

ASPEN TIMESHARES & RENTALS



M^CCALL, IDAHO

43rd Annual

Homeowner's meeting

October 12th, 2024

10am-12pm

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:** 35-45 years old
- **Ownership Type**
 - Leasehold
 - Deeded Weeks
 - Floating weeks
 - Points
- **# of Units:** 35-50
- **Sunset Clause, aka Termination Clause**
- **Maintenance Fees**

ARDA President and CEO, Jason Gamel, emphasized the shared commitment to advancing educational initiatives: “Our collaboration with TBMA underscores ARDA-ROC’s dedication to empowering timeshare owners and promoting their rights within the vacation ownership landscape. By joining forces, we aim to enrich the educational offerings available to independent resorts, ultimately fostering stronger communities and better-informed stakeholders.”

About ARDA-ROC: ARDA-ROC serves as the advocacy arm of ARDA, advocating for the interests of timeshare owners at the federal, state, and local levels. With over 25 years of experience, ARDA-ROC is dedicated to safeguarding the rights and well-being of timeshare owners through legislative monitoring and proactive engagement.

About TBMA: The Timeshare Board Members Association (TBMA) supports board members and resort managers of legacy timeshare resorts, providing valuable connections and educational resources. Since 2011, TBMA has hosted dynamic conferences and facilitated networking opportunities within the vacation ownership and travel industry community.



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



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
- 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
- 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



POSITIVE
OUTLOOK FOR
LEGACY RESORTS

- New products for Timesharing
- Sunset Clauses: 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
- Legislative agendas –ARDA-ROC

State of the Union Survey – Sent with 2024 HOA Letter and Proxy

Selling Era



Enjoyment Era

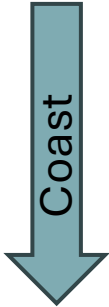


Retirement & Title Work Era



Sunset Clause Era

State of the Union Survey



POLICIES

POLICIES

Annual Maintenance Fee: As per the DECLARATION of COVENANTS, CONDITIONS and RESTRICTIONS and the BYLAWS of the MCCALL AREA TIMESHARE ASSOCIATION, Section 5.6 of the by-laws states: “All assessments shall be due and payable within forty five (45) days after January 1 of each year, or within fifteen (15) days of the commencement of an Owners week of use, whichever is earlier.” **All payments received after forty-five (45) days after January 1, will be assessed late charges of fifty (\$50) dollars per month per unit/week. Those who fall within fifteen (15) days of the commencement of an Owners week of use and have not paid their assessment will be assessed late charges of fifty (\$50) dollars per month per unit/week, with additional late fee charges occurring on the 15th of each consecutive month.**

POLICIES

Timeshare weeks begin at 5:00 pm on Monday and end at 10:00 am the following Monday. If you will be arriving later in the week, it would be helpful if you let us know when you will be arriving so that we can plan accordingly for housekeeping, keys, etc. **Rentals:** Check-ins for rentals or using banked days on days other than Mondays will be after 3:00PM.

POLICIES

BROWN CARDS

Brown Cards: Please note we no longer send a physical brown card. We ask that you use the online electronic brown card <https://www.aspentimeshares.org/browncards> to let us know how you wish your timeshare week to be handled; whether you plan to use it, bank it for in-house exchange, deposit it with an exchange company, you may allow a guest to use it or ask us to try to rent it for you. You may bank your week up until two weeks before your week begins.

Click the link below:

<https://www.aspentimeshares.org/browncards>
to let us know how you wish your timeshare week to be handled.

POLICIES

RESERVATION TYPES

RESERVATION TYPES

- OWNER OCCUPIED
- OWNER GUEST
- DEPOSITING WITH 3RD PARTY COMPANIES
- IN-HOUSE EXCHANGE OR BANKING
- SPLIT WEEK
- RENTAL

POLICIES

RESERVATION TYPES

OWNER OCCUPIED

SIMPLY LET US KNOW YOU ARE COMING AND
WHAT DAYS YOU WILL BE RESIDING.

POLICIES

RESERVATION TYPES

OWNER GUEST

PLEASE LET US KNOW WHO YOU ARE SENDING

NOTE: IF YOU NOTIFY US YOU ARE SENDING A GUEST AND THEN CHANGE THE GUEST, THIS QUALIFIES AS A CHANGE TO THE RESERVATION AND A \$39 CHANGE FEE WILL BE APPLIED.

POLICIES

RESERVATION TYPES

DEPOSITING WITH 3RD PARTY COMPANIES

ALL WEEKS BEING DEPOSITED WITH 3RD PARTY COMPANIES MUST BE IN GOOD STANDING. THIS INCLUDES CURRENT MAINTENANCE FEES, ASSESSMENTS, LATE FEES, AND TITLE WORK.

We do NOT deposit weeks with the exchange companies for you, so you will need to familiarize yourselves with your exchange company's deposit time limits, policies, etc. We are only required to verify you're in good standing on your account(s). If you own more than one week, this may include all weeks be paid in full before depositing.

POLICIES

RESERVATION TYPES

IN-HOUSE EXCHANGE WAITLIST & BANKING WEEKS

We cannot guarantee in-house exchanges or rental of your unit. We can only guarantee the use of your own week in your own unit. While we do offer the option of banking your week for in-house exchange, we cannot guarantee that we will be able to accommodate you at another time. **We make every effort to find you an exchange week, but there are not always units available for this purpose, especially during the busy summer, prime ski and holiday weeks.** It is your responsibility to call ahead and ask to be put on the waiting list for in-house exchange. Banked weeks must be used within 51 weeks or as of 1/1/2019 you may extend your week or any days not used beyond the 51 weeks by paying the following extension fees:

12 weeks \$69.00, 24 weeks \$89.00 and 51 weeks \$109.00.

You may bank your week until two weeks before your week begins.



BANKED DAYS

BANKED DAYS ARE A BONUS,
YOU ARE ONLY GUARANTEED
YOUR DEEDED WEEK.

POLICIES

RESERVATION TYPES

SPLIT WEEK

You may bank all or part of your week. After the first occupancy, there will be an additional \$60.00 service fee. There is no restriction on the number of splits (until you use up your 7 nights).

Policy instated 1/1/2014

POLICIES

RESERVATION TYPES

RENT

If you ask us to rent your week for you, we make every effort to do so, but this also cannot be guaranteed. It is your responsibility to call to see if the unit has rented. We do not call you. *Rentals are dependent upon supply and demand. We give priority to Airbnb rentals then to owner rental to maximize the income for the owner.*

*Please note, rental may be at a discounted rate if rented to another owner. Discounted rate begins 14 days prior to arrival date.

Owners will receive 60% of the rental rate.

POLICIES

RESERVATION TYPES

RENT

Pre-Payment, No Refund on rentals: In order to protect the interests of all owners, all rentals (both owners and non-owners) are on a pre-payment, no refund basis. Credit card information is required at the time a reservation is made. The card is billed prior to the rental start date for the full rental amount plus 15% Tax and 3% credit card convenience fee (Local Option Tax 7%, State Sales Tax 6% and Travel and convention Tax 2%). The rental is **non-cancelable, non-refundable** once the reservation has been made.

Owner discount rate for owners of record only. An Owner of Record must make the rental reservation and must be staying in the unit or on-site in another unit to receive the owner rate. If the Owner of Record fails to reside on site during the reservation time-period their credit card will be billed the non-owner rate. (Owners receive a 50% discount on listed non-owner rates). If you send friends/family and are not on the premises, you will be charged the difference in the rental rate. It will be charged to your account, if you do not have a credit card on file. *Late fees will be applied @\$50 a month.*

POLICIES

FLEXIBILITY IN
FIXED WEEKS

Did you know if you're not using some of your nights you can Bank them or put them up for rent?

Do not waste your non-used time.

POLICIES

RESERVATION CHANGE
FEE -\$39 PER CHANGE

Reservations: rentals and banked. As of 1/1/2019 there will be a reservation change fee of \$39.00 after original reservation has been made. Changing your reservation whether rental or banked will incur a \$39.00 fee payable upon change. Each and every change will require a \$39.00 reservation change fee.

POLICIES

Check IN/OUT

- Monday check out is 10A.M. No exceptions.
 - If you choose to not keep this policy, you will be charged a late check out fine of \$25/per hour! This does not mean if you are okay paying a fine you can check out late. We will begin evicting owners if you do not leave by 10A.M.
- Monday check-in **starts @ 5pm.** No exceptions.
- Tuesday – Sunday, Check out time is 11A.M. and check in is **3P.M.**

POLICIES: No pets,
means NO PETS!

Pets vs. Service Animals & No Smoking, No Vaping

- I understand pets are not allowed. I also understand that comfort/emotional support animals are not the same as service animals. I understand that if I have a service animal it will be on a leash the entire visit at the Aspen Village and will never be left in the unit unattended. If the service animal is found unattended in the unit, a \$100 fine, per day of the registration will apply. Neither the ADA nor Idaho Human Rights Law covers what some people call Emotional Support Animals.
- No Pets, No Smoking Policies: All of the timeshare units are No Pets, No Smoking units. There will be a \$100 per animal, per day fine for non-compliance of either the NO PETS or the NO SMOKING policies. In addition to the fine, immediate removal of the pet(s) from the premises will be required. Additional cleaning fees may also be assessed for non-compliance with either the No Pets or the No Smoking policy.

POLICIES

- **Late Fee \$50, per month**
- **Title Transfer Fee \$100, per week transferred**
Title transfer within families also applies.
- **Recorders & Processing Service Fee \$30, per week**
- **Deed Back Fee \$1,000 (Transfer Title to Mata);**
payment plan available
- **Split Week Fee \$60**
- **Extension of Banked time**
 - 12 Weeks: \$69
 - 24 Weeks: \$89
 - 51 Weeks: \$109

POLICIES

Credit Card Payment of Annual Maintenance Fee

A 3% Fee will be charged on all Annual Maintenance Fees paid by Credit Card. Annual Maintenance Fees may be paid online at www.aspentimeshares.org Through the owner portal.

POLICIES

Privacy and Protection Policy: As has been outlined in our letters to all owners for the past several years, we are not able to allow accounts and timeshare weeks to be handled by anyone other than an owner of record. These policies are for the protection of all our owners and to comply with Privacy Act requirements. The following policies and procedures during your visits at the Aspens and Aspen Village timeshare units are in full force and effect. There are no exceptions to these policies. You must be an Owner of Record or have legal Power of Attorney (which requires that we have a copy of the document, recorded in Valley County, on file in our office) to obtain account information, to make rental requests or reservations, to request banking or rental of timeshare weeks, etc. If someone other than an Owner of Record will be occupying your unit during your scheduled week, you must call or send in writing the name or names of persons authorized to use the unit. Keys will not be made available to anyone other than the Owner of Record or persons authorized in advance by the Owner of Record to occupy the unit. **There are no exceptions to these policies.**

POLICIES

Registration online is a requirement, whether you are here for your regular week, renting at a time other than your regular week or exchanging, etc. We must have a registration on file for all occupied units prior to arrival. Register at www.aspentimeshares.org.

You must be an Owner of Record or have legal Power of Attorney (which requires that we have a copy of the document, recorded in Valley County and on file in our office) in order to obtain account information, to make rental requests or reservations, to request banking or rental of timeshare weeks, etc. If someone other than an Owner of Record will be occupying your unit during your scheduled week, you must call or send in writing the name or names of persons authorized to use the unit. **Keys will not be made available to anyone other than the Owner of Record or persons authorized in advance by the Owner of Record to occupy the unit.**



Registration

- REGISTRATION –
 - You must register prior to arriving at The Aspen Timeshares. You can register today!
 - If reservation is less than 10 days, register ASAP.
 - Registration is for accessing the Sports Club as well.
 - There is a behind the scenes process happening when you register. We need you to register every time you come!

**If you got a PIN,
then we got your
registration!**

POLICIES

Larger Unit Request: We get many requests from our owners and exchange guests to occupy a larger unit. An upgrade from a one bedroom to a two bedroom or from a two bedroom to a three bedroom is **\$40 per night:** from a one bedroom to a three bedroom is **\$80 per night.** Local tax (currently 15%) is in addition to these fees. **It is necessary to call in advance to request a larger unit as we are generally not able to accommodate this at check-in without prior arrangement.** You may request or approve use of a unit smaller than your usual unit without additional fees. All requests are subject to availability and these fees are only applicable for the week of use.



Key
PICKUP
DROP-OFF
LOCATION

Key Pick-up – Use your 4-digit code PLUS press *

Entrance located on east side of the office unit.

Key Drop-off – *Please do not leave your key in your unit.* Please drop it in the BLUE key drop box located on the north side of the office unit.

1607 Davis Ave Building “B”, Apt #149
McCall, Idaho 83638

POLICIES

- **Pool/Pickleball/tennis court keys:** Each unit has been assigned a facilities key which accesses the appropriate outdoor facilities for the unit being occupied. All registered owners and guests have access to the Sports Club during their stay but may have different access to outdoor facilities. **Replacement of an outdoor facilities key will result in a \$175 fine, per key lost.**

Your timeshare is a deeded property

Please notify us of any changes to your title:

- Divorce
- Death
- Estranged
- Separated
- Missing person
- Defuncted Business – No Longer an entity
- Inactive Trust
- Prior owners didn't remember deeding it to someone/some entity already
- Too many people on title, etc...

EVERY OWNER'S INTEREST MUST BE ACCOUNTED FOR IN A CHAIN OF TITLE!

Consolidation: Process, is a Process

We are currently working on consolidating the following units:

E-11

E-13

E-16

Asp 12

QQ: How do you select which units are consolidated?

A: Each unit has an owner occupancy percentage. If several units are at the same ownership percentage, then the second factor becomes the available weeks to trade remaining owners of low ownership unit into higher ownership units. The unit with the least billable summer weeks becomes the fore runner for consolidation.

We are trying to get units to 60-70% ownership.

Informational Updates:

Improvements:

Airconditioning units were installed in C-6, D7-10

Employee Retention Credit – We are currently waiting on approved funds.

Review of Sunset Clause and 11th Amendment
Postponed until 2025 HOA Meeting, October 11th, 2025

Brian McMahan, Attorney at Law



Intermission

DEAR FRIENDS AND NEIGHBORS,

AS WE COME TOGETHER TODAY, I WANT TO ADDRESS SOME RECENT CONCERNS REGARDING FUND ALLOCATIONS WITHIN OUR COMMUNITY. IT'S VITAL THAT WE FOSTER A RESPECTFUL AND CONSTRUCTIVE DIALOGUE. THE ACCUSATIONS AND NEGATIVE COMMUNICATION, INCLUDING HURTFUL EMAILS AND ANGRY PHONE CALLS, ARE NOT ACCEPTABLE. SUCH BEHAVIOR FEELS MORE LIKE BULLYING, AND I WILL NOT TOLERATE IT ANY LONGER. WHILE I WELCOME QUESTIONS AND DISCUSSIONS, WE MUST MAINTAIN A TONE OF CIVILITY.

IMAGINE, IF YOU WILL, THAT WE ARE ALL PASSENGERS ABOARD A FLIGHT. WHEN WE BOOK OUR JOURNEY, WE HAVE CERTAIN EXPECTATIONS: A COMFORTABLE SEAT, A FRIENDLY CREW, AND A SAFE LANDING. HOWEVER, LIKE LIFE, OUR FLIGHT MAY ENCOUNTER TURBULENCE—UNEXPECTED CHALLENGES THAT CAN LEAD TO FRUSTRATION. WE MAY EXPERIENCE DISTRACTIONS, MUCH LIKE A CRYING CHILD OR A NEIGHBOR WHO CHATTERS INCESSANTLY. YET, WE TRUST IN THE PILOT, WHO NAVIGATES THROUGH THESE DIFFICULTIES WITH SKILL AND DEDICATION, ENSURING OUR SAFETY AND WELL-BEING.

THE PILOT HAS A UNIQUE PERSPECTIVE THAT SETS THEM APART FROM BOTH THE CREW AND THE PASSENGERS. THEY POSSESS A BROADER VIEW OF THE FLIGHT PATH, WEATHER CONDITIONS, AND ANY CHALLENGES AHEAD. THIS PERSPECTIVE ALLOWS THEM TO MAKE INFORMED DECISIONS THAT MAY NOT ALWAYS BE VISIBLE TO THOSE ON BOARD. IN OUR COMMUNITY, I SERVE AS YOUR PILOT, ALONGSIDE OUR DEDICATED BOARD MEMBERS. WE ARE COMMITTED TO GUIDING US THROUGH THESE TURBULENT TIMES, UPHOLDING THE CC&RS, BY-LAWS, AND POLICIES THAT GOVERN US.

BALANCING THE BUDGET IS A CRUCIAL RESPONSIBILITY, ALLOWING FOR OWNERSHIP TRANSFERS WHILE PROTECTING THE INTERESTS OF THOSE WHO REMAIN. I HAVE SOUGHT GUIDANCE FROM LEADING PROFESSIONALS, AND I BELIEVE WE ARE ON THE BEST PATH FOR OUR HOMEOWNERS. EVERY YEAR, WE UNDERGO A THOROUGH AUDIT, RECEIVING A CLEAN REPORT. WE STRIVE TO KEEP YOU INFORMED. OUR WEBSITE IS FILLED WITH INFORMATION, ENSURING THAT YOU HAVE ACCESS TO THE LATEST UPDATES AND DECISIONS MADE BY THE BOARD. WE ARE PROUD TO BE RECOGNIZED FOR OUR TRANSPARENCY AND DEDICATION TO OUR COMMUNITY.

AS PASSENGERS, WE ALSO HAVE THE CHOICE OF WHEN TO DISEMBARK FROM THE FLIGHT, WE DECIDE WHETHER THE FLIGHT IS A CONNECTING FLIGHT OR A FINAL DESTINATION. EACH TRIP FOR AN INDIVIDUAL CAN HAVE DIFFERENT MEANINGS AND EVOKE DIFFERENT MEMORIES, JUST AS OWNING A TIMESHARE CARRIES UNIQUE SIGNIFICANCE FOR EACH OWNER. SOME MAY CHOOSE TO STAY THE COURSE, TRUSTING IN OUR LEADERSHIP, WHILE OTHERS MAY FEEL IT IS TIME FOR A CHANGE. WHATEVER YOUR CHOICE, I ENCOURAGE YOU TO MAKE IT WITH RESPECT AND KINDNESS. JUST AS NO ONE BLAMES THE PILOT FOR TURBULENCE, LET US AVOID DIRECTING FRUSTRATION TOWARD ONE ANOTHER.

TOGETHER, WE CAN NAVIGATE THIS JOURNEY . THE PILOT UNDERSTANDS THAT EACH PASSENGER HAS A DECISION TO MAKE, AND I WANT TO ASSURE YOU THAT I AM COMMITTED TO LEADING US SAFELY TO OUR DESTINATION, MINDFUL OF THE FEELINGS AND PERSPECTIVES OF EVERY MEMBER OF OUR COMMUNITY.

THANK YOU FOR YOUR SUPPORT AND COOPERATION.

WARM REGARDS,

CANDICE M. LEONARD

PRESIDENT OF THE BOARD OF TRUSTEES

8. ASSOCIATION OF OWNERS; BOARD OF TRUSTEES.

8.4.5 To assess and collect the proportionate share of the common expenses of the master association as well as the association expenses from the time period owners.

13. ASSESSMENTS.

13.1 The making and collection of assessments from owners for their share of common expenses shall be pursuant to the bylaws and subject to the following provisions:

13.1.1 Each time period owner shall be liable for a proportionate share of the common expenses of the master association assessed by the master association against the condominiums, such share being 1/50 of the master association assessment against the condominium of which such time period owner's time period unit is a part.

13. ASSESSMENTS.

13.2.2 Expenses attributable to the association expense shall first be determined and separately apportioned between the condominium projects covered by this declaration and such expenses shall then be apportioned among and assessed to all time period owners in such condominium project in the proportion that the number of time period units owned by each time period owner bears to the total number of time period condominiums in each condominium project.

13.2.3 In the event that the association expense fund proves inadequate during any fiscal year for whatever reason, including nonpayment of any time period owner's assessment, the association may, at any time and from time to time levy additional assessments, in the manner and the proportions set forth in subparagraph 13.2.2 hereof and payable over such reasonable periods as the association may determine. Notice in writing of the amount of such assessment and the time for payment thereof shall be given promptly to each affected time period owner, and no payment shall be due sooner than thirty (30) days after such notice shall have been given.

18th Amendment

13.10 Assessments Against Less Than All Time Period Owners of a Condominium Unit.

Notwithstanding any other provision of this Declaration, upon the McCall Area Timeshare Association (MATA) Board of Trustees' review of its records and determination that greater than seventy-five percent (75%) of the ownership of a condominium unit is vested in MATA and/or another person or entity that is exempt from assessments (eg, the Declarant and its successors and assigns) under this Declaration (hereinafter collectively the "exempt owners"), said Board may assess all expenses attributable to said unit to the remaining non-exempt owners of said unit. The expenses of said unit shall not be assessed against the owners of any other condominium unit, but shall be assessed solely to the non-exempt owners of said unit. Said expenses so assessed include but are not limited to all expenses referenced in Section 13 of this Declaration. All provisions of this Declaration shall be construed so as to give maximum effect to this new Section 13.10.

13.11 Nonpayment of Assessments.

Notwithstanding any other provision of this Declaration, the lien for nonpayment of all assessments may be foreclosed as a mortgage or by using trust deed foreclosure procedures. If said lien is foreclosed as a trust deed, the beneficiary shall be MATA, the obligor/grantor shall be the owner not paying the aforesaid assessments, and the trustee shall be any person or entity selected by said Board that can legally serve as a trust deed trustee under Idaho law. To the extent a trust deed document is needed, this Declaration (with all its amendments) shall serve as said document, and this Declaration shall be deemed as having been executed as a trust deed by said obligor/grantor. Any person or entity (including MATA) can participate (and ultimately purchase if so desired) at the trustee's sale. All provisions of this Declaration shall be construed so as to give maximum effect to this new Section 13.11.

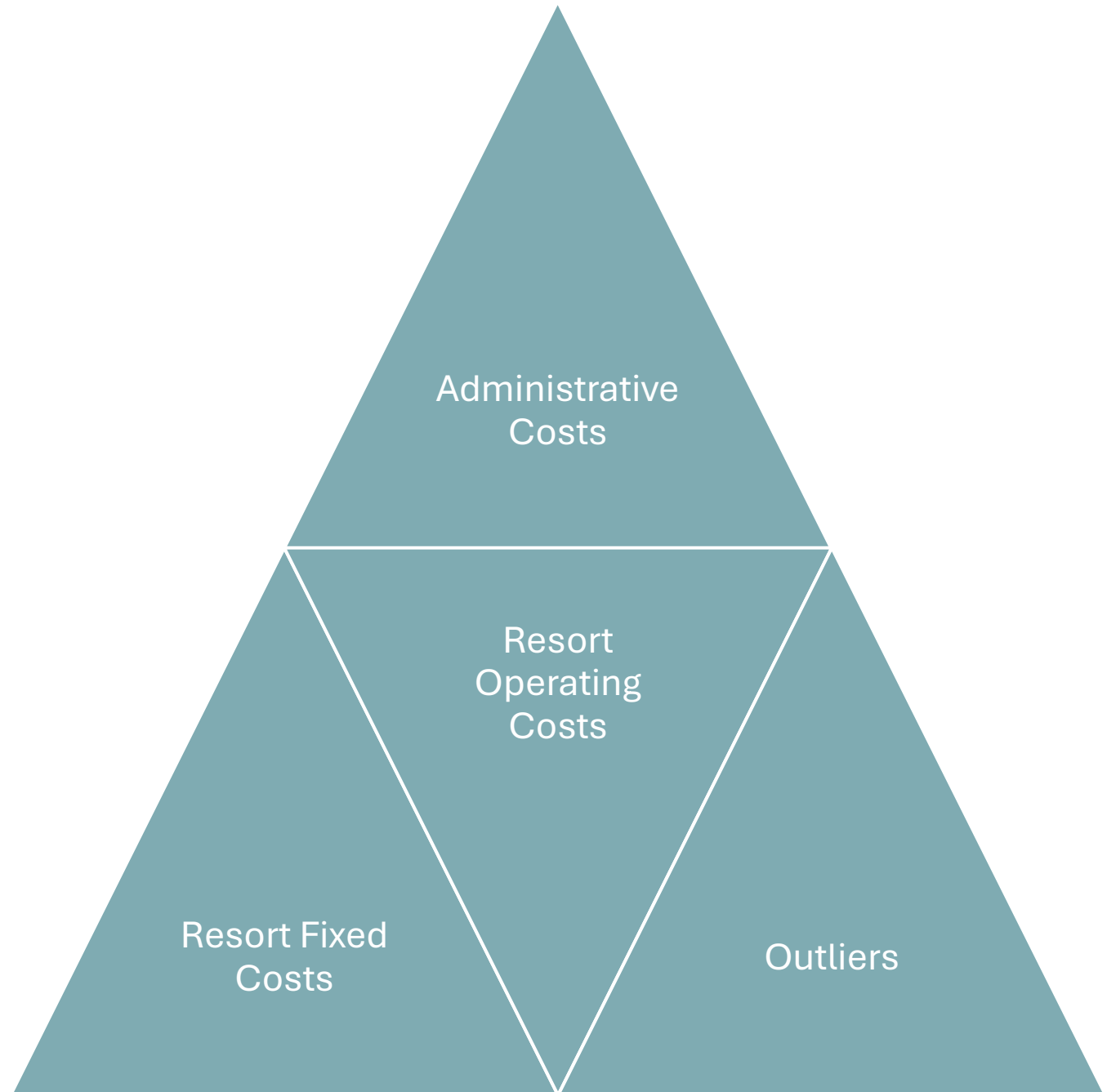
2025

43rd Annual

Budget Presentation

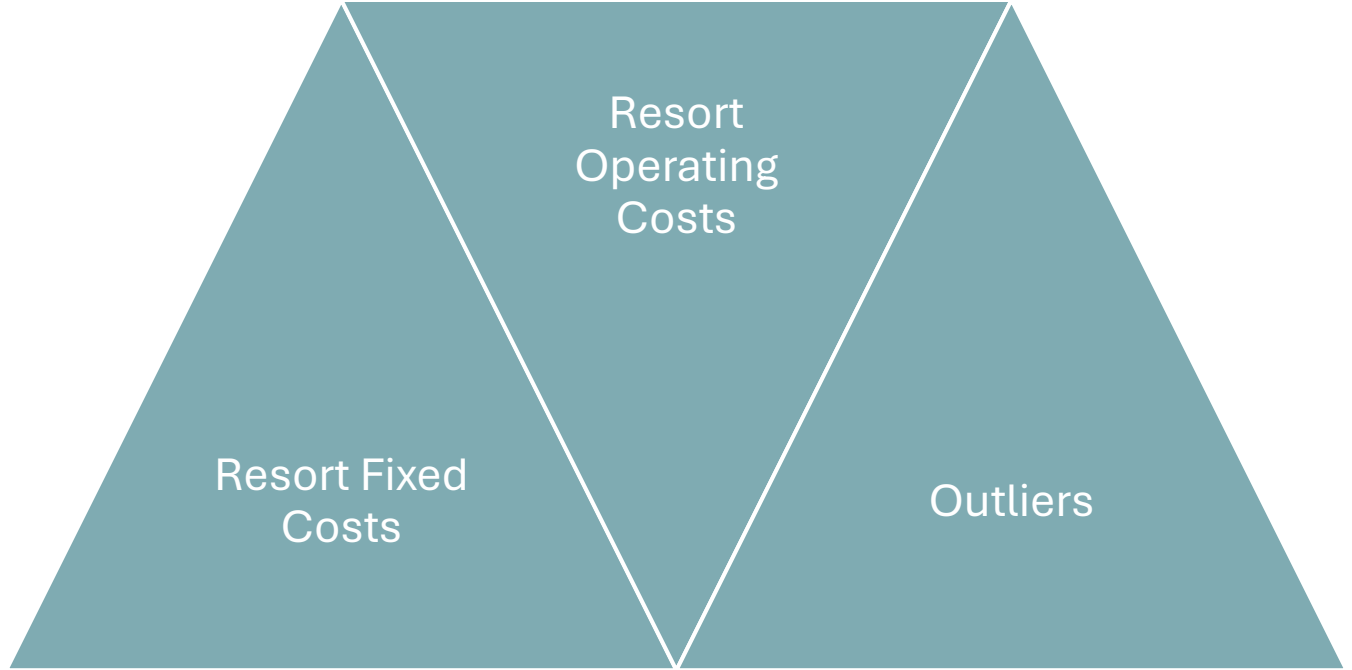
October 11th, 2024

**OWNERSHIP
VS.
BUDGET 2025**





**OWNERSHIP
VS.
BUDGET 2025**





Accounting and Legal Fees	Aspen 12	E-11	E-13	E-16	MATA
Sheriff's Service Fee					883.00
Accounting					2,940.00
Audit					7,350.00
Legal Fees	1,000.00	1,000.00	1,000.00	1,000.00	10,160.00
Notary Fee					300.00

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 12	E-11	E-13	E-16	MATA
Annual Meeting Expense					883.00
Board Expense					1487.00

2024 IRS Standard Milage Rates: 67 Cents per mile for Business compared to 2023 rates of 65.5 cents per mile for Business.

Per Diem rates in Idaho of \$107.00 per night for lodging and \$59.00 per day for meals and incidentals totaling at \$166.00 per diem, compared to 2023 rates of \$157.00 a day.



	Aspen 12	E-11	E-13	E-16	MATA
Cell Phones					2905.00
Income Tax					10.00
Bank Fees					1942.00

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 – Interest fees for balances on Credit cards.



Office Expenses	Aspen 12	E-11	E-13	E-16	MATA
Title Filing Fees					
Submission Recording Fees					896.00
Mata Recordings	40.00	240.00	20.00	90.00	2520.00
Title Filing Fees – Other					509.00
Office Phone					2,172.00

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 12	E-11	E-13	E-16	MATA
Postage & Freight					2,135.00
Printing					1,200.00
Rent on B149					25,920.00
Office other					1,200.00

Postage: Forever stamps cost 66 cents in 2023, now they cost 73 cents, cost also increases 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.



Merchant Service Fees - OUT	Aspen 12	E-11	E-13	E-16	MATA
Rental Merchant Service Fees					3,277.00
General Merchant Service Fees					7,095.00

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 12	E-11	E-13	E-16	MATA
Rent – After Hours – U124					22,632.00

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



	Aspen 12	E-11	E-13	E-16	MATA
Management Fees	2,394.00	2,013.00	1,157.00	1,590.00	93,696.00

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



Employee Benefits	Aspen 12	E-11	E-13	E-16	MATA
Retirement Benefit					
Shannon Milner					1,476.00
Candice Leonard					951.00
Employee Rental Allowance – Rent on C5					4,320.00
Health Benefit					
Shannon Milner					5,400.00
Candice Leonard					27,600.00
Thanksgiving Turkeys					300.00
Recreational Pass					1,800.00
Life Flight					225.00

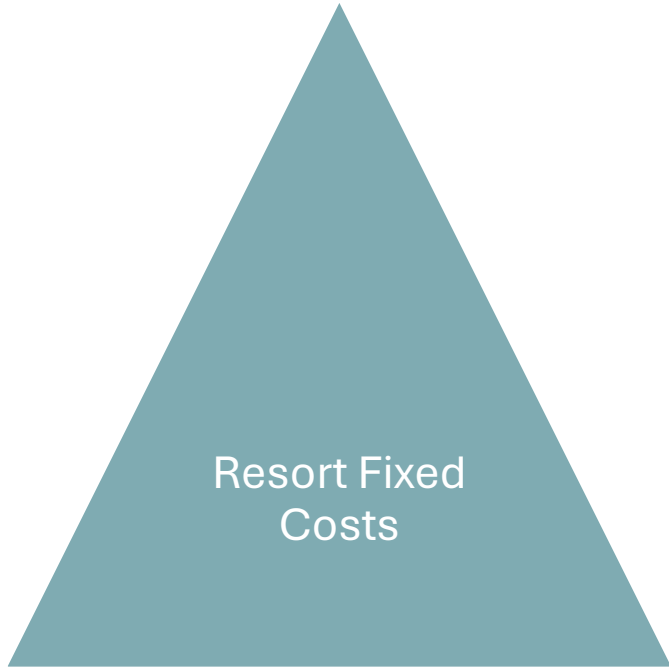
The employee market and Long-term rentals have directly impacted our ability to hire local employees. We currently have Stevo and Nate our Housekeeping Managers in C-5.

Mata subsidizes rent at 20% of the lease value on a per month basis. Employees must work a minimum of 30—40 hours to qualify.



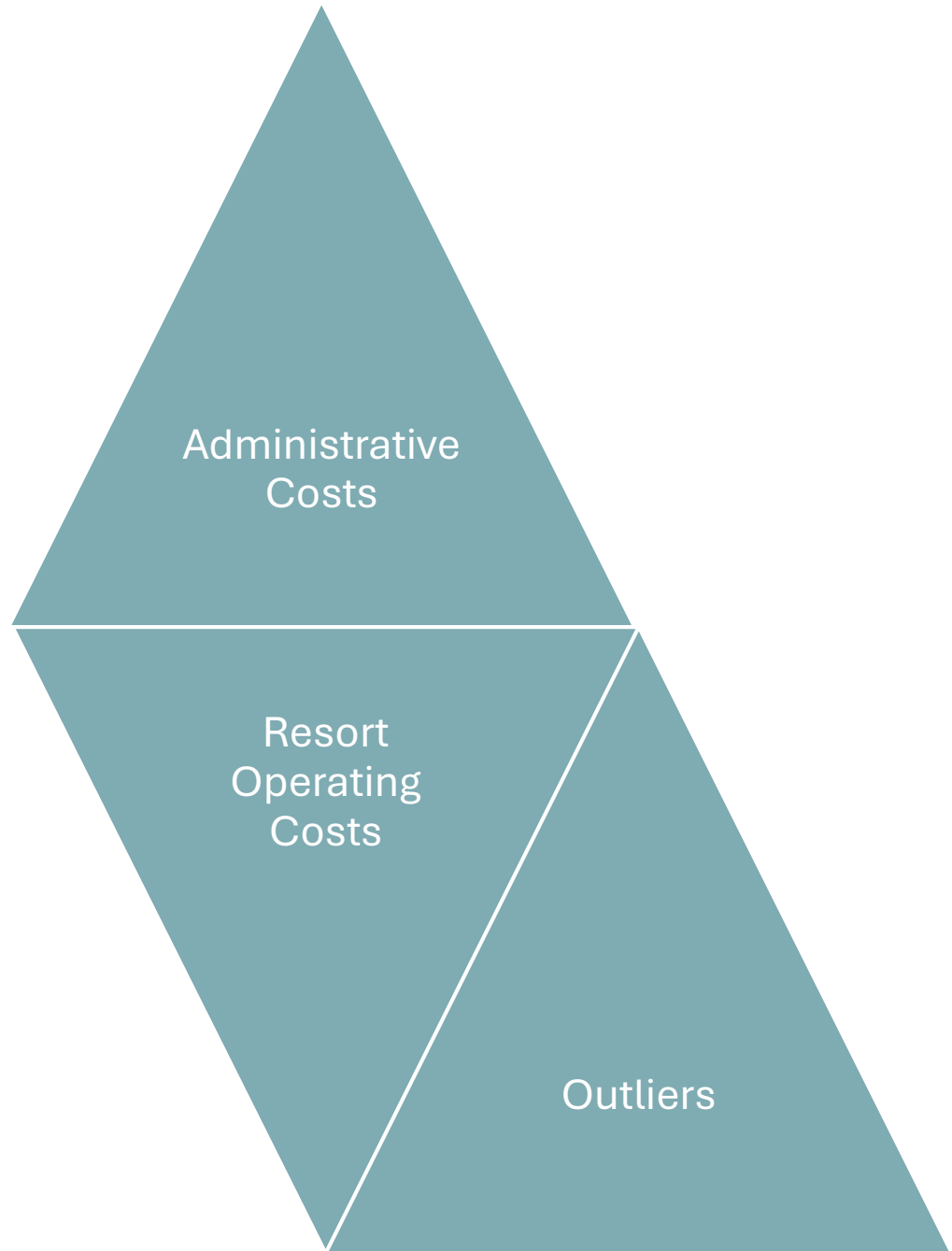
Employee	Position	Health Benefit	Monthly	Months	Health Benefit total	Life Flight Benefit	Monthly	Months	Life Flight Total	Recreational Pass	Monthly	Months	Recreational Pass Total		
Stevo	Housekeeping Manager	\$ -	0	0	\$ -	\$ 45.00	1	1	\$ 45.00	\$ 900.00	1	1	\$ 900.00		
Nate	Housekeeping & Maintenance	\$ -	0	0	\$ -	\$ 45.00	1	1	\$ 45.00	\$ 900.00	1	1	\$ 900.00		
Ken	Maintenance	\$ -	0	0	\$ -	\$ 45.00	1	1	\$ 45.00	\$ -	0	0	\$ -		
Dave	Maintenance	\$ -	0	0	\$ -	\$ 45.00	1	1	\$ 45.00	\$ -	0	0	\$ -		
Candice	Manager	\$ 2,300.00	1	12	\$ 27,600.00	\$ -	0	0	\$ -	\$ -	0	0	\$ -		
Shannon	Office Manager	\$ 450.00	1	12	\$ 5,400.00	\$ 45.00	1	1	\$ 45.00	\$ -	0	1	\$ -		
	H.S. Cleaners	\$ -	0	0	\$ -	\$ -	1	1	\$ -	\$ -	0	0	\$ -		
					\$ 33,000.00						\$ 225.00				\$ 1,800.00





Resort Fixed
Costs

**OWNERSHIP
VS.
BUDGET 2025**

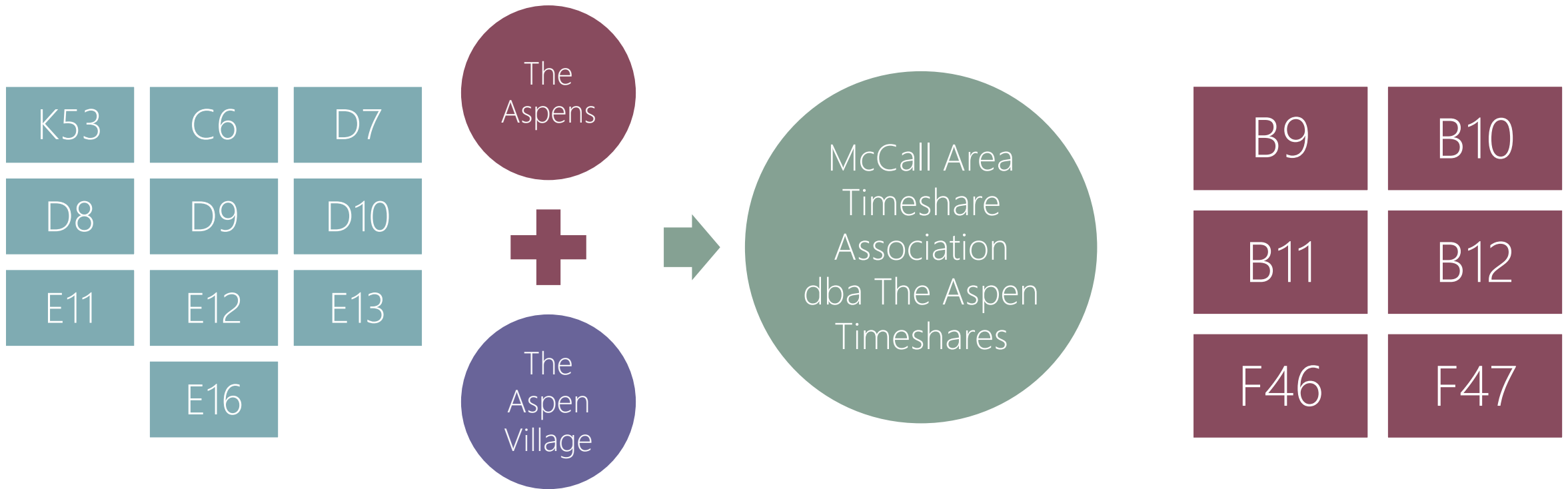


Administrative
Costs

Resort
Operating
Costs

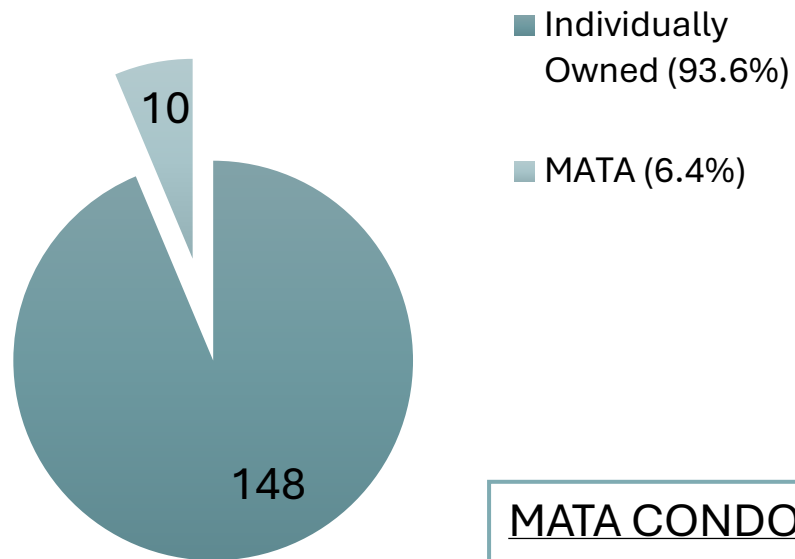
Outliers

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



Breakout of THE Aspen Village (AVCOA) & THE Aspens

The Aspen Village - AVCOA

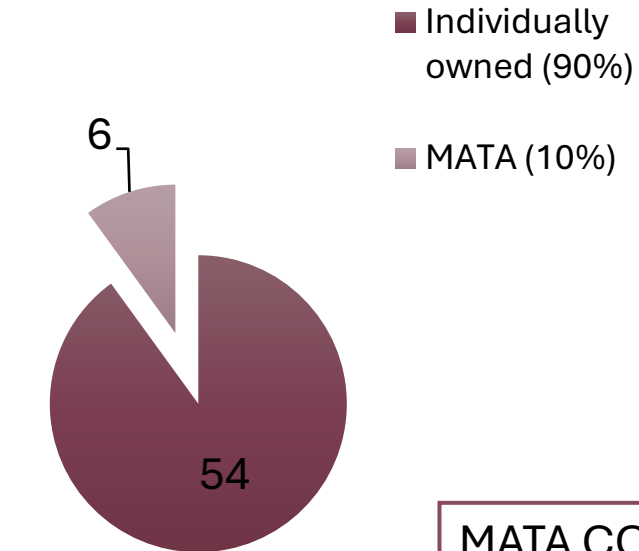


Total Condos: 158

MATA CONDO

K-53
C-building 6
D-building 7-10
E-building 11,12,13,16

The Aspens



Total Condos: 60

MATA CONDO

F-building 46-47
B-building 9-12

Resort
Fixed
Costs

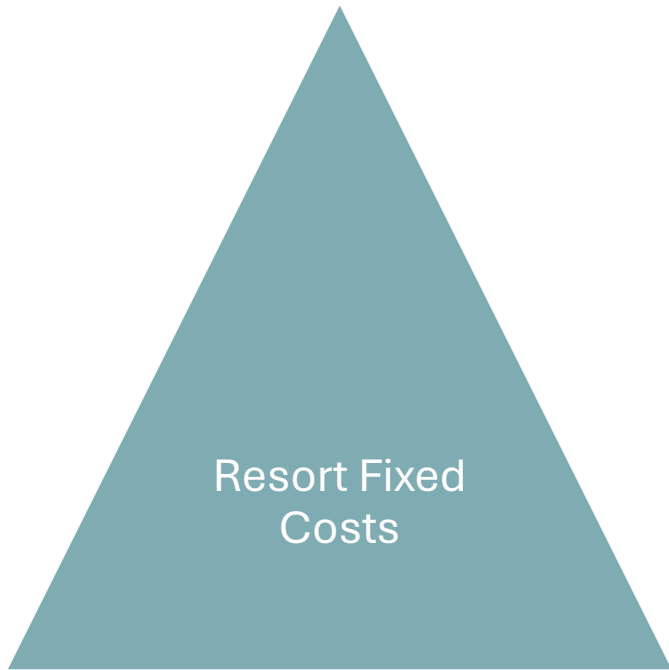
AVCOA HOA DUES

2025	C6	D Building (4)	K53	B Building (3) 9,10,11	F-46	F-47
January	\$ 288.00	\$ 1,400.00	\$ 434.00	\$ 1,407.00	\$ 469.00	\$ 469.00
February	\$ 288.00	\$ 1,400.00	\$ 434.00	\$ 1,407.00	\$ 469.00	\$ 469.00
March	\$ 288.00	\$ 1,400.00	\$ 434.00	\$ 1,407.00	\$ 469.00	\$ 469.00
April	\$ 288.00	\$ 1,400.00	\$ 434.00	\$ 1,407.00	\$ 469.00	\$ 469.00
May	\$ 288.00	\$ 1,400.00	\$ 434.00	\$ 1,407.00	\$ 469.00	\$ 469.00
June	\$ 288.00	\$ 1,400.00	\$ 434.00	\$ 1,407.00	\$ 469.00	\$ 469.00
July	\$ 288.00	\$ 1,400.00	\$ 434.00	\$ 1,407.00	\$ 469.00	\$ 469.00
August	\$ 288.00	\$ 1,400.00	\$ 434.00	\$ 1,407.00	\$ 469.00	\$ 469.00
September	\$ 288.00	\$ 1,400.00	\$ 434.00	\$ 1,407.00	\$ 469.00	\$ 469.00
October	\$ 288.00	\$ 1,400.00	\$ 434.00	\$ 1,407.00	\$ 469.00	\$ 469.00
November	\$ 288.00	\$ 1,400.00	\$ 434.00	\$ 1,407.00	\$ 469.00	\$ 469.00
December	\$ 288.00	\$ 1,400.00	\$ 434.00	\$ 1,407.00	\$ 469.00	\$ 469.00
Expenses January -December	\$ 3,456.00	\$ 16,800.00	\$ 5,208.00	\$ 16,884.00	\$ 5,628.00	\$ 5,628.00
			\$ 25,464.00		Sub total	\$ 28,140.00
		4% Increase (\$1,018.56)	\$ 26,482.56		5% increase (\$1407.00)	\$ 29,547.00
			SUBTOTAL	\$		56,029.56

Resort
Fixed
Costs

AVCOA HOA DUES

	2025	E-11	E13	E16	The Aspens – B12	
January		\$ 364.00	\$ 364.00	\$ 364.00	\$ 492.00	
February		\$ 364.00	\$ 364.00	\$ 364.00	\$ 492.00	
March		\$ 364.00	\$ 364.00	\$ 364.00	\$ 492.00	
April		\$ 364.00	\$ 364.00	\$ 364.00	\$ 492.00	
May		\$ 364.00	\$ 364.00	\$ 364.00	\$ 492.00	
June		\$ 364.00	\$ 364.00	\$ 364.00	\$ 492.00	
July		\$ 364.00	\$ 364.00	\$ 364.00	\$ 492.00	
August		\$ 364.00	\$ 364.00	\$ 364.00	\$ 492.00	
September		\$ 364.00	\$ 364.00	\$ 364.00	\$ 492.00	
October		\$ 364.00	\$ 364.00	\$ 364.00	\$ 492.00	
November		\$ 364.00	\$ 364.00	\$ 364.00	\$ 492.00	
December		\$ 364.00	\$ 364.00	\$ 364.00	\$ 492.00	
Expenses January -December		\$ 4,368.00	\$ 4,368.00	\$ 4,368.00	\$ 5,904.45	
					Sub total	\$ 19,008.45
					5% increase (\$1168.82)	\$ 19,768.79



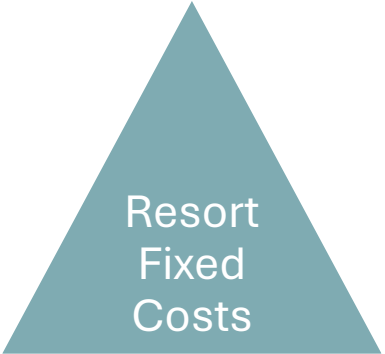
	Aspen 12	E-11	E-13	E-16	MATA
Bad Debt	5,904.00	4,368.00	-	4,368.00	181,974.00
Insurance	699.00	611.00	611.00	611.00	22,135.00
Property Tax	2,774.00	2,211.00	2,211.00	2,211.00	33,370.00
Sports Club Fees	1,056.00	-	-	-	5,280.00

Bad debts are based off delinquent owner accounts.

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

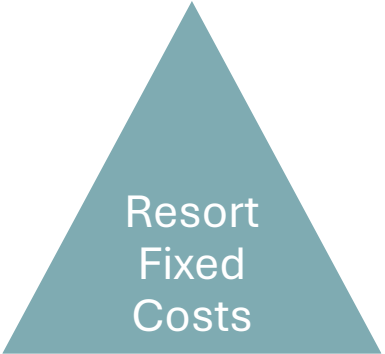
Property Tax: Even though the decrease in units we are projecting the same costs as 2023 Property values and an increase in property tax.

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



Property Tax

C6	D Building (4)	E12	K53	B Building (3) 9-11	F-46	F-47	W-142
\$1,105.77	\$ 4,423.08	\$ 1,105.77	\$ 1,514.62	\$ 4,161.00	\$ 1,387.18	\$ 1,387.18	\$ 1,114.12
\$1,105.77	\$ 4,423.08	\$ 1,105.77	\$ 1,514.62	\$ 4,161.00	\$ 1,387.18	\$ 1,387.18	\$ 1,114.12
\$2,211.54	\$ 8,846.16	\$ 2,211.54	\$ 3,029.24	\$ 8,322.00	\$ 2,774.36	\$ 2,774.36	\$ 2,228.24
			\$ 16,298.48			Sub total	\$16,098.96
	3% Increase (\$422.61)		\$ 16,787.43			3% increase (\$482.96)	\$16,581.93
			SUBTOTAL	\$ 33,369.36			

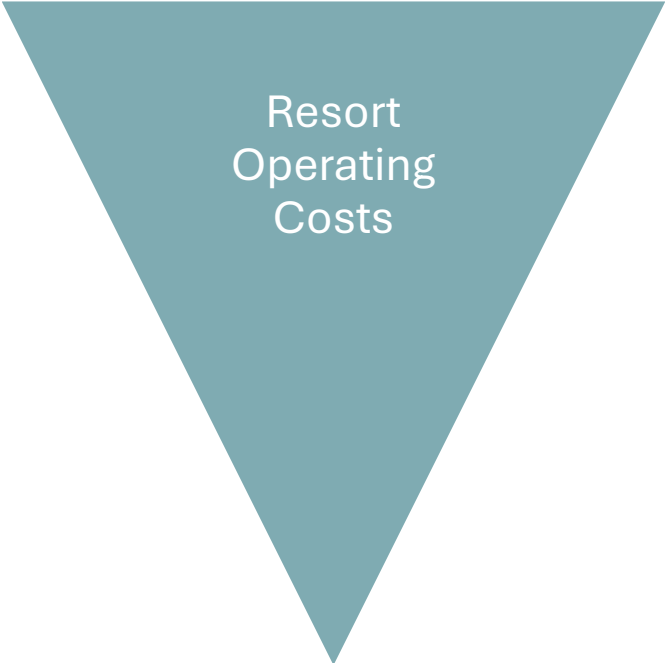


Resort
Fixed
Costs

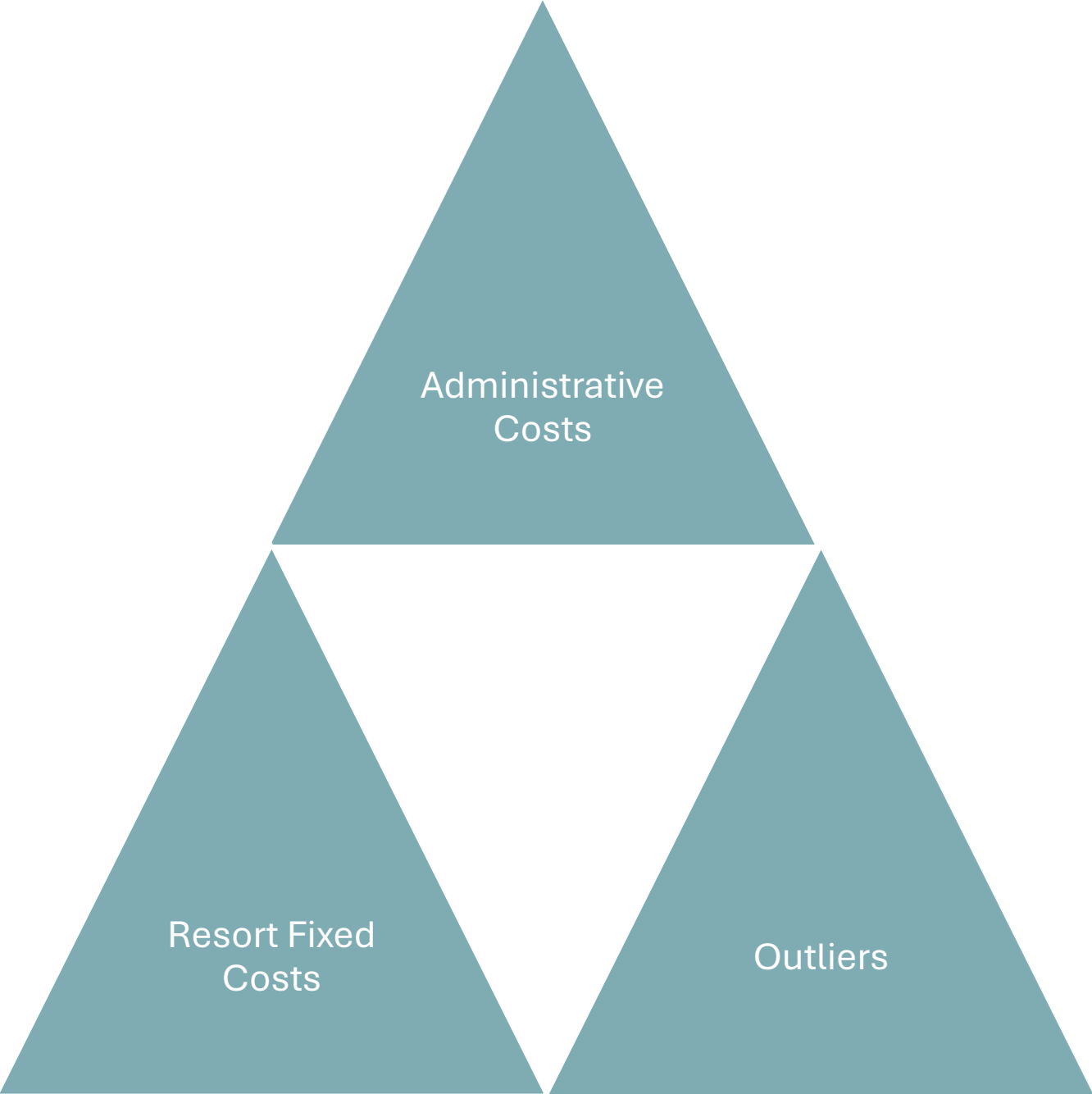
Property Tax

Aspen 12	E-11	E-13	E-16	
\$ 1,387.18	\$ 1,105.77	\$ 1,105.77	\$ 1,105.77	
\$ 1,387.18	\$ 1,105.77	\$ 1,105.77	\$ 1,105.77	
\$ 2,774.36	\$ 2,211.54	\$ 2,211.54	\$ 2,211.54	
\$ 83.23	\$ 66.35	\$ 66.35	\$ 66.35	3% increase
\$ 2,857.59	\$ 2,277.89	\$ 2,277.89	\$ 2,277.89	Projected Property Tax





**OWNERSHIP
VS.
BUDGET 2025**





Resort
Operating
Costs

	Aspen 12	E-11	E-13	E-16	MATA
Electricity – Idaho Power	1,720.00	1,148.00	720.00	1,068.00	18,205.00
Firewood	650.00	-	-	-	4,550.00
Propane Gas	-	300.00	300.00	300.00	3,000.00

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

Firewood: \$325 x 1 cord

Idaho Power

2023-2024	C6	D7	D8	D9	D10	E12	U124	W142	K53	B9	B10	B11	F-46	F-47	YHotTub	EHotTub
January	\$ 191.91	\$ 211.62	\$ 64.96	\$ 49.04	\$ 193.53	\$ 92.88	\$ 168.84	\$ 214.53	\$ 239.67	\$ 273.84	\$ 212.19	\$ 203.10	\$ 285.48	\$ 271.04	\$ 7.17	\$ 7.17
February	\$ 181.60	\$ 253.10	\$ 102.48	\$ 108.54	\$ 151.94	\$ 119.99	\$ 200.61	\$ 195.01	\$ 218.60	\$ 303.34	\$ 212.30	\$ 189.96	\$ 269.07	\$ 214.69	\$ 75.89	\$ 39.60
March	\$ 200.28	\$ 298.96	\$ 86.70	\$ 131.57	\$ 107.05	\$ 129.27	\$ 206.34	\$ 201.64	\$ 212.06	\$ 286.77	\$ 287.77	\$ 242.06	\$ 181.03	\$ 212.06	\$ 123.31	\$ 114.03
April	\$ 121.02	\$ 146.56	\$ 79.46	\$ 87.34	\$ 77.04	\$ 80.61	\$ 186.99	\$ 142.55	\$ 36.44	\$ 235.53	\$ 113.00	\$ 120.91	\$ 184.69	\$ 188.94	\$ 83.24	\$ 77.90
May	\$ 127.10	\$ 135.80	\$ 68.96	\$ 47.78	\$ 61.74	\$ 66.25	\$ 176.45	\$ 118.16	\$ 113.24	\$ 128.59	\$ 64.87	\$ 117.13	\$ 119.42	\$ 193.75	\$ 85.75	\$ 11.37
June	\$ 91.44	\$ 64.96	\$ 43.03	\$ 45.88	\$ 38.42	\$ 40.29	\$ 90.01	\$ 74.09	\$ 106.92	\$ 71.24	\$ 53.78	\$ 78.49	\$ 117.87	\$ 131.25	\$ 92.41	\$ 10.54
7/1/2023	\$ 62.98	\$ 71.29	\$ 20.30	\$ 24.45	\$ 28.48	\$ 41.88	\$ 112.18	\$ 54.90	\$ 118.09	\$ 119.82	\$ 131.07	\$ 43.73	\$ 111.78	\$ 88.70		
8/1/2023	\$ 33.34	\$ 52.26	\$ 26.53	\$ 40.84	\$ 33.91	\$ 56.41	\$ 145.80	\$ 41.88	\$ 72.09	\$ 61.12	\$ 91.01	\$ 118.75	\$ 105.48	\$ 88.37		
September	\$ 29.36	\$ 31.15	\$ 24.73	\$ 17.72	\$ 23.93	\$ 47.54	\$ 126.31	\$ 47.31	\$ 77.57	\$ 83.44	\$ 81.19	\$ 55.43	\$ 71.37	\$ 64.47		
October	\$ 79.43	\$ 44.16	\$ 34.91	\$ 59.28	\$ 39.92	\$ 72.90	\$ 109.44	\$ 61.36	\$ 122.73	\$ 77.92	\$ 84.99	\$ 83.46	\$ 105.56	\$ 89.67		
November	\$ 135.31	\$ 201.50	\$ 61.36	\$ 53.97	\$ 92.16	\$ 122.83	\$ 133.90	\$ 126.14	\$ 80.96	\$ 154.58	\$ 140.00	\$ 71.38	\$ 134.24	\$ 105.56		
December	\$ 189.40	\$ 236.18	\$ 74.74	\$ 44.28	\$ 193.15	\$ 153.76	\$ 211.03	\$ 207.50	\$ 193.51	\$ 196.80	\$ 179.75	\$ 211.86	\$ 280.99	\$ 239.74		
Expenses January - December	\$ 1,443.17	\$ 1,747.54	\$ 688.16	\$ 710.69	\$ 1,041.27	\$ 1,024.61	\$ 1,867.90	\$ 1,485.07	\$ 1,591.88	\$ 1,992.99	\$ 1,651.92	\$ 1,536.26	\$ 1,966.98	\$ 1,888.24		
									\$ 11,600.29				Sub total	\$ 5,848.21		
							4% Increase (\$1,979.52)		\$ 12,064.30				5% increase (\$1,533.60)	\$ 6,140.62		
									SUBTOTAL	\$ 18,204.92						

Idaho Power

2023-2024	E11	E13	E16	B12
January	\$ 153.35	\$ 104.06	\$ 142.74	\$ 262.41
February	\$ 186.41	\$ 86.39	\$ 118.30	\$ 254.75
March	\$ 169.11	\$ 124.69	\$ 213.10	\$ 258.76
April	\$ 23.34	\$ 23.22	\$ 125.27	\$ 142.88
May	\$ 55.33	\$ 49.45	\$ 97.67	\$ 97.44
June	\$ 56.86	\$ 32.38	\$ 63.12	\$ 100.48
7/1/2023	\$ 74.04	\$ 34.15	\$ 62.86	\$ 114.73
8/1/2023	\$ 52.59	\$ 96.67	\$ 41.64	\$ 82.59
September	\$ 50.93	\$ 36.69	\$ 42.56	\$ 46.53
October	\$ 57.22	\$ 23.14	\$ 19.35	\$ 62.58
November	\$ 93.91	\$ 29.14	\$ 60.70	\$ 128.72
December	\$ 175.30	\$ 79.87	\$ 80.20	\$ 168.22
Expenses January - December	\$ 1,148.39	\$ 719.85	\$ 1,067.51	\$ 1,720.09



Resort
Operating
Costs

Internet Fees	Aspen 12	E-11	E-13	E-16	MATA
Modems	1,200.00				6,000.00
Streaming Services	204.00	204.00	204.00	204.00	2,244.00

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.



Resort
Operating
Costs

Dues & Subscriptions	Aspen 12	E-11	E-13	E-16	MATA
Reservation Software					14,308.00
Other- Chamber of Commerce, Wix.com, web address, etc.					2,105.00

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



Resort
Operating
Costs

	Aspen 12	E-11	E-13	E-16	MATA
Maid & Unit Supplies					6,433.00
Laundry Services					15,553.00
Replacements	395.00	500.00	700.00	661.00	10,000.00
Renovation		400.00	278.00	400.00	-
Repairs & Maintenance					15,000.00

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



Resort
Operating
Costs

Vehicle	Aspen 12	E-11	E-13	E-16	MATA
Fuel					1,711.00
Registration & License					67.00
Repairs & Maintenance					5,000.00

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	Aspen 12	E-11	E-13	E-16	MATA
Employee Retirement Contribution					
Shannon Milner					1997.00
Candice Leonard					1997.00
Wages					256,880.00
Worker's Compensation Insurance – 3%					7,707.00
Payroll Taxes – 12%					30,826.00

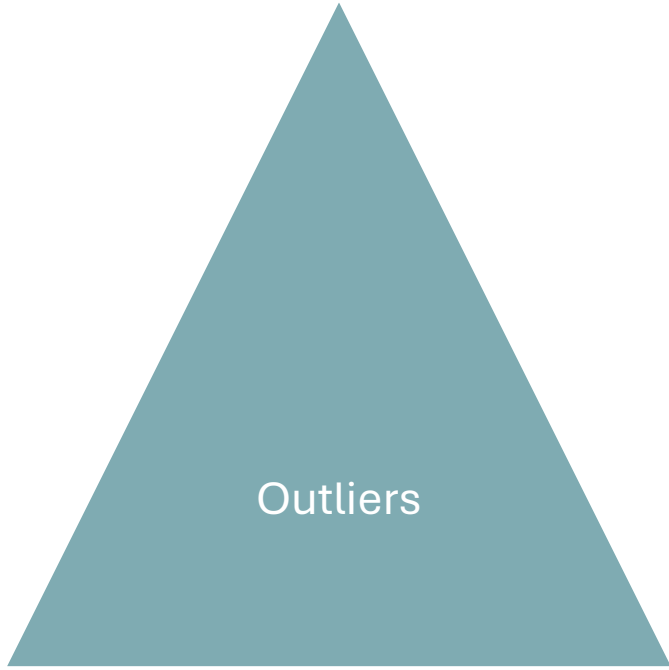


Employee	Position	Hourly Rate	Weekly Hours	Weeks	Payroll total
Stevo	Housekeeping Manager	\$ 20.00	40	52	\$ 41,600.00
Nate	Asst. Manager Housekeeping	\$ 19.00	40	52	\$ 39,520.00
New Employee	Housekeeping	\$ 18.00	25	52	\$ 23,400.00
Ken	Maintenance	\$ 20.00	6	52	\$ 6,240.00
Dave	Maintenance	\$ 25.00	10	52	\$ 13,000.00
Candice	Manager	\$ 32.00	40	52	\$ 66,560.00
Shannon	Office Manager	\$ 32.00	40	52	\$ 66,560.00

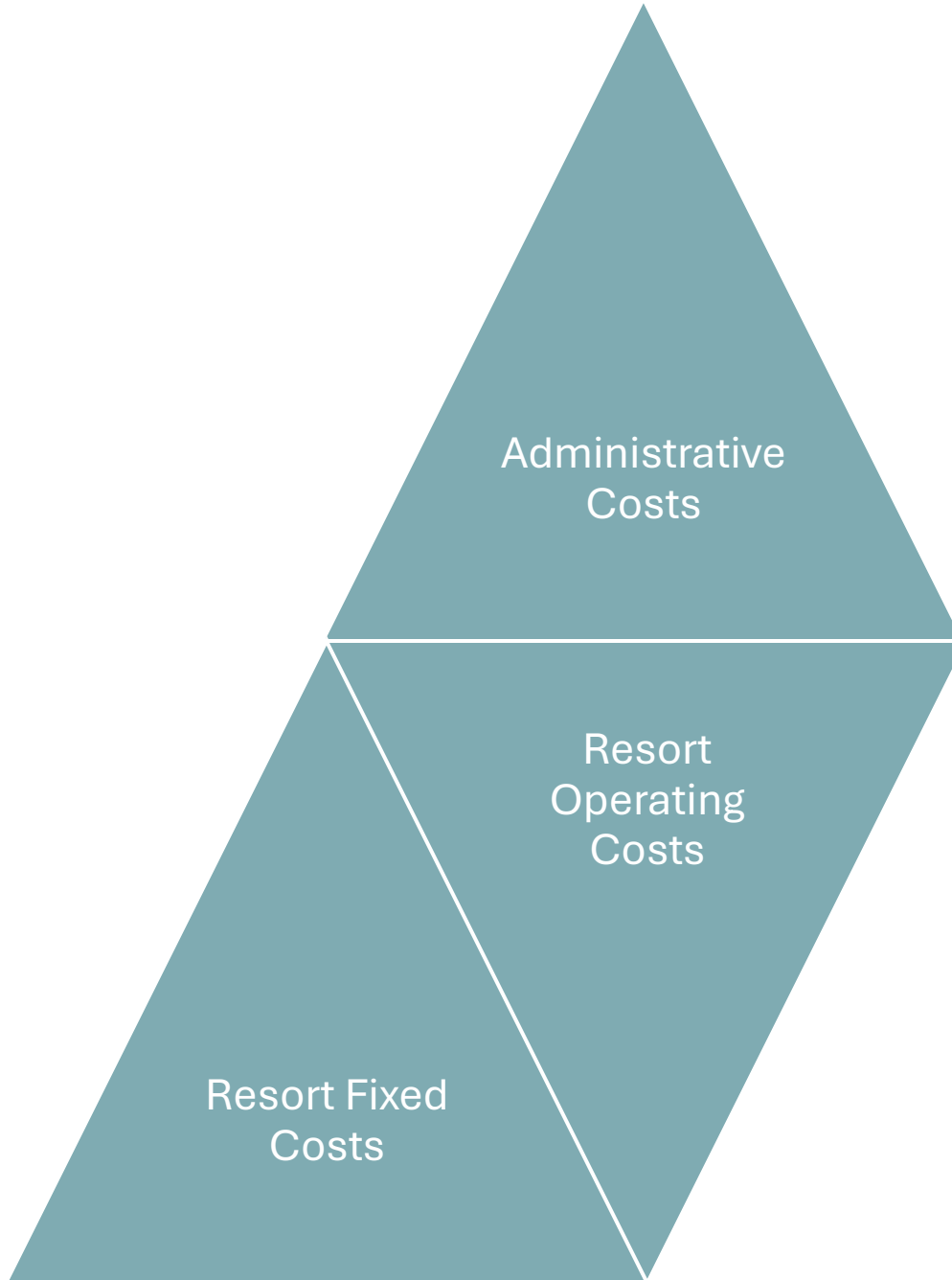


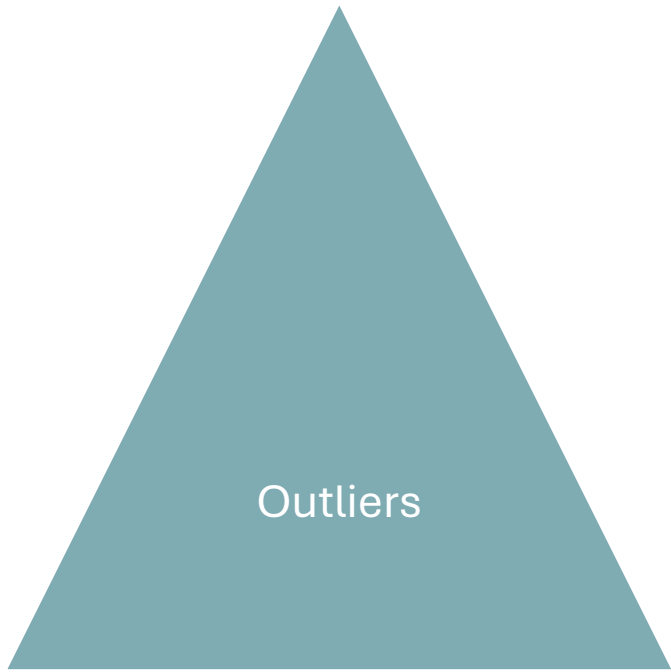
Resort Operating Costs

\$415,129.00



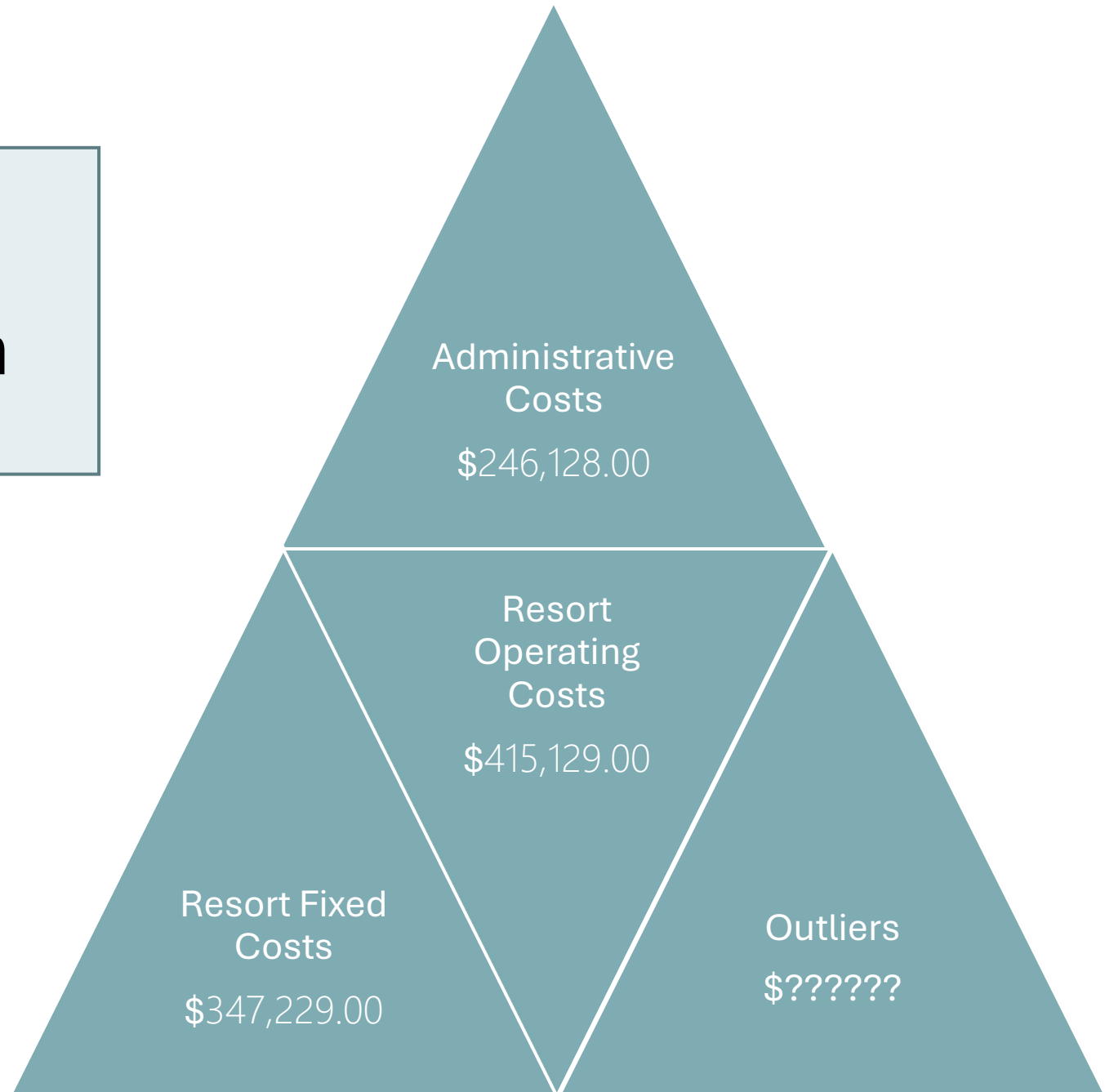
**OWNERSHIP
VS.
BUDGET 2025**



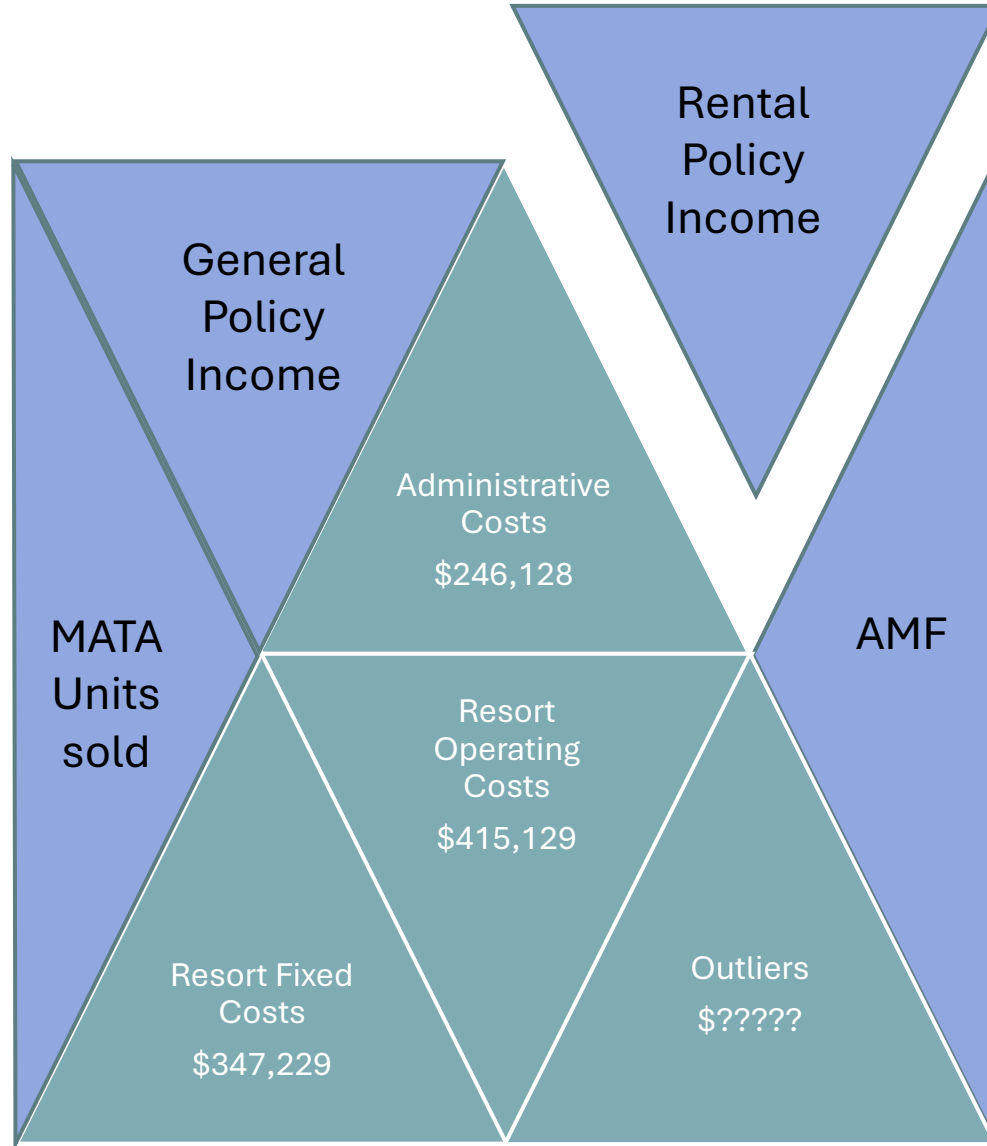


TOTAL expenses for
McCall Area
Timeshare Association
\$1,008,486.00

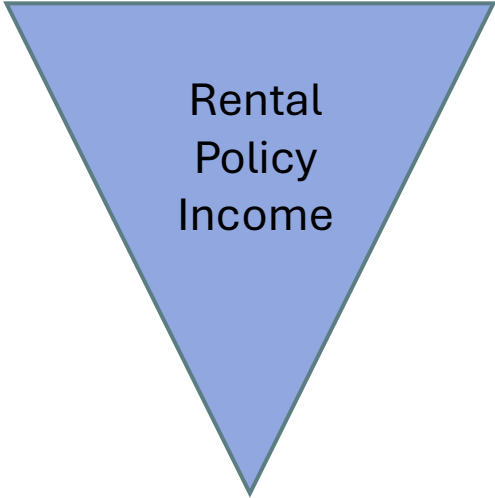
**OWNERSHIP
VS.
BUDGET 2025**



Income



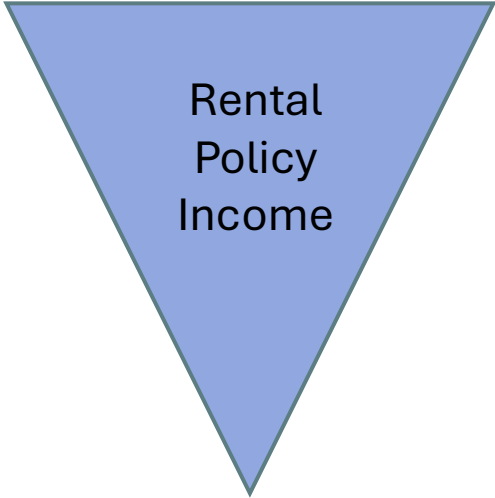
AMF – Annual Maintenance Fee



Dependent on the owner's actions.

Pool Key Fine	350.00
Rental Merch. Service Fee - In	1,376.00
Reservation Cancel/Change Fee	78.00

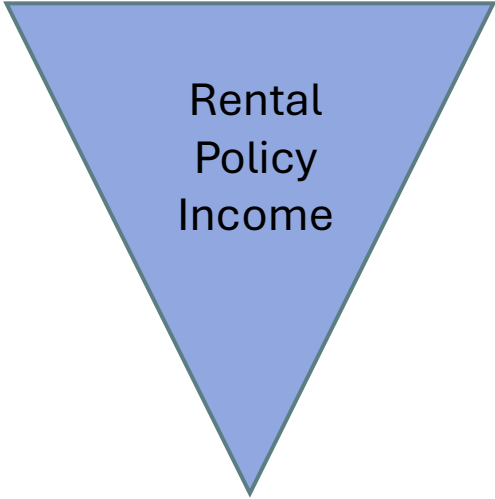
Incomes are all projections from 2023-2024 year.



Dependent on the owner's actions.

Resort Fee on Rentals		
	Resort Fee on Weekly Rentals	6,828.00
	Resort fee on Nightly Rentals	3,883.00

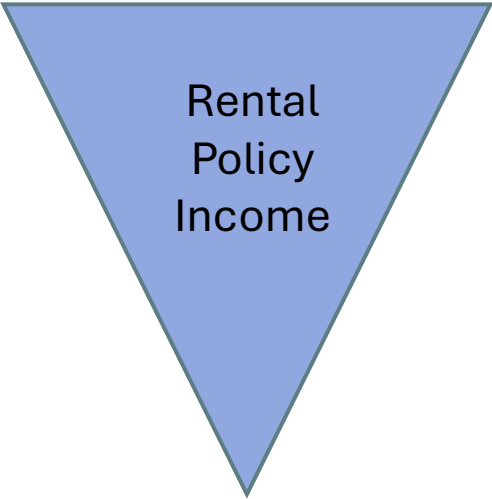
Resort Fee Incomes are all projections from 2023-2024 year.



Dependent on the owner's actions.

Split Week Income	2,532.00
Upgrade Fee	800.00

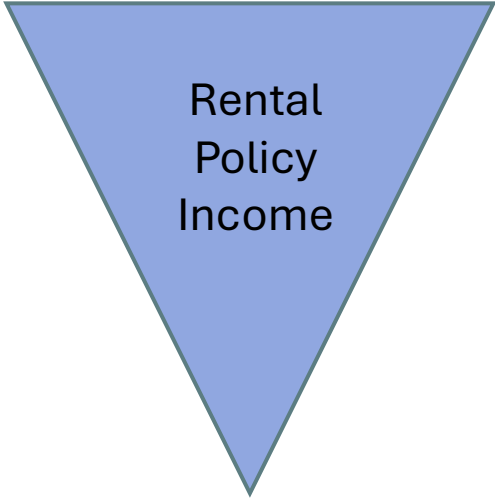
Split week and Upgrade Incomes are all projections from 2023-2024 year.



Dependent on the owner's actions.

MATA Rental Received		
	Owner Rental	
	MATA 40% Commission	5,631.00
	MATA Owned	<u>3,688.00</u>
	Total Owner Rental	9,319.00
Airbnb Rental		
	MATA 40% Commission	5,071.00
	MATA Owned	<u>972.00</u>
	Total Airbnb Rental	6,043.00
Web/Phone Rental		
	MATA 40% Commission	6,083.00
	MATA Owned	<u>1,045.00</u>
	Total Web/Phone Rental	7,128.00
Total MATA Rental Received		22,490.00

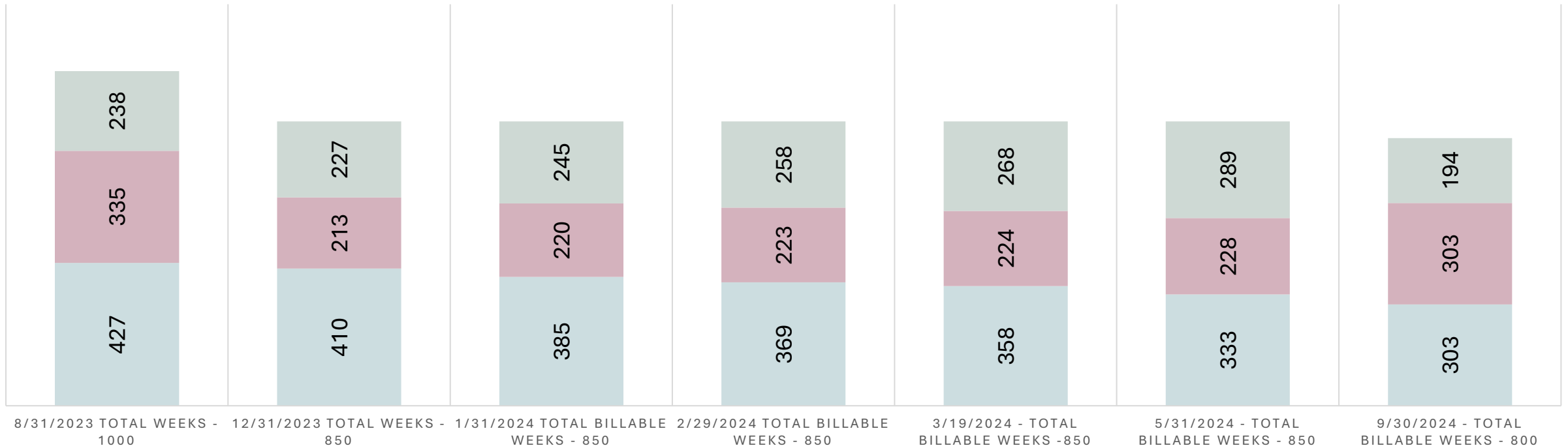
Late Check-out	100.00
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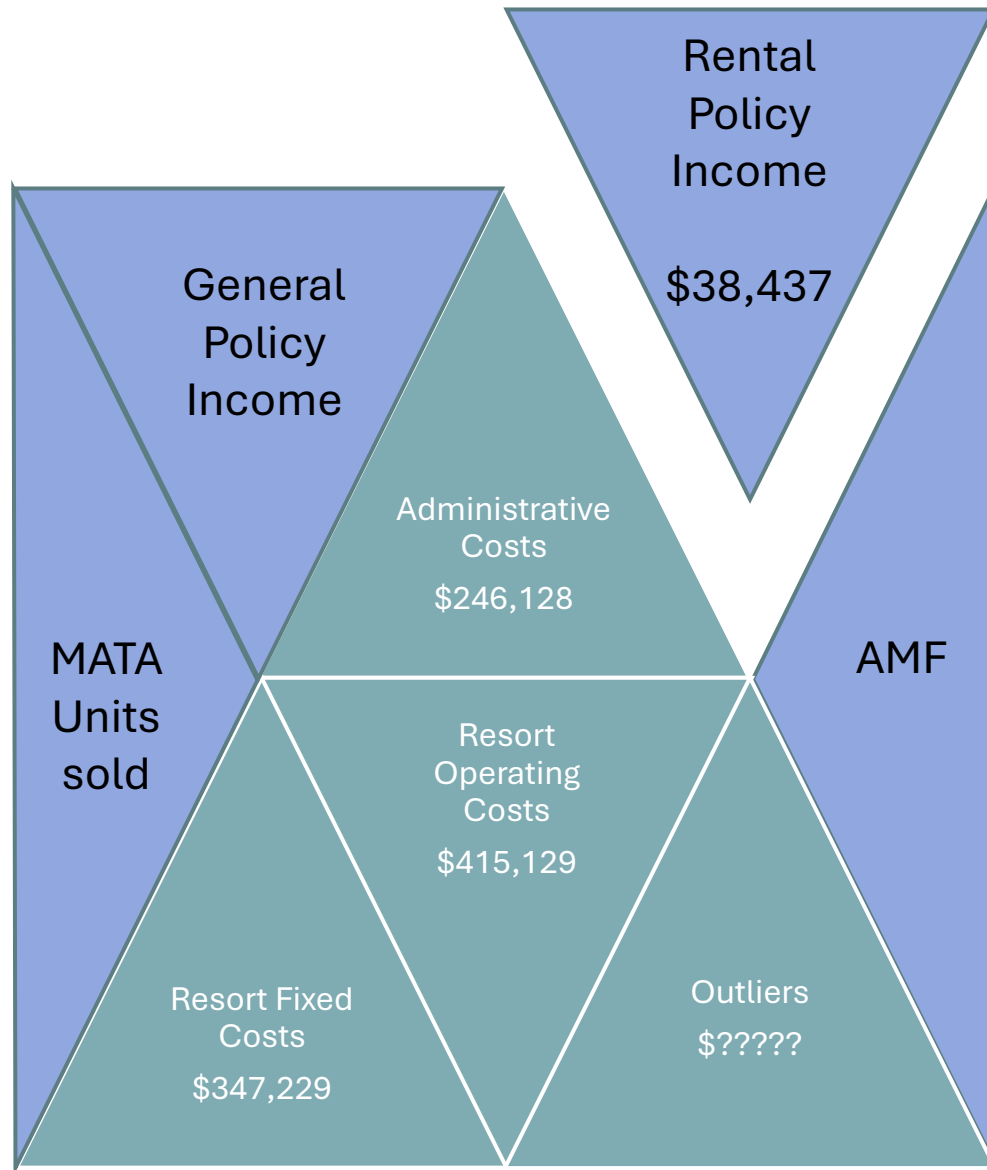
Ownership Totals 8/31/23 - 9/30/2024

STATE OF MATA - MATA DATA - BILLABLE WEEKS SEPTEMBER 30, 2024

■ Owners ■ Developer ■ MATA

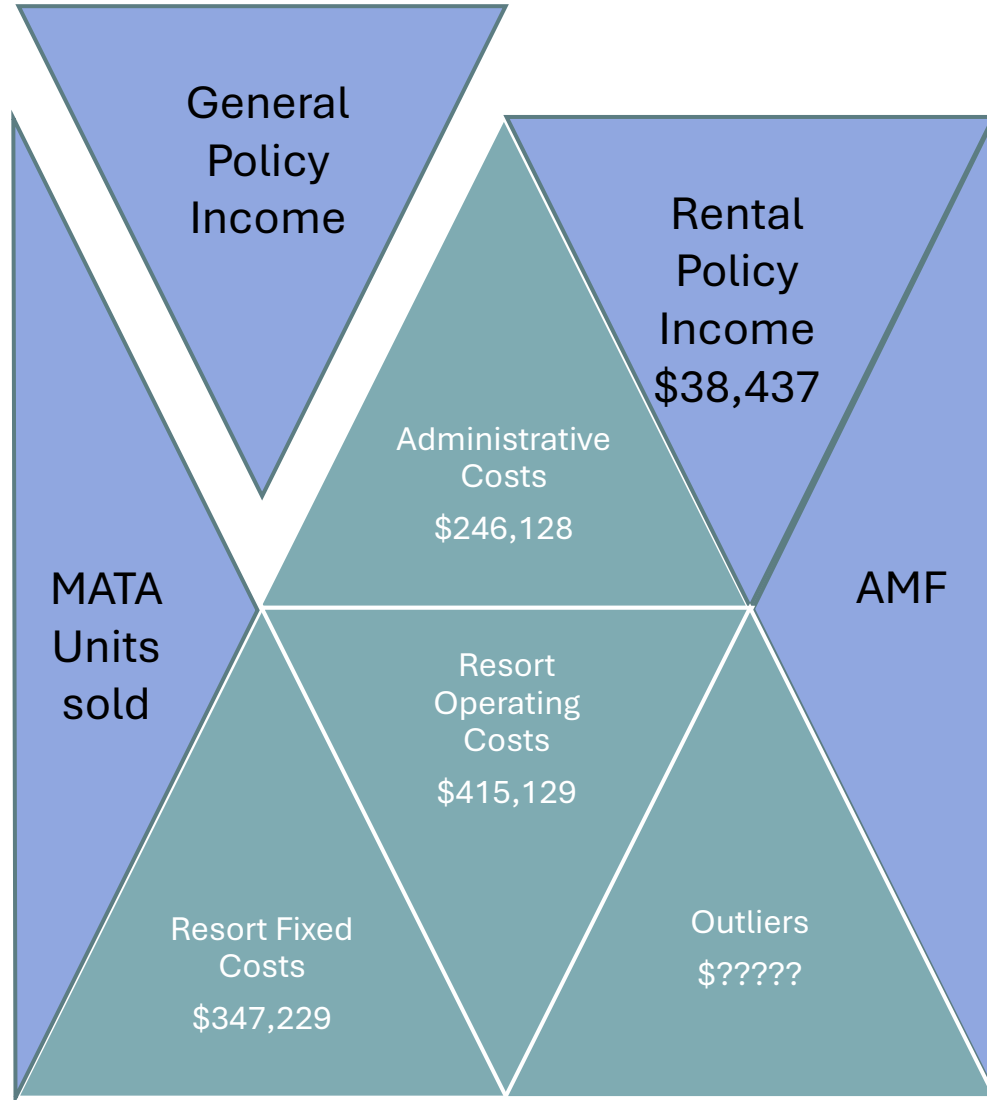


Income

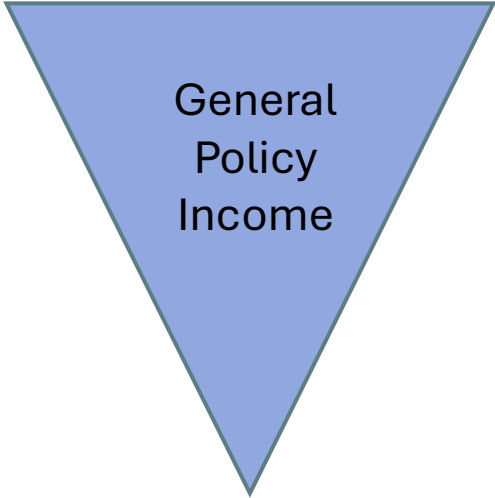


AMF – Annual Maintenance Fee

Income



AMF – Annual Maintenance Fee



General
Policy
Income

General Policy Income items

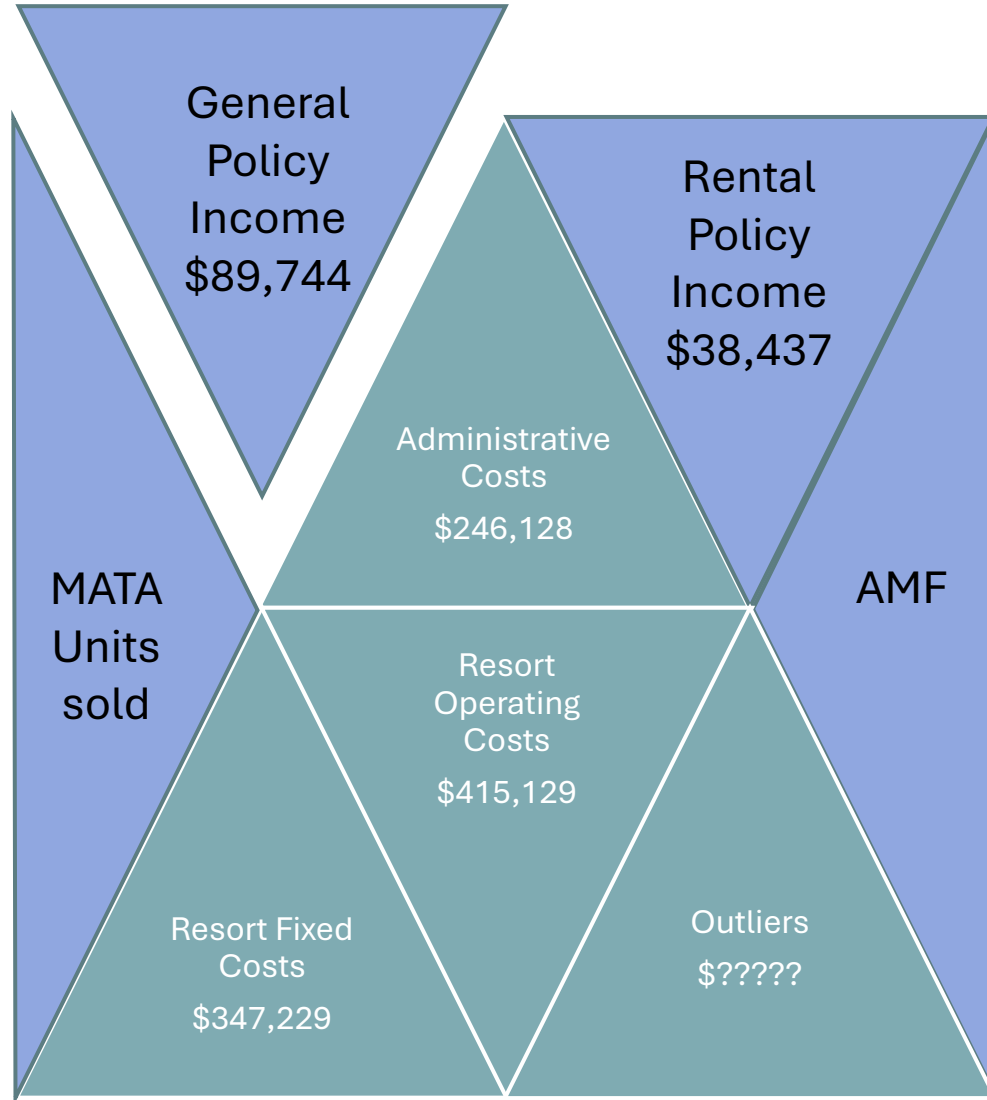
General Merch. Service Fee - In	3,904.00
Bank Unit Extension	2,047.00
Deed Back Fee	68,175.00
Late Fee	15,271.00
Recording Fees	347.00

Question from an owner:

Can you please confirm the assumption of further ownership loss (i.e. 20, 60, 80, 100 more owners) you are building into the budget for 2025?

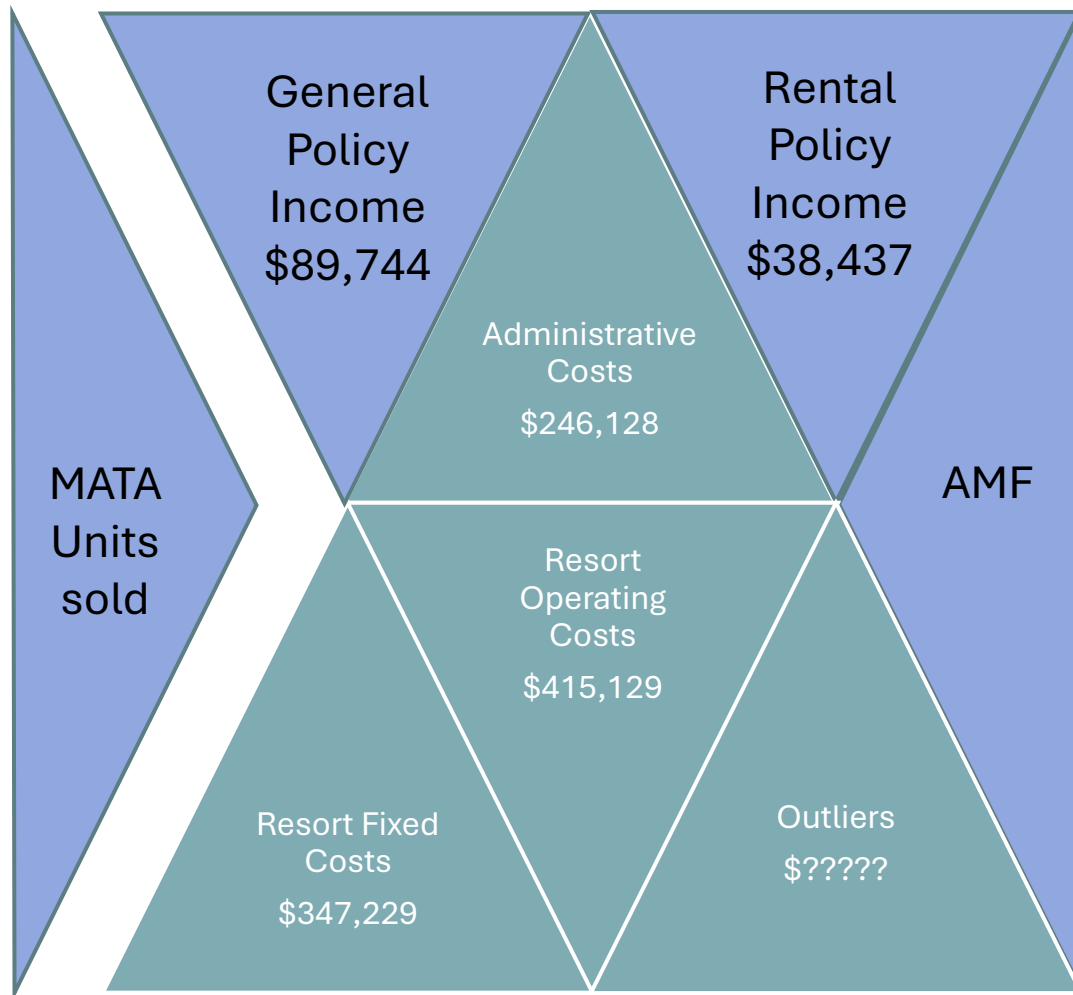
Thank you for your question regarding the anticipated ownership loss in the 2025 budget. As it stands, we have factored in a 22.5% ownership loss, which is equivalent to 68 billable weeks. If we approach this percentage, we will need to create an additional budget and evaluate the necessity for any further assessments. At this moment, it's difficult to predict if or when we might reach this threshold.

Income

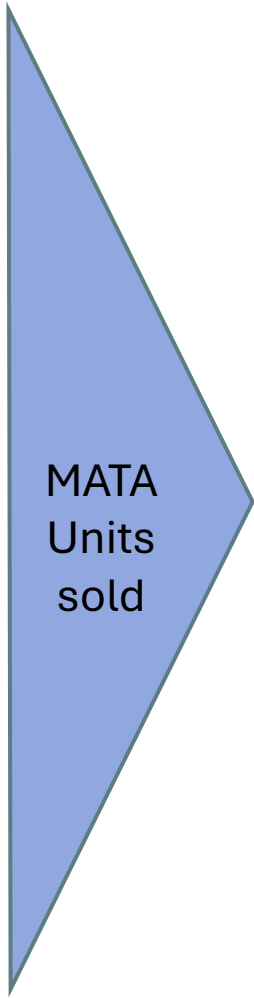


AMF – Annual Maintenance Fee

Income

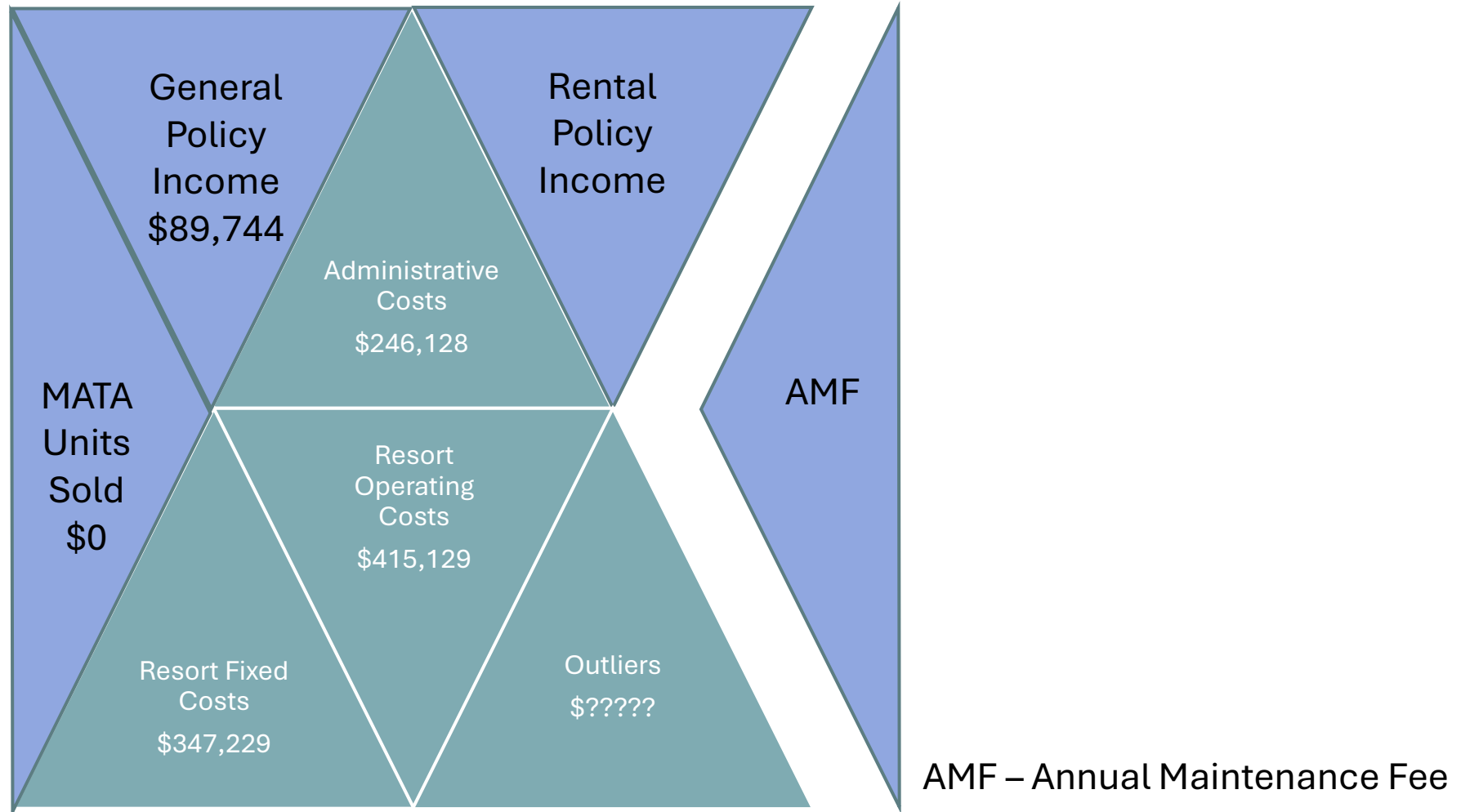


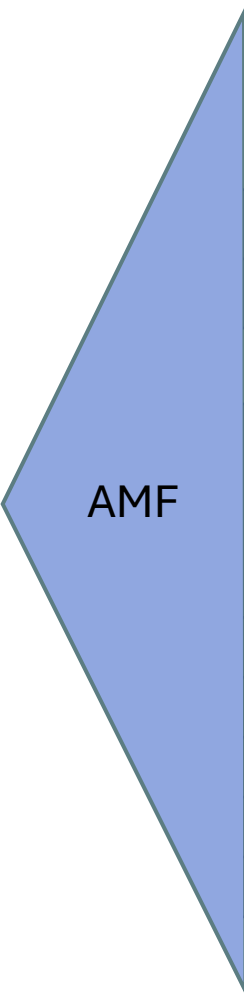
AMF – Annual Maintenance Fee



Needed Sales: Consolidation weeks sold to Developer, Brampton Holdings, Inc.

Income

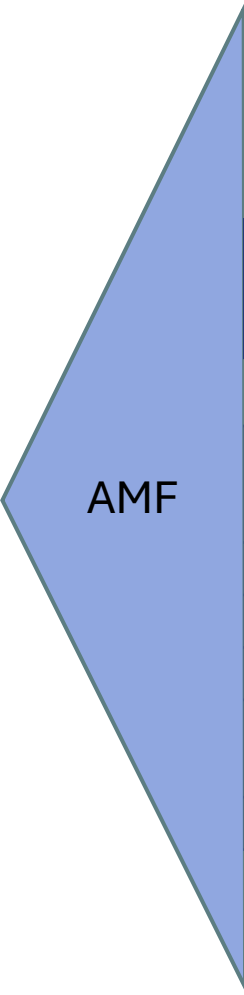




MAINTENANCE FEES		
	2024 Annual Maintenance Fee	

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.



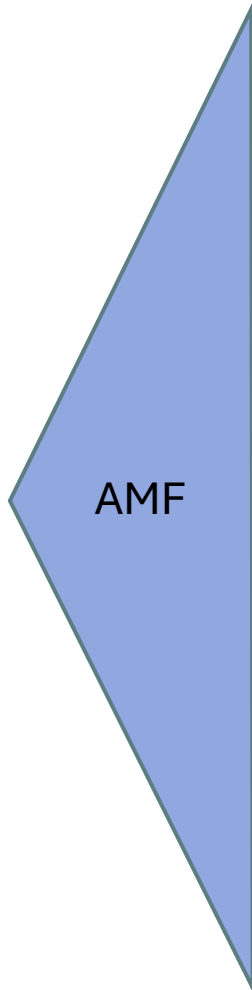
MAINTENANCE FEES		
2025 Annual Maintenance Fee		\$808,775.00

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:	TOTAL 2024 AMF	Increase from Total 2024 AMF	2025 AMF Per week
MATA Average	\$2,364.50	12.7%	\$2,664.50
1 Bedroom	\$2,315	\$294	\$2,609
2 Bedroom	\$2,339	\$297	\$2,636
3 Bedroom	\$2,394	\$304	\$2,698
3 Bedroom Exec.	\$2,410	\$306	\$2,716

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

2025 Annual Homeowners Fee Per Week



1 Bedroom	\$2,609
2 Bedroom	\$2,636
3 Bedroom	\$2,698
3 Bedroom Exec.	\$2,716

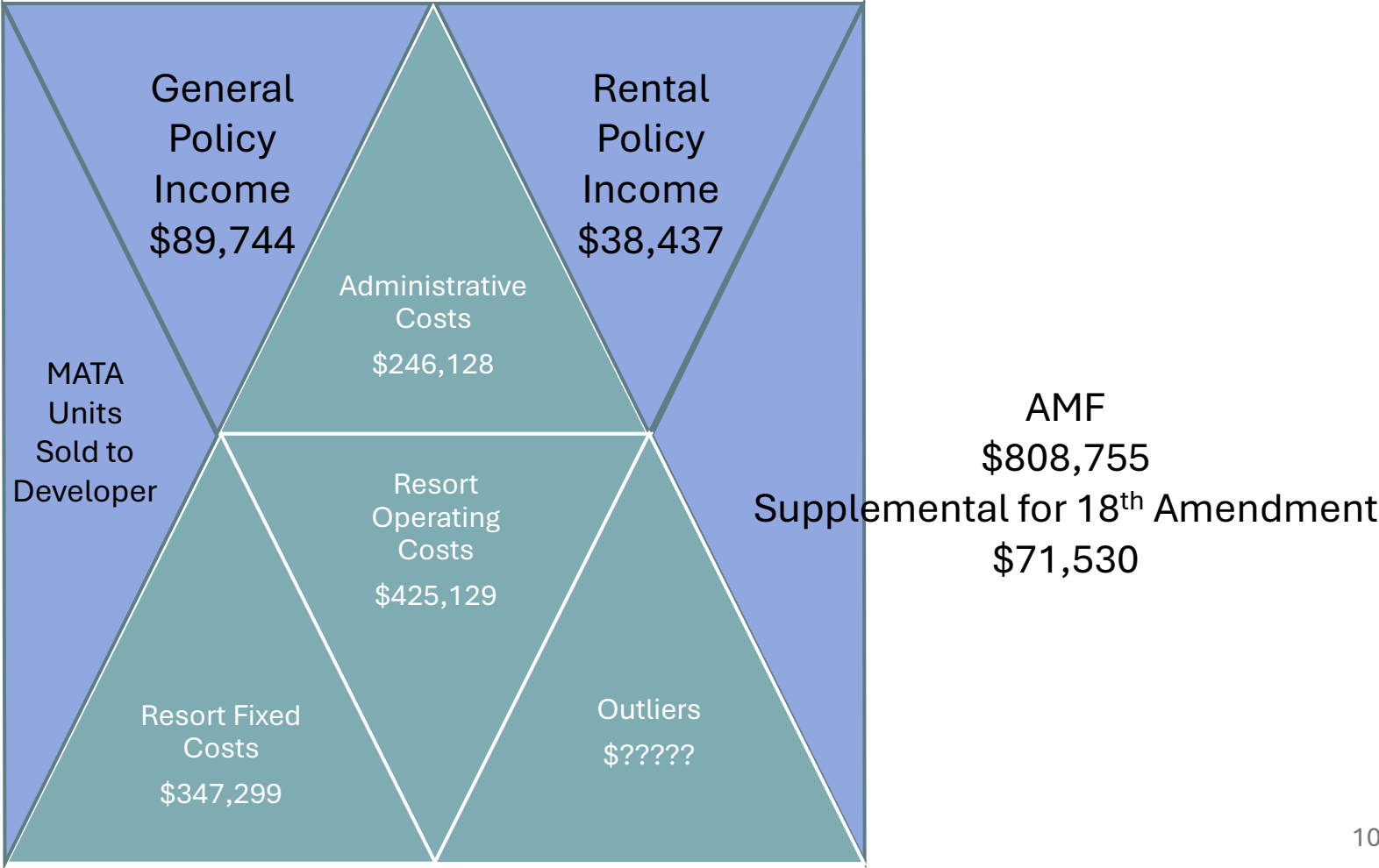
Supplemental
for 18th
Amendment

Supplemental Assessment for 18th Amendment Units – 25% or less ownership	Aspen 12	E-11	E-13	E-16	MATA
Carrying Cost Special Assessments only for owners in the following units. Will be divided by billable ownership monthly.	23,940.00	20,127.00	11,569.00	15,894.00	

Income

Total Income	1,008,486.00
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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