



**GRAND COLORADO**  
ON PEAK EIGHT

**OWNERS' ASSOCIATION DUES**

**FISCAL YEAR JANUARY 1, 2023-DECEMBER 31, 2023**

**COLORADO RESIDENCE**

	TOTAL BUDGET	ANNUAL SUITE	ANNUAL 1-BEDROOM COLORADO	ANNUAL 2-BEDROOM COLORADO	ANNUAL 3-BEDROOM COLORADO	ANNUAL 4-BEDROOM COLORADO
<b>REVENUE</b>						
Owner Assessment Income	\$14,612,134	\$909.42	\$1,551.37	\$2,460.79	\$3,370.22	\$4,279.64
Cash Discount	(350,691)	(22.48)	(38.36)	(60.84)	(83.33)	(105.81)
Late Fee Income	114,200	7.32	12.49	19.81	27.13	34.46
Vacation Experience Fee Income	78,705	5.05	8.61	13.65	18.70	23.75
Resort Fee Income	752,459	48.24	82.30	130.54	178.79	227.03
Misc. Income	39,000	2.50	4.27	6.77	9.27	11.77
Ski Locker Income	30,000	1.92	3.28	5.20	7.13	9.05
BMMA Nat Gas Reimbursement	50,600	3.24	5.53	8.78	12.02	15.27
Deed in Lieu Income	3,000	0.19	0.33	0.52	0.71	0.91
Interest Income	430	0.03	0.05	0.07	0.10	0.13
<b>TOTAL REVENUE</b>	<b>15,329,837</b>	<b>955.44</b>	<b>1,629.87</b>	<b>2,585.31</b>	<b>3,540.75</b>	<b>4,496.18</b>
<b>EXPENSES</b>						
<b>MANAGEMENT &amp; LABOR COSTS</b>						
Management Fee	1,675,082	97.53	166.38	263.91	361.44	458.97
Owner Relations	1,273,988	81.68	139.34	221.02	302.70	384.39
Guest Services	1,137,456	72.93	124.41	197.33	270.26	343.19
P& Ops	512,106	26.80	45.72	72.52	99.32	126.12
BGV Ops	191,349	12.27	20.93	33.20	45.47	57.73
Activities	(3,593)	(0.23)	(0.39)	(0.62)	(0.85)	(1.08)
Employee Housing Reimbursement	35,417	2.27	3.87	6.14	8.42	10.69
<b>TOTAL MANAGEMENT &amp; LABOR COSTS</b>	<b>4,821,804</b>	<b>293.25</b>	<b>500.25</b>	<b>793.50</b>	<b>1,086.75</b>	<b>1,380.00</b>
<b>ENGINEERING &amp; LANDSCAPING</b>						
Landscaping	24,748	1.30	2.21	3.50	4.80	6.09
Engineering	1,386,124	85.61	146.03	231.64	317.24	402.85
<b>TOTAL ENGINEERING &amp; LANDSCAPING COSTS</b>	<b>1,410,872</b>	<b>86.90</b>	<b>148.24</b>	<b>235.14</b>	<b>322.04</b>	<b>408.94</b>
<b>HOUSEKEEPING</b>						
Common Area Amenities	146,000	9.36	15.97	25.33	34.69	44.05
Common Area Cleans	2,049,609	125.37	213.87	339.25	464.62	590.00
Housekeeping Cleaning	1,644,449	125.95	214.86	340.81	466.76	592.71
<b>TOTAL HOUSEKEEPING COSTS</b>	<b>3,840,058</b>	<b>260.69</b>	<b>444.70</b>	<b>705.39</b>	<b>966.07</b>	<b>1,226.76</b>
<b>TOTAL FEES FOR CONTROLLABLE EXPENSES</b>	<b>10,072,734</b>	<b>640.84</b>	<b>1,093.19</b>	<b>1,734.03</b>	<b>2,374.86</b>	<b>3,015.70</b>
<b>UTILITIES &amp; TECHNOLOGY</b>						
Water and Sanitation	229,248	12.00	20.47	32.46	44.46	56.46
Satellite / Cable TV	33,840	2.17	3.70	5.87	8.04	10.21
Elevator Maintenance	69,860	3.66	6.24	9.89	13.55	17.20
Trash Removal	32,616	1.71	2.91	4.62	6.33	8.03
Recycling	33,684	1.76	3.01	4.77	6.53	8.30
Hot Tub / Pool Supplies	80,568	5.17	8.81	13.98	19.14	24.31
Snow Removal	20,000	1.05	1.79	2.83	3.88	4.93
Fire Alarm Service	26,166	1.37	2.34	3.71	5.07	6.44
Wi-Fi Services	37,020	2.37	4.05	6.42	8.80	11.17
Cell Booster	44,856	2.88	4.91	7.78	10.66	13.53
Unit Phones	6,900	0.44	0.75	1.20	1.64	2.08
Unit Electric	475,085	28.50	48.62	77.12	105.62	134.12
Unit Gas	292,500	17.55	29.93	47.48	65.03	82.58
<b>TOTAL UTILITIES &amp; TECHNOLOGY</b>	<b>1,382,343</b>	<b>80.61</b>	<b>137.52</b>	<b>218.13</b>	<b>298.75</b>	<b>379.36</b>
<b>TAXES &amp; INSURANCE</b>						
Insurance	965,350	50.52	86.18	136.70	187.22	237.74
Property Tax	887,210	56.88	97.04	153.92	210.80	267.69
TOB BOLT & AURF Fees	188,273	12.07	20.59	32.66	44.73	56.81
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>2,040,832</b>	<b>119.47</b>	<b>203.81</b>	<b>323.29</b>	<b>442.76</b>	<b>562.23</b>
<b>RESERVES</b>						
Unit Reserve Fund Assessment	902,154	57.84	98.67	156.51	214.35	272.20
Common Reserve Fund Assessment	1,042,033	63.74	108.73	172.48	236.22	299.96
<b>TOTAL RESERVES</b>	<b>1,944,186</b>	<b>121.58</b>	<b>207.41</b>	<b>328.99</b>	<b>450.57</b>	<b>572.15</b>
<b>OTHER EXPENSES</b>						
Dues & Subscriptions	55,500	3.56	6.07	9.63	13.19	16.75
Dues Payment Servicing	80,304	5.15	8.78	13.93	19.08	24.23
HOA Meetings & Receptions	5,456	0.35	0.60	0.95	1.30	1.65
Stables Lot Rent	214,170	13.73	23.42	37.16	50.89	64.62
Professional Fees	31,825	2.04	3.48	5.52	7.56	9.60
Credit Card Fees	87,673	5.62	9.59	15.21	20.83	26.45
Keys/Printing/Postage/Production	52,904	3.39	5.79	9.18	12.57	15.96
Bad Debt Expense	71,500	4.58	7.82	12.40	16.99	21.57
Collection Expense	33,000	2.12	3.61	5.73	7.84	9.96
BMMA Dues	7,410	0.48	0.81	1.29	1.76	2.24
Fund Surplus Reduction	(750,000)	(48.09)	(82.03)	(130.12)	(178.20)	(226.29)
<b>TOTAL OTHER EXPENSES</b>	<b>(110,259)</b>	<b>(7.07)</b>	<b>(12.06)</b>	<b>(19.13)</b>	<b>(26.20)</b>	<b>(33.27)</b>
<b>TOTAL EXPENSES</b>	<b>15,329,837</b>	<b>955.44</b>	<b>1,629.87</b>	<b>2,585.31</b>	<b>3,540.75</b>	<b>4,496.18</b>
<b>OWNER DUES/YEAR W/O CASH DISCOUNT</b>	<b>\$14,612,134</b>	<b>\$909.42</b>	<b>\$1,551.37</b>	<b>\$2,460.79</b>	<b>\$3,370.22</b>	<b>\$4,279.64</b>
<b>OWNER DUES/YEAR W/ CASH DISCOUNT</b>	<b>\$882.14</b>	<b>\$1,504.83</b>	<b>\$2,386.97</b>	<b>\$3,269.11</b>	<b>\$4,151.25</b>	
<b>BIENNIAL OWNER DUES/YEAR W/O CASH DISCOUNT</b>	<b>\$454.71</b>	<b>\$775.68</b>	<b>\$1,230.40</b>	<b>\$1,685.11</b>	<b>\$2,139.82</b>	
<b>BIENNIAL OWNER DUES/YEAR W/ CASH DISCOUNT</b>	<b>\$441.07</b>	<b>\$752.41</b>	<b>\$1,193.48</b>	<b>\$1,634.56</b>	<b>\$2,075.63</b>	



**OWNERS' ASSOCIATION DUES**

**FISCAL YEAR JANUARY 1, 2023-DECEMBER 31, 2023**

**BRECKENRIDGE RESIDENCE**

	TOTAL BUDGET	ANNUAL SUITE	ANNUAL 1-BEDROOM BRECKENRIDGE	ANNUAL 2-BEDROOM BRECKENRIDGE	ANNUAL 3-BEDROOM BRECKENRIDGE	ANNUAL 4-BEDROOM BRECKENRIDGE
<b>REVENUE</b>						
<b>OWNER ASSESSMENT INCOME</b>	\$14,612,134	\$909.42	\$1,230.40	\$2,139.82	\$3,049.24	\$4,279.64
Cash Discount	(350,691)	(22.48)	(30.42)	(52.90)	(75.39)	(105.81)
Late Fee Income	114,200	7.32	9.91	17.23	24.55	34.46
Vacation Experience Fee Income	78,705	5.05	6.83	11.87	16.92	23.75
Resort Fee Income	752,459	48.24	65.27	113.52	161.76	227.03
Misc. Income	39,000	2.50	3.38	5.88	8.38	11.77
Ski Locker Income	30,000	1.92	2.60	4.53	6.45	9.05
BMMA Nat Gas Reimbursement	50,600	3.24	4.39	7.63	10.88	15.27
Deed in Lieu Income	3,000	0.19	0.26	0.45	0.64	0.91
Interest Income	430	0.03	0.04	0.06	0.09	0.13
<b>TOTAL REVENUE</b>	<b>15,329,837</b>	<b>955.44</b>	<b>1,292.65</b>	<b>2,248.09</b>	<b>3,203.53</b>	<b>4,496.18</b>
<b>EXPENSES</b>						
<b>MANAGEMENT &amp; LABOR COSTS</b>						
Management Fee	1,675,082	97.53	131.95	229.48	327.01	458.97
Owner Relations	1,273,988	81.68	110.51	192.19	273.87	384.39
Guest Services	1,137,456	72.93	98.67	171.60	244.52	343.19
GC8 Ops	512,106	26.80	36.26	63.06	89.86	126.12
BGV Ops	191,349	12.27	16.60	28.87	41.14	57.73
Activities	(3,593)	(0.23)	(0.31)	(0.54)	(0.77)	(1.08)
Employee Housing Reimbursement	35,417	2.27	3.07	5.34	7.61	10.69
<b>TOTAL MANAGEMENT &amp; LABOR COSTS</b>	<b>4,821,804</b>	<b>293.25</b>	<b>396.75</b>	<b>690.00</b>	<b>983.25</b>	<b>1,380.00</b>
<b>ENGINEERING &amp; LANDSCAPING</b>						
Landscaping	24,748	1.30	1.75	3.05	4.34	6.09
Engineering	1,386,124	85.61	115.82	201.42	287.03	402.85
<b>TOTAL ENGINEERING &amp; LANDSCAPING COSTS</b>	<b>1,410,872</b>	<b>86.90</b>	<b>117.57</b>	<b>204.47</b>	<b>291.37</b>	<b>408.94</b>
<b>HOUSEKEEPING</b>						
Common Area Amenities	146,000	9.36	12.66	22.03	31.39	44.05
Common Area Cleans	2,049,609	125.37	169.62	295.00	420.37	590.00
Housekeeping Cleaning	1,644,449	125.95	170.40	296.36	422.31	592.71
<b>TOTAL HOUSEKEEPING COSTS</b>	<b>3,840,058</b>	<b>260.69</b>	<b>352.69</b>	<b>613.38</b>	<b>874.06</b>	<b>1,226.76</b>
<b>TOTAL FEES FOR CONTROLLABLE EXPENSES</b>	<b>10,072,734</b>	<b>640.84</b>	<b>867.01</b>	<b>1,507.85</b>	<b>2,148.69</b>	<b>3,015.70</b>
<b>UTILITIES &amp; TECHNOLOGY</b>						
Water and Sanitation	229,248	12.00	16.23	28.23	40.23	56.46
Satellite / Cable TV	33,840	2.17	2.94	5.11	7.27	10.21
Elevator Maintenance	69,860	3.66	4.95	8.60	12.26	17.20
Trash Removal	32,616	1.71	2.31	4.02	5.72	8.03
Recycling	33,684	1.76	2.38	4.15	5.91	8.30
Hot Tub / Pool Supplies	80,568	5.17	6.99	12.15	17.32	24.31
Snow Removal	20,000	1.05	1.42	2.46	3.51	4.93
Fire Alarm Service	26,166	1.37	1.85	3.22	4.59	6.44
Wi-Fi Services	37,020	2.37	3.21	5.58	7.96	11.17
Cell Booster	44,856	2.88	3.89	6.77	9.64	13.53
Unit Phones	6,900	0.44	0.60	1.04	1.48	2.08
Unit Electric	475,085	28.50	38.56	67.06	95.56	134.12
Unit Gas	292,500	17.55	23.74	41.29	58.84	82.58
<b>TOTAL UTILITIES &amp; TECHNOLOGY</b>	<b>1,382,343</b>	<b>80.61</b>	<b>109.07</b>	<b>189.68</b>	<b>270.30</b>	<b>379.36</b>
<b>TAXES &amp; INSURANCE</b>						
Insurance	965,350	50.52	68.35	118.87	169.39	237.74
Property Tax	887,210	56.88	76.96	133.84	190.73	267.69
TOB BOLT & AURF Fees	188,273	12.07	16.33	28.40	40.47	56.81
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>2,040,832</b>	<b>119.47</b>	<b>161.64</b>	<b>281.12</b>	<b>400.59</b>	<b>562.23</b>
<b>RESERVES</b>						
Unit Reserve Fund Assessment	902,154	57.84	78.26	136.10	193.94	272.20
Common Reserve Fund Assessment	1,042,033	63.74	86.24	149.98	213.72	299.96
<b>TOTAL RESERVES</b>	<b>1,944,186</b>	<b>121.58</b>	<b>164.49</b>	<b>286.08</b>	<b>407.66</b>	<b>572.15</b>
<b>OTHER EXPENSES</b>						
Dues & Subscriptions	55,500	3.56	4.81	8.37	11.93	16.75
Dues Payment Servicing	80,304	5.15	6.97	12.11	17.26	24.23
HOA Meetings & Receptions	5,456	0.35	0.47	0.82	1.17	1.65
Stables Lot Rent	214,170	13.73	18.58	32.31	46.04	64.62
Professional Fees	31,825	2.04	2.76	4.80	6.84	9.60
Credit Card Fees	87,673	5.62	7.61	13.23	18.85	26.45
Keys/Printing/Postage/Production	52,904	3.39	4.59	7.98	11.37	15.96
Bad Debt Expense	71,500	4.58	6.20	10.79	15.37	21.57
Collection Expense	33,000	2.12	2.86	4.98	7.09	9.96
BMMA Dues	7,410	0.48	0.64	1.12	1.59	2.24
Fund Surplus Reduction	(750,000)	(48.09)	(65.06)	(113.14)	(161.23)	(226.29)
<b>TOTAL OTHER EXPENSES</b>	<b>(110,259)</b>	<b>(7.07)</b>	<b>(9.56)</b>	<b>(16.63)</b>	<b>(23.70)</b>	<b>(33.27)</b>
<b>TOTAL EXPENSES</b>	<b>15,329,837</b>	<b>955.44</b>	<b>1,292.65</b>	<b>2,248.09</b>	<b>3,203.53</b>	<b>4,496.18</b>
<b>OWNER DUES/YEAR W/O CASH DISCOUNT</b>	<b>\$14,612,134</b>	<b>\$909.42</b>	<b>\$1,230.40</b>	<b>\$2,139.82</b>	<b>\$3,049.24</b>	<b>\$4,279.64</b>
<b>OWNER DUES/YEAR W/ CASH DISCOUNT</b>	<b>\$882.14</b>	<b>\$1,193.48</b>	<b>\$2,075.63</b>	<b>\$2,957.77</b>	<b>\$4,151.25</b>	
<b>BIENNIAL OWNER DUES/YEAR W/O CASH DISCOUNT</b>	<b>\$454.71</b>	<b>\$615.20</b>	<b>\$1,069.91</b>	<b>\$1,524.62</b>	<b>\$2,139.82</b>	
<b>BIENNIAL OWNER DUES/YEAR W/ CASH DISCOUNT</b>	<b>\$441.07</b>	<b>\$596.74</b>	<b>\$1,037.81</b>	<b>\$1,478.88</b>	<b>\$2,075.63</b>	