

Campfire Mountain Homes Budget Comparison

	Jan - Dec 11	2011 Budget	2012 Budget	% Change 2010 Budget to 2011 Budget
Ordinary Income/Expense				
Income				
Association Dues	54,504.00	54,504.00	57,444.00	5.39%
Reserve Dues	20,544.36	20,544.00	21,900.00	6.60%
Interest Income	6.17	0.00		
Late Fees	50.00			
Total Income	<u>75,104.53</u>	<u>75,048.00</u>	<u>79,344.00</u>	<u>5.72%</u>
Gross Profit	75,104.53	75,048.00	79,344.00	5.72%
Expense				
*Administrative				
Board Expenses	105.00	80.00	80.00	0.00%
Income Tax Prep & Legal Fees	350.00	350.00	350.00	0.00%
Insurance	7,637.20	8,248.00	8,545.00	3.60%
Management Fees	9,900.00	9,900.00	10,200.00	3.03%
Miscellaneous	180.35	144.00	144.00	0.00%
Total *Administrative	<u>18,172.55</u>	<u>18,722.00</u>	<u>19,319.00</u>	<u>3.19%</u>
*Repair & Maintenance				
Common Area Maintenance	2,244.28	2,500.00	2,500.00	0.00%
General Supplies	154.19	300.00	300.00	0.00%
Repair & Maintenance	3,781.60	6,480.00	5,400.00	-16.67%
Total *Repair & Maintenance	<u>6,180.07</u>	<u>9,280.00</u>	<u>8,200.00</u>	<u>-11.64%</u>
*Services				
Cable TV	7,904.78	7,870.00	8,298.00	5.44%
Cold Alarm Monitoring	1,097.80	0.00	1,400.00	
Fire Alarm Monitoring	3,966.99	1,700.00	1,000.00	-41.18%
Fire Suppression System		0.00	700.00	
Snow Plowing	2,000.00	3,000.00	3,000.00	0.00%
Total *Services	<u>14,969.57</u>	<u>12,570.00</u>	<u>14,398.00</u>	<u>14.54%</u>
*Utilities				
Electricity	1,248.50	1,440.00	1,440.00	0.00%
Fire Alarm Phone Lines	1,541.87	1,700.00	1,700.00	0.00%
Trash Removal	2,475.00	2,530.00	2,568.00	1.50%
Water & Sewer	9,695.16	9,820.00	9,820.00	0.00%
Total *Utilities	<u>14,960.53</u>	<u>15,490.00</u>	<u>15,528.00</u>	<u>0.25%</u>
Previous Year Overage/Deficit		-1,560.00		
*Reserve Expense	20,544.36	20,544.00	21,900.00	6.60%
Total Expense	<u>74,827.08</u>	<u>75,046.00</u>	<u>79,345.00</u>	<u>5.73%</u>
Net Ordinary Income	277.45	2.00	-1.00	

	Jan 12	Feb 12	Mar 12	Apr 12	May 12	Jun 12	Jul 12	Aug 12	Sep 12	Oct 12	Nov 12	Dec 12	TOTAL Jan - Dec 12
Water & Sewer	2,455.00	0.00	0.00	2,455.00	0.00	0.00	2,455.00	0.00	0.00	2,455.00	0.00	0.00	9,820.00
Total *Utilities	2,994.00	514.00	666.00	2,916.00	461.00	411.00	2,866.00	411.00	411.00	2,921.00	466.00	491.00	15,528.00
Total Expense	8,582.00	3,702.00	4,937.00	6,137.00	3,682.00	3,675.00	6,130.00	3,675.00	3,755.00	5,685.00	3,730.00	3,755.00	57,445.00
Net Ordinary Income	-3,795.00	1,085.00	-150.00	-1,350.00	1,105.00	1,112.00	-1,343.00	1,112.00	1,032.00	-898.00	1,057.00	1,032.00	-1.00
Other Income/Expense													
Other Income													
Reserve Dues	1,825.00	1,712.00	1,712.00	1,712.00	1,712.00	1,712.00	1,712.00	1,712.00	1,712.00	1,712.00	1,712.00	1,712.00	20,657.00
Total Other Income	1,825.00	1,712.00	1,712.00	1,712.00	1,712.00	1,712.00	1,712.00	1,712.00	1,712.00	1,712.00	1,712.00	1,712.00	20,657.00
Other Expense													
*Reserve Expense	1,825.00	1,712.00	1,712.00	1,712.00	1,712.00	1,712.00	1,712.00	1,712.00	1,712.00	1,712.00	1,712.00	1,712.00	20,657.00
Total Other Expense	1,825.00	1,712.00	1,712.00	1,712.00	1,712.00	1,712.00	1,712.00	1,712.00	1,712.00	1,712.00	1,712.00	1,712.00	20,657.00
Net Other Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	-3,795.00	1,085.00	-150.00	-1,350.00	1,105.00	1,112.00	-1,343.00	1,112.00	1,032.00	-898.00	1,057.00	1,032.00	-1.00

CAMPFIRE MOUNTAIN HOMES 2012 Dues Schedule

Unit #	Sq. Ft.	Allocated Interest	Operating Assessment	Reserve Assessment	Total Assessment	Monthly Dues	Operating Assessment	Reserve Assessment
1	1975	6.45%	\$ 3,705.14	\$ 1,412.55	\$ 5,117.69	\$ 426.47	\$ 308.76	\$ 117.71
2	1978	6.46%	\$ 3,710.88	\$ 1,414.74	\$ 5,125.62	\$ 427.14	\$ 309.24	\$ 117.90
3	1982	6.47%	\$ 3,716.63	\$ 1,416.93	\$ 5,133.56	\$ 427.80	\$ 309.72	\$ 118.08
4	1978	6.46%	\$ 3,710.88	\$ 1,414.74	\$ 5,125.62	\$ 427.14	\$ 309.24	\$ 117.90
5	2008	6.56%	\$ 3,768.33	\$ 1,436.64	\$ 5,204.97	\$ 433.75	\$ 314.03	\$ 119.72
6	2007	6.56%	\$ 3,768.33	\$ 1,436.64	\$ 5,204.97	\$ 433.75	\$ 314.03	\$ 119.72
7	1981	6.47%	\$ 3,716.63	\$ 1,416.93	\$ 5,133.56	\$ 427.80	\$ 309.72	\$ 118.08
8	1978	6.46%	\$ 3,710.88	\$ 1,414.74	\$ 5,125.62	\$ 427.14	\$ 309.24	\$ 117.90
9	2007	6.56%	\$ 3,768.33	\$ 1,436.64	\$ 5,204.97	\$ 433.75	\$ 314.03	\$ 119.72
10	2319	7.58%	\$ 4,354.26	\$ 1,660.02	\$ 6,014.28	\$ 501.19	\$ 362.86	\$ 138.34
11	2317	7.57%	\$ 4,348.51	\$ 1,657.83	\$ 6,006.34	\$ 500.53	\$ 362.38	\$ 138.15
12	2546	8.32%	\$ 4,779.34	\$ 1,822.08	\$ 6,601.42	\$ 550.12	\$ 398.28	\$ 151.84
13	2348	7.67%	\$ 4,405.95	\$ 1,679.73	\$ 6,085.68	\$ 507.14	\$ 367.16	\$ 139.98
14	3188	10.41%	\$ 5,979.92	\$ 2,279.79	\$ 8,259.71	\$ 688.31	\$ 498.33	\$ 189.98
Total	30612	100.00%	\$ 57,444.01	\$ 21,900.00	\$ 79,344.01	\$ 6,612.03	\$ 4,787.00	\$ 1,825.02

\$2.59 Annual Price per Square Foot

**Campfire Mountain Homes
Supporting Budget Assumptions
Operating Budget
January 1st, 2012 - December 31st, 2012**

Association Dues

Dues from members based on total operating expenses necessary to operate the Association.

Reserve Dues

Allowance for regular monthly contribution to the reserve account for replacement of capital items which are part of the common elements of the Association.

Late Fees

This is an account to apply late fees to, but as we are not expecting anyone to be late there was no money budgeted.

Expenses

Administrative

Board Expense

Allowance for expenses that the board may incur for meetings.

Income Tax Preparation & Legal Fees

There is an allowance in April for the prep of the association federal and state income tax.

Insurance

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: \$7,386,700.00. The policy also includes a endorsement for the directors and officers liability coverage. The general liability limit is \$1,000,000 per occurrence. \$2 Million Aggregate.

Management Fee

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.

Miscellaneous

Allowance for postage, copies and general office supplies used for Campfire Mountain Homes

Repair & Maintenance

Common Area Maintenance

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 system.

General Supplies

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.

Repair & Maintenance

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.

Services

Cable TV

Allowance for the monthly expense paid to Comcast for the cable television extended basic service.

Fire Alarm Monitoring

Allowance for Superior Alarm to monitor the alarm lines in Bldg's #32 and 38 at \$300 per building per year. Also includes an allowance for periodic service calls and an annual test and inspection.

Fire Suppression System

Allowance for the test and inspection certification payable to Cintas Fire Protection. This account includes \$200.00 for possible repairs.

Snow Plowing

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.

Utilities

Electricity

Allowance for utilities from Xcel Energy to energize the site and street lights.

Fire Alarm Line

Allowance for Qwest telephone lines for fire & cold alarm monitoring.

Trash Removal

Allowance for Timber Line Disposal to empty the 4 cubic yard dumpster 1 time per week with extra pickups scheduled in the winter months.

Water & Sewer

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.

Reserve Fund

Monthly contributions to the reserve fund, based on the allowance provided for in the reserve Engineering Report