



## GRAND TIMBER LODGE

### OWNERS ASSOCIATION DUES

FISCAL YEAR JANUARY 1, 2026–DECEMBER 31, 2026

	TOTAL BUDGET	ANNUAL 4-BEDROOM	ANNUAL 3-BEDROOM	ANNUAL 2-BEDROOM	BIENNIAL 3-BEDROOM	BIENNIAL 2-BEDROOM
<b>REVENUE</b>						
<b>OWNER ASSESSMENT INCOME</b>	\$17,829,134.73	\$3,957.86	\$2,968.40	\$1,978.93	\$1,484.20	\$989.47
Cash Discount	(408,000.10)	\$(90.97)	\$(68.23)	\$(45.48)	\$(34.11)	\$(22.74)
Late Fee Income	235,900.90	\$52.60	\$39.45	\$26.30	\$19.72	\$13.15
Vacation Experience Fee Income	327,218.45	\$72.96	\$54.72	\$36.48	\$27.36	\$18.24
Rental Resort Fee Income	586,851.65	\$130.85	\$98.14	\$65.42	\$49.07	\$32.71
Misc. Income	64,094.76	\$14.29	\$10.72	\$7.15	\$5.36	\$3.57
Deed In Lieu Income	27,283.50	\$6.08	\$4.56	\$3.04	\$2.28	\$1.52
Gains/Loss on Investments	19,435.49	\$4.33	\$3.25	\$2.17	\$1.63	\$1.08
Interest Income	165,900.99	\$36.99	\$27.74	\$18.50	\$13.87	\$9.25
<b>TOTAL REVENUE</b>	<b>18,847,820.37</b>	<b>4,184.99</b>	<b>3,138.74</b>	<b>2,092.50</b>	<b>1,592.49</b>	<b>1,046.25</b>
<b>EXPENSES</b>						
<b>MANAGEMENT &amp; LABOR COSTS</b>						
Shuttle Service	282,183.48	\$62.92	\$47.19	\$31.46	\$23.59	\$15.73
Management Fee	1,449,961.83	\$320.04	\$240.03	\$160.02	\$120.02	\$80.01
Owner Relations	1,689,735.07	\$376.75	\$282.56	\$188.38	\$141.28	\$94.19
Guest Services	1,172,579.35	\$261.44	\$196.08	\$130.72	\$98.04	\$65.36
GTL Resort Ops	619,828.92	\$138.20	\$103.65	\$69.10	\$51.83	\$34.55
BGV Ops	216,050.96	\$48.17	\$36.13	\$24.09	\$18.06	\$12.04
Activities	65,701.41	\$14.65	\$10.99	\$7.32	\$5.49	\$3.66
Employee Housing Reimbursement	28,693.00	\$6.40	\$4.80	\$3.20	\$2.40	\$1.60
<b>TOTAL MANAGEMENT &amp; LABOR COSTS</b>	<b>5,524,734.02</b>	<b>1,228.58</b>	<b>921.43</b>	<b>614.29</b>	<b>460.72</b>	<b>307.14</b>
<b>ENGINEERING &amp; LANDSCAPING</b>						
Landscaping	89,140.00	\$19.68	\$14.76	\$9.84	\$7.38	\$4.92
Engineering	1,442,374.86	\$318.37	\$238.78	\$159.18	\$119.39	\$79.59
<b>TOTAL ENGINEERING &amp; LANDSCAPING COSTS</b>	<b>1,531,514.86</b>	<b>338.05</b>	<b>253.53</b>	<b>169.02</b>	<b>126.77</b>	<b>84.51</b>
<b>HOUSEKEEPING</b>						
Common Area Amenities	20,800.00	\$4.59	\$3.44	\$2.30	\$1.72	\$1.15
Common Area Cleaning	1,064,244.82	\$234.91	\$176.18	\$117.45	\$88.09	\$58.73
Housekeeping Cleaning	3,148,906.28	\$702.10	\$526.57	\$351.05	\$263.29	\$175.52
<b>TOTAL HOUSEKEEPING COSTS</b>	<b>4,233,951.10</b>	<b>941.60</b>	<b>706.20</b>	<b>470.80</b>	<b>353.10</b>	<b>235.40</b>
<b>TOTAL FEES FOR CONTROLLABLE EXPENSES</b>	<b>11,290,199.97</b>	<b>2,508.22</b>	<b>1,881.16</b>	<b>1,254.11</b>	<b>940.58</b>	<b>627.05</b>
<b>UTILITIES &amp; TECHNOLOGY</b>						
Water and Sanitation	273,882.78	\$60.45	\$45.34	\$30.23	\$22.67	\$15.11
Satellite / Cable TV	85,349.04	\$19.03	\$14.27	\$9.51	\$7.14	\$4.76
Elevator Maintenance	74,254.89	\$16.39	\$12.29	\$8.19	\$6.15	\$4.10
Trash Removal	40,274.91	\$8.89	\$6.67	\$4.44	\$3.33	\$2.22
Recycling/Compost	35,985.75	\$7.94	\$5.96	\$3.97	\$2.98	\$1.99
Hot Tub / Pool Supplies	84,763.64	\$18.90	\$14.17	\$9.45	\$7.09	\$4.72
Snow Removal	9,804.66	\$2.16	\$1.62	\$1.08	\$0.81	\$0.54
Fire Alarm Service	55,422.94	\$12.23	\$9.17	\$6.12	\$4.59	\$3.06
Technology / Internet	42,000.00	\$9.27	\$6.95	\$4.64	\$3.48	\$2.32
Unit Phones	3,600.45	\$0.79	\$0.60	\$0.40	\$0.30	\$0.20
Unit Electric	247,083.24	\$54.54	\$40.90	\$27.27	\$20.45	\$13.63
Unit Gas	390,386.62	\$86.17	\$64.63	\$43.08	\$32.31	\$21.54
<b>TOTAL UTILITIES &amp; TECHNOLOGY</b>	<b>1,342,808.92</b>	<b>296.77</b>	<b>222.58</b>	<b>148.39</b>	<b>111.29</b>	<b>74.19</b>
<b>TAXES &amp; INSURANCE</b>						
Income Taxes	43,659.00	\$9.64	\$7.23	\$4.82	\$3.61	\$2.41
Insurance	738,890.91	\$163.09	\$122.32	\$81.55	\$61.16	\$40.77
Property Tax	599,460.87	\$133.66	\$100.24	\$66.83	\$50.12	\$33.41
TOB Short Term Rental Tax	281,370.00	\$62.74	\$47.05	\$31.37	\$23.53	\$15.68
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>1,663,380.78</b>	<b>369.12</b>	<b>276.84</b>	<b>184.56</b>	<b>138.42</b>	<b>92.28</b>
<b>RESERVES</b>						
Unit Reserve Fund Assessment	2,054,806.68	\$458.15	\$343.61	\$229.08	\$171.81	\$114.54
Common Resv Fund Assessment	1,733,261.04	\$382.58	\$286.93	\$191.29	\$143.47	\$95.64
<b>TOTAL RESERVES</b>	<b>3,788,067.72</b>	<b>840.73</b>	<b>630.55</b>	<b>420.36</b>	<b>315.27</b>	<b>210.18</b>
<b>OTHER EXPENSES</b>						
Dues & Subscriptions	45,977.00	\$10.25	\$7.69	\$5.13	\$3.84	\$2.56
Dues Payment Servicing	105,446.29	\$23.51	\$17.63	\$11.76	\$8.82	\$5.88
HOA Meetings & Receptions	5,425.00	\$1.20	\$0.90	\$0.60	\$0.45	\$0.30
Professional Fees	35,338.00	\$7.88	\$5.91	\$3.94	\$2.95	\$1.97
Audit/Tax Prep & Reserve Fund Expense	19,087.50	\$4.21	\$3.16	\$2.11	\$1.58	\$1.05
Bank Service Charge	3,928.63	\$0.88	\$0.66	\$0.44	\$0.33	\$0.22
Credit Card Fees	121,369.29	\$27.06	\$20.30	\$13.53	\$10.15	\$6.77
Keys/Printing/Postage	75,700.00	\$16.88	\$12.66	\$8.44	\$6.33	\$4.22
Bad Debt Expense	288,750.00	\$64.38	\$48.29	\$32.19	\$24.14	\$16.10
Collection Expense	62,341.26	\$13.90	\$10.42	\$6.95	\$5.21	\$3.47
Fund Deficit Reduction	-	\$-	\$-	\$-	\$-	\$-
<b>OTHER EXPENSES</b>	<b>763,363</b>	<b>170.15</b>	<b>127.61</b>	<b>85.07</b>	<b>63.81</b>	<b>42.54</b>
<b>TOTAL EXPENSES</b>	<b>\$18,847,820.37</b>	<b>\$4,184.99</b>	<b>\$3,138.74</b>	<b>\$2,092.50</b>	<b>\$1,569.37</b>	<b>\$1,046.25</b>
<b>OWNER DUES/YEAR W/O CASH DISCOUNT</b>	<b>\$17,829,134.73</b>	<b>\$3,957.86</b>	<b>\$2,968.40</b>	<b>\$1,978.93</b>	<b>\$1,484.20</b>	<b>\$989.47</b>
<b>OWNER DUES/YEAR W/ CASH DISCOUNT</b>		<b>\$3,839.12</b>	<b>\$2,879.34</b>	<b>\$1,919.56</b>	<b>\$1,439.67</b>	<b>\$959.78</b>