

## Kettle Creek HOA 2019 Operating Budget

Income	ACTUALS 2018	BUDGET 2019	
Bison Ridge at Kettle Creek Annual Dues	\$ 460	\$ 470	↑ 2.17%
Number of lots in the HOA	94	94	
Total Bison Ridge at Kettle Creek Dues	<u>\$ 43,240</u>	<u>\$ 44,180</u>	
The Townes at Kettle Creek Annuals Dues	\$ 116	\$ 118	↑ 1.72%
Number of lots in the OA	82	82	
Townes at Kettle Creek Assessment	<u>\$ 9,512</u>	<u>\$ 9,676</u>	
<b>Total Income from Dues</b>	<u><u>\$ 52,752</u></u>	<u><u>\$ 53,856</u></u>	
<b>Other Income</b>			
Late Fees/Interest Penalties/Returned Check Fees	\$ 110	\$ 200	
Interest on operating accounts	\$ 13	\$ 15	
<b>Total Income</b>	<u><u>\$ 52,875</u></u>	<u><u>\$ 54,071</u></u>	
Beginning Cash Balance	<u>\$ 4,748</u>	<u>\$ 4,307</u>	
<b>Total Available Cash</b>	<u><u>\$ 57,623</u></u>	<u><u>\$ 58,378</u></u>	
<b>Expenses</b>			
Accounting Fees	\$ 325	\$ 325	
Administration	\$ 1,235	\$ 1,250	
Bad Debt Expense	\$ -	\$ -	
Management Fees	\$ 9,588	\$ 9,588	
General Maintenance/Repair	\$ -	\$ 200	
Insurance Property/Liability	\$ 1,884	\$ 1,916	
Water	\$ 7,600	\$ 7,600	
Electric	\$ 510	\$ 510	
Storm Water Fee (New for August 2018)	\$ 190	\$ 456	
Landscaping (Materials and Installation)	\$ 4,500	\$ 7,000	
Lawn Contract (Grounds Maintenance)	\$ 10,149	\$ 10,296	
Legal Expense	\$ -	\$ 285	
Professional Expense (Website)	\$ 225	\$ 225	
Snow Removal	\$ 750	\$ 750	
Trash	\$ 11,545	\$ 12,072	
Tree Maintenance	\$ -	\$ 500	
Sprinkler Maintenance	\$ 1,615	\$ 1,500	
<b>Tot: Light/Electric/Sign Maintenance</b>	<u>\$ -</u>	<u>\$ 200</u>	
	<u><u>\$ 50,116</u></u>	<u><u>\$ 54,673</u></u>	
<b>Tot: Contribution to Reserves</b>	<u>\$ 3,200</u>	<u>\$ 3,200</u>	
	<u><u>\$ 53,316</u></u>	<u><u>\$ 57,873</u></u>	
<b>Ending Cash Balance (Operating) (net of Prepaid Dues)</b>	<b>\$ 4,307</b>	<b>\$ 505</b>	