

24 de octubre de 2017

Estimado Propietario de Marriott's Grande Vista:

Se llevará a cabo una reunión ordinaria de la Junta directiva de Grande Vista of Orlando Condominium Association, Inc. el 9 de noviembre de 2017, a las 8:30 a. m., hora del este, en Marriott's Grande Vista, 5925 Avenida Vista, Orlando, Florida 32821.

El objetivo de esta reunión es revisar el presupuesto de la cuota de mantenimiento de Condominium Association propuesta para 2018.

La Junta Directiva ha trabajado diligentemente a lo largo de los años para mantener una estructura de cuota que equilibra la necesidad de brindar una experiencia de vacaciones positiva y memorable a los Propietarios de Grande Vista, a la vez que se busca mejorar las eficiencias para limitar los aumentos a un nivel razonable. Estamos orgullosos de haber logrado el éxito en estos dos frentes, respaldados por el hecho de que la Puntuación de satisfacción de los huéspedes del complejo continúa reforzando la idea de que los Propietarios de Grande Vista están muy conformes con la experiencia que han tenido en el complejo.

Preste especial atención a la Cuota de reserva que figura en el presupuesto propuesto que se adjunta. Según lo exige el Estatuto de Florida, el presupuesto propuesto debe reflejar una contribución para reservas que sea totalmente financiada. Según lo dispuesto en el Poder Limitado, la Junta Directiva recomienda votar "SÍ" a la renuncia o reducción del financiamiento total.

La Junta Directiva revisa con regularidad las necesidades de fondos de reserva de la Asociación y así lo hará nuevamente en esta reunión. La meta ha sido, y sigue siendo, mantener una estrategia equilibrada respecto a las contribuciones para reservas contra los gastos proyectados para la Asociación.

Como socio de la Asociación, agradecemos su presencia y comentarios en la reunión. La Junta Directiva considerará todos los comentarios antes de tomar medidas formales con relación al presupuesto propuesto.

Según se indica en el Orden del Día, el debate abierto con los socios de la Asociación sobre el presupuesto está programado para realizarse de 12:30 p. m. a 12:50 p. m., hora del este.

Si tiene alguna pregunta o si desea más información, comuníquese por teléfono con el Gerente General, Panna Utpaul, al 407-238-6388 o por correo electrónico a panna.utpau@vacationclub.com.

Atentamente,

Daniel Kuzdzal

Secretario

Grande Vista of Orlando Condominium Association, Inc.

Grande Vista of Orlando Condominium Association, Inc.
Reunión de la Junta Directiva

9 de noviembre de 2017, a las 8:30 a. m., hora del Este

Marriott's Grande Vista
Plaza Concordia
5925 Avenida Vista
Orlando, Florida 32821

Orden del Día

- Apertura de la Sesión
- Constitución del Quórum y Control de Asistencia
- Comprobante de Notificación de la Reunión
- Designación del Secretario de Actas
- Aprobación del Orden del Día
- Aprobación de las actas de la reunión anterior
 - Acta de la reunión de la Junta directiva del 1 de mayo de 2017
 - Acta de la reunión del Comité de Nominación del 20 de julio de 2017
 - Acta de la reunión de la Junta directiva del 24 de julio de 2017
 - Acta de la reunión del Comité de Nominación del 27 de julio de 2017
 - Acta del Comité de Finanzas del 9 de octubre de 2017
- Informe Financiero
 - Actualización sobre Inversiones
 - Estados financieros actuales/proyecciones para 2017
 - Cuentas por Cobrar/Deudas Incobrables
 - Reservas
 - Año 2017 a la fecha
 - Proyectos propuestos para 2018
 - Cuota de mantenimiento propuesta para 2018
**(Debate Abierto sobre el Presupuesto con los Propietarios,
12:30 p.m. – 12:50 p.m.)**
- Asuntos Pendientes
 - Revisión de Aspectos Operativos
 - Apelación del Impuesto a la Propiedad
 - Actualizaciones Legislativas de la ARDA
- Informe de Operaciones del Complejo
- Actualización sobre la Renovación de las Villas
- Nuevos Asuntos
 - Fijación de las Fechas para la Reunión de la Junta y la Reunión Anual de 2018
- Aplazamiento de la Sesión

GRANDE VISTA OF ORLANDO CONDOMINIUM ASSOCIATION, INC.

2018 Estimated Operating Budget

PHASES 1-23, 25-28 (900 UNITS)

For The Period Beginning January 1, 2018 And Ending December 31, 2018

	2017 BUDGETED EXPENSES 46,350 UNIT WEEKS (PER UNIT WEEK)	2018 PROPOSED BUDGET 46,350 UNIT WEEKS (PER UNIT WEEK)	2017 BUDGET VS 2018 BUDGET INCREASE/(DECREASE)		2018 PROPOSED BUDGET TOTAL \$	2018 BUDGET BY VILLA TYPE		
			\$	%		1 BEDROOM 515 UNIT WEEKS (PER UNIT WEEK)	2 BEDROOM 38,728 UNIT WEEKS (PER UNIT WEEK)	3 BEDROOM 7,107 UNIT WEEKS (PER UNIT WEEK)
Revenue								
GOLD (WEEKS 18-21,35-50)	1,280.72	1,536.24	255.52	20.0%	26,960,896	1,013.45	1,475.89	1,903.01
PLATINUM (WEEKS 1 - 17,22 - 34,51 - 52)	1,311.36	1,563.99	252.63	19.3%	45,042,771	1,031.77	1,500.40	1,949.11
Bank/Investment Interest	0.88	1.08	0.20	22.7%	49,995	0.70	1.03	1.36
Late Fees	5.96	6.68	0.72	12.1%	309,445	4.36	6.39	8.43
Maintenance Fee Interest Income	12.56	11.75	(0.81)	(6.5%)	544,778	7.67	11.24	14.83
Total Maintenance Fee Revenue					72,907,885			

Expenses								
Accounting	11.12	11.60	0.48	4.3%	537,672	7.57	11.10	14.64
Activities	24.26	25.43	1.17	4.8%	1,178,827	16.59	24.33	32.10
Administration	31.50	33.85	2.35	7.5%	1,568,898	22.08	32.38	42.72
Audit Fee	0.34	0.34	0.00	0.0%	15,660	0.22	0.32	0.43
Bad Debt Expense	7.56	11.78	4.22	55.8%	546,003	7.69	11.27	14.87
Billing and Collections	10.46	10.46	0.00	0.0%	484,821	6.82	10.01	13.20
Board of Directors	0.68	0.63	(0.05)	(7.4%)	29,026	0.41	0.60	0.79
Cable Television	3.97	4.04	0.07	1.8%	187,031	2.63	3.86	5.09
Credit Card Fee	19.36	21.36	2.00	10.3%	989,997	13.94	20.43	26.96
Division of the Condominium, Timeshare, and Mobile Homes Fee (FL)	2.00	2.00	0.00	0.0%	92,700	1.30	1.91	2.52
Electricity	24.79	30.01	5.22	21.1%	1,390,881	19.58	28.70	37.87
Fees - Golf	18.00	18.00	0.00	0.0%	834,418	11.75	17.22	22.72
Front Desk	56.11	59.33	3.22	5.7%	2,750,094	38.71	56.75	74.88
Gas	4.63	5.95	1.32	28.5%	275,852	3.88	5.69	7.51
High Speed Internet	3.99	2.06	(1.93)	(48.4%)	95,583	1.35	1.97	2.60
Housekeeping	238.18	246.13	7.95	3.3%	11,408,132	160.59	235.43	310.64
Human Resources	15.29	15.94	0.65	4.3%	738,878	10.40	15.25	20.12
Income Tax	0.86	1.04	0.18	20.9%	47,986	0.68	0.99	1.31
Insurance	36.52	38.87	2.35	6.4%	1,801,680	25.36	37.18	49.06
Landscape / Grounds	15.75	16.34	0.59	3.8%	757,551	10.66	15.63	20.63
Legal	2.16	2.16	0.00	0.0%	100,000	1.41	2.06	2.72
Loss Prevention / Security	26.71	28.76	2.05	7.7%	1,333,029	18.76	27.51	36.30
Maintenance	98.51	107.70	9.19	9.3%	4,991,948	70.27	103.02	135.93
Management Fee	118.16	141.23	23.07	19.5%	6,545,788	92.14	135.09	178.24
Operating Capital	0.00	0.00	0.00	0.0%	0	0.00	0.00	0.00
Other Expenses	0.00	0.00	0.00	0.0%	0	0.00	0.00	0.00
Pest Control	5.87	4.32	(1.55)	(26.4%)	200,004	2.82	4.13	5.45
Pool Maintenance	14.21	14.15	(0.06)	(0.4%)	655,697	9.23	13.53	17.85
Postage and Printing	1.86	2.00	0.14	7.5%	92,802	1.31	1.92	2.53
Refuse Collection	2.27	2.45	0.18	7.9%	113,728	1.60	2.35	3.10
Rent for Recreation	0.00	0.00	0.00	0.0%	0	0.00	0.00	0.00
Taxes upon Association Property	0.00	0.00	0.00	0.0%	0	0.00	0.00	0.00
Taxes upon Leased Areas	0.00	0.00	0.00	0.0%	0	0.00	0.00	0.00
Telephone	4.12	4.24	0.12	2.9%	196,524	2.77	4.06	5.35
Water and Sewer	10.41	11.53	1.12	10.8%	534,497	7.52	11.03	14.55
Operating Fee	809.65	873.70	64.05	7.9%	40,495,707	570.04	835.72	1,102.68

Total Net Operating	790.25	854.19	63.94	8.1%	39,591,489	557.31	817.06	1,078.06
----------------------------	---------------	---------------	--------------	-------------	-------------------	---------------	---------------	-----------------

Reserve Fee ⁴	331.50	538.06	206.56	62.3%	24,939,081	351.05	514.67	679.08
Operating And Reserve Fee	1,141.15	1,411.76	270.61	23.7%	65,434,788	921.09	1,350.39	1,781.76

Estimated Property Tax¹								
GOLD (WEEKS 18-21,35-50)	158.97	143.99	(14.98)	(9.4%)	2,526,991	105.09	144.16	145.87
PLATINUM (WEEKS 1 - 17,22 - 34,51 - 52)	189.61	171.74	(17.87)	(9.4%)	4,946,106	123.41	168.67	191.97
Total Maintenance Fee Plus Property Tax					72,907,885			

Club Dues ²	4.00	4.00	0.00	0.0%	-----	4.00	4.00	4.00
International Owners Surcharge ³	34.50	34.50	0.00	0.0%	-----	34.50	34.50	34.50
Owner Service Fee ⁵	41.11	43.58	2.47	6.0%	-----	43.58	43.58	43.58

GRANDE VISTA OF ORLANDO CONDOMINIUM ASSOCIATION, INC.
2018 Estimated Operating Budget Notes
PHASES 1-23, 25-28 (900 UNITS)
For The Period Beginning January 1, 2018 And Ending December 31, 2018

Notes to the 2018 Estimated Operating Budget

1) Florida Law requires the Managing Entity hired by the Association to collect ad valorem taxes assessed by the Orange County Property Appraiser's Office. The exact amount of the taxes levied on each separate timeshare estate may vary depending on the value of the timeshare estate and will not be known for certain until November of the year of the assessment. So as to meet the statutory requirement that the Tax Collector's Office only accept "full payment", and so as to have the necessary funds on hand to make payment as soon as possible once the tax bill is received by the Managing Entity in order to receive a discount for early payment, the Managing Entity will bill owners for their proportionate share of the taxes in January. Accordingly, the amount collected each year will be an estimate of the amount of ad valorem taxes that will be levied against individual timeshare estates. When the final tax bill is available, the amount collected for each timeshare estate will be adjusted accordingly, and overpayments, if any, may reduce the subsequent year's assessment, subject to other budgetary factors.

Estimated 2018 Ad Valorem Taxes	AVERAGE	1 BEDROOM	2 BEDROOM	3 BEDROOM
GOLD (WEEKS 18-21,35-50)	\$143.99	\$105.09	\$144.16	\$145.87
PLATINUM (WEEKS 1 - 17,22 - 34,51 - 52)	\$171.74	\$123.41	\$168.67	\$191.97

2) The Resort Affiliation Agreement (and thus membership in the Club for every Owner of a Timeshare Estate in Club Unit) is a Limited Common Element of each Club Unit. Costs assessed by the Club Manager or otherwise incurred by the Association pursuant to the Resort Affiliation Agreement constitute Multisite Timeshare Plan Common Expenses, to be apportioned only among Owners of Timeshare Estates in Club Units.

3) International Club Fee of eighty two dollars and eight cents (\$82.08), thirty four dollars and fifty cents higher than domestic, includes additional costs for postage, personal delivery, increased frequency of and costs associated with long-distance telephone calls, translation costs, telefacsimile communications and labor costs for additional, special support staff. The fee may, from time to time, be increased to reflect any increase in the cost of providing services, provided, however, any such increase shall not exceed one hundred and fifteen percent (115%) of the immediately preceding year's fee, unless approved in advance by the majority of all Owners.

4) Florida Law requires the Association to maintain reserves for deferred maintenance and capital expenditures, based on the estimated useful life and replacement cost of each reserve item. The Association is accumulating funds for repairs and replacements over the remaining useful lives of the components based on estimates of current replacement costs. Actual expenditures may vary from the estimated replacement costs.

The itemized estimate of the remaining life and estimated replacement of the major components are listed below:

- * Roof Replacement – includes both unit roof replacement and common area.
- * Furniture and Fixtures – includes replacement of unit furnishings, equipment, and appliances.
- * Building Painting – includes unit building painting.
- * External Building Maintenance – includes unit building-related equipment items.
- * Pavement Resurfacing – includes pavement resurfacing and striping.
- * Common Area Rehabilitation – provides for site lighting, irrigation systems, and common area maintenance.

Components	Estimated Useful Life In Yrs	Estimated Replacement Cost	Estimated Remaining Useful Years	Anticipated Beginning Fund Balance As Of January 1, 2018	Contribution For 2018
Roof Replacement	21	\$7,306,272	9	\$572,085	\$748,366
Furniture and Fixtures	12	\$107,004,403	7	\$61,132	\$15,280,119
Building Painting	6	\$5,540,308	4	\$259,626	\$1,320,387
External Building Maintenance	18	\$27,560,247	8	\$92,527	\$3,434,029
Pavement Resurfacing	13	\$1,569,042	10	(\$3,944)	\$157,324
Common Area Rehabilitation	14	\$21,734,735	5	\$1,743,744	\$3,998,855
TOTAL		\$170,715,007		\$2,725,170	\$24,939,081

As permitted by Florida Statute 721, reserve funds may be reallocated between the reserve components by the Board at a duly called meeting.

5) The Marriott Resorts Hospitality Corporation ("MRHC") has been delegated the authority to provide all services incidental to the management of the Condominium, including Owner Services and all property operations. In connection with the performance of those services, all operating expenses will be charged to and paid by the Association to MRHC, including some that may be incurred through affiliates of MRHC. Certain of the operating expenses charged to and paid by the Association to MRHC may reflect economies of scale associated with the number of projects managed by MRHC and the affiliated relationship between MRHC and the developer. The amounts charged for such operating expenses may reflect pricing that is lower than what equivalent services would cost if charged on an independent case-by-case basis.

The Condominium Property is one of several parcels which comprise the Plat. Pursuant to that certain Vista Declaration of Easements, Covenants and Restrictions, recorded in Official Records Book 5102, Page 2606, of the Public Records of Orange County, Florida, all of the parcels included within the Vista Plat are required to contribute a specified share of the costs of operating and maintaining certain roads, easements and facilities which will benefit all of the parcels within the Vista Plat. The estimated expenses for the Master Declaration Common Facility have been included within the various line items of the above estimated operating budget.

The Component Site Reservation System is a Limited Common Element of each Non-Club Unit. Costs incurred in connection with the maintenance and operation of the Component Site Reservation System constitute Component Site Reservation System Expenses, to be apportioned only among Owners of Unit Weeks in Non-Club Units.

Notes From 2016 Audit: Certain services, including off-site accounting and administration, and reservations, are provided by MRHC and allocated to the Association based on the number of unit weeks, as a percentage of total unit weeks the respective service covers. Marriott Vacations Worldwide Corporation ("MVWC"), the indirect parent company of MRHC, pays all invoices on behalf of the Association, subject to reimbursement by the Association. The net amount due (to) from MVWC at December 31, 2016 and 2015 was (\$15,573) and \$376,945, respectively.

MRHC collects annual maintenance fees on behalf of the Association. The amount of maintenance fees receivable due from MRHC at December 31, 2016 and 2015 was \$2,831,733 and \$4,488,036, respectively.