



Hilton Grand Vacations

A GUIDE TO YOUR STATEMENT

FREQUENTLY ASKED QUESTIONS

Maintenance Fees

What costs are covered by my maintenance fees, and who approves the amount?

Maintenance fees are approved by your association's Board of Directors and include the Operating Fee and Reserve Fee. Real Estate taxes for some Florida properties are billed as a separate line-item. Your statement also includes a voluntary ARDA contribution. If you are a member of Hilton Grand Vacations Club (HGV Club), Club Dues and Club Fees will also appear on your statement and are not a part of your maintenance fees. For more details about these fees, please refer to the Description section inside this brochure.

Why did my maintenance fees change this year?

Your Board of Directors and on-site employees work very hard to maintain or enhance the level of service and quality of the resorts to exceed the expectations of all Owners and guests. Although savings can be achieved in certain costs, other costs increase over time, especially if there are unavoidable circumstances. For example, a hurricane or other such event will cause property insurance cost to increase. There may also be cost-of-living wage increases and increases in the cost of employee benefits to employees.

When are maintenance fees due?

Annual maintenance fees are due on January 1 of each year. Shortly after the time of purchase, new Owners are billed for that calendar year's maintenance fees if they elected use rights for that year. After making this payment, new Owners join all other Owners on the same January 1 maintenance fee due date cycle. Your prompt payment will ensure a sufficient flow of funds to support ongoing operations at your Home Resort. Late fees, interest charges and other fees will be assessed on unpaid balances as outlined in your association's governing documents.

If I don't occupy my unit until later in the year, why do I pay maintenance fees in January?

The due date for payment of maintenance fees is established as part of your association's governing documents or by your Board of Directors. Your Home Resort's budget is based on all Owners paying the maintenance fee by the due date. This ensures the sufficient flow of funds for the daily operation of your resort.

Do I still need to pay the maintenance fees if I don't occupy my unit this year?

Yes. As an Owner, you are responsible for paying the annual maintenance fees and taxes for your Home Resort, regardless of whether you occupy your unit. Annual maintenance fees are assessed to each unit week and are not related to whether or not you occupy your unit.

Budget

How do I receive information about my budget?

Details about your association's budget are included in the letter from your Home Resort's General Manager, which accompanies the annual billing statement.

Real Estate Taxes

How are real estate taxes determined?

Real Estate taxes are determined similarly to those assessed on a home. The property assessor for the county or city in which the property is located assesses the property every year and determines an "assessed value". In some counties, they assess the entire resort complex, in others they assess each building and in others they assess each unit. The assessed value may vary depending upon the size of the unit or other factors, such as recent sale prices as reflected in the county records when a deed is recorded.

The amount stated in the tax bill is allocated using the allocation by week provided by the county. Cities and counties may also adjust millage rates or add new assessments, such as a bond issuance to fund roads or other projects. These will all affect real estate taxes owed. Some states consider real estate taxes a common expense and part of your maintenance fee assessment, but Florida law provides that real estate taxes are not a common expense and must be billed as a separate line-item on your statement. *Because real estate taxes are billed in arrears in Florida, this line-item on your statement will show the year that they are billed by your association and not the tax year to which they apply.*

ARDA – Working to Protect Timeshare Owners

The American Resort Development Association (ARDA) serves as the vacation ownership industry's trade association, and works to promote a "timeshare-friendly" legislative agenda.

ARDA is dedicated to communicating with and activating the one million members that make up its Resort Coalition (ARDA-ROC) about legislative and regulatory policies impacting the industry. To that end, the organization has launched a new website (ARDA-ROC.org) to help inform and motivate Owners to become more vocal with policy makers to preserve, protect and enhance vacation ownership.

At its core, the site provides information regarding current and resolved legislative activity around the country, as well as from select jurisdictions. You can stay informed on important news, events, specific bills of interest and pertinent legislation relative to the state in which your resort is located. Additionally, the site offers information and resources, including consumer advisories and links to governors' offices, attorneys general, regulatory agencies and consumer groups.

We would like to thank those who have supported these efforts by making a voluntary annual contribution to the ARDA-ROC. Your Board of Directors has again included an option for this contribution on your billing statement and encourages you to consider this voluntary donation when paying your assessment.



