

Owl Creek Homes
2013 Budget

	Budget 2012	9 month Actual	12 Month Actual 2012	Budget 2013	Phase I&II	Phase III
PRIOR YEAR BALANCE	-63.85	0	0.00		3,156.42	6,694.01
INCOME						
Assessments	729,372	547,032	729,372	646,119	501	35,388
Interest	1,100	1,775	2,120	1,100	0	0
Miscellaneous Revenue	0	0	0	0	0	0
TOTAL INCOME	730,472	548,807	731,492	647,219	501	35,388
OPERATING FUND						
General & Administrative						
Management Fee	46,500	34,875	46,500	47,988	0	0
Insurance	99,686	99,597	99,933	108,927	0	0
Insurance - Special Allocations PH I&II	5,664	0	2,745	0	2,882	0
Insurance - Special Allocations PH III	7,435	0	6,783	0	0	7,122
Legal	2,500	5,002	5,056	2,500	0	0
Acctg/Audit Expense	2,000	1,190	1,190	2,000	0	0
Income Taxes	500	0	0	500	0	0
Direct Office Expense	1,485	1,114	1,485	1,485	0	0
Miscellaneous G & A	400	193	368	400	0	0
Total G&A	166,170	141,970	164,060	163,800	2,882	7,122
Utilities						
Electric - PH I & II	775	410	537	0	775	0
Electric - PH III	1,000	1,467	2,051	0	0	1,800
Gas	159	133	172	0	0	159
Water & Sewer	35,610	31,094	39,805	40,000	0	0
Trash Collection	3,500	3,827	3,826	4,000	0	0
Total Utilities	41,044	36,931	46,392	44,000	775	1,959
Repairs & Maintenance						
Repairs & Maint - General	75,000	39,559	77,976	75,000	0	0
Supplies	600	219	581	600	0	0
Window Cleaning	11,000	4,780	9,560	11,000	0	0
Chimney Sweeping	1,700	975	975	1,700	0	0
Pest Control	9,000	6,275	8,300	9,000	0	0
Ski Lift Operation	33,000	15,338	25,894	0	0	33,000
Painting & Staining	72,000	64,130	68,360	56,225	0	0
Groundskeeping	175,000	156,286	174,618	140,000	0	0
Snow Removal	35,000	20,377	29,919	35,000	0	0
Equip Service Contracts	35,914	29,663	35,378	35,914	0	0
Roof Repair & Maint	0	0	0	0	0	0
Special Projects	0	0	0	0	0	0
Total R&M	448,214	337,602	431,561	364,439	0	33,000
Reserve Fund	74,980	56,235	74,980	74,980	0	0
Contingency	0	0	0	0	0	0
TOTAL APPLICATION OF FUNDS	730,409	572,738	716,993	647,219	3,657	42,082
NET BALANCE FOR PERIOD	64	-23,931	14,499.27	0.00	-3,156.42	-6,694.01
BALANCE INC PRIOR YEAR	0	-23,931	14,499.27	0	0	0
Vote to Reserve Fund/Refund/Offset 1st assess			14,499.27			
Carryforward			0.00	0		
Assessment per Townhome			Recalc Budget	20,866.40	24,381.30	
			Actual Billed Prior	-6.45%	22,305.64	26,095.40
Net Change Per Unit	0	700	-1,439.24	22,305.64	-1,439.24	-1,714.10