



GRAND COLORADO

ON PEAK EIGHT

HOMEOWNERS' ASSOCIATION DUES

FISCAL YEAR JANUARY 1, 2021 - DECEMBER 31, 2021

COLORADO RESIDENCE

	TOTAL BUDGET	ANNUAL SUITE	ANNUAL 1-BEDROOM CO	ANNUAL 2-BEDROOM CO	ANNUAL 3-BEDROOM CO	ANNUAL 4-BEDROOM CO	BIENNIAL SUITE	BIENNIAL 1-BEDROOM CO	BIENNIAL 2-BEDROOM CO	BIENNIAL 3-BEDROOM CO	BIENNIAL 4-BEDROOM CO	
REVENUE												
Owner Assessment Income	\$13,243,982	\$846.15	\$1,443.43	\$2,289.58	\$3,135.73	\$3,981.88	\$423.07	\$721.72	\$1,144.79	\$1,567.87	\$1,990.94	
Cash Discount	(313,882)	(25.38)	(43.30)	(68.69)	(94.07)	(119.46)	(12.69)	(21.65)	(34.34)	(47.04)	(59.73)	
Late Fee Income	114,913	7.37	12.57	19.94	27.30	34.67	3.68	6.28	9.97	13.65	17.34	
Vacation Experience Fee Income	84,950	5.45	9.29	14.74	20.18	25.63	2.72	4.65	7.37	10.09	12.82	
Resort Fee Income	553,718	35.50	60.56	96.06	131.57	167.07	17.75	30.28	48.03	65.78	83.53	
Misc. Income	24,000	1.54	2.62	4.16	5.70	7.24	0.77	1.31	2.08	2.85	3.62	
Ski Locker Income	26,068	1.67	2.85	4.52	6.19	7.87	0.84	1.43	2.26	3.10	3.93	
BMMA Nat Gas Reimbursement	57,500	3.69	6.29	9.98	13.66	17.35	1.84	3.14	4.99	6.83	8.67	
Deed in Lieu Income	1,866	0.12	0.20	0.32	0.44	0.56	0.06	0.10	0.16	0.22	0.28	
Interest Income	6,148	0.39	0.67	1.07	1.46	1.85	0.20	0.34	0.53	0.73	0.93	
TOTAL REVENUE	13,799,263	876.49	1,495.19	2,371.68	3,248.18	4,124.67	438.25	747.60	1,185.84	1,624.09	2,062.33	
EXPENSES												
MANAGEMENT & LABOR COSTS												
Management Fee	1,308,456	76.18	129.96	206.15	282.33	358.51	38.09	64.98	103.07	141.16	179.26	
Owner Relations	960,260	61.57	105.03	166.59	228.16	289.73	30.78	52.51	83.30	114.08	144.86	
Guest Services	1,328,663	85.19	145.32	230.51	315.69	400.88	42.59	72.66	115.25	157.85	200.44	
P8 Ops	165,670	8.67	14.79	23.46	32.13	40.80	4.34	7.40	11.73	16.07	20.40	
BGV Ops	121,159	7.77	13.25	21.02	28.79	36.56	3.88	6.63	10.51	14.39	18.28	
Activities	12,140	0.78	1.33	2.11	2.88	3.66	0.39	0.66	1.05	1.44	1.83	
Security	112,200	5.87	10.02	15.89	21.76	27.63	2.94	5.01	7.94	10.88	13.82	
Employee Housing Reimbursement	55,608	3.57	6.08	9.65	13.21	16.78	1.78	3.04	4.82	6.61	8.39	
TOTAL MANAGEMENT & LABOR COSTS	4,064,154	249.59	425.78	675.37	924.96	1,174.55	124.80	212.89	337.68	462.48	587.28	
ENGINEERING & LANDSCAPING												
Landscaping	21,000	1.10	1.87	2.97	4.07	5.17	0.55	0.94	1.49	2.04	2.59	
Engineering	1,183,172	73.07	124.65	197.72	270.79	343.87	36.54	62.33	98.86	135.40	171.93	
TOTAL ENGINEERING & LANDSCAPING COSTS	1,204,172	74.17	126.53	200.70	274.87	349.04	37.09	63.26	100.35	137.43	174.52	
HOUSEKEEPING												
Common Area Amenities	107,000	6.86	11.70	18.56	25.42	32.28	3.43	5.85	9.28	12.71	16.14	
Common Area Cleans	1,898,584	116.14	198.11	314.25	430.39	546.52	58.07	99.06	157.13	215.19	273.26	
Housekeeping Cleaning	1,283,001	98.55	168.11	266.65	365.20	463.74	49.27	84.05	133.33	182.60	231.87	
TOTAL HOUSEKEEPING COSTS	3,288,585	221.54	377.92	599.46	821.01	1,042.55	110.77	188.96	299.73	410.50	521.27	
TOTAL FEES FOR CONTROLLABLE EXPENSES	8,556,911	545.30	930.22	1,475.53	2,020.83	2,566.14	272.65	465.11	737.76	1,010.42	1,283.07	
UTILITIES & TECHNOLOGY												
Water and Sanitation	227,310	11.90	20.29	32.19	44.08	55.98	5.95	10.15	16.09	22.04	27.99	
Satellite / Cable TV	34,140	2.19	3.73	5.92	8.11	10.30	1.09	1.87	2.96	4.06	5.15	
Elevator Maintenance	78,862	4.13	7.04	11.17	15.29	19.42	2.06	3.52	5.58	7.65	9.71	
Trash Removal	40,635	2.13	3.63	5.75	7.88	10.01	1.06	1.81	2.88	3.94	5.00	
Recycling	27,690	1.45	2.47	3.92	5.37	6.82	0.72	1.24	1.96	2.69	3.41	
Hot Tub / Pool Supplies	56,748	3.64	6.21	9.85	13.48	17.12	1.82	3.10	4.92	6.74	8.56	
Snow Removal	20,000	1.05	1.79	2.83	3.88	4.93	0.52	0.89	1.42	1.94	2.46	
Fire Alarm Service	27,184	1.42	2.43	3.85	5.27	6.69	0.71	1.21	1.92	2.64	3.35	
Wi-Fi Services	57,934	3.71	6.34	10.05	13.77	17.48	1.86	3.17	5.03	6.88	8.74	
Cell Booster	36,744	2.36	4.02	6.37	8.73	11.09	1.18	2.01	3.19	4.37	5.54	
Unit Phones	7,800	0.50	0.85	1.35	1.85	2.35	0.25	0.43	0.68	0.93	1.18	
Unit Electric	418,617	25.11	42.84	67.95	93.07	118.18	12.56	21.42	33.98	46.53	59.09	
Unit Gas	263,949	15.83	27.01	42.85	58.68	74.52	7.92	13.51	21.42	29.34	37.26	
TOTAL UTILITIES & TECHNOLOGY	1,297,613	75.41	128.65	204.06	279.48	354.89	37.71	64.32	102.03	139.74	177.44	
TAXES & INSURANCE												
Insurance	309,146	16.18	27.60	43.78	59.96	76.14	8.09	13.80	21.89	29.98	38.07	
Property Tax	1,113,788	71.41	121.82	193.23	264.64	336.05	35.71	60.91	96.61	132.32	168.03	
TOB Short Term Rent Tax	12,024	0.77	1.32	2.09	2.86	3.63	0.39	0.66	1.04	1.43	1.81	
TOTAL TAXES & INSURANCE	1,434,958	88.36	150.73	239.09	327.45	415.81	44.18	75.37	119.55	163.73	207.91	
RESERVES												
Unit Reserve Fund Assessment	850,689	54.54	93.04	147.58	202.13	256.67	27.27	46.52	73.79	101.06	128.33	
Common Reserve Fund Assessment	982,587	60.10	102.53	162.64	222.74	282.85	30.05	51.27	81.32	111.37	141.42	
TOTAL RESERVES	1,833,276	114.65	195.57	310.22	424.87	539.51	57.32	97.79	155.11	212.43	269.76	
OTHER EXPENSES												
Dues & Subscriptions	25,303	1.62	2.77	4.39	6.01	7.63	0.81	1.38	2.19	3.01	3.82	
Dues Payment Servicing	34,537	2.21	3.78	5.99	8.21	10.42	1.11	1.89	3.00	4.10	5.21	
HOA Meetings & Receptions	12,992	0.83	1.42	2.25	3.09	3.92	0.42	0.71	1.13	1.54	1.96	
Stables Lot Rent	217,156	13.92	23.75	37.67	51.60	65.52	6.96	11.88	18.84	25.80	32.76	
Professional Fees	33,723	2.16	3.69	5.85	8.01	10.17	1.08	1.84	2.93	4.01	5.09	
Credit Card Fees	83,437	5.35	9.13	14.48	19.82	25.17	2.67	4.56	7.24	9.91	12.59	
Keys/Printing/Postage/Production	43,905	2.81	4.80	7.62	10.43	13.25	1.41	2.40	3.81	5.22	6.62	
Bad Debt Expense	75,403	4.83	8.25	13.08	17.92	22.75	2.42	4.12	6.54	8.96	11.38	
Collection Expense	72,109	4.62	7.89	12.51	17.13	21.76	2.31	3.94	6.25	8.57	10.88	
BMMA Dues	7,940	0.51	0.87	1.38	1.89	2.40	0.25	0.43	0.69	0.94	1.20	
COVID-19 Safety	60,000	3.14	5.36	8.50	11.64	14.78	1.57	2.68	4.25	5.82	7.39	
COVID-19 Equipment	10,000	0.52	0.89	1.42	1.94	2.46	0.26	0.45	0.71	0.97	1.23	
TOTAL OTHER EXPENSES	676,505	42.55	72.58	115.13	157.68	200.23	21.27	36.29	57.57	78.84	100.12	
TOTAL EXPENSES	13,799,263	866.27	1,477.76	2,344.04	3,210.31	4,076.58	433.14	738.88	1,172.02	1,605.16	2,038.29	
OWNER DUES/YEAR W/O CASH DISCOUNT	\$13,243,982	\$846.15	\$1,443.43	\$2,289.58	\$3,135.73	\$3,981.88	\$423.07	\$721.72	\$1,144.79	\$1,567.87	\$1,990.94	
OWNER DUES/YEAR W/ CASH DISCOUNT		\$820.77	\$1,400.13	\$2,220.89	\$3,041.66	\$3,862.42	\$410.38	\$700.06	\$1,110.45	\$1,520.83	\$1,931.21	



GRAND COLORADO

ON PEAK EIGHT

HOMEOWNERS' ASSOCIATION DUES

FISCAL YEAR JANUARY 1, 2021 - DECEMBER 31, 2021 BRECKENRIDGE RESIDENCE

	TOTAL BUDGET	ANNUAL SUITE	ANNUAL 1-BEDROOM BRECK	ANNUAL 2-BEDROOM BRECK	ANNUAL 3-BEDROOM BRECK	ANNUAL 4-BEDROOM BRECK	BIENNIAL SUITE	BIENNIAL 1-BEDROOM BRECK	BIENNIAL 2-BEDROOM BRECK	BIENNIAL 3-BEDROOM BRECK	BIENNIAL 4-BEDROOM BRECK	
REVENUE												
Owner Assessment Income	\$13,243,982	\$846.15	\$1,144.79	\$1,990.94	\$2,837.09	\$3,981.88	\$423.07	\$572.40	\$995.47	\$1,418.55	\$1,990.94	
Cash Discount	(313,882)	(25.38)	(34.34)	(59.73)	(85.11)	(119.46)	(12.69)	(17.17)	(29.86)	(42.56)	(59.73)	
Late Fee Income	114,913	7.37	9.97	17.34	24.70	34.67	3.68	4.98	8.67	12.35	17.34	
Vacation Experience Fee Income	84,950	5.45	7.37	12.82	18.26	25.63	2.72	3.68	6.41	9.13	12.82	
Resort Fee Income	553,718	35.50	48.03	83.53	119.04	167.07	17.75	24.02	41.77	59.52	83.53	
Misc. Income	24,000	1.54	2.08	3.62	5.16	7.24	0.77	1.04	1.81	2.58	3.62	
Ski Locker Income	26,068	1.67	2.26	3.93	5.60	7.87	0.84	1.13	1.97	2.80	3.93	
BMMA Nat Gas Reimbursement	57,500	3.69	4.99	8.67	12.36	17.35	1.84	2.49	4.34	6.18	8.67	
Deed in Lieu Income	1,866	0.12	0.16	0.28	0.40	0.56	0.06	0.08	0.14	0.20	0.28	
Interest Income	6,148	0.39	0.53	0.93	1.32	1.85	0.20	0.27	0.46	0.66	0.93	
TOTAL REVENUE	13,799,263	876.49	1,185.84	2,062.33	2,938.83	4,124.67	438.25	592.92	1,031.17	1,469.41	2,062.33	
EXPENSES												
MANAGEMENT & LABOR COSTS												
Management Fee	1,308,456	76.18	103.07	179.26	255.44	358.51	38.09	51.54	89.63	127.72	179.26	
Owner Relations	960,260	61.57	83.30	144.86	206.43	289.73	30.78	41.65	72.43	103.22	144.86	
Guest Services	1,328,663	85.19	115.25	200.44	285.63	400.88	42.59	57.63	100.22	142.81	200.44	
GC8 Ops	165,670	8.67	11.73	20.40	29.07	40.80	4.34	5.87	10.20	14.54	20.40	
BGV Ops	121,159	7.77	10.51	18.28	26.05	36.56	3.88	5.25	9.14	13.02	18.28	
Activities	12,140	0.78	1.05	1.83	2.61	3.66	0.39	0.53	0.92	1.30	1.83	
Security	112,200	5.87	7.94	13.82	19.69	27.63	2.94	3.97	6.91	9.84	13.82	
Employee Housing Reimbursement	55,608	3.57	4.82	8.39	11.95	16.78	1.78	2.41	4.19	5.98	8.39	
TOTAL MANAGEMENT & LABOR COSTS	4,064,154	249.59	337.68	587.28	836.87	1,174.55	124.80	168.84	293.64	418.43	587.28	
ENGINEERING & LANDSCAPING												
Landscaping	21,000	1.10	1.49	2.59	3.68	5.17	0.55	0.74	1.29	1.84	2.59	
Engineering	1,183,172	73.07	98.86	171.93	245.00	343.87	36.54	49.43	85.97	122.50	171.93	
TOTAL ENGINEERING & LANDSCAPING COSTS	1,204,172	74.17	100.35	174.52	248.69	349.04	37.09	50.17	87.26	124.34	174.52	
HOUSEKEEPING												
Common Area Amenities	107,000	6.86	9.28	16.14	23.00	32.28	3.43	4.64	8.07	11.50	16.14	
Common Area Cleans	1,898,584	116.14	157.13	273.26	389.40	546.52	58.07	78.56	136.63	194.70	273.26	
Housekeeping Cleaning	1,283,001	98.55	133.33	231.87	330.42	463.74	49.27	66.66	115.94	165.21	231.87	
TOTAL HOUSEKEEPING COSTS	3,288,585	221.54	299.73	521.27	742.81	1,042.55	110.77	149.87	260.64	371.41	521.27	
TOTAL FEES FOR CONTROLLABLE EXPENSES	8,556,911	545.30	737.76	1,283.07	1,828.37	2,566.14	272.65	368.88	641.53	914.19	1,283.07	
UTILITIES & TECHNOLOGY												
Water and Sanitation	227,310	11.90	16.09	27.99	39.89	55.98	5.95	8.05	14.00	19.94	27.99	
Satellite / Cable TV	34,140	2.19	2.96	5.15	7.34	10.30	1.09	1.48	2.58	3.67	5.15	
Elevator Maintenance	78,862	4.13	5.58	9.71	13.84	19.42	2.06	2.79	4.86	6.92	9.71	
Trash Removal	40,635	2.13	2.88	5.00	7.13	10.01	1.06	1.44	2.50	3.57	5.00	
Recycling	27,690	1.45	1.96	3.41	4.86	6.82	0.72	0.98	1.70	2.43	3.41	
Hot Tub / Pool Supplies	56,748	3.64	4.92	8.56	12.20	17.12	1.82	2.46	4.28	6.10	8.56	
Snow Removal	20,000	1.05	1.42	2.46	3.51	4.93	0.52	0.71	1.23	1.75	2.46	
Fire Alarm Service	27,184	1.42	1.92	3.35	4.77	6.69	0.71	0.96	1.67	2.39	3.35	
Wi-Fi Services	57,934	3.71	5.03	8.74	12.45	17.48	1.86	2.51	4.37	6.23	8.74	
Cell Booster	36,744	2.36	3.19	5.54	7.90	11.09	1.18	1.59	2.77	3.95	5.54	
Unit Phones	7,800	0.50	0.68	1.18	1.68	2.35	0.25	0.34	0.59	0.84	1.18	
Unit Electric	418,617	25.11	33.98	59.09	84.20	118.18	12.56	16.99	29.55	42.10	59.09	
Unit Gas	263,949	15.83	21.42	37.26	53.09	74.52	7.92	10.71	18.63	26.55	37.26	
TOTAL UTILITIES & TECHNOLOGY	1,297,613	75.41	102.03	177.44	252.86	354.89	37.71	51.02	88.72	126.43	177.44	
TAXES & INSURANCE												
Insurance	309,146	16.18	21.89	38.07	54.25	76.14	8.09	10.94	19.03	27.12	38.07	
Property Tax	1,113,788	71.41	96.61	168.03	239.44	336.05	35.71	48.31	84.01	119.72	168.03	
TOB Short Term Rent Tax	12,024	0.77	1.04	1.81	2.58	3.63	0.39	0.52	0.91	1.29	1.81	
TOTAL TAXES & INSURANCE	1,434,958	88.36	119.55	207.91	296.27	415.81	44.18	59.77	103.95	148.13	207.91	
RESERVES												
Unit Reserve Fund Assessment	850,689	54.54	73.79	128.33	182.88	256.67	27.27	36.90	64.17	91.44	128.33	
Common Reserve Fund Assessment	982,587	60.10	81.32	141.42	201.53	282.85	30.05	40.66	70.71	100.76	141.42	
TOTAL RESERVES	1,833,276	114.65	155.11	269.76	384.40	539.51	57.32	77.56	134.88	192.20	269.76	
OTHER EXPENSES												
Dues & Subscriptions	25,303	1.62	2.19	3.82	5.44	7.63	0.81	1.10	1.91	2.72	3.82	
Dues Payment Servicing	34,537	2.21	3.00	5.21	7.42	10.42	1.11	1.50	2.61	3.71	5.21	
HOA Meetings & Receptions	12,992	0.83	1.13	1.96	2.79	3.92	0.42	0.56	0.98	1.40	1.96	
Stables Lot Rent	217,156	13.92	18.84	32.76	46.68	65.52	6.96	9.42	16.38	23.34	32.76	
Professional Fees	33,723	2.16	2.93	5.09	7.25	10.17	1.08	1.46	2.54	3.62	5.09	
Credit Card Fees	83,437	5.35	7.24	12.59	17.94	25.17	2.67	3.62	6.29	8.97	12.59	
Keys/Printing/Postage/Production	43,905	2.81	3.81	6.62	9.44	13.25	1.41	1.90	3.31	4.72	6.62	
Bad Debt Expense	75,403	4.83	6.54	11.38	16.21	22.75	2.42	3.27	5.69	8.10	11.38	
Collection Expense	72,109	4.62	6.25	10.88	15.50	21.76	2.31	3.13	5.44	7.75	10.88	
BMMA Dues	7,940	0.51	0.69	1.20	1.71	2.40	0.25	0.34	0.60	0.85	1.20	
COVID-19 Safety	60,000	3.14	4.25	7.39	10.53	14.78	1.57	2.12	3.69	5.26	7.39	
COVID-19 Equipment	10,000	0.52	0.71	1.23	1.75	2.46	0.26	0.35	0.62	0.88	1.23	
TOTAL OTHER EXPENSES	676,505	42.55	57.57	100.12	142.67	200.23	21.27	28.78	50.06	71.33	100.12	
TOTAL EXPENSES	13,799,263	866.27	1,172.02	2,038.29	2,904.57	4,076.58	433.14	586.01	1,019.15	1,452.28	2,038.29	
OWNER DUES/YEAR W/O CASH DISCOUNT	\$13,243,982	\$846.15	\$1,144.79	\$1,990.94	\$2,837.09	\$3,981.88	\$423.07	\$572.40	\$995.47	\$1,418.55	\$1,990.94	
OWNER DUES/YEAR W/ CASH DISCOUNT		\$820.77	\$1,110.45	\$1,931.21	\$2,751.98	\$3,862.42	\$410.38	\$555.22	\$965.61	\$1,375.99	\$1,931.21	