			Owl Creek Homes 2016 Budget		64,270		4,190.54	
	Budget 2015	10 month Actual	2015 estimated	Budget 2016	Phase I&II	Phase III	Budget Totals 2016	Budget In 2015
PRIOR YEAR BALANCE	**2,919.14**	**3,497**	**3,497.40**	**0.00**	**1,782.86**	**2,407.68**	**$ 4,190.54**	**2,919**
INCOME								
Assessments	759,677	759,677	759,677	688,027	1,579	38,942	$ 728,548.01	759,677
Interest	800	885	885	879	0	0	$ 878.99	800
Miscellaneous Revenue	0	0	0	0	0	0	$ -	0
TOTAL INCOME	**760,477**	**760,562**	**760,562**	**688,906**	**1,579**	**38,942**	**$ 729,427.00**	**760,477**
OPERATING FUND								
General & Administrative								
Management Fee	49,428	41,190	49,428	49,428	0	0	$ 49,427.64	49,428
Insurance	128,000	125,137	125,137	131,393	0	0	$ 131,393.00	128,000
Insurance - Special Allocations PH I&II	4,071	2,463	2,463	0	2,587	0	$ 2,587.00	4,071
Insurance - Special Allocations PH III	8,310	5,681	5,681	0	0	5,966	$ 5,965.54	8,310
Legal	2,500	190	190	2,500	0	0	$ 2,500.00	2,500
Acctg/Audit Expense	2,000	1,530	1,530	2,000	0	0	$ 2,000.00	2,000
Income Taxes	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
Miscellaneous G & A	500	349	400	500	0	0	$ 500.00	500
Total G&A	**196,293**	**177,778**	**186,314**	**187,306**	**2,587**	**5,966**	**$ 195,858.18**	**196,293**
Utilities								
Electric - PH I & II	775	467	600	0	775	0	$ 775.00	775
Electric - PH III	2,000	1,828	2,225	0	0	2,225	$ 2,225.00	2,000
Gas	159	131	155	0	0	159	$ 159.36	159
Water & Sewer	47,500	38,488	52,500	52,500	0	0	$ 52,500.00	47,500
Trash Collection	4,000	3,850	3,850	4,000	0	0	$ 4,000.00	4,000
Total Utilities	**54,434**	**44,763**	**59,330**	**56,500**	**775**	**2,384**	**$ 59,659.36**	**54,434**
Repairs & Maintenance								
Repairs & Maint - General	75,000	41,061	75,000	85,000	0	0	$ 85,000.00	75,000
Supplies	600	273	350	600	0	0	$ 600.00	600
Window Cleaning	10,000	4,780	9,560	10,000	0	0	$ 10,000.00	10,000
Chimney Sweeping	1,500	1,320	1,320	1,500	0	0	$ 1,500.00	1,500
Pest Control	9,000	6,750	8,447	9,000	0	0	$ 9,000.00	9,000
Ski Lift Operation	33,000	16,139	33,000	0	0	33,000	$ 33,000.00	33,000
Painting & Staining	87,675	51,385	51,385	45,220	0	0	$ 45,220.00	87,675
Groundskeeping	150,000	135,852	140,000	150,000	0	0	$ 150,000.00	150,000
Snow Removal	35,000	8,527	20,000	35,000	0	0	$ 35,000.00	35,000
Equip Service Contracts	35,914	30,400	35,914	33,800	0	0	$ 33,800.00	35,914
Roof Repair & Maint	0	0	0	0	0	0	$ -	0
Special Projects	0	0	0	0	0	0	$ -	0
Total R&M	**437,689**	**296,488.72**	**374,976**	**370,120**	**0**	**33,000**	**$ 403,120.00**	**437,689**
Reserve Fund	**74,980**	**74,980**	**74,980**	**74,980**	**0**	**0**	**$ 74,980.00**	74,980
Contingency	**0**	**0**	**0**	**0**	**0**	**0**	**$ -**	**0**
TOTAL APPLICATION OF FUNDS	**763,397**	**594,010**	**695,600**	**688,906**	**3,362**	**41,350**	**$ 733,617.54**	**763,397**
NET BALANCE FOR PERIOD	**-2,919**	**166,553**	**64,962.65**	**0.00**	**-1,782.86**	**-2,407.68**	**$ (4,190.54)**	**-2,919**
BALANCE INC PRIOR YEAR	**0**	**170,050**	**68,460.05**	**0**	**0**	**0**	**0**	
Vote to Reserve Fund/Refund/Offset 1st assess			**68,460.05**					
Carryforward			**0.00**	**0**				
Assessment per Townhome			**Recalc Budget**		**22,269.61**	**26,088.63**		
f:\home\mike\123\oc99.wk4			**Actual Billed Prior**	**-3.92%**	23,177.93	27,294.08	**-4.42%**	
Net Change Per Unit		**9,585**			-908.32	-1,205.45		-31,129.22
	0		700	-908.32	23,177.93	27,294.08	-1,205.45	