GRAND LODGE ON PEAK 7

OWNERS ASSOCIATION DUES

FISCAL YEAR JANUARY 1, 2026–DECEMBER 31, 2026

	TOTAL BUDGET	SUITE	1-BEDROOM MASTER	2-BEDROOM LOCK-OFF	3-BEDROOM LOCK-OFF	4-BEDROOM LOCK-OFF
REVENUE						
OWNER ASSESSMENT INCOME	$15,866,287.14	$1,103.77	$1,493.34	$2,597.12	$3,700.89	$5,194.23
Cash Discount	(359,717.67)	(25.53)	(34.54)	(60.08)	(85.61)	(120.15)
Late Fee Income	183,130.56	13.00	17.59	30.58	43.58	61.17
Deed in Lieu Income	7,037.07	0.50	0.68	1.18	1.67	2.35
Misc. Income	79,349.97	5.63	7.62	13.25	18.88	26.50
Interest Income	191,388.48	13.58	18.38	31.96	45.55	63.93
Vacation Experience Fee Income	192,200.60	13.64	18.46	32.10	45.74	64.20
Resort Fee Income	533,235.62	37.85	51.21	89.05	126.90	178.11
TOTAL REVENUE	16,692,911.77	1,162.45	1,572.72	2,735.17	3,897.61	5,470.34
EXPENSES						
MANAGEMENT & LABOR COSTS						
Management Fee	1,747,560.30	120.63	163.20	283.83	404.46	567.66
Owner Relations	1,409,954.20	100.08	135.40	235.47	335.55	470.94
Employee Housing Reimbursement	45,290.00	3.21	4.35	7.56	10.78	15.13
Guest Services	1,156,225.09	82.07	111.03	193.10	275.16	386.19
BGV Ops Fee	158,980.89	10.54	14.26	24.81	35.35	49.61
Activities	3,611.84	0.26	0.35	0.60	0.86	1.21
Resort Operations	656,627.82	43.54	58.91	102.46	146.00	204.91
TOTAL MANAGEMENT & LABOR COSTS	5,178,250.14	360.33	487.50	847.83	1,208.15	1,695.66
ENGINEERING & LANDSCAPING						
Engineering	1,341,841.42	92.86	125.64	218.51	311.37	437.01
Landscaping	22,247.50	1.48	2.00	3.47	4.95	6.94
TOTAL ENGINEERING & LANDSCAPING COSTS	1,364,088.92	94.34	127.64	221.98	316.32	443.95
HOUSEKEEPING						
Common Area Cleans	1,531,457.91	105.71	143.02	248.73	354.44	497.46
Housekeeping Cleaning	2,729,668.55	193.75	262.13	455.87	649.62	911.74
TOTAL HOUSEKEEPING COSTS	4,261,126.46	299.46	405.15	704.60	1,004.06	1,409.21
TOTAL FEES FOR CONTROLLABLE EXPENSES	10,803,465.52	754.12	1,020.28	1,774.41	2,528.53	3,548.82
UTILITIES & TECHNOLOGY						
Water and Sanitation	251,996.42	16.71	22.61	39.32	56.03	78.64
Satellite / Cable TV	32,986.82	2.34	3.17	5.51	7.85	11.02
Elevator Maintenance	80,133.29	5.31	7.19	12.50	17.82	25.01
Trash Removal	43,003.00	2.85	3.86	6.71	9.56	13.42
Recycling/Compost	28,784.79	1.91	2.58	4.49	6.40	8.98
Hot Tub / Pool Supplies	94,051.68	6.58	8.90	15.48	22.05	30.95
Snow Removal	3,000.00	0.20	0.27	0.47	0.67	0.94
Fire Alarm Service	31,656.02	2.10	2.84	4.94	7.04	9.88
Wi-Fi Services	28,680.18	2.04	2.75	4.79	6.83	9.58
Unit Phones	9,026.52	0.60	0.81	1.41	2.01	2.82
Electric	338,790.23	23.26	31.47	54.74	78.00	109.47
Gas	260,634.85	17.90	24.21	42.11	60.01	84.22
TOTAL UTILITIES & TECHNOLOGY	1,202,743.81	81.80	110.67	192.46	274.26	384.92
TAXES & INSURANCE						
Income Tax	75,620.00	5.01	6.78	11.80	16.81	23.60
Property Tax	938,417.09	66.61	90.11	156.72	223.33	313.44
TOB BOLT & AURF Fees	185,555.04	13.17	17.82	30.99	44.16	61.98
Insurance	774,586.00	51.37	69.50	120.86	172.23	241.72
TOTAL TAXES & INSURANCE	1,974,178.13	136.16	184.21	320.37	456.53	640.74
RESERVES						
Unit Resv Fund Assessment	1,074,004.80	76.23	103.14	179.37	255.60	358.73
Common Resv Fund Assessment	996,785.65	68.80	93.09	161.89	230.70	323.79
TOTAL RESERVES	2,070,790.45	145.03	196.22	341.26	486.29	682.52
OTHER EXPENSES						
Common Area Amenities	122,324.71	8.55	11.57	20.13	28.68	40.25
Dues & Subscriptions	31,753.02	2.25	3.05	5.30	7.56	10.61
Dues Payment Servicing	150,642.86	10.69	14.47	25.16	35.85	50.32
HOA Meetings & Receptions	6,350.00	0.45	0.61	1.06	1.51	2.12
Professional Fees	41,650.00	2.96	4.00	6.96	9.91	13.91
Audit/Tax Prep	18,500.00	1.23	1.66	2.89	4.11	5.77
Bank Charge Fees	4,200.00	0.30	0.40	0.70	1.00	1.40
Credit Card Fees	115,820.93	8.22	11.12	19.34	27.56	38.69
Keys/Postage/Printing	62,439.00	4.43	6.00	10.43	14.86	20.86
Bad Debt Expense	33,873.83	2.40	3.25	5.66	8.06	11.31
BMMA Dues	54,179.51	3.85	5.20	9.05	12.89	18.10
Fund Deficit Reduction	-	-	-	-	-	-
Unit Reserve Fund Reduction	-	-	-	-	-	-
OTHER EXPENSES	641,733.86	45.33	61.33	106.67	152.00	213.34
TOTAL EXPENSES	16,692,911.77 -	1,162.45	1,572.72	2,735.17	3,897.61	5,470.34
OWNER DUES/YEAR W/O CASH DISCOUNT	15,866,287.14	$1,103.77	$1,493.34	$2,597.12	$3,700.89	$5,194.23
OWNER DUES/YEAR W/ CASH DISCOUNT		$1,070.66	$1,448.54	$2,519.20	$3,589.86	$5,038.41
BIENNIAL OWNER DUES/YEAR W/O CASH DISCOUNT		$551.89	$746.67	$1,298.56	$1,850.45	$2,597.12
BIENNIAL OWNER DUES/YEAR W/ CASH DISCOUNT		$535.33	$724.27	$1,259.60	$1,794.93	$2,519.20