

RV Site and Condo Leaseholders FAQ: How Maintenance Fees and Adjustments Work at Holiday Park

Maintenance Fees:

Maintenance fees at Holiday Park are calculated based on an estimated budget for the cost of operations. Operations include items like the repair and maintenance of common area buildings and pools, salaries, garbage, insurance, and the head lease. A copy of the budget is sent out with your maintenance fee billing every year. As the cost to operate the resort invariably rises each year, so too do the maintenance fees. As such, we advise our leaseholders to expect around a 5% increase every year. We try to keep the increase as small as possible, but 5% is an approximation only and increases may be more or less. Maintenance fees are always calculated in accordance with the terms of your sublease.

Adjustment to Actual Budget:

At the end of every year, Holiday Park reviews the amount that was actually spent on operations. These numbers are reviewed by accountants at MNP to verify their accuracy, and a comparison of the estimated budget versus the actual money spent is shared with leaseholders. If operations come in under budget, then a credit is issued back to leaseholders. If the operations come in over budget, then the leaseholders are billed for the difference, which is usually minimal. This charge will be labelled as the “adjustment to actual.” Holiday Park has had a good history of coming in under budget, but it is not always possible to do so.

Under-Budget Credits and the Voluntary Contingency Fund

In the case of an under-budget adjustment, credits are issued differently to leaseholders based on whether or not they are participating in the Voluntary Contingency Fund (VCF). If a leaseholder is *not* participating in the VCF, then the credit will be applied to their DV account. If a leaseholder *is* participating in the VCF, then the credit will be added to their portion of the VCF, as reflected on their VC account.

For more information on the Voluntary Contingency Fund, please see the [“Voluntary Contingency Fund Letter of Understanding.”](#)

Disclaimer: This information is only for new lease RV site and condo leaseholders at Holiday Park and does not apply to old lease leaseholders, RV memberships or timeshare members.

Why aren't over-budget adjustments drawn from the Voluntary Contingency Fund?

While the Voluntary Contingency Fund (VCF) is in place to be drawn against for unexpected expenses, there are certain conditions that must be met before that will happen. The VCF will only be drawn on if both Holiday Park Resort and the Holiday Park Leaseholders Association agree to do so. It would also only be drawn on if it is determined that the expense is large enough that the bill to leaseholders may cause hardship for many leaseholders to pay.

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