

**TMVRC Owners Association, Inc.**

**Proposed 2021 Annual Budget**

Prepared: 11-13-2020 / Board Distributed on 11-30-2020

Board Approved on 12-07-2020

Board Ammended - N/A

Ratified - N/A

# TMVRC 2021 Annual Budget - Proposed

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# TMVRC 2021 Annual Budget - Proposed

## Background

*Updated November 11, 2020*

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.

# TMVRC 2021 Annual Budget - Proposed

## Introduction

*Updated November 11, 2020*

The following tables detail the 2021 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

**TMVRC 2021 Annual Budget - Proposed**

**Area Summary**

Updated November 11, 2020

**TMVRC AREA SUMMARY**

Designation	Residential Condos	Hotel Condos	Employee Condos	Civic Condos	Retail Condos	Town Parking Condos	Individual Parking Condos	Non- Shared Facilities (NSF)	Non- Shared Parking Facilities (NSPF)	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
	RU	RU	RU	CU	CU	PU	PU	HU	HU	HU	HU	HU	IRU	PZU	LCE	GLCE	
<b>Lot 38R</b>																	
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
<b>Lot 50-51R</b>																	
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
<b>Total Square Feet</b>	<b>102,579</b>	<b>58,419</b>	<b>8,352</b>	<b>7,981</b>	<b>14,250</b>	<b>22,377</b>	<b>3,599</b>	<b>18,953</b>	<b>15,243</b>	<b>59,666</b>	<b>93,430</b>	<b>59,541</b>	<b>6,460</b>	<b>31,905</b>	<b>15,910</b>	<b>11,736</b>	<b>530,401</b>
<i>Parking Spaces</i>						122	19		84								225
<i>Percentage of Parking Spaces</i>						54.2%	8.4%		37.3%								100.0%

**TMVRC 2020 Annual Budget - Proposed**

Updated November 11, 2020

	Operating	Reserve	Total	Surplus/ (Deficit)	
2021 Proposed HOA Budget	\$ 2,825,106	\$ 450,208	\$ 3,275,314		
2020 HOA Actuals/Fcst	\$ 2,397,629	\$ 450,208	\$ 2,847,837		
2020 HOA Budget	\$ 2,672,555	\$ 450,208	\$ 3,122,763	\$ 276,534	11.5%
2019 HOA Actuals	\$ 2,392,157	\$ 450,208	\$ 2,842,365	\$ (158,704)	-6.2%
2021 vs 2020 Budget-to-Budget B/(W)	\$ (152,551)				-4.9%
2021 vs 2020 Budget-to-Actual B/(W)	\$ (427,477)				-15.0%

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

Description	2021 Budget	2020 ACT/FCST	'21 bgt vs. '20 act B/(W)	'21bgt vs. '20 act B/(W) %	2020 Budget	'21 bgt vs. '20 bgt B/(W)	'21 bgt vs. '20 bgt B/(W) %	Variance 2021 Budget vs 2020 Budget
Administrative & General <i>Information Technology</i>	\$ 396,385	\$ 302,417	\$ (93,968)	-31.1%	\$ 388,586	\$ (7,798)	-2.0%	Increase in cost YOY due to vacancies in various positions - Director of Talent and Culture (7 months), HR manager (12 months), added regional IT oversight shared with other Auberge properties. Increase to budget is largely driven by normal inflation rate assumed at 3%.
Utilities <i>Electric</i> <i>Gas</i> <i>Water</i> <i>Snowmelt contingency</i>	\$ 743,640 \$ 30,000	\$ 652,658	\$ (90,982)	-13.9%	\$ 716,537 \$ 70,000	\$ (27,103)	-3.8%	Increase YOY is based on lesser common consumption that is partially offset by organic annual rate increase (blended 4% rate increase in water base charge and wholesale capacity charge increase).  Snowmelt contingency within total utility cost of \$743,640
Repairs & Maintenance	\$ 389,569	\$ 383,668	\$ (5,901)	-1.5%	\$ 354,713	\$ (34,856)	-9.8%	Increase YOY is largely driven by increase in Elevator maintenance (\$8K) and pool maintenance expense due to added ECOLAB contract (\$10K). A shared engineering position has been added to oversee HVAC plant.
Services <i>Guest Services</i> <i>Public Area Housekeeping</i> <i>20 Below</i> <i>Ski Valet</i> <i>Sky Terrace &amp; Fitness</i>	\$ 625,909	\$ 413,980	\$ (211,929)	-51.2%	\$ 501,237	\$ (124,671)	-24.9%	Increase to prior year budget is driven by added 1 FTE for public area housekeeping and 1 FTE for fitness/pool area attendant to meet COVID cleaning protocols. Additional cleaning supplies are contemplated in the amount of \$20K.
Parking Budget (Schedule 4)	\$ 88,149	\$ 87,005	\$ (1,144)	-1.3%	\$ 90,958	\$ 2,809	3.1%	
Real Estate Taxes	\$ 60,620	\$ 59,080	\$ (1,540)	-2.6%	\$ 24,820	\$ (35,800)	-144.2%	Increase in property valuation in 2020 - See exhibit B for allocation schedule
Insurance	\$ 54,109	\$ 52,559	\$ (1,550)	-2.9%	\$ 62,899	\$ 8,790	14.0%	Allocation of Property Insurance expense based on sq ft per Exhibit B, 5% increase in premium is contemplated.
Ski Ambassadors	\$ -	\$ -	\$ -	0.0%	\$ -	\$ -	0.0%	
Owner Storage	\$ 10,000	\$ 10,000	\$ -	0.0%	\$ 10,000	\$ -	0.0%	
Audit HOA	\$ 17,510	\$ 16,683	\$ (827)	-5.0%	\$ 34,000	\$ 16,490	48.5%	Removed assumption for review of allocations -\$22K
Reserve Study	\$ 3,900	\$ 3,600	\$ (300)	-8.3%	\$ 3,900	\$ -	0.0%	HOA direct expense based on 2020 actual expense.
Legal expense	\$ 31,200	\$ 31,142	\$ (58)	-0.2%	\$ 22,000	\$ (9,200)	-41.8%	HOA direct expense based on 2020 budget
HOA Bookkeeping Fees	\$ 21,600	\$ 22,874	\$ 1,274	5.6%	\$ 16,000	\$ (5,600)	-35.0%	HOA direct expense based on 2020 actual expense.
HOA Residence Services/Controller	\$ 165,966	\$ 164,857	\$ (1,109)	-0.7%	\$ 133,579	\$ (32,386)	-24.2%	Based on 2020 actuals factoring annual merit increase
HOA Management Fee	\$ 216,550	\$ 197,107	\$ (19,443)	-9.9%	\$ 197,107	\$ (19,443)	-9.9%	10% of expenses (excluding real estate taxes, insurance, and capital reserve).
<b>Operating Expenses</b>	<b>\$ 2,825,106</b>	<b>\$ 2,397,629</b>	<b>\$ (427,477)</b>	<b>-17.8%</b>	<b>\$ 2,556,337</b>	<b>\$ (268,769)</b>	<b>-10.5%</b>	
2019 Deficit Recovery		\$ -	\$ -	0.0%	\$ 116,218	\$ 116,218	100.0%	
<b>Reserve Contribution</b>	<b>\$ 450,208</b>	<b>\$ 450,208</b>	<b>\$ -</b>	<b>0.0%</b>	<b>\$ 450,208</b>	<b>\$ -</b>	<b>0.0%</b>	
<b>TOTAL Estimated Budget</b>	<b>\$ 3,275,314</b>	<b>\$ 2,847,837</b>	<b>\$ (427,477)</b>	<b>-15.0%</b>	<b>\$ 3,122,763</b>	<b>\$ (152,551)</b>	<b>-4.9%</b>	

**TMVRC 2021 Annual Budget - Proposed**  
**Hotel Unit Shared Facilities**

Updated November 11, 2020

**2021 - ANNUAL BUDGET AND ALLOCATIONS**

Shared Budgets and Expenses (1) (2)	HOA Budget	HSF	GSF	LCE	GCE	ADDTL SVS	INSURANCE	TOTAL	% Total
A&G	\$396,384.90	\$146,852.25	\$229,953.50	\$19,579.15	\$0.00	\$0.00	\$0.00	\$396,384.90	12.45%
Utilities	\$743,639.95	\$225,561.86	\$415,673.01	\$35,477.48	\$66,927.60	\$0.00	\$0.00	\$743,639.95	23.36%
Repairs & Maintenance	\$389,568.98	\$125,901.35	\$204,480.72	\$26,334.11	\$32,852.80	\$0.00	\$0.00	\$389,568.98	12.24%
Services	\$625,908.95	\$625,908.95	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$625,908.95	19.66%
Reserve Contribution	\$445,951.00	\$56,399.00	\$284,654.00	\$1,276.00	\$103,622.00	\$0.00	\$0.00	\$445,951.00	14.01%
Real Estate Taxes	\$60,619.64	\$21,401.20	\$33,511.79	\$5,706.65	\$0.00	\$0.00	\$0.00	\$60,619.64	1.90%
Insurance	\$54,109.31	\$8,506.31	\$13,319.89	\$2,268.22	\$0.00	\$0.00	\$30,014.88	\$54,109.31	1.70%
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	0.31%
Audit HOA	\$17,510.00	\$0.00	\$17,510.00	\$0.00	\$0.00	\$0.00	\$0.00	\$17,510.00	0.55%
Reserve Study	\$3,900.00	\$0.00	\$3,900.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,900.00	0.12%
Legal expense	\$31,200.00	\$0.00	\$31,200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$31,200.00	0.98%
Deficit Recovery	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
HOA Bookkeeping Fees	\$21,600.00	\$7,625.68	\$11,940.93	\$2,033.40	\$0.00	\$0.00	\$0.00	\$21,600.00	0.68%
HOA Residence Services/Controller	\$165,965.57	\$58,592.60	\$91,749.18	\$15,623.78	\$0.00	\$0.00	\$0.00	\$165,965.57	5.21%
HOA Management Fee 10.0%	\$216,550.28	\$112,422.44	\$85,010.72	\$8,139.07	\$9,978.04	\$1,000.00	\$0.00	\$216,550.28	6.80%
<b>Total</b>	<b>\$3,182,908.57</b>	<b>\$1,389,171.65</b>	<b>\$1,422,903.74</b>	<b>\$116,437.86</b>	<b>\$213,380.44</b>	<b>\$11,000.00</b>	<b>\$30,014.88</b>	<b>\$3,182,908.57</b>	<b>100.00%</b>

HSF Allocations (1) (2)	Total Sq Ft	Allocated Interest	HSF	GSF	LCE	GCE	ADDTL SVS	INSURANCE	Total	% Total
Residence Condominiums	102,579	57.00%	\$791,881.34				\$11,000.00		\$802,881.34	57.34%
Hotel Condominiums	58,419	32.46%	\$450,978.42						\$450,978.42	32.21%
Non-Shared Facilities (3)	18,953	10.53%	\$146,311.89						\$146,311.89	10.45%
<b>Total</b>	<b>179,951</b>	<b>100.00%</b>	<b>\$1,389,171.65</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$11,000.00</b>	<b>\$0.00</b>	<b>\$1,400,171.65</b>	<b>100.00%</b>

GSF Allocations (1) (2)	Total	Allocated	HSF	GSF	LCE	GCE	ADDTL SVS	INSURANCE	Total	% Total
Residence Condominiums	102,579	48.72%		\$693,284.90			\$0.00		\$693,284.90	48.72%
Hotel Condominiums	58,419	27.75%		\$394,827.50			\$0.00		\$394,827.50	27.75%
Employee Condominiums	8,352	3.97%		\$56,447.38			\$0.00		\$56,447.38	3.97%
Civic Condominiums	7,981	3.79%		\$53,939.96			\$0.00		\$53,939.96	3.79%
Retail Condominiums	14,250	6.77%		\$96,309.28			\$0.00		\$96,309.28	6.77%
Non-Shared Facilities (3)	18,953	9.00%		\$128,094.72			\$0.00		\$128,094.72	9.00%
<b>Total</b>	<b>210,534</b>	<b>100.00%</b>	<b>\$0.00</b>	<b>\$1,422,903.74</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,422,903.74</b>	<b>100.00%</b>

LCE Allocations	LCE	Allocated	HSF	GSF	LCE	GCE	ADDTL SVS	INSURANCE	Total	% Total
Residence Condominiums	10,248	64.51%			\$75,108.90				\$75,108.90	64.51%
Hotel Condominiums	4,450	28.01%			\$32,614.62				\$32,614.62	28.01%
Employee Condominiums	312	1.96%			\$2,286.69				\$2,286.69	1.96%
Non-Shared Facilities (3)	877	5.52%			\$6,427.65				\$6,427.65	5.52%
<b>Total</b>	<b>15,887</b>	<b>100.00%</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$116,437.86</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$116,437.86</b>	<b>100.00%</b>

GCE Allocations (1) (2)	GCE	Allocated	HSF	GSF	LCE	GCE	ADDTL SVS	INSURANCE	Total	% Total
Residence Condominiums	102,579	48.72%				\$103,965.88			\$103,965.88	48.72%
Hotel Condominiums	58,419	27.75%				\$59,208.83			\$59,208.83	27.75%
Employee Condominiums	8,352	3.97%				\$8,464.92			\$8,464.92	3.97%
Civic Condominiums	7,981	3.79%				\$8,088.90			\$8,088.90	3.79%
Retail Condominiums	14,250	6.77%				\$14,442.66			\$14,442.66	6.77%
Non-Shared Facilities (3)	18,953	9.00%				\$19,209.25			\$19,209.25	9.00%
<b>Total</b>	<b>210,534</b>	<b>100.00%</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$213,380.44</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$213,380.44</b>	<b>100.00%</b>

Total Dues and Charges	Total	HSF	GSF	LCE	GCE	ADDTL SVS	INSURANCE	Total (4)	% Total
Residence Condominiums	102,579	\$791,881.34	\$693,284.90	\$75,108.90	\$103,965.88	\$11,000.00	\$14,624.23	\$1,689,865.24	53.09%
Hotel Condominiums	58,419	\$450,978.42	\$394,827.50	\$32,614.62	\$59,208.83	\$0.00	\$8,328.53	\$945,957.91	29.72%
Employee Condominiums	8,352	\$0.00	\$56,447.38	\$2,286.69	\$8,464.92	\$0.00	\$1,190.71	\$68,389.69	2.15%
Civic Condominiums	7,981	\$0.00	\$53,939.96	\$0.00	\$8,088.90	\$0.00	\$1,137.82	\$63,166.68	1.98%
Retail Condominiums	14,250	\$0.00	\$96,309.28	\$0.00	\$14,442.66	\$0.00	\$2,031.56	\$112,783.50	3.54%
Non-Shared Facilities (3)	18,953	\$146,311.89	\$128,094.72	\$6,427.65	\$19,209.25	\$0.00	\$2,702.04	\$302,745.55	9.51%
<b>Total</b>	<b>210,534</b>	<b>\$1,389,171.65</b>	<b>\$1,422,903.74</b>	<b>\$116,437.86</b>	<b>\$213,380.44</b>	<b>\$11,000.00</b>	<b>\$30,014.88</b>	<b>\$3,182,908.57</b>	<b>100.00%</b>

- 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.

**TMVRC 2021 Annual Budget - Proposed**  
**Schedule 3**

Updated November 11, 2020

**2021 TMVRC ANNUAL ASSESSMENTS**

Unit Number	Hotel/Room Number	Square Feet	Relative Interest	Relative Interst	2021 Total Annual	Total Quarterly	Sq Ft Total Annual PSF	
<b>Civic Condominiums</b>		7,981	100.00%	0.00%	\$ 63,166.68	\$ 15,791.67	\$ 7.91	
1	CC-1139, 1140 & 1141 (Lobby and Bathrooms)	852	10.68%	0.00%	\$ 6,743.27	\$ 1,685.82	\$ 7.91	
2	CC-1104 (Women's Bathroom)	365	4.57%	0.00%	\$ 2,888.84	\$ 722.21	\$ 7.91	
3	CC-1106, 1107 (Men's Bathroom)	379	4.75%	0.00%	\$ 2,999.65	\$ 749.91	\$ 7.91	
4	CC-1126 (Elevator Lobby)	190	2.38%	0.00%	\$ 1,503.78	\$ 375.95	\$ 7.91	
5	CC-1127, 1128, 1129, 1130 (Passenger & Service Elevator)	615	7.71%	0.00%	\$ 4,867.50	\$ 1,216.87	\$ 7.91	
6	CC-1131 (Water Feature Mechanical)	318	3.98%	0.00%	\$ 2,516.85	\$ 629.21	\$ 7.91	
7	CC-1132 (Town Loading Dock)	1,583	19.83%	0.00%	\$ 12,528.86	\$ 3,132.22	\$ 7.91	
8	CC-1142, 1143 & 1144 (Ice Rink Retail & Bathroom)	943	11.82%	0.00%	\$ 7,463.50	\$ 1,865.87	\$ 7.91	
9	CC-1145 (Zamboni Storage)	654	8.19%	0.00%	\$ 5,176.17	\$ 1,294.04	\$ 7.91	
10	CC-1147 (Compressor Back of House)	1,348	16.89%	0.00%	\$ 10,668.92	\$ 2,667.23	\$ 7.91	
11	CC-1201, 1202,1203 (Stairs)	572	7.17%	0.00%	\$ 4,527.17	\$ 1,131.79	\$ 7.91	
12	CC-1204 (Elevator Machine Room)	162	2.03%	0.00%	\$ 1,282.17	\$ 320.54	\$ 7.91	
<b>Retail Condominium</b>		14,250	100.00%	0.00%	\$ 112,783.50	\$ 28,195.88	\$ 7.91	
1	Retail-101	1,898	13.32%	0.00%	\$ 15,021.97	\$ 3,755.49	\$ 7.91	
2	Retail-102	1,221	8.57%	0.00%	\$ 9,663.77	\$ 2,415.94	\$ 7.91	
3	Retail-103	1,324	9.29%	0.00%	\$ 10,478.97	\$ 2,619.74	\$ 7.91	
4	Retail-105	1,678	11.78%	0.00%	\$ 13,280.75	\$ 3,320.19	\$ 7.91	
5	Retail-108	1,621	11.38%	0.00%	\$ 12,829.62	\$ 3,207.40	\$ 7.91	
6	Retail-112	3,937	27.63%	0.00%	\$ 31,159.90	\$ 7,789.98	\$ 7.91	
7	Retail-113	38	0.27%	0.00%	\$ 300.76	\$ 75.19	\$ 7.91	
8	Retail-114	133	0.93%	0.00%	\$ 1,052.65	\$ 263.16	\$ 7.91	
9	Retail-136	1,441	10.11%	0.00%	\$ 11,404.98	\$ 2,851.25	\$ 7.91	
10	Retail-146	959	6.73%	0.00%	\$ 7,590.13	\$ 1,897.53	\$ 7.91	
<b>Residence Condominiums</b>		<b>102,579</b>	100.00%	100.00%	\$ 1,689,865.24	\$ 422,466.31	\$ 16.47	
1	RC-202	1202	1,697	1.65%	0.40%	\$ 27,013.97	\$ 6,753.49	\$ 15.92
2	RC-203	1203	1,294	1.26%	0.00%	\$ 20,369.61	\$ 5,092.40	\$ 15.74
3	RC-204	1204	1,106	1.08%	0.00%	\$ 17,410.20	\$ 4,352.55	\$ 15.74
4	RC-206	1206	935	0.91%	0.00%	\$ 14,718.38	\$ 3,679.60	\$ 15.74
5	RC-207	1207	932	0.91%	0.55%	\$ 15,081.59	\$ 3,770.40	\$ 16.18
6	RC-208	1208	981	0.96%	0.96%	\$ 16,160.75	\$ 4,040.19	\$ 16.47
7	RC-209	1209	732	0.71%	0.00%	\$ 11,522.84	\$ 2,880.71	\$ 15.74
8	RC-302	1302	1,569	1.53%	1.30%	\$ 25,673.33	\$ 6,418.33	\$ 16.36
9	RC-303	1303	1,287	1.25%	0.55%	\$ 20,669.85	\$ 5,167.46	\$ 16.06
10	RC-304	1304	1,014	0.99%	1.30%	\$ 16,936.74	\$ 4,234.19	\$ 16.70
11	RC-305	1305	1,128	1.10%	0.95%	\$ 18,467.44	\$ 4,616.86	\$ 16.37
12	RC-306	1306	1,287	1.25%	0.55%	\$ 20,669.85	\$ 5,167.46	\$ 16.06
13	RC-307	1307	922	0.90%	0.00%	\$ 14,513.74	\$ 3,628.44	\$ 15.74
14	RC-308	1308	918	0.89%	0.96%	\$ 15,169.03	\$ 3,792.26	\$ 16.52
15	RC-330	338	2,354	2.29%	9.72%	\$ 44,355.51	\$ 11,088.88	\$ 18.84
16	RC-331	339	2,259	2.20%	1.72%	\$ 36,850.17	\$ 9,212.54	\$ 16.31
17	RC-332	334	1,513	1.47%	1.75%	\$ 25,128.94	\$ 6,282.23	\$ 16.61
18	RC-333	337	1,735	1.69%	2.65%	\$ 29,305.18	\$ 7,326.29	\$ 16.89
19	RC-335	333	2,152	2.10%	4.76%	\$ 37,452.51	\$ 9,363.13	\$ 17.40

**2021 TMVRC ANNUAL ASSESSMENTS**

Unit Number	Hotel/Room		Relative Interest	Relative Interst	2021 Total		Sq Ft Total Annual PSF
	Number	Square Feet			Annual	Total Quarterly	
20 RC-336	331	1,495	1.46%	0.00%	\$ 23,533.67	\$ 5,883.42	\$ 15.74
21 RC-402	1402	1,448	1.41%	0.96%	\$ 23,512.07	\$ 5,878.02	\$ 16.24
22 RC-403	1403	1,250	1.22%	0.56%	\$ 20,094.75	\$ 5,023.69	\$ 16.08
23 RC-404	1404	922	0.90%	0.96%	\$ 15,232.00	\$ 3,808.00	\$ 16.52
24 RC-405	1405	1,049	1.02%	0.96%	\$ 17,231.18	\$ 4,307.80	\$ 16.43
25 RC-406	1406	1,250	1.22%	0.56%	\$ 20,094.75	\$ 5,023.69	\$ 16.08
26 RC-407	1407	855	0.83%	0.00%	\$ 13,459.06	\$ 3,364.76	\$ 15.74
27 RC-408	1408	876	0.85%	0.96%	\$ 14,507.89	\$ 3,626.97	\$ 16.56
28 RC-430	438	2,324	2.27%	3.07%	\$ 38,892.13	\$ 9,723.03	\$ 16.73
29 RC-431	439	2,142	2.09%	0.00%	\$ 33,718.48	\$ 8,429.62	\$ 15.74
30 RC-432	434	1,440	1.40%	0.00%	\$ 22,667.89	\$ 5,666.97	\$ 15.74
31 RC-433	437	1,735	1.69%	2.68%	\$ 29,327.17	\$ 7,331.79	\$ 16.90
32 RC-434	432	1,605	1.56%	2.04%	\$ 26,797.04	\$ 6,699.26	\$ 16.70
33 RC-435	433	2,137	2.08%	0.00%	\$ 33,639.77	\$ 8,409.94	\$ 15.74
34 RC-436	431	1,496	1.46%	0.00%	\$ 23,549.42	\$ 5,887.35	\$ 15.74
35 RC-502	1502	1,922	1.87%	0.55%	\$ 30,665.76	\$ 7,666.44	\$ 15.96
36 RC-503	1503	1,813	1.77%	0.91%	\$ 29,221.11	\$ 7,305.28	\$ 16.12
37 RC-504	1504	1,871	1.82%	0.91%	\$ 30,134.12	\$ 7,533.53	\$ 16.11
38 RC-505	1505	890	0.87%	0.93%	\$ 14,706.28	\$ 3,676.57	\$ 16.52
39 RC-530	538	2,425	2.36%	3.54%	\$ 40,833.82	\$ 10,208.46	\$ 16.84
40 RC-531	539	1,837	1.79%	0.61%	\$ 29,379.03	\$ 7,344.76	\$ 15.99
41 RC-532	534	1,436	1.40%	1.05%	\$ 23,396.47	\$ 5,849.12	\$ 16.29
42 RC-533	537	1,604	1.56%	2.38%	\$ 27,037.81	\$ 6,759.45	\$ 16.86
43 RC-534	532	1,594	1.55%	2.04%	\$ 26,623.88	\$ 6,655.97	\$ 16.70
44 RC-535	533	2,126	2.07%	0.73%	\$ 34,016.30	\$ 8,504.08	\$ 16.00
45 RC-536	531	1,496	1.46%	0.83%	\$ 24,172.39	\$ 6,043.10	\$ 16.16
46 RC-618	620	2,416	2.36%	8.57%	\$ 44,466.65	\$ 11,116.66	\$ 18.41
47 RC-630	638	2,150	2.10%	1.66%	\$ 35,090.37	\$ 8,772.59	\$ 16.32
48 RC-631	639	1,985	1.94%	0.61%	\$ 31,708.79	\$ 7,927.20	\$ 15.97
49 RC-632	632	2,828	2.76%	5.22%	\$ 48,438.29	\$ 12,109.57	\$ 17.13
50 RC-633	637	1,602	1.56%	0.74%	\$ 25,775.04	\$ 6,443.76	\$ 16.09
51 RC-634	633	3,313	3.23%	2.81%	\$ 54,262.67	\$ 13,565.67	\$ 16.38
52 RC-703	703	3,163	3.08%	1.87%	\$ 51,197.83	\$ 12,799.46	\$ 16.19
53 RC-704	704	1,744	1.70%	4.15%	\$ 30,568.21	\$ 7,642.05	\$ 17.53
54 RC-705	705	2,554	2.49%	2.14%	\$ 41,809.09	\$ 10,452.27	\$ 16.37
55 RC-706	706	3,972	3.87%	4.73%	\$ 66,080.21	\$ 16,520.05	\$ 16.64
56 RC-707	707	1,912	1.86%	2.39%	\$ 31,893.55	\$ 7,973.39	\$ 16.68
57 RC-708	708	2,018	1.97%	2.74%	\$ 33,826.01	\$ 8,456.50	\$ 16.76
58 RC-709	709	3,485	3.40%	2.87%	\$ 57,014.20	\$ 14,253.55	\$ 16.36
59 RC-710	710	2,584	2.52%	4.19%	\$ 43,820.46	\$ 10,955.11	\$ 16.96
<b>Hotel Condominiums</b>		<b>58,419</b>	<b>100.00%</b>	<b>100.00%</b>	<b>\$ 945,957.91</b>	<b>\$ 236,489.48</b>	<b>\$ 16.19</b>
1 HC-301	301	464	0.79%	0.00%	\$ 7,254.34	\$ 1,813.58	\$ 15.63
2 HC-302	302	737	1.26%	1.21%	\$ 11,918.29	\$ 2,979.57	\$ 16.17
3 HC-303	303	490	0.84%	0.00%	\$ 7,660.83	\$ 1,915.21	\$ 15.63
4 HC-304	304	519	0.89%	0.63%	\$ 8,319.45	\$ 2,079.86	\$ 16.03
5 HC-305	305	592	1.01%	0.00%	\$ 9,255.54	\$ 2,313.88	\$ 15.63
6 HC-306	306	498	0.85%	0.65%	\$ 7,998.45	\$ 1,999.61	\$ 16.06
7 HC-307	307	546	0.93%	0.00%	\$ 8,536.36	\$ 2,134.09	\$ 15.63
8 HC-308	308	516	0.88%	0.63%	\$ 8,272.54	\$ 2,068.14	\$ 16.03
9 HC-309	309	496	0.85%	0.00%	\$ 7,754.64	\$ 1,938.66	\$ 15.63
10 HC-310	310	493	0.84%	0.74%	\$ 7,949.60	\$ 1,987.40	\$ 16.12

**2021 TMVRC ANNUAL ASSESSMENTS**

Unit Number	Hotel/Room		Relative Interest	Relative Interst	2021 Total		Sq Ft
	Number	Square Feet			Annual	Total Quarterly	Total Annual PSF
11 HC-311	311	510	0.87%	0.00%	\$ 7,973.52	\$ 1,993.38	\$ 15.63
12 HC-312	312	502	0.86%	0.00%	\$ 7,848.45	\$ 1,962.11	\$ 15.63
13 HC-313	313	494	0.85%	0.00%	\$ 7,723.37	\$ 1,930.84	\$ 15.63
14 HC-314	314	935	1.60%	0.00%	\$ 14,618.12	\$ 3,654.53	\$ 15.63
15 HC-315	315	482	0.83%	0.00%	\$ 7,535.76	\$ 1,883.94	\$ 15.63
16 HC-316	316	505	0.86%	0.00%	\$ 7,895.35	\$ 1,973.84	\$ 15.63
17 HC-317	317	484	0.83%	1.89%	\$ 8,182.67	\$ 2,045.67	\$ 16.91
18 HC-318	318	572	0.98%	0.00%	\$ 8,942.85	\$ 2,235.71	\$ 15.63
19 HC-319	319	616	1.05%	0.00%	\$ 9,630.76	\$ 2,407.69	\$ 15.63
20 HC-320	320	560	0.96%	0.00%	\$ 8,755.24	\$ 2,188.81	\$ 15.63
21 HC-321	321	583	1.00%	0.00%	\$ 9,114.83	\$ 2,278.71	\$ 15.63
22 HC-322	322	621	1.06%	0.00%	\$ 9,708.93	\$ 2,427.23	\$ 15.63
23 HC-323	323	519	0.89%	0.00%	\$ 8,114.23	\$ 2,028.56	\$ 15.63
24 HC-325	325	589	1.01%	0.00%	\$ 9,208.63	\$ 2,302.16	\$ 15.63
25 HC-327	327	508	0.87%	0.00%	\$ 7,942.25	\$ 1,985.56	\$ 15.63
26 HC-329	328	1,284	2.20%	10.27%	\$ 23,423.92	\$ 5,855.98	\$ 18.24
27 HC-329-L	329	616	1.05%	5.64%	\$ 11,470.37	\$ 2,867.59	\$ 18.62
28 HC-334	332	608	1.04%	2.25%	\$ 10,238.60	\$ 2,559.65	\$ 16.84
29 HC-343	330	886	1.52%	1.84%	\$ 14,453.03	\$ 3,613.26	\$ 16.31
30 HC-401	401	464	0.79%	0.00%	\$ 7,254.34	\$ 1,813.58	\$ 15.63
31 HC-402	402	661	1.13%	0.00%	\$ 10,334.31	\$ 2,583.58	\$ 15.63
32 HC-403	403	490	0.84%	0.00%	\$ 7,660.83	\$ 1,915.21	\$ 15.63
33 HC-404	404	462	0.79%	0.00%	\$ 7,223.07	\$ 1,805.77	\$ 15.63
34 HC-405	405	592	1.01%	0.54%	\$ 9,431.44	\$ 2,357.86	\$ 15.93
35 HC-406	406	498	0.85%	0.00%	\$ 7,785.91	\$ 1,946.48	\$ 15.63
36 HC-407	407	546	0.93%	0.49%	\$ 8,697.60	\$ 2,174.40	\$ 15.93
37 HC-408	408	516	0.88%	0.70%	\$ 8,294.53	\$ 2,073.63	\$ 16.07
38 HC-409	409	496	0.85%	0.72%	\$ 7,989.17	\$ 1,997.29	\$ 16.11
39 HC-410	410	493	0.84%	0.74%	\$ 7,949.60	\$ 1,987.40	\$ 16.12
40 HC-411	411	510	0.87%	0.70%	\$ 8,200.72	\$ 2,050.18	\$ 16.08
41 HC-412	412	469	0.80%	0.79%	\$ 7,589.03	\$ 1,897.26	\$ 16.18
42 HC-413	413	493	0.84%	0.00%	\$ 7,707.74	\$ 1,926.93	\$ 15.63
43 HC-414	414	871	1.49%	1.71%	\$ 14,174.54	\$ 3,543.63	\$ 16.27
44 HC-415	415	482	0.83%	0.67%	\$ 7,755.63	\$ 1,938.91	\$ 16.09
45 HC-416	416	493	0.84%	0.00%	\$ 7,707.74	\$ 1,926.93	\$ 15.63
46 HC-417	417	485	0.83%	0.54%	\$ 7,758.56	\$ 1,939.64	\$ 16.00
47 HC-418	418	571	0.98%	0.00%	\$ 8,927.22	\$ 2,231.80	\$ 15.63
48 HC-419	419	1,047	1.79%	1.37%	\$ 16,816.24	\$ 4,204.06	\$ 16.06
49 HC-420	420	561	0.96%	0.00%	\$ 8,770.87	\$ 2,192.72	\$ 15.63
50 HC-419-L	421	495	0.85%	0.00%	\$ 7,739.00	\$ 1,934.75	\$ 15.63
51 HC-422	422	621	1.06%	0.00%	\$ 9,708.93	\$ 2,427.23	\$ 15.63
52 HC-421	423	618	1.06%	0.00%	\$ 9,662.03	\$ 2,415.51	\$ 15.63
53 HC-423	425	507	0.87%	0.00%	\$ 7,926.62	\$ 1,981.65	\$ 15.63
54 HC-425	427	540	0.92%	0.00%	\$ 8,442.55	\$ 2,110.64	\$ 15.63
55 HC-427	429	678	1.16%	0.00%	\$ 10,600.09	\$ 2,650.02	\$ 15.63
56 HC-429	424	657	1.12%	0.00%	\$ 10,271.77	\$ 2,567.94	\$ 15.63
57 HC-501	501	465	0.80%	0.00%	\$ 7,269.97	\$ 1,817.49	\$ 15.63
58 HC-502	502	656	1.12%	1.42%	\$ 10,717.87	\$ 2,679.47	\$ 16.34
59 HC-503	503	489	0.84%	1.10%	\$ 8,004.33	\$ 2,001.08	\$ 16.37
60 HC-504	504	462	0.79%	0.00%	\$ 7,223.07	\$ 1,805.77	\$ 15.63
61 HC-505	505	486	0.83%	2.74%	\$ 8,492.45	\$ 2,123.11	\$ 17.47
62 HC-506	506	498	0.85%	0.00%	\$ 7,785.91	\$ 1,946.48	\$ 15.63

**2021 TMVRC ANNUAL ASSESSMENTS**

Unit Number	Hotel/Room		Relative Interest	Relative Interst	2021 Total		Sq Ft Total Annual PSF
	Number	Square Feet			Annual	Total Quarterly	
63 HC-507	507	465	0.80%	2.20%	\$ 7,988.23	\$ 1,997.06	\$ 17.18
64 HC-508	508	516	0.88%	0.72%	\$ 8,301.86	\$ 2,075.46	\$ 16.09
65 HC-509	509	496	0.85%	0.79%	\$ 8,011.16	\$ 2,002.79	\$ 16.15
66 HC-510	510	493	0.84%	0.99%	\$ 8,030.22	\$ 2,007.55	\$ 16.29
67 HC-511	511	510	0.87%	0.63%	\$ 8,178.74	\$ 2,044.68	\$ 16.04
68 HC-512	512	457	0.78%	0.00%	\$ 7,144.90	\$ 1,786.22	\$ 15.63
69 HC-513	513	493	0.84%	0.00%	\$ 7,707.74	\$ 1,926.93	\$ 15.63
70 HC-515	515	482	0.83%	0.00%	\$ 7,535.76	\$ 1,883.94	\$ 15.63
71 HC-514	514	861	1.47%	1.12%	\$ 13,827.63	\$ 3,456.91	\$ 16.06
72 HC-518-L	518	601	1.03%	1.42%	\$ 9,857.98	\$ 2,464.50	\$ 16.40
73 HC-519	519	1,173	2.01%	1.42%	\$ 18,800.83	\$ 4,700.21	\$ 16.03
74 HC-518	520	1,138	1.95%	3.93%	\$ 19,074.49	\$ 4,768.62	\$ 16.76
75 HC-519-L	521	516	0.88%	0.00%	\$ 8,067.33	\$ 2,016.83	\$ 15.63
76 HC-521-L	523	574	0.98%	5.64%	\$ 10,813.73	\$ 2,703.43	\$ 18.84
77 HC-521	525	1,272	2.18%	17.12%	\$ 25,471.69	\$ 6,367.92	\$ 20.02
78 HC-516	516	504	0.86%	0.00%	\$ 7,879.71	\$ 1,969.93	\$ 15.63
79 HC-517	517	485	0.83%	0.00%	\$ 7,582.66	\$ 1,895.67	\$ 15.63
80 HC-601	601	574	0.98%	0.00%	\$ 8,974.12	\$ 2,243.53	\$ 15.63
81 HC-602	602	666	1.14%	1.42%	\$ 10,874.21	\$ 2,718.55	\$ 16.33
82 HC-603	603	490	0.84%	1.10%	\$ 8,019.96	\$ 2,004.99	\$ 16.37
83 HC-604	604	462	0.79%	0.00%	\$ 7,223.07	\$ 1,805.77	\$ 15.63
84 HC-605	605	486	0.83%	1.10%	\$ 7,957.42	\$ 1,989.36	\$ 16.37
85 HC-606	606	499	0.85%	1.01%	\$ 8,131.35	\$ 2,032.84	\$ 16.30
86 HC-607	607	464	0.79%	0.00%	\$ 7,254.34	\$ 1,813.58	\$ 15.63
87 HC-608	608	516	0.88%	1.03%	\$ 8,404.47	\$ 2,101.12	\$ 16.29
88 HC-609	609	495	0.85%	0.72%	\$ 7,973.54	\$ 1,993.38	\$ 16.11
89 HC-610	610	437	0.75%	1.17%	\$ 7,213.33	\$ 1,803.33	\$ 16.51
90 HC-611	611	510	0.87%	0.70%	\$ 8,200.72	\$ 2,050.18	\$ 16.08
91 HC-612	612	457	0.78%	0.00%	\$ 7,144.90	\$ 1,786.22	\$ 15.63
92 HC-613	613	492	0.84%	0.00%	\$ 7,692.10	\$ 1,923.03	\$ 15.63
93 HC-614	614	871	1.49%	1.12%	\$ 13,983.98	\$ 3,495.99	\$ 16.06
94 HC-616	616	504	0.86%	0.00%	\$ 7,879.71	\$ 1,969.93	\$ 15.63
95 HC-617	617	1,068	1.83%	11.73%	\$ 20,523.29	\$ 5,130.82	\$ 19.22
96 HC-615	615	453	0.78%	1.24%	\$ 7,485.46	\$ 1,871.37	\$ 16.52
97 HC-619	619	482	0.83%	1.71%	\$ 8,092.77	\$ 2,023.19	\$ 16.79
98 HC-621	621	541	0.93%	0.00%	\$ 8,458.19	\$ 2,114.55	\$ 15.63
99 HC-701	701	531	0.91%	0.00%	\$ 8,301.84	\$ 2,075.46	\$ 15.63
100 HC-702	702	788	1.35%	0.00%	\$ 12,319.87	\$ 3,079.97	\$ 15.63
<b>Employee Condominiums</b>		<b>8,352</b>	<b>100.00%</b>	<b>100.00%</b>	<b>\$ 68,389.69</b>	<b>\$ 17,097.42</b>	<b>\$ 8.19</b>
1 EC-105	1105	966	11.57%	0.00%	\$ 7,645.53	\$ 1,911.38	\$ 7.91
2 EC-106	1106	934	11.18%	0.00%	\$ 7,392.27	\$ 1,848.07	\$ 7.91
3 EC-201	201	706	8.45%	19.87%	\$ 6,042.14	\$ 1,510.53	\$ 8.56
4 EC-202	202	704	8.43%	20.19%	\$ 6,033.64	\$ 1,508.41	\$ 8.57
5 EC-203	203	998	11.95%	21.15%	\$ 8,382.52	\$ 2,095.63	\$ 8.40
6 EC-204	204	965	11.55%	0.00%	\$ 7,637.62	\$ 1,909.40	\$ 7.91
7 EC-205	205	712	8.52%	0.00%	\$ 5,635.22	\$ 1,408.80	\$ 7.91
8 EC-206	206	650	7.78%	0.00%	\$ 5,144.51	\$ 1,286.13	\$ 7.91
9 EC-207	207	763	9.14%	20.19%	\$ 6,500.60	\$ 1,625.15	\$ 8.52
10 EC-208	208	954	11.42%	18.59%	\$ 7,975.65	\$ 1,993.91	\$ 8.36
<b>Town Parking Condominium (Parking Units)</b>		<b>22,377</b>	<b>100.00%</b>	<b>0.00%</b>	<b>\$ 45,003.78</b>	<b>\$ 11,250.95</b>	<b>\$ 2.01</b>

**2021 TMVRC ANNUAL ASSESSMENTS**

Unit Number	Hotel/Room Number	Square Feet	Relative Interest	Relative Interst	2021 Total		Sq Ft Total Annual PSF
					Annual	Total Quarterly	
1 Town Parking Condominium (122 spaces)		22,377	100.00%	0.00%	\$ 45,003.78	\$ 11,250.95	\$ 2.01
<b>Individual Parking Condominiums (Parking Units)</b>		3,599	100.00%	0.00%	\$ 8,743.93	\$ 2,185.98	\$ 2.43
1 IPC-1		193	5.26%	0.00%	\$ 460.21	\$ 115.05	\$ 2.38
2 IPC-2		183	5.26%	0.00%	\$ 460.21	\$ 115.05	\$ 2.51
3 IPC-3		183	5.26%	0.00%	\$ 460.21	\$ 115.05	\$ 2.51
4 IPC-4		176	5.26%	0.00%	\$ 460.21	\$ 115.05	\$ 2.61
5 IPC-5		173	5.26%	0.00%	\$ 460.21	\$ 115.05	\$ 2.66
6 IPC-6		226	5.26%	0.00%	\$ 460.21	\$ 115.05	\$ 2.04
7 IPC-7		184	5.26%	0.00%	\$ 460.21	\$ 115.05	\$ 2.50
8 IPC-8		176	5.26%	0.00%	\$ 460.21	\$ 115.05	\$ 2.61
9 IPC-9		181	5.26%	0.00%	\$ 460.21	\$ 115.05	\$ 2.54
10 IPC-10		188	5.26%	0.00%	\$ 460.21	\$ 115.05	\$ 2.45
11 IPC-11		188	5.26%	0.00%	\$ 460.21	\$ 115.05	\$ 2.45
12 IPC-12		181	5.26%	0.00%	\$ 460.21	\$ 115.05	\$ 2.54
13 IPC-13		188	5.26%	0.00%	\$ 460.21	\$ 115.05	\$ 2.45
14 IPC-14		188	5.26%	0.00%	\$ 460.21	\$ 115.05	\$ 2.45
15 IPC-15		181	5.26%	0.00%	\$ 460.21	\$ 115.05	\$ 2.54
16 IPC-16		188	5.26%	0.00%	\$ 460.21	\$ 115.05	\$ 2.45
17 IPC-17		194	5.26%	0.00%	\$ 460.21	\$ 115.05	\$ 2.37
18 IPC-18		214	5.26%	0.00%	\$ 460.21	\$ 115.05	\$ 2.15
19 IPC-19		214	5.26%	0.00%	\$ 460.21	\$ 115.05	\$ 2.15
<b>Ice Rink Unit</b>		6,460	100.00%	0.00%	\$ -	\$ -	\$ -
1 Ice Rink Unit		6,460	100.00%	0.00%	\$ -	\$ -	\$ -
<b>Plaza Unit</b>		31,905	100.00%	0.00%	\$ -	\$ -	\$ -
1 Plaza Unit		31,905	100.00%	0.00%	\$ -	\$ -	\$ -
<b>Hotel Unit</b>		246,833			\$ 341,402.91	\$ 85,350.73	\$ 1.38
1 Non-Shared Facilities		18,953			\$ 302,745.55	\$ 75,686.39	\$ 15.97
2 Non-Shared Parking Facilities (84 park. spaces)		15,243			\$ 38,657.37	\$ 9,664.34	\$ 2.54
3 Shared Facilities		212,637			\$ -	\$ -	\$ -
<b>Total</b>		<b>502,755</b>			<b>\$ 3,275,313.65</b>	<b>\$ 818,828.41</b>	<b>\$ 6.51</b>

- (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 2021 Annual Budget - Proposed

## Schedule 4

Updated November 11, 2020

### 2021 GARAGE FACILITY BUDGET

<b>Parking Shared Facility</b>	<b>TPC (a)</b>	<b>NSPF</b>	<b>IPC</b>	<b>Total</b>
<i>HOA Managed Areas</i>	<i>0.00%</i>	<i>81.55%</i>	<i>18.45%</i>	<i>(a)</i>
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
<b>Total</b>	<b>\$0.00</b>	<b>\$4,199.84</b>	<b>\$949.96</b>	<b>\$5,149.80</b>

<b>Parking Units</b>	<b>0</b>	<b>84</b>	<b>19</b>	<b>103</b>
Parking Units %	0.00%	81.55%	18.45%	100.00%

<b>GLCE Expense Categories</b>	<b>TPC</b>	<b>NSPF</b>	<b>IPC</b>	<b>Total GLCE</b>
Overall Facility	54.22%	37.33%	8.44%	100.00%
Association Assessments (b)	\$0.00	\$0.00	\$0.00	\$0.00
Administrative & General (b)	\$10,424.73	\$7,177.68	\$1,623.52	\$19,225.94
Base Management Fee (b)	\$0.00	\$0.00	\$0.00	\$0.00
Insurance (b)	\$8,696.16	\$5,987.52	\$1,354.32	\$16,038.00
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)	\$25,882.90	\$17,821.01	\$4,030.94	\$47,734.85
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)	13.9%	\$3,471.32	\$785.18	\$4,256.50
Cleaning and Upkeep (b)	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total</b>	<b>\$45,003.78</b>	<b>\$34,457.53</b>	<b>\$7,793.97</b>	<b>\$87,255.28</b>

<b>Parking Units</b>	<b>122</b>	<b>84</b>	<b>19</b>	<b>225</b>
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 2021 Annual Budget - Proposed

## Reserve Expenditures

Updated November 11, 2020

Below expenses are based on the recommendation in the 2021 Reserve Study prepared by Armstrong Consulting and reviewed by the Reserve committee.

Description	Starting Date	Useful Life (yr/mo)	Adj. Life (yr/mo)	Sched. Rpl. (mo/yr)	Recur	Cost	
<b>Common Areas-Elevators</b>							
GSF-Elevator Cab Refurb.-Guest-Lot 38	1/1/2007	12/00	+01/00	01/21	Y	36,000	
GSF-Elevator Cab Refurb.-Guest-Lot 50-51	1/1/2007	12/00	+01/00	01/21	Y	144,000	Deferred from 2020
<b>Common Areas-Equipment</b>							
HSF-Computer Desktops & Laptops-Staff	1/1/2016	04/00	00/00	01/20	Y	10,000	Estimated Deferral from 2020
HSF-IT Equipment	1/1/2015	05/00	00/00	01/20	Y	50,000	
<b>Common Areas-Lighting</b>							
GSF-Mech. Rms-Fluorescent Fixtures-P1/P2	1/1/2007	15/00	-01/00	01/21	Y	45,964	
<b>Common Areas-Mechanical</b>							
GSF-Pump/Motor-Coil Circ.-50-51	1/1/2007	08/00	+06/00	01/21	Y	5,150	
GSF-Pump/Motor-Sump-GroundWater-50-51	1/1/2007	10/00	+04/00	01/21	Y	20,688	Deferred from 2020
GSF-VFD 2 ChillWater Pump-Ph 1-50-51	1/1/2007	15/00	+01/00	01/21	Y	4,429	
GSF-VFD 4 HotWater Pump-Lot 50-51	1/1/2007	15/00	+01/00	01/21	Y	18,025	
GSF-VFD 5 Snow Melt Pump-Lot 50-51	1/1/2007	15/00	+01/00	01/21	Y	12,154	
<b>Common Areas-Pool/Spa</b>							
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	01/21	Y	4,635	
HSF-Pool-SpaWater Pressure Pump-5 HP-1	1/1/2014	05/00	+01/00	01/21	Y	4,635	
HSF-Pool-SpaWater Pressure Pump-5 HP-2	1/1/2014	05/00	+01/00	01/21	Y	4,635	
HSF-Pool/Spa Automatic Cover Refurbish	1/1/2018	02/00	00/00	01/21	Y	6,180	
<b>Ext. Building Maintenance</b>							
LCE-Paint/Waterproof-Balconies-Lot 50-51	1/1/2007	08/00	+05/00	01/20	Y	118,038	Deferred from 2020
GCE-Heat Tape/Gutter/Downspout Repairs	1/1/2014	05/00	+02/00	01/21	Y	7,500	
GCE-Paint/Waterproof-Bldg. Exterior-38	1/1/2007	08/00	+05/00	01/20	Y	95,831	Deferred from 2020
GCE-Paint/Waterproof-Bldg. Exterior-50-51	1/1/2007	08/00	+01/00	01/21	Y	316,927	
<b>Roof</b>							
GSF-Roof Repairs-Annual Allowance	1/1/2020	01/00	00/00	01/21	Y	8,000	

**2021 Reserve Spend Totals**      **\$ 917,426**      \*\*\*\*approved by the Board

2020 ESTIMATED YE Reserve Balance      \$ 1,379,649  
 Transfer to Operation Deficit at Year end      \$ -  
 2021 Contribution      \$ 450,208      Per Reserve Study

**2021 YE Reserve Balance**      **\$ 912,431**

**TMVRC 2021 Annual Budget - Proposed  
Administrative and General**

Updated November 11, 2020

**2021 - TMVRC ADMINISTRATIVE AND GENERAL EXPENSES**

	Total	Allocations			Hotel	HOA Budget	Allocation	HSF	GSF	LCE	GCE	Check	Shared Allocation
		Hotel	HOA	Check									
<b>A&amp;G Salaries &amp; Wages</b>													
Executive	\$265,550.26	75.00%	25.00%	0.00%	\$199,162.69	\$66,387.56	Sf+LCE_1/2	\$24,595.19	\$38,513.20	\$3,279.17	\$0.00	\$0.00	
Finance / Accounting	\$318,110.99	70.00%	30.00%	0.00%	\$222,677.69	\$95,433.30	Sf+LCE_1/2	\$35,356.02	\$55,363.41	\$4,713.86	\$0.00	\$0.00	
Finance HOA Controller	\$0.00	0.00%	100.00%	0.00%	\$0.00	\$0.00	Sf+LCE_1/2	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Operations (Hotel)	\$166,222.72	100.00%	0.00%	0.00%	\$166,222.72	\$0.00	Sf+LCE_1/2	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Human Resources	\$168,587.00	70.00%	30.00%	0.00%	\$118,010.90	\$50,576.10	Sf+LCE_1/2	\$18,737.38	\$29,340.55	\$2,498.17	\$0.00	\$0.00	
Overnight Security	\$60,240.00	70.00%	30.00%	0.00%	\$42,168.00	\$18,072.00	Sf+LCE_1/2	\$6,695.29	\$10,484.05	\$892.65	\$0.00	\$0.00	
<b>Sub-Total A&amp;G Salaries &amp; Wages</b>	<b>\$978,710.97</b>	<b>76.45%</b>	<b>23.55%</b>	<b>0.00%</b>	<b>\$748,242.01</b>	<b>\$230,468.96</b>		<b>\$85,383.89</b>	<b>\$133,701.22</b>	<b>\$11,383.85</b>	<b>\$0.00</b>	<b>\$0.00</b>	
Taxes / Benefits /Bonuses	\$370,283.00	76.45%	23.55%	0.00%	\$283,087.96	\$87,195.04	Sf+LCE_1/2	\$32,303.92	\$50,584.18	\$4,306.94	\$0.00	\$0.00	
<b>Total A&amp;G Salaries and Wages</b>	<b>\$1,348,993.97</b>	<b>76.45%</b>	<b>23.55%</b>	<b>0.00%</b>	<b>\$1,031,329.97</b>	<b>\$317,664.00</b>		<b>\$117,687.81</b>	<b>\$184,285.40</b>	<b>\$15,690.79</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>A&amp;G Expenses</b>													
Audit fees	\$0.00	90.00%	10.00%	0.00%	\$0.00	\$0.00	Sf+LCE_1/2	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Bank Charges	\$39,560.71	90.00%	10.00%	0.00%	\$35,604.64	\$3,956.07	Sf+LCE_1/2	\$1,465.64	\$2,295.02	\$195.41	\$0.00	\$0.00	
Bank Charges- <b>Direct</b>	\$1,000.00	0.00%	100.00%	0.00%	\$0.00	\$1,000.00	Sf+LCE_1/2	\$370.48	\$580.13	\$49.39	\$0.00	\$0.00	
Cash Over/Short	\$0.00	100.00%	0.00%	0.00%	\$0.00	\$0.00	Sf+LCE_1/2	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Comp Ent In House	\$1,128.53	100.00%	0.00%	0.00%	\$1,128.53	\$0.00	Sf+LCE_1/2	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Comp Services & Gifts	\$6,746.79	100.00%	0.00%	0.00%	\$6,746.79	\$0.00	Sf+LCE_1/2	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Credit Card Commission	\$573,692.09	100.00%	0.00%	0.00%	\$573,692.09	\$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	\$13,358.31	76.45%	23.55%	0.00%	\$10,212.67	\$3,145.64	Sf+LCE_1/2	\$1,165.39	\$1,824.87	\$155.38	\$0.00	\$0.00	
Employee Training	\$11,625.03	76.45%	23.55%	0.00%	\$8,887.54	\$2,737.49	Sf+LCE_1/2	\$1,014.18	\$1,588.09	\$135.22	\$0.00	\$0.00	
HR - other	\$12,278.59	76.45%	23.55%	0.00%	\$9,387.20	\$2,891.39	Sf+LCE_1/2	\$1,071.20	\$1,677.37	\$142.82	\$0.00	\$0.00	
HR - Awards	\$3,728.03	76.45%	23.55%	0.00%	\$2,850.15	\$877.89	Sf+LCE_1/2	\$325.24	\$509.28	\$43.36	\$0.00	\$0.00	
HR - Recruitment	\$36,004.89	76.45%	23.55%	0.00%	\$27,526.38	\$8,478.51	Sf+LCE_1/2	\$3,141.11	\$4,918.61	\$418.79	\$0.00	\$0.00	
HR - Relocation	\$6,000.00	76.45%	23.55%	0.00%	\$4,587.11	\$1,412.89	Sf+LCE_1/2	\$523.45	\$819.66	\$69.79	\$0.00	\$0.00	
Legal and Prof Fees	\$29,315.29	100.00%	0.00%	0.00%	\$29,315.29	\$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	\$2,087.32	100.00%	0.00%	0.00%	\$2,087.32	\$0.00	Sf+LCE_1/2	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Payroll Processing	\$6,939.87	76.45%	23.55%	0.00%	\$5,305.66	\$1,634.22	Sf+LCE_1/2	\$605.44	\$948.05	\$80.72	\$0.00	\$0.00	
Postage & Freight	\$4,157.65	90.00%	10.00%	0.00%	\$3,741.88	\$415.76	Sf+LCE_1/2	\$154.03	\$241.20	\$20.54	\$0.00	\$0.00	
Printing & Stationary	\$2,130.94	90.00%	10.00%	0.00%	\$1,917.84	\$213.09	Sf+LCE_1/2	\$78.95	\$123.62	\$10.53	\$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	\$0.00	100.00%	0.00%	0.00%	\$0.00	\$0.00	Sf+LCE_1/2	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Operating Supplies	\$6,660.02	100.00%	0.00%	0.00%	\$6,660.02	\$0.00	Sf+LCE_1/2	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Travel - Meals	\$3,750.00	76.45%	23.55%	0.00%	\$2,866.94	\$883.06	Sf+LCE_1/2	\$327.15	\$512.29	\$43.62	\$0.00	\$0.00	
Travel	\$16,630.00	76.45%	23.55%	0.00%	\$12,713.93	\$3,916.07	Sf+LCE_1/2	\$1,450.82	\$2,271.82	\$193.43	\$0.00	\$0.00	
Uniforms/Laundry	\$581.99	100.00%	0.00%	0.00%	\$581.99	\$0.00	Sf+LCE_1/2	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<b>Total A&amp;G Expenses</b>	<b>\$787,221.05</b>	<b>95.82%</b>	<b>4.18%</b>	<b>0.00%</b>	<b>\$754,314.47</b>	<b>\$32,906.58</b>		<b>\$12,191.19</b>	<b>\$19,089.99</b>	<b>\$1,625.40</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>Sub-Total A&amp;G</b>	<b>\$2,136,215.02</b>	<b>83.59%</b>	<b>16.41%</b>		<b>\$1,785,644.44</b>	<b>\$350,570.58</b>		<b>\$129,879.01</b>	<b>\$203,375.38</b>	<b>\$17,316.19</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>Sub-Total Info &amp; Telecom</b>	<b>\$361,464.00</b>	<b>90.00%</b>	<b>10.00%</b>	<b>0.00%</b>	<b>\$325,317.60</b>	<b>\$36,146.40</b>	Sf+LCE_1/2	<b>\$13,391.48</b>	<b>\$20,969.50</b>	<b>\$1,785.43</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>Total Expenses</b>	<b>\$2,497,679.02</b>	<b>84.52%</b>	<b>15.48%</b>		<b>\$2,110,962.04</b>	<b>\$386,716.98</b>		<b>\$143,270.49</b>	<b>\$224,344.88</b>	<b>\$19,101.61</b>	<b>\$0.00</b>	<b>\$0.00</b>	
Contingency 2.50%	\$9,667.92	0.00%	100.00%	0.00%	\$0.00	\$9,667.92		\$3,581.76	\$5,608.62	\$477.54	\$0.00	\$0.00	
<b>Total A&amp;G</b>	<b>\$2,507,346.94</b>	<b>84.19%</b>	<b>15.81%</b>	<b>0.00%</b>	<b>\$2,110,962.04</b>	<b>\$396,384.90</b>		<b>\$146,852.25</b>	<b>\$229,953.50</b>	<b>\$19,579.15</b>	<b>\$0.00</b>	<b>\$0.00</b>	

**TMVRC 2021 Annual Budget - Proposed  
Utilities**

Updated November 11, 2020

**2021 - TMVRC UTILITIES EXPENSES**

	Total	Allocations		Hotel	HOA Budget	Allocation Method	HSF	GSF	LCE	GCE
		Hotel	HOA							
<b>Utilities</b>										
Electricity	\$499,865.59	36.69%	63.31%	\$183,406.51	\$316,459.08	Sf+LCE_1/2_GCE	\$95,988.79	\$176,891.38	\$15,097.59	\$28,481.32
Gas	\$371,768.48	24.74%	75.26%	\$91,978.32	\$279,790.16	Sf+LCE_1/2_GCE	\$84,866.33	\$156,394.53	\$13,348.19	\$25,181.11
Water/Sewer	\$131,841.36	25.68%	74.32%	\$33,858.61	\$97,982.75	Sf+LCE_1/2_GCE	\$29,720.26	\$54,769.50	\$4,674.55	\$8,818.45
<b>Total Other Expenses</b>	<b>\$1,003,475.43</b>	<b>30.82%</b>	<b>69.18%</b>	<b>\$309,243.43</b>	<b>\$694,232.00</b>		<b>\$210,575.38</b>	<b>\$388,055.40</b>	<b>\$33,120.33</b>	<b>\$62,480.88</b>
<b>Sub-Total Utilities</b>	<b>\$1,003,475.43</b>	<b>30.82%</b>	<b>69.18%</b>	<b>\$309,243.43</b>	<b>\$694,232.00</b>		<b>\$210,575.38</b>	<b>\$388,055.40</b>	<b>\$33,120.33</b>	<b>\$62,480.88</b>
<b>Snowmelt Contingency</b>	\$30,000.00	0.00%	154.58%	\$0.00	\$30,000.00	Sf+LCE_1/2_GCE	\$9,099.64	\$16,769.12	\$1,431.24	\$2,700.00
Contingency 2.80%	\$19,407.95	0.00%	100.00%	\$0.00	\$19,407.95		\$5,886.85	\$10,848.48	\$925.91	\$1,746.72
<b>Total Depart. Expenses</b>	<b>\$1,052,883.38</b>	<b>29.37%</b>	<b>70.63%</b>	<b>\$309,243.43</b>	<b>\$743,639.95</b>		<b>\$225,561.86</b>	<b>\$415,673.01</b>	<b>\$35,477.48</b>	<b>\$66,927.60</b>

**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 2021 Annual Budget - Proposed Services**

Updated November 11, 2020

**2021 - TMVRC SERVICE EXPENSES**

	Total	Allocations		Hotel	HOA Budget	Allocation Method	HSF	GSF	LCE	GCE
		Hotel	HOA							
<b>Front Office Salaries &amp; Wages</b>										
Front Office Mgmt & Non Mgmt	\$552,385.05	82.00%	18.00%	\$452,955.74	\$99,429.31	H+R_sf	\$99,429.31	\$0.00	\$0.00	\$0.00
Night Audit	\$18,363.33	60.00%	40.00%	\$11,018.00	\$7,345.33	H+R_sf	\$7,345.33	\$0.00	\$0.00	\$0.00
<b>Sub-Total Guest Services Salaries &amp; Wages</b>	<b>\$570,748.38</b>	<b>81.29%</b>	<b>18.71%</b>	<b>\$463,973.74</b>	<b>\$106,774.64</b>		<b>\$106,774.64</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
Taxes / Benefits / Bonuses	\$245,593.47	81.29%	18.71%	\$199,648.26	\$45,945.21	H+R_sf	\$45,945.21	\$0.00	\$0.00	\$0.00
<b>Total Guest Services Salaries &amp; Wages</b>	<b>\$816,341.85</b>	<b>81.29%</b>	<b>18.71%</b>	<b>\$663,622.00</b>	<b>\$152,719.85</b>		<b>\$152,719.85</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Front Office Expenses</b>										
Cleaning Supplies	\$0.00	80.00%	20.00%	\$0.00	\$0.00	H+R_sf	\$0.00	\$0.00	\$0.00	\$0.00
Comp Entertainment - In House	\$7,625.21	100.00%	0.00%	\$7,625.21	\$0.00	H+R_sf	\$0.00	\$0.00	\$0.00	\$0.00
Comp Food and Beverage	\$28,699.99	100.00%	0.00%	\$28,699.99	\$0.00	H+R_sf	\$0.00	\$0.00	\$0.00	\$0.00
Complimentary Services	\$18,023.02	100.00%	0.00%	\$18,023.02	\$0.00	H+R_sf	\$0.00	\$0.00	\$0.00	\$0.00
Contract Services	\$0.00	100.00%	0.00%	\$0.00	\$0.00	H+R_sf	\$0.00	\$0.00	\$0.00	\$0.00
Decorations	\$25,000.00	0.00%	100.00%	\$0.00	\$25,000.00	H+R_sf	\$25,000.00	\$0.00	\$0.00	\$0.00
Dues and Subscriptions	\$0.00	90.00%	10.00%	\$0.00	\$0.00	H+R_sf	\$0.00	\$0.00	\$0.00	\$0.00
Guest Relocation	\$161.73	100.00%	0.00%	\$161.73	\$0.00	H+R_sf	\$0.00	\$0.00	\$0.00	\$0.00
Guest Supplies	\$105,069.94	100.00%	0.00%	\$105,069.94	\$0.00	H+R_sf	\$0.00	\$0.00	\$0.00	\$0.00
Laundry and Dry Cleaning	\$162,756.27	100.00%	0.00%	\$162,756.27	\$0.00	H+R_sf	\$0.00	\$0.00	\$0.00	\$0.00
Linen	\$0.00	100.00%	0.00%	\$0.00	\$0.00	H+R_sf	\$0.00	\$0.00	\$0.00	\$0.00
Printing & Stationary	\$7,219.34	80.00%	20.00%	\$5,775.48	\$1,443.87	H+R_sf	\$1,443.87	\$0.00	\$0.00	\$0.00
Operating Supplies	\$70,926.53	80.00%	20.00%	\$56,741.22	\$14,185.31	H+R_sf	\$14,185.31	\$0.00	\$0.00	\$0.00
Uniform Cleaning	\$0.00	80.00%	20.00%	\$0.00	\$0.00	H+R_sf	\$0.00	\$0.00	\$0.00	\$0.00
Uniforms	\$10,811.12	80.00%	20.00%	\$8,648.89	\$2,162.22	H+R_sf	\$2,162.22	\$0.00	\$0.00	\$0.00
Cable TV	\$72,719.05	30.00%	70.00%	\$21,815.71	\$50,903.33	H+R_sf	\$50,903.33	\$0.00	\$0.00	\$0.00
<b>Total Guest Services Expenses</b>	<b>\$509,012.21</b>	<b>81.59%</b>	<b>18.41%</b>	<b>\$415,317.48</b>	<b>\$93,694.73</b>		<b>\$93,694.73</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Sub-Total Guest Services</b>	<b>\$1,325,354.06</b>	<b>81.41%</b>	<b>18.59%</b>	<b>\$1,078,939.47</b>	<b>\$246,414.58</b>		<b>\$246,414.58</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Housekeeping Salaries &amp; Wages</b>										
Direct Labor	\$885,261.72	100.00%	0.00%	\$885,261.72	\$0.00	H+R_sf	\$0.00	\$0.00	\$0.00	\$0.00
Manager	\$83,111.36	95.00%	5.00%	\$78,955.79	\$4,155.57	H+R_sf	\$4,155.57	\$0.00	\$0.00	\$0.00
Housekeeping Public Area	\$118,944.00	0.00%	100.00%	\$0.00	\$118,944.00	H+R_sf	\$118,944.00	\$0.00	\$0.00	\$0.00
Contract Labor	\$0.00	100.00%	0.00%	\$0.00	\$0.00	H+R_sf	\$0.00	\$0.00	\$0.00	\$0.00
<b>Sub-Total Housekeeping Salaries &amp; Wages</b>	<b>\$1,087,317.08</b>	<b>88.68%</b>	<b>11.32%</b>	<b>\$964,217.51</b>	<b>\$123,099.57</b>		<b>\$123,099.57</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
Taxes / Benefits / Bonuses	\$233,222.78	92.19%	7.81%	\$215,008.08	\$18,214.70	H+R_sf	\$18,214.70	\$0.00	\$0.00	\$0.00
<b>Total Housekeeping Salaries and Wages</b>	<b>\$1,320,539.86</b>	<b>89.30%</b>	<b>10.70%</b>	<b>\$1,179,225.59</b>	<b>\$141,314.27</b>		<b>\$141,314.27</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Housekeeping Expenses</b>										
China, Flatware & Silver	\$0.00	100.00%	0.00%	\$0.00	\$0.00	H+R_sf	\$0.00	\$0.00	\$0.00	\$0.00
Cleaning Supplies	\$28,830.62	60.00%	40.00%	\$17,298.37	\$11,532.25	H+R_sf	\$11,532.25	\$0.00	\$0.00	\$0.00
Uniforms	\$5,530.03	90.00%	10.00%	\$4,977.03	\$553.00	H+R_sf	\$553.00	\$0.00	\$0.00	\$0.00
<b>Total Housekeeping Expenses</b>	<b>\$34,360.65</b>	<b>64.83%</b>	<b>35.17%</b>	<b>\$22,275.40</b>	<b>\$12,085.25</b>		<b>\$12,085.25</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Sub-Total Housekeeping</b>	<b>\$1,354,900.51</b>	<b>88.68%</b>	<b>11.32%</b>	<b>\$1,201,500.99</b>	<b>\$153,399.52</b>		<b>\$153,399.52</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Shared Facility Expenses</b>										
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	\$61,446.43	55.00%	45.00%	\$33,795.54	\$27,650.89	H+R_sf	\$27,650.89	\$0.00	\$0.00	\$0.00
Sky Terrace & Fitness	\$147,664.15	0.00%	100.00%	\$0.00	\$147,664.15	H+R_sf	\$147,664.15	\$0.00	\$0.00	\$0.00
<b>Total Shared Facility Expenses</b>	<b>\$244,624.31</b>	<b>13.82%</b>	<b>86.18%</b>	<b>\$33,795.54</b>	<b>\$210,828.77</b>		<b>\$210,828.77</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Total Service Expenses</b>	<b>\$2,924,878.88</b>	<b>79.12%</b>	<b>20.88%</b>	<b>\$2,314,236.00</b>	<b>\$610,642.87</b>		<b>\$610,642.87</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
Contingency 2.50%	\$15,266.07	0.00%	100.00%	\$0.00	\$15,266.07		\$15,266.07	\$0.00	\$0.00	\$0.00
<b>Total Depart. Expenses</b>	<b>\$2,940,144.95</b>	<b>78.71%</b>	<b>21.29%</b>	<b>\$2,314,236.00</b>	<b>\$625,908.95</b>		<b>\$625,908.95</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

**TMVRC 2021 Annual Budget - Proposed**  
**Repairs & Maintenance**

Updated November 11, 2020

**2021 - TMVRC REPAIRS AND MAINTENANCE EXPENSES**

	Total	Allocations		Hotel	HOA Budget	Allocation Method	HSF	GSF	LCE	GCE
		Hotel	HOA							
<b>R&amp;M Salaries &amp; Wages</b>										
Engineering	\$414,922.28	70.00%	30.00%	\$290,445.59	\$124,476.68	Sf+LCE_1/2_GCE	\$37,756.43	\$69,578.83	\$5,938.52	\$11,202.90
Contract Labor	\$5,654.85	60.00%	40.00%	\$3,392.91	\$2,261.94	Sf+LCE_1/2_GCE	\$686.09	\$1,264.36	\$107.91	\$203.57
<b>Sub-Total R&amp;M Salaries &amp; Wages</b>	<b>\$420,577.13</b>	<b>69.87%</b>	<b>30.13%</b>	<b>\$293,838.50</b>	<b>\$126,738.62</b>		<b>\$38,442.53</b>	<b>\$70,843.19</b>	<b>\$6,046.43</b>	<b>\$11,406.48</b>
Taxes / Benefits / Bonuses	\$119,527.85	69.87%	30.13%	\$83,508.78	\$36,019.06	Sf+LCE_1/2_GCE	\$10,925.35	\$20,133.61	\$1,718.39	\$3,241.72
<b>Total R&amp;M Salaries and Wages</b>	<b>\$540,104.97</b>	<b>69.87%</b>	<b>30.13%</b>	<b>\$377,347.29</b>	<b>\$162,757.69</b>		<b>\$49,367.88</b>	<b>\$90,976.79</b>	<b>\$7,764.82</b>	<b>\$14,648.19</b>
<b>R&amp;M Expenses</b>										
Contract Service	\$19,493.61	25.00%	75.00%	\$4,873.40	\$14,620.21	Sf+LCE_1/2_GCE	\$4,434.62	\$8,172.27	\$697.50	\$1,315.82
Engineering Supplies	\$16,645.41	60.00%	40.00%	\$9,987.25	\$6,658.16	Sf+LCE_1/2_GCE	\$2,019.56	\$3,721.72	\$317.65	\$599.23
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	\$18,200.00	0.00%	100.00%	\$0.00	\$18,200.00	Custom Allocation	\$3,253.70	\$5,094.92	\$9,100.00	\$751.38
Life Safety	\$41,400.00	0.00%	100.00%	\$0.00	\$41,400.00	Sf+LCE_1/2_GCE	\$12,557.50	\$23,141.39	\$1,975.11	\$3,726.00
Light Bulbs	\$4,481.61	0.00%	100.00%	\$0.00	\$4,481.61	Sf+LCE_1/2_GCE	\$1,359.37	\$2,505.09	\$213.81	\$403.35
Building	\$8,000.00	0.00%	100.00%	\$0.00	\$8,000.00	Sf+LCE_1/2_GCE	\$2,426.57	\$4,471.77	\$381.66	\$720.00
Electrical & Mechanical Equip	\$9,763.92	60.00%	40.00%	\$5,858.35	\$3,905.57	Sf+LCE_1/2_GCE	\$1,184.64	\$2,183.10	\$186.33	\$351.50
Elevators	\$72,191.31	25.00%	75.00%	\$18,047.83	\$54,143.48	Sf+LCE_1/2_GCE	\$16,422.87	\$30,264.62	\$2,583.07	\$4,872.91
Equipment	\$4,787.05	60.00%	40.00%	\$2,872.23	\$1,914.82	Sf+LCE_1/2_GCE	\$580.81	\$1,070.33	\$91.35	\$172.33
Furniture & Equipment	\$3,364.37	60.00%	40.00%	\$2,018.62	\$1,345.75	Sf+LCE_1/2_GCE	\$408.19	\$752.23	\$64.20	\$121.12
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
Kitchen Equipment	\$17,631.71	100.00%	0.00%	\$17,631.71	\$0.00	Sf+LCE_1/2_GCE	\$0.00	\$0.00	\$0.00	\$0.00
Painting and Decorating	\$0.00	60.00%	40.00%	\$0.00	\$0.00	Sf+LCE_1/2_GCE	\$0.00	\$0.00	\$0.00	\$0.00
Plumbing	\$12,830.57	0.00%	100.00%	\$0.00	\$12,830.57	Sf+LCE_1/2_GCE	\$3,891.79	\$7,171.91	\$612.12	\$1,154.75
Swimming Pool	\$14,088.00	0.00%	100.00%	\$0.00	\$14,088.00	H+R_sf	\$14,088.00	\$0.00	\$0.00	\$0.00
Vehicles	\$3,700.00	100.00%	0.00%	\$3,700.00	\$0.00	Sf+LCE_1/2_GCE	\$0.00	\$0.00	\$0.00	\$0.00
Operating Supplies	\$2,465.61	60.00%	40.00%	\$1,479.36	\$986.24	Sf+LCE_1/2_GCE	\$299.15	\$551.28	\$47.05	\$88.76
Uniform Cleaning	\$0.00	60.00%	40.00%	\$0.00	\$0.00	Sf+LCE_1/2_GCE	\$0.00	\$0.00	\$0.00	\$0.00
Uniforms	\$5,000.00	60.00%	40.00%	\$3,000.00	\$2,000.00	Sf+LCE_1/2_GCE	\$606.64	\$1,117.94	\$95.42	\$180.00
Waste Removal	\$36,600.00	70.00%	30.00%	\$25,620.00	\$10,980.00	Sf+LCE_1/2_GCE	\$3,330.47	\$6,137.50	\$523.83	\$988.20
<b>Total R&amp;M Expenses</b>	<b>\$345,031.16</b>	<b>37.02%</b>	<b>62.98%</b>	<b>\$127,721.55</b>	<b>\$217,309.61</b>		<b>\$73,462.71</b>	<b>\$108,516.60</b>	<b>\$17,926.99</b>	<b>\$17,403.32</b>
<b>Sub-Total R&amp;M</b>	<b>\$885,136.14</b>	<b>57.06%</b>	<b>42.94%</b>	<b>\$505,068.84</b>	<b>\$380,067.30</b>		<b>\$122,830.59</b>	<b>\$199,493.39</b>	<b>\$25,691.81</b>	<b>\$32,051.51</b>
Contingency 2.50%	\$9,501.68	0.00%	100.00%	\$0.00	\$9,501.68		\$3,070.76	\$4,987.33	\$642.30	\$801.29
<b>Total R&amp;M</b>	<b>\$894,637.82</b>	<b>56.46%</b>	<b>43.54%</b>	<b>\$505,068.84</b>	<b>\$389,568.98</b>		<b>\$125,901.35</b>	<b>\$204,480.72</b>	<b>\$26,334.11</b>	<b>\$32,852.80</b>

**TMVRC 2021 Annual Budget - Proposed  
Repairs & Maintenance**

Updated November 11, 2020

**2021 - TMVRC RESIDENTIAL SERVICES**

	Total	Allocations		Hotel	HOA Budget	Allocation Method	HSF	GSF	LCE	GCE
		Hotel	HOA							
<b>Res Svc. Salaries &amp; Wages</b>										
Director of Residences	\$57,069.80	0.00%	100.00%	\$0.00	\$57,069.80	Sf+LCE_1/2_GCE	\$17,310.49	\$31,900.35	\$2,722.68	\$5,136.28
Residential Coordinator	\$40,144.46	20.00%	80.00%	\$8,028.89	\$32,115.56	Sf+LCE_1/2_GCE	\$9,741.34	\$17,951.66	\$1,532.17	\$2,890.40
<b>Sub-Total Res Svc. Salaries &amp; Wages</b>	<b>\$97,214.26</b>	<b>71.90%</b>	<b>28.10%</b>	<b>\$8,028.89</b>	<b>\$89,185.37</b>		<b>\$27,051.82</b>	<b>\$49,852.01</b>	<b>\$4,254.84</b>	<b>\$8,026.68</b>
Taxes / Benefits / Bonuses	\$60,897.72	71.90%	28.10%	\$43,785.46	\$17,112.26	Sf+LCE_1/2_GCE	\$16,946.02	\$31,228.69	\$2,665.35	\$5,028.14
<b>Total Res Svc. Salaries and Wages</b>	<b>\$158,111.97</b>	<b>32.77%</b>	<b>67.23%</b>	<b>\$51,814.35</b>	<b>\$106,297.62</b>		<b>\$43,997.84</b>	<b>\$81,080.70</b>	<b>\$6,920.20</b>	<b>\$13,054.82</b>
<b>Res Svc. Expenses</b>										
HOA Controller- <b>Direct Bill</b>	\$55,620.00	0.00%	100.00%	\$0.00	\$55,620.00	Sf+LCE_1/2_GCE	\$16,870.73	\$31,089.96	\$2,653.51	\$5,005.80
<b>Total Res Svc. Expenses</b>	<b>\$55,620.00</b>	<b>0.00%</b>	<b>100.00%</b>	<b>\$0.00</b>	<b>\$55,620.00</b>		<b>\$16,870.73</b>	<b>\$31,089.96</b>	<b>\$2,653.51</b>	<b>\$5,005.80</b>
<b>Sub-Total Res Svc.</b>	<b>\$213,731.97</b>	<b>24.24%</b>	<b>75.76%</b>	<b>\$51,814.35</b>	<b>\$161,917.62</b>		<b>\$60,868.57</b>	<b>\$112,170.66</b>	<b>\$9,573.71</b>	<b>\$18,060.62</b>
Contingency 2.50%	\$4,047.94	0.00%	100.00%	\$0.00	\$4,047.94		\$1,521.71	\$2,804.27	\$239.34	\$451.52
<b>Total Res Svc.</b>	<b>\$217,779.91</b>	<b>23.79%</b>	<b>76.21%</b>	<b>\$51,814.35</b>	<b>\$165,965.57</b>		<b>\$62,390.29</b>	<b>\$114,974.92</b>	<b>\$9,813.05</b>	<b>\$18,512.14</b>

**TMVRC 2021 Annual Budget - Proposed  
Insurance**

Updated November 11, 2020

**2021 - 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	<b>530,401</b>
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	<b>492,036</b>
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%	<b>100.0%</b>
Directors & Officers - TMVRC	\$694	\$395	\$57	\$54	\$96	\$151	\$24	\$128	\$103	\$404	\$633	\$403	\$0	\$0	\$108	\$79	<b>\$3,331</b>
Crime Insurance - TMVRC	\$366	\$208	\$30	\$28	\$51	\$80	\$13	\$68	\$54	\$213	\$333	\$212	\$0	\$0	\$57	\$42	<b>\$1,755</b>
Property Insurance	\$9,314	\$5,304	\$758	\$725	\$1,294	\$2,032	\$327	\$1,721	\$1,384	\$5,418	\$8,483	\$5,406	\$0	\$0	\$1,445	\$1,066	<b>\$44,676</b>
Crime Insurance	\$66	\$38	\$5	\$5	\$9	\$14	\$2	\$12	\$10	\$38	\$60	\$38	\$0	\$0	\$10	\$8	<b>\$317</b>
Auto Insurance	\$175	\$100	\$14	\$14	\$24	\$38	\$6	\$32	\$26	\$102	\$159	\$101	\$0	\$0	\$27	\$20	<b>\$839</b>
General Liability	\$2,040	\$1,162	\$166	\$159	\$283	\$445	\$72	\$377	\$303	\$1,187	\$1,858	\$1,184	\$0	\$0	\$316	\$233	<b>\$9,786</b>
Umbrella	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$0</b>
Errors/Omissions/Cyber	\$648	\$369	\$53	\$50	\$90	\$141	\$23	\$120	\$96	\$377	\$591	\$376	\$0	\$0	\$101	\$74	<b>\$3,110</b>
Pollution Liability	\$1,321	\$752	\$108	\$103	\$183	\$288	\$46	\$244	\$196	\$768	\$1,203	\$766	\$0	\$0	\$205	\$151	<b>\$6,334</b>
<b>Total</b>	<b>\$14,624</b>	<b>\$8,329</b>	<b>\$1,191</b>	<b>\$1,138</b>	<b>\$2,032</b>	<b>\$3,190</b>	<b>\$513</b>	<b>\$2,702</b>	<b>\$2,173</b>	<b>\$8,506</b>	<b>\$13,320</b>	<b>\$8,488</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,268</b>	<b>\$1,673</b>	<b>\$70,147</b>

**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 2021 Annual Budget - Proposed

Exhibit B

Updated November 11, 2020

AMENDED AND RESTATED EXHIBIT B

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

Unit Number	Hotel/Room	Total Square	Allocated	Total Square	Allocated
<b>A. COMMERCIAL UNITS</b>					
<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%
<b>Sub-Total Civic Condominiums</b>		<b>7,981</b>	<b>1.59%</b>	<b>7,981</b>	<b>1.81%</b>
<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%
<b>Sub-Total Retail Condominiums</b>		<b>14,250</b>	<b>2.83%</b>	<b>14,250</b>	<b>3.22%</b>
<b>B. RESIDENCE, HOTEL AND EMPLOYEE CONDOMINIUMS</b>					
<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	Total Square	Allocated	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%
<b>Sub-Total Residential Condominiums</b>		<b>102,579</b>	<b>20.40%</b>	<b>102,579</b>	<b>23.21%</b>
<b>Hotel Condominiums</b>					
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	Total Square	Allocated	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%
<b>Sub-Total Hotel Condominiums</b>		<b>58,419</b>	<b>11.62%</b>	<b>58,419</b>	<b>13.22%</b>
<b>Employee Condominiums</b>					
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%
<b>Sub-Total Employee Condominiums</b>		<b>8,352</b>	<b>1.66%</b>	<b>8,352</b>	<b>1.89%</b>
<b>C. PARKING UNITS</b>					
<b>Town Parking Condominiums</b>		<b>22,377</b>	<b>4.45%</b>	<b>0</b>	<b>0.00%</b>
<b>Sub-Total Town Parking Condominiums</b>		<b>22,377</b>	<b>4.45%</b>	<b>0</b>	<b>0.00%</b>
<b>Individual Parking Condominiums</b>					
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%
<b>Sub-Total Individual Parking Condominiums</b>		<b>3,599</b>	<b>0.72%</b>	<b>3,599</b>	<b>0.81%</b>
<b>D. HOTEL UNIT</b>					
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%
<b>Sub-Total Hotel Unit</b>		<b>246,833</b>	<b>49.10%</b>	<b>246,833</b>	<b>55.84%</b>
<b>E. ICE RINK UNIT</b>					
Ice Rink Unit		6,460	1.28%	0	0.00%
<b>Sub-Total Ice Rink Unit</b>		<b>6,460</b>	<b>1.28%</b>	<b>0</b>	<b>0.00%</b>
<b>F. PLAZA UNIT</b>					
Plaza Unit		31,905	6.35%	0	0.00%
<b>Sub-Total Plaza Unit</b>		<b>31,905</b>	<b>6.35%</b>	<b>0</b>	<b>0.00%</b>
<b>ALLOCATED INTEREST TOTALS</b>		<b>502,755</b>	<b>100.00%</b>		
<b>ALLOCATED COMMON EXPENSES &amp; VOTING RIGHTS</b>				<b>442,013</b>	<b>100.00%</b>

**TMVRC 2021 Annual Budget - Proposed**  
**EXHIBIT C**

Updated November 11, 2020

**AMENDED AND RESTATED EXHIBIT C**  
**SHARED FACILITIES EXPENSE ALLOCATIONS**

	<b>Square Footage</b>	<b>General Shared Facilities Allocation (1) (5) (6)</b>	<b>Square Footage</b>	<b>Hotel Shared Facilities Allocation (2) (3)</b>	<b>Units</b>	<b>Parking Shared Facilities Allocation (7) (8)</b>
<b>A. NON HOTEL UNITS</b>						
<b>Commercial Units</b>		<b>10.56%</b>		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	
<b>Residential Units</b>		<b>80.44%</b>		<b>89.47%</b>		<b>0.00%</b>
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	
<b>Parking Units</b>		<b>0.00%</b>		<b>n/a</b>		<b>18.45%</b>
1) Town Parking Condo	n/a		n/a		n/a	
2) Individual Parking Condos	n/a		n/a		19	18.45%
<b>Ice Rink Unit</b>		<b>0.00%</b>		<b>n/a</b>		<b>n/a</b>
1) Ice Rink Unit	n/a		n/a		n/a	
<b>Plaza Unit</b>		<b>0.00%</b>		<b>n/a</b>		<b>n/a</b>
1) Plaza Unit	n/a		n/a		n/a	
<b>B. HOTEL UNIT - (Non-Shared Facility Only)</b>		<b>9.00%</b>		<b>10.53%</b>		<b>81.55%</b>
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%
<b>TOTAL</b>	<b>210,534</b>	<b>100%</b>	<b>179,951</b>	<b>100%</b>	<b>103</b>	<b>100%</b>