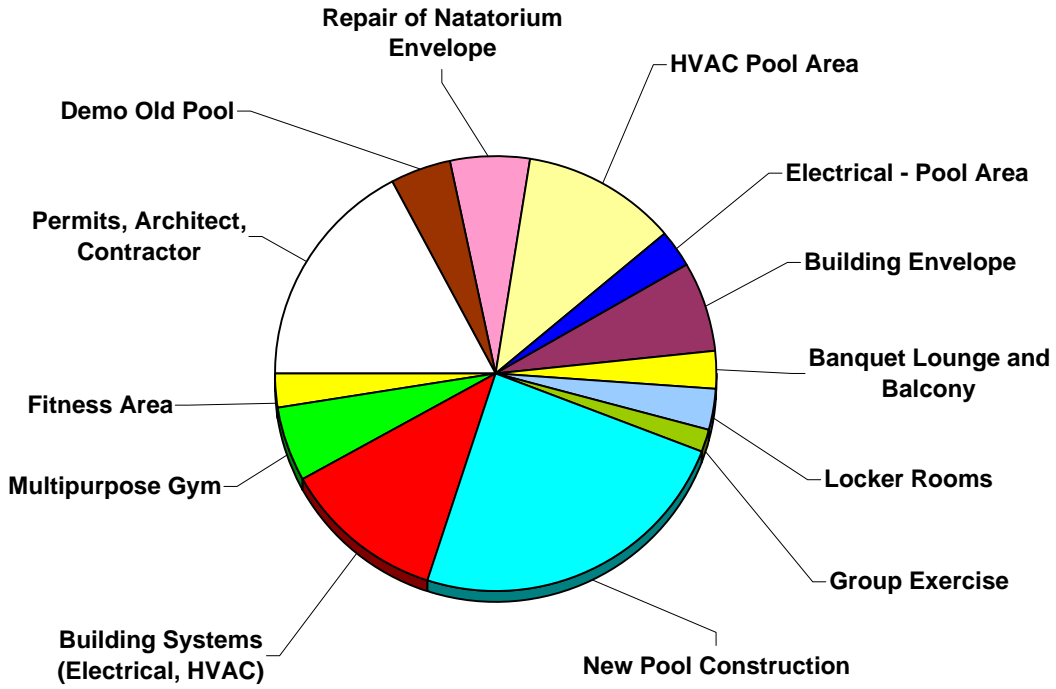


## Finance Summary for Mountain Park Renovation 08 Plan

Construction Cost Summary			Monthly Single Family	Monthly Town Home	Monthly Condo / Apartment
	Cost	%			
Building Envelope	\$125,367	2.6%	\$0.36	\$0.29	\$0.18
Lobby, Office, Restrooms, etc. 2nd Floor	\$85,115	1.7%	\$0.25	\$0.20	\$0.12
Banquet Lounge and Balcony	\$140,086	2.9%	\$0.40	\$0.32	\$0.20
Medium Size Conference	\$16,450	0.3%	\$0.05	\$0.04	\$0.02
1st Floor Lobby, Halls, etc.	\$66,076	1.3%	\$0.19	\$0.15	\$0.10
Women's Locker Room	\$76,145	1.6%	\$0.22	\$0.18	\$0.11
Men's Locker Room	\$61,141	1.2%	\$0.18	\$0.14	\$0.09
Family Changing Room	\$14,732	0.3%	\$0.04	\$0.03	\$0.02
Group Exercise #1	\$51,404	1.0%	\$0.15	\$0.12	\$0.07
Group Exercise #2	\$30,301	0.6%	\$0.09	\$0.07	\$0.04
New Pool Construction	\$1,202,000	24.5%	\$3.46	\$2.77	\$1.73
Demo Old Pool	\$212,812	4.3%	\$0.61	\$0.49	\$0.31
Repair of Natatorium Envelope	\$294,309	6.0%	\$0.85	\$0.68	\$0.42
HVAC Pool Area	\$570,000	11.6%	\$1.64	\$1.31	\$0.82
Electrical - Pool Area	\$137,600	2.8%	\$0.40	\$0.32	\$0.20
Building Systems (Electrical, HVAC)	\$511,300	10.4%	\$1.47	\$1.18	\$0.74
Elevator	\$77,759	1.6%	\$0.22	\$0.18	\$0.11
Multipurpose Gym	\$287,175	5.9%	\$0.83	\$0.66	\$0.41
Fitness Area	\$124,599	2.5%	\$0.36	\$0.29	\$0.18
Fitness MGR/Service Desk	\$26,651	0.5%	\$0.08	\$0.06	\$0.04
Youth Lounge	\$17,550	0.4%	\$0.05	\$0.04	\$0.03
<b>Total Construction</b>	<b>\$4,128,571</b>	<b>84.2%</b>	<b>\$11.89</b>	<b>\$9.51</b>	<b>\$5.94</b>
Pool Design Fees	\$75,000	1.5%	\$0.22	\$0.17	\$0.11
Permits	\$28,000	0.6%	\$0.08	\$0.06	\$0.04
Architecture	\$248,371	5.1%	\$0.72	\$0.57	\$0.36
General Contactor / General Conditions / Insurance	\$507,071	10.3%	\$1.46	\$1.17	\$0.73
<b>Total Professional Fees &amp; Permits</b>	<b>\$858,443</b>	<b>17.5%</b>	<b>\$2.47</b>	<b>\$1.98</b>	<b>\$1.24</b>
<b>Energy Credits and Grants</b>	<b>(\$86,000)</b>	<b>-1.8%</b>	<b>(\$0.25)</b>	<b>(\$0.20)</b>	<b>(\$0.12)</b>
(Bank Loan Amount)	\$4,901,014	100.0%	\$14.11	\$11.29	\$7.06
<b>Less Annual Decrease in Reserve for Asset Replacement</b>	<b>(\$76,232)</b>		<b>(\$2.45)</b>	<b>(\$1.96)</b>	<b>(\$1.23)</b>
			<b>\$11.66</b>	<b>\$9.33</b>	<b>\$5.83</b>
(Net Cost of Construction Financing/Month)					
Operations Summary (as affected by the renovation)			Monthly Single Family	Monthly Town Home	Monthly Condo / Apartment
Operations Revenue					
Playschool Net Revenue	(\$162,500)	52.8%	(\$5.23)	(\$4.18)	(\$2.62)
Daily Admissions and Patrons	(\$48,270)	15.7%	(\$1.55)	(\$1.24)	(\$0.78)
Room Rental	(\$29,040)	9.4%	(\$0.93)	(\$0.75)	(\$0.47)
Pool Income	(\$60,920)	19.8%	(\$1.96)	(\$1.57)	(\$0.98)
Misc.	(\$7,200)	2.3%	(\$0.23)	(\$0.19)	(\$0.12)
	<b>(\$307,930)</b>	<b>100.0%</b>	<b>(\$9.91)</b>	<b>(\$7.93)</b>	<b>(\$4.96)</b>
Operations Expense					
Payroll & Benefits	\$266,065	64.7%	\$8.56	\$6.85	\$4.28
Utilities and Chemicals	\$80,887	19.7%	\$2.60	\$2.08	\$1.30
Supplies, Marketing, Insurance, Service Agreements	\$35,226	8.6%	\$1.13	\$0.91	\$0.57
Repair & Maintenance	\$29,000	7.1%	\$0.93	\$0.75	\$0.47
	<b>\$411,178</b>	<b>100.0%</b>	<b>\$13.24</b>	<b>\$10.59</b>	<b>\$6.62</b>
<b>Net Increase in Annual Operations Expense</b>	<b>\$103,248</b>		<b>\$3.32</b>	<b>\$2.66</b>	<b>\$1.66</b>
<b>Total Cost of Construction and Operations Expense / Month</b>			<b>\$14.98</b>	<b>\$11.99</b>	<b>\$7.49</b>
Previous member approved assessment not used			<b>(\$1.75)</b>	<b>(\$1.40)</b>	<b>(\$0.88)</b>
<b>Net Increase in Monthly Maximum Annual Assessment</b>			<b>\$13.23</b>	<b>\$10.59</b>	<b>\$6.62</b>

### Renovation 08 Construction Costs



### Operations Revenue and Costs as affected by the Renovation 08 Plan

