



## GP2 HOMEOWNERS' ASSOCIATION DUES

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

	TOTAL BUDGET	1/50TH 3B PENTHOUSE	1/50TH 3-BEDROOM	1/50TH 2-BEDROOM	1/50TH 1-BEDROOM	1/50TH 3-BEDROOM O/E
<b>REVENUE</b>						
<b>Owner Assessment Income</b>	\$814,665	\$1,494.38	\$1,494.38	\$1,102.67	\$710.96	\$766.42
Cash Discount	(19,308)	(44.83)	(44.83)	(33.08)	(21.33)	(22.99)
Late Fee Income	20,402	39.49	39.49	26.33	13.16	19.74
Deed In Lieu Income	2,535	4.91	4.91	3.27	1.64	2.45
HOA Inventory Rent Income	4,145	8.02	8.02	5.35	2.67	4.01
Exchange Resort Fee Income	8,819	17.07	17.07	11.38	5.69	8.53
Rental Resort Fee Income	8,227	15.92	15.92	10.62	5.31	7.96
HOA Inventory Sales Income	39,000	75.48	75.48	50.32	25.16	37.74
Misc Income	119	0.23	0.23	0.15	0.08	0.12
Activities	983	1.90	1.90	1.27	0.63	0.95
DVD Now Income	477	0.92	0.92	0.62	0.31	0.46
Market Net Income	114	0.22	0.22	0.15	0.07	0.11
<b>TOTAL REVENUE</b>	<b>880,179</b>	<b>1,613.72</b>	<b>1,613.72</b>	<b>1,179.04</b>	<b>744.36</b>	<b>825.51</b>
<b>EXPENSES</b>						
<b>Management &amp; Labor Costs</b>						
Management Fee	18,106	27.86	27.86	27.86	27.86	27.86
Owner Relations	48,155	74.09	74.09	74.09	74.09	37.04
Guest Services	43,176	66.43	66.43	66.43	66.43	33.21
Resort Ops	17,627	27.12	27.12	27.12	27.12	13.56
Employee Housing Reimbursement	2,873	5.56	5.56	3.71	1.85	2.78
<b>Total Management &amp; Labor Costs</b>	<b>129,938</b>	<b>201.05</b>	<b>201.05</b>	<b>199.19</b>	<b>197.34</b>	<b>114.45</b>
<b>Engineering &amp; Landscaping Costs</b>						
Landscaping	300	0.46	0.46	0.46	0.46	0.23
Engineering	88,166	170.64	170.64	113.76	56.88	85.32
<b>Total Engineering &amp; Landscaping Costs</b>	<b>88,466</b>	<b>171.11</b>	<b>171.11</b>	<b>114.22</b>	<b>57.34</b>	<b>85.55</b>
<b>Housekeeping</b>						
Housekeeping Cleaning	200,405	387.88	387.88	258.59	129.29	193.94
<b>Total Housekeeping Costs</b>	<b>200,405</b>	<b>387.88</b>	<b>387.88</b>	<b>258.59</b>	<b>129.29</b>	<b>193.94</b>
<b>Total Fees for Controllable Expenses</b>	<b>418,809</b>	<b>760.03</b>	<b>760.03</b>	<b>572.00</b>	<b>383.97</b>	<b>393.94</b>
<b>Utilities &amp; Technology</b>						
Common Area Utilities	5,049	9.77	9.77	6.52	3.26	4.89
DVD Now	310	0.60	0.60	0.40	0.20	0.30
Water and Sanitation	14,471	28.01	28.01	18.67	9.34	14.00
Satellite / Cable TV	5,871	9.03	9.03	9.03	9.03	4.52
ADA Lift	277	0.43	0.43	0.43	0.43	0.21
Trash Removal	1,374	2.66	2.66	1.77	0.89	1.33
Recycling/Compost	1,183	2.29	2.29	1.53	0.76	1.14
Hot Tub / Pool Supplies	1,440	2.79	2.79	1.86	0.93	1.39
Snow Removal	1,325	2.56	2.56	1.71	0.85	1.28
Fire Alarm Service	8,377	16.21	16.21	10.81	5.40	8.11
C Bldg Fund Contribution	6,232	9.59	9.59	9.59	9.59	4.79
WiFi Services	2,548	3.92	3.92	3.92	3.92	1.96
Unit Phones	1,377	2.12	2.12	2.12	2.12	1.06
Unit Electric	7,952	15.39	15.39	10.26	5.13	7.70
Unit Gas	8,609	16.66	16.66	11.11	5.55	8.33
<b>Total Utilities &amp; Technology</b>	<b>66,395</b>	<b>122.03</b>	<b>122.03</b>	<b>89.72</b>	<b>57.40</b>	<b>61.02</b>
<b>Taxes &amp; Insurance</b>						
Insurance	27,443	42.22	42.22	42.22	42.22	21.11
Property Tax	32,202	62.33	62.33	41.55	20.78	31.16
<b>Total Taxes &amp; Insurance</b>	<b>59,645</b>	<b>104.55</b>	<b>104.55</b>	<b>83.77</b>	<b>63.00</b>	<b>52.27</b>



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<b>Reserves</b>						
Unit Resv Fund Assessment	216,811	419.63	419.63	279.76	139.88	209.82
Common Resv Fund Assessment	47,128	91.22	91.22	60.81	30.41	45.61
Registration Building Assessment	17,347	33.57	33.57	22.38	11.19	16.79
<b>Total Reserves</b>	<b>281,286</b>	<b>544.42</b>	<b>544.42</b>	<b>362.95</b>	<b>181.47</b>	<b>272.21</b>
<b>Other Expenses</b>						
Dues & Subscriptions	3,322	6.43	6.43	4.29	2.14	3.21
Dues Payment Servicing	6,140	9.45	9.45	9.45	9.45	9.45
Activities	540	0.83	0.83	0.83	0.83	0.42
Health Club Dues	-	-	-	-	-	-
HOA Meetings & Receptions	1,671	2.57	2.57	2.57	2.57	1.29
Professional Fees	15,966	24.56	24.56	24.56	24.56	12.28
Credit Card Fees	5,132	7.90	7.90	7.90	7.90	3.95
Room Keys/Postage/Printing/Production	5,860	9.02	9.02	9.02	9.02	4.51
Bad Debt Expense	10,141	19.63	19.63	13.08	6.54	9.81
HOA Held Inventory Assessments	28,466	55.09	55.09	36.73	18.36	27.55
Collection Expense	4,393	8.50	8.50	5.67	2.83	4.25
Window Cleaning	-	-	-	-	-	-
Carpet Cleaning	10,027	19.41	19.41	12.94	6.47	9.70
Window Repair	2,500	4.84	4.84	3.23	1.61	2.42
Roof Repair	-	-	-	-	-	-
Boiler Repair	500	0.97	0.97	0.65	0.32	0.48
COVID-19 Safety	2,386	4.62	4.62	3.08	1.54	2.31
COVID-19 Equipment	-	-	-	-	-	-
Fund Deficit Reduction	(43,000)	(83.23)	(83.23)	(55.48)	(27.74)	(41.61)
<b>Total Other Expenses</b>	<b>54,044</b>	<b>90.58</b>	<b>90.58</b>	<b>78.50</b>	<b>66.41</b>	<b>50.01</b>
<b>TOTAL EXPENSES</b>	<b>880,179</b>	<b>1,621.62</b>	<b>1,621.62</b>	<b>1,186.94</b>	<b>752.26</b>	<b>829.46</b>
<b>OWNER DUES/YEAR W/O CASH DISCOUNT</b>	<b>\$814,665</b>	<b>\$1,494.38</b>	<b>\$1,494.38</b>	<b>\$1,102.67</b>	<b>\$710.96</b>	<b>\$766.42</b>
<b>OWNER DUES/YEAR W/ CASH DISCOUNT</b>		<b>\$1,449.55</b>	<b>\$1,449.55</b>	<b>\$1,069.59</b>	<b>\$689.64</b>	<b>\$743.43</b>
		Semi-Annual	Semi-Annual	Semi-Annual	Semi-Annual	Semi-Annual
Operating Dues		474.98	474.98	369.86	264.74	247.10
Unit Reserve		209.82	209.82	139.88	69.94	104.91
Common Reserve		45.61	45.61	30.41	15.20	22.80
Registration Building Reserve		16.79	16.79	11.19	5.60	8.39
<b>SEMI-ANNUAL DUES W/O CASH DISCOUNT</b>		<b>\$747.19</b>	<b>\$747.19</b>	<b>\$551.34</b>	<b>\$355.48</b>	<b>\$383.21</b>
<b>SEMI-ANNUAL DUES W/ CASH DISCOUNT</b>		<b>\$724.78</b>	<b>\$724.78</b>	<b>\$534.80</b>	<b>\$344.82</b>	<b>\$371.71</b>