

## Campfire Mountain Homes Operating Budget Comparison

	2005	2005	2006	% Change
	Budget	Estimated Y.E.	Budget	2005 Budget
Revenue	Jan - Dec	Jan - Dec	Jan - Dec	to 2006 Budget
Operating Assessment	48,114	55,359	44,592	-7.32%
Reserve Assessment	18,000	15,000	18,816	4.53%
Interest Income	24	-	-	0.00%
Late Fees	-	80	-	0.00%
<b>Total Revenue</b>	<b>66,138</b>	<b>70,439</b>	<b>63,408</b>	<b>-4.13%</b>
<b>Expenses</b>				
<b>Repair &amp; Maintenance</b>				
Repair & Maintenance	1,740	2,056	1,800	3.45%
Common Area Maintenance	6,900	3,231	2,500	-63.77%
General Supplies	420	314	420	0.00%
<b>Administrative</b>				
Management Fee	9,072	9,072	9,408	3.70%
Board Expense	30	30	30	0.00%
Miscellaneous	300	287	300	0.00%
Insurance	5,520	5,518	5,508	-0.22%
Income Tax Preparation	350	300	350	0.00%
<b>Services</b>				
Trash Removal	2,138	2,106	2,198	2.82%
Fire Alarm Monitoring	895	4,053	1,810	102.23%
Snow Plowing	2,250	2,040	2,250	0.00%
<b>Other Expenditures</b>				
Water & Sewer	10,065	7,705	9,340	-7.20%
Cable TV	5,884	5,833	6,130	4.19%
Fire Alarm Line	1,476	1,540	1,476	0.00%
Electricity	1,075	996	1,075	0.00%
<b>Total Expenses</b>	<b>48,115</b>	<b>45,081</b>	<b>44,595</b>	<b>-7.31%</b>
Reserve Fund	18,024	15,000	18,816	4.39%
<b>Total Expenditures</b>	<b>66,139</b>	<b>60,081</b>	<b>63,411</b>	<b>-4.12%</b>
<b>Balance</b>	<b>(0)</b>	<b>10,358</b>	<b>(3)</b>	

**Campfire Mountain Homes  
Operating Budget  
January 1, 2006 To December 31, 2006**

Acct #	Revenue	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
4000	Operating Assessment	3,716	3,716	3,716	3,716	3,716	3,716	3,716	3,716	3,716	3,716	3,716	3,716	44,592
4100	Reserve Assessment	1,568	1,568	1,568	1,568	1,568	1,568	1,568	1,568	1,568	1,568	1,568	1,568	18,816
4300	Interest Income	-	-	-	-	-	-	-	-	-	-	-	-	-
4200	Late Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
	<b>Total Revenue</b>	<b>5,284</b>	<b>5,284</b>	<b>5,284</b>	<b>5,284</b>	<b>5,284</b>	<b>5,284</b>	<b>5,284</b>	<b>5,284</b>	<b>5,284</b>	<b>5,284</b>	<b>5,284</b>	<b>5,284</b>	<b>63,408</b>
<b>Expenses</b>														
<b>Repair &amp; Maintenance</b>														
6100	Repair & Maintenance	150	150	150	150	150	150	150	150	150	150	150	150	1,800
6130	Common Area Maintenance													2,500
6140	General Supplies	35	35	35	35	35	35	35	35	35	35	35	35	420
<b>Administrative</b>														
6010	Management Fee	784	784	784	784	784	784	784	784	784	784	784	784	9,408
6030	Board Expense													30
6050	Miscellaneous	25	25	25	25	25	25	25	25	25	25	25	25	300
6060	Insurance	459	459	459	459	459	459	459	459	459	459	459	459	5,508
6070	Income Tax Preparation			350										350
<b>Services</b>														
6310	Trash Removal	250	250	250	152	152	152	152	152	152	152	152	232	2,198
6355	Fire Alarm Monitoring	150		75	150		150	150	810	325	150			1,810
6365	Snow Plowing	400	400	950	100							100	300	2,250
<b>Other Expenditures</b>														
6320	Water & Sewer	2,235			2,235			2,435			2,435			9,340
6330	Cable TV	490	490	515	515	515	515	515	515	515	515	515	515	6,130
6350	Fire Alarm Line	123	123	123	123	123	123	123	123	123	123	123	123	1,476
6370	Electricity	110	110	95	90	75	80	75	70	85	85	90	110	1,075
	<b>Total Expenses</b>	<b>5,061</b>	<b>2,826</b>	<b>3,811</b>	<b>4,818</b>	<b>2,818</b>	<b>2,823</b>	<b>5,403</b>	<b>3,623</b>	<b>3,153</b>	<b>4,913</b>	<b>2,433</b>	<b>2,763</b>	<b>44,595</b>
6600	<b>Reserve Fund</b>	<b>1,568</b>	<b>1,568</b>	<b>1,568</b>	<b>1,568</b>	<b>1,568</b>	<b>1,568</b>	<b>1,568</b>	<b>1,568</b>	<b>1,568</b>	<b>1,568</b>	<b>1,568</b>	<b>1,568</b>	<b>18,816</b>
	<b>Total Expenditures</b>	<b>6,629</b>	<b>4,394</b>	<b>5,379</b>	<b>6,386</b>	<b>4,386</b>	<b>4,391</b>	<b>6,971</b>	<b>5,191</b>	<b>4,721</b>	<b>6,481</b>	<b>4,001</b>	<b>4,331</b>	<b>63,411</b>
	<b>Balance</b>	<b>(1,345)</b>	<b>890</b>	<b>(95)</b>	<b>(1,102)</b>	<b>898</b>	<b>893</b>	<b>(1,687)</b>	<b>93</b>	<b>563</b>	<b>(1,197)</b>	<b>1,283</b>	<b>953</b>	<b>(3)</b>

**CAMPFIRE MOUNTAIN HOMES**  
2006 Dues Schedule

Unit #	Sq. Ft.	Assessment				Monthly Dues	Reserve Assessment	Operating Assessment	Reserve Assessment
		Allocated Interest	Operating Assessment	Total Assessment	Monthly Dues				
1	1975	6.45%	\$ 2,876.18	\$ 4,089.82	\$ 340.82	\$ 1,213.63	\$ 239.68	\$ 101.14	
2	1978	6.46%	\$ 2,880.64	\$ 4,096.16	\$ 341.35	\$ 1,215.51	\$ 240.05	\$ 101.29	
3	1982	6.47%	\$ 2,885.10	\$ 4,102.50	\$ 341.87	\$ 1,217.40	\$ 240.43	\$ 101.45	
4	1978	6.46%	\$ 2,880.64	\$ 4,096.16	\$ 341.35	\$ 1,215.51	\$ 240.05	\$ 101.29	
5	2008	6.56%	\$ 2,925.24	\$ 4,159.56	\$ 346.63	\$ 1,234.33	\$ 243.77	\$ 102.86	
6	2007	6.56%	\$ 2,925.24	\$ 4,159.56	\$ 346.63	\$ 1,234.33	\$ 243.77	\$ 102.86	
7	1981	6.47%	\$ 2,885.10	\$ 4,102.50	\$ 341.87	\$ 1,217.40	\$ 240.43	\$ 101.45	
8	1978	6.46%	\$ 2,880.64	\$ 4,096.16	\$ 341.35	\$ 1,215.51	\$ 240.05	\$ 101.29	
9	2007	6.56%	\$ 2,925.24	\$ 4,159.56	\$ 346.63	\$ 1,234.33	\$ 243.77	\$ 102.86	
10	2319	7.58%	\$ 3,380.07	\$ 4,806.33	\$ 400.53	\$ 1,426.25	\$ 281.67	\$ 118.85	
11	2317	7.57%	\$ 3,375.61	\$ 4,799.99	\$ 400.00	\$ 1,424.37	\$ 281.30	\$ 118.70	
12	2546	8.32%	\$ 3,710.05	\$ 5,275.55	\$ 439.63	\$ 1,565.49	\$ 309.17	\$ 130.46	
13	2348	7.67%	\$ 3,420.21	\$ 4,863.39	\$ 405.28	\$ 1,443.19	\$ 285.02	\$ 120.27	
14	3188	10.41%	\$ 4,642.03	\$ 6,600.77	\$ 550.06	\$ 1,958.75	\$ 386.84	\$ 163.23	
Total	30612	100.00%	\$ 44,592.00	\$ 63,408.00	\$ 5,284.00	\$ 18,816.00	\$ 3,716.00	\$ 1,568.00	

\$2.07 Annual Price per Square Foot

**Campfire Mountain Homes  
Supporting Budget Assumptions  
Operating Budget  
January 1st, 2006 - December 31st, 2006**

<b>4000 Operating Assessment</b>	<b>44,592.00</b>	<b>/per year</b>
Dues from members based on total operating expenses necessary to operate the Association.		
<b>4100 Reserve Assessment</b>	<b>18,816.00</b>	<b>/per year</b>
Allowance for regular monthly contribution to the reserve account for replacement of capital items which are part of the common elements of the Association.		
<b>4200 Late Fees</b>	<b>-</b>	<b>/per year</b>
This is an account to apply late fees to, but as we are not expecting anyone to be late there was no money budgeted.		
<b>Total Revenue</b>	<b>63,408.00</b>	<b>/per year</b>
<b>Expenses</b>		
<b>Repair &amp; Maintenance</b>		
<b>6100 Repair &amp; Maintenance</b>	<b>1,800.00</b>	<b>/per year</b>
The allowance for the repair and maintenance account is based on estimated maintenance costs from past actuals for any necessary repairs to the common elements that arise from normal wear and tear. These would include relamping the parking lot lights and repairs to bldg. components such as siding, roofs, and irrigation's systems. No money is budgeted for exterior window cleaning.		
<b>6130 Common Area Maintenance</b>	<b>2,500.00</b>	<b>/per year</b>
The common area maintenance account represents an allowance for the summer grounds maintenance such as mowing, trimming, spring clean up, lawn & shrub care, trash pick up, fertilizing the common area of the property, and periodic weeding. It also includes the startup and winterization of the drip irrigation sys.		
<b>6140 General Supplies</b>	<b>420.00</b>	<b>/per year</b>
Allowance for parts and materials needed for the general upkeep of the property. Includes items such as ice melt, batteries, hoses, fertilizer, light bulbs, and other miscellaneous supplies.		
<b>Administrative</b>		
<b>6010 Management Fee</b>	<b>56.00</b>	<b>/per month per unit</b>
	<b>9,408.00</b>	<b>/per year</b>
The management fee is for the professional management of the buildings and association's business affairs including but not limited to: the financial management of the association, physical property upkeep, preparation of annual operation budget, attendance and coordination of meetings, collection of association dues and payment of bills.		
<b>6030 Board Expense</b>	<b>30.00</b>	<b>/per year</b>
Allowance for expenses that the board may incur for meetings.		
<b>6050 Miscellaneous</b>	<b>300.00</b>	<b>/per year</b>
Allowance for postage, copies and general office supplies used for Campfire Mountain Homes		

**Campfire Mountain Homes  
Supporting Budget Assumptions  
Operating Budget  
January 1st, 2006 - December 31st, 2006**

<b>6060 Insurance</b>		<b>5,508.00 /per year</b>
Based on actual premium costs from Farmers Insurance Group for property casualty and general liability coverage's. The policy is a broad form all risk coverage based on the full replacement cost of the property. The deductible is: \$500.00. The replacement cost is: \$4,769,500.00. The policy also includes a endorsement for the directors and officers liability coverage. The general liability limit is \$1,000,000.00 per occurrence.		
<b>6070 Income Tax Preparation</b>		<b>350.00 /per year</b>
There is an allowance in April for the prep of the association federal and state income tax.		
<b>Services</b>		
<b>6310 Trash Removal</b>	<b>13.08 /per month per unit</b>	<b>2,198.00 /per year</b>
Allowance for Timber Line Disposal to empty the 4 cubic yard dumpster 1 time per week.		
<b>6355 Fire Alarm Monitoring</b>		<b>1,810.00 /per year</b>
Allowance for Easy Way to monitor the alarm lines. Also includes an allowance for a sprinkler inspection in August and periodic service calls.		
<b>6365 Snow Plowing</b>		<b>2,250.00 /per year</b>
Sub-contracted service with Jim Sabotka for the snow removal from the roads during the winter months. Based on frequencies of 3" or more and periodic push backs and cutting ice pack.		
<b>Other Expenditures</b>		
<b>6320 Water &amp; Sewer</b>		<b>9,340.00 /per year</b>
Allowance for service fees from Snake River Water and Snake River Sewer Districts. There is an allowance for excess water usage over the standard amount during the 3rd quarter of the year for landscape irrigation.		
<b>6330 Cable TV</b>	<b>36.49 /per month per unit</b>	<b>6,130.00 /per year</b>
Allowance for the monthly expense paid to Comcast for the cable television extended basic service.		
<b>6350 Fire Alarm Line</b>		<b>1,476.00 /per year</b>
Allowance for the telephone lines or alarm monitoring.		
<b>6370 Electricity</b>		<b>1,075.00 /per year</b>
Allowance for utilities from Xcel Energy to energize the site and parking lot lights.		
<b>6600 Reserve Fund</b>		<b>18,816.00 /per year</b>
Monthly contributions to the reserve fund, based on the allowance provided for in the reserve Engineering Report		
<b>Total Expenditures</b>		<b>63,411.00 /per year</b>