



## B.P. Management Services, Inc.

September 16, 2013

Re: 2014 Proposed Budget

Dear Nature's Cove Homeowner:

Please find enclosed the approved proposed Nature's Cove At Valley Lake Association budget for 2014. After careful review of the Association's expenditures from previous years and what has been spent as of August this year, the Board developed a budget that would allow the assessment to remain at \$147.00 for 2014fiscal year.

The 2014 budget will allow for painting, possible concrete replacement and other community enhancements as approved by the Board of Directors. When preparing the budget, careful consideration is given to current maintenance work, increase in supply cost and insurance cost. The Board has worked with management to prepare a budget that will continue to provide quality service while keeping expenses within reason.

In 2013 the Board approved many expenditures; from seal coating to landscape enhancements, and are on budget to contribute to the reserve account. Additionally, the Association saved over \$4,000 in insurance premiums by obtaining other quotes and moving the policy to a different carrier.

Please take a minute to review the budget and forward any questions you may have to [cloveridge222@gmail.com](mailto:cloveridge222@gmail.com) all questions/comments will be forwarded to the Board.

Coupon books will be ordered and mailed directly to your home. If you are interested in auto debit please contact our office to obtain the necessary form.

November 6

The Board will be officially approving the Budget at the Board meeting on ~~September 24~~, 2013. The meeting will be held at 741 W. Townline Road, Round Lake.

Sincerely,

Carol Loveridge  
Property Manager  
Nature's Cove At Valley Lakes

Note: This letter was sent out with the incorrect date. The correct meeting date in November 6. Sorry for the confusion.