

**SUNGATE CONDOMINIUM ASSOCIATION, INC.
FRISCO, COLORADO**

NOTICE OF BUDGET MEETING

The budget meeting of Sun Gate Condominium Association, Inc. has been called by the Board of Directors to commence at 7:15 p.m. on Wednesday, September 10, 2008, at Chili's, 88 Wadsworth Blvd., Lakewood, Colorado. The agenda for the meeting is as follows:

1. Call to Order and Certification of Proxies.
2. Proof of notice of meeting.
3. Reports – Owner Ratification of Board Approved Revised Budget for the Year Ending December 31, 2008. The Master Association has issued a Special Assessment primarily due to snow removal. Sun Gate owners have credit resulting from a 2007 budget surplus which will be applied to the Special Assessment, therefore no additional funds are due.
4. Adjournment.

If you have questions, please call one of the Directors listed below:

Kathy Grubbs	(303) 467-0470
Stacey Gilbert	(303) 470-0454
Missy Gursky	(303) 477-2081

If you do not approve of this budget, you must reject it by September 10, 2008 by appearing in person or by proxy. Board member Missy Gursky will be present to answer any questions about the approved budget.

Lori Gilmour
Western Slope Management, Inc.
730 W. Hampden Avenue, Suite 307
Englewood, CO 80110
or fax to (303) 761-1717

Date of Notice: August 27, 2008

Sungate Condominiums									
300 and 304 Streamside Lane									
REVISED ASSOCIATION BUDGET									
					8 Unit		8 Unit		
					Approved 2007		Revised 2008		(Decrease)
					Budget		Budget		Increase
INCOME:									
					Owner Regular Assessments	17,800	\$ 19,120	1,320	
					Interest Income	0	0	0	
					Total Revenues	17,800	19,120	1,320	
OPERATING EXPENSES:									
					Exterior Maintenance (snow shoveling, etc)	400	400	0	
					Utilities - Hallway and Exterior Lighting	A 2,760	2,760	0	
					Maintenance of Heating Systems	300	300	0	
					Water and Sewer	B 3,000	3,100	100	
					Insurance	1,700	1,700	0	
					Management and Accounting	1,800	1,800	0	
					Master Association (see attached budget)	4,140	5,240	1,100	
					Common Area (Trash, etc., Snow Removal, Parking				
					Lighting and Landscaping Maintenance)				
					Other Expense :				
					Security	C 2,000	2,000	0	
					Cleaning Hallways	D 1,200	1,200	0	
					Internet Web Site	E 0	120	120	
					Other Expense	F 500	500	0	
					Total Per Square Foot Expenses	17,800	19,120	1,320	
					Assessment (Needed) Refunded	\$ -	\$ -	\$ -	
CAPITAL RESERVE FUND									
					Per Year Estimated	\$3,600	\$3,600		
					A = \$230 per month = \$2,760 (estimated).				
					B = Water \$85 per month & Sewer is \$170 per month				
					C = Security costs of \$2,000 per yr (phone line \$60/mo per bldg & Security Co \$25/mo per bldg).				
					D = Cleaning costs of \$1,200 per year (based on monthly cleaning at \$50 per building).				
					E = Monthly cost of website \$10 per month.				
					F = Other expenses \$500 (postage, envelopes, copies, etc).				
					THIS BUDGET DOES NOT INCLUDE THE CABLE TV AND HEATING (GAS) WHICH ARE				
					BILLED SEPARATELY.				

**SUNGATE CONDOMINIUM ASSOCIATION, INC. ("Association")
FRISCO, COLORADO**

PROXY

I/We, the undersigned, represent that I am/we are the owner(s) of Unit _____.
_____ at SunGate Condominium, Summit County, Frisco, Colorado and
that we are the member(s) in good standing of SunGate Condominium Association Inc.

I am/we are unable to attend the budget meeting of the Association to be held at 7:15 p. m.
on Wednesday, September 10, 2008, at Chili's, 88 Wadsworth Blvd., Lakewood, Colorado. In
order that I am/we are represented at the meeting, I/we do hereby appoint Missy Gursky or
_____ as my/our lawful agent and proxy to attend the meeting
and vote on the 2008 Revised Budget on my/our behalf.

(This Proxy is solicited on behalf of the Association's Board of Directors. The vote will be in
accordance with the instructions given above.)

Owner Name _____

By: _____
Owner

Address: _____

Telephone: _____

E-Mail Address: _____

Date: _____

**NOTE: If your lot is owned by an entity such as a Partnership, Corporation or LLC, etc,
please insert the name thereof and have an authorized person sign on its behalf.**

Please return this proxy to:
Lori Gilmour
730 West Hampden Avenue, Suite 307
Englewood, CO 80110
or fax to 303-761-1717
by September 10, 2008