

Owl Creek Homes  
2011 Budget

	Budget 2010	10 month Actual	12 Month Forecast 2010	Budget 2011	Phase I&II	Phase III	Budget Totals 2011	Budget In 2010	Budget Net Change
<b>PRIOR YEAR BALANCE</b>	<b>14,961</b>	<b>14,961</b>	<b>14,961.30</b>	<b>-3,229</b>	<b>940</b>	<b>2,289</b>	<b>\$ -</b>	<b>14,961</b>	
<b>INCOME</b>									
Assessments	644,998	644,997	644,997	604,816	4,364	38,977	\$ 648,156.97	644,998	3159.27
Interest	700	2,147	2,576	700	0	0	\$ 700.00	700	
Miscellaneous Revenue	0	0	0	0	0	0	\$ -		
<b>TOTAL INCOME</b>	<b>645,698</b>	<b>647,144</b>	<b>647,573</b>	<b>605,516</b>	<b>4,364</b>	<b>38,977</b>	<b>\$ 648,856.97</b>	<b>645,698</b>	
<b>OPERATING FUND</b>									
<b>General &amp; Administrative</b>									
Management Fee	46,500	38,750	46,500	46,500	0	0	\$ 46,500.00	46,500	0
Insurance	97,750	94,498	94,498	99,222	0	0	\$ 99,222.40	97,750	1,472
Insurance - Special Allocations PH I&II	5,116	4,313	4,313	0	4,529	0	\$ 4,528.65	5,116	-587
Insurance - Special Allocations PH III	8,899	6,610	6,610	0	0	6,941	\$ 6,940.50	8,899	-1,959
Legal	2,500	1,496	1,496	2,500	0	0	\$ 2,500.00	2,500	0
Acctg/Audit Expense	2,000	1,415	1,415	2,000	0	0	\$ 2,000.00	2,000	0
Income Taxes	500	0	500	500	0	0	\$ 500.00	500	0
Directors' Expense	0	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	0
Miscellaneous G & A	725	82	350	350	0	0	\$ 350.00	725	-375
<b>Total G&amp;A</b>	<b>165,475</b>	<b>148,401</b>	<b>157,167</b>	<b>152,557</b>	<b>4,529</b>	<b>6,941</b>	<b>\$ 164,026.55</b>	<b>165,475</b>	<b>-1,448</b>
<b>Utilities</b>									
Electric - PH I & II	775	438	638	0	775	0	\$ 775.00	775	0
Electric - PH III	500	311	500	0	0	500	\$ 500.00	500	0
Gas	825	633	825	0	0	825	\$ 825.00	825	0
Water & Sewer	35,000	33,915	33,915	35,610	0	0	\$ 35,610.35	35,000	610
Trash Collection	4,235	3,274	4,024	4,426	0	0	\$ 4,426.07	4,235	191
<b>Total Utilities</b>	<b>41,335</b>	<b>38,571</b>	<b>39,902</b>	<b>40,036</b>	<b>775</b>	<b>1,325</b>	<b>\$ 42,136.42</b>	<b>41,335</b>	<b>801</b>
<b>Repairs &amp; Maintenance</b>									
Repairs & Maint - General	75,000	65,530	75,000	75,000	0	0	\$ 75,000.00	75,000	0
Supplies	300	265	300	300	0	0	\$ 300.00	300	0
Window Cleaning	11,000	4,780	9,560	11,000	0	0	\$ 11,000.00	11,000	0
Chimney Sweeping	1,500	1,290	1,290	1,500	0	0	\$ 1,500.00	1,500	0
Pest Control	9,000	6,750	8,100	9,000	0	0	\$ 9,000.00	9,000	0
Ski Lift Operation	33,000	21,340	33,000	0	0	33,000	\$ 33,000.00	33,000	0
Painting & Staining	68,155	60,000	68,155	37,000	0	0	\$ 37,000.00	68,155	-31,155
Groundskeeping	130,000	111,732	126,908	130,000	0	0	\$ 130,000.00	130,000	0
Snow Removal	35,000	20,833	35,000	35,000	0	0	\$ 35,000.00	35,000	0
Equip Service Contracts	35,914	31,022	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
<b>Total R&amp;M</b>	<b>398,869</b>	<b>323,541</b>	<b>393,227</b>	<b>334,714</b>	<b>0</b>	<b>33,000</b>	<b>\$ 367,714.00</b>	<b>398,869</b>	<b>-31,155</b>
<b>Reserve Fund</b>	<b>54,980</b>	<b>54,980</b>	<b>54,980</b>	<b>74,980</b>	<b>0</b>	<b>0</b>	<b>\$ 74,980.00</b>	<b>54,980</b>	<b>20,000</b>
Contingency	0	0	0	0	0	0	\$ 0	0	
<b>TOTAL APPLICATION OF FUNDS</b>	<b>660,659</b>	<b>565,493</b>	<b>645,275</b>	<b>602,288</b>	<b>5,304</b>	<b>41,266</b>	<b>\$ 648,856.97</b>	<b>660,659</b>	<b>-11,802</b>
<b>NET BALANCE FOR PERIOD</b>	<b>-14,961</b>	<b>81,651</b>	<b>2,298.54</b>	<b>3,228.67</b>	<b>-939.67</b>	<b>-2,289.00</b>	<b>\$ -</b>	<b>-14,961</b>	
<b>BALANCE INC PRIOR YEAR</b>	<b>0</b>	<b>96,612</b>	<b>17,259.84</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
<b>Vote to Reserve Fund/Refund/Offset 1st assess</b>			<b>17,260</b>						
<b>Carryforward</b>			<b>0</b>	<b>0</b>					
<b>Assessment per Townhome</b>			<b>Recalc Budget</b>		<b>19,718.02</b>	<b>23,407.86</b>			
			<b>Actual Billed Prior</b>	<b>1.83%</b>	<b>19,364.59</b>	<b>23,834.14</b>	<b>-1.79%</b>		
<b>Net Change Per Unit</b>	<b>0</b>	<b>700</b>	<b>353.43</b>	<b>19,364.59</b>	<b>23,834.14</b>	<b>-426.28</b>	<b>3,159.23</b>		