

OPERATING BUDGET for 2017

January 1 - December 31, 2017



GRAND PACIFIC
PALISADES RESORT
OWNERS ASSOCIATION, INC.

	2016 Budget	2017 Budget
DEPARTMENTAL REVENUE:		
Assessment Revenue	\$ 6,142,630	\$ 6,242,088
Bad Debt	\$ (237,720)	\$ (218,511)
Room Revenue	\$ 555,500	\$ 570,499
Other	\$ 432,680	\$ 501,567
TOTAL DEPARTMENTAL REVENUE:	\$ 6,893,090	\$ 7,095,643
DEPARTMENTAL EXPENSE:		
Front Office		
Salaries & Wages / P/R Related	\$ 502,075	\$ 503,534
Other	\$ 92,022	\$ 89,589
Front Service		
Salaries & Wages / P/R Related	\$ 71,309	\$ 78,128
Other	\$ 3,449	\$ 7,606
Housekeeping		
Salaries & Wages / P/R Related	\$ 1,357,591	\$ 1,416,827
Linen Replacement/Laundry	\$ 462,892	\$ 449,036
Guest/Cleaning Supplies	\$ 172,800	\$ 162,693
Other	\$ 96,960	\$ 85,800
Owner Services		
GP Vacation Services	\$ 126,708	\$ 126,708
Guest Activities		
Salaries & Wages / P/R Related	\$ 121,899	\$ 146,712
Activities	\$ 69,972	\$ 69,612
Other	\$ 3,300	\$ 3,840
Administration		
Salaries & Wages / P/R Related	\$ 469,158	\$ 484,006
Accounting	\$ 77,616	\$ 78,852
Printing/Postage/Newsletters	\$ 121,884	\$ 103,808
Computer	\$ 94,982	\$ 87,236
Other	\$ 115,663	\$ 118,383
Sales & Advertising	\$ 12,096	\$ 15,023
Repairs & Maintenance		
Salaries & Wages / P/R Related	\$ 349,865	\$ 370,974
Other	\$ 412,430	\$ 429,562
Safety & Security	\$ -	\$ 44,829
Landscape	\$ 121,600	\$ 137,568
Utilities	\$ 731,737	\$ 766,791
TOTAL DEPARTMENTAL EXPENSES	\$ 5,588,008	\$ 5,777,118
TOTAL FIXED EXPENSES	\$ 1,305,082	\$ 1,318,525
TOTAL OPERATING EXPENSE	\$ 6,893,090	\$ 7,095,643

ANNUAL ASSESSMENT Per Use Week

NOTE: Your Association mails an annual assessment billing statement to each member. In the unlikely event that you do not receive a billing statement from the Association, you must request a duplicate bill. Failure to receive a billing statement will not relieve you of the obligation to pay assessments on time.

	UNIT TYPE	OPERATING ACCOUNT	CAPITAL RESERVE	TOTAL ASSESSMENT	
	1 Bedroom	54	\$ 787.79	\$ 198.37	\$ 986.16
	2 Bedroom	96	\$ 817.27	\$ 221.55	\$ 1,038.83
	3 Bedroom	9	\$ 907.47	\$ 282.29	\$ 1,189.76
	Penthouse	2	\$ 919.60	\$ 494.63	\$ 1,414.24

*Real Property Taxes are not included in the budget.

BUDGET SUMMARY for 2017

A Message from Your General Manager



GRAND PACIFIC
PALISADES RESORT
OWNERS ASSOCIATION, INC.

On behalf of Grand Pacific Palisades Resort, I would like to present the 2017 Home Owner Association's Budget, as approved by your Board of Directors on October 6, 2016.

Grand Pacific Resort Management and the Board of Directors continue our mission to achieve the right balance between minimizing Operating costs, building a strong Reserve balance and preserving the quality of the Villas and the Resort as a whole.

In support of our mission, the 2017 Budget will increase the Total Assessment by 3.9%. This assessment is comprised of a 1.6% increase to the Operating portion, and a 13.5% increase to the Reserves portion of the Budget.

Building a healthy Reserve Fund continues to be one of the main goals for the Association. This 13.5% increase to the reserves will help lead us toward a stronger level of future funding. The significant projects scheduled for 2017 include the beginning of a major unit renovation, which consists of entry kitchen and bathroom flooring, new kitchen appliances, resurfacing of the kitchen cabinets, new bathrooms, bedding, and kitchen packages. Additionally, we will complete the remodeling of the Lobby, the Fitness Center, the Activities Center, and the Club Room, as well as other infrastructure repairs that will keep Palisades well maintained.

High importance is placed on maintaining Hilton Grand Vacations Club and RCI Affiliate standards. We trust our Owners will appreciate these efforts, knowing we have their trading power and longevity of enjoyment in mind.

Rest assured, the primary objectives of both your Board of Directors and Grand Pacific Resort Management are to apply sound cost accounting practices, financial responsibility and continue creating memorable vacations for all of our Owners.

Should you have any questions upon reviewing the attached Budget, please do not hesitate to contact me at (760) 827-3200.

I look forward to seeing you at your home away from home!

Sincerely,

Holly Ansley
General Manager
