

**MOUNTAIN PLAZA HOMEOWNERS ASSOCIATION**  
**EXPENSE ALLOCATION - Board Approved 2008 Operating & Capital Budget 1.04.08**  
**JANUARY 1, 2008 THROUGH DECEMBER 31, 2008**

	Budget 2008	Budget 2007	Budget 2006	% OF CHANGE	RESID. ALLOC.	RESID. ONLY	RESID. TOTAL	EMPL ALLOC	EMPL ONLY	EMPL TOTAL	COMML. ALLOC.	COMML. ONLY	COMML. TOTAL	ALLOCATION		
														Resid.	Empl Unit	Comml.
Dues	483,748	447,923	403,900	8.00%	326,081	11,770	337,851	0	0	0	140,337	10,000	150,337			
Employee Unit Rental	4,440	17,200	16,900	-74.19%	0	0	0	4,440	0	4,440	0	0	0	0.00%	100.00%	0.00%
Misc. Income - Interest and Other	10,000	13,500	0	-25.93%	6,963	0	6,963	0	0	0	3,037	0	3,037	69.63%	0.00%	30.37%
<b>TOTAL INCOME</b>	<b>498,188</b>	<b>478,623</b>	<b>420,800</b>	<b>4.09%</b>	<b>333,044</b>	<b>11,770</b>	<b>344,814</b>	<b>4,440</b>	<b>0</b>	<b>4,440</b>	<b>143,374</b>	<b>10,000</b>	<b>153,374</b>			
<b>OPERATING EXPENSES</b>																
Electrical & Lights	5,000	5,000	1,500	0.00%	3,363	0	3,363	151	0	151	1,487	0	1,487	67.25%	3.02%	29.73%
Fire Systems	6,000	6,000	2,600	0.00%	4,035	0	4,035	181	0	181	1,784	0	1,784	67.25%	3.02%	29.73%
HVAC & R	10,000	10,000	9,500	0.00%	6,725	0	6,725	302	0	302	2,973	0	2,973	67.25%	3.02%	29.73%
Elevator	8,000	8,000	7,000	0.00%	5,380	0	5,380	242	0	242	2,378	0	2,378	67.25%	3.02%	29.73%
Garage Door	2,000	2,000	2,000	0.00%	1,345	0	1,345	60	0	60	595	0	595	67.25%	3.02%	29.73%
Hot Tub & Sauna	10,000	10,000	5,000	0.00%	0	9,570	9,570	0	430	430	0	0	0	95.70%	4.30%	0.00%
Plumbing	6,000	6,000	2,700	0.00%	4,035	0	4,035	181	0	181	1,784	0	1,784	67.25%	3.02%	29.73%
Carpet & Floors	6,000	8,000	3,500	-25.00%	4,035	0	4,035	181	0	181	1,784	0	1,784	67.25%	3.02%	29.73%
Doors and Windows	7,500	5,500	5,500	36.36%	5,044	0	5,044	227	0	227	2,230	0	2,230	67.25%	3.02%	29.73%
Paint/Ceiling/Walls	5,000	5,000	2,400	0.00%	3,363	0	3,363	151	0	151	1,487	0	1,487	67.25%	3.02%	29.73%
Roof	15,000	15,000	7,800	0.00%	10,088	0	10,088	453	0	453	4,460	0	4,460	67.25%	3.02%	29.73%
Landscaping	2,000	3,100	2,800	-35.48%	1,345	0	1,345	60	0	60	595	0	595	67.25%	3.02%	29.73%
Janitorial	4,900	4,900	4,000	0.00%	3,295	0	3,295	148	0	148	1,457	0	1,457	67.25%	3.02%	29.73%
Commercial Janitorial	10,000	10,000	0	0.00%	0	0	0	0	0	0	0	10,000	10,000	0.00%	0.00%	100.00%
Misc. Rep/Supplies	7,000	6,500	3,700	7.69%	4,708	0	4,708	211	0	211	2,081	0	2,081	67.25%	3.02%	29.73%
Labor	52,416	30,000	65,000	74.72%	35,250	0	35,250	1,583	0	1,583	15,583	0	15,583	67.25%	3.02%	29.73%
Night Manager	950	950	0	0.00%	639	0	639	29	0	29	282	0	282	67.25%	3.02%	29.73%
PT & B	0	22,500	19,300	-100.00%	0	0	-	0	0	0	0	0	0	67.25%	3.02%	29.73%
Gas	57,368	58,000	0	-1.09%	38,580	0	38,580	1,733	0	1,733	17,056	0	17,056	67.25%	3.02%	29.73%
Electric	22,530	20,000	100,000	12.65%	15,151	0	15,151	680	0	680	6,698	0	6,698	67.25%	3.02%	29.73%
Water and Sanitation	55,800	57,200	54,700	-2.45%	37,526	0	37,526	1,685	0	1,685	16,589	0	16,589	67.25%	3.02%	29.73%
Trash & Recycling	12,000	12,500	16,000	-4.00%	8,070	0	8,070	362	0	362	3,568	0	3,568	67.25%	3.02%	29.73%
Trash-Cardboard	3,600	5,000	0	-28.00%	611	0	611	109	0	109	2,880	0	2,880	16.98%	3.02%	80.00%
Snow Removal	4,500	3,500	3,600	28.57%	3,026	0	3,026	136	0	136	1,338	0	1,338	67.25%	3.02%	29.73%
Cable TV	26,129	22,500	21,800	16.13%	20,835	0	20,835	789	0	789	4,505	0	4,505	79.74%	3.02%	17.24%
B Lot Dues	0	12,900	12,900	-100.00%	0	0	0	0	0	0	0	0	0	67.25%	3.02%	29.73%
Internet Service	6,500	6,000	6,000	8.33%	5,183	0	5,183	196	0	196	1,121	0	1,121	79.74%	3.02%	17.24%
Office Supplies	750	500	700	50.00%	504	0	504	23	0	23	223	0	223	67.25%	3.02%	29.73%
Misc. Expenses	2,500	1,000	1,000	150.00%	1,681	0	1,681	76	0	76	743	0	743	67.25%	3.02%	29.73%
<b>TOTAL OPERATING:</b>	<b>349,443</b>	<b>357,550</b>	<b>361,000</b>	<b>-2.27%</b>	<b>223,816</b>	<b>9,570</b>	<b>233,386</b>	<b>9,949</b>	<b>430</b>	<b>10,379</b>	<b>95,678</b>	<b>10,000</b>	<b>105,678</b>			
<b>OWNERSHIP EXPENSES</b>																
Resort Chamber Dues	2,200	2,200	2,300	0.00%	0	2,200	2,200	0	0	0	0	0	0	100.00%	0.00%	0.00%
Insurance	14,000	14,000	13,900	0.00%	9,415	0	9,415	423	0	423	4,162	0	4,162	67.25%	3.02%	29.73%
Employee Units Op Cost	9,041	8,489	7,154	6.49%	0	0	0	9,041	0	9,041	0	0	0	0.00%	100.00%	0.00%
Employee Unit Depreciation	2,500	4,900	490	-48.98%	0	0	0	2,500	0	2,500	0	0	0	0.00%	100.00%	0.00%
<b>TOTAL OWNERSHIP:</b>	<b>27,741</b>	<b>29,589</b>	<b>23,844</b>	<b>-6.25%</b>	<b>9,415</b>	<b>2,200</b>	<b>11,615</b>	<b>11,963</b>	<b>0</b>	<b>11,963</b>	<b>4,162</b>	<b>0</b>	<b>4,162</b>			
<b>MANAGEMENT EXPENSES</b>																
Assn Resident Manager	41,000	45,000	0	29.30%	28,548	0	28,548	0	0	0	12,452	0	12,452	69.63%	0.00%	30.37%
Resident Manager PT & B	17,220	0	0		11,990	0	11,990	0	0	0	5,230	0	5,230	69.63%	0.00%	30.37%
Mgt Employee Units	9,410	8,836	7,446	6.49%	6,552	0	6,552	0	0	0	2,858	0	2,858	69.63%	0.00%	30.37%
Mgt Employee Unit Dep	7,500	5,100	510	47.06%	5,222	0	5,222	0	0	0	2,278	0	2,278	69.63%	0.00%	30.37%
Management Fee	26,000	20,000	21,200	30.00%	18,104	0	18,104	0	0	0	7,896	0	7,896	69.63%	0.00%	30.37%
Legal	12,000	6,248	500	92.06%	8,356	0	8,356	0	0	0	3,644	0	3,644	69.63%	0.00%	30.37%
Accounting	7,875	6,300	6,300	25.00%	5,483	0	5,483	0	0	0	2,392	0	2,392	69.63%	0.00%	30.37%
<b>TOTAL MANAGEMENT:</b>	<b>121,005</b>	<b>91,484</b>	<b>35,956</b>	<b>0.00%</b>	<b>84,255</b>	<b>0</b>	<b>84,255</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>36,749</b>	<b>0</b>	<b>36,749</b>			
<b>TOTAL EXPENSES</b>	<b>498,188</b>	<b>478,623</b>	<b>420,800</b>	<b>4.09%</b>	<b>317,486</b>	<b>11,770</b>	<b>329,256</b>	<b>21,912</b>	<b>430</b>	<b>22,342</b>	<b>136,589</b>	<b>10,000</b>	<b>146,589</b>			
<b>ALLOCATE EMPL UNITS</b>					<b>15,557</b>	<b>0</b>	<b>15,557</b>	<b>(17,472)</b>	<b>(430)</b>	<b>(17,902)</b>	<b>6,785</b>	<b>0</b>	<b>6,785</b>	<b>69.63%</b>	<b>0.00%</b>	<b>30.37%</b>
<b>TOTAL EXPENSES</b>	<b>498,188</b>	<b>478,623</b>	<b>420,800</b>		<b>333,044</b>	<b>11,770</b>	<b>344,814</b>	<b>4,440</b>	<b>0</b>	<b>4,440</b>	<b>143,374</b>	<b>10,000</b>	<b>153,374</b>			
<b>NET INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>			

Note 1: Firewood will be billed to owners with fireplaces.

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	Amount To Allocate	Residential Reserve	Commercial Reserve
<b>INCOME:</b>			
Regular Assessment		160,000	55,000
Special Assessment - Fire Safety (Balance Due) (Note 1)			
Special Assessment - Hot Tub (Balance Due)		-	0
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TOTAL		\$ 160,000	\$ 55,000
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<b>EXPENDITURES:</b>			
Common Area			
Architects & Engineers			
Furnishings			
Business Center		4,000	0
Framing Exterior	5,000	3,482	1,519
Exterior Design:			
Architects & Engineers	2,000	1,393	607
Recarpet/Remodel Hallways--All Floors Installation	37,000	15,134	21,866
Hot Tub Project			
Heat Tracing, Wall Framing, Roof Contingency		60,000 15,000	
Employee Unit Refurbishment			
204	5,000	3,482	1,519
206	5,000	3,482	1,519
208	12,000	8,356	3,644
Common Area Security and Cameras (2006 Voted)			
Phase I			
Phase II	19,000	13,230	5,770
Other small projects			
Replacement of Washer Dryers (2006 Vote)		4,000	0
Addition to Reserves		28,444	18,556
Loan Principal & Interest - Fire Safety (Note 1)			
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TOTAL EXPENDITURES		\$ 160,000	\$ 55,000
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Note 1: Some owners continue to make assessment payments equal to principal and interest on a multi-year loan from Alpine Bank for the Fire Safety Assessment voted in 2004.

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	2008	2007	2006	2005	SQ. FT.	Sq. Ft. Cost Per Month			% OF CHANGE
						2008	2007	2006	
<b>COMMON AREA ASSESSMENTS</b>									
Residential Units	337,851	302,051	287,103	258,404	A= 50,459	0.558	0.499	0.427	11.82%
Commercial Units	150,337	145,872	116,797	108,751	B= 22,009	0.569	0.552	0.412	3.08%
<b>RESERVE FUNDING</b>									
Residential Units	160,000	160,000	150,000	103,331	A= 50,459	0.264	0.264	0.171	0.00%
Commercial Units	55,000	55,000	50,000	45,000	B= 22,009	0.208	0.208	0.170	0.00%
<b>SPECIAL ASSESSMENTS</b>									
<b>Fire Safety Loan:</b>									
Residential Units	0	0	44,000	85,739	50,459				
Commercial Units	0	0	17,600	17,569	22,009				
<b>Hot Tub Project:</b>									
Residential Units	0	100,000	150,000	0	50,459				
Commercial Units	0	0	0	0	22,009				
<b>TOTAL</b>	<b>703,188</b>	<b>762,923</b>	<b>815,500</b>	<b>618,794</b>	<b>72,468</b>				

A= 45 Residential Units  
B= 18 Commercial Units

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	<b>Per Declarations</b>	<b>Percent</b>	<b>Percent for Assessment</b>	<b>Percent of Empl Housing</b>
Residential	52,030	70.27%	52,030	
Deduct Employee Units:				
204		1.54%	(380)	50.99%
206		0.74%	(380)	24.50%
208		0.74%	(811)	24.50%
	<b>SUB TOTA</b>	<b>3.02%</b>		
			<b>50,459</b>	<b>69.63%</b>
		<b>67.25%</b>		<b>100.00%</b>
Commercial	22,009	29.73%	22,009	30.37%
Total	74,039	100.00%	72,468	100.00%
 Residential & Employee Only				
Residential	67.25%	95.70%		
Employee	3.02%	4.30%		
	70.27%			