



## GP1 HOMEOWNERS' ASSOCIATION DUES

**FISCAL YEAR JANUARY 1, 2021 - DECEMBER 31, 2021**

	TOTAL BUDGET	WHOLE UNIT	1/10TH PENTHOUSE	1/10TH TOWNHOUSE	1/50TH PENTHOUSE	1/50TH TOWNHOUSE
<b>REVENUE</b>						
<b>Owner Assessment Income</b>	2,070,071	10,105.00	7,262.00	7,262.00	1,467.00	1,467.00
Cash Discount	(52,787)	(303.15)	(217.86)	(217.86)	(44.01)	(44.01)
Late Fee Income	41,727	-	154.54	154.54	30.91	30.91
Deed In Lieu Income	12,928	-	47.88	47.88	9.58	9.58
HOA Held Rental Inventory	12,266	-	45.43	45.43	9.09	9.09
Exchange Resort Fee Income	24,461	-	90.60	90.60	18.12	18.12
Rental Resort Fee Income	22,819	-	84.51	84.51	16.90	16.90
HOA Inventory Sales Income	32,500	-	120.37	120.37	24.07	24.07
Misc Income	1,580	-	5.85	5.85	1.17	1.17
Activities	2,723	-	10.09	10.09	2.02	2.02
DVD Now Income	1,478	-	5.47	5.47	1.09	1.09
Market Net Income	315	-	1.17	1.17	0.23	0.23
<b>TOTAL REVENUE</b>	<b>2,170,082</b>	<b>9,801.85</b>	<b>7,610.06</b>	<b>7,610.06</b>	<b>1,536.17</b>	<b>1,536.17</b>
<b>EXPENSES</b>						
<b>Management &amp; Labor Costs</b>						
Management Fee	51,534	850.78	96.53	96.53	33.56	33.56
Owner Relations	133,563	-	494.68	494.68	98.94	98.94
Guest Services	119,753	99.79	440.20	440.20	88.04	88.04
Resort Ops	48,890	40.74	179.72	179.72	35.94	35.94
Employee Housing Reimbursement	7,669	6.39	28.19	28.19	5.64	5.64
<b>Total Management &amp; Labor Costs</b>	<b>361,410</b>	<b>997.71</b>	<b>1,239.32</b>	<b>1,239.32</b>	<b>262.12</b>	<b>262.12</b>
<b>Engineering &amp; Landscaping Costs</b>						
Landscaping	1,250	34.72	3.47	3.47	0.69	0.69
Engineering	244,537	203.78	898.90	898.90	179.78	179.78
<b>Total Engineering &amp; Landscaping Costs</b>	<b>245,787</b>	<b>238.50</b>	<b>902.37</b>	<b>902.37</b>	<b>180.47</b>	<b>180.47</b>
<b>Housekeeping</b>						
Housekeeping Cleaning	555,841	463.20	2,043.23	2,043.23	408.65	408.65
<b>Total Housekeeping Costs</b>	<b>555,841</b>	<b>463.20</b>	<b>2,043.23</b>	<b>2,043.23</b>	<b>408.65</b>	<b>408.65</b>
<b>Total Fees for Controllable Expenses</b>	<b>1,163,037</b>	<b>1,699.41</b>	<b>4,184.92</b>	<b>4,184.92</b>	<b>851.24</b>	<b>851.24</b>
<b>Utilities &amp; Technology</b>						
Common Area Utilities	24,121	670.02	67.00	67.00	13.40	13.40
DVD Now	883	-	3.27	3.27	0.65	0.65
Water and Sanitation	34,443	28.70	126.61	126.61	25.32	25.32
Satellite / Cable TV	16,285	452.35	45.23	45.23	9.05	9.05
ADA Lift	962	-	3.56	3.56	0.71	0.71
Trash Removal	4,161	115.58	11.56	11.56	2.31	2.31
Recycling/Compost	3,261	90.59	9.06	9.06	1.81	1.81
Hot Tub / Pool Supplies	3,840	106.67	10.67	10.67	2.13	2.13
Snow Removal	3,675	102.08	10.21	10.21	2.04	2.04
Fire Alarm Service	9,484	263.44	26.34	26.34	5.27	5.27
C Bldg Fund Contribution	13,428	373.01	37.30	37.30	7.46	7.46
WiFi Services	6,966	193.51	19.35	19.35	3.87	3.87
Unit Phones	3,806	105.72	10.57	10.57	2.11	2.11
Unit Electric	58,883	-	218.08	218.08	43.62	43.62
<b>Total Utilities &amp; Technology</b>	<b>184,198</b>	<b>2,501.68</b>	<b>598.83</b>	<b>598.83</b>	<b>119.77</b>	<b>119.77</b>
<b>Taxes &amp; Insurance</b>						
Insurance	102,042	340.14	366.60	366.60	73.32	73.32
Property Tax	60,238	-	223.10	223.10	44.62	44.62
<b>Total Taxes &amp; Insurance</b>	<b>162,280</b>	<b>340.14</b>	<b>589.70</b>	<b>589.70</b>	<b>117.94</b>	<b>117.94</b>



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	TOTAL BUDGET	WHOLE UNIT	1/10TH PENTHOUSE	1/10TH TOWNHOUSE	1/50TH PENTHOUSE	1/50TH TOWNHOUSE
<b>Reserves</b>						
Unit Resv Fund Assessment	344,891	-	1,277.37	1,277.37	255.47	255.47
Common Resv Fund Assessment	115,449	3,206.92	320.69	320.69	64.14	64.14
Registration Bldg Reserve Fund Assessment	48,115	1,336.52	133.65	133.65	26.73	26.73
<b>Total Reserves</b>	<b>508,455</b>	<b>4,543.43</b>	<b>1,731.72</b>	<b>1,731.72</b>	<b>346.34</b>	<b>346.34</b>
<b>Other Expenses</b>						
Dues & Subscriptions	9,214	7.85	33.87	33.87	6.77	6.77
Dues Payment Servicing	10,985	48.82	39.06	39.06	7.81	7.81
Activities	1,225	-	4.54	4.54	0.91	0.91
Health Club Dues	-	-	-	-	-	-
HOA Meetings & Receptions	2,782	77.28	7.73	7.73	1.55	1.55
Professional Fees	38,671	439.53	128.57	128.57	25.71	25.71
Credit Card Fees	9,315	62.10	32.43	32.43	6.49	6.49
Rm Keys/Postage/Printing/Production	8,233	228.69	22.87	22.87	4.57	4.57
Bad Debt Expense	94,602	-	350.38	350.38	70.08	70.08
HOA Held Inventory Assessments	80,367	-	297.65	297.65	59.53	59.53
Collection Expense	13,556	11.30	49.83	49.83	9.97	9.97
Window Cleaning	-	-	-	-	-	-
Carpet Cleaning	17,285	-	64.02	64.02	12.80	12.80
Window Repair	-	-	-	-	-	-
Roof Repair	-	-	-	-	-	-
COVID-19 Safety	7,718	53.59	26.80	26.80	5.36	5.36
COVID-19 Equipment	8,159	16.74	29.66	29.66	5.93	5.93
Fund Deficit Reduction	(150,000)	(166.67)	(550.00)	(550.00)	(110.00)	(110.00)
<b>Other Expenses</b>	<b>152,112</b>	<b>779.23</b>	<b>537.40</b>	<b>537.40</b>	<b>107.48</b>	<b>107.48</b>
<b>TOTAL EXPENSES</b>	<b>2,170,082</b>	<b>9,863.90</b>	<b>7,642.56</b>	<b>7,642.56</b>	<b>1,542.76</b>	<b>1,542.76</b>
<b>OWNER DUES/YEAR W/O CASH DISCOUNT</b>	<b>\$2,070,071</b>	<b>\$10,105.00</b>	<b>\$7,262.00</b>	<b>\$7,262.00</b>	<b>\$1,467.00</b>	<b>\$1,467.00</b>
<b>OWNER DUES/YEAR W/ CASH DISCOUNT</b>		<b>\$9,801.85</b>	<b>\$7,044.14</b>	<b>\$7,044.14</b>	<b>\$1,422.99</b>	<b>\$1,422.99</b>
		<u>Monthly</u>		<u>Quarterly</u>		<u>Semi-Annual</u>
Operating Dues		463.46		1,382.57		560.33
Furniture Reserve		-		319.34		127.74
Common Reserve		267.24		80.17		32.07
Registration Building Reserve		111.38		33.41		13.37
<b>OWNER DUES W/O CASH DISCOUNT</b>		<b>\$842.08</b>		<b>\$1,815.50</b>		<b>\$733.50</b>
<b>OWNER DUES W/ CASH DISCOUNT</b>		<b>\$816.82</b>		<b>\$1,761.04</b>		<b>\$711.50</b>