

McCALL AREA TIMESHARE ASSOCIATION
2014 ANNUAL MAINTENANCE BUDGET

	COMBINED	AVERAGE PER WEEK	ONE BEDROOM	TWO BEDROOM	THREE BEDROOM	EXEC THREE BEDROOM
Resort Fixed Costs:						
Homeowner fees	\$ 130,835.52	73.59	66.29	77.01	75.35	88.66
Property Taxes	62,000.00	34.87	25.20	30.85	38.83	44.59
Insurance	14,000.00	7.87	7.58	7.58	7.58	7.58
Recreation Fees	9,000.00 **	21.00	0.00	0.00	21.00	0.00
Total fixed costs	<u>215,835.52</u>	<u>137.33</u>	<u>99.07</u>	<u>115.44</u>	<u>142.76</u>	<u>140.83</u>
Resort Operating Costs:						
Salaries and wages	118,000.00	80.71	77.86	78.85	85.31	90.51
Payroll taxes/Employee benefits	11,800.00	8.07	7.79	7.88	8.53	9.05
Worker's Compensation	6,750.00	4.62	4.45	4.51	4.88	5.18
Maid and Unit supplies	15,000.00	10.26	9.90	10.02	10.84	11.51
Repairs & Maintenance	15,000.00	10.26	9.90	10.02	10.84	11.51
Contract Cleaning	14,000.00	9.58	9.24	9.35	10.12	10.74
Vehicle	10,000.00	6.84	1.69	1.69	1.69	1.69
Vehicle Insurance	3,600.00	2.46	1.69	1.69	1.69	1.69
Electricity	60,000.00	41.04	39.59	40.09	43.38	46.02
Telephone	14,000.00	9.58	7.16	7.16	7.16	7.16
Firewood	4,000.00	2.74	2.29	2.29	2.29	2.29
Renovation	50,000.00	34.20	32.99	33.41	36.15	38.35
Replacements	30,000.00	20.52	19.80	20.05	21.69	23.01
Total operating costs	<u>352,150.00</u>	<u>240.87</u>	<u>224.34</u>	<u>227.02</u>	<u>244.58</u>	<u>258.70</u>
Administrative costs:						
Management salaries	24,000.00	16.42	16.42	16.42	16.42	16.42
Payroll taxes	2,400.00	1.64	1.64	1.64	1.64	1.64
Property mgmt fees	60,000.00	41.04	41.04	41.04	41.04	41.04
Accounting & Legal	20,000.00	13.68	13.68	13.68	13.68	13.68
Office expense	10,000.00	6.84	6.84	6.84	6.84	6.84
Office phone	4,000.00	2.74	2.74	2.74	2.74	2.74
Printing	1,500.00	1.03	1.03	1.03	1.03	1.03
Postage & freight	2,500.00	1.71	1.71	1.71	1.71	1.71
Annual meeting exp	2,200.00	1.50	1.50	1.50	1.50	1.50
Trustee expenses	2,500.00	1.71	1.71	1.71	1.71	1.71
Repairs & Maintenance	1,000.00	0.68	0.68	0.68	0.68	0.68
Bad Debts	17,000.00	11.63	11.63	11.63	11.63	11.63
Taxes	500.00	0.34	0.34	0.34	0.34	0.34
Miscellaneous	1,000.00	0.68	0.68	0.68	0.68	0.68
Contingency reserve	6,000.00	4.10	4.10	4.10	4.10	4.10
Total admin. costs	<u>154,600.00</u>	<u>105.75</u>	<u>105.75</u>	<u>105.75</u>	<u>105.75</u>	<u>105.75</u>
Total	<u>2014 \$722,585.52</u>	<u>483.94</u>	<u>429.16</u>	<u>448.21</u>	<u>493.09</u>	<u>505.27</u>
	2013 \$ 730,485.52					