

Meadow Lake Development Corporation

Timeshare Division

Maintenance Fee Summary by Line Item

Association Dues:

Meadow Lake Master – An independent homeowner association responsible for the care and upkeep of all interior roads, entrances, street lights, and postal centers. This association also performs architectural review and building approvals and enforcement of community covenants.

SAHA/SGHA/GVHA – These are independent homeowner association entities with elected governing boards. These groups maintain building reserves for the maintenance and refurbishment of building exteriors and parking lots. They fund the care and maintenance of all common areas and exteriors of each condominium building, including but not limited to trash removal, recycling, exterior electricity, stairwells, carports, parking areas, signage, lighting, snow removal, chimney cleans, soft water and laundry systems, where applicable. These associations also provide the funding of all insurance for each building's exterior, interior, and contents and for board of director's indemnity.

Note: Nenastako units do not have an exterior homeowner association. All of their exterior expenses are included in the interior line items below, including building reserves and all insurances.

Interior Expenses:

Interior Reserves – Refurbishment, replacement, and extension of the life of all furnishings and fixtures, including but not limited to appliances, floor coverings, window coverings, artwork, and electronics.

Housewares/Linens – Replacement of all existing kitchen and cleaning equipment such as pots, pans, dishes, small appliances, brooms, and ironing boards. Also, replacement of all linens, towels, blankets, and comforters. Addition of new items never previously placed in the units will be charged against the interior reserve. Also includes costs involved in the management of housewares inventory, including forecasting, purchase, storage, and placement.

Gas/Electric – Natural gas and electricity expenses for the interior of the unit.

Telephone/Internet/Cable – Telephone, wireless internet, and cable for each unit.

Water and Sewer – Water and sewer billed by building then allocated to each individual unit.

Housekeeping – All costs required to provide a thorough once weekly cleaning of each timeshare unit, including management, staff, cleaning supplies, paper and soap products, identifying needs for houseware replacements, cleaning tools and equipment, identifying maintenance requirements and maintaining overall unit appearance to a REI Gold Crown standard.

Semi-Annual Cleaning – A twice annual deep cleaning, including movement of all furniture and appliances within each unit. Includes pest control, interior window cleaning and carpet cleaning.

Repairs and Maintenance – Labor, materials, and equipment required to provide routine maintenance and repairs to the unit's interior permanent and replaceable fixtures. This also includes immediate response maintenance calls for clogged toilets and drains. This does not include extensive repairs that extend the life of an item, such as a new motor for a washing machine or the cost of a sub-contractor

required to maintain or service an item. These life-extending repairs are charged against the unit's interior reserves. Maintenance also includes the management of maintenance inventories, including forecasting, purchase storage, and placement.

Resort Expenses:

Recreational Usage Fee – All costs related to the operations of the Family Center, Fitness Center, Hucklebear Park and shuttles. These costs include the lease, utilities, insurance and property taxes of the buildings, land, and vehicles. It also includes the labor to staff, clean, and maintain these facilities and vehicles.

Off-Site Amenities – All costs related to the Rocky Bar-O and Kintla Lodge properties. These include the lease, utilities, insurance, property tax, staffing, cleaning, maintenance, and cost of all related amenities provided within the facilities.

Resort Facilities – The timeshare's relative share of the costs of the Resort Center lobby, reservations/front desk, and common areas, the parking lot, the Best Way Laundry Facility, the Hwy 93 Maintenance Facility, and the highway and resort signage. The relative share is allocated between the Inn, Private Property in the rental program and the Timeshare by occupancy. These costs include but is not limited to leases, utilities, property taxes, maintenance, cleaning, insurance, furniture, and fixtures and the corresponding labor. Additionally, the cost of staffing, vehicles, and equipment used for overall resort security and overnight check-in-services are included within resort facility costs.

Administrative Expenses:

Owner Services – Includes costs of all Owner Services, including maintenance fee billing and payment processing and related costs of labor, software, hardware, postage, supplies, phones, and accounting.

Guest Services – Includes the relative share of servicing timeshare owners, their guests, timeshare exchange guests and timeshare unit rental guests. These functions include check-in/out processes, phone systems, computers, front desk, reservations, and concierge staffing, and corresponding supplies.

Management and Accounting – Includes the management, labor, and operating costs associated with general accounting, collections efforts, legal fees, office furniture, fixtures and equipment, phones, computer systems, and service contracts.

Management Fees – A ten percent fee to the management company on all of the above items.

Delinquency Reserves – An Individual Unit's reserve for the cost of collection agents used for delinquent accounts and for the write-off of bad debts of individual timeshare owner accounts due to bankruptcies, fraudulent transfer of ownerships, or balances at time of legal foreclosure. The management company does not collect a ten percent management profit for this item. Units are assessed this cost based on our best guess of which owners within a unit will become uncollectible during the course of the year. The excess of any reserves collected in a given year will be kept as reserves or could be refunded if all owners within a unit are paid in full.