Owl Creek Homes
2020 Budget 47,971 0.00

	Budget 2019	10 month Actual	12 month 2019 Forecast	Budget 2020	Phase I&II	Phase III	Budget Totals 2020	Budget In 2019	Budget Net Change
PRIOR YEAR BALANCE	**0.00**	**0**	**0.00**	**0.00**	**0.00**	**0.00**	$ -	**0**	
INCOME									
Assessments	783,909	783,909	783,909	736,855	2,681	44,373	$ 783,909.24	783,909.24	0.00
		3,720,000	3,720,000						
Interest	967	476	476	967	0	0	$ 967.00	967	
Miscellaneous Revenue	0	0	0	0	0	0	$ -	0	
TOTAL INCOME	**784,876**	**4,504,385**	**4,504,385**	**737,822**	**2,681**	**44,373**	**$ 784,876.24**	**784,876**	
OPERATING FUND									625
General & Administrative									
Management Fee	51,899	43,249	51,899	51,899	0	0	$ 51,899.00	51,899	0
Insurance	143,987	140,678	140,678	144,900	0	0	$ 144,900.00	143,987	913
Insurance - Special Allocations PH I&II	2,952	1,833	1,833		1,906	0	$ 1,906.32	2,952	-1,046
Insurance - Special Allocations PH III	7,857	8,283	8,283		0	8,614	$ 8,614.00	7,857	757
Legal	2,500	2,401	2,401	2,500	0	0	$ 2,500.00	2,500	0
Acctg/Audit Expense	2,000	1,570	1,570	2,000	0	0	$ 2,000.00	2,000	0
Income Taxes	0	0	0	0	0	0	$ -	0	0
Direct Office Expense	1,485	1,238	1,485	1,485	0	0	$ 1,485.00	1,485	0
Miscellaneous G & A	500	912	1,000	1,000	0	0	$ 1,000.00	500	500
Total G&A	**213,180**	**200,164**	**209,149**	**203,784**	**1,906**	**8,614**	**$ 214,304.32**	**213,180**	**1,125**
Utilities									
Electric - PH I & II	775	736	800	0	775	0	$ 775.00	775	0
Electric - PH III	2,600	1,825	2,200	0	0	2,600	$ 2,600.00	2,600	0
Gas	159	127	159	0	0	159	$ 159.36	159	0
Water & Sewer	55,903	45,957	55,903	58,698	0	0	$ 58,698.15	55,903	2,795
Trash Collection	6,000	3,872	5,700	6,000	0	0	$ 6,000.00	6,000	0
Total Utilities	**65,438**	**52,517**	**64,762**	**64,698**	**775**	**2,759**	**$ 68,232.51**	**65,438**	**2,795**
Repairs & Maintenance									
Repairs & Maint - General	94,000	42,547	60,000	75,000	0	0	$ 75,000.00	94,000	-19,000
Supplies	600	37	100	600	0	0	$ 600.00	600	0
Window Cleaning	10,000	9,560	9,560	10,000	0	0	$ 10,000.00	10,000	0
Chimney Sweeping	1,500	1,335	1,335	1,500	0	0	$ 1,500.00	1,500	0
Pest Control	9,000	6,750	8,100	9,000	0	0	$ 9,000.00	9,000	0
Ski Lift Operation	33,000	26,443	33,000	0	0	33,000	$ 33,000.00	33,000	0
Painting & Staining	59,605	25,855	25,855	9,275	0	0	$ 9,275.00	59,605	-50,330
Groundskeeping	150,000	148,342	155,000	150,000	0	0	$ 150,000.00	150,000	0
Snow Removal	35,000	48,009	55,000	35,000	0	0	$ 35,000.00	35,000	0
Equip Service Contracts	38,574	38,072	39,572	39,572	0	0	$ 39,572.00	38,574	998
Roof Repair & Maint	0	0	0	0	0	0	$ -	0	0
Special Projects	0	3,720,000	3,720,000	0	0	0	$ -	0	0
Total R&M	**431,279**	**4,066,949.89**	**4,107,522**	**329,947**	**0**	**33,000**	**$ 362,947.00**	**431,279**	**-68,332**
Reserve Fund	**74,980**	**74,980**	**74,980**	**139,392**	**0**	**0**	**$ 139,392.41**	74,980	**64,412**
Contingency	**0**	**0**	**0**	**0**	**0**	**0**	$ -	**0**	
TOTAL APPLICATION OF FUNDS	**784,876**	**4,394,611**	**4,456,413**	**737,822**	**2,681**	**44,373**	**$ 784,876.24**	**784,876**	**0**
NET BALANCE FOR PERIOD	**0**	**109,773.99**	**47,971.39**	**0.00**	**0.00**	**0.00**	$ -	**0**	
BALANCE INC PRIOR YEAR	**0.00**	**109,774**	**47,971.39**	**0**	**0**	**0**	**0**		
Vote to Reserve Fund/Refund/Offset 1st assess			**47,971.39**						
Carryforward			**0.00**	**0**				**74,980.00**	
Assessment per Townhome			**Recalc Budget**		**23,897.18**	**28,206.84**			
f:\home\mike\123\oc99.wk4			**Actual Billed Prior**	**-0.17%**	23,937.67	28,121.82	**0.30%**		
Net Change Per Unit		**37,655**			-40.49	85.02		-0.09	
	0		700	-40.49	23,937.67	28,121.82	85.02		
	Owl Creek Homes Assessments			0.025872349				No	