

# Attachment I

## Upper Village HOA

### 2009 Special Assessment Allocation For Pool Upgrade w/Valdoro Subsidy

Total Cost: 1,000,000  
 25.00% 250,000  
 50.00% 500,000

#### Current Expense Allocation Formula

Lot	Member	Number of Votes	Percent of Votes	Number of Units	Percent Of Units	Percent Of Land	Unit Allocation	Land Allocation	Pool Upgrade Assessment	Assessment Per Unit
	17 Trails End	26	6.5	91	9.0	6.6	44,916	33,000	77,916	856
	18 Cedars	28	7.1	48	4.7	7.1	23,692	35,700	59,392	1,237
	19 The Great Divide	31	7.8	208	20.5	7.8	102,665	38,850	141,515	680
20,21	Los Pinos	20	5.0	43	4.2	4.9	21,224	24,550	45,774	1,065
	22 Chimney Ridge	15	3.8	18	1.8	3.7	8,885	18,450	27,335	1,519
	23 Elk Ridge LLC	19	4.8	19	1.9	4.7	9,378	23,400	32,778	1,725
	24 Highlander	18	4.5	19	1.9	4.6	9,378	22,750	32,128	1,691
	25 Wedgewood Mews	8	2.0	19	1.9	2.1	9,378	10,250	19,628	1,033
	27 Wedgewood Mews	8	2.0	34	3.4	2.1	16,782	10,500	27,282	802
	26 The Retreat	6	1.5	18	1.8	1.5	8,885	7,700	16,585	921
	28 Winterpoint I	9	2.3	17	1.7	2.2	8,391	10,750	19,141	1,126
29,30	Winterpoint II	14	3.5	30	3.0	3.6	14,808	18,000	32,808	1,094
31,32	Valdoro Mountain Lodge	33	8.3	70	6.9	8.2	34,551	40,850	75,401	1,077
	33 One Breckenridge Place	35	8.8	39	3.8	9.0	19,250	45,150	64,400	1,651
	34 Cimarron	7	1.8	32	3.2	1.7	15,795	8,650	24,445	764
	35 Park Place	25	6.3	75	7.4	6.4	37,019	31,900	68,919	919
	36 Pine Ridge	16	4.0	36	3.6	4.1	17,769	20,500	38,269	1,063
	44 Pine Ridge	14	3.5	36	3.6	3.5	17,769	17,700	35,469	985
	45 Pine Ridge	7	1.8	21	2.1	1.8	10,365	9,000	19,365	922
37I	Sundowner I	12	3.0	31	3.1	2.9	15,301	14,600	29,901	965
37II	Sundowner II	14	3.5	35	3.5	3.6	17,275	17,900	35,175	1,005
	46 Sunset	6	1.5	13	1.3	1.5	6,417	7,700	14,117	1,086
	47 Double Eagle	8	2.0	19	1.9	1.9	9,378	9,500	18,878	994
	48 Four O'Clock Lodge	10	2.5	28	2.8	2.6	13,820	12,800	26,620	951
	49 Antler's Lodge	8	2.0	14	1.4	2.0	6,910	9,900	16,810	1,201
	<b>TOTALS:</b>	<b>397</b>	<b>100</b>	<b>1013</b>	<b>100.0</b>	<b>100</b>	<b>500,000</b>	<b>500,050</b>	<b>1000050</b>	<b>987</b>



**With Valdoro Mtn Lodge Subsidy**

Percent Of Total	Pool Usage	Usage to Assessment	Usage Credits	Weighted Usage Credits	Percent Credits	Subsidy Share	Modified Assessment	Difference	Percent Difference	Per Unit
7.8	6.5	0.83	16.58	1291.61	7.39	9,202	68,714	9,202	11.8	755
5.9	4.9	0.83	17.50	1039.20	5.94	7,403	51,989	7,403	12.5	1,083
14.2	0.7	0.05	0	0	0	0	141,515	0	0.0	680
4.6	1.0	0.22	78.15	3577.41	20.45	25,486	20,288	25,486	55.7	472
2.7	0.6	0.22	78.05	2133.45	12.20	15,199	12,135	15,199	55.6	674
3.3	0.6	0.18	81.70	2677.81	15.31	19,077	13,701	19,077	58.2	721
3.2	1.9	0.59	40.86	1312.81	7.51	9,353	22,775	9,353	29.1	1,199
2.0	0.9	0.46	0.00	0.00	0.00	0	19,628	0	0.0	1,033
2.7	0.9	0.33	0.00	0.00	0.00	0	27,282	0	0.0	802
1.7	2.8	1.69					16,585	0	0.0	921
1.9	5.3	2.77					19,141	0	0.0	1,126
3.3	1.9	0.58	0.00	0.00	0.00	0	32,808	0	0.0	1,094
7.5	26.2	3.47					200,000	-124,599	-165.2	2,857
6.4	5.9	0.92	8.38	539.98	3.09	3,847	60,553	3,847	6.0	1,553
2.4	1.8	0.74	26.36	644.47	3.68	4,591	19,853	4,591	18.8	620
6.9	3.6	0.52	47.76	3291.88	18.82	23,452	45,467	23,452	34.0	606
3.8	4.1	1.07					38,269	0	0.0	1,063
3.5	4.0	1.13					35,469	0	0.0	985
1.9	4.0	2.07					19,365	0	0.0	922
3.0	8.3	2.78					29,901	0	0.0	965
3.5	5.1	1.45					35,175	0	0.0	1,005
1.4	3.7	2.62					14,117	0	0.0	1,086
1.9	2.0	1.06					18,878	0	0.0	994
2.7	2.6	0.98					26,620	0	0.0	951
1.7	0.7	0.42	58.36	981.02	5.61	6,989	9,821	6,989	41.6	702
<b>100.0</b>	<b>100.0</b>		453.71	17489.62	100.00	124,599	1,000,050	0		987

