

Owl Creek Homes
2015 Budget - Final

	Budget 2014	10 month Actual	12 Month Actual 2014	Budget 2015	Phase I&II	Phase III	Budget Totals 2015	Budget In 2014	Budget Net Change
PRIOR YEAR BALANCE		-9,043		2,919.14	-383.12	-2,302.32	2,919.14	-9,061	
INCOME									
Assessments	745,916	745,916	745,916	711,362	5,229	45,771	\$ 759,677.34	745,916	13761.67
Interest	636	806	806	800	0	0	\$ 800.07	636	
Miscellaneous Revenue	0	0	0	0	0	0	\$ -	0	
TOTAL INCOME	746,551	746,722	746,722	712,163	5,229	45,771	\$ 760,477.41	746,551	
OPERATING FUND									21,246
General & Administrative	49,428	41,190	49,428	49,428	0	0	\$ 49,427.64	49,428	0
Management Fee	108,927	109,587	109,587	128,000	0	0	\$ 128,000.00	108,927	19,073
Insurance	3,271	3,877	3,877	0	4,071	0	\$ 4,070.85	3,271	800
Insurance - Special Allocations PH I&II	6,937	7,914	7,914	0	0	8,310	\$ 8,309.70	6,937	1,373
Insurance - Special Allocations PH III	2,500	0	0	2,500	0	0	\$ 2,500.00	2,500	0
Legal	2,000	1,315	1,315	2,000	0	0	\$ 2,000.00	2,000	0
Accg/Audit Expense	500	0	0	0	0	0	\$ -	500	-500
Income Taxes	1,485	1,238	1,485	1,485	0	0	\$ 1,485.00	1,485	0
Direct Office Expense	400	436	789	500	0	0	\$ 500.00	400	100
Miscellaneous G & A									
Total G&A	175,447	165,557	174,395	183,913	4,071	8,310	\$ 196,293.19	175,447	20,846
Utilities									
Electric - PH I & II	775	652	552	0	775	0	\$ 775.00	775	0
Electric - PH III	2,000	1,611	2,114	0	0	2,000	\$ 2,000.00	2,000	0
Gas	159	130	155	0	0	159	\$ 159.36	159	0
Water & Sewer	40,000	34,203	34,812	47,500	0	0	\$ 47,500.00	40,000	7,500
Trash Collection	4,000	3,632	3,615	4,000	0	0	\$ 4,000.00	4,000	0
Total Utilities	46,934	40,227	41,248	51,500	775	2,159	\$ 54,434.36	46,934	7,500
Repairs & Maintenance									
Repairs & Maint - General	85,000	76,230	87,146	75,000	0	0	\$ 75,000.00	85,000	-10,000
Supplies	600	163	255	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	1,159	1,159	1,500	0	0	\$ 1,500.00	1,500	0
Pest Control	9,000	6,982	8,447	9,000	0	0	\$ 9,000.00	9,000	0
Ski Lift Operation	33,000	34,216	34,215	0	0	33,000	\$ 33,000.00	33,000	0
Painting & Staining	80,115	80,115	80,115	87,675	0	0	\$ 87,675.00	80,115	7,560
Groundskeeping	150,000	136,624	144,033	150,000	0	0	\$ 150,000.00	150,000	0
Snow Removal	35,000	31,822	43,503	35,000	0	0	\$ 35,000.00	35,000	0
Equip Service Contracts	35,914	31,122	35,914	35,914	0	0	\$ 35,914.00	35,914	0
Roof Repair & Maint	0	0	0	0	0	0	\$ -	0	0
Special Projects	0	0	0	0	0	0	\$ -	0	0
Total R&M	440,129	403,211.99	444,136	404,689	0	33,000	\$ 437,689.00	440,129	-2,440
Reserve Fund	74,980	74,980	74,980	74,980	0	0	\$ 74,980.00	74,980	0
Contingency	0	0	0	0	0	0	\$ -	0	0
TOTAL APPLICATION OF FUNDS	737,490	683,976	734,759	715,082	4,846	43,469	\$ 763,396.55	737,490	25,906
NET BALANCE FOR PERIOD	9,061	62,746	11,962.61	-2,919.14	383.12	2,302.32	\$ (2,919.14)	9,061	
BALANCE INC PRIOR YEAR	0	53,703	2,919.14	0	0	0		0	
Vote to Reserve Fund/Refund/Offset 1st assess			2,919.14						
Carryforward			0.00						
Assessment per Townhome				Recalc Budget					
				23,177.93					
				Actual Billed Prior					
				1.78%	22,772.70				1.96%
					26,768.90				

Information: 12/30/2014, 4:44