

Owl Creek Homes 2012 Budget								1,280	1,343
	Budget 2011	10 month Actual	12 Month Forecast 2011	Budget 2012	Phase I&II	Phase III	Budget Totals 2012	Budget In 2011	Budget Net Change
PRIOR YEAR BALANCE	12,494	12,494	12,494.00		-470.35	406.50	\$ (63.85)	0	
<b>INCOME</b>									
Assessments	635,663	635,662	635,662	681,275	6,909	41,188	\$ 729,372.43	601,587	127,785.43
Interest	700	982	1,444	1,100	0	0	\$ 1,100.00	700	
Miscellaneous Revenue	0	0	0	0	0	0	\$ -		
<b>TOTAL INCOME</b>	<b>636,363</b>	<b>636,645</b>	<b>637,106</b>	<b>682,375</b>	<b>6,909</b>	<b>41,188</b>	<b>\$ 730,472.43</b>	<b>602,287</b>	
<b>OPERATING FUND</b>									2,093
General & Administrative									
Management Fee	46,500	38,750	46,500	46,500	0	0	\$ 46,500.00	46,500	0
Insurance	99,222	98,699	98,699	99,686	0	0	\$ 99,686.42	99,222	464
Insurance - Special Allocations PH I&II	4,529	5,149	5,149	0	5,664	0	\$ 5,663.90	4,529	1,135
Insurance - Special Allocations PH III	6,941	6,759	6,759	0	0	7,435	\$ 7,434.90	6,941	494
Legal	2,500	385	2,000	2,500	0	0	\$ 2,500.00	2,500	0
Acctg/Audit Expense	2,000	1,390	1,390	2,000	0	0	\$ 2,000.00	2,000	0
Income Taxes	500	0	0	500	0	0	\$ 500.00	500	0
Direct Office Expense	1,485	1,238	1,485	1,485	0	0	\$ 1,485.00	1,485	0
Miscellaneous G & A	350	330	400	400	0	0	\$ 400.00	350	50
<b>Total G&amp;A</b>	<b>164,027</b>	<b>152,700</b>	<b>162,382</b>	<b>153,071</b>	<b>5,664</b>	<b>7,435</b>	<b>\$ 166,170.22</b>	<b>164,027</b>	<b>2,143</b>
<b>Utilities</b>									
Electric - PH I & II	775	518	625	0	775	0	\$ 775.00	775	0
Electric - PH III	500	311	500	0	0	1,000	\$ 1,000.00	500	500
Gas	825	561	600	0	0	159	\$ 159.36	825	-666
Water & Sewer	35,610	34,528	43,160	35,610	0	0	\$ 35,610.00	35,610	0
Trash Collection	4,426	2,615	3,250	3,500	0	0	\$ 3,500.00	4,426	-926
<b>Total Utilities</b>	<b>42,136</b>	<b>38,532</b>	<b>48,135</b>	<b>39,110</b>	<b>775</b>	<b>1,159</b>	<b>\$ 41,044.36</b>	<b>42,136</b>	<b>-1,092</b>
<b>Repairs &amp; Maintenance</b>									
Repairs & Maint - General	75,000	64,133	80,000	75,000	0	0	\$ 75,000.00	75,000	0
Supplies	300	598	598	600	0	0	\$ 600.00	300	300
Window Cleaning	11,000	4,780	9,560	11,000	0	0	\$ 11,000.00	11,000	0
Chimney Sweeping	1,500	1,565	1,565	1,700	0	0	\$ 1,700.00	1,500	200
Pest Control	9,000	7,425	8,100	9,000	0	0	\$ 9,000.00	9,000	0
Ski Lift Operation	33,000	25,409	33,000	0	0	33,000	\$ 33,000.00	33,000	0
Painting & Staining	37,000	35,500	35,500	72,000	0	0	\$ 72,000.00	37,000	35,000
Groundskeeping	130,000	128,257	130,000	175,000	0	0	\$ 175,000.00	130,000	45,000
Snow Removal	35,000	22,452	30,000	35,000	0	0	\$ 35,000.00	35,000	0
Equip Service Contracts	35,914	30,551	34,500	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>367,714</b>	<b>320,670</b>	<b>362,823</b>	<b>415,214</b>	<b>0</b>	<b>33,000</b>	<b>\$ 448,214.00</b>	<b>367,714</b>	<b>80,500</b>
<b>Reserve Fund</b>	<b>74,980</b>	<b>56,235</b>	<b>74,980</b>	<b>74,980</b>	<b>0</b>	<b>0</b>	<b>\$ 74,980.00</b>	<b>74,980</b>	<b>0</b>
Contingency	0	0	0	0	0	0	\$ -	0	0
<b>TOTAL APPLICATION OF FUNDS</b>	<b>648,857</b>	<b>568,138</b>	<b>648,320</b>	<b>682,375</b>	<b>6,439</b>	<b>41,594</b>	<b>\$ 730,408.58</b>	<b>648,857</b>	<b>81,552</b>
<b>NET BALANCE FOR PERIOD</b>	<b>-12,494</b>	<b>68,507</b>	<b>-11,214.43</b>	<b>0.00</b>	<b>470.35</b>	<b>-406.50</b>	<b>\$ 63.85</b>	<b>-46,570</b>	
<b>BALANCE INC PRIOR YEAR</b>	<b>0</b>	<b>81,001</b>	<b>1,279.57</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
<b>Vote to Reserve Fund/Refund/Offset 1st assess</b>			<b>1,279.57</b>						
<b>Carryforward</b>			<b>0.00</b>	<b>0</b>					
<b>Assessment per Townhome</b>			<b>Recalc Budget</b>		<b>22,305.64</b>	<b>26,095.40</b>			
			<b>Actual Billed Prior</b>	<b>13.75%</b>	<b>19,608.98</b>	<b>22,387.40</b>	<b>16.56%</b>		
Net Charge Per Unit					2,696.66	3,708.00		93,709.86	
	#REF!		700	2,696.66	19,608.98	22,387.40	3,708.00		
Owl Creek Homes Assessments								No	