

Owl Creek Homes  
2014 Final Budget

	Budget 2013	10 month Actual	12 Month Actual 2013	Budget 2014	Phase I&II	Phase III	Budget Totals 2014
<b>PRIOR YEAR BALANCE</b>	<b>9,850.43</b>	<b>9,850</b>	<b>9,850.43</b>	<b>-9,043.47</b>	<b>-152.22</b>	<b>134.91</b>	<b>\$ (9,060.78)</b>
<b>INCOME</b>							
Assessments	682,007	682,007	682,162	699,756	4,198	41,961	\$ 745,915.67
Interest	1,100	545	636	636	0	0	\$ 635.60
Miscellaneous Revenue	0	0	0	0	0	0	\$ -
<b>TOTAL INCOME</b>	<b>683,107</b>	<b>682,552</b>	<b>682,797</b>	<b>700,392</b>	<b>4,198</b>	<b>41,961</b>	<b>\$ 746,551.27</b>
<b>OPERATING FUND</b>							
<b>General &amp; Administrative</b>							
Management Fee	47,988	39,990	47,988	49,428	0	0	\$ 49,427.64
Insurance	108,927	107,928	108,280	108,927	0	0	\$ 108,926.97
Insurance - Special Allocations PH I&II	2,882	3,115	3,115	0	3,271	0	\$ 3,270.84
Insurance - Special Allocations PH III	7,122	6,606	6,606	0	0	6,937	\$ 6,936.68
Legal	2,500	275	275	2,500	0	0	\$ 2,500.00
Acctg/Audit Expense	2,000	1,225	1,225	2,000	0	0	\$ 2,000.00
Income Taxes	500	0	0	500	0	0	\$ 500.00
Direct Office Expense	1,485	1,237	1,485	1,485	0	0	\$ 1,485.00
Miscellaneous G & A	400	264	438	400	0	0	\$ 400.00
<b>Total G&amp;A</b>	<b>173,804</b>	<b>160,641</b>	<b>169,412</b>	<b>165,240</b>	<b>3,271</b>	<b>6,937</b>	<b>\$ 175,447.13</b>
<b>Utilities</b>							
Electric - PH I & II	775	592	694	0	775	0	\$ 775.00
Electric - PH III	1,800	1,761	2,182	0	0	2,000	\$ 2,000.00
Gas	159	132	158	0	0	159	\$ 159.36
Water & Sewer	40,000	29,572	37,612	40,000	0	0	\$ 40,000.00
Trash Collection	4,000	3,012	3,012	4,000	0	0	\$ 4,000.00
<b>Total Utilities</b>	<b>46,734</b>	<b>35,070</b>	<b>43,659</b>	<b>44,000</b>	<b>775</b>	<b>2,159</b>	<b>\$ 46,934.36</b>
<b>Repairs &amp; Maintenance</b>							
Repairs & Maint - General	75,000	69,238	75,978	85,000	0	0	\$ 85,000.00
Supplies	600	383	383	600	0	0	\$ 600.00
Window Cleaning	11,000	4,780	9,560	10,000	0	0	\$ 10,000.00
Chimney Sweeping	1,700	1,050	1,050	1,500	0	0	\$ 1,500.00
Pest Control	9,000	7,087	8,438	9,000	0	0	\$ 9,000.00
Ski Lift Operation	33,000	15,604	33,000	0	0	33,000	\$ 33,000.00
Painting & Staining	56,225	56,225	56,225	80,115	0	0	\$ 80,115.00
Groundskeeping	140,000	145,757	159,322	150,000	0	0	\$ 150,000.00
Snow Removal	35,000	23,871	32,765	35,000	0	0	\$ 35,000.00
Equip Service Contracts	35,914	33,122	36,920	35,914	0	0	\$ 35,914.00
Roof Repair & Maint	0	0	0	0	0	0	\$ -
Special Projects	0	0	0	0	0	0	\$ -
<b>Total R&amp;M</b>	<b>397,439</b>	<b>357,116.54</b>	<b>413,640</b>	<b>407,129</b>	<b>0</b>	<b>33,000</b>	<b>\$ 440,129.00</b>
<b>Reserve Fund</b>	<b>74,980</b>	<b>74,980</b>	<b>74,980</b>	<b>74,980</b>	<b>0</b>	<b>0</b>	<b>\$ 74,980.00</b>
Contingency	0	0	0	0	0	0	\$ -
<b>TOTAL APPLICATION OF FUNDS</b>	<b>692,957</b>	<b>627,807</b>	<b>701,691</b>	<b>691,349</b>	<b>4,046</b>	<b>42,096</b>	<b>\$ 737,490.49</b>
<b>NET BALANCE FOR PERIOD</b>	<b>-9,850</b>	<b>54,745</b>	<b>-18,893.90</b>	<b>9,043.47</b>	<b>152.22</b>	<b>-134.91</b>	<b>\$ 9,060.78</b>
<b>BALANCE INC PRIOR YEAR</b>	<b>0</b>	<b>64,595</b>	<b>-9,043.47</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Vote to Reserve Fund/Refund/Offset 1st assess			0.00				
Carryforward			-9,043.47	0			
<b>Assessment per Townhome</b>			<b>Recalc Budget</b>	<b>22,772.70</b>	<b>26,768.90</b>		
			<b>Actual Billed Prior</b>	<b>9.14%</b>	<b>20,866.40</b>	<b>24,381.30</b>	<b>9.79%</b>
Net Change Per Unit	0		700	1,906.30	20,866.40	24,381.30	2,387.60