

NOTICE OF METING

TO: All owners of condominium units in Stapleton Mansion Homes  
Condominium Association, filing no. 2.

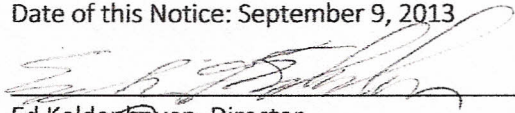
SUBJECT: Ratification of proposed budget for the Association for 2014 pursuant  
to Article III paragraph 6 of the Declaration of Covenant, Conditions,  
and Restrictions of Stapleton Mansion Homes Association.

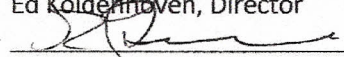
You are hereby notified that the board of directors has set a meeting of Owners of  
the Association to be held on:

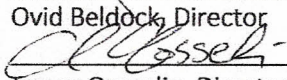
**Tuesday, October 1, 2013 at 6:30 PM at  
9651 E MARTIN LUTHER KING BLVD. (Central Park Recreation Center)**

On September 4, 2013 the Board of Directors adopted a proposed budget for the  
Association for the year 2014; a copy of the budget is attached to this notice.  
Unless at the above meeting the budget is rejected by the vote or agreement of  
Owners of units to which at least sixty-seven percent (67%) of the votes of the  
Association are allocated, then the budget is ratified, whether or not a quorum is  
present. In the event that the proposed budget is rejected, the periodic budget  
last ratified by the Owners must be continued until such time as the Owners ratify  
a subsequent budget proposed by the Board of Directors.

Date of this Notice: September 9, 2013

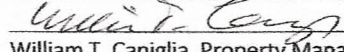
  
\_\_\_\_\_  
Ed Kolderhoven, Director

  
\_\_\_\_\_  
Ovid Beldock, Director

  
\_\_\_\_\_  
James Gosselin, Director

Certificate of Mailing

I hereby certify that on September 9, 2013, a true correct copy of this Notice of Meeting, with  
the proposed budget attached was mailed to all Owners of condominium units in Stapleton  
Mansion Homes Condominium Association filing no. 2, by first class United States Mail.

  
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William T. Caniglia, Property Manager

September 9, 2013

Stapleton Mansion Homes – Proposed Budget for 2014

Cost Per Unit

|                              | JAN                  | FEB                  | MAR                  | APR                  | MAY                  | JUN                  | JUL                  | AUG                  | SEP                  | AUG                  | SEP                  | OCT                  | NOV                  | DEC                  | TOTAL          | Per Unit<br>Annual | Per Unit<br>Monthly |
|------------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------|--------------------|---------------------|
| Scheduled Assessments        | 22,148               | 22,148               | 22,148               | 22,148               | 22,148               | 22,148               | 22,148               | 22,148               | 22,148               | 22,148               | 22,148               | 22,148               | 22,148               | 22,148               | 265,776        | 2,712.00           | 226.00              |
| Defaults                     | <u>-676</u>          | <u>-676</u>          | <u>-676</u>          | <u>-676</u>          | <u>-676</u>          | <u>-676</u>          | <u>-676</u>          | <u>-676</u>          | <u>-676</u>          | <u>-676</u>          | <u>-676</u>          | <u>-676</u>          | <u>-676</u>          | <u>-676</u>          | <u>-8,112</u>  | <u>82.76</u>       | <u>6.90</u>         |
| <b>1. Total Income:</b>      | <b>21,472</b>        | <b>21,472</b>        | <b>21,472</b>        | <b>21,472</b>        | <b>21,472</b>        | <b>21,472</b>        | <b>21,472</b>        | <b>21,472</b>        | <b>21,472</b>        | <b>21,472</b>        | <b>21,472</b>        | <b>21,472</b>        | <b>21,472</b>        | <b>21,472</b>        | <b>257,664</b> | <b>2,629.20</b>    | <b>219.10</b>       |
| <b>Expenditures:</b>         |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                |                    |                     |
| <b>Administration:</b>       |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                |                    |                     |
| Management                   | 800                  | 800                  | 800                  | 800                  | 800                  | 800                  | 800                  | 800                  | 800                  | 800                  | 800                  | 800                  | 800                  | 800                  | 9,600          |                    |                     |
| Financial / Accounting       | 700                  | 700                  | 700                  | 700                  | 700                  | 700                  | 700                  | 700                  | 700                  | 700                  | 700                  | 700                  | 700                  | 700                  | 8,400          | 97.92              | 8.16                |
| copy, postage, office, misc  | 300                  | 300                  | 300                  | 300                  | 300                  | 300                  | 300                  | 300                  | 300                  | 300                  | 300                  | 300                  | 300                  | 300                  | 3,600          | 36.73              | 3.06                |
| Insurance                    | 4,800                | 4,800                | 4,800                | 3,000                | 3,000                | 3,000                | 3,000                | 3,000                | 3,000                | 3,000                | 3,000                | 3,000                | 3,000                | 3,000                | 41,400         | 422.25             | 35.20               |
| Building Maintenance:        | 200                  | 200                  | 200                  | 200                  | 200                  | 200                  | 200                  | 200                  | 200                  | 200                  | 200                  | 200                  | 200                  | 200                  | 2,400          | 24.49              | 2.04                |
| <b>Exterior Maintenance:</b> |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                |                    |                     |
| Landscaping Maintenance      | 0                    | 0                    | 1,325                | 1,325                | 1,325                | 1,325                | 1,325                | 1,325                | 1,325                | 1,325                | 1,325                | 1,325                | 0                    | 0                    | 10,600         | 108.16             | 9.01                |
| Irrigation Maintenance       | 0                    | 0                    | 500                  | 500                  | 500                  | 500                  | 500                  | 500                  | 500                  | 500                  | 500                  | 500                  | 0                    | 0                    | 4,000          | 40.82              | 3.40                |
| Snow Removal                 | 1,500                | 1,500                | 2,000                | 2,000                |                      |                      |                      |                      |                      |                      |                      | 1,000                | 2,000                | 2,000                | 12,000         | 122.45             | 10.20               |
| Exterior Lighting            | 82                   | 82                   | 82                   | 82                   | 82                   | 82                   | 82                   | 82                   | 82                   | 82                   | 82                   | 82                   | 82                   | 82                   | 984            | 10.04              | 0.84                |
| Electricity                  | 100                  | 100                  | 100                  | 100                  | 100                  | 100                  | 100                  | 100                  | 100                  | 100                  | 100                  | 100                  | 100                  | 100                  | 1,200          | 120.24             | 10.02               |
| <b>Utilities:</b>            |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                |                    |                     |
| Water                        | 1,000                | 1,000                | 1,500                | 1,500                | 2,000                | 2,000                | 3,000                | 3,000                | 1,500                | 3,000                | 1,500                | 1,500                | 1,000                | 1,000                | 20,000         | 204.08             | 17.01               |
| Sewer                        | 750                  | 750                  | 1,000                | 1,000                | 1,500                | 1,500                | 2,000                | 2,000                | 1,000                | 2,000                | 1,000                | 1,000                | 750                  | 750                  | 14,000         | 132.65             | 11.05               |
| <b>Debt Service:</b>         |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                |                    |                     |
| Mutual Of Omaha              | 5,704                | 5,704                | 5,704                | 5,704                | 5,704                | 5,704                | 5,704                | 5,704                | 5,704                | 5,704                | 5,704                | 5,704                | 5,704                | 5,704                | 68,448         | 698.45             | 58.20               |
| Triple G                     | <u>1,500</u>         | <u>1,500</u>         | <u>1,500</u>         | <u>1,500</u>         | <u>1,500</u>         | <u>1,500</u>         | <u>1,500</u>         | <u>1,500</u>         | <u>1,500</u>         | <u>1,500</u>         | <u>1,500</u>         | <u>1,500</u>         | <u>1,500</u>         | <u>1,500</u>         | 18,000         | <u>183.67</u>      | 15.31               |
| <b>Total Expenditures:</b>   | <b><u>17,436</u></b> | <b><u>17,436</u></b> | <b><u>20,511</u></b> | <b><u>18,711</u></b> | <b><u>17,711</u></b> | <b><u>17,711</u></b> | <b><u>19,211</u></b> | <b><u>19,211</u></b> | <b><u>16,711</u></b> | <b><u>19,211</u></b> | <b><u>16,711</u></b> | <b><u>17,711</u></b> | <b><u>16,136</u></b> | <b><u>16,136</u></b> | <b>214,632</b> | <b>2,179.92</b>    | <b>181.66</b>       |
| <b>Reserve</b>               | <b>4,036</b>         | <b>4,036</b>         | <b>961</b>           | <b>2,761</b>         | <b>3,761</b>         | <b>3,761</b>         | <b>2,261</b>         | <b>2,261</b>         | <b>4,761</b>         | <b>2,261</b>         | <b>4,761</b>         | <b>4,761</b>         | <b>5,336</b>         | <b>5,336</b>         | <b>44,032</b>  | <b>449.31</b>      | <b>37.44</b>        |