

TMVRC Owners Association, Inc.

Proposed 2020 Annual Budget

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TMVRC 2020 Annual Budget - Proposed

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Background

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The Hotel Unit Owner prepares and adopts an annual estimated budget for the Shared Facilities expenses based on the Hotel Unit Owner's reasonable, commercial projections (i) of the intensity of use of each of the Shared Facilities and market demands for the budget period, (ii) the condition of the Shared Facilities, (iii) the Standards, and (iv) any projected capital reserve and/or replacement items, if any, for the General Shared Facilities Expenses and the Hotel Shared Facilities Expenses (collectively "Shared Annual Budgets"). The Shared Facility Expenses include, in summary (a) reserves, (b) real or personal property taxes, (c) capital improvements, (d) utilities, (e) unpaid assessments, and (f) maintenance of the General and Hotel Shared Facilities. The Association includes the Shared Facilities Expenses in the Association's Annual Budget and allocates the same to the Units as part of the Regular Assessments in accordance with the Shared Facilities Allocations. Three primary allocation methodologies are used to distribute the Shared Facility expenses, including:

- 1) Expenses distributed to Hotel Shared Facilities (e.g. Residence Condominium Units, Hotel Condominium Units, and Non-Shared Facilities) pari-passu based on the respective square footages.
- 2) Expenses distributed to Hotel Shared Facilities, General Shared Facilities and Limited Common Elements pari-passu based on the respective square footages with Limited Common elements allocated at 50% of their respective square footages.
- 3) Expenses distributed to Hotel Shared Facilities, General Shared Facilities, Limited Common Elements and General Common Elements pari-passu based on the respective square footages with Limited Common elements allocated at 50% and General Common Elements at 25% of their respective square footages.

The Association Board prepares an annual estimated budget for the Association detailing the Common Expenses, including Limited Common Expenses, and determines the amount of Regular Assessments attributable to each Unit in accordance with the provisions of the Restated Declaration and Bylaws. Within thirty (30) days after the Board's adoption of an Annual Budget, the Board (i) delivers a copy of the Annual Budget to each Owner, and (ii) schedules a meeting of the Owners to consider the Annual Budget (to be held not less than fourteen (14) and not more than sixty (60) days after the Board's adoption of the Annual Budget). The Annual Budget adopted by the Board is deemed ratified unless at the meeting of the Owners at which the Annual Budget is considered, Owners holding at least 51% of all the Voting Interests reject the Annual Budget adopted by the Board. In the event that the Annual Budget is not ratified by the Owners, the Annual Budget last ratified by the Owners will remain in effect (as shall be adjusted to reflect any increase in the Consumer Price Index for the Denver-Boulder-Greeley region from the previous calendar year) until such time as the Owners ratify a subsequent Annual Budget.

The Association is responsible for the payment of all Common Expenses and Limited Common Expenses incurred on behalf of the Association and allocates the same to the Units in accordance with the Allocated Common Expenses and Voting Interests allocated to each Unit. The Common Expenses are (i) allocated to each Unit, except the Plaza Unit, Ice Rink Unit and Town Parking Condominium, and (ii) include, in summary (a) reserves, (b) insurance for Directors and/or officers; (c) real or personal property taxes, (d) lease payments, (e) and insurance, (f) unpaid assessments, and (g) maintenance of the Common Elements and/or Association Property. The Limited Common Expenses (i) are allocated to all those Units that receive the benefit of the same, and (ii) include the Shared Facilities Expenses, which are allocated by the Hotel Unit Owner.

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Introduction

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The following tables detail the 2019 Annual Budget. In order, they include (i) Area Summary, which details the categories and unit square footages by floor and building, (ii) Administrative and General Expenses, (iii) Utilities Expenses, (iv) Repairs and Maintenance Expenses, (v) Service Expenses, (vi) Insurance Expenses, (vii) the 2018 Annual Budget and Allocations. For reference:

- HSF: Hotel Shared Facilities (e.g. lobby, telephone system, ski valet, kid's club, pool, hot tubs & fitness center)
- GSF: General Shared Facilities (e.g. utility, mechanical, HVAC, trash chutes, elevators, landscaping, stairwells & roof)
- LCE: Limited Common Elements (e.g. decks)
- GCE: General Common Elements (e.g. building exteriors and structural elements)
- ADDT'L SVC: Association Services provided by the Hotel Operator (e.g. Ski Ambassadors & Owner Storage)
- INSURANCE: Community insurance allocated to each Ownership category

In addition, the following tables are included:

- 1) Summary of (i) Allocated Interests in Common Elements and Allocated Common Expenses and Voting Interests
- 2) Shared Facilities Expense Allocations
- 3) TMVRC Annual Assessments by Unit

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Area Summary

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TMVRC AREA SUMMARY

Designation	Residential RU	Hotel RU	Employee RU	Civic CU	Retail CU	Town PU	Individual PU	Non- HU	Non- HU	Hotel HU	General HU	Parking HU	Ice Rink IRU	Plaza Unit PZU	Limited LCE	Garage GLCE	Total
Lot 38R																	
Parking 1 Upper Level	0	0	0	0	0	0	3,599	0	0	0	1,202	4,958	0	0	0	0	9,759
1st Floor	0	0	1,900	0	4,108	0	0	0	0	0	915	0	0	0	136	0	7,059
2nd Floor	7,677	0	0	0	0	0	0	0	0	2,524	925	0	0	0	82	0	11,208
3rd Floor	8,702	0	0	0	0	0	0	0	0	2,504	0	0	0	0	573	0	11,779
4th Floor	7,650	0	0	0	0	0	0	0	0	1,118	458	0	0	0	506	0	9,732
5th Floor + Mezz	6,496	0	0	0	0	0	0	0	0	1,116	191	0	0	0	337	0	8,140
6th Floor	0	0	0	0	0	0	0	0	0	1,070	188	0	0	0	0	0	1,258
Roof	0	0	0	0	0	0	0	0	0	0	10,851	0	0	0	0	0	10,851
Lot 50-51R																	
Parking 2 Lower Level	0	0	0	506	0	6,401	0	0	14,510	0	10,234	28,131	0	0	0	0	59,782
Parking 1 Upper Level	0	0	0	3,593	0	15,976	0	0	733	208	8,913	26,452	0	31,905	0	0	87,780
1st Floor	0	0	0	3,727	10,142	0	0	4,603	0	0	2,742	0	6,460	0	0	11,736	39,410
2nd Floor	0	0	6,452	154	0	0	0	13,545	0	11,352	4,280	0	0	0	1,189	0	36,972
3rd Floor	10,931	17,225	0	0	0	0	0	161	0	9,334	5,686	0	0	0	3,257	0	46,594
4th Floor	12,879	15,316	0	0	0	0	0	161	0	11,211	1,457	0	0	0	1,198	0	42,222
5th Floor	12,518	14,092	0	0	0	0	0	161	0	5,333	2,034	0	0	0	2,982	0	37,120
6th Floor	14,294	10,467	0	0	0	0	0	161	0	5,103	1,721	0	0	0	3,080	0	34,826
7th Floor + Mezz	21,432	1,319	0	0	0	0	0	161	0	4,626	485	0	0	0	2,570	0	30,593
8th Floor	0	0	0	0	0	0	0	0	0	4,167	4,424	0	0	0	0	0	8,591
Roof	0	0	0	0	0	0	0	0	0	0	36,724	0	0	0	0	0	36,724
Total Square Feet	102,579	58,419	8,352	7,981	14,250	22,377	3,599	18,953	15,243	59,666	93,430	59,541	6,460	31,905	15,910	11,736	530,401
Parking Spaces						122	19		84								225
Percentage of Parking Spaces						54.2%	8.4%		37.3%								100.0%

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	Operating	Reserve	Total	Surplus/ (Deficit)	
2020 Proposed HOA Budget	\$ 2,556,337	\$ 450,208	\$ 3,006,545		
2019 HOA Actuals/Fcst	\$ 2,354,521	\$ 403,954	\$ 2,758,474		
2018 HOA Budget	\$ 2,231,153	\$ 403,954	\$ 2,635,107		
2018 HOA Actuals	\$ 2,355,753	\$ 403,954	\$ 2,759,706	\$ (123,698)	5.5%
2020 vs 2019 Operating Budget-to-Budget B/	\$ (325,184)	-14.6%			
2020 vs 2019 Operating Budget-to-Actual B/(\$ (201,816)	-8.6%			

NOTE: A summary of significant variances are provided in the table below. These totals include the parking budget on schedules 3 & 4.

Description	2020 Budget	2019 ACT/FCST	20 bgt vs. 19 act B/(W)	20 bgt vs. 19 act B/(W) %	2018 Actuals	20 bgt vs. 18 act B/(W)	20 bgt vs. 18 act B/(W) %	Variance 2020 Budget vs 2019 Actuals
Administrative & General <i>Information Technology</i>	\$ 388,586	\$ 455,183	\$ 66,597	14.6%	\$ 286,128	\$ (102,458)	-35.8%	Reduction in cost YOY due to one-time expenses to fill vacancies for GM, DOF, Asst DOF, Dir of HR roles in 2019. While we realized savings from vacancies through the year, contract labor and task force has been used to meet operating standards. Information Technology is included in the total A&G line, expense of \$40,724 in 2020 vs \$45,966
Utilities <i>Electric Gas Water Snowmelt contingency</i>	\$ 716,537 <i>70,000</i>	\$ 628,645	\$ (87,892)	-14.0%	\$ 713,910	\$ (2,627)	-0.4%	Budget is based on historic trends. Increase in both consumption and rate is contemplated. TVM snowmelt utility risk in 2019 is estimated at \$61K. <i>Snowmelt contingency within total utility cost of \$716,537</i>
Repairs & Maintenance	\$ 354,713	\$ 304,814	\$ (49,899)	-16.4%	\$ 296,126	\$ (58,587)	-19.8%	Increase in Elevator maintenance contract of \$4K based on actuals. Added Snow removal expense \$12K based on expected heavy snowfall. Increase in Life safety expense based on inspection and deficiency repairs. Boiler repairs drove HVAC expense +\$8K. YOY merit increase of \$11K and benefit increase of 5%. Increase in Snowmelt expense
Services <i>Guest Services Public Area Housekeeping 20 Below Ski Valet Sky Terrace & Fitness</i>	\$ 501,237	\$ 421,095	\$ (80,142)	-19.0%	\$ 533,585	\$ 32,348	6.1%	Increase is due to vacancies in FD clerk and supervisor positions throughout the year (\$30K), FD mgr. vacancy Increase in TV cable expense due to HD component upgrade and added channels (\$12K) Added Public Area housekeeping coverage (7 days a week) due to increase in resort occupancy (+5.3%). Added 20 below programming in Summer and Winter (\$20K).
Parking Budget (Schedule 4)	\$ 90,958	\$ 90,742	\$ (216)	-0.2%	\$ 89,108	\$ (1,849)	-2.1%	Based on Parking Utilities actuals.
Real Estate Taxes	\$ 24,820	\$ 20,943	\$ (3,877)	-18.5%	\$ 21,583	\$ (3,237)	-15.0%	13.5% of Hotel Real Estate Tax for Public Areas (HSF) per Exhibit B.
Insurance	\$ 62,899	\$ 73,551	\$ 10,652	14.5%	\$ 78,159	\$ 15,260	19.5%	Allocation of Property Insurance expense based on sq ft per Exhibit B, 5% increase in premium is contemplated.
Ski Ambassadors	\$ -	\$ 28,000	\$ 28,000	100.0%	\$ 28,118	\$ 28,118	100.0%	Program has been eliminated per owners' majority decision.
Owner Storage	\$ 10,000	\$ 10,000	\$ -	0.0%	\$ 10,000	\$ -	0.0%	
Audit HOA	\$ 34,000	\$ 12,000	\$ (22,000)	-183.3%	\$ 12,000	\$ (22,000)	-183.3%	Added an independent HOA audit (\$12K) and placeholder for allocation audit (\$22K)
Reserve Study	\$ 3,900	\$ 5,800	\$ 1,900	32.8%	\$ 2,000	\$ (1,900)	-95.0%	HOA direct expense based on 2019 actual expense.
Legal expense	\$ 22,000	\$ 21,000	\$ (1,000)	-4.8%	\$ 1,827	\$ (20,173)	-1104.2%	HOA direct expense based on 2019 actual expense.
HOA Bookkeeping Fees	\$ 16,000	\$ 16,401	\$ 401	2.4%	\$ 14,170	\$ (1,830)	-12.9%	Increase based on monthly hotel billing, and upgraded HOA website management.
HOA Residence Services/Controller	\$ 133,579	\$ 88,931	\$ (44,648)	-50.2%	\$ 91,624	\$ (41,956)	-45.8%	Increase is due to HOA Controller vacancy in Q2-Q4.
HOA Management Fee	\$ 197,107	\$ 177,416	\$ (19,692)	-11.1%	\$ 177,416	\$ (19,692)	-11.1%	10% of expenses (excluding real estate taxes, insurance, and capital reserve).
Operating Expenses	\$ 2,556,337	\$ 2,354,521	\$ (201,816)	-8.6%	\$ 2,355,753	\$ (200,584)	-8.5%	YOY operating expense increase.
2018 Deficit Recovery	\$ 116,218	\$ -	\$ (116,218)	0.0%	\$ -	\$ (116,218)	0.0%	2018 operating deficit based on the independent audit
Reserve Contribution	\$ 450,208	\$ 403,954	\$ (46,255)	-11.5%	\$ 403,954	\$ (46,254)	-11.5%	Increase is based on the BOD recommendation to increase proposed Reserve Study amount by \$130K
TOTAL Estimated Budget	\$ 3,122,763	\$ 2,758,474	\$ (364,289)	-13.2%	\$ 2,759,707	\$ (363,056)	-13.2%	

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Hotel Unit Shared Facilities

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2020 - ANNUAL BUDGET AND ALLOCATIONS

Shared Budgets and Expenses (1) (2)	HOA Budget	HSF	GSF	LCE	GCE	ADDTL SVS	INSURANCE	TOTAL	% Total
A&G	\$388,586.47	\$143,963.09	\$225,429.42	\$19,193.95	\$0.00	\$0.00	\$0.00	\$388,586.47	12.84%
Utilities	\$716,537.01	\$217,340.96	\$400,523.25	\$34,184.46	\$64,488.33	\$0.00	\$0.00	\$716,537.01	23.67%
Repairs & Maintenance	\$354,712.61	\$106,912.10	\$188,059.85	\$29,568.69	\$30,171.98	\$0.00	\$0.00	\$354,712.61	11.72%
Services	\$501,237.48	\$501,237.48	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$501,237.48	16.56%
Reserve Contribution	\$445,437.00	\$51,042.00	\$296,731.00	\$1,190.00	\$96,474.00	\$0.00	\$0.00	\$445,437.00	14.72%
Real Estate Taxes	\$24,819.99	\$8,762.47	\$13,721.00	\$2,336.52	\$0.00	\$0.00	\$0.00	\$24,819.99	0.82%
Insurance	\$62,899.07	\$9,888.12	\$15,483.64	\$2,636.68	\$0.00	\$0.00	\$34,890.64	\$62,899.07	2.08%
Ski Ambassadors	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Owner Storage	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00	\$0.00	\$10,000.00	0.33%
Audit HOA	\$34,000.00	\$0.00	\$34,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$34,000.00	1.12%
Reserve Study	\$3,900.00	\$0.00	\$3,900.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,900.00	0.13%
Legal expense	\$22,000.00	\$0.00	\$22,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$22,000.00	0.73%
Deficit Recovery	\$116,218.00	\$97,336.00	\$25,764.00	\$0.00	\$0.00	(\$6,882.00)	\$0.00	\$116,218.00	3.84%
HOA Bookkeeping Fees	\$16,000.00	\$5,648.65	\$8,845.13	\$1,506.22	\$0.00	\$0.00	\$0.00	\$16,000.00	0.53%
HOA Residence Services/Controller	\$133,579.38	\$47,158.96	\$73,845.43	\$12,574.98	\$0.00	\$0.00	\$0.00	\$133,579.38	4.41%
HOA Management Fee 10.0%	\$197,107.36	\$96,945.36	\$81,401.25	\$8,294.71	\$9,466.03	\$1,000.00	\$0.00	\$197,107.36	6.51%
Total	\$3,027,034.36	\$1,286,235.20	\$1,389,703.97	\$111,486.21	\$200,600.34	\$4,118.00	\$34,890.64	\$3,027,034.36	100.00%

HSF Allocations (1) (2)	Total Sq Ft	Allocated Interest	HSF	GSF	LCE	GCE	ADDTL SVS	INSURANCE	Total	% Total
Residence Condominiums	102,579	57.00%	\$733,203.60				\$4,118.00		\$737,321.60	57.14%
Hotel Condominiums	58,419	32.46%	\$417,561.30						\$417,561.30	32.36%
Non-Shared Facilities (3)	18,953	10.53%	\$135,470.30						\$135,470.30	10.50%
Total	179,951	100.00%	\$1,286,235.20	\$0.00	\$0.00	\$0.00	\$4,118.00	\$0.00	\$1,290,353.20	100.00%

GSF Allocations (1) (2)	Total	Allocated	HSF	GSF	LCE	GCE	ADDTL SVS	INSURANCE	Total	% Total
Residence Condominiums	102,579	48.72%		\$677,108.89			\$0.00		\$677,108.89	48.72%
Hotel Condominiums	58,419	27.75%		\$385,615.23			\$0.00		\$385,615.23	27.75%
Employee Condominiums	8,352	3.97%		\$55,130.32			\$0.00		\$55,130.32	3.97%
Civic Condominiums	7,981	3.79%		\$52,681.41			\$0.00		\$52,681.41	3.79%
Retail Condominiums	14,250	6.77%		\$94,062.15			\$0.00		\$94,062.15	6.77%
Non-Shared Facilities (3)	18,953	9.00%		\$125,105.97			\$0.00		\$125,105.97	9.00%
Total	210,534	100.00%	\$0.00	\$1,389,703.97	\$0.00	\$0.00	\$0.00	\$0.00	\$1,389,703.97	100.00%

LCE Allocations	LCE	Allocated	HSF	GSF	LCE	GCE	ADDTL SVS	INSURANCE	Total	% Total
Residence Condominiums	10,248	64.51%			\$71,914.82				\$71,914.82	64.51%
Hotel Condominiums	4,450	28.01%			\$31,227.65				\$31,227.65	28.01%
Employee Condominiums	312	1.96%			\$2,189.44				\$2,189.44	1.96%
Non-Shared Facilities (3)	877	5.52%			\$6,154.30				\$6,154.30	5.52%
Total	15,887	100.00%	\$0.00	\$0.00	\$111,486.21	\$0.00	\$0.00	\$0.00	\$111,486.21	100.00%

GCE Allocations (1) (2)	GCE	Allocated	HSF	GSF	LCE	GCE	ADDTL SVS	INSURANCE	Total	% Total
Residence Condominiums	102,579	48.72%				\$97,739.00			\$97,739.00	48.72%
Hotel Condominiums	58,419	27.75%				\$55,662.61			\$55,662.61	27.75%
Employee Condominiums	8,352	3.97%				\$7,957.93			\$7,957.93	3.97%
Civic Condominiums	7,981	3.79%				\$7,604.43			\$7,604.43	3.79%
Retail Condominiums	14,250	6.77%				\$13,577.64			\$13,577.64	6.77%
Non-Shared Facilities (3)	18,953	9.00%				\$18,058.74			\$18,058.74	9.00%
Total	210,534	100.00%	\$0.00	\$0.00	\$0.00	\$200,600.34	\$0.00	\$0.00	\$200,600.34	100.00%

Total Dues and Charges	Total	HSF	GSF	LCE	GCE	ADDTL SVS	INSURANCE	Total (4)	% Total
Residence Condominiums	102,579	\$733,203.60	\$677,108.89	\$71,914.82	\$97,739.00	\$4,118.00	\$16,999.85	\$1,601,084.15	52.89%
Hotel Condominiums	58,419	\$417,561.30	\$385,615.23	\$31,227.65	\$55,662.61	\$0.00	\$9,681.46	\$899,748.24	29.72%
Employee Condominiums	8,352	\$0.00	\$55,130.32	\$2,189.44	\$7,957.93	\$0.00	\$1,384.13	\$66,661.82	2.20%
Civic Condominiums	7,981	\$0.00	\$52,681.41	\$0.00	\$7,604.43	\$0.00	\$1,322.65	\$61,608.49	2.04%
Retail Condominiums	14,250	\$0.00	\$94,062.15	\$0.00	\$13,577.64	\$0.00	\$2,361.57	\$110,001.37	3.63%
Non-Shared Facilities (3)	18,953	\$135,470.30	\$125,105.97	\$6,154.30	\$18,058.74	\$0.00	\$3,140.98	\$287,930.28	9.51%
Total	210,534	\$1,286,235.20	\$1,389,703.97	\$111,486.21	\$200,600.34	\$4,118.00	\$34,890.64	\$3,027,034.36	100.00%

Notes:

- 1) General Shared Facilities and General Common Elements are allocated pro-rata on a SF basis across all contributors.
- 2) All other categories of Shared Facilities are allocated pro-rata on a SF basis among those unit owners that benefit from the Shared Facilities.
- 3) Parking GSF expenses are included in a separate budget and allocated to the Garage Stakeholders.
- 4) For reference: After removing ADDTL SVS, which are to the exclusive benefit of the Residence Condominium Owners, and normalizing the LCE expenses over the total LCE SF associated with the Residence and Hotel Condominiums, the average annual assessments per SF are the same for the Residence Condominiums and Hotel Condominiums.

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Schedule 3

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2020 TMVRC ANNUAL ASSESSMENTS

Unit Number	Hotel/Room	Square Feet	Relative	LCE	2020 Total	Total Quarterly	Total Annual	Sq Ft
Civic Condominiums		7,981	100.00%	0.00%	\$ 61,608.49	\$ 15,402.12	\$ 7.72	
1	CC-1139, 1140 & 1141 (Lobby and Bathrooms)	852	10.68%	0.00%	\$ 6,576.92	\$ 1,644.23	\$ 7.72	
2	CC-1104 (Women's Bathroom)	365	4.57%	0.00%	\$ 2,817.58	\$ 704.39	\$ 7.72	
3	CC-1106, 1107 (Men's Bathroom)	379	4.75%	0.00%	\$ 2,925.65	\$ 731.41	\$ 7.72	
4	CC-1126 (Elevator Lobby)	190	2.38%	0.00%	\$ 1,466.68	\$ 366.67	\$ 7.72	
5	CC-1127, 1128, 1129, 1130 (Passenger & Service Elevator)	615	7.71%	0.00%	\$ 4,747.43	\$ 1,186.86	\$ 7.72	
6	CC-1131 (Water Feature Mechanical)	318	3.98%	0.00%	\$ 2,454.77	\$ 613.69	\$ 7.72	
7	CC-1132 (Town Loading Dock)	1,583	19.83%	0.00%	\$ 12,219.80	\$ 3,054.95	\$ 7.72	
8	CC-1142, 1143 & 1144 (Ice Rink Retail & Bathroom)	943	11.82%	0.00%	\$ 7,279.39	\$ 1,819.85	\$ 7.72	
9	CC-1145 (Zamboni Storage)	654	8.19%	0.00%	\$ 5,048.48	\$ 1,262.12	\$ 7.72	
10	CC-1147 (Compressor Back of House)	1,348	16.89%	0.00%	\$ 10,405.74	\$ 2,601.44	\$ 7.72	
11	CC-1201, 1202, 1203 (Stairs)	572	7.17%	0.00%	\$ 4,415.49	\$ 1,103.87	\$ 7.72	
12	CC-1204 (Elevator Machine Room)	162	2.03%	0.00%	\$ 1,250.54	\$ 312.64	\$ 7.72	
Retail Condominium		14,250	100.00%	0.00%	\$ 110,001.37	\$ 27,500.34	\$ 7.72	
1	Retail-101	1,898	13.32%	0.00%	\$ 14,651.41	\$ 3,662.85	\$ 7.72	
2	Retail-102	1,221	8.57%	0.00%	\$ 9,425.38	\$ 2,356.35	\$ 7.72	
3	Retail-103	1,324	9.29%	0.00%	\$ 10,220.48	\$ 2,555.12	\$ 7.72	
4	Retail-105	1,678	11.78%	0.00%	\$ 12,953.14	\$ 3,238.29	\$ 7.72	
5	Retail-108	1,621	11.38%	0.00%	\$ 12,513.14	\$ 3,128.28	\$ 7.72	
6	Retail-112	3,937	27.63%	0.00%	\$ 30,391.26	\$ 7,597.81	\$ 7.72	
7	Retail-113	38	0.27%	0.00%	\$ 293.34	\$ 73.33	\$ 7.72	
8	Retail-114	133	0.93%	0.00%	\$ 1,026.68	\$ 256.67	\$ 7.72	
9	Retail-136	1,441	10.11%	0.00%	\$ 11,123.65	\$ 2,780.91	\$ 7.72	
10	Retail-146	959	6.73%	0.00%	\$ 7,402.90	\$ 1,850.72	\$ 7.72	
Residence Condominiums		102,579	100.00%	100.00%	\$ 1,601,084.15	\$ 400,271.04	\$ 15.61	
1	RC-202	1202	1.65%	0.40%	\$ 25,585.29	\$ 6,396.32	\$ 15.08	
2	RC-203	1203	1.26%	0.00%	\$ 19,289.96	\$ 4,822.49	\$ 14.91	
3	RC-204	1204	1.08%	0.00%	\$ 16,487.40	\$ 4,121.85	\$ 14.91	
4	RC-206	1206	0.91%	0.00%	\$ 13,938.27	\$ 3,484.57	\$ 14.91	
5	RC-207	1207	0.91%	0.55%	\$ 14,286.52	\$ 3,571.63	\$ 15.33	
4	RC-208	1208	0.96%	0.96%	\$ 15,311.71	\$ 3,827.93	\$ 15.61	
5	RC-209	1209	0.71%	0.00%	\$ 10,912.10	\$ 2,728.02	\$ 14.91	
6	RC-302	1302	1.53%	1.30%	\$ 24,322.77	\$ 6,080.69	\$ 15.50	
7	RC-303	1303	1.25%	0.55%	\$ 19,578.59	\$ 4,894.65	\$ 15.21	
8	RC-304	1304	0.99%	1.30%	\$ 16,049.26	\$ 4,012.31	\$ 15.83	
9	RC-305	1305	1.12%	0.95%	\$ 17,496.05	\$ 4,374.01	\$ 15.51	
10	RC-306	1306	1.28%	0.55%	\$ 19,578.59	\$ 4,894.65	\$ 15.21	
11	RC-307	1307	0.90%	0.00%	\$ 13,744.47	\$ 3,436.12	\$ 14.91	
12	RC-308	1308	0.89%	0.96%	\$ 14,372.55	\$ 3,593.14	\$ 15.66	
13	RC-330	338	2.29%	9.72%	\$ 42,081.01	\$ 10,520.25	\$ 17.88	
14	RC-331	339	2.25%	1.72%	\$ 34,910.52	\$ 8,727.63	\$ 15.45	
14	RC-332	334	1.51%	1.47%	\$ 23,810.77	\$ 5,952.69	\$ 15.74	
15	RC-333	337	1.73%	1.69%	\$ 27,772.80	\$ 6,943.20	\$ 16.01	
16	RC-335	333	2.15%	2.10%	\$ 35,504.89	\$ 8,876.22	\$ 16.50	
17	RC-336	331	1.49%	1.46%	\$ 22,286.32	\$ 5,571.58	\$ 14.91	

2020 TMVRC ANNUAL ASSESSMENTS

Unit Number	Hotel/Room	Square Feet	Relative	LCE	2020 Total	Total Quarterly	Total Annual	Sq Ft
18 RC-402	1402	1,448	1.41%	0.96%	\$ 22,273.39	\$ 5,568.35	\$ 15.38	
19 RC-403	1403	1,250	1.22%	0.56%	\$ 19,034.04	\$ 4,758.51	\$ 15.23	
20 RC-404	1404	922	0.90%	0.96%	\$ 14,432.18	\$ 3,608.05	\$ 15.65	
21 RC-405	1405	1,049	1.02%	0.96%	\$ 16,325.40	\$ 4,081.35	\$ 15.56	
22 RC-406	1406	1,250	1.22%	0.56%	\$ 19,034.04	\$ 4,758.51	\$ 15.23	
23 RC-407	1407	855	0.83%	0.00%	\$ 12,745.69	\$ 3,186.42	\$ 14.91	
24 RC-408	1408	876	0.85%	0.96%	\$ 13,746.45	\$ 3,436.61	\$ 15.69	
25 RC-430	438	2,324	2.27%	3.07%	\$ 36,854.91	\$ 9,213.73	\$ 15.86	
26 RC-431	439	2,142	2.09%	0.00%	\$ 31,931.30	\$ 7,982.82	\$ 14.91	
27 RC-432	434	1,440	1.40%	0.00%	\$ 21,466.42	\$ 5,366.60	\$ 14.91	
28 RC-433	437	1,735	1.69%	2.68%	\$ 27,793.85	\$ 6,948.46	\$ 16.02	
29 RC-434	432	1,605	1.56%	2.04%	\$ 25,392.76	\$ 6,348.19	\$ 15.82	
30 RC-435	433	2,137	2.08%	0.00%	\$ 31,856.76	\$ 7,964.19	\$ 14.91	
31 RC-436	431	1,496	1.46%	0.00%	\$ 22,301.22	\$ 5,575.31	\$ 14.91	
32 RC-502	1502	1,922	1.87%	0.55%	\$ 29,044.68	\$ 7,261.17	\$ 15.11	
33 RC-503	1503	1,813	1.77%	0.91%	\$ 27,679.44	\$ 6,919.86	\$ 15.27	
34 RC-504	1504	1,871	1.82%	0.91%	\$ 28,544.06	\$ 7,136.02	\$ 15.26	
35 RC-505	1505	890	0.87%	0.93%	\$ 13,934.10	\$ 3,483.52	\$ 15.66	
36 RC-530	538	2,425	2.36%	3.54%	\$ 38,697.38	\$ 9,674.35	\$ 15.96	
37 RC-531	539	1,837	1.79%	0.61%	\$ 27,826.69	\$ 6,956.67	\$ 15.15	
38 RC-532	534	1,436	1.40%	1.05%	\$ 22,164.68	\$ 5,541.17	\$ 15.44	
39 RC-533	537	1,604	1.56%	2.38%	\$ 25,623.46	\$ 6,405.87	\$ 15.97	
40 RC-534	532	1,594	1.55%	2.04%	\$ 25,228.78	\$ 6,307.20	\$ 15.83	
41 RC-535	533	2,126	2.07%	0.73%	\$ 32,219.09	\$ 8,054.77	\$ 15.15	
42 RC-536	531	1,496	1.46%	0.83%	\$ 22,897.71	\$ 5,724.43	\$ 15.31	
43 RC-618	620	2,416	2.36%	8.57%	\$ 42,177.20	\$ 10,544.30	\$ 17.46	
44 RC-630	638	2,150	2.10%	1.66%	\$ 33,243.52	\$ 8,310.88	\$ 15.46	
45 RC-631	639	1,985	1.94%	0.61%	\$ 30,032.96	\$ 7,508.24	\$ 15.13	
46 RC-632	632	2,828	2.76%	5.22%	\$ 45,912.00	\$ 11,478.00	\$ 16.23	
47 RC-633	637	1,602	1.56%	0.74%	\$ 24,414.72	\$ 6,103.68	\$ 15.24	
48 RC-634	633	3,313	3.23%	2.81%	\$ 51,408.70	\$ 12,852.17	\$ 15.52	
49 RC-703	703	3,163	3.08%	1.87%	\$ 48,498.94	\$ 12,124.73	\$ 15.33	
50 RC-704	704	1,744	1.70%	4.15%	\$ 28,980.63	\$ 7,245.16	\$ 16.62	
51 RC-705	705	2,554	2.49%	2.14%	\$ 39,609.90	\$ 9,902.48	\$ 15.51	
52 RC-706	706	3,972	3.87%	4.73%	\$ 62,615.00	\$ 15,653.75	\$ 15.76	
53 RC-707	707	1,912	1.86%	2.39%	\$ 30,221.91	\$ 7,555.48	\$ 15.81	
54 RC-708	708	2,018	1.97%	2.74%	\$ 32,054.70	\$ 8,013.68	\$ 15.88	
55 RC-709	709	3,485	3.40%	2.87%	\$ 54,014.85	\$ 13,503.71	\$ 15.50	
56 RC-710	710	2,584	2.52%	4.19%	\$ 41,530.78	\$ 10,382.70	\$ 16.07	
Hotel Condominiums		58,419	100.00%	100.00%	\$ 899,748.24	\$ 224,937.06	\$ 15.40	
1 HC-301	301	464	0.79%	0.00%	\$ 6,898.33	\$ 1,724.58	\$ 14.87	
2 HC-302	302	737	1.26%	1.21%	\$ 11,335.99	\$ 2,834.00	\$ 15.38	
3 HC-303	303	490	0.84%	0.00%	\$ 7,284.87	\$ 1,821.22	\$ 14.87	
4 HC-304	304	519	0.89%	0.63%	\$ 7,912.51	\$ 1,978.13	\$ 15.25	
5 HC-305	305	592	1.01%	0.00%	\$ 8,801.32	\$ 2,200.33	\$ 14.87	
6 HC-306	306	498	0.85%	0.65%	\$ 7,607.32	\$ 1,901.83	\$ 15.28	
7 HC-307	307	546	0.93%	0.00%	\$ 8,117.43	\$ 2,029.36	\$ 14.87	
8 HC-308	308	516	0.88%	0.63%	\$ 7,867.91	\$ 1,966.98	\$ 15.25	
9 HC-309	309	496	0.85%	0.00%	\$ 7,374.08	\$ 1,843.52	\$ 14.87	
10 HC-310	310	493	0.84%	0.74%	\$ 7,561.05	\$ 1,890.26	\$ 15.34	
11 HC-311	311	510	0.87%	0.00%	\$ 7,582.22	\$ 1,895.55	\$ 14.87	

2020 TMVRC ANNUAL ASSESSMENTS

Unit Number	Hotel/Room	Square Feet	Relative	LCE	2020 Total	Total Quarterly	Total Annual	Sq Ft
12 HC-312	312	502	0.86%	0.00%	\$ 7,463.28	\$ 1,865.82	\$ 14.87	
13 HC-313	313	494	0.85%	0.00%	\$ 7,344.34	\$ 1,836.09	\$ 14.87	
13 HC-314	314	935	1.60%	0.00%	\$ 13,900.73	\$ 3,475.18	\$ 14.87	
14 HC-315	315	482	0.83%	0.00%	\$ 7,165.94	\$ 1,791.48	\$ 14.87	
15 HC-316	316	505	0.86%	0.00%	\$ 7,507.88	\$ 1,876.97	\$ 14.87	
16 HC-317	317	484	0.83%	1.89%	\$ 7,785.14	\$ 1,946.28	\$ 16.08	
17 HC-318	318	572	0.98%	0.00%	\$ 8,503.98	\$ 2,125.99	\$ 14.87	
18 HC-319	319	616	1.05%	0.00%	\$ 9,158.13	\$ 2,289.53	\$ 14.87	
19 HC-320	320	560	0.96%	0.00%	\$ 8,325.57	\$ 2,081.39	\$ 14.87	
20 HC-321	321	583	1.00%	0.00%	\$ 8,667.51	\$ 2,166.88	\$ 14.87	
21 HC-322	322	621	1.06%	0.00%	\$ 9,232.46	\$ 2,308.12	\$ 14.87	
22 HC-323	323	519	0.89%	0.00%	\$ 7,716.02	\$ 1,929.01	\$ 14.87	
23 HC-325	325	589	1.01%	0.00%	\$ 8,756.72	\$ 2,189.18	\$ 14.87	
24 HC-327	327	508	0.87%	0.00%	\$ 7,552.48	\$ 1,888.12	\$ 14.87	
21 HC-329	328	1,284	2.20%	10.27%	\$ 22,296.32	\$ 5,574.08	\$ 17.36	
22 HC-329-L	329	616	1.05%	5.64%	\$ 10,919.51	\$ 2,729.88	\$ 17.73	
23 HC-334	332	608	1.04%	2.25%	\$ 9,740.94	\$ 2,435.23	\$ 16.02	
24 HC-343	330	886	1.52%	1.84%	\$ 13,747.67	\$ 3,436.92	\$ 15.52	
25 HC-401	401	464	0.79%	0.00%	\$ 6,898.33	\$ 1,724.58	\$ 14.87	
26 HC-402	402	661	1.13%	0.00%	\$ 9,827.15	\$ 2,456.79	\$ 14.87	
27 HC-403	403	490	0.84%	0.00%	\$ 7,284.87	\$ 1,821.22	\$ 14.87	
28 HC-404	404	462	0.79%	0.00%	\$ 6,868.60	\$ 1,717.15	\$ 14.87	
29 HC-405	405	592	1.01%	0.54%	\$ 8,969.74	\$ 2,242.43	\$ 15.15	
30 HC-406	406	498	0.85%	0.00%	\$ 7,403.81	\$ 1,850.95	\$ 14.87	
31 HC-407	407	546	0.93%	0.49%	\$ 8,271.82	\$ 2,067.95	\$ 15.15	
32 HC-408	408	516	0.88%	0.70%	\$ 7,888.96	\$ 1,972.24	\$ 15.29	
33 HC-409	409	496	0.85%	0.72%	\$ 7,598.64	\$ 1,899.66	\$ 15.32	
34 HC-410	410	493	0.84%	0.74%	\$ 7,561.05	\$ 1,890.26	\$ 15.34	
35 HC-411	411	510	0.87%	0.70%	\$ 7,799.76	\$ 1,949.94	\$ 15.29	
36 HC-412	412	469	0.80%	0.79%	\$ 7,218.28	\$ 1,804.57	\$ 15.39	
37 HC-413	413	493	0.84%	0.00%	\$ 7,329.48	\$ 1,832.37	\$ 14.87	
37 HC-414	414	871	1.49%	1.71%	\$ 13,482.56	\$ 3,370.64	\$ 15.48	
38 HC-415	415	482	0.83%	0.67%	\$ 7,376.46	\$ 1,844.12	\$ 15.30	
39 HC-416	416	493	0.84%	0.00%	\$ 7,329.48	\$ 1,832.37	\$ 14.87	
40 HC-417	417	485	0.83%	0.54%	\$ 7,378.96	\$ 1,844.74	\$ 15.21	
41 HC-418	418	571	0.98%	0.00%	\$ 8,489.11	\$ 2,122.28	\$ 14.87	
41 HC-419	419	1,047	1.79%	1.37%	\$ 15,993.91	\$ 3,998.48	\$ 15.28	
42 HC-420	420	561	0.96%	0.00%	\$ 8,340.44	\$ 2,085.11	\$ 14.87	
43 HC-419-L	421	495	0.85%	0.00%	\$ 7,359.21	\$ 1,839.80	\$ 14.87	
44 HC-422	422	621	1.06%	0.00%	\$ 9,232.46	\$ 2,308.12	\$ 14.87	
45 HC-421	423	618	1.06%	0.00%	\$ 9,187.86	\$ 2,296.97	\$ 14.87	
46 HC-423	425	507	0.87%	0.00%	\$ 7,537.62	\$ 1,884.40	\$ 14.87	
47 HC-425	427	540	0.92%	0.00%	\$ 8,028.23	\$ 2,007.06	\$ 14.87	
48 HC-427	429	678	1.16%	0.00%	\$ 10,079.89	\$ 2,519.97	\$ 14.87	
48 HC-429	424	657	1.12%	0.00%	\$ 9,767.68	\$ 2,441.92	\$ 14.87	
49 HC-501	501	465	0.80%	0.00%	\$ 6,913.20	\$ 1,728.30	\$ 14.87	
50 HC-502	502	656	1.12%	1.42%	\$ 10,194.91	\$ 2,548.73	\$ 15.54	
51 HC-503	503	489	0.84%	1.10%	\$ 7,613.86	\$ 1,903.47	\$ 15.57	
52 HC-504	504	462	0.79%	0.00%	\$ 6,868.60	\$ 1,717.15	\$ 14.87	
53 HC-505	505	486	0.83%	2.74%	\$ 8,081.54	\$ 2,020.38	\$ 16.63	
54 HC-506	506	498	0.85%	0.00%	\$ 7,403.81	\$ 1,850.95	\$ 14.87	
55 HC-507	507	465	0.80%	2.20%	\$ 7,600.91	\$ 1,900.23	\$ 16.35	

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Unit Number	Hotel/Room	Square Feet	Relative	LCE	2020 Total	Total Quarterly	Total Annual	Sq Ft
56 HC-508	508	516	0.88%	0.72%	\$ 7,895.98	\$ 1,973.99	\$ 15.30	
57 HC-509	509	496	0.85%	0.79%	\$ 7,619.69	\$ 1,904.92	\$ 15.36	
58 HC-510	510	493	0.84%	0.99%	\$ 7,638.24	\$ 1,909.56	\$ 15.49	
59 HC-511	511	510	0.87%	0.63%	\$ 7,778.71	\$ 1,944.68	\$ 15.25	
60 HC-512	512	457	0.78%	0.00%	\$ 6,794.26	\$ 1,698.57	\$ 14.87	
61 HC-513	513	493	0.84%	0.00%	\$ 7,329.48	\$ 1,832.37	\$ 14.87	
62 HC-515	515	482	0.83%	0.00%	\$ 7,165.94	\$ 1,791.48	\$ 14.87	
56 HC-514	514	861	1.47%	1.12%	\$ 13,151.44	\$ 3,287.86	\$ 15.27	
57 HC-518-L	518	601	1.03%	1.42%	\$ 9,377.22	\$ 2,344.31	\$ 15.60	
58 HC-519	519	1,173	2.01%	1.42%	\$ 17,881.20	\$ 4,470.30	\$ 15.24	
59 HC-518	520	1,138	1.95%	3.93%	\$ 18,146.80	\$ 4,536.70	\$ 15.95	
60 HC-519-L	521	516	0.88%	0.00%	\$ 7,671.42	\$ 1,917.85	\$ 14.87	
61 HC-521-L	523	574	0.98%	5.64%	\$ 10,295.09	\$ 2,573.77	\$ 17.94	
62 HC-521	525	1,272	2.18%	17.12%	\$ 24,258.24	\$ 6,064.56	\$ 19.07	
63 HC-516	516	504	0.86%	0.00%	\$ 7,493.01	\$ 1,873.25	\$ 14.87	
64 HC-517	517	485	0.83%	0.00%	\$ 7,210.54	\$ 1,802.63	\$ 14.87	
65 HC-601	601	574	0.98%	0.00%	\$ 8,533.71	\$ 2,133.43	\$ 14.87	
66 HC-602	602	666	1.14%	1.42%	\$ 10,343.58	\$ 2,585.90	\$ 15.53	
67 HC-603	603	490	0.84%	1.10%	\$ 7,628.73	\$ 1,907.18	\$ 15.57	
68 HC-604	604	462	0.79%	0.00%	\$ 6,868.60	\$ 1,717.15	\$ 14.87	
69 HC-605	605	486	0.83%	1.10%	\$ 7,569.26	\$ 1,892.32	\$ 15.57	
70 HC-606	606	499	0.85%	1.01%	\$ 7,734.46	\$ 1,933.62	\$ 15.50	
71 HC-607	607	464	0.79%	0.00%	\$ 6,898.33	\$ 1,724.58	\$ 14.87	
72 HC-608	608	516	0.88%	1.03%	\$ 7,994.22	\$ 1,998.56	\$ 15.49	
73 HC-609	609	495	0.85%	0.72%	\$ 7,583.77	\$ 1,895.94	\$ 15.32	
74 HC-610	610	437	0.75%	1.17%	\$ 6,861.83	\$ 1,715.46	\$ 15.70	
75 HC-611	611	510	0.87%	0.70%	\$ 7,799.76	\$ 1,949.94	\$ 15.29	
76 HC-612	612	457	0.78%	0.00%	\$ 6,794.26	\$ 1,698.57	\$ 14.87	
77 HC-613	613	492	0.84%	0.00%	\$ 7,314.61	\$ 1,828.65	\$ 14.87	
75 HC-614	614	871	1.49%	1.12%	\$ 13,300.11	\$ 3,325.03	\$ 15.27	
76 HC-616	616	504	0.86%	0.00%	\$ 7,493.01	\$ 1,873.25	\$ 14.87	
77 HC-617	617	1,068	1.83%	11.73%	\$ 19,541.16	\$ 4,885.29	\$ 18.30	
78 HC-615	615	453	0.78%	1.24%	\$ 7,120.75	\$ 1,780.19	\$ 15.72	
79 HC-619	619	482	0.83%	1.71%	\$ 7,699.26	\$ 1,924.82	\$ 15.97	
80 HC-621	621	541	0.93%	0.00%	\$ 8,043.10	\$ 2,010.77	\$ 14.87	
81 HC-701	701	531	0.91%	0.00%	\$ 7,894.43	\$ 1,973.61	\$ 14.87	
82 HC-702	702	788	1.35%	0.00%	\$ 11,715.27	\$ 2,928.82	\$ 14.87	
Employee Condominiums		8,352	100.00%	100.00%	\$ 66,661.82	\$ 16,665.46	\$ 7.98	
1 EC-105	1105	966	11.57%	0.00%	\$ 7,456.93	\$ 1,864.23	\$ 7.72	
2 EC-106	1106	934	11.18%	0.00%	\$ 7,209.91	\$ 1,802.48	\$ 7.72	
3 EC-201	201	706	8.45%	19.87%	\$ 5,884.97	\$ 1,471.24	\$ 8.34	
4 EC-202	202	704	8.43%	20.19%	\$ 5,876.55	\$ 1,469.14	\$ 8.35	
5 EC-203	203	998	11.95%	21.15%	\$ 8,167.11	\$ 2,041.78	\$ 8.18	
6 EC-204	204	965	11.55%	0.00%	\$ 7,449.22	\$ 1,862.30	\$ 7.72	
7 EC-205	205	712	8.52%	0.00%	\$ 5,496.21	\$ 1,374.05	\$ 7.72	
8 EC-206	206	650	7.78%	0.00%	\$ 5,017.61	\$ 1,254.40	\$ 7.72	
9 EC-207	207	763	9.14%	20.19%	\$ 6,332.00	\$ 1,583.00	\$ 8.30	
10 EC-208	208	954	11.42%	18.59%	\$ 7,771.31	\$ 1,942.83	\$ 8.15	
Town Parking Condominium (Parking Units)		22,377	100.00%	0.00%	\$ 46,526.93	\$ 11,631.73	\$ 2.08	
1 Town Parking Condominium (122 spaces)		22,377	100.00%	0.00%	\$ 46,526.93	\$ 11,631.73	\$ 2.08	

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Unit Number	Hotel/Room	Square Feet	Relative	LCE	2020 Total	Total Quarterly	Total Annual	Sq Ft
Individual Parking Condominiums (Parking Units)		3,599	100.00%	0.00%	\$ 9,076.05	\$ 2,269.01	\$ 2.52	
1 IPC-1		193	5.26%	0.00%	\$ 477.69	\$ 119.42	\$ 2.48	
2 IPC-2		183	5.26%	0.00%	\$ 477.69	\$ 119.42	\$ 2.61	
3 IPC-3		183	5.26%	0.00%	\$ 477.69	\$ 119.42	\$ 2.61	
4 IPC-4		176	5.26%	0.00%	\$ 477.69	\$ 119.42	\$ 2.71	
5 IPC-5		173	5.26%	0.00%	\$ 477.69	\$ 119.42	\$ 2.76	
6 IPC-6		226	5.26%	0.00%	\$ 477.69	\$ 119.42	\$ 2.11	
7 IPC-7		184	5.26%	0.00%	\$ 477.69	\$ 119.42	\$ 2.60	
8 IPC-8		176	5.26%	0.00%	\$ 477.69	\$ 119.42	\$ 2.71	
9 IPC-9		181	5.26%	0.00%	\$ 477.69	\$ 119.42	\$ 2.64	
10 IPC-10		188	5.26%	0.00%	\$ 477.69	\$ 119.42	\$ 2.54	
11 IPC-11		188	5.26%	0.00%	\$ 477.69	\$ 119.42	\$ 2.54	
12 IPC-12		181	5.26%	0.00%	\$ 477.69	\$ 119.42	\$ 2.64	
13 IPC-13		188	5.26%	0.00%	\$ 477.69	\$ 119.42	\$ 2.54	
14 IPC-14		188	5.26%	0.00%	\$ 477.69	\$ 119.42	\$ 2.54	
15 IPC-15		181	5.26%	0.00%	\$ 477.69	\$ 119.42	\$ 2.64	
16 IPC-16		188	5.26%	0.00%	\$ 477.69	\$ 119.42	\$ 2.54	
17 IPC-17		194	5.26%	0.00%	\$ 477.69	\$ 119.42	\$ 2.46	
18 IPC-18		214	5.26%	0.00%	\$ 477.69	\$ 119.42	\$ 2.23	
19 IPC-19		214	5.26%	0.00%	\$ 477.69	\$ 119.42	\$ 2.23	
Ice Rink Unit		6,460	100.00%	0.00%	\$ -	\$ -	\$ -	
1 Ice Rink Unit		6,460	100.00%	0.00%	\$ -	\$ -	\$ -	
Plaza Unit		31,905	100.00%	0.00%	\$ -	\$ -	\$ -	
1 Plaza Unit		31,905	100.00%	0.00%	\$ -	\$ -	\$ -	
Hotel Unit		246,833			\$ 328,055.99	\$ 82,014.00	\$ 1.33	
1 Non-Shared Facilities		18,953			\$ 287,930.28	\$ 71,982.57	\$ 15.19	
2 Non-Shared Parking Facilities (84 park. spaces)		15,243			\$ 40,125.70	\$ 10,031.43	\$ 2.63	
3 Shared Facilities		212,637			\$ -	\$ -	\$ -	
Total		502,755			\$ 3,122,763.05	\$ 780,690.76	\$ 6.21	

- (a) Parking Shared Facilities & Garage Limited Common Elements based on separate budget and reflect self management of Town Parking Condominium.
- (b) Town Parking, Ice Rink and Plaza unit do not contribute to GCE & GSF due to self management and maintenance of those units.

TMVRC 2020 Annual Budget - Proposed

Schedule 4

Updated December 23, 2019

2020 GARAGE FACILITY BUDGET

Parking Shared Facility		TPC (a)	NSPF	IPC	Total
<i>HOA Managed Areas</i>		0.00%	81.55%	18.45%	(a)
Association Assessments		\$0.00	\$0.00	\$0.00	\$0.00
Administrative & General		\$0.00	\$0.00	\$0.00	\$0.00
Base Management Fee		\$0.00	\$0.00	\$0.00	\$0.00
Insurance		\$0.00	\$0.00	\$0.00	\$0.00
FF&E		\$0.00	\$0.00	\$0.00	\$0.00
Equipment Rental		\$0.00	\$0.00	\$0.00	\$0.00
Real Estate Taxes		\$0.00	\$0.00	\$0.00	\$0.00
Utilities		\$0.00	\$0.00	\$0.00	\$0.00
Repairs & Maintenance		\$0.00	\$4,199.84	\$949.96	\$5,149.80
TMV Assessments		\$0.00	\$0.00	\$0.00	\$0.00
Capital Reserves		\$0.00	\$0.00	\$0.00	\$0.00
Cleaning and Upkeep		\$0.00	\$0.00	\$0.00	\$0.00
Total		\$0.00	\$4,199.84	\$949.96	\$5,149.80
Parking Units		0	84	19	103
Parking Units %		0.00%	81.55%	18.45%	100.00%
GLCE Expense Categories		TPC	NSPF	IPC	Total GLCE
Overall Facility		54.22%	37.33%	8.44%	100.00%
Association Assessments	(b)	\$0.00	\$0.00	\$0.00	\$0.00
Administrative & General	(b)	\$10,083.68	\$6,942.86	\$1,570.41	\$18,596.95
Base Management Fee	(b)	\$0.00	\$0.00	\$0.00	\$0.00
Insurance	(b)	\$10,108.80	\$6,960.16	\$1,574.32	\$18,643.28
FF&E	(b)	\$0.00	\$0.00	\$0.00	\$0.00
Equipment Rental	(b)	\$0.00	\$0.00	\$0.00	\$0.00
Real Estate Taxes	(b)	\$0.00	\$0.00	\$0.00	\$0.00
Utilities	(b)	\$26,334.45	\$18,131.92	\$4,101.27	\$48,567.64
Repairs & Maintenance	(b)	\$0.00	\$0.00	\$0.00	\$0.00
TMV Assessments	(b)	\$0.00	\$0.00	\$0.00	\$0.00
Reserve Contribution	(b) 15.5%	\$0.00	\$3,890.93	\$880.09	\$4,771.02
Cleaning and Upkeep	(b)	\$0.00	\$0.00	\$0.00	\$0.00
Total		\$46,526.93	\$35,925.87	\$8,126.09	\$90,578.89
Parking Units		122	84	19	225
Parking Units %		54.22%	37.33%	8.44%	100.00%

(a) Parking Shared Facilities Budget Line item allocations reflect self management of Town Parking Condominium.

(b) Additional detail available in Garage Facility Budget

TMVRC 2020 Annual Budget - Proposed

Reserve Expenditures

Updated December 23, 2019

Below expenses are based on the recommendation in the 2019 Reserve Study (full on-site study) prepared by Armstrong Consulting.

Description	Starting Date	Useful Life	Adj. Life (yr/mo)	Sched. Rpl.	Recur	Future Cost
Common Areas-Elevators						\$ 180,250
GSF-Elevator Cab Refurb.-Guest-Lot 38	1/1/2007	12/00	+01/00	01/20	Y	\$ 36,050
GSF-Elevator Cab Refurb.-Guest-Lot 50-51	1/1/2007	12/00	+01/00	01/20	Y	\$ 144,200
Common Areas-Equipment						\$ 84,975
HSF-Computer Desktops & Laptops-Staff	1/1/2016	04/00	00/00	01/20	Y	\$ 30,900
HSF-IT Equipment	1/1/2015	05/00	00/00	01/20	Y	\$ 51,500
HSF-Lounge-Projector-Lot 50-51	1/1/2007	08/00	+05/00	01/20	Y	\$ 2,575
Common Areas-Mechanical						\$ 34,608
GSF-VFD 2 Chill Water Pump-Ph 1-50-51	1/1/2007	15/00	-02/00	01/20	Y	\$ 4,429
GSF-VFD 4 Hot Water Pump-Lot 50-51	1/1/2007	15/00	-02/00	01/20	Y	\$ 18,025
GSF-VFD 5 Snow Melt Pump-Lot 50-51	1/1/2007	15/00	-02/00	01/20	Y	\$ 12,154
Common Areas-Pool/Spa						\$ 29,355
HSF-Pool-Pump-Filtration-5 HP	1/1/2014	05/00	+01/00	01/20	Y	\$ 4,635
HSF-Pool-Spa Blower Pump-5 HP-1	1/1/2014	05/00	+01/00	01/20	Y	\$ 4,635
HSF-Pool-Spa Blower Pump-5 HP-2	1/1/2014	05/00	+01/00	01/20	Y	\$ 4,635
HSF-Pool-Spa Water Pressure Pump-5 HP-1	1/1/2014	05/00	+01/00	01/20	Y	\$ 4,635
HSF-Pool-Spa Water Pressure Pump-5 HP-2	1/1/2014	05/00	+01/00	01/20	Y	\$ 4,635
HSF-Pool/Spa Automatic Cover Refurbish	1/1/2018	02/00	00/00	01/20	Y	\$ 6,180
Ext. Building Maintenance						\$ 530,796
GCE-Paint/Waterproof-Bldg. Exterior-38	1/1/2007	08/00	+05/00	01/20	Y	\$ 95,831
GCE-Paint/Waterproof-Bldg. Exterior-50-51	1/1/2007	08/00	+05/00	01/20	Y	\$ 316,927
LCE-Paint/Waterproof-Balconies-Lot 50-51	1/1/2007	08/00	+05/00	01/20	Y	\$ 118,038
Roof						\$ 8,240
GSF-Roof Repairs-Annual Allowance	1/1/2019	01/00	00/00	01/20	Y	\$ 8,240

2019 Reserve Spend Totals \$ 868,224

2019 Reserve Balance \$ 1,031,254

Transfer to Operation Deficit at 12/31/19 \$ -

2020 Contribution \$ 450,208

2020 Reserve Balance \$ 613,238

TMVRC 2020 Annual Budget - Proposed
Administrative and General

Updated December 23, 2019

2020 - TMVRC ADMINISTRATIVE AND GENERAL EXPENSES

	Total	Allocations			Hotel	HOA	Allocation	HSF	GSF	LCE	GCE	Check	Shared Allocation
		Hotel	HOA	Check									
A&G Salaries & Wages													
Executive	\$257,158.04	75.00%	25.00%	0.00%	\$192,868.53	\$64,289.51	Sf+LCE_1/2	\$23,817.91	\$37,296.07	\$3,175.53	\$0.00	\$0.00	
Finance / Accounting	\$249,088.00	70.00%	30.00%	0.00%	\$174,361.60	\$74,726.40	Sf+LCE_1/2	\$27,684.56	\$43,350.79	\$3,691.06	\$0.00	\$0.00	
Operations (Hotel)	\$124,788.18	100.00%	0.00%	0.00%	\$124,788.18	\$0.00	Sf+LCE_1/2	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Human Resources	\$133,134.92	70.00%	30.00%	0.00%	\$93,194.44	\$39,940.48	Sf+LCE_1/2	\$14,797.10	\$23,170.54	\$1,972.83	\$0.00	\$0.00	
Overnight Security	\$87,680.00	70.00%	30.00%	0.00%	\$61,376.00	\$26,304.00	Sf+LCE_1/2	\$9,745.08	\$15,259.66	\$1,299.27	\$0.00	\$0.00	
Sub-Total A&G Salaries & Wages	\$851,849.14	75.90%	24.10%	0.00%	\$646,588.75	\$205,260.39		\$76,044.65	\$119,077.05	\$10,138.69	\$0.00	\$0.00	
Taxes / Benefits /Bonuses	\$357,283.00	75.90%	24.10%	0.00%	\$271,192.59	\$86,090.42	Sf+LCE_1/2	\$31,894.68	\$49,943.36	\$4,252.38	\$0.00	\$0.00	
Total A&G Salaries and Wages	\$1,209,132.14	75.90%	24.10%	0.00%	\$917,781.34	\$291,350.80		\$107,939.33	\$169,020.41	\$14,391.07	\$0.00	\$0.00	
A&G Expenses													
Bank Charges	\$34,466.51	90.00%	10.00%	0.00%	\$31,019.86	\$3,446.65	Sf+LCE_1/2	\$1,276.91	\$1,999.49	\$170.24	\$0.00	\$0.00	
Comp Ent In House	\$10,494.09	100.00%	0.00%	0.00%	\$10,494.09	\$0.00	Sf+LCE_1/2	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Comp Services & Gifts	\$3,058.37	100.00%	0.00%	0.00%	\$3,058.37	\$0.00	Sf+LCE_1/2	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Credit Card Commission	\$535,661.23	100.00%	0.00%	0.00%	\$535,661.23	\$0.00	Sf+LCE_1/2	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Dues & Subscriptions	\$1,495.00	90.00%	10.00%	0.00%	\$1,345.50	\$149.50	Sf+LCE_1/2	\$55.39	\$86.73	\$7.38	\$0.00	\$0.00	
Employee Relations	\$34,193.40	75.90%	24.10%	0.00%	\$25,954.21	\$8,239.19	Sf+LCE_1/2	\$3,052.45	\$4,779.78	\$406.97	\$0.00	\$0.00	
Employee Training	\$13,298.50	75.90%	24.10%	0.00%	\$10,094.11	\$3,204.39	Sf+LCE_1/2	\$1,187.16	\$1,858.95	\$158.28	\$0.00	\$0.00	
HR - Awards	\$114.19	75.90%	24.10%	0.00%	\$86.67	\$27.52	Sf+LCE_1/2	\$10.19	\$15.96	\$1.36	\$0.00	\$0.00	
HR - Recruitment	\$68,199.54	75.90%	24.10%	0.00%	\$51,766.27	\$16,433.27	Sf+LCE_1/2	\$6,088.18	\$9,533.38	\$811.71	\$0.00	\$0.00	
HR - Relocation	\$21,000.00	75.90%	24.10%	0.00%	\$15,939.87	\$5,060.13	Sf+LCE_1/2	\$1,874.67	\$2,935.52	\$249.94	\$0.00	\$0.00	
Legal and Prof Fees	\$59,290.74	80.00%	0.00%	20.00%	\$47,432.59	\$0.00	Sf+LCE_1/2	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Licenses & Fees	\$3,600.00	80.00%	20.00%	0.00%	\$2,880.00	\$720.00	Sf+LCE_1/2	\$266.74	\$417.69	\$35.56	\$0.00	\$0.00	
Loss and Damage	\$1,551.18	100.00%	0.00%		\$1,551.18	\$0.00	Sf+LCE_1/2	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Payroll Processing	\$3,445.41	75.90%	24.10%	0.00%	\$2,615.21	\$830.20	Sf+LCE_1/2	\$307.57	\$481.62	\$41.01	\$0.00	\$0.00	
Postage & Freight	\$4,657.48	90.00%	10.00%	0.00%	\$4,191.73	\$465.75	Sf+LCE_1/2	\$172.55	\$270.19	\$23.01	\$0.00	\$0.00	
Printing & Stationary	\$2,883.43	90.00%	10.00%	0.00%	\$2,595.09	\$288.34	Sf+LCE_1/2	\$106.83	\$167.28	\$14.24	\$0.00	\$0.00	
Professional Fees	\$4,750.00	90.00%	10.00%	0.00%	\$4,275.00	\$475.00	Sf+LCE_1/2	\$175.98	\$275.56	\$23.46	\$0.00	\$0.00	
Provision for Doubtful Accounts	\$5,790.40	100.00%	0.00%		\$5,790.40	\$0.00	Sf+LCE_1/2	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Operating Supplies	\$14,443.79	100.00%	0.00%	0.00%	\$14,443.79	\$0.00	Sf+LCE_1/2	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Travel - Meals	\$4,750.00	75.90%	24.10%	0.00%	\$3,605.45	\$1,144.55	Sf+LCE_1/2	\$424.03	\$663.99	\$56.53	\$0.00	\$0.00	
Travel	\$27,180.00	75.90%	24.10%	0.00%	\$20,630.74	\$6,549.26	Sf+LCE_1/2	\$2,426.36	\$3,799.40	\$323.50	\$0.00	\$0.00	
Uniforms/Laundry	\$2,872.59	100.00%	0.00%		\$2,872.59	\$0.00	Sf+LCE_1/2	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total A&G Expenses	\$857,195.85	93.13%	5.49%	1.38%	\$798,303.96	\$47,033.75		\$17,425.01	\$27,285.54	\$2,323.20	\$0.00	\$0.00	
Sub-Total A&G	\$2,066,327.99	83.05%	16.38%		\$1,716,085.29	\$338,384.55		\$125,364.34	\$196,305.94	\$16,714.26	\$0.00	\$0.00	
Sub-Total Info & Telecom	\$407,242.01	90.00%	10.00%	0.00%	\$366,517.81	\$40,724.20	Sf+LCE_1/2	\$15,087.46	\$23,625.20	\$2,011.54	\$0.00	\$0.00	
Total Expenses	\$2,473,570.00	84.19%	15.81%		\$2,082,603.10	\$379,108.75		\$140,451.80	\$219,931.14	\$18,725.81	\$0.00	\$0.00	
Contingency 2.50%	\$9,477.72	0.00%	100.00%	0.00%	\$0.00	\$9,477.72		\$3,511.29	\$5,498.28	\$468.15	\$0.00	\$0.00	
Total A&G	\$2,483,047.72	83.87%	15.65%	0.48%	\$2,082,603.10	\$388,586.47		\$143,963.09	\$225,429.42	\$19,193.95	\$0.00	\$0.00	

TMVRC 2020 Annual Budget - Proposed Utilities

Updated December 23, 2019

2020 - TMVRC UTILITIES EXPENSES

	Total	Allocations		Hotel	HOA Budget	Allocation Method	HSF	GSF	LCE	GCE
		Hotel	HOA							
Utilities										
Electricity	\$495,341.00	34.78%	65.22%	\$172,261.00	\$323,080.00	Sf+LCE_1/2_GCE	\$97,997.06	\$180,592.28	\$15,413.46	\$29,077.20
Gas	\$314,061.20	28.25%	71.75%	\$88,733.64	\$225,327.55	Sf+LCE_1/2_GCE	\$68,346.66	\$125,951.52	\$10,749.90	\$20,279.48
Water/Sewer	\$113,838.90	29.25%	70.75%	\$33,292.49	\$80,546.42	Sf+LCE_1/2_GCE	\$24,431.45	\$45,023.09	\$3,842.70	\$7,249.18
Total Other Expenses	\$923,241.10	31.88%	68.12%	\$294,287.13	\$628,953.97		\$190,775.16	\$351,566.89	\$30,006.06	\$56,605.86
Sub-Total Utilities	\$923,241.10	31.88%	68.12%	\$294,287.13	\$628,953.97		\$190,775.16	\$351,566.89	\$30,006.06	\$56,605.86
Snowmelt Contingency	\$70,000.00	0.00%	398.11%	\$0.00	\$70,000.00	Sf+LCE_1/2_GCE	\$21,232.49	\$39,127.95	\$3,339.55	\$6,300.00
Contingency 2.80%	\$17,583.04	0.00%	100.00%	\$0.00	\$17,583.04		\$5,333.31	\$9,828.40	\$838.85	\$1,582.47
Total Depart. Expenses	\$1,010,824.13	29.11%	70.89%	\$294,287.13	\$716,537.01		\$217,340.96	\$400,523.25	\$34,184.46	\$64,488.33

Note : The Utilities Expenses above include utilities delivered to all areas of the Community, including the Residence and Hotel Condominiums. Therefore, Residence and Hotel Condominium owners will not receive utility invoices for the above mentioned utilities.

TMVRC 2020 Annual Budget - Proposed Services

Updated December 23, 2019

2020 - TMVRC SERVICE EXPENSES										
	Total	Allocations		Hotel	HOA Budget	Allocation Method	HSF	GSF	LCE	GCE
		Hotel	HOA							
Front Office Salaries & Wages										
Front Office Mgmt & Non Mgmt	\$566,376.14	82.00%	18.00%	\$464,428.43	\$101,947.71	H+R_sf	\$101,947.71	\$0.00	\$0.00	\$0.00
Night Audit	\$27,849.31	60.00%	40.00%	\$16,709.59	\$11,139.72	H+R_sf	\$11,139.72	\$0.00	\$0.00	\$0.00
Sub-Total Guest Services Salaries & Wag	\$594,225.45	80.97%	19.03%	\$481,138.02	\$113,087.43		\$113,087.43	\$0.00	\$0.00	\$0.00
Taxes / Benefits / Bonuses	\$234,741.08	80.97%	19.03%	\$190,067.35	\$44,673.73	H+R_sf	\$44,673.73	\$0.00	\$0.00	\$0.00
Total Guest Services Salaries & Wages	\$828,966.53	80.97%	19.03%	\$671,205.37	\$157,761.16		\$157,761.16	\$0.00	\$0.00	\$0.00
Front Office Expenses										
Comp Entertainment - In House	\$255.67	100.00%	0.00%	\$255.67	\$0.00	H+R_sf	\$0.00	\$0.00	\$0.00	\$0.00
Comp Food and Beverage	\$17,681.66	100.00%	0.00%	\$17,681.66	\$0.00	H+R_sf	\$0.00	\$0.00	\$0.00	\$0.00
Complimentary Services	\$25,457.24	100.00%	0.00%	\$25,457.24	\$0.00	H+R_sf	\$0.00	\$0.00	\$0.00	\$0.00
Decorations	\$15,000.00	0.00%	100.00%	\$0.00	\$15,000.00	H+R_sf	\$15,000.00	\$0.00	\$0.00	\$0.00
Guest Relocation	\$518.93	100.00%	0.00%	\$518.93	\$0.00	H+R_sf	\$0.00	\$0.00	\$0.00	\$0.00
Guest Supplies	\$108,414.12	95.00%	0.00%	\$102,993.41	\$0.00	H+R_sf	\$0.00	\$0.00	\$0.00	\$0.00
Laundry and Dry Cleaning	\$180,512.81	95.00%	0.00%	\$171,487.17	\$0.00	H+R_sf	\$0.00	\$0.00	\$0.00	\$0.00
Linen	\$85,143.35	95.00%	0.00%	\$80,886.18	\$0.00	H+R_sf	\$0.00	\$0.00	\$0.00	\$0.00
Printing & Stationary	\$8,254.86	80.00%	20.00%	\$6,603.89	\$1,650.97	H+R_sf	\$1,650.97	\$0.00	\$0.00	\$0.00
Operating Supplies	\$27,286.63	80.00%	20.00%	\$21,829.30	\$5,457.33	H+R_sf	\$5,457.33	\$0.00	\$0.00	\$0.00
Uniform Cleaning	\$4,825.27	80.00%	20.00%	\$3,860.22	\$965.05	H+R_sf	\$965.05	\$0.00	\$0.00	\$0.00
Uniforms	\$10,309.08	80.00%	20.00%	\$8,247.26	\$2,061.82	H+R_sf	\$2,061.82	\$0.00	\$0.00	\$0.00
Cable TV	\$73,735.47	30.00%	70.00%	\$22,120.64	\$51,614.83	H+R_sf	\$51,614.83	\$0.00	\$0.00	\$0.00
Total Guest Services Expenses	\$557,395.09	82.88%	13.77%	\$461,941.58	\$76,750.00		\$76,750.00	\$0.00	\$0.00	\$0.00
Sub-Total Guest Services	\$1,386,361.62	81.74%	16.92%	\$1,133,146.95	\$234,511.15		\$234,511.15	\$0.00	\$0.00	\$0.00
Housekeeping Salaries & Wages										
Direct Labor	\$979,973.73	92.00%	8.00%	\$901,575.83	\$78,397.90	H+R_sf	\$78,397.90	\$0.00	\$0.00	\$0.00
Manager	\$67,165.46	95.00%	5.00%	\$63,807.19	\$3,358.27	H+R_sf	\$3,358.27	\$0.00	\$0.00	\$0.00
Sub-Total Housekeeping Salaries & Wage	\$1,047,139.19	92.19%	7.81%	\$965,383.02	\$81,756.17		\$81,756.17	\$0.00	\$0.00	\$0.00
Taxes / Benefits / Bonuses	\$152,173.95	92.19%	7.81%	\$140,292.86	\$11,881.09	H+R_sf	\$11,881.09	\$0.00	\$0.00	\$0.00
Total Housekeeping Salaries and Wages	\$1,199,313.14	92.19%	7.81%	\$1,105,675.87	\$93,637.27		\$93,637.27	\$0.00	\$0.00	\$0.00
Housekeeping Expenses										
Cleaning Supplies	\$25,918.00	60.00%	40.00%	\$15,550.80	\$10,367.20	H+R_sf	\$10,367.20	\$0.00	\$0.00	\$0.00
Total Housekeeping Expenses	\$25,918.00	60.00%	40.00%	\$15,550.80	\$10,367.20		\$10,367.20	\$0.00	\$0.00	\$0.00
Sub-Total Housekeeping	\$1,225,231.14	91.51%	8.49%	\$1,121,226.67	\$104,004.47		\$104,004.47	\$0.00	\$0.00	\$0.00
Shared Facility Expenses										
20 Below	\$35,513.73	0.00%	100.00%	\$0.00	\$35,513.73	H+R_sf	\$35,513.73	\$0.00	\$0.00	\$0.00
Ski Valet	\$112,598.88	55.00%	45.00%	\$61,929.38	\$50,669.50	H+R_sf	\$50,669.50	\$0.00	\$0.00	\$0.00
Sky Terrace & Fitness	\$64,313.33	0.00%	100.00%	\$0.00	\$64,313.33	H+R_sf	\$64,313.33	\$0.00	\$0.00	\$0.00
Total Shared Facility Expenses	\$212,425.94	29.15%	70.85%	\$61,929.38	\$150,496.56		\$150,496.56	\$0.00	\$0.00	\$0.00
Total Service Expenses	\$2,824,018.70	82.02%	17.32%	\$2,316,303.01	\$489,012.17		\$489,012.17	\$0.00	\$0.00	\$0.00
Contingency 2.50%	\$12,225.30	0.00%	100.00%	\$0.00	\$12,225.30		\$12,225.30	\$0.00	\$0.00	\$0.00
Total Depart. Expenses	\$2,836,244.00	81.67%	17.67%	\$2,316,303.01	\$501,237.48		\$501,237.48	\$0.00	\$0.00	\$0.00

**TMVRC 2020 Annual Budget - Proposed
Repairs & Maintenance**

Updated December 23, 2019

2020 - TMVRC REPAIRS AND MAINTENANCE EXPENSES

	Total	Allocations		Hotel	HOA Budget	Allocation Method	HSF	GSF	LCE	GCE
		Hotel	HOA							
R&M Salaries & Wages										
Engineering	\$314,351.14	70.00%	30.00%	\$220,045.80	\$94,305.34	Sf+LCE_1/2_GCE	\$28,604.82	\$52,713.93	\$4,499.11	\$8,487.48
Contract Labor	\$24,535.39	60.00%	40.00%	\$14,721.23	\$9,814.16	Sf+LCE_1/2_GCE	\$2,976.84	\$5,485.83	\$468.21	\$883.27
Sub-Total R&M Salaries & Wages	\$338,886.53	69.28%	30.72%	\$234,767.03	\$104,119.50		\$31,581.67	\$58,199.76	\$4,967.32	\$9,370.75
Taxes / Benefits / Bonuses	\$119,569.22	69.28%	30.72%	\$82,832.77	\$36,736.45	Sf+LCE_1/2_GCE	\$11,142.95	\$20,534.60	\$1,752.62	\$3,306.28
Total R&M Salaries and Wages	\$458,455.75	69.28%	30.72%	\$317,599.80	\$140,855.95		\$42,724.61	\$78,734.36	\$6,719.94	\$12,677.04
R&M Expenses										
Contract Service	\$19,950.00	25.00%	75.00%	\$4,987.50	\$14,962.50	Sf+LCE_1/2_GCE	\$4,538.45	\$8,363.60	\$713.83	\$1,346.63
Engineering Supplies	\$13,866.61	60.00%	40.00%	\$8,319.97	\$5,546.64	Sf+LCE_1/2_GCE	\$1,682.42	\$3,100.41	\$264.62	\$499.20
Landscaping	\$12,000.00	60.00%	40.00%	\$7,200.00	\$4,800.00	Sf+LCE_1/2_GCE	\$1,455.94	\$2,683.06	\$229.00	\$432.00
Snow Removal	\$27,700.00	0.00%	100.00%	\$0.00	\$27,700.00	Custom Allocation	\$4,952.07	\$7,754.36	\$13,850.00	\$1,143.58
Life Safety	\$25,150.00	0.00%	100.00%	\$0.00	\$25,150.00	Sf+LCE_1/2_GCE	\$7,628.53	\$14,058.12	\$1,199.85	\$2,263.50
Light Bulbs	\$11,468.62	0.00%	100.00%	\$0.00	\$11,468.62	Sf+LCE_1/2_GCE	\$3,478.68	\$6,410.62	\$547.14	\$1,032.18
Building	\$12,000.00	0.00%	100.00%	\$0.00	\$12,000.00	Sf+LCE_1/2_GCE	\$3,639.86	\$6,707.65	\$572.49	\$1,080.00
Electrical & Mechanical Equip	\$20,539.47	60.00%	40.00%	\$12,323.68	\$8,215.79	Sf+LCE_1/2_GCE	\$2,492.02	\$4,592.39	\$391.96	\$739.42
Elevators	\$63,870.89	25.00%	75.00%	\$15,967.72	\$47,903.17	Sf+LCE_1/2_GCE	\$14,530.05	\$26,776.47	\$2,285.36	\$4,311.29
Equipment	\$912.29	60.00%	40.00%	\$547.37	\$364.92	Sf+LCE_1/2_GCE	\$110.69	\$203.98	\$17.41	\$32.84
Furniture & Equipment	\$7,790.32	60.00%	40.00%	\$4,674.19	\$3,116.13	Sf+LCE_1/2_GCE	\$945.19	\$1,741.82	\$148.66	\$280.45
HVAC Equipment	\$42,388.00	60.00%	40.00%	\$25,432.80	\$16,955.20	Sf+LCE_1/2_GCE	\$5,142.87	\$9,477.46	\$808.90	\$1,525.97
Painting and Decorating	\$1,114.82	60.00%	40.00%	\$668.89	\$445.93	Sf+LCE_1/2_GCE	\$135.26	\$249.26	\$21.27	\$40.13
Plumbing	\$11,052.25	0.00%	100.00%	\$0.00	\$11,052.25	Sf+LCE_1/2_GCE	\$3,352.38	\$6,177.88	\$527.28	\$994.70
Swimming Pool	\$4,000.00	0.00%	100.00%	\$0.00	\$4,000.00	H+R_sf	\$4,000.00	\$0.00	\$0.00	\$0.00
Uniforms	\$2,500.00	60.00%	40.00%	\$1,500.00	\$1,000.00	Sf+LCE_1/2_GCE	\$303.32	\$558.97	\$47.71	\$90.00
Waste Removal	\$35,080.00	70.00%	30.00%	\$24,556.00	\$10,524.00	Sf+LCE_1/2_GCE	\$3,192.15	\$5,882.61	\$502.08	\$947.16
Total R&M Expenses	\$334,785.25	38.71%	61.29%	\$129,580.11	\$205,205.14		\$61,579.88	\$104,738.66	\$22,127.56	\$16,759.04
Sub-Total R&M	\$793,241.00	56.37%	43.63%	\$447,179.91	\$346,061.09		\$104,304.49	\$183,473.02	\$28,847.50	\$29,436.08
Contingency 2.50%	\$8,651.53	0.00%	100.00%	\$0.00	\$8,651.53		\$2,607.61	\$4,586.83	\$721.19	\$735.90
Total R&M	\$801,892.53	55.77%	44.23%	\$447,179.91	\$354,712.61		\$106,912.10	\$188,059.85	\$29,568.69	\$30,171.98

TMVRC 2020 Annual Budget - Proposed

Insurance

Updated December 23, 2019

2020 - TMVRC INSURANCE EXPENSES

	Residential Condos	Hotel Condos	Employee Condos	Civic Condos	Retail Condos	Town Parking Condos	Individual Parking Condos	Non- Shared Facilities (NSF)	Non- Shared Parking Facilities	Hotel Shared Facilities (HSF)	General Shared Facilities (GSF)	Parking Shared Facilities (PSF)	Ice Rink Unit	Plaza Unit	Limited Common Elements	Garage Limited Common Elements	Total
Square Footage	102,579	58,419	8,352	7,981	14,250	22,377	3,599	18,953	15,243	59,666	93,430	59,541	6,460	31,905	15,910	11,736	530,401
Square Footage Allocation	102,579	58,419	8,352	7,981	14,250	22,377	3,599	18,953	15,243	59,666	93,430	59,541	0	0	15,910	11,736	492,036
Allocation	20.8%	11.9%	1.7%	1.6%	2.9%	4.5%	0.7%	3.9%	3.1%	12.1%	19.0%	12.1%	0.0%	0.0%	3.2%	2.4%	100.0%
Directors & Officers - TMVRC	\$693	\$394	\$56	\$54	\$96	\$151	\$24	\$128	\$103	\$403	\$631	\$402	\$0	\$0	\$107	\$79	\$3,322
Crime Insurance - TMVRC	\$335	\$191	\$27	\$26	\$47	\$73	\$12	\$62	\$50	\$195	\$305	\$194	\$0	\$0	\$52	\$38	\$1,606
Property Insurance	\$11,863	\$6,756	\$966	\$923	\$1,648	\$2,588	\$416	\$2,192	\$1,763	\$6,900	\$10,805	\$6,886	\$0	\$0	\$1,840	\$1,357	\$56,901
General Liability	\$1,354	\$771	\$110	\$105	\$188	\$295	\$47	\$250	\$201	\$787	\$1,233	\$786	\$0	\$0	\$210	\$155	\$6,493
Umbrella	\$463	\$264	\$38	\$36	\$64	\$101	\$16	\$86	\$69	\$269	\$422	\$269	\$0	\$0	\$72	\$53	\$2,221
Errors/Omissions/Cyber	\$625	\$356	\$51	\$49	\$87	\$136	\$22	\$116	\$93	\$364	\$570	\$363	\$0	\$0	\$97	\$72	\$3,000
Pollution Liability	\$1,398	\$796	\$114	\$109	\$194	\$305	\$49	\$258	\$208	\$813	\$1,273	\$811	\$0	\$0	\$217	\$160	\$6,704
Total	\$17,000	\$9,681	\$1,384	\$1,323	\$2,362	\$3,708	\$596	\$3,141	\$2,526	\$9,888	\$15,484	\$9,867	\$0	\$0	\$2,637	\$1,945	\$81,542

Note: The Community insurance expenses are allocated by covered square feet. E.g. The Retail Condominiums pay 2.9% of the Community Insurance Expense.

TMVRC 2020 Annual Budget - Proposed

Exhibit B

Updated December 23, 2019

AMENDED AND RESTATED EXHIBIT B

SUMMARY OF (I) ALLOCATED INTEREST IN COMMON ELEMENTS
(II) ALLOCATED COMMON EXPENSES AND VOTING INTERESTS

Unit Number	Hotel/Room Number	Total Square	Allocated Interest	Total Square	Allocated
A. COMMERCIAL UNITS					
<u>Civic Condominiums</u>					
CC-1139, 1140 & 1141 (Lobby and Bathrooms)		852	0.17%	852	0.19%
CC-1104 (Women's Bathroom)		365	0.07%	365	0.08%
CC-1106, 1107 (Men's Bathroom)		379	0.08%	379	0.09%
CC-1126 (Elevator Lobby)		190	0.04%	190	0.04%
CC-1127, 1128, 1129, 1130 (Passenger & Service Elevator)		615	0.12%	615	0.14%
CC-1131 (Water Feature Mechanical)		318	0.06%	318	0.07%
CC-1132 (Town Loading Dock)		1,583	0.31%	1,583	0.36%
CC-1142, 1143 & 1144 (Ice Rink Retail & Bathroom)		943	0.19%	943	0.21%
CC-1145 (Zamboni Storage)		654	0.13%	654	0.15%
CC-1147 (Compressor Back of House)		1,348	0.27%	1,348	0.30%
CC-1201, 1202, 1203 (Stairs)		572	0.11%	572	0.13%
CC-1204 (Elevator Machine Room)		162	0.03%	162	0.04%
Sub-Total Civic Condominiums		7,981	1.59%	7,981	1.81%
<u>Retail Condominiums</u>					
Retail-101	TASP	1,898	0.38%	1,898	0.43%
Retail-102	Starbucks	1,221	0.24%	1,221	0.28%
Retail-103	Spa/Salon	1,324	0.26%	1,324	0.30%
Retail-105	Ski Valet	1,678	0.33%	1,678	0.38%
Retail-108	Studio	1,621	0.32%	1,621	0.37%
Retail-112	Neve	3,937	0.78%	3,937	0.89%
Retail-113	Neve	38	0.01%	38	0.01%
Retail-114	Neve	133	0.03%	133	0.03%
Retail-136	TMVOA	1,441	0.29%	1,441	0.33%
Retail-146	Resi Sales Gallery	959	0.19%	959	0.22%
Sub-Total Retail Condominiums		14,250	2.83%	14,250	3.22%
B. RESIDENCE, HOTEL AND EMPLOYEE					
<u>Residence Condominiums</u>					
RC-202	1202	1,697	0.34%	1,697	0.38%
RC-203	1203	1,294	0.26%	1,294	0.29%
RC-204	1204	1,106	0.22%	1,106	0.25%
RC-206	1206	935	0.19%	935	0.21%
RC-207	1207	932	0.19%	932	0.21%
RC-208	1208	981	0.20%	981	0.22%
RC-209	1209	732	0.15%	732	0.17%
RC-302	1302	1,569	0.31%	1,569	0.35%
RC-303	1303	1,287	0.26%	1,287	0.29%
RC-304	1304	1,014	0.20%	1,014	0.23%
RC-305	1305	1,128	0.22%	1,128	0.26%
RC-306	1306	1,287	0.26%	1,287	0.29%
RC-307	1307	922	0.18%	922	0.21%
RC-308	1308	918	0.18%	918	0.21%
RC-330	338	2,354	0.47%	2,354	0.53%
RC-331	339	2,259	0.45%	2,259	0.51%
RC-332	334	1,513	0.30%	1,513	0.34%
RC-333	337	1,735	0.35%	1,735	0.39%
RC-335	333	2,152	0.43%	2,152	0.49%
RC-336	331	1,495	0.30%	1,495	0.34%
RC-402	1402	1,448	0.29%	1,448	0.33%
RC-403	1403	1,250	0.25%	1,250	0.28%
RC-404	1404	922	0.18%	922	0.21%
RC-405	1405	1,049	0.21%	1,049	0.24%
RC-406	1406	1,250	0.25%	1,250	0.28%
RC-407	1407	855	0.17%	855	0.19%
RC-408	1408	876	0.17%	876	0.20%
RC-430	438	2,324	0.46%	2,324	0.53%
RC-431	439	2,142	0.43%	2,142	0.48%
RC-432	434	1,440	0.29%	1,440	0.33%
RC-433	437	1,735	0.35%	1,735	0.39%
RC-434	432	1,605	0.32%	1,605	0.36%
RC-435	433	2,137	0.43%	2,137	0.48%
RC-436	431	1,496	0.30%	1,496	0.34%
RC-502	1502	1,922	0.38%	1,922	0.43%
RC-503	1503	1,813	0.36%	1,813	0.41%
RC-504	1504	1,871	0.37%	1,871	0.42%
RC-505	1505	890	0.18%	890	0.20%
RC-530	538	2,425	0.48%	2,425	0.55%
RC-531	539	1,837	0.37%	1,837	0.42%
RC-532	534	1,436	0.29%	1,436	0.32%
RC-533	537	1,604	0.32%	1,604	0.36%
RC-534	532	1,594	0.32%	1,594	0.36%
RC-535	533	2,126	0.42%	2,126	0.48%
RC-536	531	1,496	0.30%	1,496	0.34%
RC-618	620	2,416	0.48%	2,416	0.55%
RC-630	638	2,150	0.43%	2,150	0.49%

Unit Number	Hotel/Room Number	Total Square	Allocated Interest	Total Square	Allocated
RC-631	639	1,985	0.39%	1,985	0.45%
RC-632	632	2,828	0.56%	2,828	0.64%
RC-633	637	1,602	0.32%	1,602	0.36%
RC-634	633	3,313	0.66%	3,313	0.75%
RC-703	703	3,163	0.63%	3,163	0.72%
RC-704	704	1,744	0.35%	1,744	0.39%
RC-705	705	2,554	0.51%	2,554	0.58%
RC-706	706	3,972	0.79%	3,972	0.90%
RC-707	707	1,912	0.38%	1,912	0.43%
RC-708	708	2,018	0.40%	2,018	0.46%
RC-709	709	3,485	0.69%	3,485	0.79%
RC-710	710	2,584	0.51%	2,584	0.58%
Sub-Total Residential Condominiums		102,579	20.40%	102,579	23.21%
Hotel Condominiums					
HC-301	301	464	0.09%	464	0.10%
HC-302	302	737	0.15%	737	0.17%
HC-303	303	490	0.10%	490	0.11%
HC-304	304	519	0.10%	519	0.12%
HC-305	305	592	0.12%	592	0.13%
HC-306	306	498	0.10%	498	0.11%
HC-307	307	546	0.11%	546	0.12%
HC-308	308	516	0.10%	516	0.12%
HC-309	309	496	0.10%	496	0.11%
HC-310	310	493	0.10%	493	0.11%
HC-311	311	510	0.10%	510	0.12%
HC-312	312	502	0.10%	502	0.11%
HC-313	313	494	0.10%	494	0.11%
HC-314	314	935	0.19%	935	0.21%
HC-315	315	482	0.10%	482	0.11%
HC-316	316	505	0.10%	505	0.11%
HC-317	317	484	0.10%	484	0.11%
HC-318	318	572	0.11%	572	0.13%
HC-319	319	616	0.12%	616	0.14%
HC-320	320	560	0.11%	560	0.13%
HC-321	321	583	0.12%	583	0.13%
HC-322	322	621	0.12%	621	0.14%
HC-323	323	519	0.10%	519	0.12%
HC-325	325	589	0.12%	589	0.13%
HC-327	327	508	0.10%	508	0.11%
HC-329	328	1,284	0.26%	1,284	0.29%
HC-329-L	329	616	0.12%	616	0.14%
HC-334	332	608	0.12%	608	0.14%
HC-343	330	886	0.18%	886	0.20%
HC-401	401	464	0.09%	464	0.10%
HC-402	402	661	0.13%	661	0.15%
HC-403	403	490	0.10%	490	0.11%
HC-404	404	462	0.09%	462	0.10%
HC-405	405	592	0.12%	592	0.13%
HC-406	406	498	0.10%	498	0.11%
HC-407	407	546	0.11%	546	0.12%
HC-408	408	516	0.10%	516	0.12%
HC-409	409	496	0.10%	496	0.11%
HC-410	410	493	0.10%	493	0.11%
HC-411	411	510	0.10%	510	0.12%
HC-412	412	469	0.09%	469	0.11%
HC-413	413	493	0.10%	493	0.11%
HC-414	414	871	0.17%	871	0.20%
HC-415	415	482	0.10%	482	0.11%
HC-416	416	493	0.10%	493	0.11%
HC-417	417	485	0.10%	485	0.11%
HC-418	418	571	0.11%	571	0.13%
HC-419	419	1,047	0.21%	1,047	0.24%
HC-420	420	561	0.11%	561	0.13%
HC-419-L	421	495	0.10%	495	0.11%
HC-422	422	621	0.12%	621	0.14%
HC-421	423	618	0.12%	618	0.14%
HC-423	425	507	0.10%	507	0.11%
HC-425	427	540	0.11%	540	0.12%
HC-427	429	678	0.13%	678	0.15%
HC-429	424	657	0.13%	657	0.15%
HC-501	501	465	0.09%	465	0.11%
HC-502	502	656	0.13%	656	0.15%
HC-503	503	489	0.10%	489	0.11%
HC-504	504	462	0.09%	462	0.10%
HC-505	505	486	0.10%	486	0.11%
HC-506	506	498	0.10%	498	0.11%
HC-507	507	465	0.09%	465	0.11%
HC-508	508	516	0.10%	516	0.12%
HC-509	509	496	0.10%	496	0.11%
HC-510	510	493	0.10%	493	0.11%
HC-511	511	510	0.10%	510	0.12%
HC-512	512	457	0.09%	457	0.10%
HC-513	513	493	0.10%	493	0.11%
HC-515	515	482	0.10%	482	0.11%
HC-514	514	861	0.17%	861	0.19%
HC-518-L	518	601	0.12%	601	0.14%
HC-519	519	1,173	0.23%	1,173	0.27%
HC-518	520	1,138	0.23%	1,138	0.26%
HC-519-L	521	516	0.10%	516	0.12%

Unit Number	Hotel/Room Number	Total Square	Allocated Interest	Total Square	Allocated
HC-521-L	523	574	0.11%	574	0.13%
HC-521	525	1,272	0.25%	1,272	0.29%
HC-516	516	504	0.10%	504	0.11%
HC-517	517	485	0.10%	485	0.11%
HC-601	601	574	0.11%	574	0.13%
HC-602	602	666	0.13%	666	0.15%
HC-603	603	490	0.10%	490	0.11%
HC-604	604	462	0.09%	462	0.10%
HC-605	605	486	0.10%	486	0.11%
HC-606	606	499	0.10%	499	0.11%
HC-607	607	464	0.09%	464	0.10%
HC-608	608	516	0.10%	516	0.12%
HC-609	609	495	0.10%	495	0.11%
HC-610	610	437	0.09%	437	0.10%
HC-611	611	510	0.10%	510	0.12%
HC-612	612	457	0.09%	457	0.10%
HC-613	613	492	0.10%	492	0.11%
HC-614	614	871	0.17%	871	0.20%
HC-616	616	504	0.10%	504	0.11%
HC-617	617	1,068	0.21%	1,068	0.24%
HC-615	615	453	0.09%	453	0.10%
HC-619	619	482	0.10%	482	0.11%
HC-621	621	541	0.11%	541	0.12%
HC-701	701	531	0.11%	531	0.12%
HC-702	702	788	0.16%	788	0.18%
Sub-Total Hotel Condominiums		58,419	11.62%	58,419	13.22%
Employee Condominiums					
EC-105	1105	966	0.19%	966	0.22%
EC-106	1106	934	0.19%	934	0.21%
EC-201	201	706	0.14%	706	0.16%
EC-202	202	704	0.14%	704	0.16%
EC-203	203	998	0.20%	998	0.23%
EC-204	204	965	0.19%	965	0.22%
EC-205	205	712	0.14%	712	0.16%
EC-206	206	650	0.13%	650	0.15%
EC-207	207	763	0.15%	763	0.17%
EC-208	208	954	0.19%	954	0.22%
Sub-Total Employee Condominiums		8,352	1.66%	8,352	1.89%
C. PARKING UNITS					
Town Parking Condominiums		22,377	4.45%	0	0.00%
Sub-Total Town Parking Condominiums		22,377	4.45%	0	0.00%
Individual Parking Condominiums					
IPC-1		193	0.04%	193	0.04%
IPC-2		183	0.04%	183	0.04%
IPC-3		183	0.04%	183	0.04%
IPC-4		176	0.04%	176	0.04%
IPC-5		173	0.03%	173	0.04%
IPC-6		226	0.04%	226	0.05%
IPC-7		184	0.04%	184	0.04%
IPC-8		176	0.04%	176	0.04%
IPC-9		181	0.04%	181	0.04%
IPC-10		188	0.04%	188	0.04%
IPC-11		188	0.04%	188	0.04%
IPC-12		181	0.04%	181	0.04%
IPC-13		188	0.04%	188	0.04%
IPC-14		188	0.04%	188	0.04%
IPC-15		181	0.04%	181	0.04%
IPC-16		188	0.04%	188	0.04%
IPC-17		194	0.04%	194	0.04%
IPC-18		214	0.04%	214	0.05%
IPC-19		214	0.04%	214	0.05%
Sub-Total Individual Parking Condominiums		3,599	0.72%	3,599	0.81%
D. HOTEL UNIT					
Non-shared Facility		18,953	3.77%	18,953	4.29%
Non-shared Parking Facility		15,243	3.03%	15,243	3.45%
Hotel Shared Facility		59,666	11.87%	59,666	13.50%
General Shared Facility		93,430	18.58%	93,430	21.14%
Parking Shared Facility		59,541	11.84%	59,541	13.47%
Sub-Total Hotel Unit		246,833	49.10%	246,833	55.84%
E. ICE RINK UNIT					
Ice Rink Unit		6,460	1.28%	0	0.00%
Sub-Total Ice Rink Unit		6,460	1.28%	0	0.00%
F. PLAZA UNIT					
Plaza Unit		31,905	6.35%	0	0.00%
Sub-Total Plaza Unit		31,905	6.35%	0	0.00%
ALLOCATED INTEREST TOTALS		502,755	100.00%		
ALLOCATED COMMON EXPENSES & VOTING RIGHTS				442,013	100.00%

TMVRC 2020 Annual Budget - Proposed
EXHIBIT C

Updated December 23, 2019

AMENDED AND RESTATED EXHIBIT C
SHARED FACILITIES EXPENSE ALLOCATIONS

	General Shared Facilities Allocation		Hotel Shared Facilities Allocation		Parking Shared Facilities Allocation	
	Square Footage	(1) (5) (6)	Square Footage	(2) (3)	Units	(7) (8)
A. NON HOTEL UNITS						
<u>Commercial Units</u>		10.56%		n/a		n/a
1) Civic Condos	7,981	3.79%	n/a		n/a	
2) Retail Condos	14,250	6.77%	n/a		n/a	
<u>Residential Units</u>		80.44%		89.47%		0.00%
1) Residential Condos	102,579	48.72%	102,579	57.00%	n/a	
2) Hotel Condos	58,419	27.75%	58,419	32.46%	n/a	
3) Employee Condos	8,352	3.97%	n/a		n/a	
<u>Parking Units</u>		0.00%		n/a		18.45%
1) Town Parking Condo	n/a		n/a		n/a	
2) Individual Parking Condos	n/a		n/a		19	18.45%
<u>Ice Rink Unit</u>		0.00%		n/a		n/a
1) Ice Rink Unit	n/a		n/a		n/a	
<u>Plaza Unit</u>		0.00%		n/a		n/a
1) Plaza Unit	n/a		n/a		n/a	
B. HOTEL UNIT - (Non-Shared Facility Only)		9.00%		10.53%		81.55%
1) Non-Shared Facility	18,953	9.00%	18,953	10.53%	n/a	
2) Non-Shared Parking Facility	0	0.00%	n/a		84	81.55%
TOTAL	210,534	100%	179,951	100%	103	100%