			Owl Creek Homes 2017 Budget		-773		772.67		
	Budget 2016	10 month Actual	2016 estimated	Budget 2017	Phase I&II	Phase III	Budget Totals 2017	Budget In 2016	Budget Net Change
PRIOR YEAR BALANCE	**7,212.12**	**7,216**	**7,216.23**	**0.00**	**998.35**	**-225.68**	**$ 772.67**	**7,212**	
INCOME									
Assessments	725,510	725,511	725,511	694,588	1,413	41,981	$ 737,981.18	725,510	12471.18
Interest	896	830	830	830	0	0	$ 829.79	896	
Miscellaneous Revenue	0	0	0	0	0	0	$ -	0	
TOTAL INCOME	**726,406**	**726,341**	**726,341**	**695,417**	**1,413**	**41,981**	**$ 738,810.97**	**726,406**	
OPERATING FUND									2,536
General & Administrative									
Management Fee	49,428	41,189	49,428	49,428	0	0	$ 49,427.64	49,428	0
Insurance	131,393	130,922	130,922	134,850	0	0	$ 134,849.66	131,393	3,457
Insurance - Special Allocations PH I&II	2,587	1,589	1,589		1,636	0	$ 1,636.31	2,587	-951
Insurance - Special Allocations PH III	5,966	5,821	5,821		0	5,996	$ 5,995.67	5,966	30
Legal	2,500	0	0	2,500	0	0	$ 2,500.00	2,500	0
Acctg/Audit Expense	2,000	1,475	1,475	2,000	0	0	$ 2,000.00	2,000	0
Income Taxes	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	500	142	400	500	0	0	$ 500.00	500	0
Total G&A	**195,859**	**182,375**	**191,119**	**190,762**	**1,636**	**5,996**	**$ 198,394.28**	**195,859**	**2,536**
Utilities									
Electric - PH I & II	775	516	775	0	775	0	$ 775.00	775	0
Electric - PH III	2,225	1,926	2,600	0	0	2,600	$ 2,600.00	2,225	375
Gas	159	116	155	0	0	159	$ 159.36	159	0
Water & Sewer	52,500	49,318	53,000	55,000	0	0	$ 55,000.00	52,500	2,500
Trash Collection	4,000	2,697	3,951	4,000	0	0	$ 4,000.00	4,000	0
Total Utilities	**59,659**	**54,573**	**60,481**	**59,000**	**775**	**2,759**	**$ 62,534.36**	**59,659**	**2,875**
Repairs & Maintenance									
Repairs & Maint - General	85,000	71,604	95,000	75,000	0	0	$ 75,000.00	85,000	-10,000
Supplies	600	103	600	600	0	0	$ 600.00	600	0
Window Cleaning	10,000	4,780	9,560	10,000	0	0	$ 10,000.00	10,000	0
Chimney Sweeping	1,500	1,350	1,350	1,500	0	0	$ 1,500.00	1,500	0
Pest Control	9,000	6,075	8,447	9,000	0	0	$ 9,000.00	9,000	0
Ski Lift Operation	33,000	25,940	33,000	0	0	33,000	$ 33,000.00	33,000	0
Painting & Staining	45,220	41,985	45,220	55,775	0	0	$ 55,775.00	45,220	10,555
Groundskeeping	150,000	131,684	145,000	150,000	0	0	$ 150,000.00	150,000	0
Snow Removal	35,000	23,328	35,000	35,000	0	0	$ 35,000.00	35,000	0
Equip Service Contracts	33,800	29,649	33,800	33,800	0	0	$ 33,800.00	33,800	0
Roof Repair & Maint	0	0	0	0	0	0	$ -	0	0
Special Projects	0	0	0	0	0	0	$ -	0	0
Total R&M	**403,120**	**336,498.55**	**406,977**	**370,675**	**0**	**33,000**	**$ 403,675.00**	**403,120**	**555**
Reserve Fund	**74,980**	**56,235**	**74,980**	**74,980**	**0**	**0**	**$ 74,980.00**	74,980	**0**
Contingency	**0**	**0**	**0**	**0**	**0**	**0**	**$ -**	**0**	
TOTAL APPLICATION OF FUNDS	**733,618**	**629,682**	**733,557**	**695,417**	**2,411**	**41,755**	**$ 739,583.64**	**733,618**	**5,966**
NET BALANCE FOR PERIOD	**-7,212**	**96,659**	**-7,216.23**	**0.00**	**-998.35**	**225.68**	**$ (772.67)**	**-7,212**	
BALANCE INC PRIOR YEAR	**0.00**	**103,875**	**0.00**	**0**	**0**	**0**	**0**		
Vote to Reserve Fund/Refund/Offset 1st assess			**0.00**						
Carryforward			**0.00**	**0**					
Assessment per Townhome			**Recalc Budget**		**22,473.33**	**26,604.12**			
f:\home\mike\123\oc99.wk4			**Actual Billed Prior**	**0.94%**	22,264.99	25,794.61	**3.14%**		
Net Change Per Unit		**52,040**			208.34	809.51		12,470.24	
	0		700	208.34	22,264.99	25,794.61	809.51		

Owl Creek Homes Assessments

No