

Owl Creek Homes  
2010 Proposed Budget

	Budget 2009	10 month Actual	12 Month Projected 2009	Budget 2010	Phase I&II	Phase III	Budget Totals 2010	Budget In 2009	Budget Net Change
<b>PRIOR YEAR BALANCE</b>	<b>5,592</b>	<b>-11,596</b>	<b>-11,596</b>	<b>5,294</b>	<b>-125</b>	<b>-100</b>	<b>5,068.73</b>	<b>-11,596</b>	
<b>INCOME</b>									
Assessments	636,388	636,388	636,388	625,550	6,016	43,324	674,890	636,388	6.05%
Interest	700	1,044	1,250	700	0	0	700	700	
Miscellaneous Revenue	0	0	0	0	0	0	0		
<b>TOTAL INCOME</b>	<b>637,088</b>	<b>637,432</b>	<b>637,638</b>	<b>626,250</b>	<b>6,016</b>	<b>43,324</b>	<b>675,590</b>	<b>637,088</b>	
<b>OPERATING FUND</b>									
<b>General &amp; Administrative</b>									
Management Fee	46,500	38,750	46,500	46,500	0	0	46,500	46,500	0
Insurance	97,750	93,878	93,878	97,750	0	0	97,750	97,750	0
Insurance - Special Allocations PH I&II	4,651	0	4,651	0	5,116	0	5,116	4,651	465
Insurance - Special Allocations PH III	8,092	0	8,092	0	0	8,899	8,899	8,092	807
Legal	2,500	0	0	2,500	0	0	2,500	2,500	0
Acctg/Audit Expense	2,000	1,585	1,585	2,000	0	0	2,000	2,000	0
Income Taxes	1,100	0	500	500	0	0	500	1,100	-600
Directors' Expense	0	0	0	0	0	0	0	0	0
Direct Office Expense	1,350	1,013	1,350	1,485	0	0	1,485	1,350	135
Miscellaneous G & A	725	1,374	1,300	725	0	0	725	725	0
<b>Total G&amp;A</b>	<b>164,668</b>	<b>136,600</b>	<b>157,856</b>	<b>151,460</b>	<b>5,116</b>	<b>8,899</b>	<b>165,475</b>	<b>164,668</b>	<b>807</b>
<b>Utilities</b>									
Electric - PH I & II	825	501	700	0	775	0	775	825	-50
Electric - PH III	550	325	450	0	0	500	500	550	-50
Gas	825	578	750	0	0	825	825	825	0
Water & Sewer	31,780	31,751	31,751	35,000	0	0	35,000	31,780	3,220
Trash Collection	3,850	3,472	3,472	4,235	0	0	4,235	3,850	385
<b>Total Utilities</b>	<b>37,830</b>	<b>36,627</b>	<b>37,123</b>	<b>39,235</b>	<b>775</b>	<b>1,325</b>	<b>41,335</b>	<b>37,830</b>	<b>3,505</b>
<b>Repairs &amp; Maintenance</b>									
Repairs & Maint - General	58,300	43,870	58,300	75,000	0	0	75,000	58,300	16,700
Supplies	300	168	300	300	0	0	300	300	0
Window Cleaning	12,000	4,780	10,000	11,000	0	0	11,000	12,000	-1,000
Chimney Sweeping	1,500	1,395	1,395	1,500	0	0	1,500	1,500	0
Pest Control	9,000	6,846	8,400	9,000	0	0	9,000	9,000	0
Ski Lift Operation	30,000	20,390	30,000	0	0	33,000	33,000	30,000	3,000
Snowcat Lease & Insurance		0	0	0	0	0	0	0	0
Painting & Staining	37,000	38,119	38,119	68,155	0	0	68,155	37,000	31,155
Groundskeeping	140,000	117,100	140,000	130,000	0	0	130,000	140,000	-10,000
Snow Removal	24,000	22,783	30,000	35,000	0	0	35,000	24,000	11,000
Equip Service Contracts	35,914	29,690	34,500	35,914	0	0	35,914	35,914	0
Roof Repair & Maint	0	0	0	0	0	0	0	0	0
Special Projects	0	0	0	0	0	0	0	0	0
<b>Total R&amp;M</b>	<b>348,014</b>	<b>285,141</b>	<b>351,014</b>	<b>365,869</b>	<b>0</b>	<b>33,000</b>	<b>398,869</b>	<b>348,014</b>	<b>50,855</b>
<b>Reserve Fund</b>	<b>74,980</b>	<b>74,980</b>	<b>74,980</b>	<b>74,980</b>	<b>0</b>	<b>0</b>	<b>74,980</b>	<b>74,980</b>	<b>0</b>
Contingency	0	0	0	0	0	0	0	0	0
<b>TOTAL APPLICATION OF FUNDS</b>	<b>625,492</b>	<b>533,348</b>	<b>620,973</b>	<b>631,544</b>	<b>5,891</b>	<b>43,224</b>	<b>680,659</b>	<b>625,492</b>	<b>55,167</b>
<b>NET BALANCE FOR PERIOD</b>	<b>11,596</b>	<b>104,085</b>	<b>16,665.08</b>	<b>-5,293.73</b>	<b>125.00</b>	<b>100.00</b>	<b>-5,068.73</b>		
<b>BALANCE INC PRIOR YEAR</b>	<b>17,188</b>	<b>92,488</b>	<b>5,069</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
<b>Vote to Reserve Fund/Refund/Offset 1st assess</b>									
<b>Carryforward</b>			<b>5,069</b>	<b>0</b>					
<b>Assessment per Townhome</b>									
			<b>Recalc Budget</b>		<b>20,465.52</b>	<b>24,511.44</b>			
			<b>Actual Billed Prior</b>	<b>5.92%</b>	<b>19,321.94</b>	<b>23,062.76</b>	<b>6.28%</b>		
<b>Net Change Per Unit</b>	<b>0</b>		<b>700</b>	<b>1,143.58</b>	<b>1,448.68</b>	<b>38,501.98</b>			
				<b>19,321.94</b>	<b>23,062.76</b>	<b>1,448.68</b>			

U:\wms\mktal\230ec99 v4.1