

## Kettle Creek HOA 2011 Annual Budget

Income	ACTUALS 2010	BUDGET 2011
Bison Ridge at Kettle Creek Annual Dues	\$ 410	\$ 425
Number of lots in the HOA	94	94
<b>Total Bison Ridge at Kettle Creek Dues</b>	<b>\$ 38,540</b>	<b>\$ 39,950</b>
The Townes at Kettle Creek Annuals Dues	\$ 106	\$ 110
Number of lots in the OA	82	82
<b>Townes at Kettle Creek Assessment</b>	<b>\$ 8,692</b>	<b>\$ 9,020</b>
<b>Total Income from Dues</b>	<b>\$ 47,232</b>	<b>\$ 48,970</b>
<b>Other Income</b>		
Net Change in Accounts Receivable	\$ 786	\$ -
Late Fees/Interest Penalties/Returned Check Fees	\$ 370	\$ 350
Interest on short-term investments (CDs)	\$ 175	\$ 200
<b>Total Income</b>	<b>\$ 47,777</b>	<b>\$ 49,520</b>
Beginning Cash Balance (net of prepaid dues)	\$ (623)	\$ 68
<b>Total Available Cash</b>	<b>\$ 47,154</b>	<b>\$ 49,588</b>
<b>Expenses</b>		
Accounting Fees	\$ 310	\$ 310
Administration	\$ 1,000	\$ 1,000
Management Fees	\$ 9,024	\$ 9,024
General Maintenance/Repair	\$ 355	\$ 400
Insurance Property/Liability	\$ 1,745	\$ 1,745
Water	\$ 5,133	\$ 5,500
Electric	\$ 422	\$ 425
Landscaping (Materials and Installation)	\$ 8,405	\$ 8,000
Lawn Contract (Grounds Maintenance)	\$ 6,210	\$ 6,300
Legal Expense	\$ -	\$ 500
Professional Expense (Website)	\$ 200	\$ 200
Snow Removal	\$ 733	\$ 800
Trash	\$ 10,161	\$ 10,161
Tree Maintenance	\$ 225	\$ 450
Sprinkler Maintenance	\$ 1,163	\$ 750
Light/Electric/Sign Maintenance	\$ -	\$ 100
<b>Total Expenses</b>	<b>\$ 45,086</b>	<b>\$ 45,665</b>
Contribution to Reserves	\$ 2,000	\$ 3,200
<b>Total Use of Cash</b>	<b>\$ 47,086</b>	<b>\$ 48,865</b>
<b>Ending Cash Balance (Operating) (net of Prepaid Dues)</b>	<b>\$ 68</b>	<b>\$ 723</b>