

Campfire Mountain Homes Operating Budget Comparison

	2008	2008	2009	% Change
	Budget	Estimated Y.E.	Budget	2008 Budget
Revenue	Jan - Dec	Jan - Dec	Jan - Dec	to 2009 Budget
Operating Assessment	50,988	50,988	54,504	6.90%
Reserve Assessment	20,544	20,544	20,544	0.00%
Interest Income	-	122	-	0.00%
Late Fees	-	7	-	0.00%
Total Revenue	71,532	71,661	75,048	4.92%
Expenses				
Repair & Maintenance				
Repair & Maintenance	3,084	7,222	5,400	75.10%
Common Area Maintenance	2,500	2,604	2,500	0.00%
General Supplies	420	343	420	0.00%
Administrative				
Management Fee	9,900	9,900	9,900	0.00%
Board Expense	30	30	30	0.00%
Miscellaneous	480	10	480	0.00%
Insurance	7,100	6,811	7,303	2.86%
Income Tax Preparation	350	350	350	0.00%
Services				
Trash Removal	2,420	3,064	3,064	26.61%
Fire Alarm Monitoring	1,410	1,410	1,410	0.00%
Snow Plowing	3,050	2,020	3,050	0.00%
Other Expenditures				
Water & Sewer	10,128	9,946	10,128	0.00%
Cable TV	6,924	6,837	7,270	5.00%
Fire Alarm Line	1,536	1,576	1,536	0.00%
Electricity	1,660	1,513	1,660	0.00%
Previous Year Deficit	0	-	-	N/A
Total Expenses	50,992	53,636	54,501	6.88%
Reserve Fund	20,544	20,544	20,544	0.00%
Total Expenditures	71,536	-	75,045	4.91%
Balance	(4)	-	3	

Campfire Mountain Homes
2009 Operating Budget
January 1, 2009 To December 31, 2009

Acct #	Revenue	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
4000	Operating Assessment	4,542	4,542	4,542	4,542	4,542	4,542	4,542	4,542	4,542	4,542	4,542	4,542	54,504
4100	Reserve Assessment	1,712	1,712	1,712	1,712	1,712	1,712	1,712	1,712	1,712	1,712	1,712	1,712	20,544
4300	Interest Income	-	-	-	-	-	-	-	-	-	-	-	-	-
4200	Late Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total Revenue	6,254	6,254	6,254	6,254	6,254	6,254	6,254	6,254	6,254	6,254	6,254	6,254	75,048
	Expenses													
	Repair & Maintenance													
6100	Repair & Maintenance	450	450	450	450	450	450	450	450	450	450	450	450	5,400
6130	Common Area Maintenance					500	500	500	500	500				2,500
6140	General Supplies	35	35	35	35	35	35	35	35	35	35	35	35	420
	Administrative													
6010	Management Fee	825	825	825	825	825	825	825	825	825	825	825	825	9,900
6030	Board Expense												30	30
6050	Miscellaneous	40	40	40	40	40	40	40	40	40	40	40	40	480
6060	Insurance	575	575	575	575	575	633	633	633	633	633	633	633	7,303
6070	Income Tax Preparation			350										350
	Services													
6310	Trash Removal	394	350	350	350	185	235	193	193	193	193	193	235	3,064
6355	Fire Alarm Monitoring	-	-	-	-		300	-		-	-	810	300	1,410
6365	Snow Plowing	800	800	950	100	-	-	-	-	-	-	100	300	3,050
	Other Expenditures													
6320	Water & Sewer	2,532			2,532			2,532			2,532			10,128
6330	Cable TV	577	577	612	612	612	612	612	612	612	612	612	612	7,270
6350	Fire Alarm Line	128	128	128	128	128	128	128	128	128	128	128	128	1,536
6370	Electricity	150	150	150	130	130	130	130	130	130	130	150	150	1,660
	Previous Year Deficit													-
	Total Expenses	6,056	3,480	4,015	5,327	3,030	3,437	5,627	3,095	3,095	5,127	3,525	3,287	54,501
6600	Reserve Fund	1,712	1,712	1,712	1,712	1,712	1,712	1,712	1,712	1,712	1,712	1,712	1,712	20,544
	Total Expenditures	7,768	5,192	5,727	7,039	4,742	5,149	7,339	4,807	4,807	6,839	5,237	4,999	75,045
	Balance	(1,514)	1,062	527	(785)	1,512	1,105	(1,085)	1,447	1,447	(585)	1,017	1,255	3

CAMPFIRE MOUNTAIN HOMES

Proposed 2009 Dues Schedule

Unit #	Sq. Ft.	Allocated Interest	Operating Assessment	Reserve Assessment	Total Assessment	Monthly Dues	Operating Assessment	Reserve Assessment
1	1975	6.45%	\$ 3,515.51	\$ 1,325.09	\$ 4,840.60	\$ 403.38	\$ 292.96	\$ 110.42
2	1978	6.46%	\$ 3,520.96	\$ 1,327.14	\$ 4,848.10	\$ 404.01	\$ 293.41	\$ 110.60
3	1982	6.47%	\$ 3,526.41	\$ 1,329.20	\$ 4,855.61	\$ 404.63	\$ 293.87	\$ 110.77
4	1978	6.46%	\$ 3,520.96	\$ 1,327.14	\$ 4,848.10	\$ 404.01	\$ 293.41	\$ 110.60
5	2008	6.56%	\$ 3,575.46	\$ 1,347.69	\$ 4,923.15	\$ 410.26	\$ 297.96	\$ 112.31
6	2007	6.56%	\$ 3,575.46	\$ 1,347.69	\$ 4,923.15	\$ 410.26	\$ 297.96	\$ 112.31
7	1981	6.47%	\$ 3,526.41	\$ 1,329.20	\$ 4,855.61	\$ 404.63	\$ 293.87	\$ 110.77
8	1978	6.46%	\$ 3,520.96	\$ 1,327.14	\$ 4,848.10	\$ 404.01	\$ 293.41	\$ 110.60
9	2007	6.56%	\$ 3,575.46	\$ 1,347.69	\$ 4,923.15	\$ 410.26	\$ 297.96	\$ 112.31
10	2319	7.58%	\$ 4,131.40	\$ 1,557.24	\$ 5,688.64	\$ 474.05	\$ 344.28	\$ 129.77
11	2317	7.57%	\$ 4,125.95	\$ 1,555.18	\$ 5,681.13	\$ 473.43	\$ 343.83	\$ 129.60
12	2546	8.32%	\$ 4,534.73	\$ 1,709.26	\$ 6,243.99	\$ 520.33	\$ 377.89	\$ 142.44
13	2348	7.67%	\$ 4,180.46	\$ 1,575.72	\$ 5,756.18	\$ 479.68	\$ 348.37	\$ 131.31
14	3188	10.41%	\$ 5,673.87	\$ 2,138.63	\$ 7,812.50	\$ 651.04	\$ 472.82	\$ 178.22
Total	30612	100.00%	\$ 54,504.00	\$ 20,544.00	\$ 75,048.00	\$ 6,253.98	\$ 4,542.00	\$ 1,712.03

\$2.45 Annual Price per Square Foot

**Campfire Mountain Homes
Supporting Budget Assumptions
Operating Budget
January 1st, 2009 - December 31st, 2009**

4000 Operating Assessment	54,504.00 /per year
Dues from members based on total operating expenses necessary to operate the Association.	
4100 Reserve Assessment	20,544.00 /per year
Allowance for regular monthly contribution to the reserve account for replacement of capital items which are part of the common elements of the Association.	
4200 Late Fees	- /per year
This is an account to apply late fees to, but as we are not expecting anyone to be late there was no money budgeted.	
Total Revenue	75,048.00 /per year
Expenses	
Repair & Maintenance	
6100 Repair & Maintenance	5,400.00 /per year
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.	
6130 Common Area Maintenance	2,500.00 /per year
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.	
6140 General Supplies	420.00 /per year
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.	
Administrative	
6010 Management Fee	58.93 /per month per unit 9,900.00 /per year
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.	
6030 Board Expense	30.00 /per year
Allowance for expenses that the board may incur for meetings.	
6050 Miscellaneous	480.00 /per year
Allowance for postage, copies and general office supplies used for Campfire Mountain Homes	

**Campfire Mountain Homes
Supporting Budget Assumptions
Operating Budget
January 1st, 2009 - December 31st, 2009**

6060 Insurance	7,302.50 /per year
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.	
6070 Income Tax Preparation	350.00 /per year
There is an allowance in April for the prep of the association federal and state income tax.	
Services	
6310 Trash Removal	18.24 /per month per unit 3,064.00 /per year
Allowance for Timber Line Disposal to empty the 4 cubic yard dumpster 1 time per week with extra pickups scheduled in the winter months.	
6355 Fire Alarm Monitoring	1,410.00 /per year
Allowance for Easy Way to monitor the alarm lines. Also includes an allowance for a sprinkler inspection in August and periodic service calls.	
6365 Snow Plowing	3,050.00 /per year
Sub-contracted service 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.	
Other Expenditures	
6320 Water & Sewer	10,128.00 /per year
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.	
6330 Cable TV	43.27 /per month per unit 7,270.00 /per year
Allowance for the monthly expense paid to Comcast for the cable television extended basic service.	
6350 Fire Alarm Line	1,536.00 /per year
Allowance for the telephone lines for alarm monitoring.	
6370 Electricity	1,660.00 /per year
Allowance for utilities from Xcel Energy to energize the site and parking lot lights.	
6600 Reserve Fund	20,544.00 /per year
Monthly contributions to the reserve fund, based on the allowance provided for in the reserve Engineering Report	
Total Expenditures	75,045.00 /per year