

**MAINTENANCE FEE AND PROPERTY TAX BILLING STATEMENT**



John Smith

9271 S John Young Pkwy  
Orlando FL 32819

WEEK	UNIT	FREQUENCY
00	000000	Annual

\* 1\*

**OLCCVCA**

ACCOUNT #	PIN	DATE	DUE DATE	AMOUNT DUE
M0000000	1111111	11/23/2020	1/1/2021	1,017.89

DATE	DESCRIPTION	AMOUNT	BALANCE
	Balance per Previous Statement		0.00
11/22/2020	2021 Operating Assessment	782.24	782.24
11/22/2020	2021 Reserve Assessment	141.76	924.00
11/22/2020	Property Tax	88.89	1,012.89
11/22/2020	Voluntary Contribution	5.00	1,017.89
11/23/2020	Total Due		1,017.89

Make your payment online today at [www.Pay.HICV.com](http://www.Pay.HICV.com). You can select the date of your payment up to 30 days in advance. There are no transaction or processing fees. If you would like to speak to a representative today please call (US) 1.800.298.3706 or (outside US) 1.407.477.7101.

Please remember that all Maintenance Fees and Property Taxes are due on January 1, 2021.

Help your Association by paying with a Check or Debit Card to reduce Operating Expenses. Please keep this statement for your records.

Please make payment in U.S. dollars and keep this portion for your records. **Please make check payable to Holiday Inn Club Vacations Incorporated**

Please return bottom portion with payment.

**PAYMENT COUPON**

**CREDIT CARD AUTHORIZATION (Please Print)**

\_\_\_\_\_  
Cardholder's Name

\_\_\_\_\_  
Card Number

\_\_\_\_\_  
Expiration Date

\_\_\_\_\_  
Signature

AMEX    Visa    Master Card    Discover

ACCOUNT #	DATE	DUE DATE	AMOUNT DUE	AMOUNT PAID
M0000000	11/23/2020	1/1/2021	1,017.89	

John Smith

Holiday Inn Club Vacations Incorporated  
PO Box 864964  
Orlando, FL 32886-4964



# Information About Your Statement

Association assessments are billed in November and considered due on January 1. These assessments include operating and reserve assessments, as well as each owner's prorata share of property taxes as determined by the Orange County, Florida tax assessor. Your Association depends upon the timely payment from all owners. Many of your Association's expenses, including reserve funding, property tax payments, insurance, etc. are paid early in the year. In order to properly fund these expenses, your Association requires that all owners remit payment at the beginning of each year.

**Delinquent Accounts** – An owner's account is considered delinquent if not paid in full on, or before, January 1.

**Late Payment Fee** – Owners with delinquent accounts will be billed a late fee of \$25 in February.

**Finance Charge** – Finance charges are billed monthly on delinquent accounts. Each monthly Finance charge is calculated as 1.50% of the remaining outstanding assessment balance.

**Use Restriction** – As permitted by Florida law, upon notice to the owner, the Association may restrict an owners' access to their unit and related vacation privileges, including exchange privileges. Owners who are restricted from using their Orange Lake vacation privileges will be charged a use restriction fee of up to \$15.

**Additional Collection Activity** - In addition to the foregoing, delinquent owners may be required to pay additional fees for the costs of the Association's efforts to collect delinquent amounts. These costs may be up to \$200, or 40% of your outstanding assessment balance. An assessment lien may be recorded in the Public Records of Orange County, Florida against a delinquent owner's timeshare interest; a foreclosure lawsuit may be filed against a delinquent owner in order to foreclose an assessment lien and obtain legal title to the timeshare interest; and a delinquent owner's credit report may be negatively affected by assessment liens or foreclosure judgments.

**Voluntary Contributions** - The timeshare industry has become a prime target for federal, state and local lawmakers searching for ways to raise revenue. Fortunately, on behalf of owners, the American Resort Development Association's Resort Owners' Coalition (ARDA-ROC) works tirelessly to preserve, protect and enhance vacation ownership through legislative representation at all levels of government. In addition, the Orange Lake Resort Alliance (Alliance) is working to directly impact issues that affect you as owners, your resort and the general timeshare industry. Both ARDA-ROC and the Alliance are funded solely through the voluntary contributions of owners like you.

The 2021 assessment bill includes a small, voluntary contribution to help deal effectively with these and other issues. Because the threat to you and other owners is so great, we strongly urge you to make this minimal contribution when you pay your assessments. However, if you choose not to do so, simply deduct the voluntary contribution amount from the total and remit the balance. Contributions to the Alliance and ARDA-ROC are not deductible for Federal Income Tax purposes.

**If you have any questions about your statement or need more information about your bill, please call our Capital Management Department at the telephone number shown on the front of this statement**

## CHANGE OF ADDRESS (please print)/ CAMBIO DE DIRECCIÓN (letra de molde)

Name/Nombre: \_\_\_\_\_ Account/Cuenta: \_\_\_\_\_

Address/Dirección: \_\_\_\_\_

City/Ciudad: \_\_\_\_\_ State/Estado: \_\_\_\_\_ Zip/Código postal: \_\_\_\_\_ Country/País: \_\_\_\_\_

Home phone #/Teléfono de la casa: \_\_\_\_\_ Bus. phone #/Teléfono de la oficina: \_\_\_\_\_

Mobile phone/Teléfono celular: \_\_\_\_\_

E-mail: \_\_\_\_\_ E-mail #2: \_\_\_\_\_

Dear Orange Lake Resort Owner,

November 23, 2020

Your Board of Directors has adopted the proposed operating and reserves budgets that were previously sent to you.

Your maintenance assessment has two components that are separately shown on your bill as "2021 Operating Assessment" and "2021 Reserve Assessment."

The 2021 Reserve Assessment is comprised of reserve funds for roof replacement, building painting, pavement resurfacing, replacement of unit furnishings and equipment, elevator replacement and structural/mechanical replacement items. Reserve assessments may be used by your Association only for specific replacement items and not for the payment of operating expenses.

Your Board is extremely pleased that your operating and reserve assessments are among the lowest compared to other Central Florida vacation ownership resorts. In addition, Orange Lake continues to provide the highest level of owner satisfaction, accommodations and amenities.

**As a reminder, payment of the maintenance assessment is due on January 1, 2021. Your Association saves money when assessment payments are made by check or debit card, instead of by credit card. Credit card fees are significantly higher than the fees charged for other payment methods. Your prompt payment is greatly appreciated and will aid in the efficient operation of your Association.**

Your 2020 real estate taxes are also included on the enclosed bill. Real estate taxes are assessed annually on your unit(s) by county. Florida law requires that the Association act as the collection agent for these taxes. We have billed you at this time to provide you the opportunity to pay the taxes on or before December 31, 2020, which may enable you to deduct them on your 2020 personal income tax return. If you do not wish to take advantage of paying your taxes in 2020, payment is due no later than January 1, 2021.

**Use Fee** – An owner, whose occupancy occurs before the deed or instrument to his or her timeshare interest is recorded, is obligated to pay an amount equal to the Operating and Reserve Assessments and ad valorem taxes, if any, associated with the timeshare interest each year until the deed or instrument to the timeshare interest is recorded. This amount is displayed on the first page as the Operating Assessment, the Reserve Assessment, and the Property Tax, if billed separately from the Operating Assessment.

If you have any questions about the enclosed billing or if we may be of assistance to you in any way, please contact our Capital Management Department at 1.407.477.7101.

Sincerely,

Thomas R. Nelson  
Chief Executive Officer  
Holiday Inn Club Vacations Incorporated



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**Estimado Dueño de Orange Lake Resort:**

**23 de noviembre de 2020**

Su Junta de Directores de la Asociación aprobó el presupuesto de operaciones y reservas para el año 2021.

Su cuota de mantenimiento se compone de dos (2) partes, las cuales se muestran por separado en su estado de cuenta como "Cuota de Operación del 2021" y "Cuota de Reserva del 2021".

La Cuota de Reserva son fondos comprometidos para el reemplazo de muebles, tejado y equipo para las unidades. Este es también utilizado para el reemplazo de objetos mecánicos y estructurales, pintura para los edificios y reparaciones al pavimento. El presupuesto de la reserva solamente puede ser utilizado por la Asociación para reemplazos específicos y no para gastos operacionales.

Su Junta está sumamente complacida de que sus cuotas de operaciones y reservas se encuentran entre los más bajos de las propiedades vacacionales en el Centro de la Florida. En adición, Orange Lake continúa proveyendo el más alto nivel de alojamiento, amenidades y satisfacción a los propietarios.

**Como un recordatorio, su cuota de mantenimiento es pagadero el 1 de enero de 2021. Su asociación ahorra dinero cuando los pagos de las Cuotas Anuales son realizados con Cheque o Tarjeta de Débito. Las tarifas de tarjeta de crédito son significativamente más altas que las tarifas cobradas por otros métodos de pago. Su pago puntual es muy apreciado y ayudará en la operación eficiente de su Asociación.**

Sus Impuestos sobre la Propiedad del año 2020 están incluidos con este estado de cuenta. Los Impuestos sobre la Propiedad son evaluados anualmente para su(s) unidad(es) por Condado. La ley del estado de Florida requiere que su Asociación actúe como un agente de cobro para estos impuestos. Hemos incluido los impuestos en este estado de cuenta para brindarle la oportunidad de pagar los mismos en o antes del **31 de diciembre de 2020**, lo cual le habilitaría deducirlos en su planilla personal de contribuciones. Si usted no desea aprovechar la oportunidad de pagar sus impuestos en 2020, su pago debe ser efectuado a más tardar el **1 de enero de 2021**.

**Cargo por uso:** Si un propietario desea ocupar la propiedad de su tiempo compartido antes de que el título de propiedad sea registrado en el condado, el propietario estará obligado a pagar anualmente una cantidad equivalente a la Cuota de Operación, Cuota de Reserva y los Impuestos de la Propiedad asociados con su tiempo compartido. Este cargo anual, equivalente a la Cuota de Operación, Cuota de Reserva y los Impuestos de la Propiedad asociados con su tiempo compartido, será vigente hasta que el título de propiedad sea registrado en el condado. La cantidad adeudada es reflejada como partidas independientes en la primera página tituladas: Cuota de Operación, Cuota de Reserva y los Impuestos de la Propiedad si estos no fueron incluidos dentro de la factura total de la Cuota de Operación.

Si usted tiene alguna pregunta relacionada con su estado de cuenta o si podemos ofrecer asistencia de cualquier manera, favor de comunicarse al Departamento de Capital Management al 1.407.477.7101.

Sinceramente,

Thomas R. Nelson  
Director Ejecutivo  
Holiday Inn Club Vacations Incorporated