



SADDLE CREEK FOREST

December 3, 2010

Property Owner
Re: 2011 Budget

Dear Property Owner:

Please find enclosed the 2011 operating budget for Saddle Creek Forest POA. In accordance with Section 7.1 of the By-Laws, the Board of Directors has adopted this budget for the coming year to cover its operating expenses as well as fund special projects and reserves. **The general assessment has not been increased for next year.**

There is a specific assessment of \$75.00 for vacant lots in accordance with section 7.5 of the By-laws. This will cover additional mowing of vacant lots from the street edge back to the tree line. You will be receiving your statement shortly. This budget will also be posted @ www.webdta.com If you have any questions, please contact DTA Management Services, INC. or the Saddle Creek Forest POA Board of Directors.

Best Regards,

Saddle Creek Forest POA
Board of Directors

2011

2011 Revenue								
Assessments	448 lots	\$	400	A/R > 90 days	10%	\$	161,280	
Specific Assessment	413 lots	\$	75		20%	\$	24,780	
						\$	186,060	
	Actuals from		% Change from			Budget for	Predicted 2011	
	2010	2011 Budget	2010	Pro Rata Budget	YTD	Remainder of 2011	Final	Annual Variance
Expenses								
Utilities	15,886	19,000	20%	-		19,000	19,000	-
Contract Services	46,144	77,000	67%	-		77,000	77,000	-
Repairs and Maintenance	11,255	13,000	16%	-		13,000	13,000	-
Administrative	11,398	17,000	49%	-		17,000	17,000	-
Insurance and Taxes	16,347	17,000	4%	-		17,000	17,000	-
Total Expenses	101,030	143,000	42%	-	-	143,000	143,000	-
Special Projects - 2010								
Water Feature Repair	18,000					-	-	-
Street Sign Replacement Program	3,000					-	-	-
Reserve Study	3,500					-	-	-
Pond and Lake Management		8,000				8,000	8,000	-
Linear Access System Improvements		14,000				14,000	14,000	-
Walnut Creek Gate Relocation (automated)		3,000				3,000	3,000	-
						-	-	-
						-	-	-
						-	-	-
Total Special Projects	24,500	25,000		-	-	25,000	25,000	-
Total Expenses and Special Projects	125,530	168,000		-	-	168,000	168,000	-
Current Forecast								
Reserve Fund								
Fiscal Years 2010 and Prior					81,910			
Fiscal Year 2011					18,060			
Predicted Total Reserve (without A/R)					\$ 99,970			