Owl Creek Homes

2019 [redacted] Budget 7,003 0.00

	Budget 2018	10 month Actual	2018 Forecast	Budget 2019	Phase I&II	Phase III	Budget Totals 2019	Budget In 2018	Budget Net Change
PRIOR YEAR BALANCE	**7,250.36**	**-3,093**	**-3,092.64**	**0.00**	**0.00**	**0.00**	**$ -**	**7,250**	
INCOME									
Assessments	786,241	786,239	786,239	736,566	3,727	43,616	$ 783,909.24	786,241	-2331.53
Interest	967	543	600	967	0	0	$ 967.00	967	
Miscellaneous Revenue	0	0	0	0	0	0	$ -	0	
TOTAL INCOME	**787,208**	**786,782**	**786,839**	**737,533**	**3,727**	**43,616**	**$ 784,876.24**	**787,208**	
OPERATING FUND									5,888
General & Administrative									
Management Fee	49,428	41,190	49,428	51,899	0	0	$ 51,899.02	49,428	2,471
Insurance	138,413	139,793	139,793	143,987	0	0	$ 143,986.79	138,413	5,573
Insurance - Special Allocations PH I&II	2,866	0	2,866		2,952	0	$ 2,951.98	2,866	86
Insurance - Special Allocations PH III	7,628	0	7,628		0	7,857	$ 7,856.84	7,628	229
Legal	2,500	0	0	2,500	0	0	$ 2,500.00	2,500	0
Acctg/Audit Expense	2,000	1,305	1,305	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	252	500	500	0	0	$ 500.00	500	0
Total G&A	**204,820**	**183,777**	**203,005**	**202,371**	**2,952**	**7,857**	**$ 213,179.63**	**204,820**	**8,360**
Utilities									
Electric - PH I & II	775	524	775	0	775	0	$ 775.00	775	0
Electric - PH III	2,600	1,660	2,600	0	0	2,600	$ 2,600.00	2,600	0
Gas	159	107	159	0	0	159	$ 159.36	159	0
Water & Sewer	54,275	43,120	54,275	55,903	0	0	$ 55,903.25	54,275	1,628
Trash Collection	4,000	4,258	5,700	6,000	0	0	$ 6,000.00	4,000	2,000
Total Utilities	**61,809**	**49,670**	**63,509**	**61,903**	**775**	**2,759**	**$ 65,437.61**	**61,809**	**3,628**
Repairs & Maintenance									
Repairs & Maint - General	110,000	61,075	100,000	94,000	0	0	$ 94,000.00	110,000	-16,000
Supplies	600	210	420	600	0	0	$ 600.00	600	0
Window Cleaning	10,000	4,780	9,560	10,000	0	0	$ 10,000.00	10,000	0
Chimney Sweeping	1,500	990	990	1,500	0	0	$ 1,500.00	1,500	0
Pest Control	9,000	6,866	8,100	9,000	0	0	$ 9,000.00	9,000	0
Ski Lift Operation	33,000	21,620	33,000	0	0	33,000	$ 33,000.00	33,000	0
Painting & Staining	59,605	59,600	59,605	59,605	0	0	$ 59,605.00	59,605	0
Groundskeeping	150,000	145,730	155,000	150,000	0	0	$ 150,000.00	150,000	0
Snow Removal	35,000	17,910	30,000	35,000	0	0	$ 35,000.00	35,000	0
Equip Service Contracts	33,800	36,520	38,574	38,574	0	0	$ 38,574.00	33,800	4,774
Roof Repair & Maint	0	0	0	0	0	0	$ -	0	0
Special Projects	0	0	0	0	0	0	$ -	0	0
Total R&M	**442,505**	**355,300.41**	**435,249**	**398,279**	**0**	**33,000**	**$ 431,279.00**	**442,505**	**-11,226**
Reserve Fund	**74,980**	**56,235**	**74,980**	**74,980**	**0**	**0**	**$ 74,980.00**	74,980	**0**
Contingency	**0**	**0**	**0**	**0**	**0**	**0**	**$ -**	**0**	
TOTAL APPLICATION OF FUNDS	**784,114**	**644,982**	**776,743**	**737,533**	**3,727**	**43,616**	**$ 784,876.24**	**784,114**	**762**
NET BALANCE FOR PERIOD	**3,093**	**141,800**	**10,095.93**	**0.00**	**0.00**	**0.00**	**$ -**	**3,093**	
BALANCE INC PRIOR YEAR	**10,343.67**	**138,708**	**7,003.29**	**0**	**0**	**0**	**0**		
Vote to Reserve Fund/Refund/Offset 1st assess			**7,003.29**						
Carryforward			**0.00**	**0**					
Assessment per Townhome			**Recalc Budget**		**23,937.67**	**28,121.82**			
f:\home\mike\123\oc99.wk4			**Actual Billed Prior**	**-0.11%**	23,965.13	28,297.30	**-0.62%**		
Net Change Per Unit		**37,655**			-27.46	-175.48		-2,331.46	