

TMVRC Owners Association, Inc.

As of September 30, 2023
FINANCIALS

Prepared by: Auberge Resorts, LLC as Manager

TMVRC Owners Association, Inc.
Madeline Hotel & Residences
DEFINITIONS
As of September 30, 2023

Accounting basis and financial reporting

Fund accounting is an accounting system for recording that emphasizes accountability rather than profitability, and is used by nonprofit organizations and by governments. In this method, a fund consists of a self-balancing set of accounts.

Nonprofit organizations and government agencies have special requirements to show, in financial statements and reports, how money is spent, rather than how much profit was earned. Unlike profit oriented businesses, which use a single set of self-balancing accounts (or general ledger), nonprofits can have more than one general ledger (or fund), depending on their financial reporting requirements. An accountant for such an entity must be able to produce reports detailing the expenditures and revenues for each of the organization's individual funds (Operating Fund and Reserve Fund and possibly Special Assessment Fund), and reports that summarize the organization's financial activities across all of its funds.

Like profit-making organizations, nonprofits and governments will produce Consolidated Financial Statements. These are generated in line with the reporting requirements in the country they are based or if they are large enough they may produce them under International Financial Reporting Standards (IFRS), an example of this is the UK based charity Oxfam. If the organization is small it may use a cash basis accounting but larger ones generally use accrual basis accounting for their funds.

Nonprofit organizations in the United States have prepared their financial statements using Financial Accounting Standards Board (FASB) guidance since 1993. The financial reporting standards are primarily contained in FAS117 and FIN43. FASB issued a major update in 2016 that changed reporting net assets from three primary categories to two categories, restricted and unrestricted funds and how these are represented on financial statements.

Accounting basis

The accrual basis of accounting used by most businesses requires revenue to be recognized when it is earned and expenses to be recognized when the related benefit is received. Revenues may actually be received during a later period, while expenses may be paid during an earlier or later period. Cash basis accounting, used by some small businesses, recognizes revenue when received and expenses when paid.

Variance explanation

For variance explanations, Better/Worse comparisons are used with common abbreviations of B/(W) where Worse (W) is recorded as a negative number.

TMVRC Owners Association, Inc.
Madeline Hotel & Residences
OCCUPANCY OVERVIEW
As of September 30, 2023

Percentage Occupied - Month				
	<u>Actual</u>	<u>Budget</u>	<u>Variance B/(W)</u>	<u>Last Year</u>
Residence Occupancy %	63.1%	49.9%	13.1%	56.9%

Percentage Occupied - YTD				
	<u>Actual</u>	<u>Budget</u>	<u>Variance B/(W)</u>	<u>Last Year</u>
Residence Occupancy %	81.7%	65.8%	16.0%	62.9%

Overall Room Nights - Month				
	<u>Actual</u>	<u>Budget</u>	<u>Variance B/(W)</u>	<u>Last Year</u>
Occupied Residence Condos	534	445	89	476
Residence Owner Stays	507	424	83	445
Total Occupied Residence RN	1,041	869	172	921

Overall Room Nights - YTD				
	<u>Actual</u>	<u>Budget</u>	<u>Variance B/(W)</u>	<u>Last Year</u>
Occupied Residence Condos	5,374	4,646	728	4,579
Residence Owner Stays	4,475	3,784	691	4,094
Total Occupied Residence RN	9,849	8,430	1,419	8,673

TMVRC Owners Association, Inc.
Madeline Hotel & Residences
FINANCIAL OVERVIEW
As of September 30, 2023

Profit/(\$Loss) - Month				
	<u>Actual</u>	<u>Budget</u>	<u>Variance B/(W)</u>	<u>Last Year</u>
Surplus (Deficit)	(6,029)	0	(6,029)	6,968

Profit/(\$Loss) - YTD				
	<u>Actual</u>	<u>Budget</u>	<u>Variance B/(W)</u>	<u>Last Year</u>
Surplus (Deficit)	(84,241)	0	(84,241)	58,687

Overall Dept Cost per Occupied Residence - Month				
<u>Department</u>	<u>Actual</u>	<u>Budget</u>	<u>Variance B/(W)</u>	<u>Last Year</u>
Guest Services	14.59	20.13	5.54	17.87
Housekeeping	1.23	2.54	1.31	0.95
Engineering	44.69	17.21	(27.48)	25.90
Total	\$60.51	\$39.88	(\$20.62)	\$44.71

Overall Dept Cost per Occupied Residence - YTD				
<u>Department</u>	<u>Actual</u>	<u>Budget</u>	<u>Variance B/(W)</u>	<u>Last Year</u>
Guest Services	14.48	18.15	3.67	16.31
Housekeeping	0.96	2.54	1.58	1.92
Engineering	25.42	22.49	(2.94)	23.32
Total	\$40.87	\$43.18	\$2.31	\$41.56

Labor Cost per Occupied Residence - Month				
<u>Department</u>	<u>Actual</u>	<u>Budget</u>	<u>Variance B/(W)</u>	<u>Last Year</u>
Guest Services	20.10	20.36	0.26	16.21
Housekeeping	1.53	1.84	0.32	0.93
Engineering	9.85	18.02	8.18	13.95
Total	\$31.47	\$40.23	\$8.76	\$31.09

Labor Cost per Occupied Residence - YTD				
<u>Department</u>	<u>Actual</u>	<u>Budget</u>	<u>Variance B/(W)</u>	<u>Last Year</u>
Guest Services	17.09	17.98	0.89	14.40
Housekeeping	0.83	1.61	0.78	1.77
Engineering	12.11	15.07	2.96	12.16
Total	\$30.03	\$34.66	\$4.63	\$28.33

Delinquent Accounts- 31+days				
	<u>Current</u>	<u>Last Month</u>	<u>Variance B/(W)</u>	<u>Last Year</u>
# of Condominium Units	8	14	6	1
Total Dollars	\$8,719	\$267,566	\$258,847	\$7,261

TMVRC Owners Association, Inc.
Madeline Hotel & Residences
UTILITY OVERVIEW
As of September 30, 2023

Total Occupied Residences - Month				
	<u>Actual</u>	<u>Budget</u>	<u>Variance B/(W)</u>	<u>Last Year</u>
Occupied Residences	1,041	869	172	921

Total Occupied Residences - YTD				
	<u>Actual</u>	<u>Budget</u>	<u>Variance B/(W)</u>	<u>Last Year</u>
Occupied Residences	9,849	8,430	1,419	8,673

Electricity - Month				
	<u>Actual</u>	<u>Budget</u>	<u>Variance B/(W)</u>	<u>Last Year</u>
Expense	\$23,824	\$28,951	\$5,127	\$26,968
kWh*	316,094	325,291	9,197	340,612
Expense/kWh	\$0.08	\$0.09	\$0.01	\$0.08
kWh/Occ. Residence	303.64	374.33	70.68	369.83

Electricity - YTD				
	<u>Actual</u>	<u>Budget</u>	<u>Variance B/(W)</u>	<u>Last Year</u>
Expense	\$212,125	\$241,258	\$29,132	\$229,129
kWh*	2,686,159	2,710,759	24,600	2,817,739
Expense/kWh	\$0.08	\$0.09	\$0.01	\$0.08
kWh/Occ. Residence	272.73	321.56	48.83	324.89

Gas - Month				
	<u>Actual</u>	<u>Budget</u>	<u>Variance B/(W)</u>	<u>Last Year</u>
Expense	\$16,728	\$20,698	\$3,970	\$23,341
Therms*	20,452	27,598	7,146	19,966
Expense/Therm	\$0.82	\$0.75	(\$0.07)	\$1.17
Therms/Occ. Residence	19.65	31.76	12.11	21.68

Gas - YTD				
	<u>Actual</u>	<u>Budget</u>	<u>Variance B/(W)</u>	<u>Last Year</u>
Expense	\$420,216	\$274,106	(\$146,110)	\$267,685
Therms*	416,308	365,475	(50,833)	298,607
Expense/Therm	\$1.01	\$0.75	(\$0.26)	\$0.90
Therms/Occ. Residence	42.27	43.35	1.08	34.43

Water/Sewer - Month				
	<u>Actual</u>	<u>Budget</u>	<u>Variance B/(W)</u>	<u>Last Year</u>
Expense	\$10,379	\$10,229	(\$150)	\$8,928
000's Gallon*	949	1,023	74	940
Expense/ 000's Gallon	\$10.94	\$10.00	(\$0.94)	\$9.50
Gallon /Occ. Residence	912	1,177	265.49	1021

Water/Sewer - YTD				
	<u>Actual</u>	<u>Budget</u>	<u>Variance B/(W)</u>	<u>Last Year</u>
Expense	\$99,803	\$91,423	(\$8,381)	\$94,591
000's Gallon*	8,845	9,142	297	11,226
Expense/ 000's Gallon	\$11.28	\$10.00	(\$1.28)	\$8.43
Gallon /Occ. Residence	898	1,084	186	1,294

TMVRC Owners Association, Inc.
Madeline Hotel & Residences
BALANCE SHEET
As of September 30, 2023

	<u>Operating Fund</u>	<u>Reserve Fund</u>	<u>Total</u>
Assets			
Cash	815,415	188,437	1,003,853
Investments		760,076	760,076
Maintenance Fees Receivable	996,185		996,185
Other Receivables	77,000	-	77,000
Due to/ (from) Operating Fund	77,353	-	77,353
Due to/ (from) Reserve for Replacement Fund	-	(77,353)	(77,353)
Total Assets	<u>1,965,953</u>	<u>871,160</u>	<u>2,837,113</u>
Liabilities			
Unearned Maintenance Fees	1,019,959	-	1,019,959
Accounts Payable ₁	730,362	-	730,362
Accrued Liabilities	9,400	-	9,400
Total Liabilities	<u>1,759,721</u>	-	<u>1,759,721</u>
Equity			
Fund Balance - Year to Date	(84,241)	64,708	(19,533)
Operating Surplus Transferred	-	-	-
Fund Balance - Prior Year	290,474	806,452	1,096,926
Fund Balance LTD	206,233	871,160	1,077,392
Total Liabilities and Equity	<u>1,965,953</u>	<u>871,160</u>	<u>2,837,113</u>

TMVRC Owners Association, Inc.
Madeline Hotel & Residences
STATEMENT OF REVENUE AND EXPENSES
OPERATING FUND
As of September 30, 2023

	September 30, 2023				YEAR TO DATE				YEAR-END ACTUALS/FORECAST			
	ACTUAL	BUDGET	Var B/(W)		ACTUAL	BUDGET	Var B/(W)		FORECAST	BUDGET	Var B/(W)	
REVENUES												
Maintenance Fees	256,739	256,739	0	0.0%	2,468,896	2,468,896	0	0.0%	3,354,302	3,354,302	0	0.0%
Space Rent	0	0	0	0.0%	0	0	0	0.0%	0	0	0	0.0%
Operating Interest and Late Fee	136	0	136	0.0%	1,202	0	1,202	0.0%	1,612	0	1,612	0.0%
TOTAL REVENUES	\$ 256,875	\$ 256,739	\$ 136	0.1%	\$ 2,470,098	\$ 2,468,896	\$ 1,202	0.0%	\$ 3,355,914	\$ 3,354,302	\$ 1,612	0.0%
EXPENSES												
Accounting and General	28,891	35,801	6,910	3 19.3%	301,370	312,258	10,888	3.5%	407,543	412,738	5,195	1.3%
Guest Services	22,916	25,578	2,662	10.4%	196,318	229,801	33,482	14.6%	289,883	308,298	18,415	6.0%
Homeowners Association Audit Expense	0	3,515	3,515	100.0%	0	21,085	21,085	100.0%	20,200	24,600	4,400	17.9%
Homeowners Association Bookkeeping Expense	1,453	1,800	347	19.3%	14,822	16,100	1,278	7.9%	19,772	21,600	1,828	8.5%
Homeowners Association Manager Expense	24,021	17,197	(6,824)	4 -39.7%	177,411	157,655	(19,756)	-12.5%	218,871	202,175	(16,696)	-8.3%
Housekeeping	22,198	19,901	(2,297)	5 -11.5%	177,769	172,987	(4,783)	-2.8%	216,387	219,915	3,528	1.6%
Insurance	10,821	8,197	(2,624)	-32.0%	100,181	69,991	(30,190)	-43.1%	129,599	94,585	(35,014)	-37.0%
Legal	280	4,223	3,943	93.4%	28,010	38,010	10,000	26.3%	28,010	50,680	22,670	44.7%
Maintenance	56,776	30,623	(26,153)	1 -85.4%	369,677	316,605	(53,072)	-16.8%	498,903	439,598	(59,305)	-13.5%
Management Fee	21,109	21,109	0	0.0%	189,985	189,985	0	0.0%	253,313	253,313	0	0.0%
Owner Storage	833	833	0	0.0%	7,500	7,500	0	0.0%	10,000	10,000	0	0.0%
Parking	6,868	7,774	906	11.7%	70,400	71,079	679	1.0%	105,817	111,062	5,244	4.7%
Real Estate Tax Expense	4,464	4,555	91	2.0%	33,704	40,991	7,287	17.8%	48,645	54,654	6,009	11.0%
Reserve study	0	0	0	0.0%	0	8,900	8,900	100.0%	0	8,900	8,900	100.0%
Shared Facility Expense	11,343	12,577	1,234	9.8%	155,048	163,615	8,567	5.2%	204,749	216,776	12,027	5.5%
Utilities	50,931	63,056	12,125	2 19.2%	732,144	652,334	(79,810)	-12.2%	1,006,447	925,409	(81,038)	-8.8%
TOTAL EXPENSES	\$ 262,905	\$ 256,739	\$ (6,165)	-2.4%	\$ 2,554,339	\$ 2,468,896	\$ (85,443)	-3.5%	\$ 3,458,139	\$ 3,354,302	\$ (103,837)	-3.1%
SURPLUS (DEFICIT)	\$ (6,029)	\$ -	\$ (6,029)		\$ (84,241)	\$ -	\$ (84,241)		\$ (102,225)	\$ -	\$ (102,225)	
2022 Opening Fund Balance					\$ 290,474				\$ 290,474			
LIFE-TO-DATE FUND BALANCE					\$ 206,233				\$ 188,249			

TMVRC Owners Association, INC.
Madeline Hotel & Residences
OPERATIONS BUDGET VARIANCE
As of September 30, 2023

DESCRIPTION	Monthly VAR B/(W)	MTD %	YTD VAR B/(W)	YTD %	MTD EXPLANATION Variances greater than 5% and \$2,500	YTD EXPLANATION Variances greater than 5% and \$2,500
EXPENSES						
Accounting and General	6,910	19.3%			Vacancy in Ast. Dir. Of Finance and Accounting Manager.	
Guest Services	2,662	10.4%	33,482	14.6%	Unused Contingency of \$1.5K	\$18K in front desk supervisor savings, Unused contingency of \$13K through Q3, savings of 5.2K in decorations through Q3
Homeowners Association Audit Expense	3,515	100.0%	21,085	100.0%	Timing of Tax return fees an completion of the review.	Delay in completion of the 2021/22 review of the Hotel financials
Homeowners Association Manager Expense	(6,824)	-39.7%	(19,756)	-12.5%	\$4K of area director of IT wages to be corrected on hotel allocation in OCT, \$2K True up of HOA controller 2022 bonus charged from home property	Backfilled Director of Residences at higher wage, \$4K of area director of IT wages to be corrected on hotel allocation in OCT, \$2K True up of HOA controller 2022 bonus charged from home property,
Insurance	(2,624)	-32.0%	(30,190)	-43.1%	Greater than planed Prop, Liability, and Umbrella policies at July 2023 renewal period	D&O and Crime policies renewed at \$8K greater than budget assumption. The policy is expensed in Q1, per budget. Forecasted \$35K total overage to budget at year end 2023, based on policy 23/24 renewal rates.
Legal	3,943	93.4%	10,000	26.3%	Legal work has started to subside due to Log Chinking.	Savings in Q3 after agreement was reached with log chinking
Maintenance	(26,153)	-85.4%	(53,072)	-16.8%		Emergency after hour repairs in Q1, not included in maintenance agreement, at an expense of \$27K, Life safety +13K, Plumbing +15K
Real Estate Tax Expense			7,287	17.8%		Reduced monthly accrual to match county tax estimate.
Reserve study			8,900	100.0%		Direction for 23/24 reserve study still being contemplated by the BOD.
Shared Facility Expense			8,567	5.2%		Lower cleaner hours through YTD
Utilities	12,125	19.2%	(79,810)	-12.2%	\$5K savins in Electric lower usage than plan, 65% drop from sept 2022 on gas delivery rates, resulting in \$4K savings in gas.	Gas bill per therm rate for JAN/ FEB were 1.5X historical amounts due to rate spike. Higher out of state demand drove the spike in pricing. Gas process have actually fallen below STLY rates. If the trend continues, a recovery of a some of the deficit could be possible. Forecast for Q4 more conservative, based on historical rates, in case rates spike again.

TMVRC Owners Association, Inc.
Madeline Hotel & Residences
STATEMENT OF REVENUE AND EXPENSES
RESERVE FUND
As of September 30, 2023

	Year to Date 2023			YEAR-END FORECAST			Notes
	ACTUAL	BUDGET	Var B/(W)	FORECAST	BUDGET	Var B/(W)	
REVENUES							
Reserve For Replacement Assessments	544,873	544,873	-	544,873	544,873	-	0%
Reserve For Replacement Assessments- Garage	5,127	5,127	-	4,725	5,127	-	
Bank Interest	827	-	827	620	-	-	
Investment Account Interest	10,076	-	-	20,287	-	-	
TOTAL REVENUES	560,903	550,000	10,903	570,506	550,000	20,506	4%
2022 Carry over Projects							
Common Areas - HVAC							
GSF-HVAC-Split A/C System-Elev. Cntrl. 3&4	1,833	5,354	3,521	4,817	5,354	537	10% Complete
GSF-HVAC-Split A/C System-Elev. Cntrl. 5&6	1,833	5,354	3,521	4,817	5,354	537	10% Complete
GSF-HVAC-Split A/C System-Serv. Elev. Cntrl.	3,900	5,354	1,454	4,817	5,354	537	10% Complete
GSF-HVAC-Split A/C System-Garage BOH (CU/HP-1)		4,589	4,589	4,817	4,589	(228)	(5%) Complete
GSF-HVAC-Split A/C System-Garage BOH (CU/HP-2)		4,589	4,589		4,589	4,589	100%
GSF-HVAC-Split A/C System-Garage BOH (CU/HP-3)		4,589	4,589		4,589	4,589	100%
2022 Carry over		29,829			29,829		
2023 Approved Expenditures							
Common Areas-Elevators							
GSF-Elevator Cab Refurb.-Guest-Lot 38		-	-		-	-	0%
GSF-Elevator Cab Refurb.-Guest-Lot 50-51	137,721	165,000	27,279	137,721	165,000	27,279	17% Completed at estimated \$137K for all elevators. (\$28K under budget) Collecting final invoices.
Common Area - Mechanical							
GSF-Building Automation System-Upgrade		54,636	54,636		54,636	54,636	100% Soliciting Quotes
GSF-Equipment Repair/Replace- Lot 50-51 & 38		24,000	24,000	10,000	24,000	10,000	42%
Ext. Building Maintenance							
GCE-Paint/Waterproof-Bldg. Exterior-38		69,000	69,000		69,000	69,000	100% Deferred to spring 2024 estimated \$130K
Roof							
GSF - Roof Repairs - Annual Allowance	4,000	9,004	5,004	6,000	9,004	3,004	33% Hotel stay credit from 2022 roof project. Drone survey and report
Board Approved Projects							
GSF-38 Building Lobby Renovation	220,760	130,000	(90,760)	220,760	130,000	(90,760)	(70%) Completed. To date, \$220K vs. BOD approved \$298K. Collecting final invoices to validate final spend
HSF-Ski Valet Improvements		350,000	350,000	175,000	350,000	175,000	50% \$168K reallocated to Bldg 38 Lobby construction per BOD in MAR 2023. Remaining \$182K earmarked to remain as Ski valet
HSF-Rugs-Main Lobby		4,000	4,000	3,018	4,000	982	
HSF- Building 38 Corridor	34,685	18,000	(16,685)	34,685	18,000	(16,685)	total spend \$84K vs. BOD approved \$81K
HSF- Building 50/51 Corridor	155,327		(155,327)	155,327		(155,327)	Completed at \$155K total spend vs. \$144K BOD. Approved (9/21). Compiling final invoices
HSF- Pool Single use sauna	3,038	4,000	962	3,038	4,000	962	Completed
Cantingency							
HSF- Network Access Point	3,304	-	(3,304)	3,304	-	3,304	Attic stock for WIFI network
HSF- Pool area end tables	4,993	-	(4,993)	4,993	-	4,993	BOD approved
Entry Vestibule	15,801		(15,801)	15,801		15,801	Remaining amount for entry vestibule after TMV payment of \$95K
Exterior patio waterproofing				10,510		10,510	Repairs to remedy water infiltration issue
GCE-Paint/Waterproof-Bldg. Exterior-38	(91,000)	91,000		(91,000)		(91,000)	\$91K receivable for Log Chinking. Payment schedule recorded to AR
2023 Budget		827,640			827,640		
TOTAL EXPENSES	\$ 496,195	\$ 857,469	\$ 361,274	\$ 712,425	\$ 857,469	\$ 145,044	17%
SURPLUS (DEFICIT)	\$ 64,708	\$ (307,469)	\$ 372,177	\$ (141,919)	\$ (307,469)	\$ 165,550	(54%)
2022 Opening Fund Balance	\$ 806,452			\$ 806,452			
LIFE-TO-DATE FUND BALANCE	\$ 871,160			\$ 664,533	\$ (307,469)	\$ 972,002	

KEY GREEN- Completed
BLUE- Forecasted/ Bid rec'd/ partially completed
PURPLE- Move to 2024 Budget

**TMVRC Owners Association, Inc.
 Madeline Hotel & Residences
 DELINQUENCIES
 As of September 30, 2023**

Unit #	31 - 60 days	61 - 90 days	> 90 days	TOTAL	Late Fees and Interest (incl. in total)
IPC-19	1.90	-	433.56	435.46	10.45
HC-343	-	-	4,120.79	4,120.79	27.47
Retail - 136 TVMOA	-	-	3,267.60	3,267.60	21.78
	\$3.80	\$0.00	\$8,715.26	\$8,719.06	\$76.87