81	655.49	714.90	706.52	708.51	735.39	774.83	779.18	758.00	758.00	670.00	-	670.00	737.00	758.00
Landscaping Maintenance	29,115.00	29,997.40	24,864.70	17,368.26	18,997.00										
Monthly Maint & Chem						13,497.00	15,951.00	13,497.00	15,951.00	14,724.00	12,270.00	2,454.00	14,724.00	14,724.00	14,724.00
Annuals (2 times)						1,758.00	1,621.34	600.00	1,488.00	1,600.00	1,600.00	-	1,600.00	1,600.00	1,600.00
Pine Straw						2,442.00	3,500.00	5,603.50	3,150.00	3,150.00	2,625.00	-	2,625.00	3,125.00	4,000.00
Bush Hogging						2,820.00	4,200.00	4,230.00	5,220.00	4,740.00	3,240.00	1,080.00	4,320.00	4,320.00	4,680.00
Legal Fees										307.84	3,902.50	1,000.00	4,902.50	-	-
Misc	211.25	192.77	1,601.36	2,489.27	7,254.00									6,500.00	
Repairs						1,492.00	549.00	2,167.70	1,246.40	2,121.72					2,000.00
Other Misc (*12 Signs)						4,800.00					1,016.30	300.00	1,316.30	2,000.00	
Reserve	1,572.63	1,560.00	1,860.00	1,650.00	1,890.00	1,650.00	1,830.00	1,737.59	1,710.00	1,800.00					1,740.00
Electric	687.96	1,112.48	1,475.85	1,466.03	1,634.90	1,780.92	1,641.95	1,270.91	1,400.45	1,650.93	1,740.00	-	1,740.00	1,740.00	1,400.80
Water	9,167.11	1,337.77									1,530.36	306.00	1,836.36	2,020.08	
Unbudgeted Landscape Improvements										5,278.09					
Subtotal Regular Expenses	42,308.01	35,757.16	31,418.06	24,581.33	30,560.66	31,208.69	30,129.37	30,348.45	30,996.60	36,191.83	1,704.00		1,704.00		31,365.03
Capital Expenditures												5,183.12	35,549.12	37,593.48	
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	24,581.33	30,560.66	31,208.69	30,129.37	30,348.45	30,996.60	36,191.83					31,365.03
INCOME Minus EXPENSES	4,500.00	(20,590.36)	10,078.55	(7,642.65)	10,035.59	(4,039.39)	5,252.52	5,955.12	(1,465.38)	(8,493.94)			35,549.12	37,593.48	(3,479.03)
CPOA Assessment/Lot/Yr	\$780	\$675	\$625	\$300	\$610	\$475	\$500	\$ 500	\$ 450	\$ 400			(7,293.43)	(777.48)	\$ 450

Est YE 2017 2018 Budget
 \$450/lot per lot
 \$ 600.00

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