



GRAND COLORADO
ON PEAK EIGHT

OWNERS' ASSOCIATION DUES

FISCAL YEAR JANUARY 1, 2025-DECEMBER 31, 2025

COLORADO RESIDENCE

	TOTAL BUDGET	ANNUAL SUITE	ANNUAL 1-BEDROOM COLORADO	ANNUAL 2-BEDROOM COLORADO	ANNUAL 3-BEDROOM COLORADO	ANNUAL 4-BEDROOM COLORADO
REVENUE						
OWNER ASSESSMENT INCOME	\$16,853,923	\$1,022.06	\$1,743.52	\$2,765.59	\$3,787.65	\$4,809.72
Cash Discount	(386,057)	(24.75)	(42.22)	(66.98)	(91.73)	(116.48)
Late Fee Income	145,146	9.31	15.88	25.18	34.49	43.79
Vacation Experience Fee Income	101,742	6.52	11.13	17.65	24.17	30.70
Resort Fee Income	913,058	58.54	99.86	158.40	216.95	275.49
Misc. Income	101,255	6.49	11.07	17.57	24.06	30.55
Ski Locker Income	58,000	3.72	6.34	10.06	13.78	17.50
BMMA Nat Gas Reimbursement	63,892	4.10	6.99	11.08	15.18	19.28
Deed in Lieu Income	4,000	0.26	0.44	0.69	0.95	1.21
Gain/Loss Investments	60	0.00	0.01	0.01	0.01	0.02
Interest Income	234,563	15.04	25.65	40.69	55.73	70.77
TOTAL REVENUE	18,089,583	1,101.29	1,878.67	2,979.96	4,081.25	5,182.54
EXPENSES						
MANAGEMENT & LABOR COSTS						
Management Fee	1,978,984	115.23	196.56	311.79	427.01	542.24
Owner Relations	1,328,268	85.16	145.28	230.44	315.60	400.76
Guest Services	1,196,371	76.71	130.85	207.56	284.26	360.97
P8 Ops	524,327	27.44	46.81	74.25	101.69	129.13
BGV Ops	192,082	12.32	21.01	33.32	45.64	57.95
Activities	11,757	0.75	1.29	2.04	2.79	3.55
Employee Housing Reimbursement	46,109	2.96	5.04	8.00	10.96	13.91
TOTAL MANAGEMENT & LABOR COSTS	5,277,900	320.56	546.83	867.39	1,187.95	1,508.51
ENGINEERING & LANDSCAPING						
Landscaping	30,500	1.60	2.72	4.32	5.92	7.51
Engineering	1,467,113	90.61	154.57	245.17	335.78	426.39
TOTAL ENGINEERING & LANDSCAPING COSTS	1,497,613	92.20	157.29	249.49	341.69	433.90
HOUSEKEEPING						
Common Area Amenities	140,680	9.02	15.39	24.41	33.43	42.45
Common Area Cleans	2,191,007	134.02	228.63	362.65	496.67	630.70
Housekeeping Cleaning	2,370,938	152.01	259.32	411.33	563.34	715.36
TOTAL HOUSEKEEPING COSTS	4,702,626	295.06	503.33	798.39	1,093.44	1,388.50
TOTAL FEES FOR CONTROLLABLE EXPENSES	11,478,140	707.82	1,207.45	1,915.27	2,623.09	3,330.91
UTILITIES & TECHNOLOGY						
Water and Sanitation	269,304	14.09	24.04	38.14	52.23	66.32
Satellite / Cable TV	52,095	3.34	5.70	9.04	12.38	15.72
Elevator Maintenance	83,711	4.38	7.47	11.85	16.24	20.62
Trash Removal	44,094	2.31	3.94	6.24	8.55	10.86
Recycling	39,864	2.09	3.56	5.65	7.73	9.82
Hot Tub / Pool Supplies	102,000	6.54	11.16	17.70	24.24	30.78
Snow Removal	25,000	1.31	2.23	3.54	4.85	6.16
Fire Alarm Service	31,028	1.62	2.77	4.39	6.02	7.64
Wi-Fi Services	39,300	2.52	4.30	6.82	9.34	11.86
Cell Booster	39,240	2.05	3.50	5.56	7.61	9.66
Unit Phones	6,900	0.44	0.75	1.20	1.64	2.08
Unit Electric	390,981	23.46	40.01	63.47	86.92	110.38
Unit Gas	436,246	26.17	44.64	70.82	96.99	123.16
TOTAL UTILITIES & TECHNOLOGY	1,559,763	90.32	154.08	244.40	334.73	425.05
TAXES & INSURANCE						
Income Tax	89,100	4.66	7.95	12.62	17.28	21.94
Insurance	1,382,056	72.33	123.38	195.71	268.04	340.37
Property Tax	1,017,255	65.22	111.26	176.48	241.70	306.92
TOB Short Term Rent Tax	204,345	13.10	22.35	35.45	48.55	61.65
TOTAL TAXES & INSURANCE	2,692,757	155.31	264.95	420.26	575.58	730.89
RESERVES						
Unit Reserve Fund Assessment	938,511	60.17	102.65	162.82	222.99	283.17
Common Reserve Fund Assessment	1,084,026	66.31	113.12	179.43	245.74	312.05
TOTAL RESERVES	2,022,537	126.48	215.76	342.25	468.73	595.21
OTHER EXPENSES						
Dues & Subscriptions	57,662	3.70	6.31	10.00	13.70	17.40
Dues Payment Servicing	94,575	6.06	10.34	16.41	22.47	28.54
HOA Meetings & Receptions	2,550	0.16	0.28	0.44	0.61	0.77
Stables Lot Rent	216,305	13.87	23.66	37.53	51.39	65.26
Professional Fees	300	0.02	0.03	0.05	0.07	0.09
Audit/Tax Prep and Reserve Fund Expense	18,250	0.96	1.63	2.58	3.54	4.49
Bank Service Fees	4,800	0.31	0.52	0.83	1.14	1.45
Credit Card Fees	115,577	7.41	12.64	20.05	27.46	34.87
Keys/Printing/Postage/Production	64,250	4.12	7.03	11.15	15.27	19.39
Bad Debt Expense	91,350	5.86	9.99	15.85	21.71	27.56
BMMA Dues	10,763	0.69	1.18	1.87	2.56	3.25
Fund Deficit Reduction	(340,000)	(21.80)	(37.19)	(58.99)	(80.79)	(102.58)
TOTAL OTHER EXPENSES	336,384	21.35	36.42	57.78	79.13	100.48
TOTAL EXPENSES	18,089,583	1,101.29	1,878.67	2,979.96	4,081.25	5,182.54
OWNER DUES/YEAR W/O CASH DISCOUNT	\$16,853,923	\$1,022.06	\$1,743.52	\$2,765.59	\$3,787.65	\$4,809.72
OWNER DUES/YEAR W/ CASH DISCOUNT		\$991.40	\$1,691.22	\$2,682.62	\$3,674.02	\$4,665.42
BIENNIAL OWNER DUES/YEAR W/O CASH DISCOUNT		\$511.03	\$871.76	\$1,382.79	\$1,893.83	\$2,404.86
BIENNIAL OWNER DUES/YEAR W/ CASH DISCOUNT		\$495.70	\$845.61	\$1,341.31	\$1,837.01	\$2,332.71



GRAND COLORADO
ON PEAK EIGHT

OWNERS' ASSOCIATION DUES

FISCAL YEAR JANUARY 1, 2025-DECEMBER 31, 2025

BRECKENRIDGE RESIDENCE

	TOTAL BUDGET	ANNUAL SUITE	ANNUAL 1-BEDROOM BRECKENRIDGE	ANNUAL 2-BEDROOM BRECKENRIDGE	ANNUAL 3-BEDROOM BRECKENRIDGE	ANNUAL 4-BEDROOM BRECKENRIDGE
REVENUE						
OWNER ASSESSMENT INCOME	\$16,853,923	\$1,022.06	\$1,382.79	\$2,404.86	\$3,426.92	\$4,809.72
Cash Discount	(386,057)	(24.75)	(33.49)	(58.24)	(82.99)	(116.48)
Late Fee Income	145,146	9.31	12.59	21.90	31.20	43.79
Vacation Experience Fee Income	101,742	6.52	8.83	15.35	21.87	30.70
Resort Fee Income	913,058	58.54	79.20	137.74	196.28	275.49
Misc. Income	101,255	6.49	8.78	15.28	21.77	30.55
Ski Locker Income	58,000	3.72	5.03	8.75	12.47	17.50
BMMA Nat Gas Reimbursement	63,892	4.10	5.54	9.64	13.74	19.28
Deed in Lieu Income	4,000	0.26	0.35	0.60	0.86	1.21
Gain/Loss Investments	60	0.00	0.01	0.01	0.01	0.02
Interest Income	234,563	15.04	20.35	35.39	50.43	70.77
TOTAL REVENUE	18,089,583	1,101.29	1,489.98	2,591.27	3,692.56	5,182.54
EXPENSES						
MANAGEMENT & LABOR COSTS						
Management Fee	1,978,984	115.23	155.89	271.12	386.34	542.24
Owner Relations	1,328,268	85.16	115.22	200.38	285.54	400.76
Guest Services	1,196,371	76.71	103.78	180.48	257.19	360.97
GC8 Ops	524,327	27.44	37.12	64.56	92.00	129.13
BGV Ops	192,082	12.32	16.66	28.98	41.29	57.95
Activities	11,757	0.75	1.02	1.77	2.53	3.55
Employee Housing Reimbursement	46,109	2.96	4.00	6.96	9.91	13.91
TOTAL MANAGEMENT & LABOR COSTS	5,277,900	320.56	433.70	754.25	1,074.81	1,508.51
ENGINEERING & LANDSCAPING						
Landscaping	30,500	1.60	2.16	3.76	5.35	7.51
Engineering	1,467,113	90.61	122.59	213.19	303.80	426.39
TOTAL ENGINEERING & LANDSCAPING COSTS	1,497,613	92.20	124.75	216.95	309.15	433.90
HOUSEKEEPING						
Common Area Amenities	140,680	9.02	12.20	21.22	30.24	42.45
Common Area Cleans	2,191,007	134.02	181.33	315.35	449.37	630.70
Housekeeping Cleaning	2,370,938	152.01	205.66	357.68	509.69	715.36
TOTAL HOUSEKEEPING COSTS	4,702,626	295.06	399.19	694.25	989.31	1,388.50
TOTAL FEES FOR CONTROLLABLE EXPENSES	11,478,140	707.82	957.64	1,665.45	2,373.27	3,330.91
UTILITIES & TECHNOLOGY						
Water and Sanitation	269,304	14.09	19.07	33.16	47.26	66.32
Satellite / Cable TV	52,095	3.34	4.52	7.86	11.20	15.72
Elevator Maintenance	83,711	4.38	5.93	10.31	14.69	20.62
Trash Removal	44,094	2.31	3.12	5.43	7.74	10.86
Recycling	39,864	2.09	2.82	4.91	6.99	9.82
Hot Tub / Pool Supplies	102,000	6.54	8.85	15.39	21.93	30.78
Snow Removal	25,000	1.31	1.77	3.08	4.39	6.16
Fire Alarm Service	31,028	1.62	2.20	3.82	5.44	7.64
Wi-Fi Services	39,300	2.52	3.41	5.93	8.45	11.86
Cell Booster	39,240	2.05	2.78	4.83	6.89	9.66
Unit Phones	6,900	0.44	0.60	1.04	1.48	2.08
Unit Electric	390,981	23.46	31.73	55.19	78.65	110.38
Unit Gas	436,246	26.17	35.41	61.58	87.75	123.16
TOTAL UTILITIES & TECHNOLOGY	1,559,763	90.32	122.20	212.52	302.85	425.05
TAXES & INSURANCE						
Income Tax	89,100	4.66	6.31	10.97	15.63	21.94
Insurance	1,382,056	72.33	97.86	170.18	242.51	340.37
Property Tax	1,017,255	65.22	88.24	153.46	218.68	306.92
TOB Short Term Rent Tax	204,345	13.10	17.73	30.83	43.93	61.65
TOTAL TAXES & INSURANCE	2,692,757	155.31	210.13	365.44	520.76	730.89
RESERVES						
Unit Reserve Fund Assessment	938,511	60.17	81.41	141.58	201.76	283.17
Common Reserve Fund Assessment	1,084,026	66.31	89.71	156.02	222.33	312.05
TOTAL RESERVES	2,022,537	126.48	171.12	297.61	424.09	595.21
OTHER EXPENSES						
Dues & Subscriptions	57,662	3.70	5.00	8.70	12.40	17.40
Dues Payment Servicing	94,575	6.06	8.20	14.27	20.33	28.54
HOA Meetings & Receptions	2,550	0.16	0.22	0.38	0.55	0.77
Stables Lot Rent	216,305	13.87	18.76	32.63	46.50	65.26
Professional Fees	300	0.02	0.03	0.05	0.06	0.09
Audit/Tax Prep and Reserve Fund Expense	18,250	0.96	1.29	2.25	3.20	4.49
Bank Service Fees	4,800	0.31	0.42	0.72	1.03	1.45
Credit Card Fees	115,577	7.41	10.03	17.44	24.85	34.87
Keys/Printing/Postage/Production	64,250	4.12	5.57	9.69	13.81	19.39
Bad Debt Expense	91,350	5.86	7.92	13.78	19.64	27.56
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Fund Deficit Reduction	(340,000)	(21.80)	(29.49)	(51.29)	(73.09)	(102.58)
TOTAL OTHER EXPENSES	336,384	21.35	28.89	50.24	71.59	100.48
TOTAL EXPENSES	18,089,583	1,101.29	1,489.98	2,591.27	3,692.56	5,182.54
OWNER DUES/YEAR W/O CASH DISCOUNT	\$16,853,923	\$1,022.06	\$1,382.79	\$2,404.86	\$3,426.92	\$4,809.72
OWNER DUES/YEAR W/ CASH DISCOUNT		\$991.40	\$1,341.31	\$2,332.71	\$3,324.11	\$4,665.42
BIENNIAL OWNER DUES/YEAR W/O CASH DISCOUNT		\$511.03	\$691.40	\$1,202.43	\$1,713.46	\$2,404.86
BIENNIAL OWNER DUES/YEAR W/ CASH DISCOUNT		\$495.70	\$670.65	\$1,166.36	\$1,662.06	\$2,332.71