					Owl Creek Homes 2024 Proposed Budget		-351		0.00
	Budget 2023	9 month Actual	12 month 2023 Estimated	Variances to Budget	Budget 2024	Phase I&II	Phase III		Budget Totals 2024
PRIOR YEAR BALANCE	**$ 8,796.54**	8,796.54	**8,796.54**		**-350.73**	**469.00**	**-118.27**	**$**	-
INCOME									
Assessments	863799.37	649,358.16	**863,799.37**	0.00	837,161	3,242	55,053	$	895,455.54
Special Assessment	1550000.00	1,550,000.00	**1,550,000.00**	0.00		0	0	$	-
Interest	1000.00	7,402.83	**9,000.00**	8,000.00	7,000	0	0	$	7,000.00
Miscellaneous Revenue	0.00	812.46	**951.71**	951.71	0	0	0	$	-
TOTAL INCOME	**2414799.37**	**2,207,573.45**	**2,423,751.08**	**8,951.71**	**844,161**	**3,242**	**55,053**	**$**	**902,455.54**
OPERATING FUND									
General & Administrative									
Management Fee	51899.00	41,924.60	57,149.60	5,250.60	60,900	0	0	$	60,900.00
Insurance	168938.00	108,112.65	135,762.00	-33,176.00	175,290	0	0	$	175,289.68
Insurance - Special Allocations PH I&II	2500.00	2,465.00	2,465.00	-35.00	0	2,711	0	$	2,711.00
Insurance - Special Allocations PH III	12201.00	11,737.00	11,737.00	-464.00	0	0	13,468	$	13,468.00
Legal	10000.00	12,825.00	15,000.00	5,000.00	10,000	0	0	$	10,000.00
Acctg/Audit Expense	2500.00	2,180.00	2,180.00	-320.00	2,500	0	0	$	2,500.00
Income Taxes	0.00	0.00	0.00	0.00	0	0	0	$	-
Direct Office Expense	1485.00	1,113.75	1,485.00	0.00	1,485	0	0	$	1,485.00
Miscellaneous G & A	1000.00	1,125.75	1,420.00	420.00	1,500	0	0	$	1,500.00
Total G&A	**250523.00**	**181,483.75**	**227,198.60**	**-23,324.40**	**251,675**	**2,711**	**13,468**	**$**	**267,853.68**
Utilities									
Electric - PH I & II	1260.00	**522.90**	**826.00**	-434.00	0	1,000	0	$	1,000.00
Electric - PH III	2730.00	**2,419.48**	**3,319.48**	589.48	0	0	3,485	$	3,485.45
Gas	181.00	**122.55**	**173.79**	-7.21	0	0	181	$	181.00
Water & Sewer	76583.00	**60,438.99**	**74,000.00**	-2,583.00	77,700	0	0	$	77,700.00
Trash Collection	6300.00	**3,504.04**	**5,500.00**	-800.00	6,900	0	0	$	6,900.00
Total Utilities	**87054.00**	67,007.96	83,819.27	**-3,234.73**	**84,600**	**1,000**	**3,666**	**$**	**89,266.45**
Repairs & Maintenance									
Repairs & Maint - General	75000.00	**47,837.55**	**67,000.00**	-8,000.00	75,000	0	0	$	75,000.00
Supplies	600.00	**101.91**	200.00	-400.00	600	0	0	$	600.00
Window Cleaning	11000.00	**5,600.00**	11,000.00	0.00	11,000	0	0	$	11,000.00
Chimney Sweeping	1500.00	**1,584.00**	1,584.00	84.00	1,500	0	0	$	1,500.00
Pest Control	9000.00	**6,075.00**	**8,100.00**	-900.00	9,000	0	0	$	9,000.00
Ski Lift Operation	36000.00	**11,902.35**	**36,000.00**	0.00	0	0	37,800	$	37,800.00
Painting & Staining	13200.00	0.00	**15,000.00**	1,800.00	13,200	0	0	$	13,200.00
Groundskeeping	165000.00	**173,792.71**	**182,792.71**	17,792.71	165,000	0	0	$	165,000.00
Snow Removal	35000.00	**45,710.50**	**55,000.00**	20,000.00	40,000	0	0	$	40,000.00
Equip Service Contracts	50326.50	**33,607.54**	50,326.50	0.00	52,843	0	0	$	52,842.83
Roof Repair & Maint	0.00	0.00	0.00	0.00	0	0	0	$	-
Special Projects	1550000.00	**1,550,000.00**	**1,550,000.00**	0.00		0	0	$	-
Total R&M	**1946626.50**	**1,876,211.56**	**1,977,003.21**	**30,376.71**	**368,143**	**0**	**37,800**	**$**	**405,942.83**
Reserve Fund	**139392.41**	**104,544.30**	**139,392.41**	**0.00**	**139,392**	**0**	**0**	**$**	**139,392.41**
Contingency	**0.00**	**0.00**	**0.00**	**0.00**	**0**	**0**	**0**	**$**	-
TOTAL APPLICATION OF FUNDS	**2423595.91**	**2,229,247.57**	**2,427,413.49**	**3,817.58**	**843,810**	**3,711**	**54,934**	**$**	**902,455.54**
NET BALANCE FOR PERIOD	**-8796.54**	**-21,674.12**	**-3,662.41**	**5,134.13**	**350.73**	**-469.00**	**118.27**	**$**	-
BALANCE INC PRIOR YEAR	**0.00**	**-12,877.58**	**5,134.13**		**0**	**0**	**0**		**0**
Vote to Reserve Fund/Refund/Offset 1st assess			**0.00**						
Carryforward			**0.00**		**0**				
Assessment per Townhome			**Recalc Budget**			**27,159.57**	**32,510.46**		
I:\home\mike\123\oc99.wk4			**Actual Billed Prior**		**2.24%**	26,563.23	30,597.16		**6.25%**
Net Change Per Unit	139392.41	**163,335.87**	23,943.46			596.34	1,913.30		
			700.00		596.34	26,563.23	30,597.16		1,913.30

Owl Creek Homes Assessments			
	2,517	Total	Special