

2026 Fee Schedule														
Regular Owner Units		1 year or less behind in maintenance Totals			Owners in Good Standing					1 year or less behind in			2026 Budget Current Maintenance Fees 335,468.94	
					2026 Maint Fees (10% Increase)	Expected Maintenance Fees	2026 RE Taxes (35% Increase to Cover Cost)	Expected RE Taxes	Expected Maintenance Fees	Expected RE Taxes				
Deluxe A	47	4	51	1,236.67	58,123.52	140.66	6610.99	4,946.68	562.64	2026 Budget IFY Maintenance Fees 105,238.68				
Standard A	47	5	52	952.52	44,768.30	99.75	4688.37	4,762.58	498.76					
Deluxe B	43	12	55	860.43	36,998.38	86.53	3720.66	10,325.13	1038.32	2026 Budget Total RE Taxes 48,880.20				
Standard B	33	5	38	826.39	27,270.86	81.62	2693.48	4,131.95	408.10					
C - Studio	34	5	39	684.85	23,284.96	55.29	1879.87	3,424.26	276.45	2026 Special Assessment 52,625.00				
1600	41	2	43	1,132.11	46,416.46	125.60	5149.80	2,264.22	251.21					
Tel. Pointe	38	4	42	1,636.94	62,203.88	198.25	7533.39	6,547.78	792.99	2026 Weighted Average Maintenance Fees 1,056.77				
Subtotal Regular Non-IFY				283	37	320	Subtotal	299,066.36	32,276.56				36,402.60	3,328.48
Total Owners Including IFY				384	37	421	Total IFY Fees for 2026	105,238.68	11,875.17	2026 Weighted Average RE Taxes 114.05				
												2026 Budget Bad Debt 2,461.34		
Allowance for Uncollectible 0.50% 0.50% 2% 2%														
Bad Debt on Regular Owner Units				1,495.33		161.38		728.05		76.57		Net Current Owner Fees Collected, after Bad Debt \$ 421,737.63		
Net Expected Collections				297,571.01		32,115.17		35,674.55		3,751.91				
Total						\$329,686.18		+		\$39,426.45 =				

5 YR IFY Owner Units to Mature in 2026		Prepaid	2022 IFY Maint Fees	Amount Recognized Annually	2026 RE Taxes (35% Increase to Cover Cost)	Expected RE Taxes
Deluxe A	4		1,054.86	4,219.44	140.66	562.64
Standard A	3		812.48	2,437.44	99.75	299.26
Deluxe B	7		733.93	5,137.51	86.53	605.69
Standard B	6		704.90	4,220.38	81.62	489.72
C - Studio	5		594.17	2,920.84	55.29	276.45
1600	7		965.67	6,759.69	125.60	879.23
Tel. Pointe	1		1,396.29	1,396.29	198.25	198.25
Subtotal	33			27,100.59		3,311.24
3 YR IFY Owner Units to Mature in 2026		Prepaid	2022 IFY Maint Fees	Amount Recognized Annually	2026 RE Taxes (35% Increase to Cover Cost)	Expected RE Taxes
Deluxe A	0		1,175.35	-	140.66	0.00
Standard A	0		905.28	-	99.75	0.00
Deluxe B	0		817.76	-	86.53	0.00
Standard B	1		785.41	785.41	81.62	81.62
C - Studio	1		650.89	650.89	55.29	55.29
1600	0		1,075.97	-	125.60	0.00
Tel. Pointe	0		1,595.77	-	198.25	0.00
Subtotal	2			1,436.30		136.91
5 YR IFY Owner Units to Mature in 2027		Prepaid	2023 IFY Maint Fees	Amount Recognized Annually	2026 RE Taxes (35% Increase to Cover Cost)	Expected RE Taxes
Deluxe A	7		1,148.89	7,953.86	140.66	984.62
Standard A	2		885.60	1,771.20	99.75	199.50
Deluxe B	5		799.98	3,999.90	86.53	432.63
Standard B	2		768.31	1,536.62	81.62	163.24
C - Studio	3		636.74	1,910.22	55.29	165.87
1600	3		1,052.58	3,157.74	125.60	376.81
Tel. Pointe	0		1,521.95	-	198.25	0.00
Subtotal	22			20,329.34		2,322.68
3 YR IFY Owner Units to Mature in 2027		Prepaid	2023 IFY Maint Fees	Amount Recognized Annually	2026 RE Taxes (35% Increase to Cover Cost)	Expected RE Taxes
Deluxe A	2		1,236.67	2,473.34	140.66	281.32
Standard A	0		995.81	-	99.75	0.00
Deluxe B	2		860.43	1,720.86	86.53	173.05
Standard B	0		863.95	-	81.62	0.00
C - Studio	0		715.98	-	55.29	0.00
1600	3		1,183.57	3,447.79	125.60	376.81
Tel. Pointe	2		1,636.94	3,273.88	198.25	396.49
Subtotal	9			10,915.87		1,227.68
IFY Owner Units to Mature in 2028		Prepaid	2024 IFY Maint Fees	Amount Recognized Annually	2026 RE Taxes (35% Increase to Cover Cost)	Expected RE Taxes
Deluxe A	3		1,148.89	3,449.40	140.66	421.98
Standard A	4		885.60	3,542.40	99.75	399.01
Deluxe B	3		799.98	2,399.94	86.53	259.58
Standard B	4		768.31	3,073.24	81.62	326.48
C - Studio	5		636.74	3,183.70	55.29	276.45
1600	2		1,052.58	2,105.16	125.60	251.21
Tel. Pointe	4		1,521.95	6,087.80	198.25	792.99
Subtotal	25			23,841.64		2,727.70
IFY Owner Units to Mature in 2029		Prepaid	2025 IFY Maint Fees	Amount Recognized Annually	2026 RE Taxes (35% Increase to Cover Cost)	Expected RE Taxes
Deluxe A	2		1,264.78	2,529.55	140.66	281.32
Standard A	1		974.17	974.17	99.75	99.75
Deluxe B	5		879.98	4,399.91	86.53	432.63
Standard B	3		845.17	2,535.51	81.62	244.86
C - Studio	3		700.42	2,101.25	55.29	165.87
1600	5		1,157.84	5,763.45	125.60	628.02
Tel. Pointe	2		1,674.18	3,311.09	198.25	396.49
Subtotal	21			21,614.94		2,248.96

					Average Unit Cost is used to compare fees to competing Hotel/Timeshares				

Make sure the Maint Fees & RE Taxes add up to the total. Rounding makes it off by a penny sometimes.

Billing Insert Fee Schedule		2026 Maint Fees	2026 RE Taxes	Total 2026 Maint Fees & RE Taxes
A Large	1236.67	140.66	1377.33	
A Small	952.52	99.75	1052.27	
B Large	860.43	86.53	946.96	
B Small	826.39	81.62	908.01	
C	684.85	55.29	740.14	
D (1600)	1132.11	125.60	1257.71	
Pointe	1636.94	198.25	1835.19	
Average	999.13	105.62	1104.75	
Special Assessment on All Units				125.00

IFY Owner Calculations for Accounting -- 5.5									
Current Year Interest For Years				Balance if current year Maint Fee is invoiced & applied. No closing costs.					
2026 Maint Calculation: Fees				5.5*current dues	Closing Costs	Deposit w/ Closing Costs	Remaining Years to be applied to: 4 years.	Yearly amount to be applied.	
A Large	1236.67	6,801.69	325	7,126.69	5,565.02	4	#####		
A Small	952.52	5,238.84	325	5,563.84	4,286.33	4	#####		
B Large	860.43	4,732.35	325	5,097.35	3,871.92	4	#####		
B Small	826.39	4,545.14	325	4,870.14	3,718.75	4	#####		
C	684.85	3,766.68	325	4,091.68	3,081.63	4	#####		
D	1132.11	6,226.60	325	6,551.60	5,094.49	4	#####		
Pointe	1636.94	9,003.19	325	9,328.19	7,365.25	4	#####		

IFY Owner Calculations for Accounting -- 3.3									
Renewal Option: Current Year Interest For Years				Balance if current year Maint Fee is invoiced & applied. No closing costs.					
2026 Maint Calculation: Fees				3.3*current dues	Closing Costs	Deposit w/ Closing Costs	Remaining Years to be applied to: 2 years.	Yearly amount to be applied.	
A Large	1236.67	4,081.01	150	4,231.01	2,844.34	2	#####		
A Small	952.52	3,143.31	150	3,293.31	2,190.79	2	#####		
B Large	860.43	2,839.41	150	2,899.41	1,978.98	2	#####		
B Small	826.39	2,260.01	150	2,410.01	1,575.16	2	#####		
C	684.85	2,260.01	150	2,410.01	1,575.16	2	#####		
D	1132.11	3,735.96	150	3,885.96	2,603.85	2	#####		
Pointe	1636.94	5,401.92	150	5,551.92	3,764.97	2	#####		