

Owl Creek Homes
2009 Budget

	Budget 2008	9 month Actual	12 Month Actual 2008	Budget 2009	Phase I&II	Phase III	Budget Totals 2009	Budget in 2009	Budget in 2008	Budget Net Change	ANNUAL BUDGET
PRIOR YEAR BALANCE	5,592	-499	-499	-11,371	222	-443	-11,591.79				-11,371
INCOME											
Assessments	614,439	461,725	614,439	591,220	5,254	39,910	636,384				636,384
Interest	900	578	579	700	0	0	700				700
Miscellaneous Revenue	0	10,000	10,000	0	0	0	0				0
TOTAL INCOME	615,339	472,303	625,018	591,920	5,254	39,910	637,084				637,084
OPERATING FUND											
General & Administrative											
Management Fee	46,500	34,875	46,500	46,500	0	0	46,500	46,500	46,500	0	46,500
Insurance	93,096	93,704	93,705	97,750	0	0	97,750	97,750	93,096	4,654	97,750
Insurance - Special Allocations PH I&II	4,007	4,229	4,230	0	4,651	0	4,651	4,651	4,007	644	4,651
Insurance - Special Allocations PH III	7,700	7,357	7,357	0	0	8,092	8,092	8,092	7,700	392	8,092
Legal	2,500	0	0	2,500	0	0	2,500	2,500	2,500	0	2,500
Acctg/Audit Expense	1,500	1,775	1,775	2,000	0	0	2,000	2,000	1,500	500	2,000
Income Taxes	50	14	13	1,100	0	0	1,100	1,100	50	1,050	1,100
Directors' Expense	0	0	0	0	0	0	0	0	0	0	0
Direct Office Expense	1,228	921	1,227	1,350	0	0	1,350	1,350	1,228	122	1,350
Miscellaneous G & A	725	97	431	725	0	0	725	725	725	0	725
Total G&A	157,306	142,972	155,238	151,925	4,651	8,092	164,668	164,668	157,306	7,362	164,668
Utilities											
Electric - PH I & II	750	603	700	0	825	0	825	825	750	75	825
Electric - PH III	600	331	462	0	0	550	550	550	600	-50	550
Gas	500	576	775	0	0	825	825	825	500	325	825
Water & Sewer	27,000	21,370	28,799	31,780	0	0	31,780	31,780	27,000	4,780	31,780
Trash Collection	3,850	2,186	3,473	3,850	0	0	3,850	3,850	3,850	0	3,850
Total Utilities	32,700	25,066	34,209	35,630	825	1,375	37,830	37,830	32,700	5,130	42,960
Repairs & Maintenance											
Repairs & Maint - General	58,300	37,587	54,154	58,300	0	0	58,300	58,300	58,300	0	58,300
Supplies	300	208	255	300	0	0	300	300	300	0	300
Window Cleaning	12,000	4,780	9,560	12,000	0	0	12,000	12,000	12,000	0	14,924
Chimney Sweeping	1,500	1,155	1,155	1,500	0	0	1,500	1,500	1,500	0	1,500
Pest Control	9,000	6,075	8,100	9,000	0	0	9,000	9,000	9,000	0	9,000
Ski Lift Operation	45,000	28,899	28,899	0	0	30,000	30,000	30,000	45,000	-15,000	30,000
Snowcat Lease & Insurance	4,000	0	0	0	0	0	0	0	4,000	-4,000	0
Painting & Staining	54,545	50,045	52,215	37,000	0	0	37,000	37,000	54,545	-17,545	37,000
Groundskeeping	120,000	99,304	117,134	140,000	0	0	140,000	140,000	120,000	20,000	140,000
Snow Removal	20,000	47,155	65,580	24,000	0	0	24,000	24,000	20,000	4,000	24,000
Equip Service Contracts	32,000	28,376	34,632	35,914	0	0	35,914	35,914	32,000	3,914	35,914
Roof Repair & Maint	0	0	0	0	0	0	0	0	0	0	0
Special Projects	0	0	0	0	0	0	0	0	0	0	0
Total R&M	356,645	303,583	371,684	318,014	0	30,000	348,014	348,014	356,645	-8,631	352,688
Reserve Fund	74,980	56,235	74,980	74,980	0	0	74,980	74,980	74,980	0	74,980
Contingency	0	0	0	0	0	0	0	0	0	0	0
TOTAL APPLICATION OF FUNDS	621,631	527,855	636,111	580,549	5,476	39,467	625,492	625,492	621,631	3,861	619,948,286
NET BALANCE FOR PERIOD	-6,292	-55,553	-11,092.79	11,370.79	-222.00	443.00	11,591.79				171,356,611.43
BALANCE INC PRIOR YEAR	-700	-56,052	-11,592	0	0	0	0				
Vote to Reserve Fund/Refund/Offset 1st assess											
Carryforward											
Assessment per Townhome				0	19,321.80	23,062.61					0
Net Change Per Unit				6.70%	18,108.89	23,415.20	-1.51%				
	0	700	700	1,212.91	18,108.89	23,415.20	-352.59	21,945.21			