



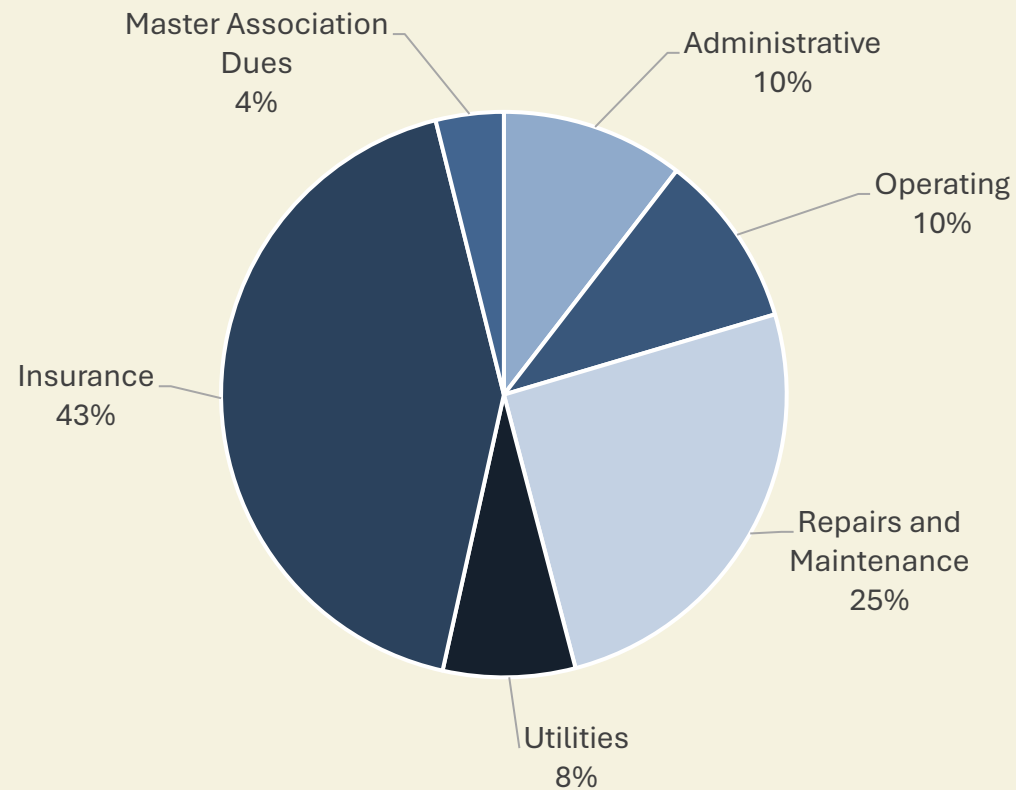
Initial Estimate of Year 1 Association Budget

Revenue (Assessments)	
Operating	\$942,285
Reserves	\$110,000
Master Association	\$38,068
Total Association Revenue	\$1,090,353

Expenses	
Administrative	\$102,511
Operating	\$97,674
Repairs and Maintenance	\$250,000
Utilities	\$74,100
Insurance	\$418,000
Master Association Dues	\$38,068
Total Expenses	\$1,090,353

Reserve Funding	\$110,000
Net Income	\$0

Distribution of Expenses



Notes:

- 1) All values are as of January 2026. Information and assumptions subject to change.
- 2) All values are shown in 2026 dollars. Inflation is excluded.
- 3) Management fee is calculated at 7.5%.
- 4) Annual internet expenses are in addition to this budget. Currently calculated to be \$862 per unit per year.
- 5) Unit electricity excluded from this budget. Sub-metered and paid directly by each owner to Rocky Mountain Power.

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Residence	% of Common	Operating Dues - Annual	Master HOA Dues - Annual	Reserve Dues – Annual	Total Dues - Annual
1	2.9526%	27,821.51	1,123.98	3,247.82	32,193.31
2	2.9129%	27,447.81	1,108.88	3,204.19	31,760.88
3	2.9526%	27,821.51	1,123.98	3,247.82	32,193.31
4	2.9526%	27,821.51	1,123.98	3,247.82	32,193.31
5	2.9129%	27,447.81	1,108.88	3,204.19	31,760.88
6	2.9526%	27,821.51	1,123.98	3,247.82	32,193.31
7	2.9526%	27,821.51	1,123.98	3,247.82	32,193.31
8	2.9129%	27,447.81	1,108.88	3,204.19	31,760.88
9	2.9526%	27,821.51	1,123.98	3,247.82	32,193.31
10	2.9526%	27,821.51	1,123.98	3,247.82	32,193.31
11	2.9129%	27,447.81	1,108.88	3,204.19	31,760.88
12	2.9526%	27,821.51	1,123.98	3,247.82	32,193.31
13	2.2319%	21,030.44	849.62	2,455.04	24,335.10
14	2.2483%	21,185.07	855.87	2,473.09	24,514.03
15	2.2483%	21,185.07	855.87	2,473.09	24,514.03
16	2.2537%	21,236.62	857.95	2,479.11	24,573.68
17	2.2319%	21,030.44	849.62	2,455.04	24,335.10
18	2.2483%	21,185.07	855.87	2,473.09	24,514.03
19	2.2483%	21,185.07	855.87	2,473.09	24,514.03
20	2.2537%	21,236.62	857.95	2,479.11	24,573.68
21	3.9345%	37,073.88	1,497.77	4,327.91	42,899.56
22	4.0261%	37,937.26	1,532.65	4,428.70	43,898.61
23	3.3191%	31,275.04	1,263.50	3,650.97	36,189.52
24	3.3191%	31,275.04	1,263.50	3,650.97	36,189.52
25	3.3191%	31,275.04	1,263.50	3,650.97	36,189.52
26	4.0261%	37,937.26	1,532.65	4,428.70	43,898.61
27	3.3191%	31,275.04	1,263.50	3,650.97	36,189.52
28	4.0261%	37,937.26	1,532.65	4,428.70	43,898.61
29	4.0261%	37,937.26	1,532.65	4,428.70	43,898.61
30	3.9317%	37,048.10	1,496.73	4,324.90	42,869.74
31	4.5800%	43,156.21	1,743.50	5,037.95	49,937.65
32	4.9369%	46,519.53	1,879.37	5,430.58	53,829.48
Total	100%	\$942,285	\$38,068	\$110,000	\$1,090,353

This information is provided as an overview only, subject to change