

		Owl Creek Homes 2018 Budget		24,413		443.36		
	Budget 2017	10 month Actual	2017 Forecast	Budget 2018	Phase I&II	Phase III	Budget Totals 2018	Budget Net Change
PRIOR YEAR BALANCE	7,250.36	7,250	7,250.36	0.00	-1,147.00	1,590.36	443.36	
INCOME								
Assessments	741,415	741,414	741,415	736,119	4,788	41,797	782,704.77	41289.77
Interest	967	627	967	967	0	0	967.00	967
Miscellaneous Revenue	0	0	0	0	0	0	-	0
TOTAL INCOME	742,382	742,041	742,382	737,086	4,788	41,797	783,671.77	742,382
OPERATING FUND								
General & Administrative								6,426
Management Fee	49,428	41,189	49,428	49,428	0	0	-49,427.64	49,428
Insurance	134,850	134,382	134,382	138,413	0	0	138,413.46	3,564
Insurance - Special Allocations PH I&II	1,636	2,783	2,783	2,866	0	0	2,866.49	1,636
Insurance - Special Allocations PH III	5,996	7,406	7,406	7,406	0	7,628	7,628.18	5,996
Legal	2,500	840	840	2,500	0	0	2,500.00	2,500
Acctg/Audit Expense	2,000	1,495	1,495	2,000	0	0	2,000.00	2,000
Income Taxes	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
Miscellaneous G & A	500	379	500	500	0	0	500.00	500
Total G&A	198,394	189,711	198,319	194,326	2,866	7,628	204,820.77	198,394
Utilities								
Electric - PH I & II	775	626	775	0	775	0	775.00	775
Electric - PH III	2,600	1,980	2,600	0	0	2,600	2,600.00	2,600
Gas	159	128	155	0	0	159	159.36	159
Water & Sewer	55,000	49,944	52,696	54,275	0	0	54,275.00	55,000
Trash Collection	4,000	3,771	3,771	4,000	0	0	4,000.00	4,000
Total Utilities	62,534	56,349	59,996	58,275	775	2,759	61,809.36	62,534
Repairs & Maintenance								
Repairs & Maint - General	75,000	67,252	75,000	110,000	0	0	110,000.00	75,000
Supplies	600	210	420	600	0	0	600.00	600
Window Cleaning	10,000	4,780	9,560	10,000	0	0	10,000.00	10,000
Chimney Sweeping	1,500	1,245	1,245	1,500	0	0	1,500.00	1,500
Pest Control	9,000	6,307	8,100	9,000	0	0	9,000.00	9,000
Ski Lift Operation	33,000	15,977	30,000	0	0	33,000	33,000.00	33,000
Painting & Staining	55,775	37,866	37,866	59,605	0	0	59,605.00	55,775
Groundskeeping	150,000	150,307	165,500	150,000	0	0	150,000.00	150,000
Snow Removal	35,000	18,430	30,000	35,000	0	0	35,000.00	35,000
Equip Service Contracts	33,800	25,676	33,800	33,800	0	0	33,800.00	33,800
Roof Repair & Maint	0	0	0	0	0	0	-	0
Special Projects	0	0	0	0	0	0	-	0
Total R&M	403,675	317,937.00	391,481	409,505	0	33,000	442,505.00	403,675
Reserve Fund	74,980	74,980	74,980	74,980	0	0	74,980.00	74,980
Contingency	0	0	0	0	0	0	-	0
TOTAL APPLICATION OF FUNDS	739,584	638,977	724,776	737,086	3,641	43,388	784,115.13	739,584
NET BALANCE FOR PERIOD	2,798	103,064	17,608.36	0.00	1,147.00	-1,590.36	(443.36)	2,798
BALANCE INC PRIOR YEAR	10,048.70	110,314	24,856.72	0	0	0	0	
Vote to Reserve Fund/Refund/Offset 1st assess			24,856.72					
Carryforward			0.00					
Assessment per Townhome			Recalc Budget		23,973.80	27,925.50		
			Actual Billed Prior	7.67%	22,264.99	25,794.61	8.26%	
Net Change Per Unit	0	41,485	700	1,708.81	2,264.99	25,794.61	2,130.89	57,193.91