

COVE POINTE OWNERS ASSOCIATION, INC.
2011 Budget Analysis as of 2011 08 08 with Working Draft 2012 Budget

	<u>2007 Actual</u>	<u>2008 Actual</u>	<u>2009 Actual</u>	<u>2010 Budget</u>	<u>2010 Actual</u>	<u>2011 Budget*</u>	<u>2011 YTD as of 8-5-11</u>	<u>Projected 2011 YE</u>	<u>Comments</u>	<u>Working Draft 2012 Budget</u>
INCOME										
Interest Inc	8.01	656.43	416.61	200.00	138.68	120.00	19.05	50.00		50.00
Regular Assessment	44,460.00	35,100.00	39,155.00	17,400.00	16,500.00	35,380.00	30,810.00	36,670.00	(a)	31,350.00
Voluntary Contributions						425.00	865.00	865.00	(b)	950.00
Transfer Fee	2,340.00	-	1,925.00	-	300.00	-	1,520.00	1,520.00		-
TOTAL INCOME	46,808.01	35,756.43	41,496.61	17,600.00	16,938.68	35,925.00	33,214.05	39,105.00		32,350.00
EXPENSES										
Accounting & Administrative	-	-	-	-	-	1,000.00	-	500.00	(c)	1,000.00
Corporate Filing Fees	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	840.00	-				-
Insurance	652.81	655.49	714.90	706.52	706.52	724.18	708.51	708.51	(d)	726.22
Landscaping Maintenance	29,115.00	29,997.40	24,864.70	19,200.00	17,368.26	22,324.00	11,989.00	22,324.00	(e)	22,324.00
Misc	211.25	192.77	1,601.36	1,500.00	2,489.27	8,380.00	5,084.00	8,464.00	(f)	8,260.00
Reserve	1,572.63	1,560.00	1,860.00	1,740.00	1,650.00	1,740.00	1,530.00	1,800.00	(g)	1,710.00
Electric	687.96	1,112.48	1,475.85	1,650.00	1,466.03	1,800.00	752.29	1,552.29		1,800.00
Water	9,167.11	1,337.77	-	-	-	-	-	-		-
Subtotal Regular Expenses	42,308.01	35,757.16	31,418.06	25,697.77	24,581.33	36,029.43	20,125.05	35,410.05		35,881.47
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)		3,694.95	(h)	-3531.47

\$780/lot

\$675/lot

\$625/lot

\$300/lot

w/deficit

\$610/lot

\$550/lot

\$443/lot if no deficit

Comments on Draft Budget Amounts for 2012

- (a) Based on 57 lots @ \$550/lot. Setting the 2012 assessment at this level should be contingent upon successful collection of \$5,860 of currently past due 2011 assessments which are projected to be collected within the next 60 days or so (projection is to collect all past due with exception of one lot which is in arrears 3 years).
- (b) Estimates 38 vacant lots will voluntarily contribute \$25 each. This is a slight increase from first year of program.
- (c) Anticipates 3rd party tax prep fees of \$500 plus Adm exp of \$500 due to anticipated collection costs against one lot
- (d) Anticipated 2.5% increase in premium from 2011.
- (e) Based on contract with HerbaFex for mo. maint, chem maint, and two installation of annuals, plus est of two installation of 500 bales pine straw @ \$5/bale
- (f) Estimates \$2500 general misc expense, plus 4 times bush hogging 48 vacant lots @ \$30 each per current agreement with HerbaFex
- (g) Based on 57 lots @ \$30/lot. Reserve amount unchanged from last year, but estimating that one lot will remain in arrears.

COVE POINTE OWNERS ASSOCIATION, INC.
2011 Budget Analysis as of 2011 08 08 with Working Draft 2012 Budget

(h) By lowering 2012 regular assessment to \$50 less than 2011 assessment, would effectively use 2011 anticipated surplus to offset operating shortfall for 2012, leaving our current adequate cash cushion essentially unchanged. See Cash Analysis, below.

CASH ANALYSIS

\$	29,050.70	Operating Account bank balance as of 08/08/2011
\$	<u>(600.00)</u>	Less ARB Funds held in Oper Acct
\$	28,450.70	CPOA Cash Available 08/08/2011
\$	5,890.95	Anticipated Additional Income Collection through YE 2011
\$	<u>(15,285.00)</u>	Anticipated Additional Expenditures through YE 2011
\$	19,056.65	Projected Operating Acct bank balance at YE 2011
\$	19,056.65	Projected Operating Acct bank balance at YE 2011
\$	<u>(3,531.47)</u>	Less Projected 2012 Operating Shortfall
\$	15,525.18	Projected Operating Acct Available Funds YE 2012
\$	15,376.70	Compare with Operating Account Available Funds YE 2010