



Dear Park Plaza Owner

Your Statement of Account for your 2018 Annual Maintenance Fees is attached hereto. The 2018 Maintenance Fees for each unit is listed in the table below.

Please note that you now have 3 payment options: (Annual and Quarterly). Service fees apply for quarterly installments **(Auto Payment Required – Form Attached)****. Please refer to your unit types and remit payment accordingly.

Unit Type	Annual Payment Option	Quarterly Installments
Studio	\$601.00	\$150.25*
Mini Suite	\$734.00	\$183.50*
One Bedroom	\$915.00	\$228.75*
Two Bedroom	\$1,043.00	\$260.75*

Due Dates

Annual Payment:

Due Dec. 1, 2017

Payments are Late after December 15, 2017

Quarterly* Installments:

Due Dec 1, 2016
Due March 1, 2017
Due June 1, 2017
Due Sept. 1, 2017

*Quarterly installments include \$4.00 servicing fee.

The amount of property tax expense related to your 2017 maintenance fee is:

Studio	\$9.99
Mini Suite	\$13.40
One Bedroom	\$18.15
Two Bedrooms	\$21.39

**** Your personal information security is of the utmost importance to us. We keep your Auto Payment Form locked in a file that only Owner Services has access to and your credit card information is encrypted on the merchant processing website once entered, only storing the last 4 digits of your credit card number.**

Late charges are assessed on past due amounts. Additional late charges may be added if your payment is not received within the guidelines provided by your resort. **Late charges apply December 16, 2017.** The following collection policy applies:

COLLECTION POLICY

Pursuant to this policy, the Managing Agent will utilize its best efforts to collect all amounts owed to the Association from past due Owners employing various collection techniques including the assessment of late fees, handling telephone calls, written reminder notices and, if necessary, the use of outside collection agencies. If an outside collection is used, the Association authorizes the Managing Agent to use such outside sources, as the Managing Agent deems necessary to protect the interests of the Association. All collection fees and collection charges assessed by the outside collection agency and the Managing Agent shall be levied against, and paid directly by the Owner. Such fees and charges will be deducted and remitted from amounts paid by the Owner to the Association.

Collection Charges:

The Managing Agent is authorized to assess the following charges against a past due owner to recover its and the Association's costs of collection:

1. 15 Days Past Due - \$10.00 Late Charge, \$75.00 Collection Service Fee
2. 30 Days Past Due - \$35.00 Delinquent Charge
3. 60 Days Past Due - \$35.00 Delinquent Charge
4. Delinquent Interest Fees Apply at a rate of 12% per annum.
5. If legal or final demand letter is mailed, a \$60.00 charge will be assessed.
6. If a pre-lien letter is mailed, a \$155.00 lien processing charge will be assessed.
7. If a small claims suite is pursued, a \$185.00 small claims processing charge will be assessed.
8. If the Association takes foreclosure steps, all costs pertaining to such action will be assessed. Once accounts have been assigned to the title company for foreclosure processing there may be intermittent need for assistance and additional information to be provided at \$125.00 per hour (or fraction thereof)
9. Deed in Lieu processing- \$95.00 per account plus the cost of transferring title

The charges represent actual costs incurred as a result of efforts to collect assessments and all other related charges as described above in the **ASSESSMENT BILLING** section of this collection policy. As provided by state statute and the CC&R's, an Owner may be charged all such costs, including reasonable attorney's fees, if an assessment becomes delinquent.

Authorized Collection Activities:

1. Reminder Notices
2. Denial of Use or Bonus Time Reservations
3. Cancellation of Existing Reservations
4. Collection Phone Calls
5. Collection Letters
6. Legal/Final Demand Notices
7. Assignment to Outside Collection Agencies
8. National Credit Bureau Notification
9. Lien Filing
10. Small Claims Action
11. Foreclosure of Lien

Other Fees:

1. Currency Conversion Fee - \$25.00
2. Non-Sufficient Funds Fee - \$25.00
3. Returned Check Fee - \$15.00
4. Release of Lien Fee - \$25.00

Delinquent Interest Fees:

The Association will charge interest at the rate of twelve percent (12%) per annum on all accounts that become thirty (30) days past due. Exclusive of collection charges, interest will be levied on any past due assessment, resort (personal charge), and property tax amount due and owed and shall continue to accrue until the account balance is paid in full.

CONTACT US Monday through Friday 1-888-267-4811.
Office hours are 9:00 a.m. to 6:00 p.m Mountain Standard Time.
You may also email owner@parkplazaresort.com

2016 Reserve Report Summary (12/31/16)

Results

Ending Reserve Balance	\$1,340,277
Fully Funded Reserve Balance	\$2,600,882
Percent Funded	52%
Recommended Monthly Contribution	\$ 45,000
2016 Reserve Contribution	\$ 50,000

THE PARK PLAZA TIMESHARE OWNERS ASSOCIATION – ANNUAL AUDIT

The annual financial statements for the year ending 12/31/16 were audited by an independent firm of Certified Public Accountants, Tanner LLC located in Salt Lake City, Utah. Following is a summary of the financial statements and the auditor's opinion.

Summary of Balance Sheet

Total assets:	\$2,207,853
Total liabilities:	867,576
Net fund balances:	<u>\$1,340,277</u>

Summary of Statement of Revenues, Expenses, and Fund Balances

Total revenues:	\$2,292,499
Total operating expenses:	1,813,562
Operating Income:	478,937
Other income:	<u>-2,101</u>
Excess of revenues over expenses	476,836
Fund balances, beginning of year	860,214
Fund balances, end of year	1,337,050
Other unrealized loss	3,227
Net fund balances	<u>\$1,340,277</u>

Summary of Independent Auditor's Report: We have audited the statements of the Park Plaza Timeshare Owners Association, which comprise the balance sheets as of December 31, 2016 and the related statements of revenues, expenses, and fund balances, comprehensive income (loss), cash flows, and other income and general and administrative expenses for the years then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of The Park Plaza Timeshare Owners Association as of December 31, 2016, and the results of the operations and cash flows for the years then ended, in accordance with accounting principles generally accepted in the United States of America.



Park Plaza Resort
OPERATING BUDGET
 FOR FISCAL YEAR ENDING 12-31-2018

	PROPOSED BUDGET	CURRENT YEAR BUDGET	CURRENT YEAR FORECAST	VARIANCE 2017 vs. 2016
REVENUES				
Owner Revenues				
Assessment Dues	1,673,161	1,724,826	1,786,032	(112,871)
Deficit Recovery Fund	60,000	60,000	60,000	0
Uncollectible Assessments	(150,000)	(150,000)	(180,000)	0
Subtotal - Owner Revenues	1,583,161	1,634,826	1,666,032	(112,871)
Other Revenues				
Late Fees	34,500	19,500	33,500	1,000
Collection Fees	61,600	80,500	60,000	1,600
Club Services - Bonus Time	46,200	43,000	45,500	700
Club Services - Upgrades	21,400	23,600	20,500	900
Club Service - Member Programs	37,300	50,900	36,500	800
Rental Revenue	550,000	445,000	550,000	0
Activities	0	240	(125)	125
Damage & Loss - Keys	0	300	0	0
Damage & Loss - Units	120	1,500	120	0
Resort Fee	162,400	127,000	162,000	400
Miscellaneous Front Desk Revenue	1,680	6,400	1,675	5
Shuttle Service	0	1,200	0	0
Ski Lift Tickets	0	4,400	0	0
Vending Commission	0	1,970	0	0
Subtotal - Other Revenues	915,200	805,510	909,670	5,530
Gross Revenues	2,498,361	2,440,336	2,575,702	(107,341)
COST OF SALES				
Other Revenues				
COGS - Club Services	31,470	35,250	30,750	(720)
COGS - Late Fees	34,500	19,500	33,500	(1,000)
COGS - Collections	30,800	40,250	30,000	(800)
COGS - Room Rental	337,900	290,650	337,900	0
COGS - Damage & Loss Keys	0	225	0	0
COGS - Miscellaneous Front Desk Revenue	1,512	5,760	1,508	(5)
COGS - Shuttle Services	0	960	0	0
COGS - Ski Lift Tickets	0	3,960	0	0
COGS - Vending	0	1,872	0	0
Subtotal - Other Revenues	436,182	398,427	433,658	(2,525)
Net Revenue	2,062,179	2,041,909	2,142,045	79,866
OPERATING EXPENSES				
Front Desk Expenses	255,289	259,638	242,210	(531)
Housekeeping Expenses	261,538	265,649	244,975	16,563
Maintenance Expenses	111,337	118,923	117,541	(6,204)
Utilities	193,303	213,710	193,300	3
General & Administration	574,768	571,208	602,492	(27,724)
Taxes, Insurance and Depreciation	81,542	77,160	81,739	(197)
Total Operating Expenses	1,477,777	1,506,288	1,495,867	(18,090)
Operating Income	584,402	535,621	646,178	(61,775)
Reserve Contribution				0
Reserve Contribution	(540,000)	(540,000)	(540,000)	0
Interest Reserve Income	1,200	1,200	(1,150)	50
Net Income	45,602	(3,179)	105,028	(59,425)