

VISTA POINT at BRECKENRIDGE  
2008 Budget

2008 2nd Drift 4.3.08

VISTA POINT at BRECKENRIDGE  
2008 Budget summary by type

Preliminary 3.12.08

2008

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL						
<b>Income</b>																			
DUES - SF/Duplex	4688	4830	4935	4935	5040	5040	5040	5145	5145	5145	5145	5145	60233	Final Year of construction					
DUES - Townhome	960	960	960	1050	1050	1050	1050	1050	1050	1050	1050	1050	12330	\$15 increase starting April 08					
LATE FEES - SF/Dup	5	5	5	5	5	5	5	5	5	5	5	5	60	Based on 07 actuals					
LATE FEES - Thms	0	0	0	0	0	0	0	0	0	0	0	0	0	None expected					
WORKING CAP - SF/Dup	0	0	1260		315	0		315	0	0	0	0	1890	Based on 6 closing					
WORKING CAP - Thms	0	0	0	0	0	0	0	0	0	0	0	0	0	No resales expected					
INTEREST	5	5	5	5	5	5	5	5	5	5	5	5	60	Loosely based on 07actuals					
<b>Total Revenue:</b>	<b>5658</b>	<b>5800</b>	<b>7165</b>	<b>5995</b>	<b>6415</b>	<b>6100</b>	<b>6100</b>	<b>6520</b>	<b>6205</b>	<b>6205</b>	<b>6205</b>	<b>6205</b>	<b>74573</b>						
<b>Expenses - Commons</b>																			
LANDSCAPE	0	0	0	0	500	362	225	225	225	1700	0	0	3237	Based on averaged 07 to date					
BANK CHGS	0	0	0	20	0	0	0	20	0	0	0	0	40	Dposit books only					
INSURANCE	41	41	41	41	41	41	41	41	41	41	43	43	496	Basic liability, D&O, trash bldg					
LEGAL/ACCT	0	0	600	0	0	0	0	0	3160	0	0	0	3760	Tax preparation\ Legal contingency					
PROP MGT	2085	2085	2213	2213	2367	2367	2367	2454	2454	2454	2454	2454	27967	May 5% increase					
MEETINGS	0	0	0	50	0	0	0	0	0	0	0	50	100	contingency					
ADMIN	20	20	20	125	20	20	20	20	20	20	20	20	345	ACH fees					
TAXES	0	0	0	0	0	0	0	0	0	0	0	0	0	none expected					
SUPPLIES	0	0	0	125	0	0	0	0	0	0	0	0	125	Annual CD Prep work etc.					
UTILITIES	10	10	10	10	20	20	20	20	20	10	10	10	170	Based on averaged 07					
WATER/SAN	0	0	0	0	20	30	30	30	30	0	0	0	140	estimate only					
WATER REIMB	0	0	0	0	0	0	35	0	0	35	0	0	70	estimate only					
POSTAGE GENERAL	27	27	27	50	27	27	27	27	27	27	27	27	347	Based on averaged 07 to date					
RESERVES	150	150	162	162	165	165	165	165	165	165	165	165	1944	Allocation based on \$3/unit/mnth					
<b>Total Common Exp:</b>	<b>2333</b>	<b>2333</b>	<b>3073</b>	<b>2796</b>	<b>3160</b>	<b>3032</b>	<b>2930</b>	<b>3002</b>	<b>6142</b>	<b>4452</b>	<b>2719</b>	<b>2769</b>	<b>38741</b>						
<b>Expenses - SF/Duplex</b>																			
LANDSCAPE	0	0	0	0	0	0	0	0	0	0	0	0	0	Contingency + irrigation winterizing					
TRASH	1092	1092	1092	1092	1092	1092	1092	1092	1092	1092	1092	1092	13104	25.40 per home per mnth					
SNOW SHOVEL	1141	1123	887	887	0	0	0	0	0	887	887	887	5812	Based on Contract Price					
SNOW PLOW	1317	1327	1330	1330	0	0	0	0	0	0	1500	1500	8304	Plow Contract Price					
POSTAGE	0	0	0	0	0	0	0	0	0	0	0	0	0	Expensed in Commons					
RESERVES	0	0	0	0	0	0	0	0	0	0	0	0	0	Board reallocated to commons 12/6/07					
<b>Total SF/Dup Exp:</b>	<b>3550</b>	<b>3542</b>	<b>3309</b>	<b>3309</b>	<b>1092</b>	<b>1092</b>	<b>1092</b>	<b>1092</b>	<b>1092</b>	<b>1092</b>	<b>3479</b>	<b>3479</b>	<b>27220</b>						
<b>Expenses - Townhomes</b>																			
LANDSCAPE	0	0	0	0	286	350	350	350	350	0	0	0	1686	Based on 07 actuals					
TRASH	135	135	135	135	135	135	135	135	135	135	135	135	1620	Dumpster mnthly contract					
REPAIR/MAIN	215	185	215	0	0	100	100	100	0	0	100	215	1230	contingency					
SNOW SHOVEL	160	147	114	114	0	0	0	0	0	0	114	114	763	Plow Contract Price					
SNOW PLOW	184	173	170	170	0	0	0	0	0	170	170	170	1207	Plow Contract Price					
POSTAGE	0	0	0	0	0	0	0	0	0	0	0	0	0	Expensed in commons					
RESERVES	108	108	108	198	198	198	198	198	198	198	198	198	2106	\$18/unit/mnth inc to \$33 (was \$30 in 07)					
<b>Total Thm Exp:</b>	<b>802</b>	<b>748</b>	<b>742</b>	<b>617</b>	<b>619</b>	<b>783</b>	<b>783</b>	<b>783</b>	<b>683</b>	<b>503</b>	<b>717</b>	<b>832</b>	<b>8612</b>						
<b>Total Expenses:</b>	<b>6685</b>	<b>6623</b>	<b>7124</b>	<b>6722</b>	<b>4871</b>	<b>4907</b>	<b>4805</b>	<b>4877</b>	<b>7917</b>	<b>6047</b>	<b>6915</b>	<b>7080</b>	<b>74573</b>						
<b>NET INC/(LOSS)</b>	<b>-1027</b>	<b>-823</b>	<b>41</b>	<b>-727</b>	<b>1544</b>	<b>1193</b>	<b>1295</b>	<b>1643</b>	<b>-1712</b>	<b>158</b>	<b>-710</b>	<b>-875</b>	<b>0</b>						

Vista Point

2008 Budget (continued)

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	
<b>RESERVES</b>														
<b>Income:</b>														
Reserve Interest	15	15	15	15	15	15	15	15	15	15	15	15	180	Estimate based on 07 actuals
Allocated Res.	258	258	270	360	363	363	363	363	363	363	363	363	4050	Funded from Operating
Special Assmnt	0	0	0	0	0	0	0	0	0	0	0	0	0	None expected
<b>Total Reserve Income</b>	<b>273</b>	<b>273</b>	<b>285</b>	<b>375</b>	<b>378</b>	<b>378</b>	<b>378</b>	<b>378</b>	<b>378</b>	<b>378</b>	<b>378</b>	<b>378</b>	<b>4230</b>	
<b>Expenses:</b>														
Landscape	0	0	0	0	0	0	2000	0	0	0	0	0	2000	Landscaping upgrades (fountain)
Winter Clean Up	0	0	3500	0	0	0	0	0	0	0	0	0	3500	
Asphalt	0	0	0	0	0	0	0	810	0	0	0	0	810	Sealcoating T/H only
<b>Total Reserve Expenses</b>	<b>0</b>	<b>0</b>	<b>3500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2000</b>	<b>810</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6310</b>	
<b>NET RES INCOME/(LOSS)</b>	<b>273</b>	<b>273</b>	<b>-3215</b>	<b>375</b>	<b>378</b>	<b>378</b>	<b>-1622</b>	<b>-432</b>	<b>378</b>	<b>378</b>	<b>378</b>	<b>378</b>	<b>-2080</b>	Total Net Income to Reserves