

ASPEN TIMESHARES & RENTALS



M^cCALL, IDAHO

44th Annual

Homeowner's meeting

November 8th, 2025

10am

BOARD OF DIRECTORS

Candice Leonard, President

David Holland

Richard Brotherton

Gary Turner

Spencer Koonz

Management Company – Brampton Holdings, Inc.

LEGACY
RESORTS/SMALL
LEGACY RESORTS

- **TYPES:**
 - Hotel Conversions
 - Motel Conversions
 - Apartment Conversions
 - Specific Built
- **Age:** 35-50 years old
- **Ownership Type**
 - Leasehold
 - Deeded Weeks
 - Floating weeks
 - Points
- **# of Units:** 7-50
- **Sunset Clause, aka Termination Clause**
- **Maintenance Fees**

Conference Highlights and Take Aways

- Current trends in Resort Management
 - Tokenization of Timeshares
 - Owner and Guest Communication
 - Legal Hot topics
 - Sales and Marketing
 - Resort Modernization
 - Resort Transformation
 - Legislative Transformation
 - Navigating offers that are too good to be true
 - Global Trend with Associations
 - Risk Management Strategies
 - Mature Owners and Next Generations
-
- Communications Panel
 - Resort Manager's Meeting with Board Members
(no Vendors)



Conference Highlights and Take Aways

- Recognition that Legacy Resorts are important to the timeshare industry.
- Educate Owners
- Invest in Resort Maintenance for success
- Maintenance effects Housekeeping's ability to show a clean presents.
- Housekeeping
- New Legislation – 30 year inspections, Florida
- Sunset Clauses/Termination Clause: Tenants in Common

Adapt, Change or Get out

Allow owners to have an exit strategy
Bankruptcy is not an option for HOAs
Consolidation Plans
Maintenance Plans
Re-Value your property
Make hard decisions
Termination is expensive
Title Work must be done

- Trust Boards and align with Industry Professionals





CHALLENGES FACING LEGACY RESORTS

- Collection of Delinquent Maintenance Fees
- Aging out : Protecting Owners at Every Stage of the product lifecycle
- Sunset Clauses: Tenants in Common
- Legislative agendas
- Reserves for Major Infrastructure
 - Roads, roofs, pools, tennis courts, common area sports facilities, exterior upkeep, plumbing, electric
- HOA Inability to Borrow Funds
 - Finding other sources of Revenue other than increasing Maintenance fees
- COVID-19
- Gas Prices
- Employees
- Property Values
- Secondary Sales Market
- Scams
- No Developer Assistance
- No Flexibility in fixed weeks
- Economy of Scale (Size of resort)
- Location, highly seasonal areas
- HOA are looking to sales to dispose of non-performing weeks

State of the Union

Selling Era



Enjoyment Era



Retirement &
Title Work Era



State of the
Union Survey



Sunset Clause
Era

Consolidation: Process, is a Process

We are currently working on consolidating the following units:

D-8

E-12

E-13

W-142

K-53

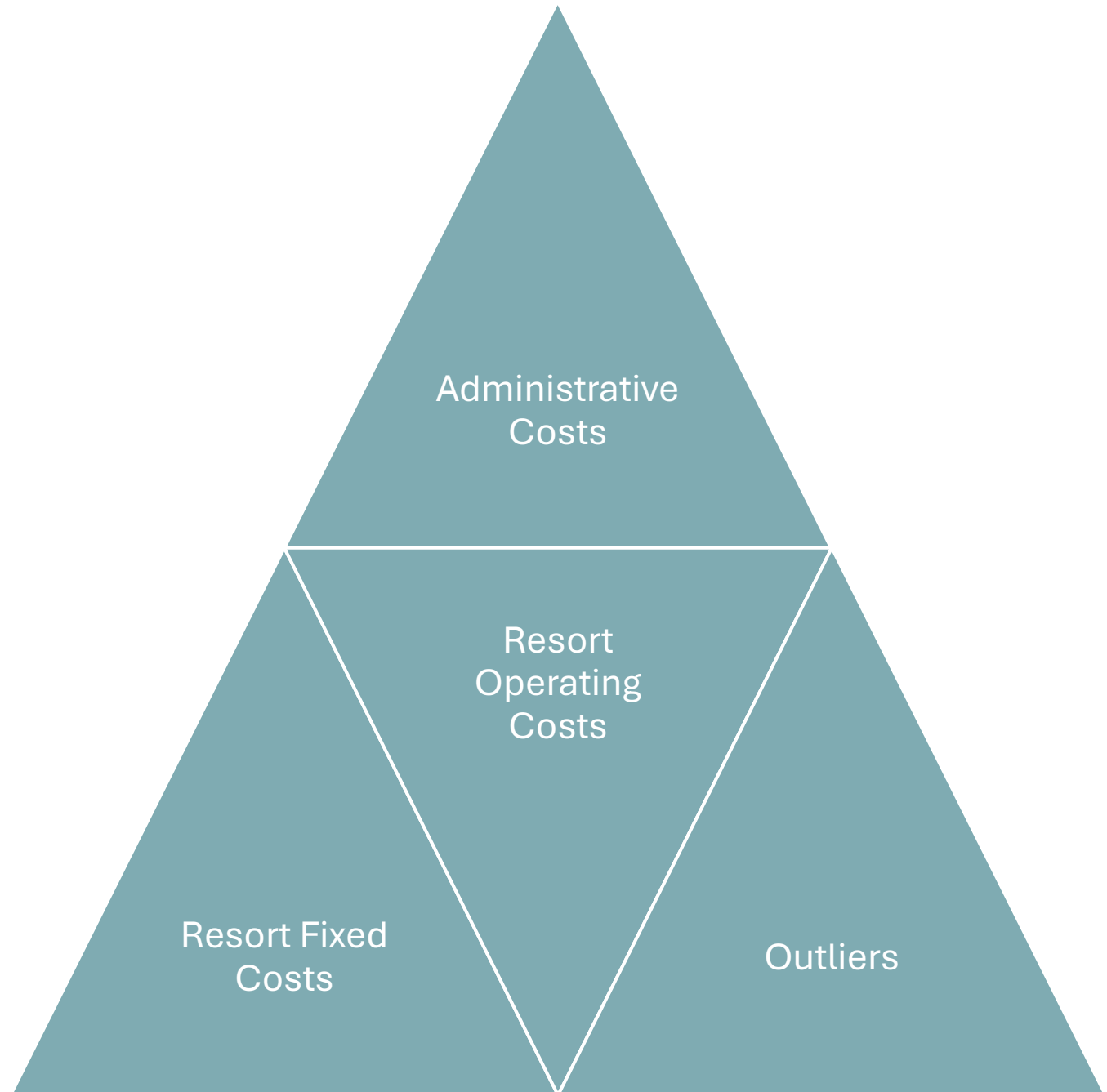
2026

44th Annual

Budget Presentation

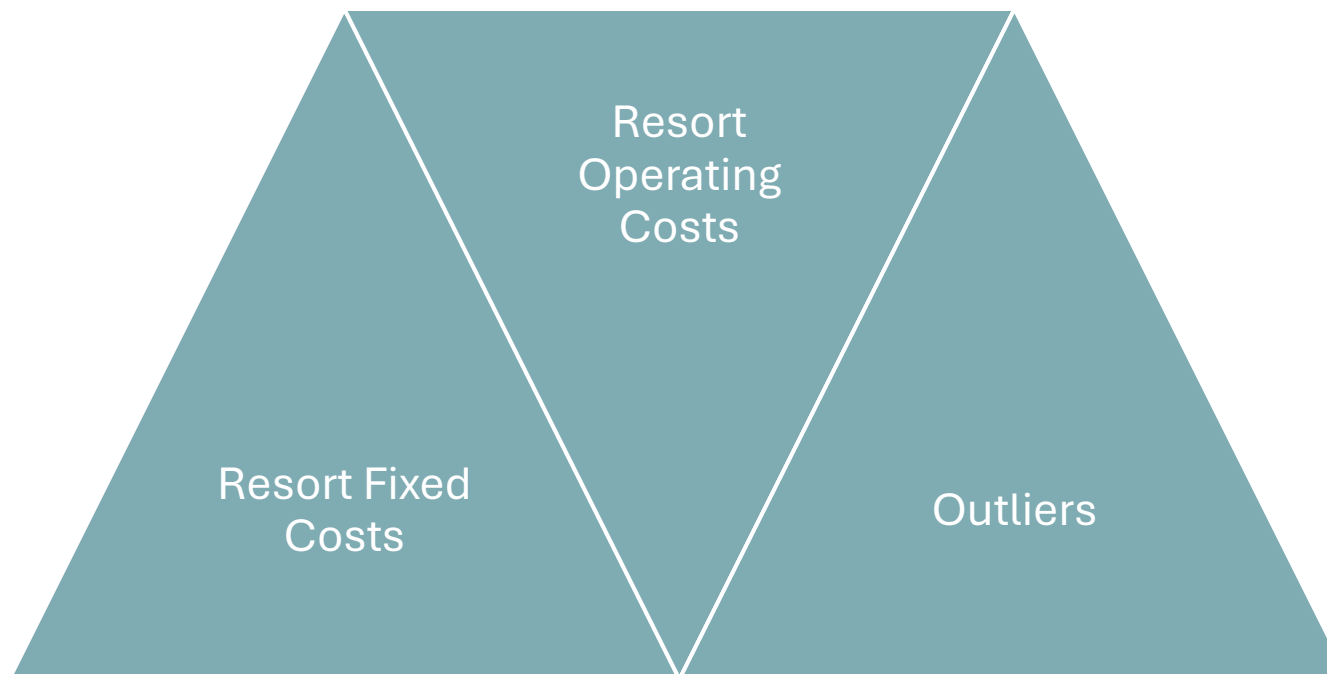
HOA meeting - November 8th, 2025

OWNERSHIP
VS.
BUDGET 2026





**OWNERSHIP
VS.
BUDGET 2026**



Accounting and Legal Fees	Aspen 10	Aspen 12	Aspen 46	Aspen 47	D-7	D-8	D-9	E-12	E-13	E-16	K-53	MATA
Sheriff's Service Fee												
Accounting												2660.62
Audit												7,450
Legal Fees												\$56,599.87
Notary Fee												-



Accountant: Randy McMahan, CPA
Auditor: Leavitt & Christianson
Attorney: McMahan Law and Millemann, Pemberton & Holm, LLP
Notary Fee: Travelling Notary and Online Notary services

Costs are based off 2024 rates for each professional services.

	Aspen 10	Aspen 12	Aspen 46	Aspen 47	C-6	D-7	D-8	D-9	E-12	E-13	E-16	K-53	MATA
Annual Meeting Expense	Zoom Subscription for broadcasting HOA meeting - \$160.00												159.90
Board Expense													1225.52
Cell Phones													2915.34
Income Tax													10.00
Bank Fees													-



2025 IRS Standard Milage Rates: 70 Cents per mile for Business compared to 2024 rates of 67 cents per mile for Business.
Per Diem rates in Idaho of \$110.00 per night for lodging and \$68.00 per day for meals and incidentals totaling at \$178.00 per diem

Cell Phones are provided for Dave Holland, Candice Leonard, and an After-hours phone.

Income Tax When Annual Maintenance Fees are received, we are charged a **tax** on the interest earnings.

Bank Fees – Balance on credit card.

Office Expense	Aspen 10	Aspen 12	Aspen 46	Aspen 47	D-7	D-8	D-9	E-12	E-13	E-16	K-53	MATA
Title Filing Fees	15	15	15	15	15		15	15		15		
Submission Recording Fees	5.25	5.25	5.25	5.25	5.25		5.25	5.25		5.25		
Mata Recordings												
Title Filing Fees – Other												
Office Phone												2440.89



Title Filing Fees: Recordings with Valley County can now be recorded via Simplifile. These fees happen when title transfer takes place in the office.

Office Phone System: Nextiva, Please listen to all the prompts as options have changed. Leave a message if you do not reach the individual you are calling.

Office Expenses	Aspen 10	Aspen 12	Aspen 46	Aspen 47	D-7	D-8	D-9	E-12	E-13	E-16	K-53	MATA
Postage & Freight	-	-	-	-	-	11	-	-	11	-	44	500.00
Printing												835.50
Rent on B149												25,920.00
Office other												2,121.20

Postage: \$11 for certified mailing. Forever stamps cost 66 cents in 2023, in 2024 they cost 73 cents, and in 2025 a forever stamp cost 78 cents per stamp. Costs also increase when we send certified mail to owners who do not respond to correspondence from the office.

Printing: Printer cartridges, key pickup packets, mailings, statements, etc.

Rent on B149: \$2,160.00 x 12 months, (\$30 sq. Ft. * 864 sq. Ft.)

Office other: Paper clips, calendars, paper, check in candy, pens, pencils, highlighters, sticky notes, etc.



Administrative
Costs

Merchant Service Fees - OUT	Aspen 10	Aspen 12	Aspen 46	Aspen 47	C-6	D-7	D-8	D-9	E-12	E-13	E-16	K-53	MATA
Rental Merchant Service Fees													3,879.29
General Merchant Service Fees													8071.44



Merchant Service Fee – OUT:
Credit card processing fee. Portions of this cost are expenses directly to the consumer; some cost are service fees for each account charged monthly.

	Aspen 10	Aspen 12	Aspen 46	Aspen 47	C-6	D-7	D-8	D-9	E-12	E-13	E-16	K-53	MATA
Rent – After Hours Unit 124													22,632.00
Management Fees													141,781.00



Rent on U124: \$1,886.00 x 12 months

The Management contract is with Brampton Holdings, Inc. and is a Triple Net contract at 10%.



Employee Benefits	MATA
Retirement Benefit	
Candice Leonard	1764.32
Health Benefit	
Candice Leonard	27,600.00
Thanksgiving Turkeys	120.00

Employee	Position	Health Benefit	Monthly	Months	Health Benefit total
Candice	Manager	\$ 2,300.00	1	12	\$ 27,600.00
					\$ 27,600.00

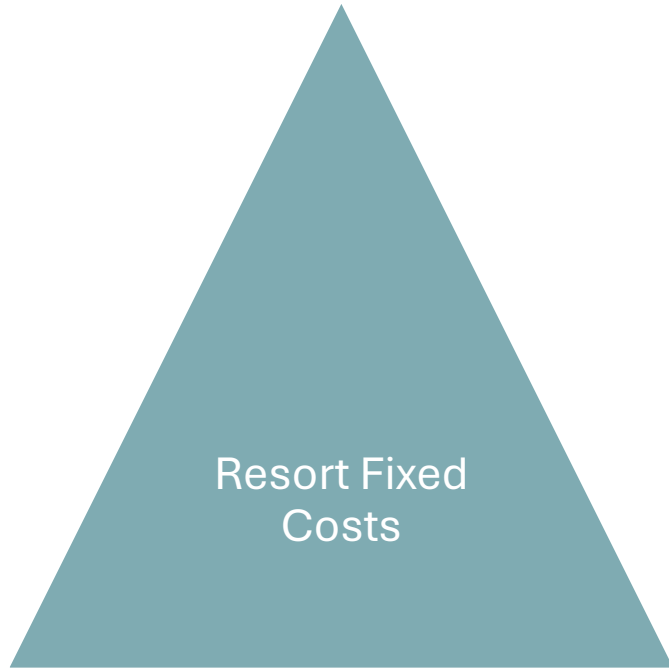
Thanksgiving Turkeys: \$30 x 4= \$120.00 – Ken, Nate & Stevo, Dave & Candice



TOTAL

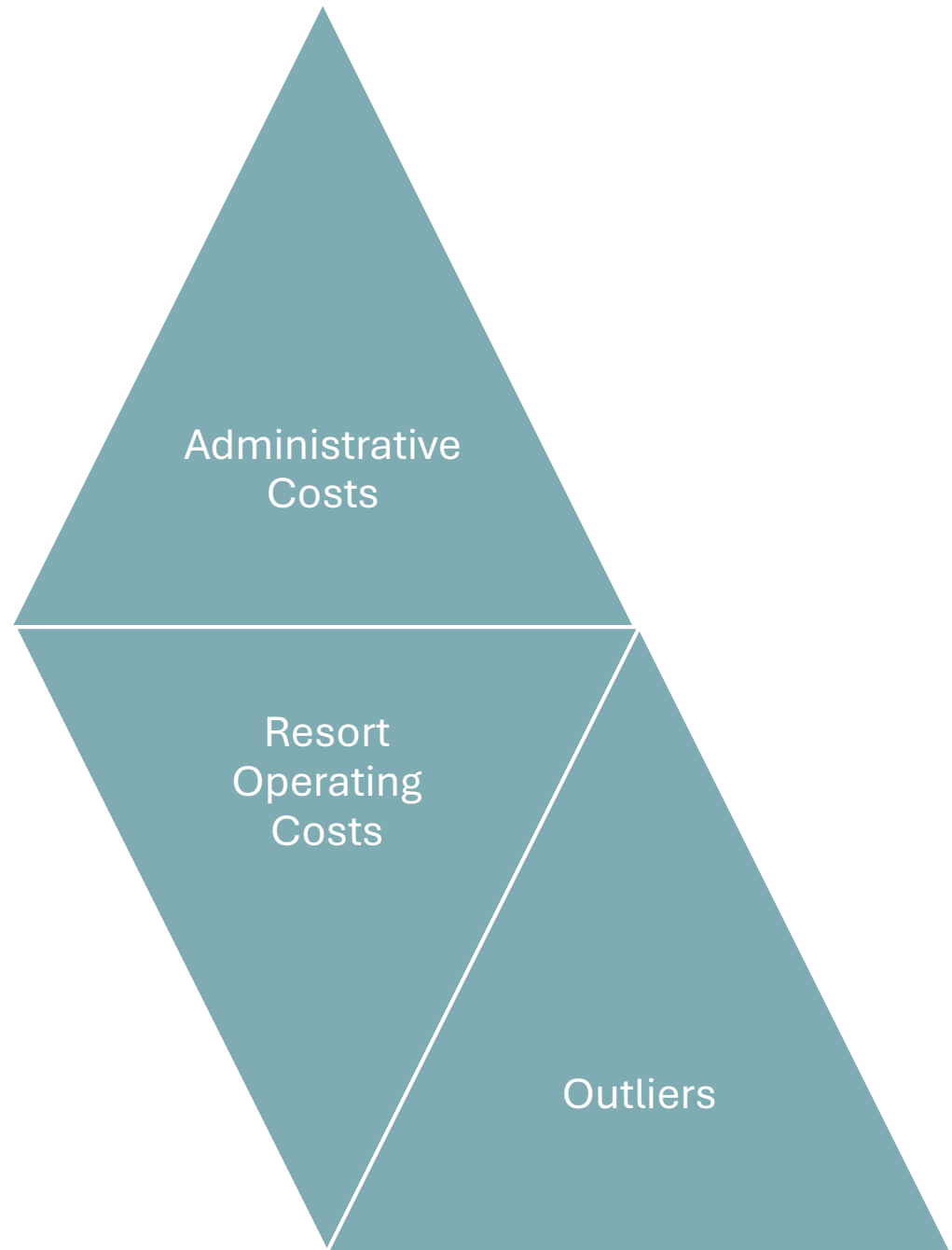
Administrative Costs

\$308,914.89



Resort Fixed
Costs

OWNERSHIP
VS.
BUDGET 2026

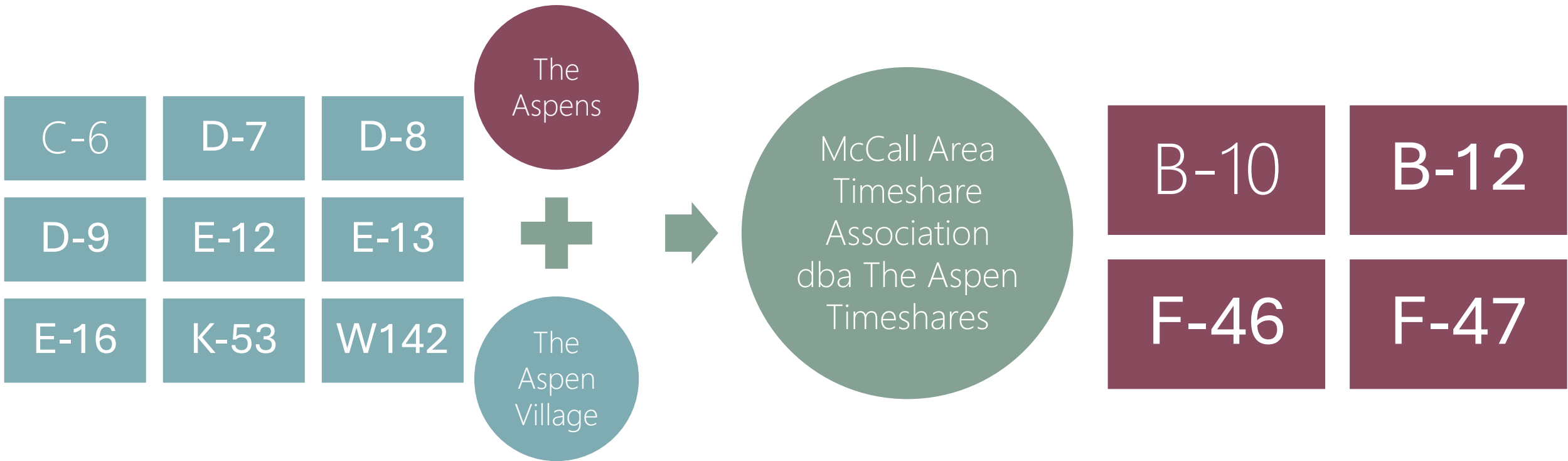


Administrative
Costs

Resort
Operating
Costs

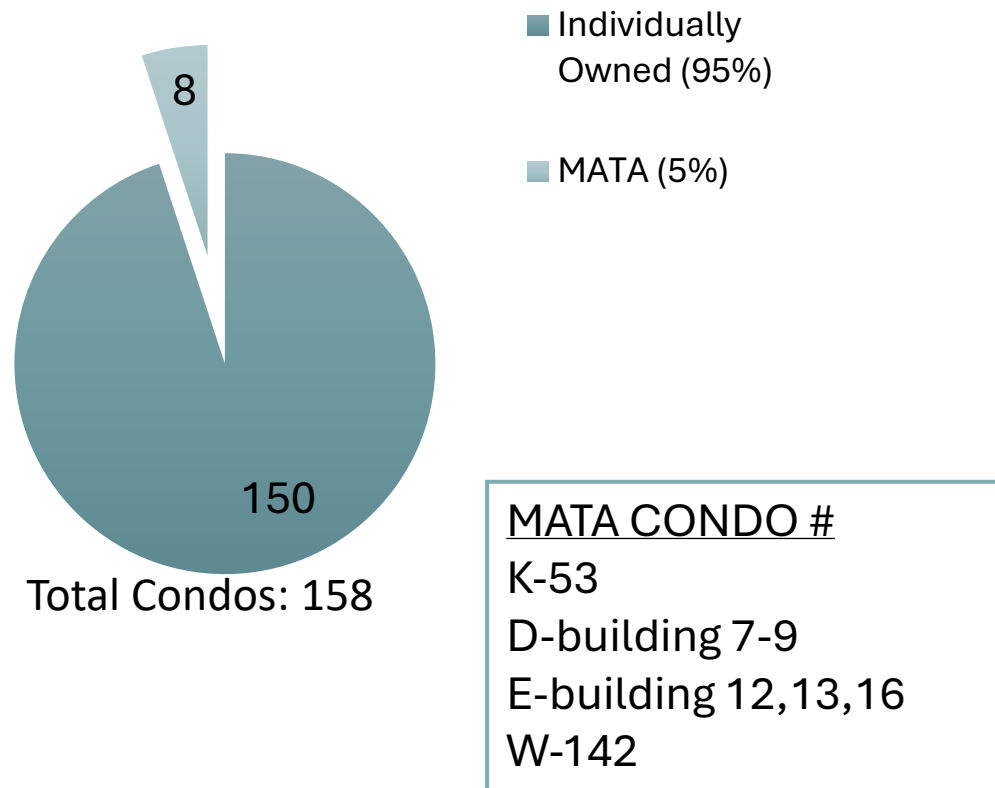
Outliers

Breakout of The Aspen Village (AVCOA), The Aspens & Mata

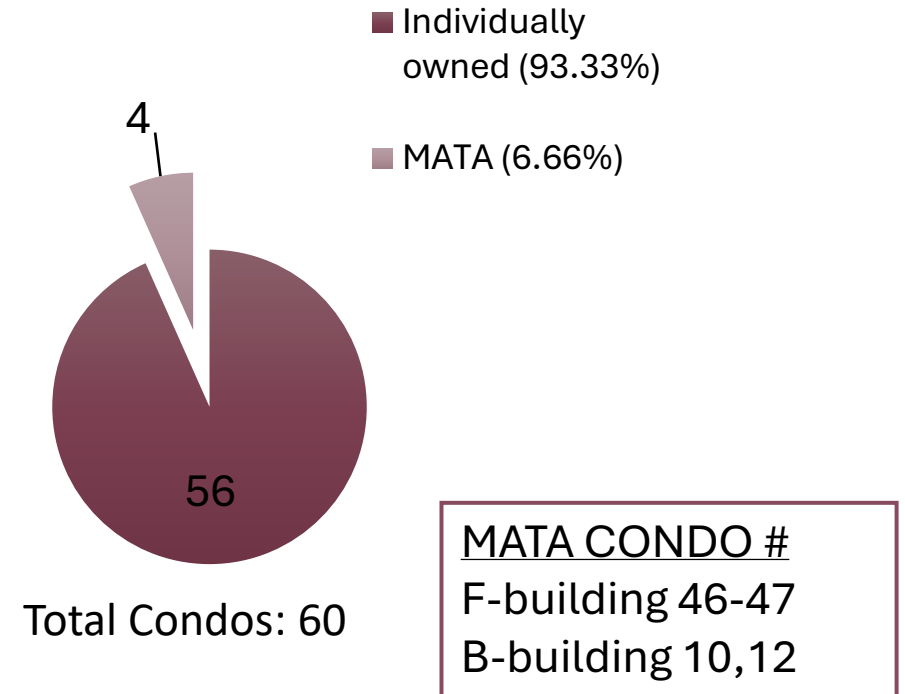


Breakout of THE Aspen Village (AVCOA) & THE Aspens

The Aspen Village - AVCOA



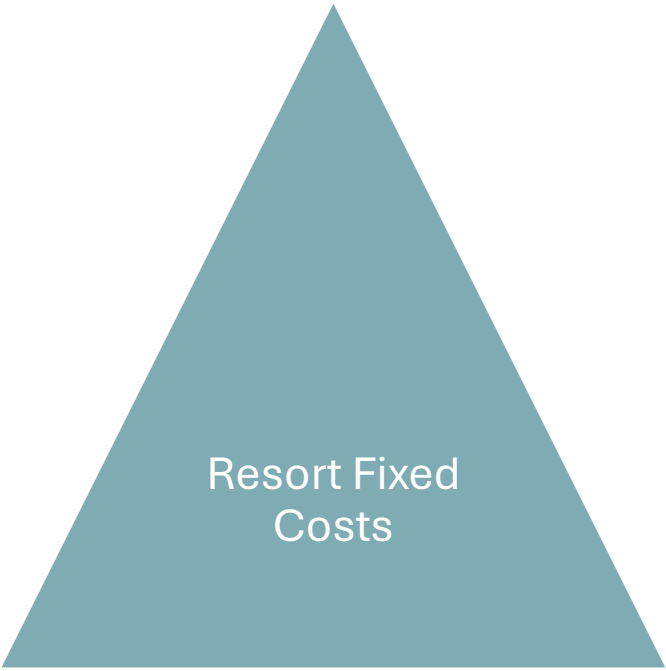
The Aspens



AVCOA & The aspens HOA DUES

Projected 2026 AVCOA / The Aspens HOA DUES								
2026	D Building (7,9)	D Building 8	E Building 13	E Building (12,16)	K53	B Building (2) 10,12	F-46	F-47
January	\$ 735.00	\$ 367.50	\$ 367.50	\$ 735.00	\$ 456.00	\$ 938.00	\$ 469.00	\$ 469.00
February	\$ 735.00	\$ 367.50	\$ 367.50	\$ 735.00	\$ 456.00	\$ 938.00	\$ 469.00	\$ 469.00
March	\$ 735.00	\$ 367.50	\$ 367.50	\$ 735.00	\$ 456.00	\$ 938.00	\$ 469.00	\$ 469.00
April	\$ 735.00	\$ 367.50	\$ 367.50	\$ 735.00	\$ 456.00	\$ 938.00	\$ 469.00	\$ 469.00
May	\$ -	\$ 367.50	\$ 367.50	\$ -	\$ 456.00	\$ -	\$ -	\$ -
June	\$ -	\$ 367.50	\$ 367.50	\$ -	\$ 456.00	\$ -	\$ -	\$ -
July	\$ -	\$ 367.50	\$ 367.50	\$ -	\$ 456.00	\$ -	\$ -	\$ -
August	\$ -	\$ 367.50	\$ 367.50	\$ -	\$ 456.00	\$ -	\$ -	\$ -
September	\$ -	\$ 367.50	\$ 367.50	\$ -	\$ 456.00	\$ -	\$ -	\$ -
October	\$ -	\$ 367.50	\$ 367.50	\$ -	\$ 456.00	\$ -	\$ -	\$ -
November	\$ -	\$ 367.50	\$ 367.50	\$ -	\$ 456.00	\$ -	\$ -	\$ -
December	\$ -	\$ 367.50	\$ 367.50	\$ -	\$ 456.00	\$ -	\$ -	\$ -
Expenses January -December	\$ 2,940.00	\$ 4,410.00	\$ 4,410.00	\$ 2,940.00	\$ 5,472.00	\$ 3,752.00	\$ 1,876.00	\$ 1,876.00
3 bedroom					\$ 20,172.00		Sub total	\$ 7,504.00
1 bedroom				4% Increase (\$806.88)	\$ 20,978.88		5% increase (\$375.20)	\$ 7,879.20
2 bedroom								
3 Bed exe.					SUBTOTAL	\$ 30,116.48		

	Aspen 10	Aspen 12	Aspen 46	Aspen 47	D-7	D-8	D-9	E-12	E-13	E-16	K-53	MATA
Bad Debt												
Insurance												
Property Tax	682.40	682.40	682.40	682.40	601.70	1830.18	601.70	601.70	1830.18	601.70	2203.32	1917.98
Sports Club Fees	352	Long Term	352	Long Term	-	-	-	-	-	-	-	-



Bad debts are based off delinquent owner accounts.

Insurance Policies are required by AVCOA & The Aspens, Insurance of Officers, Insurance of Vehicles, etc.

Property Tax: Even though the decrease in units we are projecting the same costs as 2023 Property values and an increase in property tax.

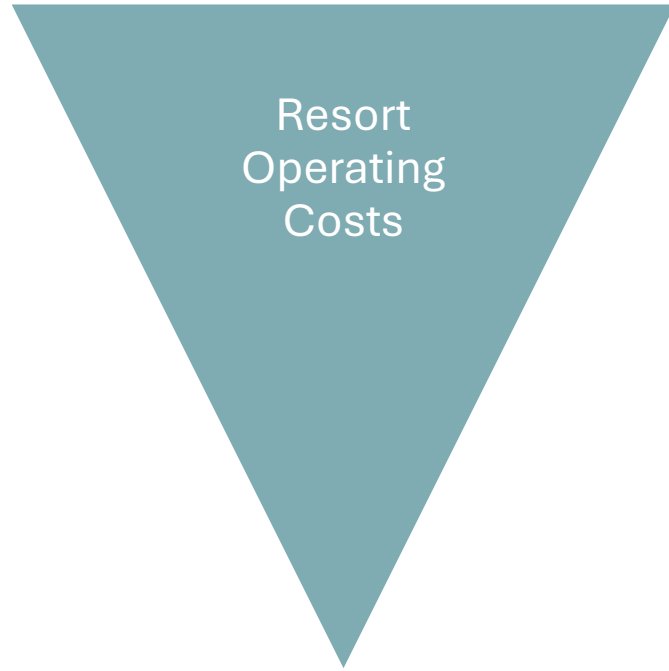
Sports Club Fees: for the 3 bedrooms (all located in The Aspens) to access The Sports Club. 2024 fees were \$88.



TOTAL

RESORT FIXED COSTS

\$899,841.36



**OWNERSHIP
VS.
BUDGET 2026**



	Aspen 10	Aspen 12	Aspen 46	Aspen 47	D-7	D-8	D-9	E-12	E-13	E-16	K-53	MATA
Electricity – Idaho Power	831.73	Long Term Renter	980.27	Long Term Renter	973.27	795.26	Long Term Renter	376.07	710.65	703.18	1307.32	5,851.67
Firewood	325.00		325.00		-	-		-	-	-	-	-
Propane Gas – Amerigas	-		-									

Resort
Operating
Costs

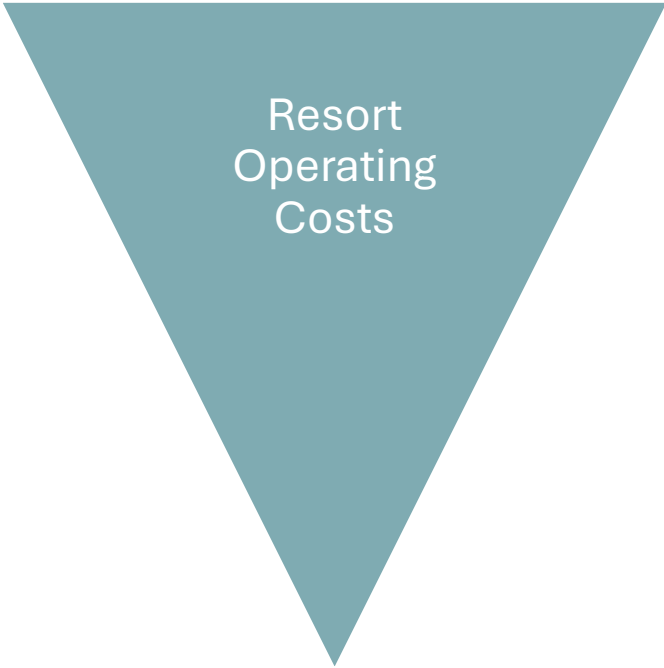
Contracted with AmeriGas at \$1.949 per gallon for a minimum of 4600 gallons.

Firewood: \$325 x 1 cord

Idaho Power

2026 Projection	D7	D8	D9	E12	E13	E16	K53	U124	W142	YHotTub	EHotTub	B149	B10	B12	F-46	F-47	
Jan-25	\$ 253.86	\$ 33.90	Long Term Renter	\$ 58.16	\$ 50.19	\$ 170.26	\$ 134.34	\$ 147.26	\$ 141.88	\$ 85.16	\$ 15.31	\$ 195.93	\$ 208.58	Long Term Renter	\$ 217.19	Long Term Renter	
Feb-25	\$ 360.02	\$ 141.24		\$ 107.23	\$ 57.83	\$ 176.37	\$ 252.01	\$ 166.48	\$ 234.16	\$ 93.92	\$ 19.51	\$ 254.31	\$ 291.31		\$ 273.08		
Mar-25	\$ 265.62	\$ 109.45		\$ 108.09	\$ 60.70	\$ 193.92	\$ 149.27	\$ 139.62	\$ 177.98	\$ 92.25	\$ 17.75	\$ 219.02	\$ 198.84		\$ 256.76		
Apr-25	\$ 93.77	\$ 70.98		\$ 102.59	\$ 71.09	\$ 162.63	\$ 126.18	\$ 126.26	\$ 141.41	\$ 86.39	\$ 16.74	\$ 192.14	\$ 133.00		\$ 233.24		
May-25					\$ 61.01		\$ 155.32	\$ 112.02	\$ 80.02	\$ 75.18	\$ 15.80	\$ 148.05					
Jun-25					\$ 70.53		\$ 80.68	\$ 93.91	\$ 59.98	\$ 58.05	\$ 15.80	\$ 117.84					
Jul-25					\$ 29.49		\$ 59.01	\$ 109.97	\$ 32.86	\$ 54.61	\$ 15.80	\$ 113.72					
Aug-24					\$ 134.00		\$ 54.55	\$ 152.16	\$ 34.90	\$ 110.58	\$ 10.54	\$ 146.05					
Sep-24					\$ 52.80		\$ 70.25	\$ 104.61	\$ 31.74	\$ 85.00	\$ 10.54	\$ 103.88					
Oct-24					\$ 25.48		\$ 73.41	\$ 85.90	\$ 44.20	\$ 56.25	\$ 10.54	\$ 122.35					
Nov-24					\$ 48.81		\$ 65.30	\$ 102.17	\$ 120.30	\$ 65.82	\$ 12.20	\$ 176.54					
Dec-24					\$ 48.72		\$ 87.00	\$ 145.82	\$ 154.47	\$ 73.12	\$ 12.62	\$ 212.28					
Expenses January - December	\$ 973.27	\$ 355.57	\$ -	\$ 376.07	\$ 710.65	\$ 703.18	\$ 1,307.32	\$ 1,486.18	\$ 1,253.90	\$ 936.33	\$ 173.15	\$ 2,002.11	\$ 831.73	\$ -	\$ 980.27	\$ -	\$ 12,089.73

	Aspen 10	Aspen 12	Aspen 46	Aspen 47	D-7	D-8	D-9	E-12	E-13	E-16	K-53	MATA
Modems	\$360.00	Long Term	\$360.00	Long Term	HOA dues cover modems							
Streaming Services	\$87.96	Long Term	\$87.96	Long Term	\$87.96	\$263.88	Long Term	\$87.96	\$263.88	\$87.96	\$263.88	-



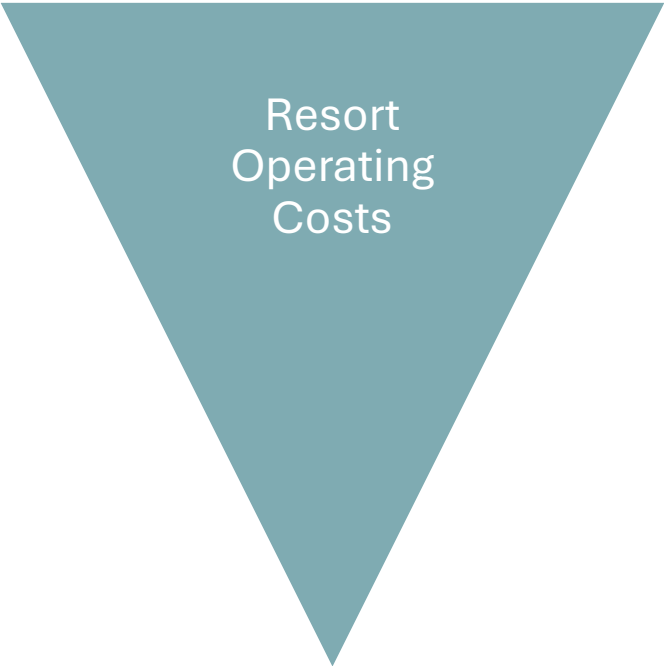
Resort Operating Costs

Modems: AVCOA is no longer allowing us to be on their bulk account for Internet. The cost is a significant increase to prior years.

Cable boxes/Routers: AVCOA, 12/1/2021 discontinued cable TV and went strictly to Streaming Services and Wifi Internet.

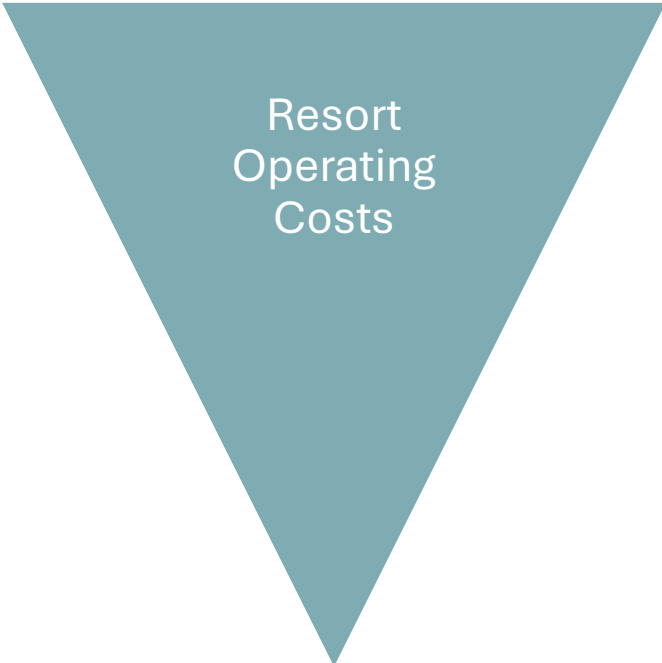
The Aspens, (3 bedrooms) also went to the same services but to save money AVCOA allowed us to be billed for 7 extra units (modems) on their bulk account. The Aspens requires each unit to provide their own internet/tv services.

	Aspen 10	Aspen 12	Aspen 46	Aspen 47	D-7	D-8	D-9	E-12	E-13	E-16	K-53	MATA
Reservation Software												\$14,308.00
Other –online services: Wix.com, GoDaddy. Com, etc.												\$3,287.82



ViewPoint is the current Reservation software we are using along with Beds24 in conjunction with Airbnb. We are looking into connecting with Expedia.com

	Aspen 10	Aspen 12	Aspen 46	Aspen 47	D-7	D-8	D-9	E-12	E-13	E-16	K-53	MATA
Maid & Unit Supplies	402.06		402.06		402.06	402.06		402.06	402.06		402.06	
Laundry Services	972.06		972.06		972.06	972.06		972.06	972.06		972.06	
Replacements	625.00		625.00		625.00	625.00		625.00	625.00		625.00	
Renovation												
Repairs & Maintenance	937.50		937.50		937.50	937.50		937.50	937.50		937.50	



Resort Operating Costs

Renovation: The survey sent to owners resulted in NO renovations.

Repairs & Maintenance:

- Water heaters, Microwaves and refrigerators are going out!
- Blinds
- Couches – Air Mattress mechanics and bladders

Replacements: Mattresses as needed, blinds in D-building

Vehicle	Aspen 10	Aspen 12	Aspen 46	Aspen 47	D-7	D-8	D-9	E-12	E-13	E-16	K-53	MATA
Fuel												1711.00
Registration & License												67.00
Repairs & Maintenance												5,000.00

Resort
Operating
Costs

They don't look pretty but they are working.

Maintenance Truck

White Van - Setups

Blue Van – Laundry/Bedding (may need replaced soon or major work)

Resort
Operating
Costs

Wages	MATA
Employee Retirement Contribution	
Candice Leonard	1997.00
Wages	\$128,180.00
Worker's Compensation Insurance – 3%	\$3,845.40
Payroll Taxes – 12%	\$15,381.60

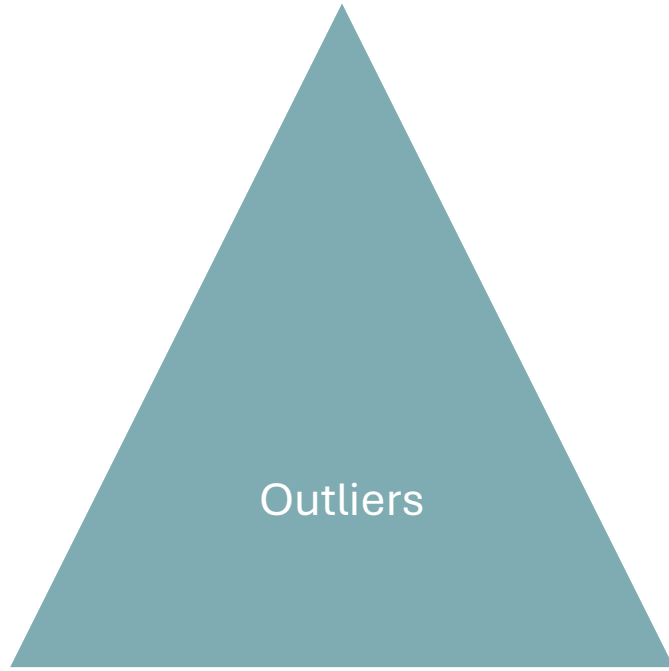


Employee	Position	Hourly Rate	Weekly Hours	Weeks	Payroll total
Stevo	Housekeeping Manager	\$ 20.00	20	52	\$ 20,800.00
Nate	Asst. Manager Housekeeping	\$ 19.00	20	52	\$ 19,760.00
Ken	Maintenance	\$ 20.00	10	52	\$ 10,400.00
Dave	Maintenance	\$ 25.00	5	52	\$ 6,500.00
Candice	Manager	\$ 34.00	40	52	\$ 70,720.00
					\$ -
					\$ -
					\$ 128,180.00

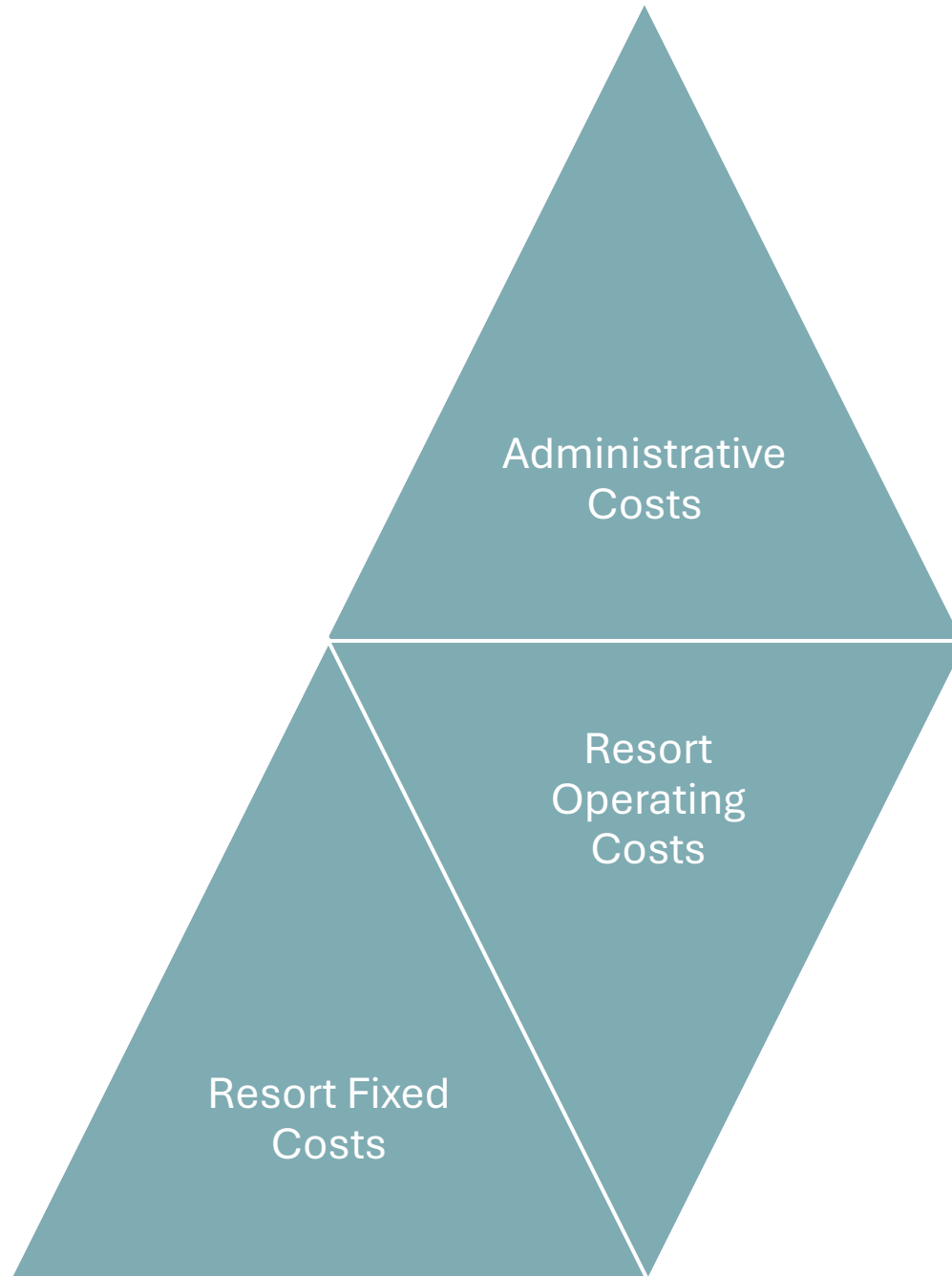


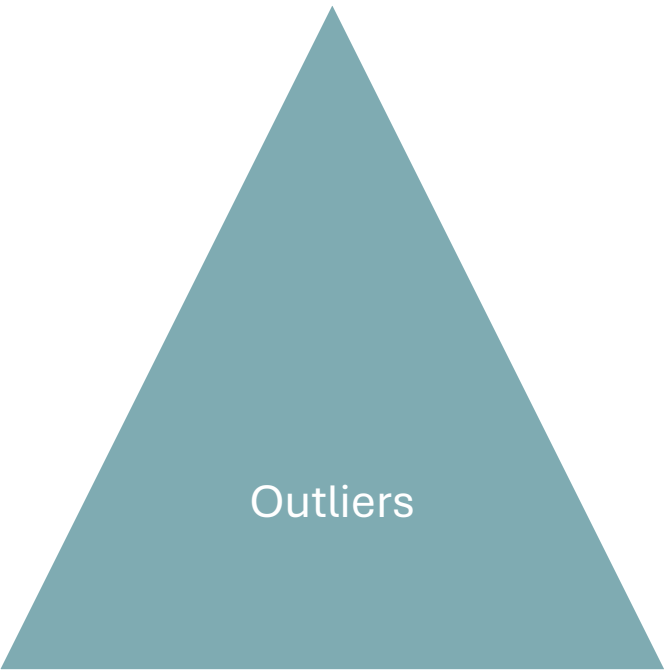
Resort Operating Costs

\$ 209,025.12



OWNERSHIP
VS.
BUDGET 2026





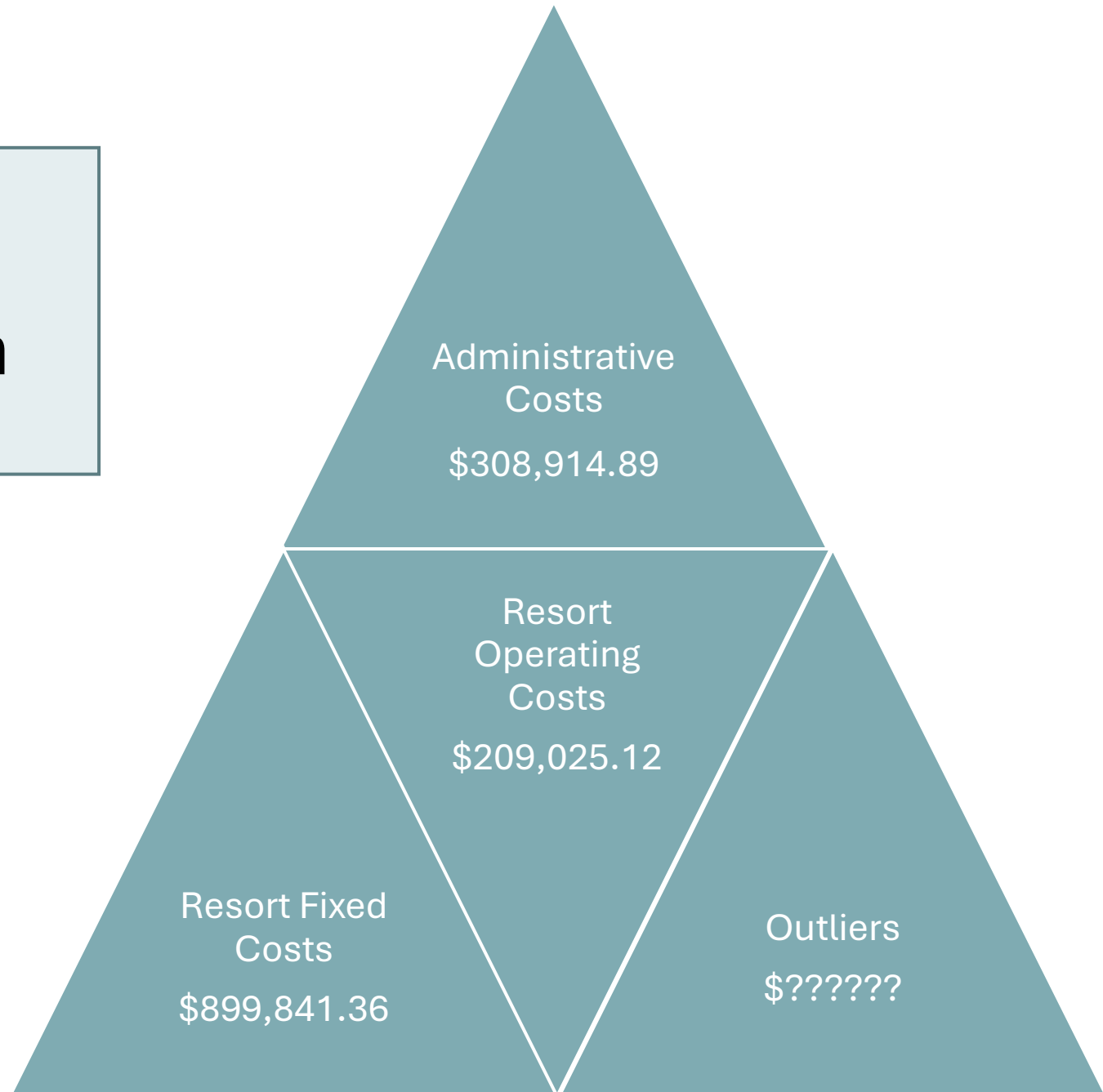
Outliers



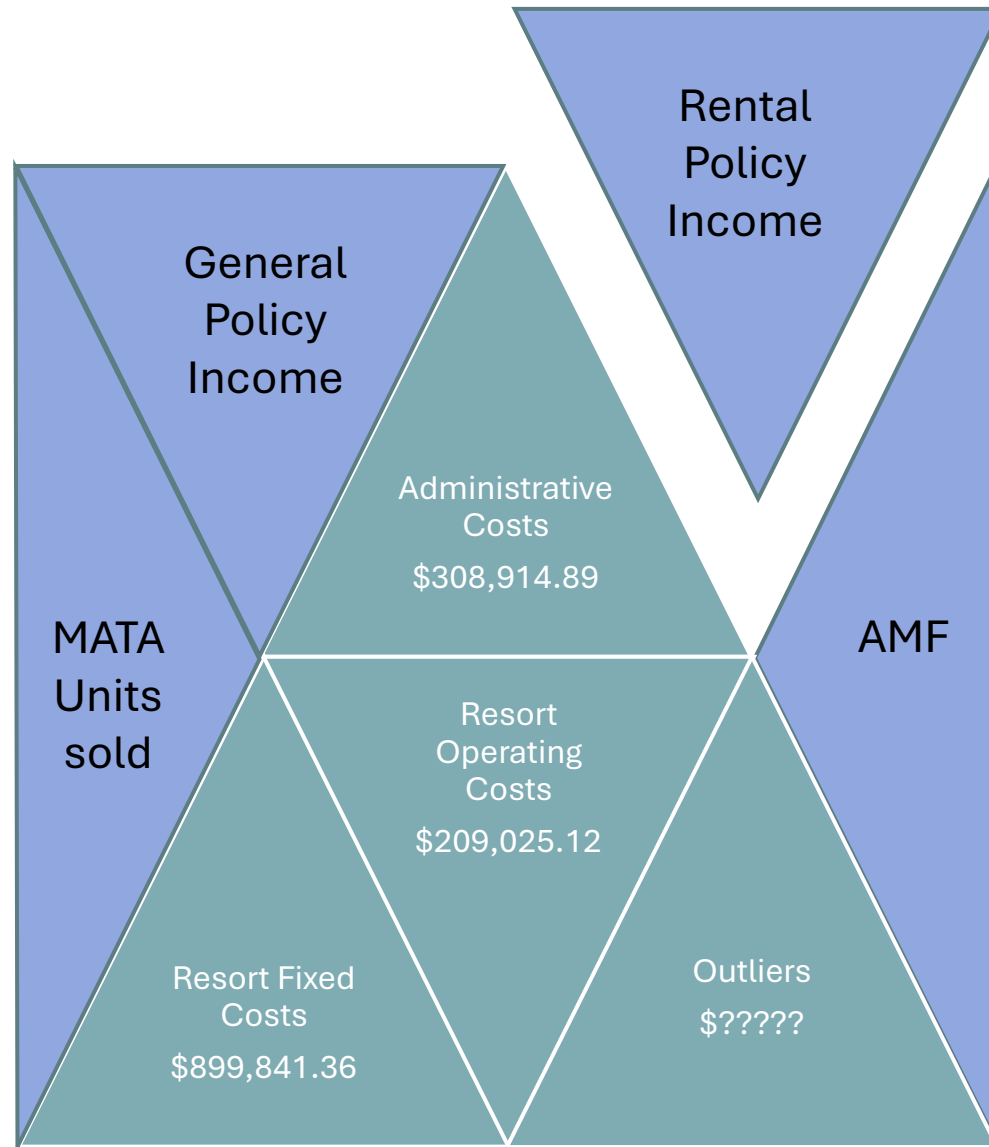
Unforeseeable Expenses

TOTAL expenses for
McCall Area
Timeshare Association
\$1,417,781.37

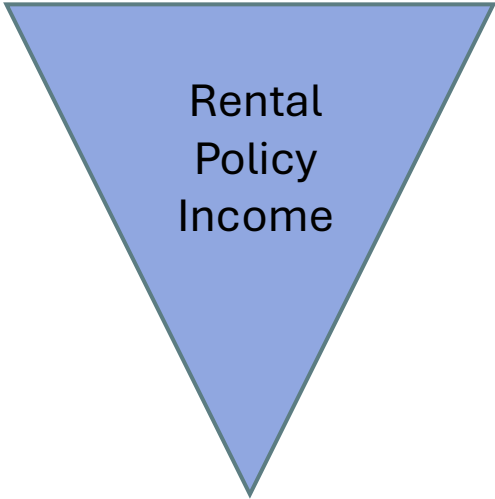
**OWNERSHIP
VS.
BUDGET 2026**



Income



AMF – Annual Maintenance Fee

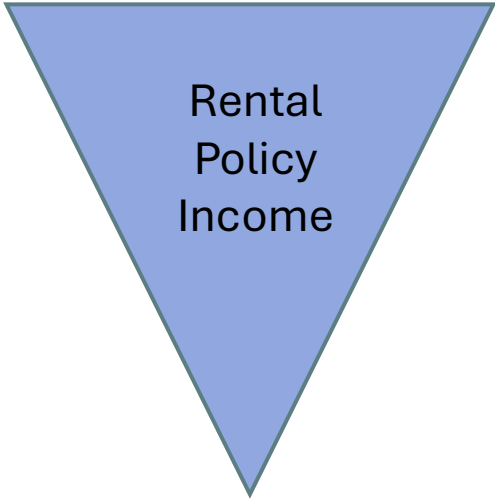


Dependent on the owner’s actions.

Pool Key Fine	0
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Rental Merch. Service Fee - In	0
Reservation Cancel/Change Fee	0

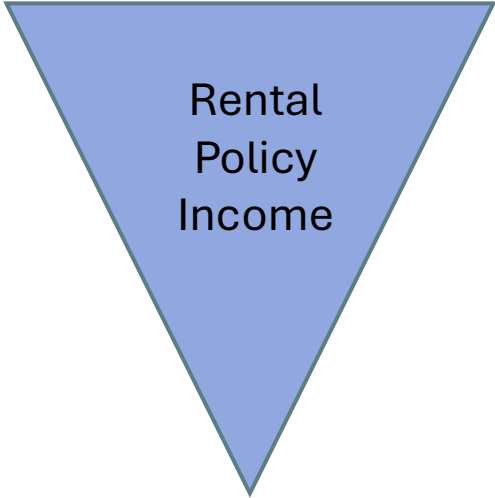
Incomes are all projections from 2025 year and ownership.



Dependent on the owner’s actions.

Resort Fee on Rentals		
	Resort Fee on Weekly Rentals	0
	Resort fee on Nightly Rentals	\$798.00

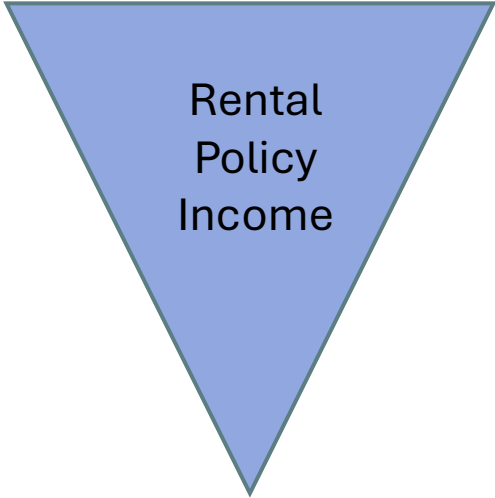
Resort Fee Incomes are all projections from 2023-2024 year.



Dependent on the owner’s actions.

Split Week Income	0
Upgrade Fee	0

Split week and Upgrade Incomes are all projections from 2023-2024 year.



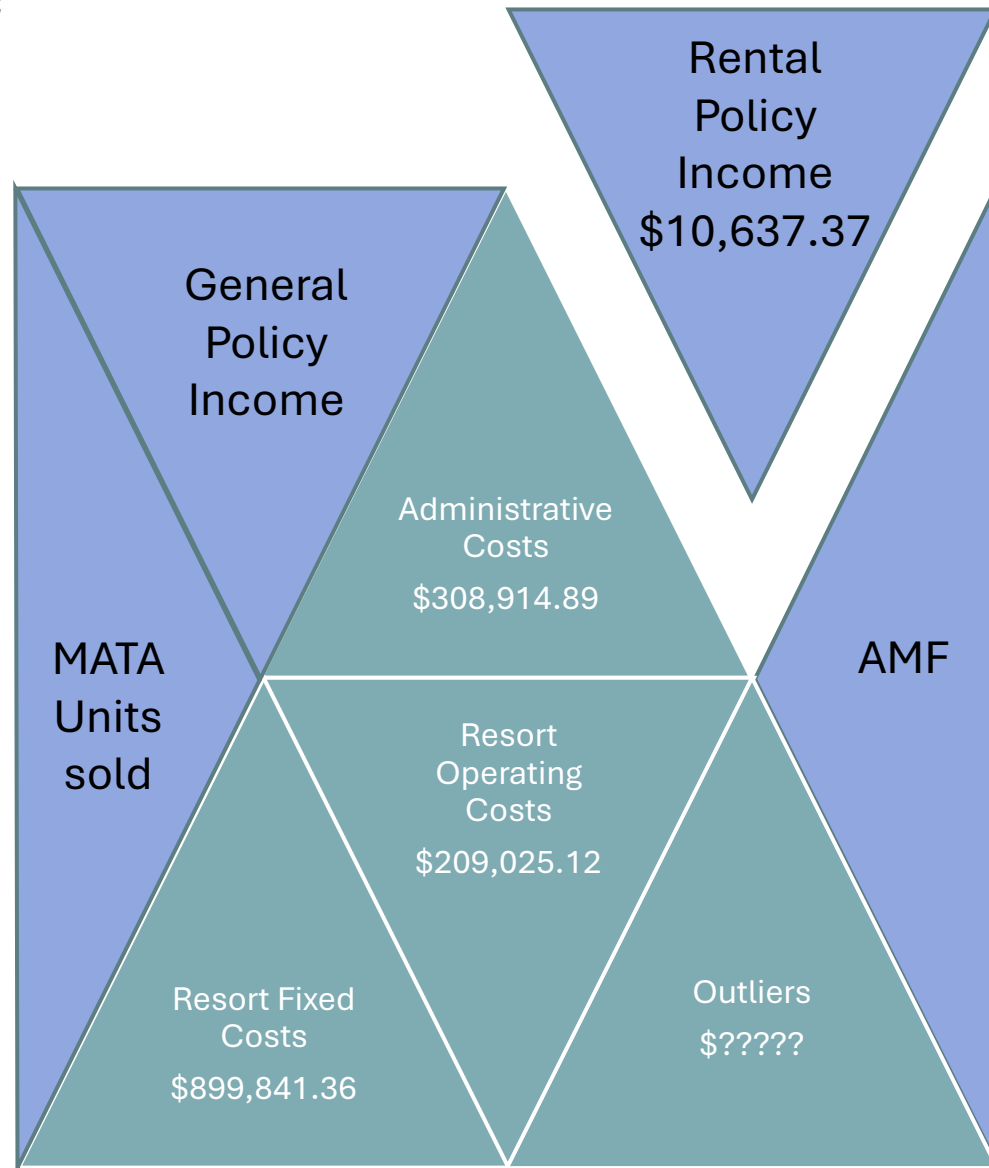
Rental
Policy
Income

Dependent on the owner's actions.

MATA Rental Received			
	Owner Rental		
		MATA 40% Commission	2463.56
		MATA Owned	1613.50
	Total Owner Rental		4077.06
	Airbnb Rental		
		MATA 40% Commission	2218.56
		MATA Owned	425.25
	Total Airbnb Rental		2643.81
	Web/Phone Rental		
		MATA 40% Commission	2661.31
		MATA Owned	457.19
	Total Web/Phone Rental		3118.50
Total MATA Rental Received			9839.38

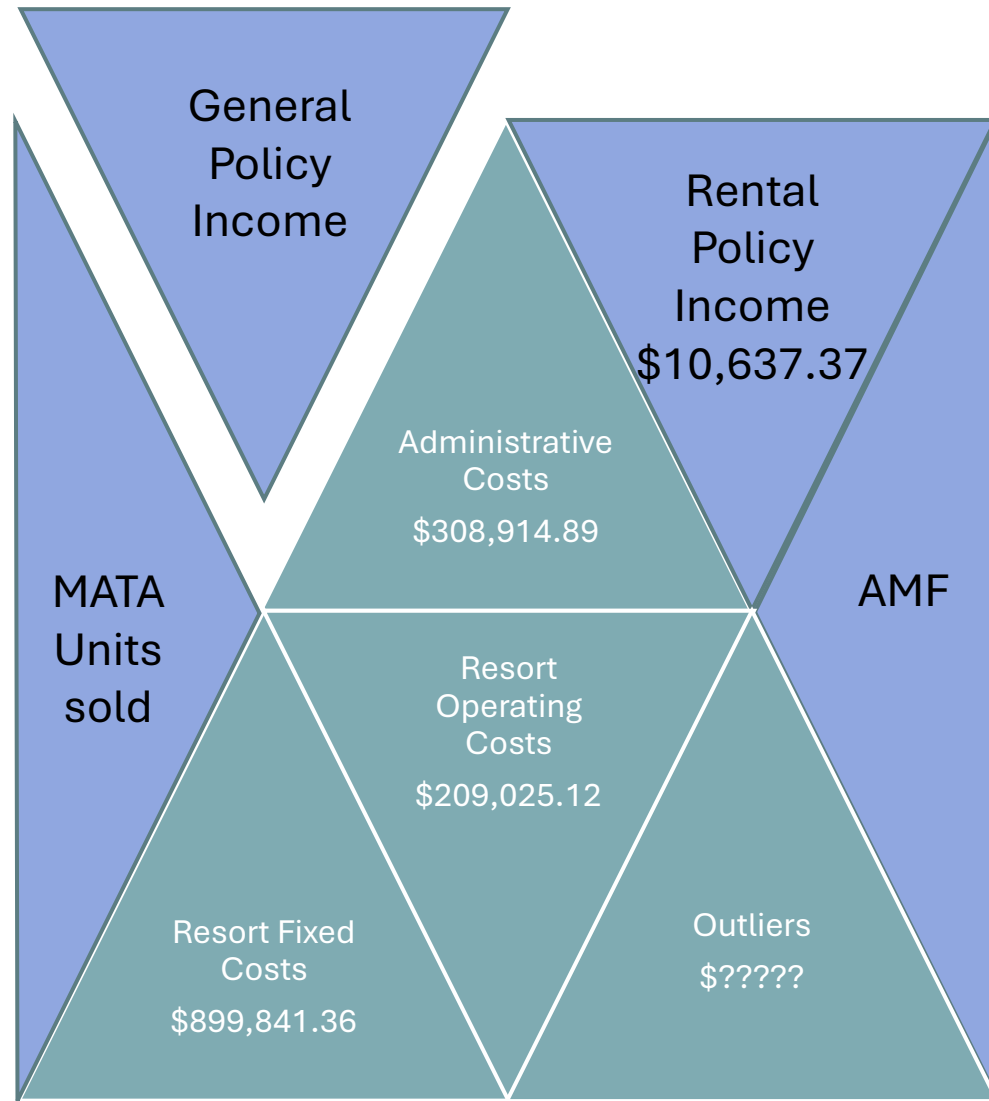
Late Check-out	0
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Income

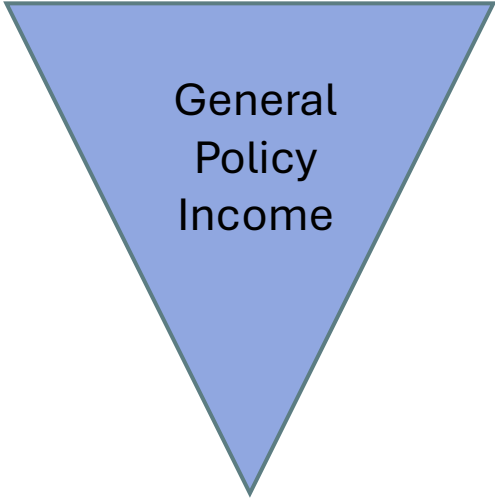


AMF – Annual Maintenance Fee

Income



AMF – Annual Maintenance Fee

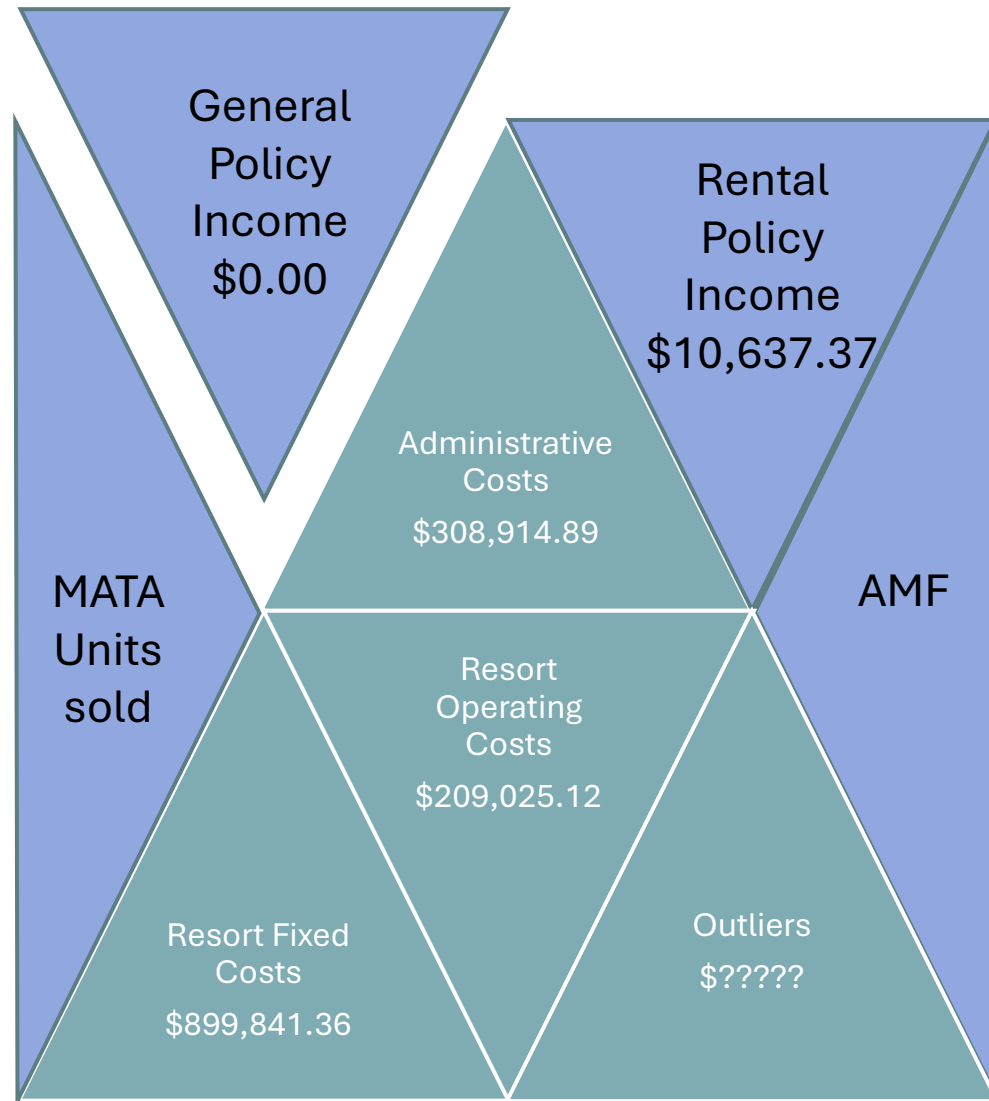


General
Policy
Income

General Policy Income items

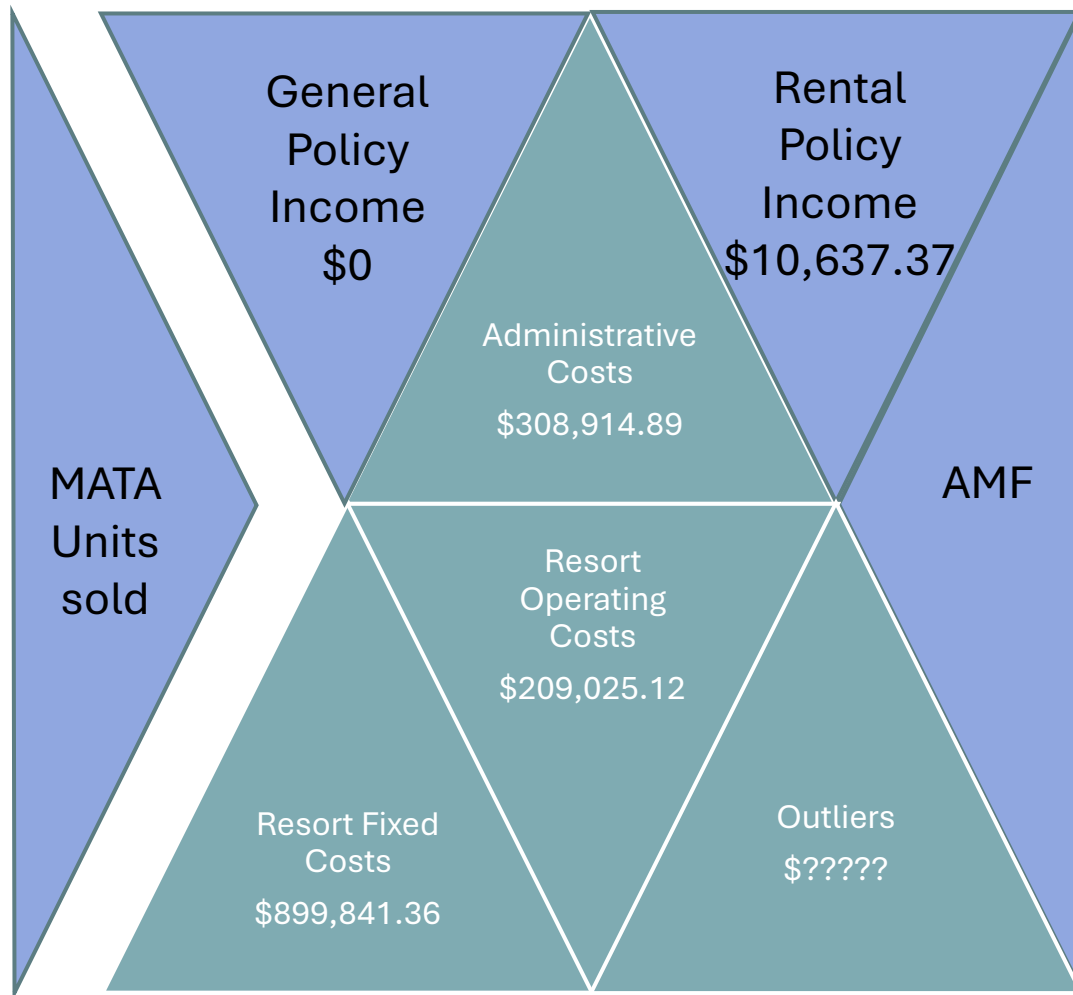
	General Merch. Service Fee - In	0
	Bank Unit Extension	0
	Deed Back Fee	0
	Late Fee	0
	Recording Fees	0

Income

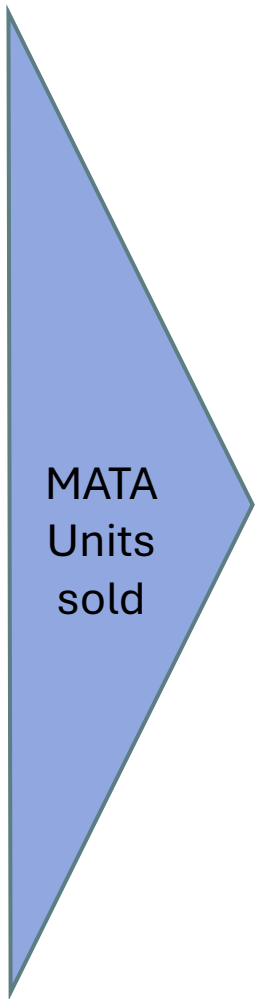


AMF – Annual Maintenance Fee

Income



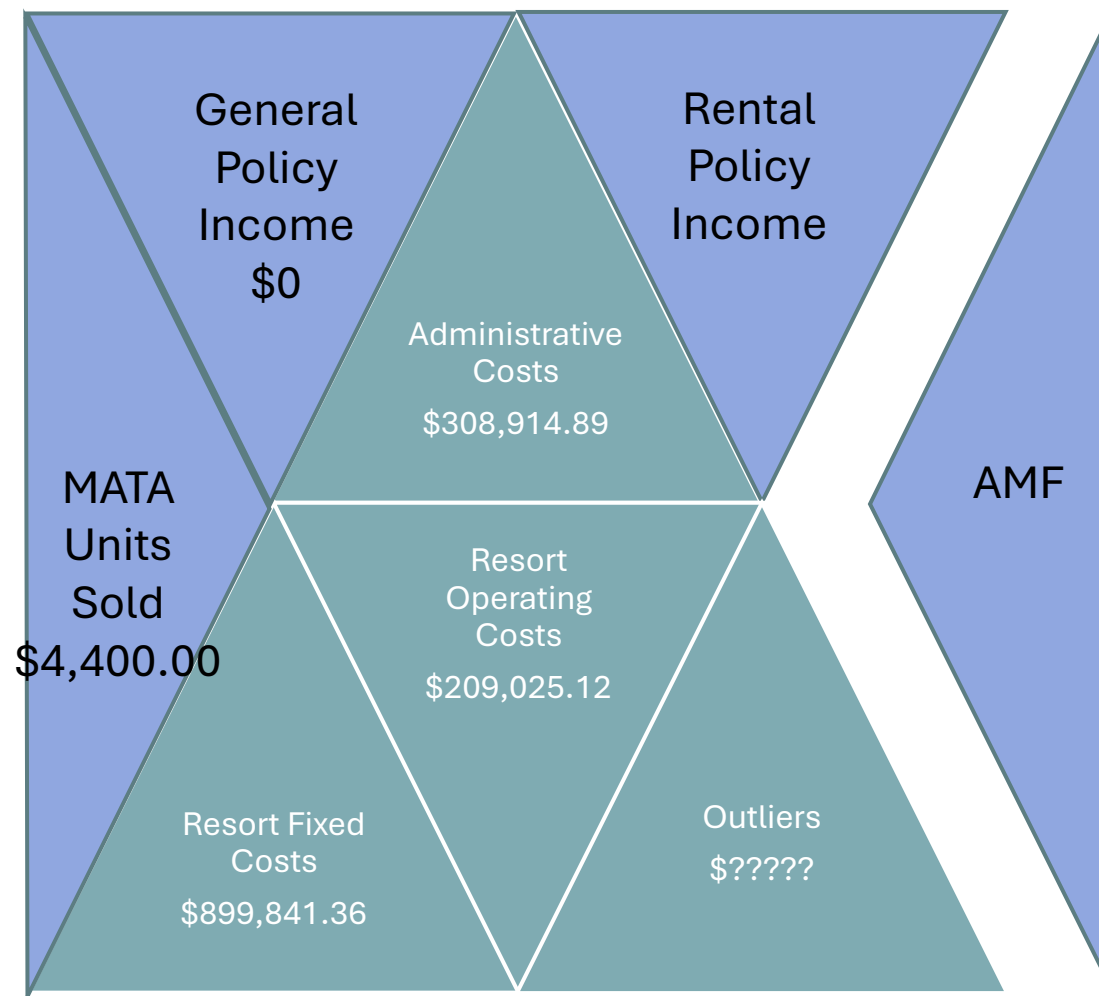
AMF – Annual Maintenance Fee



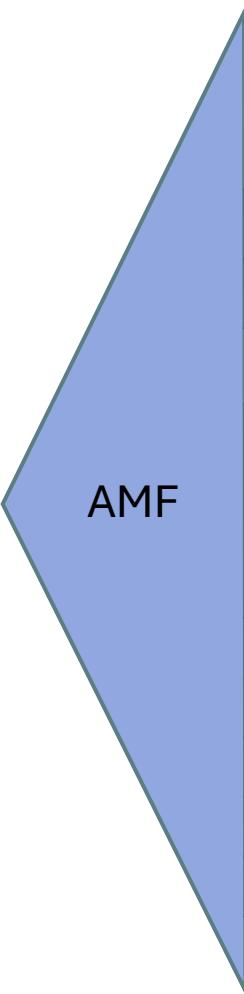
MATA UNITS SOLD	\$4,400.00
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Needed Sales: Consolidation weeks sold to Developer, Brampton Holdings, Inc.

Income



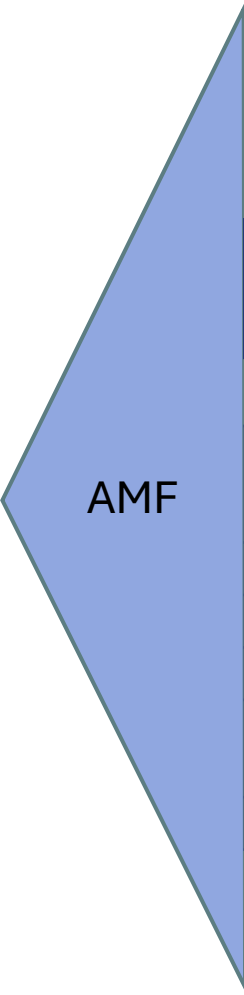
AMF – Annual Maintenance Fee



MAINTENANCE FEES		
	2024 Annual Maintenance Fee	

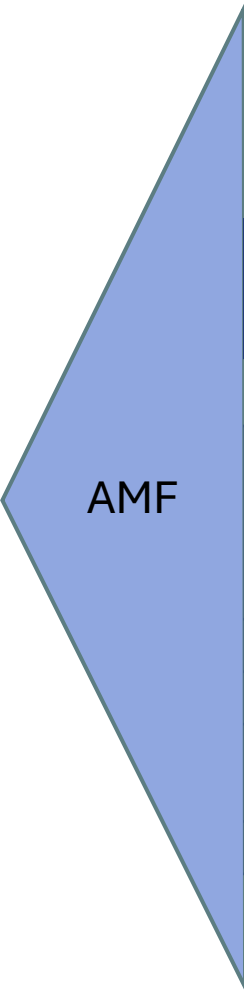
2024 Billable Weeks			EA	MATA	Total billable weeks 9/30/24	AMF 2024 <i>Billed October 2023</i>	2024 Special Assessment <i>due to loss of owners Due 11/1/2024</i>	Total 2024 AMF
	1 bedroom	50	15	20	15	\$1,633	\$682	\$2,315
	2 bedroom	400	194	80	126	\$1,657	\$682	\$2,339
	3 bedroom	300	89	72	139	\$1,712	\$682	\$2,394
	3 bedroom exec.	50	5	22	23	\$1,728	\$682	\$2,410
		800						

2024 Special Assessment due to the loss of owners.



MAINTENANCE FEES			
	2025 Annual Maintenance Fee		

2024 Billable Weeks			EA	MATA	Total billable weeks	AMF 2024	2025 Increase 12.7 %	Total 2025 AMF <i>Due 2/15/2025</i>
	1 bedroom	50	15	20	15	\$2,315	\$294	\$2,609
	2 bedroom	400	194	80	126	\$2,339	\$297	\$2,636
	3 bedroom	300	89	72	139	\$2,394	\$304	\$2,698
	3 bedroom exec.	50	5	22	23	\$2,410	\$306	\$2,716
		800						



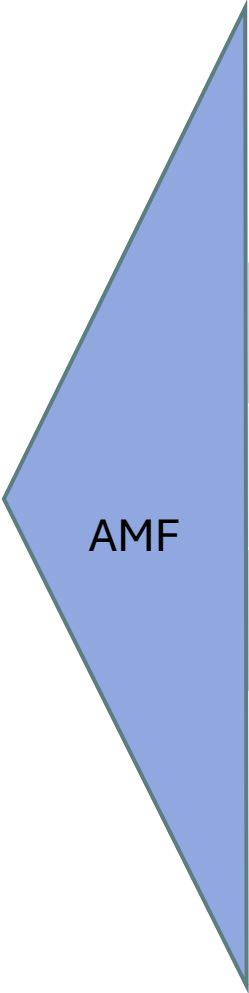
MAINTENANCE FEES			
	2026 Annual Maintenance Fee		\$

2026 Billable Weeks			EA	MATA	Total billable weeks	AMF 2025	2026 Increase	Total 2026 AMF <i>Due 2/15/2026 or 15 days before week starts, whichever is earlier.</i>
	2 bedroom	300	253	39	8	\$2,636	\$85,000	\$87,636
	3 bedroom	200	196	0	4	\$2,698	\$85,000	\$87,698
	3 bedroom exec.	50	29	17	4	\$2,716	\$85,000	\$87,716
		550						

Maintenance Fees:	TOTAL 2025 AMF	Increase from 2025 AMF	2026 AMF Per week
MATA Average	\$2664.50	\$85,000	\$87,683.33
1 Bedroom	\$2,609	n/a	n/a
2 Bedroom	\$2,636	\$85,000	\$87,636
3 Bedroom	\$2,698	\$85,000	\$87,698
3 Bedroom Exec.	\$2,716	\$85,000	\$87,716

Difference between an Assessment and an Annual Maintenance Fee (AMF)

2026 Annual Homeowners Fee
Per Week

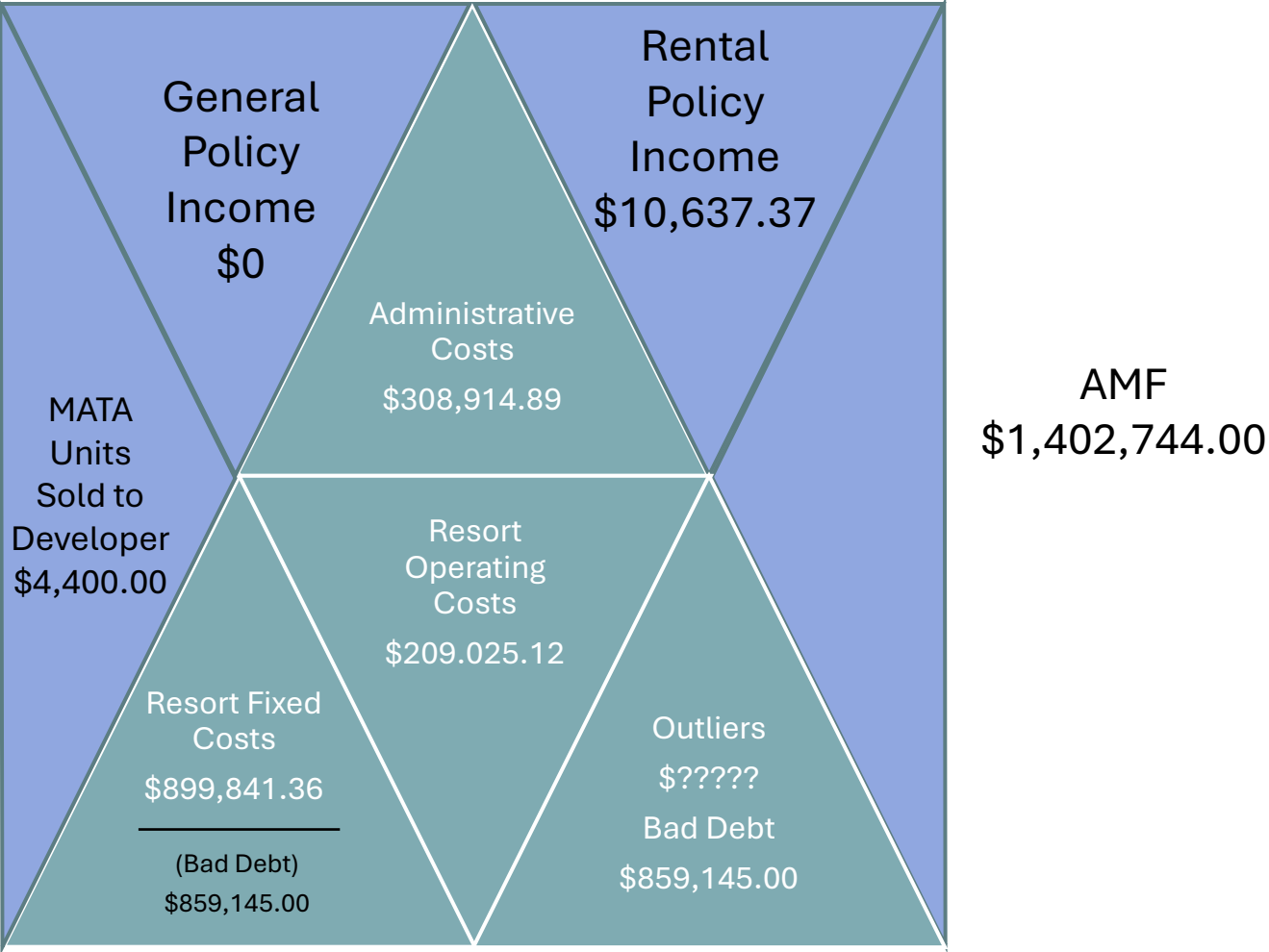


2 Bedroom	\$87,636
3 Bedroom	\$87,698
3 Bedroom Exec.	\$87,716

Income

Total Income	\$1,417,781.37
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2025 Budget



Balanced Budget

Net Income	0.00
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See you next year.

For more information or questions, please email us at:

office@aspentimeshares.org

208.634.7028