

Minutes of Board of Directors Meeting
Taberna Homeowners' Association
August 4, 2010

Board Members Attending:

| | |
|-----------------|-----------------|
| Rick Layton | President |
| Linda Pickens | Secretary |
| James Dugan | Treasurer |
| Willis Vincent | Member at Large |
| Russell Packard | Member at Large |
| John Serumgard | Member at Large |

Absent: George McNulty, Vice President

Also Present: Bob Costanzo, Finance Committee Chairman

Rick Layton called the meeting to order at 5:30pm, there being a quorum present.

Rick reported on several open items:

- An article regarding the Board approved improvements to Todd Denson Park appeared in the last issue of the Taberna Tribune.
- The HOA attorney is preparing new Rules regarding rental properties.
- It was noted that there may be some confusion regarding dogs in Todd Denson Park. Dogs must be on a leash in the Park, unless confined within the dog play area. Dogs are permitted in the dog play area regardless of any other groups or individuals using the Park, and the dogs and their owners should not be harassed.
- It was noted that a portion of the wooden bridge into Todd Denson Park from the Taberna Circle entrance is sinking and will need to be reinforced. Rick will talk with B&G about this issue and get a timeline for repairs.

Minutes:

Jim Dugan made a Motion to approve the Minutes of the July 7, 2010 Meeting, which was seconded by John Serumgard. The Minutes were unanimously approved and accepted.

Treasurer's Report:

Jim Dugan provided his report which is attached.

Summary of Covenants and Rules

Linda Pickens advised the Board on the completion of the Summary of Covenants and Rules. The Satellite Dish policy was revised to bring it into compliance with Federal law. John Serumgard made a Motion to approve the revised Satellite Dish Policy, which was seconded by Willis Vincent. The Motion was unanimously approved. Willis Vincent made a Motion to accept the Summary of Covenants and Rules (with the revised Satellite Dish policy), with a disclaimer to be added to the introduction, which was seconded by John Serumgard. The Motion was unanimously passed. John Serumgard will provide the Disclaimer language. Once the disclaimer is added to the Summary, the Summary will be posted on the HOA Website. The revised Satellite Dish policy will be posted immediately to replace the existing Policy on the HOA Website.

HOA Accounting Contracts:

Jim Dugan reported on the 2011 contracts with the HOA Accountant for the Master Association and the Sub-Associations. In 2011, there will be two additional reports the Accountant will prepare monthly. The Accountant's fee will increase by \$1,100 in 2011, for a total annual fee of \$8,600. The Board requested that a due date for the reports be inserted in the contract so that reports are timely received. The 15th day of the month was suggested as the due date for these reports. The revised contracts will be finalized at the September meeting.

2011 Budget:

Jim Dugan presented a draft of the 2011 Master Budget. The Board discussed the amounts funded for Miscellaneous Landscape Maintenance, and Projects/Beautification. Jim said that additional landscaping needed to be done at the Taberna Townes project, which is why he included \$10,000 in the 2011 Budget for beautification. The Board reiterated that the 2009 Board and the current Board decided against installing additional landscaping at the townhouses until the final configuration of the Townes was decided upon and construction is resumed. Delaying landscaping until we know how the townhomes will be redesigned and construction is underway, will allow for landscape screening to be thoughtfully planned and installed and avoid the potential of damage to the landscaping. The Board discussed the possibility of putting \$5,000 in a reserve account in 2011, which would be added to additional funds in the 2012 Budget, so that sufficient funds are available to install landscaping at the Townes once construction is underway. Russ Packard noted that, per the budget planning process adopted by the 2009 Board, requests for funding must be received by July 1 to be considered for inclusion in the Budget. The Board noted that of the \$4,000 for beautification budgeted for 2010, only approximately \$500 has been spent. The Board also discussed the Landscape Maintenance funds and how those funds are used. Rick will talk with B&G to obtain clarification on expenditures of Landscape Maintenance funds. It is anticipated that the 2011 Master Dues will remain the same (\$220). Jim also presented the proposed 2011 Budgets for the Sub-Associations.

Finance Committee:

Bob Costanzo reported on the Finance Committee. The Committee reviewed a sampling of the Fourth Quarter financials. He noted that the HOA Accountant writes checks payable to her as payment for her services, which is something the Committee wants to look at and, possibly, implement guidelines. The Committee, in looking at the First Quarter 2010 financials, noted a discrepancy between the entity on the contract and the entity being paid for the landscape maintenance contract for One Taberna Way, as well as a discrepancy in entity covered by the insurance policy. Bob requested that the Board address these discrepancies. Rick agreed to talk with the contractor to clear up the discrepancies.

Board Goals and Objectives:

Willis Vincent reviewed the revised Goals and Objectives as of mid-year. After a few minor revisions, Linda Pickens made a Motion to approve the revised Goals and Objections, which was seconded by Russ Packard. The Motion was unanimously approved. Willis will have the revised Goals and Objectives posted on the website.

Covenant Violations:

Willis Vincent reported there were 4 Covenant violations cited in July: one for a violation of the sign policy, and 3 for trash receptacles.

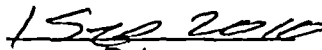
2011 Board Positions:

The Board noted there will be four positions open on the 2011 Board, and discussed ways to recruit volunteers. It is crucial for the proper management of Taberna that residents volunteer to serve. Absent sufficient volunteers coming forward, the Board discussed the possibility of having professional management, which will raise the annual Dues. Rick will request volunteers in his next Presidents Message in the Taberna Tribune.

There being no further business before the Board, John Serumgard made a Motion to adjourn, which was seconded by George McNulty. The Motion passed and the meeting was adjourned at 6:50 pm. The next meeting of the Board of Directors will be **September 1, 2010**.

Approved by the Board of Directors:


By: Rick Layton, President


Date:

Treasurer's Report
James Dugan, Treasurer
Wednesday, August 4, 2010

The status of 2009 aged receivables is as follows:

Taberna Master HOA had three court cases in the fall of 2009:

1. The first payment plan is with an owner who agreed to the plan before the court date. The owner is paying in accordance with the plan. Balance owed is now \$170.00.
2. The second payment plan is for one of the two judgments. The owner is paying in accordance with the plan. Balance owed is now \$461.00.
3. The second judgment property owner contacted me after we placed the lien for 2010 dues. He said it has been a rough two or three years and that he will pay the lien first and then the judgment. Balance owed is now \$1,485.50, of which \$320 is for 2010.

Late fees "accrue" during the payment plans in the event of a default, but are "forgiven" if the payment plan is completed.

The remaining 2009 Taberna Master and Sub-Association dues assessments have been paid or otherwise resolved.

The 2010 Taberna Master HOA dues were 98.7% collected as of July 31st.

Total Aged Receivables were \$5,863.83 as of July 31st. Of these, \$4,109.83 are over 90 days due. Liens were placed on 12 properties. Two have since paid their balance due. Late fees are being assessed to the remaining 10 properties for dues not paid by July 31st.

2010 Sub-Association dues status:

Abbington Woods: 8 accounts are being assessed late fees for quarterly dues not paid by July 31st. A lien was placed on the one that owes for all three quarters. One owes for two quarters. The remaining six owe for the 3rd quarter.

Boleyn Creek Villas: 2 accounts are being assessed late fees for 3rd quarter dues not paid by July 31st.

One Taberna Way: 3 accounts are being assessed late fees for quarterly dues not paid by July 31st. A lien was placed on the one that owes for all three quarters. The remaining two owe for the 3rd quarter.

Taberna Landing: All of the sub-assn dues have been paid.

HOA Invoices: All invoices received by July 31st have been forwarded to the Accountant for payment.

Placement of Liens: Fourteen liens were placed on twelve properties of July 13th. Two have since paid their balance in full. Monetary expense of placing liens totaled \$217.38 (\$15.53 per lien). John Serumgard has reviewed the documents and procedures. John, Linda Pickens, and I have made several trips each to the Craven County Court House. Placement and management of liens is a very labor intensive process.

Accountant: Our Accountant, Mona Sadler, has purchased Peachtree 2011 and all new computers. Installation is still in progress. She has sent proposed contracts for the year 2011. These were emailed to all board members

| Branch Banking and Trust Accounts: | Beginning of Year End of Year | March 31st End of Quarter | July 27th (Online) |
|---|--|--------------------------------------|--|
| Taberna Master Deposit Account (IDA) | \$15,805.08 | \$134,478.49 | \$102,240.64 |
| Taberna Master Operating Account | 15,540.49 | 20,880.38 | 16,898.98 |
| Abbington Woods Operating Account | 1,990.14 | 8,040.58 | 12,429.48 |
| Boleyn Creek Villas Operating Account | 1,543.43 | 1,969.04 | 4,158.37 |
| One Taberna Way Operating Account | 15,858.85 | 16,394.85 | 17,591.89 |
| One Taberna CD | 8,616.30 | 8,616.30 | 8,616.30 |
| Taberna Landings Operating Account | 1,510.72 | 2,355.72 | 3,565.76 |
| Taberna Landings CD | 5,034.67 | 5,034.67 | 5,034.67 |

| Scott & Stringfellow: | Beginning of Year End of Year | March 31st End of Quarter | July 27th (Online) |
|----------------------------------|--|--------------------------------------|--|
| Taberna Master Reserve | \$96,453.69 | \$97,452.27 | 98,802.84 |
| Taberna Emergency Reserve | 50,693.54 | 50,990.86 | 51,629.18 |
| Abbington Woods | 12,529.11 | 12,662.01 | 12,768.05 |
| Boleyn Creek Villas | 3,994.58 | 4,021.87 | 4,033.45 |
| One Taberna Way | 38,316.52 | 40,448.14 | 44,277.45 |
| Taberna Landings | 12,598.88 | 12,599.46 | 12,644.37 |

“Online” bank balances do not reflect checks and deposits that have not cleared the bank.

“Online” S&S balances include unrealized gain/loss amounts.

All of Taberna’s investments with Scott & Stringfellow are in FDIC insured CDs or money market accounts. As CDs mature and as cash accounts reach over \$1,000, they are being reinvested in new CDs in \$1000 increments. Taberna Landing owners do not plan on utilizing the scheduled reserves for roadwork this year, so their excessive cash-on-hand was placed in CDs. Interest rates on CDs are minimal – under one percent for less than 24 months, slightly over one percent for 24 months. The advantage over every other type of investment is that the principal is guaranteed.

Second Quarter Financial Reports:

The Second Quarter Financial Reports were received August 2nd and are being reviewed before forwarding to the Financial Committee and HOA Board of Directors.

2011 Budgets:

The Reserve for Analyses for the HOA and sub-associations and Drafts of Proposed 2011 Budgets were sent last month to members of the Board of Directors and Finance Committee for review and comment. The revised Proposed 2011 Budgets show minor adjustments from review comments and from the 2010 budgets. Only Boleyn Creek and Taberna Landings have a proposed increase in dues. A revised set of Proposed 2011 Budgets was emailed to board members this week.

Landscape contracts for 2011 were made last year and the 2011 contract figures were used for the budget. The accounting contract for 2011 has been proposed by the accountant. The proposed contract figures have been used for the budget. Other budget figures have been revised/estimated as accurately as possible.

To date, the Finance, Building & Grounds, and Denson Park Committees have commented on the budgets.

To date, the One Taberna Way and Taberna Landings sub-associations have commented on the sub-association reserves and budgets.



Taberna Home Owners Association

Agenda

Board of Directors

August 4, 2010

| | |
|--------------------------|----------------|
| President's Remarks | Rick Layton |
| Adoption of Minutes | Linda Pickens |
| Treasurer's Report | Jim Dugan |
| <u>Old Business</u> | |
| Covenants for Website | Linda Pickens |
| Accountant Contracts | Jim Dugan |
| 2011 Budget | Jim Dugan |
| HOA Goals | Willis Vincent |
| <u>New Business</u> | |
| Violations | |
| <u>Good of the Order</u> | |
| Confirm Next Meeting | September 1st |
| <u>Adjournment</u> | |

**BACKGROUND
MATERIAL
FOR
MATTERS
DISCUSSED
AT
BOARD
MEETING**

Mona Kay Sadler, PC CERTIFIED PUBLIC ACCOUNTANT

PO Box 87
 Alliance, NC 28509
 252-745-4607
 Fax: 252-745-8179
 email monamkspc@earthlink.net

August 2, 2010

Taberna Master Homeowners Association, Inc..
 c/o Jim Dugan
 119 Neuchatel Rd.
 New Bern, NC 28562

The following is a partial list of services available from Mona Kay Sadler, PC. I hope to better meet your expectations of service from my firm by clearly identifying the particular services to be provided and their frequency. My services will cover the calendar year ended December 31, 2011.

You are responsible for management decisions and functions, and for designating a competent person to oversee any bookkeeping services, tax services, or other services I provide. You are responsible for evaluating the adequacy and results of the services performed and accepting responsibility for such services. You are responsible for establishing and maintaining internal controls, including monitoring ongoing activities.

None of the services can be relied on to detect errors, fraud, or illegal acts that may exist. However, I will inform you of any material errors that come to my attention and any fraud or illegal acts that come to my attention, unless they are clearly inconsequential. In addition, I have no responsibility to identify and communicate significant deficiencies or material weaknesses in your internal control as part of this engagement.

I have marked the frequency of the services that we expect to provide. Please review the information below and make any changes necessary.

| Bookkeeping Services | Monthly | Quarterly | Annually |
|--|-------------|-------------|----------|
| Record journal entries | _____ | _____x_____ | _____ |
| Post general ledgers | _____ | _____x_____ | _____ |
| Post other ledgers (specify) _____ | _____ | _____ | _____ |
| Reconcile bank statements | _____ | _____x_____ | _____ |
| Update names & addresses of members | _____ | _____x_____ | _____ |
| Accounts receivable listing, noting outstanding accounts | _____ | _____x_____ | _____ |
| Cash disbursement/receipts journals or journal entries | _____ | _____x_____ | _____ |
| Other bookkeeping services (specify) _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| Financial Statements | | | |
| Compiled Financial Statements | | | |
| Balance Sheet | _____ | _____x_____ | _____ |
| Statement of Revenue, Expenses, & Changes in Fund Balance | _____ | _____x_____ | _____ |
| Special statements: | | | |
| Account Variance Budget to Actual | _____x_____ | _____ | _____ |
| Monthly General Trial Balance | _____x_____ | _____ | _____ |

| Annual Services | Monthly | Quarterly | Annually |
|-------------------------------|---------|-----------|----------|
| Federal income tax return | _____ | _____ | _____X |
| State income tax return | _____ | _____ | _____X |
| Member Billing | _____ | _____ | _____X |
| Prepare 1099s | _____ | _____ | _____X |
| Other state returns (specify) | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

Other Services

| | | | |
|--------------------------|------------------|-------|-------|
| Bank Deposits | <u>Weekly</u> | _____ | _____ |
| Write and Mail Checks | <u>As Needed</u> | _____ | _____ |
| Management Consultations | _____ | _____ | _____ |
| Budget Assistance | _____ | _____ | _____ |

If, for any reason, I am unable to complete the compilation of your financial statements, I will not issue a report on such statements as a result of this engagement.

The fees for the accounting services will be billed at a rate of \$80 per hour for accounting technicians and \$110 per hour for CPA accounting services and \$250 per hour for CPA tax preparation and tax related services. You will also be billed for out-of-pocket costs such as postage, extra copies at 20 cents per copy, and extra travel, if any. The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the work performed. My invoices for these fees will be rendered each month as work progresses and are payable on presentation. A late fee is charged after thirty days and no further work is done on any account more than 60 days past due.

I appreciate the opportunity to be of service to you and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let me know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to me.

Sincerely,



Mona Kay Sadler, PC

Accepted by: _____

Date: _____

**TABERNA HOMEOWNERS ASSOCIATION
DUES ANALYSIS
BUDGET 2011**

MASTER DUES

| Version: 2011 budget | # of Lots | 2011 per lot | 2011 dues | 2010 per lot | Change % | 2009 dues per lot | 2008 dues per lot | 2007 dues per lot | 2006 dues per lot |
|-------------------------|-----------|--------------|------------|--------------|----------|-------------------|-------------------|-------------------|-------------------|
| Lake Properties | 17 | \$ 249 | \$ 4,233 | \$ 249 | 0.00% | \$ 265 | \$ 265 | \$ 259 | \$ 226 |
| Commercial Lots | 4 | \$ 243 | \$ 972 | \$ 243 | 0.00% | \$ 258 | \$ 258 | \$ 253 | \$ 220 |
| Other properties | 762 | \$ 220 | \$ 167,640 | \$ 220 | 0.00% | \$ 235 | \$ 235 | \$ 230 | \$ 200 |
| Total # of properties | 783 | | \$ 172,845 | | | | | | |
| Less: Est Exempt Lots | 3 | \$ 220 | \$ 660 | \$ 220 | 0.00% | \$ 235 | \$ 235 | \$ 230 | \$ 200 |
| Total properties / dues | 780 | | \$ 172,185 | | | | | | |

SUB ASSOCIATIONS:

| ABBINGTON WOODS | # of Lots | 2011 dues per lot | 2011 Total dues | 2010 dues per lot | Change % | 2009 dues per lot | 2008 dues per lot | 2007 dues per lot | 2006 dues per lot |
|------------------------|-----------|-------------------|-----------------|-------------------|----------|-------------------|-------------------|-------------------|-------------------|
| Total Properties | 62 | \$ 750 | \$ 46,500 | \$ 750 | 0.00% | \$ 786 | \$ 725 | \$ 650 | \$ 650 |

| BOLEYN CREEK | # of Lots | 2011 dues per lot | 2011 Total dues | 2010 dues per lot | Change % | 2009 dues per lot | 2008 dues per lot | 2007 dues per lot | 2006 dues per lot |
|-------------------------|-----------|-------------------|-----------------|-------------------|----------|-------------------|-------------------|-------------------|-------------------|
| Total Properties | 24 | \$ 750 | \$ 18,000 | \$ 700 | 7.14% | \$ 718 | \$ 683 | \$ 625 | \$ 615 |
| Less: Exempt Lots | 1 | \$ 750 | \$ 750 | \$ 700 | | | | | |
| Total properties / dues | 23 | \$ 750 | \$ 17,250 | \$ 700 | 7.14% | | | | |

| ONE TABERNA WAY | # of Lots | 2011 dues per lot | 2011 Total dues | 2010 dues per lot | Change % | 2009 dues per lot | 2008 dues per lot | 2007 dues per lot | 2006 dues per lot |
|------------------------|-----------|-------------------|-----------------|-------------------|----------|-------------------|-------------------|-------------------|-------------------|
| Total Properties | 16 | \$ 1,500 | \$ 24,000 | \$ 1,500 | 0.00% | \$ 2,000 | \$ 2,000 | \$ 2,000 | \$ 1,844 |

| TABERNA LANDING | # of Lots | 2011 dues per lot | 2011 Total dues | 2010 dues per lot | Change % | 2009 dues per lot | 2008 dues per lot | 2007 dues per lot | 2006 dues per lot |
|------------------------|-----------|-------------------|-----------------|-------------------|----------|-------------------|-------------------|-------------------|-------------------|
| Total Properties | 6 | \$ 1,000 | \$ 6,000 | \$ 900 | 11.11% | \$ 1,355 | \$ 1,355 | \$ 1,000 | \$ 1,000 |

TABERNA BUDGET COMPARATIVES

| 2011 drafts as of 08/01/2010 | 2006 Actual | 2007 Actual | 2008 Actual | 2009 Actual | 2010 Budget | 2011 Budget |
|--|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| MASTER HOA | | | | | Final | Draft |
| Annual Dues | | | | | 220/243/249 | 220/243/249 |
| Cash Receipts | | | | | | |
| Dues | \$ 153,829 | \$ 179,100 | \$ 183,105 | \$ 183,371 | \$ 171,699 | \$ 172,185 |
| Misc/ Gifts (not budgeted) | \$ - | \$ 1,256 | \$ - | \$ 1,015 | \$ - | \$ - |
| Fines/Late fees (not budgeted) | \$ 300 | \$ 3,180 | \$ 3,580 | \$ 3,726 | \$ - | \$ - |
| Interest Income-Reserves | \$ 2,044 | \$ 2,928 | \$ 2,228 | \$ 4,409 | \$ 2,500 | \$ 1,000 |
| Interest Income-Operating | \$ - | \$ 562 | \$ 2,802 | \$ 791 | \$ 1,000 | \$ 700 |
| Prior Year's \$ Appropriation | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 2,472 |
| TOTAL RECEIPTS | \$ 156,173 | \$ 187,026 | \$ 191,715 | \$ 193,311 | \$ 175,199 | \$ 176,357 |
| Cash Disbursements | | | | | | |
| Landscaping-Contracts | \$ 80,900 | \$ 84,247 | \$ 89,670 | \$ 92,435 | \$ 103,302 | \$ 103,772 |
| Bldg/Grounds Mtnc-Misc | \$ 14,424 | \$ 13,757 | \$ 14,990 | \$ 10,553 | \$ 12,500 | \$ 12,500 |
| Projects / Beautification | \$ 1,378 | \$ 25,258 | \$ 20,171 | \$ 25,971 | \$ 10,000 | \$ 10,000 |
| Other Improvements | \$ - | \$ - | \$ - | \$ 5,352 | \$ - | \$ - |
| Lake Aquatic Mgmt. | \$ 592 | \$ - | \$ - | \$ - | \$ - | \$ - |
| Water Drainage Upkeep | \$ - | \$ 2,375 | \$ - | \$ - | \$ - | \$ - |
| Utilities - water | \$ 3,218 | \$ 4,852 | \$ 6,110 | \$ 5,066 | \$ 6,400 | \$ 7,000 |
| Utilities - electricity | \$ 1,760 | \$ 2,030 | \$ 2,526 | \$ 2,805 | \$ 3,200 | \$ 3,200 |
| Crime Watch / EMT | \$ - | \$ 233 | \$ 220 | \$ - | \$ 300 | \$ 300 |
| Admin. Expenses | \$ 3,308 | \$ 2,283 | \$ 2,358 | \$ 2,579 | \$ 2,500 | \$ 2,800 |
| Misc/ Web/ Mktg/Functions | \$ 1,076 | \$ 2,478 | \$ 686 | \$ 649 | \$ 1,522 | \$ 1,500 |
| Accounting | \$ 5,419 | \$ 3,663 | \$ 7,443 | \$ 6,521 | \$ 7,500 | \$ 7,500 |
| Legal | \$ 3,291 | \$ 7,710 | \$ 4,200 | \$ 6,301 | \$ 4,000 | \$ 5,000 |
| Insurance | \$ 4,749 | \$ 4,620 | \$ 4,155 | \$ 4,861 | \$ 4,850 | \$ 4,850 |
| Rent of HOA Office space | \$ 3,000 | \$ 3,225 | \$ 3,700 | \$ 3,900 | \$ 4,200 | \$ 4,200 |
| Annual Meeting expenses | \$ 858 | \$ 808 | \$ 645 | \$ 853 | \$ 800 | \$ 850 |
| Taxes | \$ 73 | \$ 941 | \$ 727 | \$ 987 | \$ 1,200 | \$ 1,017 |
| Mailboxes & Posts | \$ 431 | \$ 249 | \$ 6 | \$ 248 | \$ - | \$ - |
| Lot Front Mowings | \$ (58) | \$ 127 | \$ (26) | \$ (255) | \$ - | \$ - |
| Bushhogging | \$ 46 | \$ - | \$ 185 | \$ 256 | \$ - | \$ - |
| Replacement Reserves | \$ 7,000 | \$ 14,000 | \$ 14,424 | \$ 10,000 | \$ 10,425 | \$ 10,868 |
| Operations Contingency Fnd | \$ 10,000 | \$ 11,000 | \$ 13,000 | \$ - | \$ - | \$ - |
| Oper. Fund Usage | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Repl. Reserve Usage | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| TOTAL DISBURSEMENTS | \$ 141,465 | \$ 183,856 | \$ 185,190 | \$ 179,080 | \$ 172,699 | \$ 175,357 |
| Excess (Deficiency) (budget will show Res. Int) | \$ 14,708 | \$ 3,170 | \$ 6,525 | \$ 14,231 | \$ 2,500 | \$ 1,000 |

TABERNA BUDGET COMPARISONS

| | 2006 Actual | 2007 Actual | 2008 Actual | 2009 Actual | Final 2010 Budget | Draft 2011 Budget |
|--|------------------|------------------|------------------|------------------|-------------------------|-------------------------|
| ABBINGTON WOODS | | | | | | |
| ANNUAL DUES | \$650 (62) | \$650 (62) | \$725 (62) | \$786 (62) | \$750 (62) | \$750 (62) |
| Cash Receipts | | | | | | |
| Dues | \$ 40,302 | \$ 40,174 | \$ 44,950 | \$ 48,732 | \$ 46,500 | \$ 46,500 |
| Misc. Receipts | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Interest Income | \$ 13 | \$ 9 | \$ 113 | \$ 294 | \$ 250 | \$ 250 |
| Prior Years' \$ Appropriation | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| TOTAL RECEIPTS | \$ 40,315 | \$ 40,183 | \$ 45,063 | \$ 49,026 | \$ 46,750 | \$ 46,750 |
| Cash Disbursements | | | | | | |
| Landscaping - Mtnc | \$ 37,789 | \$ 37,200 | \$ 40,920 | \$ 44,640 | \$ 38,880 | \$ 38,880 |
| Accounting | \$ 659 | \$ 834 | \$ 780 | \$ 860 | \$ 860 | \$ 900 |
| Admin/ Inc. Tax expense | \$ 216 | \$ 123 | \$ 218 | \$ 214 | \$ 150 | \$ 250 |
| Fence Repl. Reserves | \$ 1,700 | \$ 1,800 | \$ 3,100 | \$ 3,100 | \$ 3,100 | \$ 4,647 |
| TOTAL DISBURSEMENTS | \$ 40,364 | \$ 39,957 | \$ 45,018 | \$ 48,814 | \$ 42,990 | \$ 44,677 |
| Excess (Deficiency) (Resrv Int. & NonEscrow funds) | \$ (49) | \$ 226 | \$ 45 | \$ 213 | \$ 3,760 | \$ 2,073 |

TABERNA BUDGET COMPARISON

| | 2006 Actual | 2007 Actual | 2008 Actual | 2009 Actual | Final 2010 Budget | Draft 2011 Budget |
|--|------------------|------------------|-------------------|------------------|-------------------------|-------------------------|
| BOLEYN CREEK VILLAS | | | | | | |
| ANNUAL DUES | \$615 (23) | \$625 (23) | \$683 (23) | \$718 (23) | \$700 (23) | \$750 (23) |
| Cash Receipts | | | | | | |
| Dues | \$ 14,145 | \$ 14,375 | \$ 15,709 | \$ 16,514 | \$ 16,100 | \$ 17,250 |
| Interest Income-Reserves | \$ 20 | \$ 10 | \$ 81 | \$ 77 | \$ 75 | \$ 75 |
| Interest Income - Other | \$ 33 | \$ 19 | \$ 9 | \$ 5 | \$ 5 | \$ 5 |
| Prior Years' \$ Appropriation | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| TOTAL RECEIPTS | \$ 14,198 | \$ 14,404 | \$ 15,799 | \$ 16,596 | \$ 16,180 | \$ 17,330 |
| Cash Disbursements | | | | | | |
| Landscaping - Mtnc | \$ 13,680 | \$ 13,680 | \$ 14,340 | \$ 14,345 | \$ 14,400 | \$ 15,000 |
| Accounting | \$ 393 | \$ 475 | \$ 500 | \$ 560 | \$ 600 | \$ 600 |
| Admin & Inc. Tax Expenses | \$ 39 | \$ 54 | \$ 84 | \$ 48 | \$ 110 | \$ 110 |
| Road Replacement Reserve | \$ - | \$ 250 | \$ 805 | \$ 828 | \$ 851 | \$ 874 |
| Use of Reserves | \$ - | \$ - | \$ 2,165 | \$ - | \$ - | \$ - |
| TOTAL DISBURSEMENTS | \$ 14,112 | \$ 14,459 | \$ 17,894 | \$ 15,781 | \$ 15,961 | \$ 16,584 |
| Excess (Deficiency) (ResrvInt & NonEscrow funds) | \$ 86 | \$ (55) | \$ (2,095) | \$ 816 | \$ 219 | \$ 746 |

TABERNA BUDGET COMPARISONS

| ONE TABERNA WAY | 2006 Actual | 2007 Actual | 2008 Actual | 2009 Actual | Final 2010 Budget | Draft 2011 Budget |
|---|------------------------|------------------------|------------------------|------------------------|----------------------------------|----------------------------------|
| ANNUAL DUES | \$1844 (16) | \$2000 (16) | \$2000 (16) | \$2000 (16) | \$1500 (16) | \$1500 (16) |
| Cash Receipts | | | | | | |
| Dues | \$ 28,424 | \$ 32,000 | \$ 32,000 | \$ 32,000 | \$ 24,000 | \$ 24,000 |
| Interest Income - Reserves | \$ 622 | \$ 739 | \$ 788 | \$ 1,443 | \$ 700 | \$ 500 |
| Miscellaneous | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Prior Years' \$ Appropriation | \$ - | \$ - | \$ - | \$ - | \$ 5,361 | \$ 6,925 |
| TOTAL RECEIPTS | \$ 29,046 | \$ 32,739 | \$ 32,788 | \$ 33,443 | \$ 30,061 | \$ 31,425 |
| Cash Disbursements | | | | | | |
| Landscaping | \$ 24,571 | \$ 18,366 | \$ 22,498 | \$ 23,784 | \$ 21,825 | \$ 21,825 |
| Accounting | \$ 489 | \$ 605 | \$ 520 | \$ 580 | \$ 580 | \$ 800 |
| Admin & Inc Tax expenses | \$ 37 | \$ 93 | \$ 237 | \$ 202 | \$ 300 | \$ 300 |
| Reserves for: | \$ 5,490 | \$ 5,760 | \$ 5,760 | \$ 6,320 | \$ 6,656 | \$ 8,000 |
| Ext. Painting & Roof Repl. | | | | | | |
| Use of Reserves | \$ 990 | \$ - | \$ 3,800 | \$ - | \$ - | \$ - |
| TOTAL DISBURSEMENTS | \$ 31,577 | \$ 24,824 | \$ 32,815 | \$ 30,886 | \$ 29,361 | \$ 30,925 |
| Excess (Deficiency) (Reserve Interest) | \$ (2,531) | \$ 7,915 | \$ (27) | \$ 2,558 | \$ 700 | \$ 500 |

TABERNA BUDGET COMPARISON

| TABERNA LANDINGS | 2006 Actual | 2007 Actual | 2008 Budget | 2009 Actual | Final 2010 Budget | Draft 2011 Budget |
|---|------------------------|------------------------|------------------------|------------------------|----------------------------------|----------------------------------|
| ANNUAL DUES | \$1000 (6) | \$1000 (6) | \$1355 (6) | \$1355 (6) | \$900 (6) | \$1000 (6) |
| Cash Receipts | | | | | | |
| Dues | \$ 6,000 | \$ 6,000 | \$ 8,130 | \$ 8,130 | \$ 5,400 | \$ 6,000 |
| Interest Income-Reserves | \$ 114 | \$ 133 | \$ 192 | \$ 298 | \$ 50 | \$ 50 |
| Prior Years' \$ Appropriation | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| TOTAL RECEIPTS | \$ 6,114 | \$ 6,133 | \$ 8,322 | \$ 8,428 | \$ 5,450 | \$ 6,050 |
| Cash Disbursements | | | | | | |
| Landscaping - Mtnc | \$ 3,700 | \$ 3,320 | \$ 3,316 | \$ 3,300 | \$ 3,250 | \$ 3,350 |
| Accounting | \$ 340 | \$ 425 | \$ 380 | \$ 460 | \$ 460 | \$ 550 |
| Admin & Inc Tax Expenses | \$ 13 | \$ 8 | \$ 35 | \$ 47 | \$ 70 | \$ 100 |
| Road Replacement Reserve | \$ 1,580 | \$ 2,190 | \$ 4,320 | \$ 4,320 | \$ 1,620 | \$ 2,000 |
| TOTAL DISBURSEMENTS | \$ 5,633 | \$ 5,943 | \$ 8,051 | \$ 8,127 | \$ 5,400 | \$ 6,000 |
| Excess (Deficiency) (Reserve Interest) | \$ 481 | \$ 190 | \$ 271 | \$ 301 | \$ 50 | \$ 50 |

**TABERNA HOMEOWNERS ASSOCIATION
RESERVE COMPARISONS
YEAR-END BALANCES**

| | Actual Balance 12/31/2007 | Actual Balance 12/31/2008 | Actual Balance 12/31/2009 | Est. Balance 12/31/2010 | Est. Balance 12/31/2011 | 2010 usage |
|---|--|--|--|--|--|-----------------------|
| Taberna Mstr: Replacement | \$ 66,733 | \$ 83,156 | \$ 96,454 | \$ 107,518 | \$ 118,693 | none |
| Abbington Woods - Fences | \$ 5,923 | \$ 9,135 | \$ 12,529 | \$ 15,785 | \$ 19,074 | none |
| Boleyn Creek Villas - Alley | \$ 4,383 | \$ 3,089 | \$ 5,538 | \$ 6,453 | \$ 7,400 | none |
| One Taberna Way: Ext. painting/roof replacemnt | \$ 36,454 | \$ 39,169 | \$ 46,933 | \$ 54,125 | \$ 62,746 | none |
| Tab. Landings - Road | \$ 8,503 | \$ 13,015 | \$ 17,634 | \$ 19,446 | \$ 21,325 | none |
| TOTAL REPLACEMENT RES. | \$ 121,996 | \$ 147,564 | \$ 179,087 | \$ 203,327 | \$ 229,239 | |
| Taberna Master: Operations Contingency Fund | \$ 35,474 | \$ 49,567 | \$ 50,694 | \$ 51,200 | \$ 51,712 | |
| Less: Usage | \$ - | \$ - | \$ - | \$ - | \$ - | none |
| Balance at 12/31 | \$ 35,474 | \$ 49,567 | \$ 50,694 | \$ 51,200 | \$ 51,712 | |
| TOTAL ALL RESERVES | \$ 157,470 | \$ 197,131 | \$ 229,781 | \$ 254,528 | \$ 280,951 | |

TABERNA HOA MISSION, GOALS, and OBJECTIVES--2010

Mission Statement: *The Board of the Taberna Master Homeowners Association is committed to providing the highest quality of life for our residents and owners through an aesthetically pleasing, well-maintained, and secure environment. We will operate from an ethical and community-oriented standpoint, follow prudent management practices, and conduct business in a transparent manner. To accomplish this mission, the Board has established the following goals and objectives for 2010.*

Goal 1—To be financially responsible in the handling of Association funds

- 1.1 Conduct an audit of the Taberna financial records (a) to identify risks, vulnerabilities, and gaps in current accounting practices, (b) to discover cost savings, and (c) to improve the process of financial decision-making in the development of policies and procedures.

Goal 2—To provide for a high standard of living within the guidelines of the restrictive covenants and by-laws

- 2.1 Ensure that the covenants and rules/regulations of the HOA are followed, and that all rules are applied fairly and uniformly (a) by continuing the monthly monitoring of the community in conjunction with Building & Grounds; (b) by tracking violations on a spreadsheet; (c) by compiling quarterly summary reports and a year-end compliance report.
- 2.2 Research previously adopted HOA rules to ascertain that our website reflects all past rules/regulations approved by the Board of Directors and update the Taberna HOA website to include a full composite of the covenants and rules/guidelines in an easily readable format.
- 2.3 Review current regulations and enact updated rules in regard to satellite dishes and the usage of signs if needed.
- 2.4 Adopt an information statement for in-home sales events and home businesses.

Goals 3—To encourage community involvement in HOA committees

- 3.1 Establish special committees to implement proposed changes for Todd Denson Park and oversee the canoe dock.

Goal 4—To promote effective communication with residents and implement changes based on community input

- 4.1 Enhance HOA Board communications with residents by utilizing all communication tools available, including but not limited to, the *Taberna Tribune*, tabmail, the website, and the minutes.
- 4.2 Prepare a written report for publication in the *Taberna Tribune* on the findings of the 2009 community survey.
- 4.3 Recommend and implement changes within the community after a comprehensive review of the findings obtained from the 2009 community survey.