



GRAND COLORADO ON PEAK EIGHT

OWNERS ASSOCIATION DUES

FISCAL YEAR JANUARY 1, 2026–DECEMBER 31, 2026

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	\$17,860,728	\$1,085.86	\$1,852.35	\$2,938.22	\$4,024.08	\$5,109.94
Cash Discount	(405,360.20)	(25.99)	(44.34)	(70.33)	(96.31)	(122.30)
Late Fee Income	162,270.12	10.40	17.75	28.15	38.56	48.96
Vacation Experience Fee Income	99,004.25	6.35	10.83	17.18	23.52	29.87
Resort Fee Income	864,839.55	55.45	94.59	150.04	205.49	260.94
Misc. Income	132,536.24	8.50	14.50	22.99	31.49	39.99
Ski Locker Income	58,000.00	3.72	6.34	10.06	13.78	17.50
BMMA Nat Gas Reimbursement	52,250.00	3.35	5.71	9.06	12.41	15.76
Deed in Lieu Income	1,354.61	0.09	0.15	0.24	0.32	0.41
Gain/Loss Investments	-	-	-	-	-	-
Interest Income	221,286.93	14.19	24.20	38.39	52.58	66.77
TOTAL REVENUE	19,046,909.32	1,161.92	1,982.09	3,144.01	4,305.92	5,467.84
EXPENSES						
MANAGEMENT & LABOR COSTS						
Management Fee	2,157,092.73	125.60	214.25	339.85	465.44	591.04
Owner Relations	1,347,851.56	86.42	147.42	233.84	320.25	406.67
Guest Services	1,232,355.23	79.01	134.79	213.80	292.81	371.82
P8 Ops	568,504.83	29.75	50.75	80.51	110.26	140.01
BGV Ops	171,889.60	11.02	18.80	29.82	40.84	51.86
Activities	(25,363.20)	(1.63)	(2.77)	(4.40)	(6.03)	(7.65)
Employee Housing Reimbursement	78,202.00	5.01	8.55	13.57	18.58	23.59
TOTAL MANAGEMENT & LABOR COSTS	5,530,532.74	335.19	571.79	906.97	1,242.16	1,577.35
ENGINEERING & LANDSCAPING						
Landscaping	31,500.00	1.65	2.81	4.46	6.11	7.76
Engineering	1,542,105.32	95.24	162.47	257.70	352.94	448.18
TOTAL ENGINEERING & LANDSCAPING COSTS	1,573,605.32	96.89	165.28	262.17	359.05	455.94
HOUSEKEEPING						
Common Area Amenities	148,398.00	9.51	16.23	25.75	35.26	44.77
Common Area Cleans	2,033,107.61	124.36	212.15	336.52	460.88	585.25
Housekeeping Cleaning	2,566,725.39	164.57	280.73	445.30	609.86	774.43
TOTAL HOUSEKEEPING COSTS	4,748,231.00	298.45	509.11	807.56	1,106.00	1,404.45
TOTAL FEES FOR CONTROLLABLE EXPENSES	11,852,369.06	730.52	1,246.18	1,976.70	2,707.22	3,437.73
UTILITIES & TECHNOLOGY						
Water and Sanitation	301,337.06	15.77	26.90	42.67	58.44	74.21
Satellite / Cable TV	61,264.00	3.93	6.70	10.63	14.56	18.48
Elevator Maintenance	86,809.00	4.54	7.75	12.29	16.84	21.38
Trash Removal	48,660.00	2.55	4.34	6.89	9.44	11.98
Recycling	40,950.00	2.14	3.66	5.80	7.94	10.08
Hot Tub / Pool Supplies	96,228.00	6.17	10.52	16.69	22.86	29.03
Snow Removal	26,500.00	1.39	2.37	3.75	5.14	6.53
Fire Alarm Service	32,509.00	1.70	2.90	4.60	6.30	8.01
Wi-Fi Services	42,300.00	2.71	4.63	7.34	10.05	12.76
Cell Booster	39,300.00	2.06	3.51	5.57	7.62	9.68
Unit Phones	6,900.00	0.44	0.75	1.20	1.64	2.08
Unit Electric	447,998.43	26.88	45.85	72.72	99.60	126.48
Unit Gas	422,974.00	25.37	43.29	68.66	94.04	119.41
TOTAL UTILITIES & TECHNOLOGY	1,653,729.49	95.65	163.17	258.82	354.47	450.12
TAXES & INSURANCE						
Income Tax	82,256.00	4.30	7.34	11.65	15.95	20.26
Insurance	1,263,834.94	66.14	112.83	178.97	245.11	311.25
Property Tax	1,170,376.90	75.04	128.01	203.05	278.09	353.12
TOB Short Term Rent Tax	204,342.00	13.10	22.35	35.45	48.55	61.65
TOTAL TAXES & INSURANCE	2,720,809.83	158.59	270.53	429.12	587.70	746.29
RESERVES						
Unit Reserve Fund Assessment	994,821.72	63.78	108.81	172.59	236.37	300.16
Common Reserve Fund Assessment	1,165,327.92	71.28	121.60	192.88	264.17	335.45
TOTAL RESERVES	2,160,149.64	135.07	230.41	365.47	500.54	635.60
OTHER EXPENSES						
Dues & Subscriptions	43,316.00	2.78	4.74	7.51	10.29	13.07
Dues Payment Servicing	112,869.91	7.24	12.34	19.58	26.82	34.05
HOA Meetings & Receptions	1,750.00	0.11	0.19	0.30	0.42	0.53
Stables Lot Rent	234,519.14	15.04	25.65	40.69	55.72	70.76
Professional Fees	27,194.00	1.74	2.97	4.72	6.46	8.20
Audit/Tax Prep and Reserve Fund Expense	18,000.00	0.94	1.61	2.55	3.49	4.43
Bank Service Fees	9,106.54	0.58	1.00	1.58	2.16	2.75
Credit Card Fees	132,395.74	8.49	14.48	22.97	31.46	39.95
Keys/Printing/Postage/Production	76,500.00	4.90	8.37	13.27	18.18	23.08
Bad Debt Expense	96,831.00	6.21	10.59	16.80	23.01	29.22
BMMA Dues	4,368.97	0.28	0.48	0.76	1.04	1.32
Fund Deficit Reduction	(97,000.00)	(6.22)	(10.61)	(16.83)	(23.05)	(29.27)
TOTAL OTHER EXPENSES	659,851.30	42.09	71.81	113.90	156.00	198.09
TOTAL EXPENSES	19,046,909.32	1,161.92	1,982.09	3,144.01	4,305.92	5,467.84
OWNER DUES/YEAR W/O CASH DISCOUNT	\$17,860,728	\$1,085.86	\$1,852.35	\$2,938.22	\$4,024.08	\$5,109.94
OWNER DUES/YEAR W/ CASH DISCOUNT		\$1,053.29	\$1,796.78	\$2,850.07	\$3,903.36	\$4,956.65
BIENNIAL OWNER DUES/YEAR W/O CASH DISCOUNT		\$542.93	\$926.18	\$1,469.11	\$2,012.04	\$2,554.97
BIENNIAL OWNER DUES/YEAR W/ CASH DISCOUNT		\$526.64	\$898.39	\$1,425.04	\$1,951.68	\$2,478.32



GRAND COLORADO ON PEAK EIGHT

OWNERS ASSOCIATION DUES

FISCAL YEAR JANUARY 1, 2026–DECEMBER 31, 2026

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	\$17,860,728	\$1,085.86	\$1,469.11	\$2,554.97	\$3,640.84	\$5,109.94
Cash Discount	(405,360.20)	(25.99)	(35.16)	(61.15)	(87.14)	(122.30)
Late Fee Income	162,270.12	10.40	14.08	24.48	34.88	48.96
Vacation Experience Fee Income	99,004.25	6.35	8.59	14.94	21.28	29.87
Resort Fee Income	864,839.55	55.45	75.02	130.47	185.92	260.94
Misc. Income	132,536.24	8.50	11.50	19.99	28.49	39.99
Ski Locker Income	58,000.00	3.72	5.03	8.75	12.47	17.50
BMMA Nat Gas Reimbursement	52,250.00	3.35	4.53	7.88	11.23	15.76
Deed in Lieu Income	1,354.61	0.09	0.12	0.20	0.29	0.41
Gain/Loss Investments	-	-	-	-	-	-
Interest Income	221,286.93	14.19	19.20	33.38	47.57	66.77
TOTAL REVENUE	19,046,909.32	1,161.92	1,572.00	2,733.92	3,895.83	5,467.84
EXPENSES						
MANAGEMENT & LABOR COSTS						
Management Fee	2,157,092.73	125.60	169.92	295.52	421.11	591.04
Owner Relations	1,347,851.56	86.42	116.92	203.34	289.75	406.67
Guest Services	1,232,355.23	79.01	106.90	185.91	264.92	371.82
GC8 Ops	568,504.83	29.75	40.25	70.00	99.76	140.01
BGV Ops	171,889.60	11.02	14.91	25.93	36.95	51.86
Activities	(25,363.20)	(1.63)	(2.20)	(3.83)	(5.45)	(7.65)
Employee Housing Reimbursement	78,202.00	5.01	6.78	11.80	16.81	23.59
TOTAL MANAGEMENT & LABOR COSTS	5,530,532.74	335.19	453.49	788.67	1,123.86	1,577.35
ENGINEERING & LANDSCAPING						
Landscaping	31,500.00	1.65	2.23	3.88	5.53	7.76
Engineering	1,542,105.32	95.24	128.85	224.09	319.33	448.18
TOTAL ENGINEERING & LANDSCAPING COSTS	1,573,605.32	96.89	131.08	227.97	324.86	455.94
HOUSEKEEPING						
Common Area Amenities	148,398.00	9.51	12.87	22.39	31.90	44.77
Common Area Cleans	2,033,107.61	124.36	168.26	292.62	416.99	585.25
Housekeeping Cleaning	2,566,725.39	164.57	222.65	387.21	551.78	774.43
TOTAL HOUSEKEEPING COSTS	4,748,231.00	298.45	403.78	702.22	1,000.67	1,404.45
TOTAL FEES FOR CONTROLLABLE EXPENSES	11,852,369.06	730.52	988.35	1,718.87	2,449.39	3,437.73
UTILITIES & TECHNOLOGY						
Water and Sanitation	301,337.06	15.77	21.34	37.11	52.88	74.21
Satellite / Cable TV	61,264.00	3.93	5.31	9.24	13.17	18.48
Elevator Maintenance	86,809.00	4.54	6.15	10.69	15.23	21.38
Trash Removal	48,660.00	2.55	3.45	5.99	8.54	11.98
Recycling	40,950.00	2.14	2.90	5.04	7.19	10.08
Hot Tub / Pool Supplies	96,228.00	6.17	8.35	14.52	20.69	29.03
Snow Removal	26,500.00	1.39	1.88	3.26	4.65	6.53
Fire Alarm Service	32,509.00	1.70	2.30	4.00	5.70	8.01
Wi-Fi Services	42,300.00	2.71	3.67	6.38	9.09	12.76
Cell Booster	39,300.00	2.06	2.78	4.84	6.90	9.68
Unit Phones	6,900.00	0.44	0.60	1.04	1.48	2.08
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Unit Gas	422,974.00	25.37	34.33	59.71	85.08	119.41
TOTAL UTILITIES & TECHNOLOGY	1,653,729.49	95.65	129.41	225.06	320.71	450.12
TAXES & INSURANCE						
Income Tax	82,256.00	4.30	5.82	10.13	14.43	20.26
Insurance	1,263,834.94	66.14	89.48	155.63	221.77	311.25
Property Tax	1,170,376.90	75.04	101.52	176.56	251.60	353.12
TOB Short Term Rent Tax	204,342.00	13.10	17.73	30.83	43.93	61.65
TOTAL TAXES & INSURANCE	2,720,809.83	158.59	214.56	373.14	531.73	746.29
RESERVES						
Unit Reserve Fund Assessment	994,821.72	63.78	86.29	150.08	213.86	300.16
Common Reserve Fund Assessment	1,165,327.92	71.28	96.44	167.72	239.01	335.45
TOTAL RESERVES	2,160,149.64	135.07	182.74	317.80	452.87	635.60
OTHER EXPENSES						
Dues & Subscriptions	43,316.00	2.78	3.76	6.53	9.31	13.07
Dues Payment Servicing	112,869.91	7.24	9.79	17.03	24.26	34.05
HOA Meetings & Receptions	1,750.00	0.11	0.15	0.26	0.38	0.53
Stables Lot Rent	234,519.14	15.04	20.34	35.38	50.42	70.76
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Bank Service Fees	9,106.54	0.58	0.79	1.37	1.96	2.75
Credit Card Fees	132,395.74	8.49	11.48	19.97	28.46	39.95
Keys/Printing/Postage/Production	76,500.00	4.90	6.64	11.54	16.45	23.08
Bad Debt Expense	96,831.00	6.21	8.40	14.61	20.82	29.22
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Fund Deficit Reduction	(97,000.00)	(6.22)	(8.41)	(14.63)	(20.85)	(29.27)
TOTAL OTHER EXPENSES	659,851.30	42.09	56.95	99.05	141.14	198.09
TOTAL EXPENSES	19,046,909.32	1,161.92	1,572.00	2,733.92	3,895.83	5,467.84
OWNER DUES/YEAR W/O CASH DISCOUNT	\$17,860,728	\$1,085.86	\$1,469.11	\$2,554.97	\$3,640.84	\$5,109.94
OWNER DUES/YEAR W/ CASH DISCOUNT		\$1,053.29	\$1,425.04	\$2,478.32	\$3,531.61	\$4,956.65
BIENNIAL OWNER DUES/YEAR W/O CASH DISCOUNT		\$542.93	\$734.55	\$1,277.49	\$1,820.42	\$2,554.97
BIENNIAL OWNER DUES/YEAR W/ CASH DISCOUNT		\$526.64	\$712.52	\$1,239.16	\$1,765.81	\$2,478.32