

2008 SUN PEAK BUDGET

	ACTUAL	ACTUAL			
OPERATING COSTS	DATA FOR	DATA FOR	2007	2008	2007 TO 2008
	2006	10/06 - 9/07	PROPOSED	PROPOSED	DIFFERENCE
Accounting	\$280	\$570	\$600	\$600	\$0
Clubhouse Cleaning (windows, carpet, post-party)	\$2,571	\$2,574	\$2,800	\$2,800	\$0
Clubhouse Maintenance	\$2,996	\$3,089	\$3,500	\$3,500	\$0
Clubhouse Supplies	\$565	\$775	\$800	\$880	\$80
Copying	\$1,036	\$1,154	\$1,500	\$1,300	-\$200
Design Review Committee Administration	\$3,083	\$1,688	\$2,700	\$1,350	-\$1,350
Income Taxes					
Federal	\$3,971	\$3,971	\$2,000	\$4,000	\$2,000
State	\$662	\$662	\$335	\$650	\$315
Insurance	\$3,936	\$3,986	\$4,000	\$4,000	\$0
Landscape Maintenance (Sprinklers, etc)	\$891	\$3,132	\$1,100	\$2,000	\$900
Legal	\$29,572	\$58,525	\$25,000	\$15,000	-\$10,000
Lien Filing Fees	\$10	\$24	\$100	\$50	-\$50
Meetings	\$742	\$1,373	\$1,400	\$1,600	\$200
Miscellaneous	\$197	\$177	\$400	\$400	\$0
Office Equipment	\$319	\$0	\$400	\$300	-\$100
Office Supplies	\$452	\$296	\$400	\$400	\$0
Open Space Maint	\$7,174	\$13,440	\$5,000	\$5,000	\$0
Pool Supplies/Repair	\$3,670	\$2,367	\$4,500	\$4,200	-\$300
Postage	\$777	\$1,348	\$1,000	\$1,100	\$100
Property Management Fees	\$64,800	\$64,800	\$64,800	\$64,800	\$0
(includes amenities parcel landscape & pool maintenance, snow removal, clubhouse cleaning, HOA management & accounting)					
Property Taxes - Open Space incl Clubhouse	\$5,132	\$5,132	\$6,000	\$5,300	-\$700
Reserve Additions Required	\$30,000	\$30,000	\$19,000	\$22,508	\$3,508
Security System Monitoring & Maintenance	\$3,834	\$4,513	\$1,300	\$2,000	\$700
Telephone	\$1,118	\$1,004	\$1,200	\$1,200	\$0
Tennis Courts	\$0	\$21	\$450	\$450	\$0
Trail Construction and Maintenance	\$469	\$3,750	\$5,000	\$5,000	\$0
Trash Collection	\$415	\$435	\$400	\$450	\$50
Utilities	\$25,484	\$27,228	\$23,770	\$28,400	
Water	\$13,075	\$13,319	\$14,000	\$14,000	\$0
Gas & Electric	\$11,555	\$13,043	\$9,000	\$13,500	\$4,500
Sewer	\$211	\$236	\$250	\$250	\$0
Cable	\$643	\$630	\$520	\$650	\$130
Website Fees and Maintenance	\$242	\$488	\$400	\$400	\$0
The Cove @ Sun Peak Accounting	\$2,225	\$2,225	\$2,225	\$2,225	\$0
OUTGOING OPERATING BUDGET DOLLARS	\$196,623	\$238,747	\$182,080	\$181,863	-\$217

2008 SUN PEAK BUDGET

MAJOR IMPROVEMENT COSTS	ACTUAL				
	DATA FOR		2007	2008	
	2006 TO DATE		PROPOSED	PROPOSED	
Replace Awning	\$4,830		\$4,000		
Upgrade Camera Surveillance System	\$2,700		\$1,200		
Pool (new heater and standby pump)	\$0		\$4,000		
Deck Staining				\$2,000	
Paint Clubhouse Exterior				\$8,000	
Replace Treadmill				\$2,800	
Replace tables and chairs				\$2,000	
Website Redesign				\$1,700	
OUTGOING MAJOR IMPROVEMENT DOLLARS	\$7,530		\$9,200	\$16,500	
TOTAL OUTGOING DOLLARS	\$204,153		\$191,280	\$198,363	
INCOMING DOLLARS					
	ACTUAL	ACTUAL			
	DATA FOR	DATA FOR	2007	2008	2006 TO 2007
	2006	10/06 - 9/07	PROPOSED	PROPOSED	DIFFERENCE
Incoming HOA Dues	\$145,750	\$151,250	\$151,250	\$165,000	\$13,750
Special Assessment				\$16,500	\$16,500
Interest Income	\$12,266	\$16,603	\$4,500	\$8,000	\$3,500
Late Fees & Interest payments on late dues	\$856	\$1,895	\$1,000	\$1,000	\$0
Design Review Fee	\$3,425	\$2,375	\$3,000	\$1,800	-\$1,200
Rental Inc (Avg 2.5 times per month@\$200/rental)	\$5,600	\$5,500	\$5,500	\$5,500	\$0
Other Income (key replacement)	\$250	\$360	\$300	\$315	\$15
TOTAL INCOMING DOLLARS	\$168,147	\$177,983	\$165,550	\$198,115	\$32,565
INCOMING DUES	Number		DUES BY	PROPOSED	DUES BY
	of Units	2007 DUES	SUBDIVISION	2008 DUES	SUBDIVISION
Mahogany Hills	98	\$412.50	\$40,425.00	\$450	\$44,100
Cedar Draw	29	\$412.50	\$11,962.50	\$450	\$13,050
Cedar Draw Estates	36	\$550.00	\$19,800.00	\$600	\$21,600
Cedar Draw Estates II	13	\$550.00	\$7,150.00	\$600	\$7,800
Willow Draw Cottages	109	\$412.50	\$44,962.50	\$450	\$49,050
The Cove @ Sun Peak Condos	80	\$275.00	\$22,000.00	\$300	\$24,000
The Cove @ Sun Peak Estate Lots	9	\$550.00	\$4,950.00	\$600	\$5,400
	374		\$151,250.00		\$165,000.00
SPECIAL ASSESSMENT				ASSESSMENT	BY
				FEE	SUBDIV
Mahogany Hills	98			\$45	\$4,410
Cedar Draw	29			\$45	\$1,305
Cedar Draw Estates	36			\$60	\$2,160
Cedar Draw Estates II	13			\$60	\$780
Willow Draw Cottages	109			\$45	\$4,905
The Cove @ Sun Peak Condos	80			\$30	\$2,400
The Cove @ Sun Peak Estate Lots	9			\$60	\$540
	374				\$16,500
TOTAL INCOMING DUES AND ASSESSMENTS					\$181,500.00