Owl Creek Homes
2006 Annual Budget

	Budget 2005	10 month Actual	12 Month Actual 2005	Budget 2006	Phase I&II	Phase III	Budget Totals 2006	Budget In 2006	Budget in 2005	Budget Net Change
PRIOR YEAR BALANCE	**-1,778**	**-1,778**	**-1,778**	**-16,920**	**-174**	**-329**	**-17,422.50**			
INCOME										
Assessments	466,709	466,709	466,709	496,027	5,045	36,337	537,409			
Interest	500	658	772	500	0	0	500			
Miscellaneous Revenue	0	0	0	0	0	0	0			
TOTAL INCOME	**467,209**	**467,367**	**467,481**	**496,527**	**5,045**	**36,337**	**537,909**			
OPERATING FUND										
General & Administrative										
Management Fee	40,920	30,690	40,920	40,920	0	0	40,920	40,920	40,920	0
Insurance	78,692	80,641	80,641	77,743	0	0	77,743	77,743	78,692	-949
Insurance - Special Allocations PH I&II	3,876	3,502	3,502	0	4,027	0	4,027	4,027	3,876	151
Insurance - Special Allocations PH III	7,273	6,844	6,844	0	0	7,870	7,870	7,870	7,273	597
Legal	2,500	1,540	1,540	2,500	0	0	2,500	2,500	2,500	0
Acctg/Audit Expense	1,000	885	885	1,000	0	0	1,000	1,000	1,000	0
Income Taxes	750	0	0	0	0	0	0	0	750	-750
Directors' Expense	0	0	0	0	0	0	0	0	0	0
Direct Office Expense	1,116	937	1,124	1,116	0	0	1,116	1,116	1,116	0
Miscellaneous G & A	725	940	1,157	725	0	0	725	725	725	0
Total G&A	**136,852**	**125,979**	**136,613**	**124,004**	**4,027**	**7,870**	**135,901**	**135,901**	**136,852**	**-951**
Utilities										
Electric - PH I & II	400	440	625	0	844	0	844	844	400	444
Electric - PH III	400	400	397	0	0	536	536	536	400	136
Gas	1,000	722	1,068	0	0	1,602	1,602	1,602	1,000	602
Water & Sewer	31,080	23,284	23,284	31,080	0	0	31,080	31,080	31,080	0
Trash Collection	3,500	3,475	3,475	3,850	0	0	3,850	3,850	3,500	350
Total Utilities	**36,380**	**28,321**	**28,850**	**34,930**	**844**	**2,138**	**37,912**	**37,912**	**36,380**	**1,532**
Repairs & Maintenance										
Repairs & Maint - General	48,000	49,013	67,504	48,000	0	0	48,000	48,000	48,000	0
Supplies	300	233	492	300	0	0	300	300	300	0
Window Cleaning	10,000	4,780	10,532	11,500	0	0	11,500	11,500	10,000	1,500
Chimney Sweeping	1,500	1,080	1,080	1,500	0	0	1,500	1,500	1,500	0
Pest Control	9,000	7,043	7,627	9,000	0	0	9,000	9,000	9,000	0
Ski Lift Operation	26,000	13,144	23,717	0	0	26,000	26,000	26,000	26,000	0
Snowcat Lease & Insurance	8,500	10,119	13,571	4,000	0	0	4,000	4,000	8,500	-4,500
Painting & Staining	30,000	27,452	31,572	66,800	0	0	66,800	66,800	30,000	36,800
Groundskeeping	73,000	73,408	75,948	80,000	0	0	80,000	80,000	73,000	7,000
Snow Removal	17,000	13,464	22,436	18,500	0	0	18,500	18,500	17,000	1,500
Equip Service Contracts	36,000	28,464	32,184	32,000	0	0	32,000	32,000	36,000	-4,000
Roof Repair & Maint	0	0	0	0	0	0	0	0	0	0
Special Projects	0	0	0	0	0	0	0	0	0	0
Total R&M	**259,300**	**228,200**	**286,663**	**271,600**	**0**	**26,000**	**297,600**	**297,600**	**259,300**	**38,300**
Reserve Fund	**31,000**	**23,250**	**31,000**	**49,073**	**0**	**0**	**49,073**	**49,073**	**31,000**	**18,073**
Contingency	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	
TOTAL APPLICATION OF FUNDS	**463,532**	**405,750**	**483,126**	**479,607**	**4,871**	**36,008**	**520,486**	**520,486**	**463,532**	**56,954**
NET BALANCE FOR PERIOD	**3,677**	**61,617**	**-15,645**		**4,871**	36,008				
BALANCE INC PRIOR YEAR	**1,899**	**59,839**	**-17,423**	**-16,920**	**4,697**	**35,679**	**0**			
Vote to Reserve Fund/Refund										
Carryforward			**-17,423**	**0**						
Assessment per Townhome			**Recalc Budget**		**16241.1**	**19634.58**				
[illegible]			**Actual Billed Prior**	**1.04%**	16,074.63	19,473.41	**0.83%**			
Net Change Per Unit					166.47	161.17				
				166.47	16,074.63	19,473.41	161.17			

Owl Creek Homes Assessments | 166.47 | 161.17 | No