

Soda Creek Condominium Association, Inc.

Memorandum

To: Soda Creek Condominium Owners

From: Tom Silengo and Larry Feldman – Executive Board Members

Date: October 1, 2004

Dear Owners,

We hope you are all enjoying your new homes. As of today we have sold and closed 26 units and have 3 more under contract that will close this month and another unit that will close in November. 10 remain available for sale.

You have all enjoyed living at Soda Creek without Association Dues for a period of time (in some instances since March and in others for the last month or two). As the saying goes all good things must come to an end. Beginning November 1, 2004 monthly dues for each unit, in the amount of \$200 per the attached budget, will be due on the first of each month.

To begin the process of handing over the Association to you as owners we are scheduling a meeting for Saturday, October 23, 2004 at 3:00 PM at the Buffalo Mountain Room at the County Commons Building (0037 Peak One Drive, Frisco across from the library). The agenda at that meeting will be to discuss whatever you as owners want to discuss but will include: an election of 3 Executive Board Members and a determination of who will be responsible for collecting dues and paying Association bills. Financially the Association will be off to a good start. As of November 1, 2004 all Association bills will be paid up and there will be a reserve of approximately \$58,000 in the HOA checking account (\$40,000 from us as developer and \$18,000 collected as reserves from each purchaser at the rate of \$600 per unit at your closing).

We would like to remind all owners that the Covenants have the following provision and ask that if you are in violation you please correct the matter ASAP:

Owners and their Guests are prohibited from using any part of the Property or driveways to park or store non operating cars, trucks, vans, campers, motor homes, recreational vehicles, house trailer, boat trailers, horse trailers, snowmobile trailers, other trailers, boats, snowmobiles, motorcycles, bicycles, etc. for a period of more than forty eight (48) hours on any occasion.

If you need to contact us for warranty work or for any reason we would appreciate a written note faxed to 877-353-7652. You can also leave voice messages at this number or in the event of an emergency reach Tom at 970-485-1531.

Soda Creek Condominium Association, Inc.

Looking forward to meeting all of you at the meeting.

Larry
Tom

SODA CREEK CONDOMINIUMS
ESTIMATED HOA BUDGET
As of October 31, 2003

Description	Per Year	Per Mo.	Per Year/Unit	Per Mo./Unit
Assessment Revenue	96,000.00	8,000.00	2,400.00	200.00
Water	10,000.00	833.33	250.00	20.83
Sewer	18,000.00	1,500.00	450.00	37.50
Gas and Electric	10,000.00	833.33	250.00	20.83
Snow Removal	3,000.00	250.00	75.00	6.25
Repairs	12,500.00	1,041.67	312.50	26.04
Landscape Maintenance	4,000.00	333.33	100.00	8.33
Trash Removal	7,000.00	583.33	175.00	14.58
Insurance	4,000.00	333.33	100.00	8.33
Legal & Accounting	500.00	41.67	12.50	1.04
Office Supplies and Postage	200.00	16.67	5.00	0.42
Managing Agent	3,600.00	300.00	90.00	7.50
Miscellaneous and Contingency	3,200.00	266.67	80.00	6.67
OPERATING EXPENSE	76,000.00	6,333.33	1,900.00	158.33
Capital Reserve	20,000.00	1,666.67	500.00	41.67
TOTAL BUDGET REQUIREMENT	96,000.00	8,000.00	2,400.00	200.00