Owl Creek Homes
2021 Budget

-728 3,055.59

	Budget 2020	9 month Actual	12 month 2020 Forecast	Budget 2021	Phase I&II	Phase III	Budget Totals 2021	Budget In 2020	Budget Net Change
PRIOR YEAR BALANCE	**0.00**	**0**	**0.00**	**0.00**	**12.68**	**715.00**	**$ (3,055.59)**	**0**	
INCOME									
Assessments	783,909	586,971	783,909	770,682	2,739	44,654	$ 821,858.35	783,909.24	37949.11
Special Assessment	3,720,000	**3,720,000**	3,720,000					3,720,000	
Interest	967	1,263	1,263	967	0	0	$ 967.00	967	
Miscellaneous Revenue	0	500	500	0	0	0	$ -	0	
TOTAL INCOME	**4,504,876**	**4,308,734**	**4,505,673**	**771,649**	**2,739**	**44,654**	**$ 822,825.35**	**4,504,876**	
OPERATING FUND									7,542
General & Administrative									
Management Fee	51,899	**38,924**	51,899	51,899	0	0	$ 51,899.00	51,899	0
Insurance	144,900	**146,967**	146,967	151,376	0	0	$ 151,376.00	144,900	6,476
Insurance - Special Allocations PH I&II	1,906	**1,919**	1,919		1,977	0	$ 1,976.57	1,906	70
Insurance - Special Allocations PH III	8,614	**9,330**	9,330		0	9,609	$ 9,609.42	8,614	995
Legal	2,500	**3,960**	3,960	2,500	0	0	$ 2,500.00	2,500	0
Acctg/Audit Expense	2,000	**1,600**	1,600	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	**1,114**	1,485	1,485	0	0	$ 1,485.00	1,485	0
Miscellaneous G & A	1,000	452	1,000	1,000	0	0	$ 1,000.00	1,000	0
Total G&A	**214,304**	**204,266**	**218,160**	**210,260**	**1,977**	**9,609**	**$ 221,845.99**	**214,304**	**7,542**
Utilities									
Electric - PH I & II	775	**500**	775	0	775	0	$ 775.00	775	0
Electric - PH III	2,600	**1,736**	2,600	0	0	2,600	$ 2,600.00	2,600	0
Gas	159	**72**	159	0	0	159	$ 159.36	159	0
Water & Sewer	58,698	**61,055**	72,500	76,125	0	0	$ 76,125.00	58,698	17,427
Trash Collection	6,000	**4,352**	5,700	6,000	0	0	$ 6,000.00	6,000	0
Total Utilities	**68,233**	**67,714**	**81,734**	**82,125**	**775**	**2,759**	**$ 85,659.36**	**68,233**	**17,427**
Repairs & Maintenance									
Repairs & Maint - General	75,000	**27,177**	60,000	75,000	0	0	$ 75,000.00	75,000	0
Supplies	600	256	100	600	0	0	$ 600.00	600	0
Window Cleaning	10,000	0	5,000	10,000	0	0	$ 10,000.00	10,000	0
Chimney Sweeping	1,500	**870**	1,170	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	**30,491**	33,000	0	0	33,000	$ 33,000.00	33,000	0
Painting & Staining	9,275	0	2,500	3,200	0	0	$ 3,200.00	9,275	-6,075
Groundskeeping	150,000	**156,582**	165,000	165,000	0	0	$ 165,000.00	150,000	15,000
Snow Removal	35,000	**21,906**	35,000	35,000	0	0	$ 35,000.00	35,000	0
Equip Service Contracts	39,572	**29,924**	39,572	40,572	0	0	$ 40,572.00	39,572	1,000
Roof Repair & Maint	0	0	0	0	0	0	$ -	0	0
Special Projects	3,720,000	**3,720,000**	3,720,000	0	0	0	$ -	3,720,000	-3,720,000
Total R&M	**4,082,947**	**3,993,955.62**	**4,069,442**	**339,872**	**0**	**33,000**	**$ 372,872.00**	**4,082,947**	**-3,710,075**
Reserve Fund	**139,392**	**104,544**	**139,392**	**139,392**	**0**	**0**	**$ 139,392.41**	139,392	**0**
Contingency	**0**	**0**	**0**	**0**	**0**	**0**	**$ -**	**0**	
TOTAL APPLICATION OF FUNDS	**4,504,876**	**4,370,480**	**4,508,728**	**771,649**	**2,752**	**45,369**	**$ 819,769.76**	**4,504,876**	**-3,685,107**
NET BALANCE FOR PERIOD	**0**	**-61,745.72**	**-3,055.59**	**0.00**	**-12.68**	**-715.00**	**$ 3,055.59**	**0**	
BALANCE INC PRIOR YEAR	**-0.02**	**-61,746**	**-3,055.59**	**0**	**0**	**0**	**0**		
Vote to Reserve Fund/Refund/Offset 1st assess			**0.00**						
Carryforward			**-3,055.59**	**0**				**101,443.30**	
Assessment per Townhome		**-61,746**	**Recalc Budget**		**25,090.32**	**29,496.17**			
E:\home\mike\123\oc09.wk4			**Actual Billed Prior**	**4.99%**	23,897.18	28,206.84	**4.57%**		