

Mountainview Long Range Budget

Updated 04-04-14

Joe Ingram

Budget

Target Year	2014
Number of homes	20
Annual % of Increase	(0.03)
Reserve Balance - Beginning Year	56,301
Total Regime Income	
1st Qtr	-
2nd Qtr	20,733
3rd Qtr	20,733
4th Qtr	20,733
Other Income	
Total Income	62,199
Available from Reserves	56,301
Total Funds available for Target Year	118,500

Regime Expenses

SNHA Regime Basic Service Fee	7,400
Planning	1,000
Accounting	1,100
Insurance (Annual Increase 2%)	7,841
Regime Property Services Contract (SNMCO)	-
Improvements	-
Routine Common Property Maintenance	11,036
Projects-Target Year from Reserves	2,400
Snow removal roofs	5,305
SNHA Project Management	2,249
Other	
LP Gas Service (rate of Increase 2%)	11,054
Total Expense	49,383

Reserve Contribution	16,780
Projected Year End Fund Balance	69,116

SNHA fees included in above calculations

SNHA Basic Service Fee/Home	370
LP Gas Service Fee/Home	38
Planning Fee/total for Regime	1,000
Accounting Fee/Home	55

Anticipated Rate of Increase 1% on above SNHA fees

MV 1-20 2014 Assessments

3/26/2014

Joe Ingram

Assessment Schedule

	1st - April	2nd - July	3rd -September	Total
	20,733.00	20,733.00	20,733.00	62,199.00
MV 01	874.80	874.80	874.80	2,624.39
MV 02	1,240.29	1,240.29	1,240.29	3,720.87
MV 03	874.80	874.80	874.80	2,624.39
MV 04	1,188.06	1,188.06	1,188.06	3,564.17
MV 05	874.80	874.80	874.80	2,624.39
MV 06	1,188.06	1,188.06	1,188.06	3,564.17
MV 07	874.80	874.80	874.80	2,624.39
MV 08	1,188.06	1,188.06	1,188.06	3,564.17
MV 09	874.80	874.80	874.80	2,624.39
MV 10	1,188.06	1,188.06	1,188.06	3,564.17
MV 11	874.80	874.80	874.80	2,624.39
MV 12	1,188.06	1,188.06	1,188.06	3,564.17
MV 13	874.80	874.80	874.80	2,624.39
MV 14	1,188.06	1,188.06	1,188.06	3,564.17
MV 15	874.80	874.80	874.80	2,624.39
MV 16	1,188.06	1,188.06	1,188.06	3,564.17
MV 17	874.80	874.80	874.80	2,624.39
MV 18	1,188.06	1,188.06	1,188.06	3,564.17
MV 19	874.80	874.80	874.80	2,624.39
MV 20	1,240.29	1,240.29	1,240.29	3,720.87
TOTALS	20,733.00	20,733.00	20,733.00	62,199.00

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	Actual	Budget	Projections										
Target Year	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Number of homes	20	20	20	20	20	20	20	20	20	20	20	20	20
Annual % of Increase			(0.03)	0.06	0.03	0.03	0.04	0.03	0.03	0.03	0.03	0.03	0.03
Reserve Balance - Beginning Year	94,979	32,983	56,301	69,116	87,116	106,116	124,166	143,194	152,694	145,943	103,143	129,643	47,847
Total Regime Income													
1st Qtr	2,675	16,052	-	16,429	16,941	17,518	18,183	18,750	19,386	19,923	20,527	21,146	21,769
2nd Qtr	2,675	16,052	20,733	16,429	16,941	17,518	18,183	18,750	19,386	19,923	20,527	21,146	21,769
3rd Qtr	2,675	16,052	20,733	16,429	16,941	17,518	18,183	18,750	19,386	19,923	20,527	21,146	21,769
4th Qtr	2,675	16,054	20,733	16,429	16,941	17,518	18,183	18,750	19,386	19,923	20,527	21,146	21,769
Other Income		144											
Total Income	10,700	64,354	62,199	65,717	67,764	70,071	72,732	75,001	77,545	79,693	82,108	84,585	87,077
Available from Reserves	94,979	32,983	56,301	69,116	87,116	106,116	124,166	143,194	152,694	145,943	103,143	129,643	47,847
Total Funds available for Target Year	105,679	97,337	118,500	134,834	154,881	176,187	196,899	218,196	230,240	225,636	185,251	214,228	134,924
Regime Expenses													
SNHA Regime Basic Service Fee	7,000	7,200	7,400	7,474	7,549	7,624	7,700	7,777	7,855	7,934	8,013	8,093	8,174
Planning	950	960	1,000	1,010	1,020	1,030	1,041	1,051	1,062	1,072	1,083	1,094	1,105
Accounting	1,000	1,010	1,100	1,111	1,122	1,133	1,145	1,156	1,168	1,179	1,191	1,203	1,215
Insurance (Annual Increase 2%)	6,234	7,687	7,841	7,998	8,158	8,321	8,487	8,657	8,830	9,007	9,187	9,370	9,558
Regime Property Services Contract (SNMCO)	-	-	-	-	-	-	-	-	-	-	-	-	-
Improvements	-	-	-	-	-	-	-	-	-	-	-	-	-
Routine Common Property Maintenance	10,402	967	11,036	11,367	11,708	12,059	12,421	12,793	13,177	13,572	13,980	14,399	14,831
Projects-Target Year from Reserves	37,380	6,295	2,400	-	-	1,950	2,472	12,000	27,751	60,800	-	97,796	28,800
Snow removal roofs	5,000	2,793	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524	6,720	6,921	7,129
SNHA Project Management	6,334	1,207	2,249	2,020	2,080	2,377	2,504	3,713	5,671	9,708	2,484	14,294	6,091
Other		2,081											
LP Gas Service (rate of Increase 2%)	10,700	10,837	11,054	11,275	11,500	11,730	11,965	12,204	12,448	12,697	12,951	13,210	13,474
Total Expense	85,000	41,036	49,383	47,717	48,764	52,021	53,704	65,501	84,296	122,493	55,608	166,381	90,377
Reserve Contribution	-	29,613	16,780	18,000	19,000	20,000	21,500	21,500	21,000	18,000	26,500	16,000	25,500
Projected Year End Fund Balance	20,679	56,301	69,116	87,116	106,116	124,166	143,194	152,694	145,943	103,143	129,643	47,847	44,547
SNHA fees included in above calculations													
SNHA Basic Service Fee/Home	350	360	370	374	377	381	385	389	393	397	401	405	409
LP Gas Service Fee/Home	35	35	38	38	39	39	40	40	40	41	41	42	42
Planning Fee/total for Regime	950	960	1,000	1,010	1,020	1,030	1,041	1,051	1,062	1,072	1,083	1,094	1,105
Accounting Fee/Home	50	51	55	56	56	57	57	58	58	59	60	60	61
Anticipated Rate of Increase 1% on above SNHA fees													
Approximate Annual Assessments by Home Type													
1 Bedroom													
0.045			-10%	14%	3%	3%	4%	3%	3%	3%	3%	3%	3%
Total	482	2932	2624	2995	3087	3191	3311	3414	3529	3626	3735	3847	3959
1st	120	733	0	749	772	798	828	853	882	906	934	962	990
2nd	120	733	875	749	772	798	828	853	882	906	934	962	990
3rd	120	733	875	749	772	798	828	853	882	906	934	962	990
4th	120	733	875	749	772	798	828	853	882	906	934	962	990
3 Bedroom													
0.06													
Total	642	3789	3658	3868	3990	4128	4287	4422	4574	4702	4846	4994	5143
1st	161	947	0	967	998	1032	1072	1106	1144	1176	1212	1249	1286
2nd	161	947	1219	967	998	1032	1072	1106	1144	1176	1212	1249	1286
3rd	161	947	1219	967	998	1032	1072	1106	1144	1176	1212	1249	1286
4th	161	947	1219	967	998	1032	1072	1106	1144	1176	1212	1249	1286

Notes:

Mountainview 1-20 Project Summary

Last Update 01-18-12

Joe Ingram

Projected Rate for Annual Increase = 3%

Note - Project List under review and additional items may need to be added

	Target Year for Project	Target Life	2013	2014	2015	2016	2017	2018	2019	2020
Improvements										
Maintenance										
Routine Maintenance - Spring and Fall		1	10,438	10,751	11,073	11,406	11,748	12,100	12,463	12,837
Landscaping		1	276	285	293	302	311	320	330	340
Projects from Reserve Fund										
Attic insulation and vents - inspection and adjust		10					1,950			
Fire Alarm - Central Building Panel and system upgrade		20								
Exterior lights - entry side relocate		15								
Deck repair or reconstruction - lower		20								
Deck repair or reconstruction - upper		20								
Wireless Internet Infrastructure		6		2,400				2,472		
Exterior - siding repairs		15							12,000	
Exterior - restain all surfaces and decks		8								27,751
Roof covering - replace asphalt shingles		20								
Improvements Total			-	-	-	-	-	-	-	-
Maintenance Total			10,714	11,036	11,367	11,708	12,059	12,421	12,793	13,177
Reserve Total			-	2,400	-	-	1,950	2,472	12,000	27,751
Snow removal - Roofs & Decks			5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334

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Projected Rate for Annual Increase = 3%

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	Target Year for Project	2021	2022	2023	2024
Improvements	Target Life				
Maintenance					
Routine Maintenance - Spring and Fall	1	13,222	13,619	14,027	14,448
Landscaping	1	350	361	372	383
Projects from Reserve Fund					
Attic insulation and vents - inspection and adjust	10				
Fire Alarm - Central Building Panel and system upgrade	20				28,800
Exterior lights - entry side relocate	15				
Deck repair or reconstruction - lower	20	19,200			
Deck repair or reconstruction - upper	20	41,600			
Wireless Internet Infrastructure	6			2,546	
Exterior - siding repairs	15				
Exterior - restain all surfaces and decks	8				
Roof covering - replace asphalt shingles	20			95,250	
Improvements Total		-	-	-	-
Maintenance Total		13,572	13,980	14,399	14,831
Reserve Total		60,800	-	97,796	28,800
Snow removal - Roofs & Decks		6,524	6,720	6,921	7,129