

TMVRC Owners Association, Inc.

As of December 31, 2021
FINANCIALS

Prepared by: Auberge Resorts, LLC as Manager

TMVRC Owners Association, Inc.
Madeline Hotel & Residences
DEFINITIONS
As of December 31, 2021

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 December 31, 2021

Percentage Occupied - Month				
	<u>Actual</u>	<u>Budget</u>	<u>Variance B/(W)</u>	<u>Last Year</u>
Residence Occupancy %	62.7%	55.9%	6.8%	27.4%

Percentage Occupied - YTD				
	<u>Actual</u>	<u>Budget</u>	<u>Variance B/(W)</u>	<u>Last Year</u>
Residence Occupancy %	70.9%	62.7%	8.2%	59.1%

Overall Room Nights - Month				
	<u>Actual</u>	<u>Budget</u>	<u>Variance B/(W)</u>	<u>Last Year</u>
Occupied Residence Condos	710	586	124	492
Residence Owner Stays	340	350	(10)	321
Total Occupied Residence RN	1,050	936	114	492

Overall Room Nights - YTD				
	<u>Actual</u>	<u>Budget</u>	<u>Variance B/(W)</u>	<u>Last Year</u>
Occupied Residence Condos	6,294	5,505	789	5,504
Residence Owner Stays	4,766	3,640	1,126	3,316
Total Occupied Residence RN	11,060	9,145	1,915	8,820

TMVRC Owners Association, Inc.
Madeline Hotel & Residences
FINANCIAL OVERVIEW
As of December 31, 2021

Profit/(\$Loss) - Month				
	<u>Actual</u>	<u>Budget</u>	<u>Variance B/(W)</u>	<u>Last Year</u>
Surplus (Deficit)	60,413	0	60,413	(24,798)

Profit/(\$Loss) - YTD				
	<u>Actual</u>	<u>Budget</u>	<u>Variance B/(W)</u>	<u>Last Year</u>
Surplus (Deficit)	193,938	0	193,938	299,269

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	17.04	14.95	(2.10)	12.33
Housekeeping	2.74	1.29	(1.45)	0.28
Engineering	(10.37)	19.62	30.00	33.37
Total	\$9.41	\$35.86	\$26.45	\$45.98

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	14.69	16.70	2.01	11.70
Housekeeping	1.77	1.32	(0.45)	0.86
Engineering	22.69	24.80	2.12	28.48
Total	\$39.15	\$42.82	\$3.68	\$41.03

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	18.72	11.86	(6.86)	8.39
Housekeeping	1.31	0.85	(0.45)	1.32
Engineering	11.68	15.78	4.10	12.56
Total	\$31.70	\$28.49	(\$3.21)	\$22.27

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	8.99	15.45	6.46	11.48
Housekeeping	1.35	1.99	0.64	1.06
Engineering	11.97	17.80	5.83	13.33
Total	\$22.31	\$35.24	\$12.94	\$25.87

Delinquent Accounts- 31+days				
	<u>Current</u>	<u>Last Month</u>	<u>Variance B/(W)</u>	<u>Last Year</u>
# of Condominium Units*	9	10	1	10
Total Dollars	\$6,401	\$9,401	\$3,000	\$11,642

TMVRC Owners Association, Inc.
Madeline Hotel & Residences
UTILITY OVERVIEW
As of December 31, 2021

Total Occupied Residences - Month				
	<u>Actual</u>	<u>Budget</u>	<u>Variance B/(W)</u>	<u>Last Year</u>
Occupied Residences	1,050	936	114	492

Total Occupied Residences - YTD				
	<u>Actual</u>	<u>Budget</u>	<u>Variance B/(W)</u>	<u>Last Year</u>
Occupied Residences	11,060	9,145	1,915	8,820

Electricity - Month				
	<u>Actual</u>	<u>Budget</u>	<u>Variance B/(W)</u>	<u>Last Year</u>
Expense	\$3,021	\$27,741	\$24,720	\$25,028
kWh	268,802	311,699	42,897	306,690
Expense/kWh	\$0.01	\$0.09	\$0.08	\$0.08
kWh/Occ. Residence	256.00	333.01	77.01	623.35

Electricity - YTD				
	<u>Actual</u>	<u>Budget</u>	<u>Variance B/(W)</u>	<u>Last Year</u>
Expense	\$308,360	\$316,459	\$8,099	\$285,508
kWh	4,006,031	3,555,720	(450,311)	3,377,395
Expense/kWh	\$0.08	\$0.09	\$0.01	\$0.08
kWh/Occ. Residence	362.21	388.82	26.61	382.92

Gas - Month				
	<u>Actual</u>	<u>Budget</u>	<u>Variance B/(W)</u>	<u>Last Year</u>
Expense	\$62,554	\$42,506	(\$20,048)	\$39,794
Therms	86,435	101,204	14,769	78,866
Expense/Therm	\$0.72	\$0.42	(\$0.30)	\$0.50
Therms/Occ. Residence	82.32	108.12	25.81	160.30

Gas - YTD				
	<u>Actual</u>	<u>Budget</u>	<u>Variance B/(W)</u>	<u>Last Year</u>
Expense	\$338,336	\$279,790	(\$58,546)	\$261,938
Therms	521,953	666,167	144,214	521,366
Expense/Therm	\$0.65	\$0.42	(\$0.23)	\$0.50
Therms/Occ. Residence	47.19	72.84	25.65	59.11

Water/Sewer - Month				
	<u>Actual</u>	<u>Budget</u>	<u>Variance B/(W)</u>	<u>Last Year</u>
Expense	\$8,055	\$8,013	(\$42)	\$7,327
000's Gallon	554	801	247	482
Expense/ 000's Gallon	\$14.54	\$10.00	(\$4.54)	\$15.20
Gallon /Occ. Residence	527.62	856.13	328.51	979.67

Water/Sewer - YTD				
	<u>Actual</u>	<u>Budget</u>	<u>Variance B/(W)</u>	<u>Last Year</u>
Expense	\$102,810	\$97,983	(\$4,827)	\$89,593
000's Gallon	9,851	9,798	(53)	6,734
Expense/ 000's Gallon	\$10.44	\$10.00	(\$0.44)	\$13.30
Gallon /Occ. Residence	890.69	1071.44	180.75	763.49

**TMVRC Owners Association, Inc.
Madeline Hotel & Residences
BALANCE SHEET
As of December 31, 2021**

	<u>Operating Fund</u>	<u>Reserve Fund</u>	<u>Total</u>
Assets			
Cash	407,189	1,447,253	1,854,442
Maintenance Fees Receivable	6,541		6,541
Other Receivables	5,288	-	5,288
Due to/ (from) Operating Fund	131,158	-	131,158
Due to/ (from) Reserve for Replacement Fund	-	(131,158)	(131,158)
Total Assets	<u>550,177</u>	<u>1,316,095</u>	<u>1,866,271</u>
Liabilities			
Unearned Maintenance Fees	101,504	-	101,504
Accounts Payable ¹	235,874	-	235,874
Total Liabilities	<u>337,379</u>	<u>-</u>	<u>337,379</u>
Equity			
Fund Balance - Year to Date	193,938	(131,039)	62,898
Operating Surplus Transferred	-	-	-
Fund Balance - Prior Year	18,860	1,447,134	1,465,994
Fund Balance LTD	212,798	1,316,095	1,528,892
Total Liabilities and Equity	<u>550,177</u>	<u>1,316,095</u>	<u>1,866,271</u>

1- Hotel Madeline Payable of \$207,242 included in Accounts payable

TMVRC Owners Association, Inc.
Madeline Hotel & Residences
STATEMENT OF REVENUE AND EXPENSES
OPERATING FUND
As of December 31, 2021

	December 31, 2021				YEAR TO DATE				
	ACTUAL	BUDGET	Var B/(W)		ACTUAL	BUDGET	Var B/(W)		
REVENUES									
Maintenance Fees	299,727	299,727	0	0.0%	2,825,106	2,825,106	0	0.0%	
Space Rent	1,782	0	1,782	0.0%	5,288	0	5,288	0.0%	
Operating Interest and Late Fee	144	0	144	0.0%	558	0	558	0.0%	
TOTAL REVENUES	\$ 301,652	\$ 299,727	\$ 1,926	0.6%	\$ 2,830,951	\$ 2,825,106	\$ 5,846	0.2%	
EXPENSES									
Accounting and General	23,617	37,439	13,822	2	36.9%	347,132	427,585	80,453	18.8%
Guest Services	38,653	46,348	7,696		16.6%	247,828	261,681	13,852	5.3%
Homeowners Association Audit Expense	0	0	0		0.0%	17,410	17,510	101	0.6%
Homeowners Association Bookkeeping Expense	1,661	1,900	239		12.6%	17,907	21,600	3,693	17.1%
Homeowners Association Manager Expense	11,094	13,276	2,182		16.4%	161,584	165,966	4,382	2.6%
Housekeeping	22,532	12,301	(10,231)	4	-83.2%	119,031	153,400	34,368	22.4%
Income Tax Expense	0	0	0		0.0%	0	0	0	0.0%
Insurance	2,780	4,084	1,303		31.9%	88,721	54,109	(34,611)	-64.0%
Maintenance	1,367	33,136	31,769	1	95.9%	383,280	389,569	6,289	1.6%
Management Fee	18,046	18,046	0		0.0%	216,550	216,550	0	0.0%
Owner Storage	833	833	0		0.0%	10,000	10,000	0	0.0%
Parking	20,903	10,795	(10,109)	5	-93.6%	86,033	88,148	2,115	2.4%
Real Estate Tax Expense	3,394	5,052	1,657		32.8%	57,380	60,620	3,239	5.3%
Reserve study	0	0	0		0.0%	0	3,900	3,900	100.0%
Shared Facility Expense	22,728	30,751	8,023		26.1%	134,652	210,829	76,177	36.1%
Utilities	73,630	85,766	12,136	3	14.2%	749,506	743,640	(5,866)	-0.8%
TOTAL EXPENSES	\$ 241,239	\$ 299,727	\$ 58,487	19.5%	\$ 2,637,014	\$ 2,825,106	\$ 188,092	6.7%	
SURPLUS (DEFICIT)	\$ 60,413	\$ -	\$ 60,413		\$ 193,938	\$ -	\$ 193,938		
2020 Opening Fund Balance					\$ 18,860				
LIFE-TO-DATE FUND BALANCE					\$ 212,798				

- 1 YTD true ups for allocated hotel expenses booked in Dec
- 2 Allocated YTD A&G costs to Parking line per 2021 budget
- 3 TMV reimbursed electric costs from Snowmelt systems credited to HOA in Dec
- 4 Late receipt of prior month cleaning labor invoices booked in Dec
- 5 Allocated YTD A&G costs to Parking line per 2021 budget

TMVRC Owners Association, INC.
Madeline Hotel & Residences
OPERATIONS BUDGET VARIANCE
As of December 31, 2021

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
-------------	----------------------	-------	---------------	-------	--	--

REVENUES

Maintenance Fees	-	0.0%	-	0.0%		
Operating Interest and Late Fee	144	0.0%	558	0.0%		

EXPENSES

Accounting and General	13,822	36.9%	80,453	18.8%	YTD \$15.4K admin costs allocated to Parking line in accordance with 2021 budget	Vacant Area Director T&C early in 2021, as well as reduced percentage allocation to HOA resulting in (\$36K) savings. Night security staffed by guest services personnel, resulting in (\$13K) budget variance YTD. Payroll tax and employee bonus accrual adjustment of (\$4K) Savings. Executive (\$14.6K), (\$9.6K) of the accounting & general contingency remains unused, Legal (\$3.9K) savings.
Guest Services	7,696	16.6%	13,852	5.3%	Lower than anticipated Holiday décor costs	\$15.2K Guest services contingency unused in 2021
Homeowners Association Bookkeeping Expense			3,693	17.1%		Lower year to date costs resulting from reduced ad-hoc reporting requests and audit support.
Housekeeping	(10,231)	-83.2%	34,368	22.4%	Prior period contract cleaning labor invoices booked in Dec, resulting in monthly overage.	Savings of approximately .75 FTE in public area cleaning staff YTD due to limited resources as well as staff quarantine.
Insurance			(34,611)	-64.0%		2021 Budget based on Prior year premiums. Renewal premiums for Liability insurance increased 2021 over 2020 126%/ \$52.3K , Property insurance increased 62%/ \$19.5K , Umbrella increased 58%/ \$17.8K.
Maintenance	31,769	95.9%			Reclassified YTD various equipment purchases exclusively for the use of hotel operations that were previously allocated to HOA (\$17K), Audited expenditures in the light bulbs account, and adjusted allocation to reflect appropriate HOA use (\$6.8K) savings. TMV billed for YTD repairs to the snowmelt system, resulting in savings to the HOA of (\$7.4K)in HVAC.	
Parking	(10,109)	-93.6%			Booked YTD allocation of Administrative costs assigned to Garage budget, per budget	
Real Estate Tax Expense			3,239	5.3%		YTD allocation of Real Estate tax recalculated and trued up for year end
Reserve study			3,900	100.0%		2021/2022 Reserve study update to be completed internally with reserve committee and BOD.
Shared Facility Expense	8,023	26.1%	76,177	36.1%	Lower than anticipate pool attendant hours coupled to adjustment to payroll accruals resulting in \$8K savings.	Utilization of 20 below has been down resulting in savings of approximately \$20K. Pool attendant labor cost down approximately 1.25 FTE or \$62K in YTD due to fewer than anticipated hours and limited labor resources due to staff quarantine.
Utilities	12,136	14.2%			Reimbursement received from TMV for snowmelt electrical costs for early 2021. The reimbursement was then allocated back to the HOA.	

TMVRC Owners Association, Inc.
Madeline Hotel & Residences
STATEMENT OF REVENUE AND EXPENSES
RESERVE FUND
As of December 31, 2021

	Year to Date 2021			Status
	ACTUAL	BUDGET	Var B/(W)	
REVENUES				
Reserve For Replacement Assessments	450,208	450,208	-	
Bank Interest	119	-	119	
TOTAL REVENUES	450,327	450,208	119	
EXPENSES				
Income Tax Expense	-	-	-	
Common Areas-Elevators				
GSF-Elevator Cab Refurb.-Guest-Lot 38	3,000	36,000	33,000	Deposit paid to design team in OCT, to be completed in 2022
GSF-Elevator Cab Refurb.-Guest-Lot 50-51	12,000	144,000	132,000	Deposit paid to design team in OCT, to be completed in 2022
Common Areas-Equipment				
HSF-Computer Desktops & Laptops-Staff	4,609	10,000	5,391	Residence Director and Manager PC and monitors replaced. Additional WiFi access points installed.
HSF-IT Equipment		50,000	50,000	Migration of server to virtual server expected at 0 or no cost
Common Areas-Lighting				
GSF-Mech. Rms-Fluorescent Fixtures-P1/P2	1,060	45,964	44,904	Retrofit bulbs selected, to complete install throughout 2021. Engineering provided estimate of \$1K
Common Areas-Mechanical				
GSF-Pump/Motor-Coil Circ.-50-51		5,150	5,150	Pushed to 2022 Reserve budget
GSF-Pump/Motor-Sump-GroundWater-50-51		20,688	20,688	Pushed to 2022 Reserve budget
GSF-VFD 2 ChillWater Pump-Ph 1-50-51		4,429	4,429	Pushed to 2022 Reserve budget
GSF-VFD 4 HotWater Pump-Lot 50-51		18,025	18,025	Pushed to 2022 Reserve budget
GSF-VFD 5 Snow Melt Pump-Lot 50-51		12,154	12,154	Pushed to 2022 Reserve budget
Common Areas-Pool/Spa				
HSF-Pool-Spa Blower Pump-5 HP-1	2,260	4,635	2,375	Completed
HSF-Pool-Spa Blower Pump-5 HP-2	2,260	4,635	2,375	Completed
HSF-Pool-Spa Water Pressure Pump-5 HP-1	2,260	4,635	2,375	Completed
HSF-Pool-Spa Water Pressure Pump-5 HP-2		4,635	4,635	Expect arrival in Q1 2022
HSF-Pool/Spa Automatic Cover Refurbish	7,910	6,180	(1,730)	Completed, BOD approved overage via Email MAR 2021
Ext. Building Maintenance				
LCE-Paint/Waterproof-Balconies-Lot 50-51	161,207	118,038	(43,169)	Work complete, additional scope of Bldg 38 to be completed in '22
GCE-Heat Tape/Gutter/Downspout Repairs		7,500	7,500	Pushed to 2022 Reserve budget
GCE-Paint/Waterproof-Bldg. Exterior-38	61,472	95,831	34,359	Half labor and materials paid to Log Chinking, \$30K upon completion. Due to weather concerns deferred to 2022. Remaining \$32K to be paid upon completion
GCE-Paint/Waterproof-Bldg. Exterior-50-51	142,550	316,927	174,377	Deposit paid to Monarch construction. Due to weather concerns, deferred to 2022. Remaining \$125K pushed to 2022 Budget
Roof				
GSF-Roof Repairs-Annual Allowance	8,800	8,000	(800)	Drone inspection of roof, completed
Board Approved Projects				
Peloton Exercise Bikes	4,788	-	(4,788)	Additional spend approved by BOD 1/29/21 BOD meeting minutes
Sonify- TV streaming network	93,895	-	(93,895)	Additional spend approved by BOD via email vote 3/29/21
Emergency roof repairs	11,568	-	(11,568)	Approved by BOD, competed by Monarch construction
Heat Exchanger - Domestic Hot Water	61,728	-	(61,728)	Completed by Daikin
			-	
			-	
Total EXPENSES	\$ 581,366	\$ 917,426	\$ 336,060	
SURPLUS (DEFICIT)	\$ (131,039)	\$ (467,218)	\$ 336,179	
2020 Opening Fund Balance	\$ 1,447,134			
LIFE-TO-DATE FUND BALANCE	\$ 1,316,095			

**TMVRC Owners Association, Inc.
Madeline Hotel & Residences
DELINQUENCIES
As of December 31, 2021**

Unit #	31 - 60 days	61 - 90 days	> 90 days	TOTAL	Late Fees and Interest (incl. in total)
IPC-14	-	-	115.05	115.05	1.73
IPC-15	-	-	115.05	115.05	1.73
IPC-16	-	-	115.05	115.05	1.73
IPC-17	-	-	115.05	115.05	1.73
IPC-18	-	-	115.05	115.05	1.73
IPC-19	-	-	115.05	115.05	1.73
IPC-8	-	-	115.05	115.05	1.73
IPC-9	-	-	115.05	115.05	1.73
RC-431	-	50.00	5,429.62	5,479.62	126.44
	\$0.00	\$50.00	\$6,350.71	\$6,400.71	\$140.28