



Mountain Meadow Distribution

Section 1: Sale Proceeds & Deductions

The following costs were deducted from the gross sale price of **\$2,825,000** prior to calculating owner distributions:

Deduction Item	Amount
Repositioning Fee (LJS – 30% of Net)	(\$819,038.85)
Broker Commission (3% – Exit Realty Home & Ranch)	(\$84,750.00)
Legal & Termination Expenses	Included
Prorated Taxes	(\$15,468.36)
Title and Escrow Services & Fees	(\$9,924.00)
Recording Fees	(\$195.49)
Escrow Services & Distribution	(\$14,080.00)
Net Sale Proceeds Available for Distribution	\$1,881,543.00

Section 2: Key Financial Metrics

The table below summarizes the total distribution pool and the per-interval amounts used to calculate each owner's payment.

Metric	Amount
Gross Sale Price	\$2,825,000.00
Net Sale Proceeds for Distribution	\$1,881,543.00
Operating/Reserve Funds for Distribution	\$2,241,929.00
Total Distribution Pool	\$4,123,472.00
Total Owner Intervals	624
Qualifying Owner Intervals	587
Distribution Per Qualifying Interval	\$7,085.30

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Note:

The **First Distribution** is drawn from the net sales proceeds of \$1,881,543, distributed equally among all 624 ownership intervals, resulting in a per-owner distribution of \$3,015.29 per interval. This base distribution is applied equally regardless of delinquency status. However, if an owner's outstanding delinquency exceeds their First Distribution amount, the distribution is fully offset against that balance and no payment is issued.

The **Second Distribution** (\$4,070.01) is calculated using 587 qualifying intervals — not all 624 — because operational funds are derived from assessments paid by contributing owners. Delinquent owners who did not fund operations are not eligible to receive operational fund distributions. See Section 3 below.

Section 3: Distribution Tiers at a Glance

Tier	Maintenance Fee Balance	1 st Distribution (\$3,015.29)	2 nd Distribution (\$4,070.01)	Total	Rationale
1	Zero Balance	\$3,015.29	\$4,070.01	\$7,085.30	<i>Lien satisfied; contributed to operations</i>
2	Balance is less than \$3,015.29	Applied to balance; net remainder paid	\$4,070.01	Up to \$7,085.30	<i>Lien satisfied from sale proceeds; operation eligibility restored</i>
3	Balance is greater than \$3,015.29	Fully applied (partial satisfaction)	\$0.00	\$0.00	<i>Lien not satisfied; did not contribute to operational pool</i>

Section 4: Your Distribution – Detailed Breakdown

Tier 1: Owners with Zero Balance

Full Distribution: \$7,085.30

You will receive the full distribution of \$7,085.30, comprised of:

- **\$3,015.29** from the net property sale proceeds (First Distribution)
- **\$4,070.01** from the Association's operational and reserve funds (Second Distribution)

Your account is current. No offsets or deductions apply. A payment check will be issued for the full amount.

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Tier 2: Owners with Past-Due Balance of \$3,015.29 or Less

Distribution After Offset: Up to \$7,085.30 *(balance paid in full)*

Your outstanding balance has been fully satisfied from the First Distribution component (\$3,015.29). After application of your past-due amount, you remain eligible to receive the full combined distribution.

How it works:

1. Your past-due balance is deducted from the First Distribution of \$3,015.29.
2. Your account balance is marked paid in full.
3. You receive the net remainder of the First Distribution plus the full Second Distribution of \$4,070.01.

Illustrative Example

If your past-due balance was \$1,700.00:

- \$3,015.29 (First Distribution) – \$1,700.00 (balance) = \$1,315.29 payable from First Distribution
- \$4,070.01 payable from Second Distribution (full amount)

Total Payment: \$5,385.30

Tier 3: Owners with Past-Due Balance Greater Than \$3,015.29

Distribution: \$0.00 — No Payment Will Be Issued

Your delinquency exceeded \$3,015.29, meaning the entire First Distribution was applied toward your outstanding balance as a partial payment. Because the full First Distribution was insufficient to satisfy your debt, you are not eligible to receive the Second Distribution from the Association's operating funds.

What this means for your account:

- The \$3,015.29 First Distribution was applied to your balance but did not satisfy it in full.
- You are not eligible for the Second Distribution (\$4,070.01) because those funds were generated from assessments paid by contributing owners.
- The \$3,015.29 applied to your account has been returned to the Association's distribution pool and redistributed to qualifying owners.
- The remaining unpaid balance on your account has been deemed uncollectible and has been written off. No further collection action will be taken.

No payment check will be issued to your account.

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Section 5: Legal Basis for This Distribution Structure

This distribution methodology is grounded in the following governing authorities:

- 1. Mountain Meadows 1986 Declaration – Article XX (Termination)**
Governs disposition of Association funds upon termination. Distributions are made according to each owner's proportionate interest only after all Association lien obligations are satisfied.
- 2. Amended and Restated Declaration (Recorded April 16, 2025)**
The operative wind-down document reaffirms assessment lien priority and the Association's right to collect delinquent amounts before disbursing proceeds to individual owners.
- 3. CCIOA – C.R.S. § 38-33.3-315 (Common Expense Liability)**
Every owner is liable for assessed common expenses. This obligation does not extinguish upon termination and must be satisfied from any proceeds the owner would otherwise receive.
- 4. CCIOA – C.R.S. § 38-33.3-316 (Assessment Lien)**
The Association holds a recorded lien against each interval for unpaid assessments. This lien is enforced through offset against the First Distribution (sale proceeds). The Second Distribution, derived from operational contributions by paying owners, is not subject to lien attachment.
- 5. Mountain Meadows Repositioning Services Agreement (August 21, 2024)**
Section 3 and Exhibit A, Clause (j) authorize Lemonjuice Solutions as Disbursement Administrator with Board-approved authority to calculate individual distributions, apply delinquent balances, and withhold payment where lien obligations exceed distribution entitlement.

Section 6: Owner Questions & Required Contact Information

All inquiries must be directed to the appropriate contact below.

Distribution Processing, Payment Status, and Timelines

For all questions related to distribution processing, payment status, or timelines, you must contact:

Global Point Closing Services, Inc.

Email: gpcs.services@gpcsinc.com

Individual Distribution Breakdown & Maintenance Fee Delinquencies

For questions regarding the calculation of your individual distribution and/or outstanding maintenance fee balances, you must contact:

Lemonjuice Solutions, Resorts Reimagined

Email: mountainmeadowsreimagined@lemonjuice.biz

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