



GRAND COLORADO

ON PEAK EIGHT

HOMEOWNERS' ASSOCIATION DUES

FISCAL YEAR JANUARY 1, 2018 - DECEMBER 31, 2018

COLORADO RESIDENCE

ANNUAL

	2018 BUDGET	ANNUAL SUITE	ANNUAL ONE BEDROOM	ANNUAL TWO BEDROOM	ANNUAL THREE BEDROOM	ANNUAL FOUR BEDROOM
REVENUE						
Owner Assessment Income	(6,206,791)	(725.64)	(1,237.86)	(1,963.51)	(2,689.15)	(3,414.79)
Developer Contribution	(455,281)	(17.80)	(30.36)	(48.16)	(65.96)	(83.76)
Late Fee Income	(35,715)	(3.90)	(6.64)	(10.53)	(14.42)	(18.32)
Miscellaneous Income	(1,700)	(0.19)	(0.32)	(0.50)	(0.69)	(0.87)
Interest Income	(20)	(0.00)	(0.01)	(0.01)	(0.01)	(0.01)
Owner Assm Inc Discount	203,489	22.18	37.83	60.01	82.18	104.35
TOTAL REVENUE	(6,496,018)	(725.35)	(1,237.36)	(1,962.70)	(2,688.05)	(3,413.40)
EXPENSES						
MANAGEMENT & LABOR COSTS						
Management Fee	157,039	17.11	29.19	46.31	63.42	80.53
Accounting Fee	52,255	5.69	9.71	15.41	21.10	26.80
Front Desk	709,890	77.36	131.97	209.33	286.69	364.05
IT Support	174,082	18.97	32.36	51.33	70.30	89.27
HR Fee	256,624	27.97	47.71	75.67	103.64	131.60
GC8 Resort Operations	280,656	26.99	46.04	73.04	100.03	127.02
BGV Operations	74,596	8.13	13.87	22.00	30.13	38.25
Activities	63,818	6.95	11.86	18.82	25.77	32.73
Reservation Fee	225,993	27.36	46.68	74.04	101.41	128.77
Security	105,955	10.19	17.38	27.57	37.76	47.95
TOTAL MANAGEMENT & LABOR COSTS	2,100,908	226.72	386.77	613.52	840.25	1,066.97
ENGINEERING						
Engineering	659,722	72.93	124.42	197.35	270.28	343.22
Landscaping	9,000	0.87	1.48	2.34	3.21	4.07
Truck & Sweeper Leases	21,732	2.43	4.15	6.58	9.01	11.44
TOTAL ENGINEERING COSTS	690,454	76.23	130.05	206.27	282.50	358.73
HOUSEKEEPING						
Housekeeping Cleaning	1,028,753	125.29	213.74	339.03	464.32	589.62
Common Area Cleans	533,972	56.48	96.35	152.83	209.31	265.79
Common Area Amenities	91,000	9.92	16.92	26.83	36.75	46.67
TOTAL HOUSEKEEPING COSTS	1,653,725	191.70	327.01	518.69	710.38	902.08
TOTAL FEES FOR CONTROLLABLE EXP	4,445,087	494.65	843.83	1,338.48	1,833.13	2,327.78
UTILITIES & TECHNOLOGY						
Water and Sanitation	86,450	8.31	14.19	22.50	30.81	39.13
Satellite / Cable TV	15,774	1.91	3.26	5.17	7.07	8.99
Elevator Maintenance	28,750	2.76	4.72	7.48	10.25	13.01
Trash Removal	30,402	2.92	4.99	7.91	10.84	13.76
Recycling	29,370	2.82	4.82	7.64	10.47	13.29
Hot Tub / Pool Supplies	43,200	4.71	8.03	12.74	17.45	22.15
Snow Removal	3,000	0.29	0.49	0.78	1.07	1.36
Fire Alarm Service	15,065	1.45	2.47	3.92	5.37	6.82
Wi-Fi Services	34,750	4.39	7.48	11.87	16.25	20.64
Unit Phones	9,100	1.16	1.98	3.15	4.31	5.47
Unit Electric	171,000	17.87	30.48	48.35	66.22	84.09
Unit Gas	144,650	15.12	25.78	40.90	56.01	71.13
TOTAL UTILITIES & TECHNOLOGY	611,511	63.71	108.69	172.41	236.12	299.83
TAXES & INSURANCE						
Property Tax	490,457	62.36	106.37	168.73	231.08	293.44
TOB Shrt Trm Rent Tax	9,700	1.06	1.80	2.86	3.92	4.97
Insurance	84,630	8.14	13.88	22.02	30.16	38.30
TOTAL TAXES & INSURANCE	584,787	71.56	122.05	193.61	265.16	336.71
RESERVES						
Unit Resv Fund Assm	486,584	58.92	100.50	159.42	218.34	277.25
Common Resv Fund Assm	290,400	30.72	52.40	83.12	113.83	144.55
TOTAL RESERVES	776,984	89.64	152.90	242.54	332.17	421.80
MISCELLANEOUS						
Dues Payment Servicing	25,413	3.99	6.81	10.80	14.79	18.79
Board Meetings	6,150	0.67	1.14	1.81	2.48	3.15
Professional Fees	11,816	1.29	2.21	3.50	4.79	6.09
Credit Card Fees	57,394	7.08	12.08	19.16	26.24	33.32
Keys/Postage/Printing	53,000	8.32	14.19	22.51	30.83	39.15
Bad Debt	17,747	1.93	3.30	5.23	7.17	9.10
Collection Expense	5,000	0.54	0.93	1.47	2.02	2.56
Depreciation Expense	1,129	0.12	0.21	0.33	0.46	0.58
Operating Fund Surplus	(100,000)	(18.16)	(30.98)	(49.15)	(67.31)	(85.47)
TOTAL MISCELLANEOUS	77,649	5.79	9.89	15.66	21.47	27.27
TOTAL EXPENSES	6,496,018	725.35	1,237.36	1,962.70	2,688.05	3,413.40
Annual Owner Dues/Year W/O Cash Disc	6,206,791	725.64	1,237.86	1,963.51	2,689.15	3,414.79
Annual Owner Dues/Year W/ Cash Disc		696.62	1,188.35	1,884.97	2,581.58	3,278.20



GRAND COLORADO

ON PEAK EIGHT

HOMEOWNERS' ASSOCIATION DUES

FISCAL YEAR JANUARY 1, 2018 - DECEMBER 31, 2018

COLORADO RESIDENCE

BIENNIAL

	2018 BUDGET	BIENNIAL SUITE	BIENNIAL ONE BEDROOM	BIENNIAL TWO BEDROOM	BIENNIAL THREE BEDROOM	BIENNIAL FOUR BEDROOM
REVENUE						
Owner Assessment Income	(6,206,791)	(362.82)	(618.93)	(981.75)	(1,344.57)	(1,707.40)
Developer Contribution	(455,281)	(8.90)	(15.18)	(24.08)	(32.98)	(41.88)
Late Fee Income	(35,715)	(1.95)	(3.32)	(5.27)	(7.22)	(9.16)
Miscellaneous Income	(1,700)	(0.09)	(0.16)	(0.25)	(0.34)	(0.44)
Interest Income	(20)	(0.00)	(0.00)	(0.00)	(0.00)	(0.01)
Owner Assm Inc Discount	203,489	11.09	18.91	30.00	41.09	52.18
TOTAL REVENUE	(6,496,018)	(362.67)	(618.68)	(981.35)	(1,344.02)	(1,706.71)
EXPENSES						
MANAGEMENT & LABOR COSTS						
Management Fee	157,039	8.56	14.60	23.15	31.71	40.26
Accounting Fee	52,255	2.85	4.86	7.70	10.55	13.40
Front Desk	709,890	38.68	65.99	104.66	143.34	182.02
IT Support	174,082	9.49	16.18	25.67	35.15	44.64
HR Fee	256,624	13.98	23.85	37.84	51.82	65.80
GC8 Resort Operations	280,656	13.50	23.02	36.52	50.01	63.51
BGV Operations	74,596	4.06	6.93	11.00	15.06	19.13
Activities	63,818	3.48	5.93	9.41	12.89	16.36
Reservation Fee	225,993	13.68	23.34	37.02	50.70	64.39
Security	105,955	5.10	8.69	13.79	18.88	23.98
TOTAL MANAGEMENT & LABOR COSTS	2,100,908	113.38	193.39	306.76	420.11	533.49
ENGINEERING						
Engineering	659,722	36.47	62.21	98.68	135.14	171.61
Landscaping	9,000	0.43	0.74	1.17	1.60	2.04
Truck & Sweeper Leases	21,732	1.22	2.07	3.29	4.50	5.72
TOTAL ENGINEERING COSTS	690,454	38.12	65.02	103.14	141.24	179.37
HOUSEKEEPING						
Housekeeping Cleaning	1,028,753	62.65	106.87	169.52	232.16	294.81
Common Area Cleans	533,972	28.24	48.17	76.41	104.65	132.90
Common Area Amenities	91,000	4.96	8.46	13.42	18.38	23.33
TOTAL HOUSEKEEPING COSTS	1,653,725	95.85	163.50	259.35	355.19	451.04
TOTAL FEES FOR CONTROLLABLE EXP	4,445,087	247.33	421.91	669.25	916.55	1,163.90
UTILITIES & TECHNOLOGY						
Water and Sanitation	86,450	4.16	7.09	11.25	15.41	19.56
Satellite / Cable TV	15,774	0.95	1.63	2.58	3.54	4.49
Elevator Maintenance	28,750	1.38	2.36	3.74	5.13	6.51
Trash Removal	30,402	1.46	2.49	3.96	5.42	6.88
Recycling	29,370	1.41	2.41	3.82	5.23	6.65
Hot Tub / Pool Supplies	43,200	2.35	4.02	6.37	8.72	11.08
Snow Removal	3,000	0.14	0.25	0.39	0.53	0.68
Fire Alarm Service	15,065	0.72	1.24	1.96	2.68	3.41
Wi-Fi Services	34,750	2.19	3.74	5.93	8.13	10.32
Unit Phones	9,100	0.58	0.99	1.57	2.15	2.74
Unit Electric	171,000	8.93	15.24	24.17	33.11	42.04
Unit Gas	144,650	7.56	12.89	20.45	28.01	35.56
TOTAL UTILITIES & TECHNOLOGY	611,511	31.83	54.35	86.19	118.06	149.92
TAXES & INSURANCE						
Property Tax	490,457	31.18	53.19	84.36	115.54	146.72
TOB Shrt Trm Rent Tax	9,700	0.53	0.90	1.43	1.96	2.49
Insurance	84,630	4.07	6.94	11.01	15.08	19.15
TOTAL TAXES & INSURANCE	584,787	35.78	61.03	96.80	132.58	168.36
RESERVES						
Unit Resv Fund Assm	486,584	29.46	50.25	79.71	109.17	138.63
Common Resv Fund Assm	290,400	15.36	26.20	41.56	56.92	72.27
TOTAL RESERVES	776,984	44.82	76.45	121.27	166.09	210.90
MISCELLANEOUS						
Dues Payment Servicing	25,413	2.00	3.41	5.40	7.40	9.39
Board Meetings	6,150	0.34	0.57	0.91	1.24	1.58
Professional Fees	11,816	0.65	1.10	1.75	2.40	3.05
Credit Card Fees	57,394	3.54	6.04	9.58	13.12	16.66
Keys/Postage/Printing	53,000	4.16	7.10	11.25	15.41	19.57
Bad Debt	17,747	0.97	1.65	2.62	3.58	4.55
Collection Expense	5,000	0.27	0.46	0.73	1.01	1.28
Depreciation Expense	1,129	0.06	0.10	0.17	0.23	0.29
Operating Fund Surplus	(100,000)	(9.08)	(15.49)	(24.57)	(33.65)	(42.74)
TOTAL MISCELLANEOUS	77,649	2.91	4.94	7.84	10.74	13.63
TOTAL EXPENSES	6,496,018	362.67	618.68	981.35	1,344.01	1,706.71
Biennial Owner Dues/Year W/O Cash Disc		362.82	618.93	981.75	1,344.57	1,707.40
Biennial Owner Dues/Year W/ Cash Disc		348.31	594.17	942.48	1,290.79	1,639.10



GRAND COLORADO

ON PEAK EIGHT

HOMEOWNERS' ASSOCIATION DUES

FISCAL YEAR JANUARY 1, 2018 - DECEMBER 31, 2018

BRECKENRIDGE RESIDENCE

ANNUAL

	2018 BUDGET	ANNUAL SUITE	ANNUAL ONE BEDROOM	ANNUAL TWO BEDROOM	ANNUAL THREE BEDROOM	ANNUAL FOUR BEDROOM
REVENUE						
Owner Assessment Income	(6,206,791)	(725.64)	(981.75)	(1,707.40)	(2,433.04)	(3,414.79)
Developer Contribution	(455,281)	(17.80)	(24.08)	(41.88)	(59.68)	(83.76)
Late Fee Income	(35,715)	(3.90)	(5.26)	(9.15)	(13.05)	(18.32)
Miscellaneous Income	(1,700)	(0.19)	(0.25)	(0.44)	(0.62)	(0.87)
Interest Income	(20)	(0.00)	(0.01)	(0.01)	(0.01)	(0.01)
Owner Assm Inc Discount	203,489	22.18	30.00	52.18	74.35	104.35
TOTAL REVENUE	(6,496,018)	(725.35)	(981.35)	(1,706.69)	(2,432.05)	(3,413.40)
EXPENSES						
MANAGEMENT & LABOR COSTS						
Management Fee	157,039	17.11	23.15	40.26	57.38	80.53
Accounting Fee	52,255	5.69	7.70	13.40	19.09	26.80
Front Desk	709,890	77.36	104.66	182.02	259.38	364.05
IT Support	174,082	18.97	25.67	44.64	63.61	89.27
HR Fee	256,624	27.97	37.84	65.80	93.77	131.60
GC8 Resort Operations	280,656	26.99	36.52	63.51	90.50	127.02
BGV Operations	74,596	8.13	11.00	19.13	27.26	38.25
Activities	63,818	6.95	9.41	16.36	23.32	32.73
Reservation Fee	225,993	27.36	37.02	64.39	91.75	128.77
Security	105,955	10.19	13.79	23.98	34.17	47.95
TOTAL MANAGEMENT & LABOR COSTS	2,100,908	226.72	306.76	533.49	760.23	1,066.97
ENGINEERING						
Engineering	659,722	72.93	98.68	171.61	244.54	343.22
Landscaping	9,000	0.87	1.17	2.04	2.90	4.07
Truck & Sweeper Leases	21,732	2.43	3.29	5.72	8.15	11.44
TOTAL ENGINEERING COSTS	690,454	76.23	103.14	179.37	255.59	358.73
HOUSEKEEPING						
Housekeeping Cleaning	1,028,753	125.29	169.52	294.81	420.10	589.62
Common Area Cleans	533,972	56.48	76.41	132.90	189.38	265.79
Common Area Amenities	91,000	9.92	13.42	23.33	33.25	46.67
TOTAL HOUSEKEEPING COSTS	1,653,725	191.70	259.35	451.04	642.73	902.08
TOTAL FEES FOR CONTROLLABLE EXP	4,445,087	494.65	669.25	1,163.90	1,658.55	2,327.78
UTILITIES & TECHNOLOGY						
Water and Sanitation	86,450	8.31	11.25	19.56	27.88	39.13
Satellite / Cable TV	15,774	2.76	3.74	6.50	9.27	13.01
Trash Removal	30,402	2.92	3.96	6.88	9.80	13.76
Recycling	29,370	2.82	3.82	6.65	9.47	13.29
Hot Tub / Pool Supplies	43,200	4.71	6.37	11.08	15.78	22.15
Snow Removal	3,000	0.29	0.39	0.68	0.97	1.36
Fire Alarm Service	15,065	1.45	1.96	3.41	4.86	6.82
Wi-Fi Services	34,750	4.39	5.93	10.32	14.71	20.64
Unit Phones	9,100	1.16	1.57	2.74	3.90	5.47
Unit Electric	171,000	17.87	24.17	42.04	59.91	84.09
Unit Gas	144,650	15.12	20.45	35.56	50.68	71.13
TOTAL UTILITIES & TECHNOLOGY	611,511	3.71	86.19	149.91	213.63	299.83
TAXES & INSURANCE						
Property Tax	490,457	62.36	84.36	146.72	209.07	293.44
TOB Shrt Trm Rent Tax	9,700	1.06	1.43	2.49	3.55	4.97
Insurance	84,630	8.14	11.01	19.15	27.29	38.30
TOTAL TAXES & INSURANCE	584,787	71.56	96.80	168.36	239.91	336.71
RESERVES						
Unit Resv Fund Assm	486,584	58.92	79.71	138.63	197.54	277.26
Common Resv Fund Assm	290,400	30.72	41.56	72.27	102.99	144.55
TOTAL RESERVES	776,984	89.64	121.27	210.90	300.53	421.81
MISCELLANEOUS						
Dues Payment Servicing	25,413	3.99	5.40	9.39	13.39	18.79
Board Meetings	6,150	0.67	0.90	1.58	2.25	3.15
Professional Fees	11,816	1.29	1.75	3.05	4.34	6.09
Credit Card Fees	57,394	7.08	9.58	16.66	23.74	33.32
Keys/Postage/Printing	53,000	8.32	11.25	19.57	27.89	39.15
Bad Debt	17,747	1.93	2.62	4.55	6.48	9.10
Collection Expense	5,000	0.54	0.74	1.28	1.83	2.56
Depreciation Expense	1,129	0.12	0.17	0.29	0.41	0.58
Operating Fund Surplus	(100,000)	(18.16)	(24.57)	(42.74)	(60.90)	(85.47)
TOTAL MISCELLANEOUS	77,649	5.79	7.83	13.63	19.43	27.27
TOTAL EXPENSES	6,496,018	725.35	981.35	1,706.70	2,432.05	3,413.40
Annual Owner Dues/Year W/O Cash Disc	6,206,791	725.64	981.75	1,707.40	2,433.04	3,414.79
Annual Owner Dues/Year W/ Cash Disc		696.62	942.48	1,639.10	2,335.72	3,278.20



GRAND COLORADO

ON PEAK EIGHT

HOMEOWNERS' ASSOCIATION DUES

FISCAL YEAR JANUARY 1, 2018 - DECEMBER 31, 2018

BRECKENRIDGE RESIDENCE

BIENNIAL

	2018 BUDGET	BIENNIAL SUITE	BIENNIAL ONE BEDROOM	BIENNIAL TWO BEDROOM	BIENNIAL THREE BEDROOM	BIENNIAL FOUR BEDROOM
REVENUE						
Owner Assessment Income	(6,206,791)	(362.82)	(490.88)	(853.70)	(1,216.52)	(1,707.40)
Developer Contribution	(455,281)	(8.90)	(12.04)	(20.94)	(29.84)	(41.88)
Late Fee Income	(35,715)	(1.95)	(2.63)	(4.58)	(6.53)	(9.16)
Miscellaneous Income	(1,700)	(0.09)	(0.13)	(0.22)	(0.31)	(0.43)
Interest Income	(20)	(0.00)	(0.00)	(0.00)	(0.00)	(0.01)
Owner Assm Inc Discount	203,489	11.09	15.00	26.09	37.18	52.18
TOTAL REVENUE	(6,496,018)	(362.67)	(490.67)	(853.35)	(1,216.02)	(1,706.70)
EXPENSES						
MANAGEMENT & LABOR COSTS						
Management Fee	157,039	8.56	11.58	20.13	28.69	40.26
Accounting Fee	52,255	2.85	3.85	6.70	9.55	13.39
Front Desk	709,890	38.68	52.33	91.01	129.69	182.02
IT Support	174,082	9.49	12.83	22.32	31.80	44.64
HR Fee	256,624	13.98	18.92	32.90	46.88	65.80
GC8 Resort Operations	280,656	13.50	18.26	31.76	45.25	63.51
BGV Operations	74,596	4.06	5.50	9.56	13.63	19.13
Activities	63,818	3.48	4.70	8.18	11.66	16.36
Reservation Fee	225,993	13.68	18.51	32.19	45.87	64.39
Security	105,955	5.10	6.89	11.99	17.08	23.98
TOTAL MANAGEMENT & LABOR COSTS	2,100,908	113.38	153.37	266.74	380.10	533.48
ENGINEERING						
Engineering	659,722	36.47	49.34	85.80	122.27	171.61
Landscaping	9,000	0.43	0.59	1.02	1.45	2.04
Truck & Sweeper Leases	21,732	1.22	1.64	2.86	4.08	5.72
TOTAL ENGINEERING COSTS	690,454	38.12	51.57	89.68	127.80	179.37
HOUSEKEEPING						
Housekeeping Cleaning	1,028,753	62.65	84.76	147.40	210.05	294.81
Common Area Cleans	533,972	28.24	38.21	66.45	94.69	132.90
Common Area Amenities	91,000	4.96	6.71	11.67	16.63	23.33
TOTAL HOUSEKEEPING COSTS	1,653,725	95.85	129.68	225.52	321.37	451.04
TOTAL FEES FOR CONTROLLABLE EXP	4,445,087	247.33	334.62	581.94	829.27	1,163.88
UTILITIES & TECHNOLOGY						
Water and Sanitation	86,450	4.16	5.62	9.78	13.94	19.56
Satellite / Cable TV	15,774	0.95	1.29	2.25	3.20	4.49
Elevator Maintenance	28,750	1.38	1.87	3.25	4.64	6.51
Trash Removal	30,402	1.46	1.98	3.44	4.90	6.88
Recycling	29,370	1.41	1.91	3.32	4.74	6.65
Hot Tub / Pool Supplies	43,200	2.35	3.18	5.54	7.89	11.08
Snow Removal	3,000	0.14	0.20	0.34	0.48	0.68
Fire Alarm Service	15,065	0.72	0.98	1.70	2.43	3.41
Wi-Fi Services	34,750	2.19	2.97	5.16	7.35	10.32
Unit Phones	9,100	0.58	0.79	1.37	1.95	2.74
Unit Electric	171,000	8.93	12.09	21.02	29.96	42.04
Unit Gas	144,650	7.56	10.22	17.78	25.34	35.56
TOTAL UTILITIES & TECHNOLOGY	611,511	31.83	43.10	74.95	106.82	149.92
TAXES & INSURANCE						
Property Tax	490,457	31.18	42.18	73.36	104.54	146.72
TOB Shrt Trm Rent Tax	9,700	0.53	0.71	1.25	1.77	2.49
Insurance	84,630	4.07	5.51	9.58	13.65	19.15
TOTAL TAXES & INSURANCE	584,787	35.78	48.40	84.19	119.95	168.36
RESERVES						
Unit Resv Fund Assm	486,584	29.46	39.85	69.31	98.77	138.63
Common Resv Fund Assm	290,400	15.36	20.78	36.14	51.50	72.27
TOTAL RESERVES	776,984	44.82	60.63	105.45	150.27	210.90
MISCELLANEOUS						
Dues Payment Servicing	25,413	2.00	2.70	4.70	6.69	9.39
Board Meetings	6,150	0.34	0.45	0.79	1.12	1.58
Professional Fees	11,816	0.65	0.88	1.52	2.17	3.05
Credit Card Fees	57,394	3.54	4.79	8.33	11.87	16.66
Keys/Postage/Printing	53,000	4.16	5.63	9.79	13.95	19.57
Bad Debt	17,747	0.97	1.31	2.28	3.24	4.55
Collection Expense	5,000	0.27	0.37	0.64	0.91	1.28
Depreciation Expense	1,129	0.06	0.08	0.14	0.21	0.29
Operating Fund Surplus	(100,000)	(9.08)	(12.29)	(21.37)	(30.45)	(42.74)
TOTAL MISCELLANEOUS	77,649	2.91	3.92	6.82	9.71	13.63
TOTAL EXPENSES	6,496,018	362.67	490.67	853.35	1,216.02	1,706.70
Biennial Owner Dues/Year W/O Cash Disc	6,206,791	362.82	490.88	853.70	1,216.52	1,707.40
Biennial Owner Dues/Year W/ Cash Disc		348.31	471.24	819.55	1,167.86	1,639.10