



GRAND TIMBER LODGE

OWNERS' ASSOCIATION DUES

FISCAL YEAR JANUARY 1, 2025–DECEMBER 31, 2025

	TOTAL BUDGET	ANNUAL 4-BEDROOM	ANNUAL 3-BEDROOM	ANNUAL 2-BEDROOM	BIENNIAL 3-BEDROOM	BIENNIAL 2-BEDROOM
REVENUE						
OWNER ASSESSMENT INCOME	\$16,558,226	\$3,674.92	\$2,756.19	\$1,837.46	\$1,378.10	\$918.73
Cash Discount	(393,884)	(87.82)	(65.87)	(43.91)	(32.93)	(21.96)
Late Fee Income	207,003	46.15	34.62	23.08	17.31	11.54
Vacation Experience Fee Income	386,943	86.27	64.71	43.14	32.35	21.57
Rental Resort Fee Income	649,269	144.76	108.57	72.38	54.29	36.19
Misc. Income	59,032	13.16	9.87	6.58	4.94	3.29
Deed In Lieu Income	26,558	5.92	4.44	2.96	2.22	1.48
Gains/Loss on Investments	62,273	13.88	10.41	6.94	5.21	3.47
Interest Income	207,189	46.20	34.65	23.10	17.32	11.55
TOTAL REVENUE	17,762,609	3,943.46	2,957.59	1,971.73	1,478.80	985.86
EXPENSES						
MANAGEMENT & LABOR COSTS						
Shuttle Service	255,895	57.06	42.79	28.53	21.40	14.26
Management Fee	1,168,778	257.98	193.49	128.99	96.74	64.50
Owner Relations	1,530,596	341.27	255.95	170.64	127.98	85.32
Guest Services	1,094,824	244.11	183.08	122.05	91.54	61.03
GTL Resort Ops	566,036	126.21	94.65	63.10	47.33	31.55
BGV Ops	241,431	53.83	40.37	26.92	20.19	13.46
Activities	55,635	12.40	9.30	6.20	4.65	3.10
Employee Housing Reimbursement	38,298	8.54	6.40	4.27	3.20	2.13
TOTAL MANAGEMENT & LABOR COSTS	4,951,494	1,101.39	826.05	550.70	413.02	275.35
ENGINEERING & LANDSCAPING						
Landscaping	91,140	20.12	15.09	10.06	7.54	5.03
Engineering	1,373,168	303.09	227.32	151.55	113.66	75.77
TOTAL ENGINEERING & LANDSCAPING COSTS	1,464,307	323.21	242.41	161.61	121.20	80.80
HOUSEKEEPING						
Common Area Amenities	23,590	5.21	3.91	2.60	1.95	1.30
Common Area Cleaning	1,007,129	222.30	166.72	111.15	83.36	55.57
Housekeeping Cleaning	2,934,071	654.20	490.65	327.10	245.32	163.55
TOTAL HOUSEKEEPING COSTS	3,964,790	881.70	661.28	440.85	330.64	220.43
TOTAL FEES FOR CONTROLLABLE EXPENSES	10,380,592	2,306.31	1,729.73	1,153.15	864.87	576.58
UTILITIES & TECHNOLOGY						
Water and Sanitation	283,539	62.58	46.94	31.29	23.47	15.65
Satellite/Cable TV	84,036	18.74	14.05	9.37	7.03	4.68
Elevator Maintenance	65,670	14.50	10.87	7.25	5.44	3.62
Trash Removal	32,693	7.22	5.41	3.61	2.71	1.80
Recycling/Compost	31,276	6.90	5.18	3.45	2.59	1.73
Hot Tub/Pool Supplies	86,576	19.11	14.33	9.55	7.17	4.78
Snow Removal	11,036	2.44	1.83	1.22	0.91	0.61
Fire Alarm Service	58,500	12.91	9.68	6.46	4.84	3.23
Technology/Internet	47,200	10.52	7.89	5.26	3.95	2.63
Unit Phones	3,000	0.67	0.50	0.33	0.25	0.17
Unit Electric	201,926	44.57	33.43	22.29	16.71	11.14
Unit Gas	487,252	107.55	80.66	53.77	40.33	26.89
TOTAL UTILITIES & TECHNOLOGY	1,392,703	307.71	230.78	153.85	115.39	76.93
TAXES & INSURANCE						
Income Taxes	49,500	10.93	8.19	5.46	4.10	2.73
Insurance	880,944	194.45	145.84	97.22	72.92	48.61
Property Tax	709,750	158.25	118.69	79.12	59.34	39.56
TOB Short Term Rental Tax	281,370	62.74	47.05	31.37	23.53	15.68
TOTAL TAXES & INSURANCE	1,921,564	426.36	319.77	213.18	159.88	106.59
RESERVES						
Unit Reserve Fund Assessment	1,802,462	401.89	301.42	200.94	150.71	100.47
Common Resv Fund Assessment	1,716,100	378.79	284.09	189.39	142.05	94.70
TOTAL RESERVES	3,518,562	780.68	585.51	390.34	292.75	195.17
OTHER EXPENSES						
Dues & Subscriptions	40,314	8.99	6.74	4.49	3.37	2.25
Dues Payment Servicing	101,064	22.53	16.90	11.27	8.45	5.63
HOA Meetings & Receptions	2,425	0.54	0.41	0.27	0.20	0.14
Professional Fees	19,388	4.32	3.24	2.16	1.62	1.08
Audit/Tax Prep & Reserve Fund Expense	18,250	4.03	3.02	2.01	1.51	1.01
Bank Service Charge	4,500	1.00	0.75	0.50	0.38	0.25
Credit Card Fees	108,905	24.28	18.21	12.14	9.11	6.07
Keys/Printing/Postage	59,350	13.23	9.92	6.62	4.96	3.31
Bad Debt Expense	150,000	33.44	25.08	16.72	12.54	8.36
Collection Expense	44,990	10.03	7.52	5.02	3.76	2.51
OTHER EXPENSES	549,187	122.41	91.81	61.20	45.90	30.60
TOTAL EXPENSES	17,762,609	\$3,943.46	\$2,957.59	\$1,971.73	\$1,478.80	\$985.86
OWNER DUES/YEAR W/O CASH DISCOUNT	16,558,226	\$3,674.92	\$2,756.19	\$1,837.46	\$1,378.10	\$918.73
OWNER DUES/YEAR W/ CASH DISCOUNT		\$3,564.68	\$2,673.51	\$1,782.34	\$1,336.75	\$891.17