

Initial Estimate of Year 1 Association Budget

Revenue (Assessments)

| | |
|--------------------|-------------|
| Operating | \$3,098,870 |
| Reserves | \$400,000 |
| Master Association | \$276,423 |
| Reserve Interest | \$13,300 |
| Other | \$84,000 |

Total Association Revenue **\$3,872,593**

Expenses

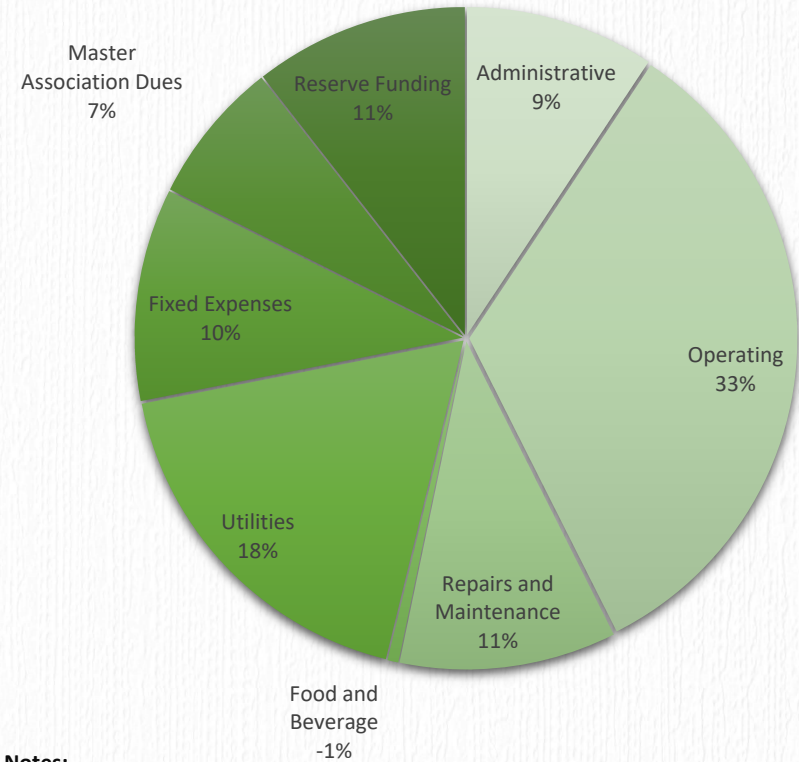
| | |
|-------------------------|-------------|
| Administrative | \$365,530 |
| Operating | \$1,301,259 |
| Repairs and Maintenance | \$418,500 |
| Food and Beverage | (\$21,066) |
| Utilities | \$708,647 |
| Fixed Expenses | \$410,000 |
| Master Association Dues | \$276,423 |

Total Expenses **\$3,459,293**

Reserve Funding **\$413,300**

Net Income **\$0**

Distribution of Expenses



Notes:

- 1) All values are estimates as of December 2024. Information and assumptions subject to change.
- 2) All values are shown in 2024 dollars. Inflation is excluded.
- 3) Management fee calculated at 7.5%.
- 4) Annual cable and internet expenses are in addition to this budget. Currently \$840 per unit per year.
- 5) Unit electricity excluded from this budget. Sub-metered and paid directly by each owner to Rocky Mountain Power.