



OWNERS' ASSOCIATION DUES

FISCAL YEAR JANUARY 1, 2025–DECEMBER 31, 2025

	TOTAL BUDGET	SUITE	1-BEDROOM MASTER	2-BEDROOM LOCK-OFF	3-BEDROOM LOCK-OFF	4-BEDROOM LOCK-OFF	
REVENUE							
OWNER ASSESSMENT INCOME	14,960,791	\$1,040.81	\$1,408.15	\$2,448.96	\$3,489.77	\$4,897.92	
Cash Discount	(335,904)	\$(23.84)	\$(32.26)	\$(56.10)	\$(79.94)	\$(112.20)	
Late Fee Income	170,657	\$12.11	\$16.39	\$28.50	\$40.61	\$57.00	
Deed in Lieu Income	7,728	\$0.55	\$0.74	\$1.29	\$1.84	\$2.58	
Misc. Income	70,222	\$4.98	\$6.74	\$11.73	\$16.71	\$23.46	
Interest Income	199,371	\$14.15	\$19.15	\$33.30	\$47.45	\$66.59	
Gain/Loss on Investment	1,080	\$0.08	\$0.10	\$0.18	\$0.26	\$0.36	
Vacation Experience Fee Income	222,133	\$15.77	\$21.33	\$37.10	\$52.86	\$74.20	
Resort Fee Income	540,186	\$38.34	\$51.87	\$90.21	\$128.56	\$180.43	
TOTAL REVENUE	15,836,265	1,102.95	1,492.22	2,595.17	3,698.11	5,190.34	
EXPENSES							
MANAGEMENT & LABOR COSTS							
Management Fee	1,340,969	\$92.56	\$125.23	\$217.79	\$310.36	\$435.59	
Owner Relations	1,346,578	\$95.58	\$129.31	\$224.89	\$320.46	\$449.77	
Employee Housing Reimbursement	41,136	\$2.92	\$3.95	\$6.87	\$9.79	\$13.74	
Guest Services	1,108,658	\$78.69	\$106.46	\$185.15	\$263.84	\$370.31	
BGV Ops Fee	177,657	\$11.78	\$15.94	\$27.72	\$39.50	\$55.44	
Activities	24,587	\$1.75	\$2.36	\$4.11	\$5.85	\$8.21	
Resort Operations	574,331	\$38.09	\$51.53	\$89.62	\$127.70	\$179.23	
TOTAL MANAGEMENT & LABOR COSTS	4,613,916	321.36	434.78	756.15	1,077.51	1,512.29	
ENGINEERING & LANDSCAPING							
Engineering	1,286,523	\$89.04	\$120.46	\$209.50	\$298.53	\$419.00	
Landscaping	20,656	\$1.37	\$1.85	\$3.22	\$4.59	\$6.45	
TOTAL ENGINEERING & LANDSCAPING COSTS	1,307,179	90.41	122.31	212.72	303.13	425.44	
HOUSEKEEPING							
Common Area Cleans	1,461,423	\$100.88	\$136.48	\$237.36	\$338.23	\$474.71	
Housekeeping Cleaning	2,762,314	\$196.06	\$265.26	\$461.32	\$657.39	\$922.65	
TOTAL HOUSEKEEPING COSTS	4,223,738	296.94	401.74	698.68	995.62	1,397.36	
TOTAL FEES FOR CONTROLLABLE EXPENSES	10,144,833	708.71	958.84	1,667.55	2,376.25	3,335.09	
UTILITIES & TECHNOLOGY							
Water and Sanitation	220,701	\$14.64	\$19.80	\$34.44	\$49.07	\$68.87	
Satellite / Cable TV	29,646	\$2.10	\$2.85	\$4.95	\$7.06	\$9.90	
Elevator Maintenance	76,283	\$5.06	\$6.84	\$11.90	\$16.96	\$23.81	
Trash Removal	29,980	\$1.99	\$2.69	\$4.68	\$6.67	\$9.36	
Recycling/Compost	26,126	\$1.73	\$2.34	\$4.08	\$5.81	\$8.15	
Hot Tub / Pool Supplies	81,197	\$5.68	\$7.68	\$13.36	\$19.04	\$26.72	
Snow Removal	2,625	\$0.17	\$0.24	\$0.41	\$0.58	\$0.82	
Fire Alarm Service	29,582	\$1.96	\$2.65	\$4.62	\$6.58	\$9.23	
Wi-Fi Services	37,787	\$2.68	\$3.63	\$6.31	\$8.99	\$12.62	
Unit Phones	6,210	\$0.41	\$0.56	\$0.97	\$1.38	\$1.94	
Unit Electric	268,777	\$18.46	\$24.97	\$43.42	\$61.88	\$86.85	
Unit Gas	256,812	\$17.63	\$23.86	\$41.49	\$59.13	\$82.98	
TOTAL UTILITIES & TECHNOLOGY	1,065,726	72.52	98.11	170.63	243.14	341.25	
TAXES & INSURANCE							
Income Tax	69,300	\$4.60	\$6.22	\$10.81	\$15.41	\$21.63	
Property Tax	813,973	\$57.77	\$78.16	\$135.94	\$193.71	\$271.88	
TOB BOLT & AURF Fees	185,555	\$13.17	\$17.82	\$30.99	\$44.16	\$61.98	
Insurance	908,192	\$60.23	\$81.48	\$141.71	\$201.94	\$283.42	
TOTAL TAXES & INSURANCE	1,977,020	135.77	183.68	319.45	455.22	638.90	
RESERVES							
Unit Resv Fund Assessment	1,010,832	\$71.75	\$97.07	\$168.82	\$240.56	\$337.63	
Common Resv Fund Assessment	935,949	\$64.61	\$87.41	\$152.01	\$216.62	\$304.02	
TOTAL RESERVES	1,946,781	136.35	184.48	320.83	457.18	641.65	
OTHER EXPENSES							
Common Area Amenities	125,847	\$8.80	\$11.91	\$20.71	\$29.51	\$41.41	
Dues & Subscriptions	27,965	\$1.98	\$2.69	\$4.67	\$6.66	\$9.34	
Dues Payment Servicing	133,356	\$9.47	\$12.81	\$22.27	\$31.74	\$44.54	
HOA Meetings & Receptions	1,900	\$0.13	\$0.18	\$0.32	\$0.45	\$0.63	
Professional Fees	27,160	\$1.93	\$2.61	\$4.54	\$6.46	\$9.07	
Audit/Tax Prep & Reserve Fund Expense	17,750	\$1.18	\$1.59	\$2.77	\$3.95	\$5.54	
Bank Charge Fees	4,200	\$0.30	\$0.40	\$0.70	\$1.00	\$1.40	
Credit Card Fees	110,243	\$7.82	\$10.59	\$18.41	\$26.24	\$36.82	
Keys/Postage/Printing	55,655	\$3.95	\$5.34	\$9.29	\$13.24	\$18.59	
Bad Debt Expense	90,300	\$6.41	\$8.67	\$15.08	\$21.49	\$30.16	
Collection Expense	-	\$-	\$-	\$-	\$-	\$-	
BMMA Dues	107,528	\$7.63	\$10.33	\$17.96	\$25.59	\$35.92	
Fund Deficit Reduction	-	\$-	\$-	\$-	\$-	\$-	
Unit Reserve Fund Reduction	-	\$-	\$-	\$-	\$-	\$-	
OTHER EXPENSES	701,904	49.60	67.11	116.72	166.32	233.43	
TOTAL EXPENSES	15,836,265	-	1,102.95	1,492.22	2,595.17	3,698.11	5,190.34
OWNER DUES/YEAR W/O CASH DISCOUNT	14,960,791	\$1,040.81	\$1,408.15	\$2,448.96	\$3,489.77	\$4,897.92	
OWNER DUES/YEAR W/ CASH DISCOUNT		\$1,009.58	\$1,365.91	\$2,375.49	\$3,385.07	\$4,750.98	
BIENNIAL OWNER DUES/YEAR W/O CASH DISCOUNT		\$520.40	\$704.08	\$1,224.48	\$1,744.88	\$2,448.96	
BIENNIAL OWNER DUES/YEAR W/ CASH DISCOUNT		\$504.79	\$682.95	\$1,187.74	\$1,692.54	\$2,375.49	