

TMVRC Owners Association, Inc.

2022 Annual Budget

Board Distributed: on 12/1/21, Revised 12/7/21

Board Approved on :12/21/21

Homeowner Ratified - N/A

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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 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

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Area Summary

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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	
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
<i>Parking Spaces</i>						122	19		84								225
<i>Percentage of Parking Spaces</i>						54.2%	8.4%		37.3%								100.0%

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	Operating	Reserve	Total	Surplus/ (Deficit)	
2022 Proposed HOA Budget	\$ 3,126,675	\$ 504,725	\$ 3,631,401		
2021 HOA Actuals/Fcst	\$ 2,766,808	\$ 450,208	\$ 3,217,015		
2021 HOA Budget	\$ 2,825,106	\$ 450,208	\$ 3,275,314	\$ 59,907	2.2%
2020 HOA Actuals	\$ 2,387,657	\$ 450,208	\$ 2,837,865	\$ 293,786	-6.2%
2022 vs 2022 Budget-to-Budget B/(W)	\$ (356,087)	-10.9%			
2022 vs 2021 Budget-to-Actual B/(W)	\$ (414,386)	-12.9%			

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

Description	2022 Budget	2021 ACT/FCST	'22 bgt vs. '21 act B/(W)	'22 bgt vs. '21 act B/(W) %	2021 Budget	'22 bgt vs. '21 bgt B/(W)	'22 bgt vs. '21 bgt B/(W) %	Variance 2022 Budget vs 2021 Budget
Administrative & General <i>Information Technology</i>	\$ 379,305	\$ 380,710	\$ 1,406	0.4%	\$ 396,385	\$ 17,080	4.3%	Recalculated HR and IT allocations to reflect utilization of shared expenses between HOA and Hotel.
Utilities <i>Electric Gas Water</i>	\$ 832,788	\$ 760,687	\$ (72,101)	-9.5%	\$ 743,640	\$ (89,148)	-12.0%	Natural gas rates projected to increase upwards 50% year over year by AM Gas analyst, Water rates projected to increase 10%, Electric 5%, Planned engage of energy consultant to improve campus utility savings. Residential occupancy projected to increase 8% from 2021.
Repairs & Maintenance	\$ 485,089	\$ 419,249	\$ (65,840)	-15.7%	\$ 389,569	\$ (95,520)	-24.5%	Increased staffing hours and employee benefits \$24K . Reimplementation of lapsed service agreements not used in 2021, and Increased scope of service agreements \$35K. \$22K in Building supplies increase in accordance with maintenance schedules
Services <i>Guest Services Public Area Housekeeping 20 Below Ski Valet Sky Terrace & Fitness</i>	\$ 661,777	\$ 512,986	\$ (148,791)	-29.0%	\$ 625,909	\$ (35,868)	-5.7%	Increase common area cleaning from 2.5 to 3FTE +\$25K. Shifted cost for overnight desk coverage to Guest services from A&G where it was budgeted last year.
Parking Budget (Schedule 4)	\$ 103,537	\$ 87,938	\$ (15,600)	-17.7%	\$ 88,149	\$ (15,389)	-17.5%	Tied to increases in Insurance and Utilities
Real Estate Taxes	\$ 59,348	\$ 59,248	\$ (99)	-0.2%	\$ 60,620	\$ 1,272	2.1%	
Insurance	\$ 81,153	\$ 84,554	\$ 3,402	4.0%	\$ 54,109	\$ (27,043)	-50.0%	Based on '21/22 prepaid insurance policies with further increases of 12% expected in Q3 of '22
Ski Ambassadors	\$ -	\$ -	\$ -	0.0%	\$ -	\$ -	0.0%	
Owner Storage	\$ 10,000	\$ 10,000	\$ -	0.0%	\$ 10,000	\$ -	0.0%	
Audit HOA	\$ 21,200	\$ 17,510	\$ (3,690)	-21.1%	\$ 17,510	\$ (3,690)	-21.1%	RSM increased by 78%, budget new firm at \$3.6K YoY increase
Reserve Study	\$ 3,900	\$ -	\$ (3,900)	0.0%	\$ 3,900	\$ -	0.0%	
Legal expense	\$ 28,000	\$ 25,352	\$ (2,648)	-10.4%	\$ 31,200	\$ 3,200	10.3%	
HOA Bookkeeping Fees	\$ 21,600	\$ 18,556	\$ (3,044)	-16.4%	\$ 21,600	\$ -	0.0%	
HOA Residence Services/Controller	\$ 202,084	\$ 173,468	\$ (28,616)	-16.5%	\$ 165,966	\$ (36,118)	-21.8%	Backfill Residence Director and Assistant residence manager at increased salaries.
HOA Management Fee	\$ 236,896	\$ 216,550	\$ (20,346)	-9.4%	\$ 216,550	\$ (20,346)	-9.4%	Per management agreement
Operating Expenses	\$ 3,126,675	\$ 2,766,808	\$ (359,868)	-13.0%	\$ 2,825,106	\$ (301,569)	-10.7%	
Reserve Contribution	\$ 504,725	\$ 450,208	\$ (54,518)	-12.1%	\$ 450,208	\$ (54,518)	-12.1%	
TOTAL Estimated Budget	\$ 3,631,401	\$ 3,217,015	\$ (414,386)	-12.9%	\$ 3,275,314	\$ (356,087)	-10.9%	

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5 Year comparison

Description	2022 Budget	2021 Budget	2020 Budget	2019 Budget	2018 Budget
Administrative & General <i>Information Technology</i>	\$ 379,305	\$ 396,385	\$ 388,586	\$ 298,101	\$ 285,221
Utilities <i>Electric Gas Water</i>	\$ 832,788	\$ 743,640	\$ 716,537	\$ 748,697	\$ 719,409
Repairs & Maintenance	\$ 485,089	\$ 389,569	\$ 354,713	\$ 331,459	\$ 295,746
Services <i>Guest Services Public Area Housekeeping 20 Below Ski Valet Sky Terrace & Fitness</i>	\$ 661,777	\$ 625,909	\$ 501,237	\$ 438,464	\$ 428,780
Parking Budget (Schedule 4)	\$ 103,537	\$ 88,149	\$ 90,958	\$ 94,922	\$ 90,724
Real Estate Taxes	\$ 59,348	\$ 60,620	\$ 24,820	\$ 24,820	\$ 26,056
Insurance	\$ 81,153	\$ 54,109	\$ 62,899	\$ 67,253	\$ 78,158
Ski Ambassadors	\$ -	\$ -	\$ -	\$ 35,000	\$ 35,000
Owner Storage	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Audit HOA	\$ 21,200	\$ 17,510	\$ 34,000	\$ 12,000	(in A&G)
Reserve Study	\$ 3,900	\$ 3,900	\$ 3,900	\$ -	\$ -
Legal expense	\$ 28,000	\$ 31,200	\$ 22,000	\$ 18,000	(in A&G)
HOA Bookkeeping Fees	\$ 21,600	\$ 21,600	\$ 16,000	\$ 18,000	\$ 9,774
HOA Residence Services/Controller	\$ 202,084	\$ 165,966	\$ 133,579	\$ 232,679	\$ 74,852
HOA Management Fee	\$ 236,896	\$ 216,550	\$ 197,107	\$ 189,172	\$ 177,416
Operating Expenses	\$ 3,126,675	\$ 2,825,106	\$ 2,556,337	\$ 2,518,566	\$ 2,231,136
2019 Deficit Recovery			\$ 116,218		
Reserve Contribution	\$ 504,725	\$ 450,208	\$ 450,208	\$ 898,800	\$ 403,954
TOTAL Estimated Budget	\$ 3,631,401	\$ 3,275,314	\$ 3,122,763	\$ 3,417,366	\$ 2,635,090

Operating Fund

2022 vs. FY % Inc/(decr.)	-	9.65%	18.24%	19.45%	28.64%
vs. PY % inc/ (decr.)	10.67%	10.51%	1.50%	12.88%	-

Reserve Fund

2022 vs. FY % Inc/(decr.)	-	10.80%	10.80%	-78.08%	19.97%
vs. PY % inc/ (decr.)	12.11%	0.00%	-49.91%	122.50%	-

Total

2022 vs. FY % Inc/(decr.)	-	9.81%	14.01%	5.89%	27.44%
vs. PY % inc/ (decr.)	10.87%	4.89%	-8.62%	29.69%	-

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Hotel Unit Shared Facilities

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2022 - ANNUAL BUDGET AND ALLOCATIONS

Shared Budgets and Expenses (1) (2)	HOA Budget	HSF	GSF	LCE	GCE	ADDTL SVS	INSURANCE	TOTAL	% Total
A&G	\$379,305	\$140,524	\$220,045	\$18,735	\$0	\$0	\$0	\$379,305	10.77%
Utilities	\$832,788	\$252,602	\$465,504	\$39,731	\$74,951	\$0	\$0	\$832,788	23.64%
Repairs & Maintenance	\$485,089	\$155,906	\$257,046	\$30,821	\$41,316	\$0	\$0	\$485,089	13.77%
Services	\$661,777	\$661,777	\$0	\$0	\$0	\$0	\$0	\$661,777	18.78%
Reserve Contribution	\$500,000	\$63,235	\$319,154	\$1,431	\$116,181	\$0	\$0	\$500,000	14.19%
Real Estate Taxes	\$59,348	\$20,952	\$32,809	\$5,587	\$0	\$0	\$0	\$59,348	1.68%
Insurance	\$81,153	\$12,758	\$19,977	\$3,402	\$0	\$0	\$45,016	\$81,153	2.30%
Ski Ambassadors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
Owner Storage	\$10,000	\$0	\$0	\$0	\$0	\$10,000	\$0	\$10,000	0.28%
Audit HOA	\$21,200	\$0	\$21,200	\$0	\$0	\$0	\$0	\$21,200	0.60%
Reserve Study	\$3,900	\$0	\$3,900	\$0	\$0	\$0	\$0	\$3,900	0.11%
Legal expense	\$28,000	\$0	\$28,000	\$0	\$0	\$0	\$0	\$28,000	0.79%
HOA Bookkeeping Fees	\$21,600	\$7,626	\$11,941	\$2,033	\$0	\$0	\$0	\$21,600	0.61%
HOA Residence Services/Controller	\$202,084	\$71,344	\$111,716	\$19,024	\$0	\$0	\$0	\$202,084	5.74%
HOA Management Fee 10.0%	\$236,896	\$121,081	\$94,259	\$8,929	\$11,627	\$1,000	\$0	\$236,896	6.72%
Total	\$3,523,138	\$1,507,805	\$1,585,551	\$129,692	\$244,075	\$11,000	\$45,016	\$3,523,138	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%	\$859,507				\$11,000		\$870,507	57.32%
Hotel Condominiums	58,419	32.46%	\$489,491						\$489,491	32.23%
Non-Shared Facilities (3)	18,953	10.53%	\$158,807						\$158,807	10.46%
Total	179,951	100.00%	\$1,507,805	\$0	\$0	\$0	\$11,000	\$0	\$1,518,805	100.00%

GSF Allocations (1) (2)	Total	Allocated	HSF	GSF	LCE	GCE	ADDTL SVS	INSURANCE	Total	% Total
Residence Condominiums	102,579	48.72%		\$772,532			\$0		\$772,532	48.72%
Hotel Condominiums	58,419	27.75%		\$439,959			\$0		\$439,959	27.75%
Employee Condominiums	8,352	3.97%		\$62,900			\$0		\$62,900	3.97%
Civic Condominiums	7,981	3.79%		\$60,106			\$0		\$60,106	3.79%
Retail Condominiums	14,250	6.77%		\$107,318			\$0		\$107,318	6.77%
Non-Shared Facilities (3)	18,953	9.00%		\$142,737			\$0		\$142,737	9.00%
Total	210,534	100.00%	\$0	\$1,585,551	\$0	\$0	\$0	\$0	\$1,585,551	100.00%

LCE Allocations	LCE	Allocated	HSF	GSF	LCE	GCE	ADDTL SVS	INSURANCE	Total	% Total
Residence Condominiums	10,248	64.51%			\$83,658				\$83,658	64.51%
Hotel Condominiums	4,450	28.01%			\$36,327				\$36,327	28.01%
Employee Condominiums	312	1.96%			\$2,547				\$2,547	1.96%
Non-Shared Facilities (3)	877	5.52%			\$7,159				\$7,159	5.52%
Total	15,887	100.00%	\$0	\$0	\$129,692	\$0	\$0	\$0	\$129,692	100.00%

GCE Allocations (1) (2)	GCE	Allocated	HSF	GSF	LCE	GCE	ADDTL SVS	INSURANCE	Total	% Total
Residence Condominiums	102,579	48.72%				\$118,921			\$118,921	48.72%
Hotel Condominiums	58,419	27.75%				\$67,726			\$67,726	27.75%
Employee Condominiums	8,352	3.97%				\$9,683			\$9,683	3.97%
Civic Condominiums	7,981	3.79%				\$9,252			\$9,252	3.79%
Retail Condominiums	14,250	6.77%				\$16,520			\$16,520	6.77%
Non-Shared Facilities (3)	18,953	9.00%				\$21,972			\$21,972	9.00%
Total	210,534	100.00%	\$0	\$0	\$0	\$244,075	\$0	\$0	\$244,075	100.00%

Total Dues and Charges	Total	HSF	GSF	LCE	GCE	ADDTL SVS	INSURANCE	Total (4)	% Total
Residence Condominiums	102,579	\$859,507	\$772,532	\$83,658	\$118,921	\$11,000	\$21,933	\$1,867,551	53.01%
Hotel Condominiums	58,419	\$489,491	\$439,959	\$36,327	\$67,726	\$0	\$12,491	\$1,045,994	29.69%
Employee Condominiums	8,352	\$0	\$62,900	\$2,547	\$9,683	\$0	\$1,786	\$76,915	2.18%
Civic Condominiums	7,981	\$0	\$60,106	\$0	\$9,252	\$0	\$1,706	\$71,065	2.02%
Retail Condominiums	14,250	\$0	\$107,318	\$0	\$16,520	\$0	\$3,047	\$126,885	3.60%
Non-Shared Facilities (3)	18,953	\$158,807	\$142,737	\$7,159	\$21,972	\$0	\$4,053	\$334,728	9.50%
Total	210,534	\$1,507,805	\$1,585,551	\$129,692	\$244,075	\$11,000	\$45,016	\$3,523,138	100.00%

Garage Budget - See Schedule 4 \$108,263
 Total \$3,631,401

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

Updated Dec 7, 2021

2021 TMVRC ANNUAL ASSESSMENTS

Unit Number	Hotel/Room		Relative Interest	Relative Interst	2022 Total			Sq Ft
	Number	Square Feet			Annual	Total Quarterly	Total Annual PSF	
Civic Condominiums			7,981	100.00%	0.00%	\$ 71,064.60	\$ 17,766.15	\$ 8.90
1	CC-1139, 1140 & 1141 (Lobby and Bathrooms)	852	10.68%	0.00%	\$ 7,586.40	\$ 1,896.60	\$ 8.90	
2	CC-1104 (Women's Bathroom)	365	4.57%	0.00%	\$ 3,250.04	\$ 812.51	\$ 8.90	
3	CC-1106, 1107 (Men's Bathroom)	379	4.75%	0.00%	\$ 3,374.70	\$ 843.68	\$ 8.90	
4	CC-1126 (Elevator Lobby)	190	2.38%	0.00%	\$ 1,691.80	\$ 422.95	\$ 8.90	
5	CC-1127, 1128, 1129, 1130 (Passenger & Service Elevat	615	7.71%	0.00%	\$ 5,476.10	\$ 1,369.02	\$ 8.90	
6	CC-1131 (Water Feature Mechanical)	318	3.98%	0.00%	\$ 2,831.54	\$ 707.89	\$ 8.90	
7	CC-1132 (Town Loading Dock)	1,583	19.83%	0.00%	\$ 14,095.39	\$ 3,523.85	\$ 8.90	
8	CC-1142, 1143 & 1144 (Ice Rink Retail & Bathroom)	943	11.82%	0.00%	\$ 8,396.68	\$ 2,099.17	\$ 8.90	
9	CC-1145 (Zamboni Storage)	654	8.19%	0.00%	\$ 5,823.36	\$ 1,455.84	\$ 8.90	
10	CC-1147 (Compressor Back of House)	1,348	16.89%	0.00%	\$ 12,002.89	\$ 3,000.72	\$ 8.90	
11	CC-1201, 1202,1203 (Stairs)	572	7.17%	0.00%	\$ 5,093.22	\$ 1,273.30	\$ 8.90	
12	CC-1204 (Elevator Machine Room)	162	2.03%	0.00%	\$ 1,442.48	\$ 360.62	\$ 8.90	
Retail Condominium			14,250	100.00%	0.00%	\$ 126,885.18	\$ 31,721.29	\$ 8.90
1	Retail-101	1,898	13.32%	0.00%	\$ 16,900.22	\$ 4,225.05	\$ 8.90	
2	Retail-102	1,221	8.57%	0.00%	\$ 10,872.06	\$ 2,718.01	\$ 8.90	
3	Retail-103	1,324	9.29%	0.00%	\$ 11,789.19	\$ 2,947.30	\$ 8.90	
4	Retail-105	1,678	11.78%	0.00%	\$ 14,941.29	\$ 3,735.32	\$ 8.90	
5	Retail-108	1,621	11.38%	0.00%	\$ 14,433.75	\$ 3,608.44	\$ 8.90	
6	Retail-112	3,937	27.63%	0.00%	\$ 35,055.93	\$ 8,763.98	\$ 8.90	
7	Retail-113	38	0.27%	0.00%	\$ 338.36	\$ 84.59	\$ 8.90	
8	Retail-114	133	0.93%	0.00%	\$ 1,184.26	\$ 296.07	\$ 8.90	
9	Retail-136	1,441	10.11%	0.00%	\$ 12,830.99	\$ 3,207.75	\$ 8.90	
10	Retail-146	959	6.73%	0.00%	\$ 8,539.15	\$ 2,134.79	\$ 8.90	
Residence Condominiums			102,579	100.00%	100.00%	\$ 1,867,551.46	\$ 466,887.87	\$ 18.21
1	RC-202	1202	1.69%	0.40%	\$ 29,846.26	\$ 7,461.56	\$ 17.59	
2	RC-203	1203	1.26%	0.00%	\$ 22,503.22	\$ 5,625.80	\$ 17.39	
3	RC-204	1204	1.06%	0.00%	\$ 19,233.82	\$ 4,808.45	\$ 17.39	
4	RC-206	1206	0.91%	0.00%	\$ 16,260.05	\$ 4,065.01	\$ 17.39	
5	RC-207	1207	0.91%	0.55%	\$ 16,665.03	\$ 4,166.26	\$ 17.88	
6	RC-208	1208	0.96%	0.96%	\$ 17,860.03	\$ 4,465.01	\$ 18.21	
7	RC-209	1209	0.71%	0.00%	\$ 12,729.80	\$ 3,182.45	\$ 17.39	
8	RC-302	1302	1.53%	1.30%	\$ 28,371.32	\$ 7,092.83	\$ 18.08	
9	RC-303	1303	1.28%	0.55%	\$ 22,838.63	\$ 5,709.66	\$ 17.75	
10	RC-304	1304	1.01%	1.30%	\$ 18,719.63	\$ 4,679.91	\$ 18.46	
11	RC-305	1305	1.10%	0.95%	\$ 20,408.26	\$ 5,102.06	\$ 18.09	
12	RC-306	1306	1.28%	0.55%	\$ 22,838.63	\$ 5,709.66	\$ 17.75	
13	RC-307	1307	0.92%	0.00%	\$ 16,033.98	\$ 4,008.49	\$ 17.39	
14	RC-308	1308	0.91%	0.96%	\$ 16,764.43	\$ 4,191.11	\$ 18.26	
15	RC-330	338	2.35%	9.72%	\$ 49,067.82	\$ 12,266.95	\$ 20.84	
16	RC-331	339	2.25%	1.72%	\$ 40,721.74	\$ 10,180.44	\$ 18.03	
17	RC-332	334	1.51%	1.75%	\$ 27,772.97	\$ 6,943.24	\$ 18.36	
18	RC-333	337	1.73%	2.65%	\$ 32,392.84	\$ 8,098.21	\$ 18.67	
19	RC-335	333	2.15%	4.76%	\$ 41,407.94	\$ 10,351.99	\$ 19.24	
20	RC-336	331	1.49%	0.00%	\$ 25,998.69	\$ 6,499.67	\$ 17.39	
21	RC-402	1402	1.44%	0.96%	\$ 25,981.36	\$ 6,495.34	\$ 17.94	
22	RC-403	1403	1.22%	0.56%	\$ 22,203.35	\$ 5,550.84	\$ 17.76	
23	RC-404	1404	0.92%	0.96%	\$ 16,833.99	\$ 4,208.50	\$ 18.26	
24	RC-405	1405	1.02%	0.96%	\$ 19,042.57	\$ 4,760.64	\$ 18.15	
25	RC-406	1406	1.22%	0.56%	\$ 22,203.35	\$ 5,550.84	\$ 17.76	
26	RC-407	1407	0.83%	0.00%	\$ 14,868.82	\$ 3,717.20	\$ 17.39	
27	RC-408	1408	0.85%	0.96%	\$ 16,034.03	\$ 4,008.51	\$ 18.30	
28	RC-430	438	2.27%	3.07%	\$ 42,986.83	\$ 10,746.71	\$ 18.50	
29	RC-431	439	2.14%	0.00%	\$ 37,250.30	\$ 9,312.58	\$ 17.39	
30	RC-432	434	1.40%	0.00%	\$ 25,042.22	\$ 6,260.55	\$ 17.39	

2021 TMVRC ANNUAL ASSESSMENTS

Unit Number	Hotel/Room		Relative Interest	Relative Interst	2022 Total			Sq Ft
	Number	Square Feet			Annual	Total Quarterly	Total Annual PSF	
31 RC-433	437	1,735	1.69%	2.68%	\$ 32,417.33	\$ 8,104.33	\$ 18.68	
32 RC-434	432	1,605	1.56%	2.04%	\$ 29,617.79	\$ 7,404.45	\$ 18.45	
33 RC-435	433	2,137	2.08%	0.00%	\$ 37,163.35	\$ 9,290.84	\$ 17.39	
34 RC-436	431	1,496	1.46%	0.00%	\$ 26,016.08	\$ 6,504.02	\$ 17.39	
35 RC-502	1502	1,922	1.87%	0.55%	\$ 33,881.56	\$ 8,470.39	\$ 17.63	
36 RC-503	1503	1,813	1.77%	0.91%	\$ 32,288.05	\$ 8,072.01	\$ 17.81	
37 RC-504	1504	1,871	1.82%	0.91%	\$ 33,296.69	\$ 8,324.17	\$ 17.80	
38 RC-505	1505	890	0.87%	0.93%	\$ 16,253.01	\$ 4,063.25	\$ 18.26	
39 RC-530	538	2,425	2.36%	3.54%	\$ 45,135.11	\$ 11,283.78	\$ 18.61	
40 RC-531	539	1,837	1.79%	0.61%	\$ 32,460.51	\$ 8,115.13	\$ 17.67	
41 RC-532	534	1,436	1.40%	1.05%	\$ 25,854.31	\$ 6,463.58	\$ 18.00	
42 RC-533	537	1,604	1.56%	2.38%	\$ 29,886.12	\$ 7,471.53	\$ 18.63	
43 RC-534	532	1,594	1.55%	2.04%	\$ 29,426.50	\$ 7,356.62	\$ 18.46	
44 RC-535	533	2,126	2.07%	0.73%	\$ 37,584.31	\$ 9,396.08	\$ 17.68	
45 RC-536	531	1,496	1.46%	0.83%	\$ 26,709.97	\$ 6,677.49	\$ 17.85	
46 RC-618	620	2,416	2.36%	8.57%	\$ 49,182.74	\$ 12,295.69	\$ 20.36	
47 RC-630	638	2,150	2.10%	1.66%	\$ 38,777.20	\$ 9,694.30	\$ 18.04	
48 RC-631	639	1,985	1.94%	0.61%	\$ 35,034.30	\$ 8,758.57	\$ 17.65	
49 RC-632	632	2,828	2.76%	5.22%	\$ 53,547.55	\$ 13,386.89	\$ 18.93	
50 RC-633	637	1,602	1.56%	0.74%	\$ 28,479.89	\$ 7,119.97	\$ 17.78	
51 RC-634	633	3,313	3.23%	2.81%	\$ 59,965.55	\$ 14,991.39	\$ 18.10	
52 RC-703	703	3,163	3.08%	1.87%	\$ 56,573.30	\$ 14,143.33	\$ 17.89	
53 RC-704	704	1,744	1.70%	4.15%	\$ 33,798.35	\$ 8,449.59	\$ 19.38	
54 RC-705	705	2,554	2.49%	2.14%	\$ 46,202.94	\$ 11,550.74	\$ 18.09	
55 RC-706	706	3,972	3.87%	4.73%	\$ 73,034.04	\$ 18,258.51	\$ 18.39	
56 RC-707	707	1,912	1.86%	2.39%	\$ 35,250.54	\$ 8,812.63	\$ 18.44	
57 RC-708	708	2,018	1.97%	2.74%	\$ 37,387.80	\$ 9,346.95	\$ 18.53	
58 RC-709	709	3,485	3.40%	2.87%	\$ 63,005.69	\$ 15,751.42	\$ 18.08	
59 RC-710	710	2,584	2.52%	4.19%	\$ 48,438.97	\$ 12,109.74	\$ 18.75	
Hotel Condominiums		58,419	100.00%	100.00%	\$ 1,045,994.15	\$ 261,498.54	\$ 17.91	
1 HC-301	301	464	0.79%	0.00%	\$ 8,019.40	\$ 2,004.85	\$ 17.28	
2 HC-302	302	737	1.26%	1.21%	\$ 13,178.54	\$ 3,294.63	\$ 17.88	
3 HC-303	303	490	0.84%	0.00%	\$ 8,468.77	\$ 2,117.19	\$ 17.28	
4 HC-304	304	519	0.89%	0.63%	\$ 9,198.55	\$ 2,299.64	\$ 17.72	
5 HC-305	305	592	1.01%	0.00%	\$ 10,231.65	\$ 2,557.91	\$ 17.28	
6 HC-306	306	498	0.85%	0.65%	\$ 8,843.77	\$ 2,210.94	\$ 17.76	
7 HC-307	307	546	0.93%	0.00%	\$ 9,436.63	\$ 2,359.16	\$ 17.28	
8 HC-308	308	516	0.88%	0.63%	\$ 9,146.70	\$ 2,286.68	\$ 17.73	
9 HC-309	309	496	0.85%	0.00%	\$ 8,572.47	\$ 2,143.12	\$ 17.28	
10 HC-310	310	493	0.84%	0.74%	\$ 8,790.01	\$ 2,197.50	\$ 17.83	
11 HC-311	311	510	0.87%	0.00%	\$ 8,814.43	\$ 2,203.61	\$ 17.28	
12 HC-312	312	502	0.86%	0.00%	\$ 8,676.16	\$ 2,169.04	\$ 17.28	
13 HC-313	313	494	0.85%	0.00%	\$ 8,537.90	\$ 2,134.47	\$ 17.28	
14 HC-314	314	935	1.60%	0.00%	\$ 16,159.79	\$ 4,039.95	\$ 17.28	
15 HC-315	315	482	0.83%	0.00%	\$ 8,330.50	\$ 2,082.63	\$ 17.28	
16 HC-316	316	505	0.86%	0.00%	\$ 8,728.01	\$ 2,182.00	\$ 17.28	
17 HC-317	317	484	0.83%	1.89%	\$ 9,050.79	\$ 2,262.70	\$ 18.70	
18 HC-318	318	572	0.98%	0.00%	\$ 9,885.99	\$ 2,471.50	\$ 17.28	
19 HC-319	319	616	1.05%	0.00%	\$ 10,646.45	\$ 2,661.61	\$ 17.28	
20 HC-320	320	560	0.96%	0.00%	\$ 9,678.59	\$ 2,419.65	\$ 17.28	
21 HC-321	321	583	1.00%	0.00%	\$ 10,076.10	\$ 2,519.03	\$ 17.28	
22 HC-322	322	621	1.06%	0.00%	\$ 10,732.86	\$ 2,683.22	\$ 17.28	
23 HC-323	323	519	0.89%	0.00%	\$ 8,969.98	\$ 2,242.49	\$ 17.28	
24 HC-325	325	589	1.01%	0.00%	\$ 10,179.80	\$ 2,544.95	\$ 17.28	
25 HC-327	327	508	0.87%	0.00%	\$ 8,779.86	\$ 2,194.97	\$ 17.28	
26 HC-329	328	1,284	2.20%	10.27%	\$ 25,922.30	\$ 6,480.57	\$ 20.19	
27 HC-329-L	329	616	1.05%	5.64%	\$ 12,695.46	\$ 3,173.87	\$ 20.61	
28 HC-334	332	608	1.04%	2.25%	\$ 11,324.52	\$ 2,831.13	\$ 18.63	
29 HC-343	330	886	1.52%	1.84%	\$ 15,982.31	\$ 3,995.58	\$ 18.04	
30 HC-401	401	464	0.79%	0.00%	\$ 8,019.40	\$ 2,004.85	\$ 17.28	

2021 TMVRC ANNUAL ASSESSMENTS

Unit Number	Hotel/Room		Relative Interest	Relative Interst	2022 Total			Sq Ft
	Number	Square Feet			Annual	Total Quarterly	Total Annual PSF	
31 HC-402	402	661	1.13%	0.00%	\$ 11,424.19	\$ 2,856.05	\$ 17.28	
32 HC-403	403	490	0.84%	0.00%	\$ 8,468.77	\$ 2,117.19	\$ 17.28	
33 HC-404	404	462	0.79%	0.00%	\$ 7,984.84	\$ 1,996.21	\$ 17.28	
34 HC-405	405	592	1.01%	0.54%	\$ 10,427.57	\$ 2,606.89	\$ 17.61	
35 HC-406	406	498	0.85%	0.00%	\$ 8,607.03	\$ 2,151.76	\$ 17.28	
36 HC-407	407	546	0.93%	0.49%	\$ 9,616.22	\$ 2,404.05	\$ 17.61	
37 HC-408	408	516	0.88%	0.70%	\$ 9,171.19	\$ 2,292.80	\$ 17.77	
38 HC-409	409	496	0.85%	0.72%	\$ 8,833.69	\$ 2,208.42	\$ 17.81	
39 HC-410	410	493	0.84%	0.74%	\$ 8,790.01	\$ 2,197.50	\$ 17.83	
40 HC-411	411	510	0.87%	0.70%	\$ 9,067.50	\$ 2,266.87	\$ 17.78	
41 HC-412	412	469	0.80%	0.79%	\$ 8,391.54	\$ 2,097.88	\$ 17.89	
42 HC-413	413	493	0.84%	0.00%	\$ 8,520.62	\$ 2,130.15	\$ 17.28	
43 HC-414	414	871	1.49%	1.71%	\$ 15,674.08	\$ 3,918.52	\$ 18.00	
44 HC-415	415	482	0.83%	0.67%	\$ 8,575.40	\$ 2,143.85	\$ 17.79	
45 HC-416	416	493	0.84%	0.00%	\$ 8,520.62	\$ 2,130.15	\$ 17.28	
46 HC-417	417	485	0.83%	0.54%	\$ 8,578.27	\$ 2,144.57	\$ 17.69	
47 HC-418	418	571	0.98%	0.00%	\$ 9,868.70	\$ 2,467.18	\$ 17.28	
48 HC-419	419	1,047	1.79%	1.37%	\$ 18,593.47	\$ 4,648.37	\$ 17.76	
49 HC-420	420	561	0.96%	0.00%	\$ 9,695.87	\$ 2,423.97	\$ 17.28	
50 HC-419-L	421	495	0.85%	0.00%	\$ 8,555.18	\$ 2,138.80	\$ 17.28	
51 HC-422	422	621	1.06%	0.00%	\$ 10,732.86	\$ 2,683.22	\$ 17.28	
52 HC-421	423	618	1.06%	0.00%	\$ 10,681.02	\$ 2,670.25	\$ 17.28	
53 HC-423	425	507	0.87%	0.00%	\$ 8,762.58	\$ 2,190.65	\$ 17.28	
54 HC-425	427	540	0.92%	0.00%	\$ 9,332.93	\$ 2,333.23	\$ 17.28	
55 HC-427	429	678	1.16%	0.00%	\$ 11,718.01	\$ 2,929.50	\$ 17.28	
56 HC-429	424	657	1.12%	0.00%	\$ 11,355.06	\$ 2,838.76	\$ 17.28	
57 HC-501	501	465	0.80%	0.00%	\$ 8,036.69	\$ 2,009.17	\$ 17.28	
58 HC-502	502	656	1.12%	1.42%	\$ 11,852.07	\$ 2,963.02	\$ 18.07	
59 HC-503	503	489	0.84%	1.10%	\$ 8,851.49	\$ 2,212.87	\$ 18.10	
60 HC-504	504	462	0.79%	0.00%	\$ 7,984.84	\$ 1,996.21	\$ 17.28	
61 HC-505	505	486	0.83%	2.74%	\$ 9,395.57	\$ 2,348.89	\$ 19.33	
62 HC-506	506	498	0.85%	0.00%	\$ 8,607.03	\$ 2,151.76	\$ 17.28	
63 HC-507	507	465	0.80%	2.20%	\$ 8,836.70	\$ 2,209.17	\$ 19.00	
64 HC-508	508	516	0.88%	0.72%	\$ 9,179.36	\$ 2,294.84	\$ 17.79	
65 HC-509	509	496	0.85%	0.79%	\$ 8,858.18	\$ 2,214.55	\$ 17.86	
66 HC-510	510	493	0.84%	0.99%	\$ 8,879.81	\$ 2,219.95	\$ 18.01	
67 HC-511	511	510	0.87%	0.63%	\$ 9,043.01	\$ 2,260.75	\$ 17.73	
68 HC-512	512	457	0.78%	0.00%	\$ 7,898.42	\$ 1,974.61	\$ 17.28	
69 HC-513	513	493	0.84%	0.00%	\$ 8,520.62	\$ 2,130.15	\$ 17.28	
70 HC-515	515	482	0.83%	0.00%	\$ 8,330.50	\$ 2,082.63	\$ 17.28	
71 HC-514	514	861	1.47%	1.12%	\$ 15,289.00	\$ 3,822.25	\$ 17.76	
72 HC-518-L	518	601	1.03%	1.42%	\$ 10,901.49	\$ 2,725.37	\$ 18.14	
73 HC-519	519	1,173	2.01%	1.42%	\$ 20,787.48	\$ 5,196.87	\$ 17.72	
74 HC-518	520	1,138	1.95%	3.93%	\$ 21,096.87	\$ 5,274.22	\$ 18.54	
75 HC-519-L	521	516	0.88%	0.00%	\$ 8,918.13	\$ 2,229.53	\$ 17.28	
76 HC-521-L	523	574	0.98%	5.64%	\$ 11,969.57	\$ 2,992.39	\$ 20.85	
77 HC-521	525	1,272	2.18%	17.12%	\$ 28,204.73	\$ 7,051.18	\$ 22.17	
78 HC-516	516	504	0.86%	0.00%	\$ 8,710.73	\$ 2,177.68	\$ 17.28	
79 HC-517	517	485	0.83%	0.00%	\$ 8,382.35	\$ 2,095.59	\$ 17.28	
80 HC-601	601	574	0.98%	0.00%	\$ 9,920.55	\$ 2,480.14	\$ 17.28	
81 HC-602	602	666	1.14%	1.42%	\$ 12,024.90	\$ 3,006.23	\$ 18.06	
82 HC-603	603	490	0.84%	1.10%	\$ 8,868.77	\$ 2,217.19	\$ 18.10	
83 HC-604	604	462	0.79%	0.00%	\$ 7,984.84	\$ 1,996.21	\$ 17.28	
84 HC-605	605	486	0.83%	1.10%	\$ 8,799.64	\$ 2,199.91	\$ 18.11	
85 HC-606	606	499	0.85%	1.01%	\$ 8,991.67	\$ 2,247.92	\$ 18.02	
86 HC-607	607	464	0.79%	0.00%	\$ 8,019.40	\$ 2,004.85	\$ 17.28	
87 HC-608	608	516	0.88%	1.03%	\$ 9,293.65	\$ 2,323.41	\$ 18.01	
88 HC-609	609	495	0.85%	0.72%	\$ 8,816.41	\$ 2,204.10	\$ 17.81	
89 HC-610	610	437	0.75%	1.17%	\$ 7,977.25	\$ 1,994.31	\$ 18.25	
90 HC-611	611	510	0.87%	0.70%	\$ 9,067.50	\$ 2,266.87	\$ 17.78	
91 HC-612	612	457	0.78%	0.00%	\$ 7,898.42	\$ 1,974.61	\$ 17.28	
92 HC-613	613	492	0.84%	0.00%	\$ 8,503.33	\$ 2,125.83	\$ 17.28	
93 HC-614	614	871	1.49%	1.12%	\$ 15,461.83	\$ 3,865.46	\$ 17.75	
94 HC-616	616	504	0.86%	0.00%	\$ 8,710.73	\$ 2,177.68	\$ 17.28	
95 HC-617	617	1,068	1.83%	11.73%	\$ 22,719.75	\$ 5,679.94	\$ 21.27	
96 HC-615	615	453	0.78%	1.24%	\$ 8,278.27	\$ 2,069.57	\$ 18.27	
97 HC-619	619	482	0.83%	1.71%	\$ 8,950.92	\$ 2,237.73	\$ 18.57	
98 HC-621	621	541	0.93%	0.00%	\$ 9,350.21	\$ 2,337.55	\$ 17.28	
99 HC-701	701	531	0.91%	0.00%	\$ 9,177.38	\$ 2,294.34	\$ 17.28	
100 HC-702	702	788	1.35%	0.00%	\$ 13,619.16	\$ 3,404.79	\$ 17.28	

2021 TMVRC ANNUAL ASSESSMENTS

Unit Number	Hotel/Room Number	Square Feet	Relative Interest	Relative Interest	Sq Ft		
					2022 Total Annual	Total Quarterly	Total Annual PSF
Employee Condominiums		8,352	100.00%	100.00%	\$ 76,915.05	\$ 19,228.76	\$ 9.21
1 EC-105	1105	966	11.57%	0.00%	\$ 8,601.48	\$ 2,150.37	\$ 8.90
2 EC-106	1106	934	11.18%	0.00%	\$ 8,316.54	\$ 2,079.14	\$ 8.90
3 EC-201	201	706	8.45%	19.87%	\$ 6,792.51	\$ 1,698.13	\$ 9.62
4 EC-202	202	704	8.43%	20.19%	\$ 6,782.87	\$ 1,695.72	\$ 9.63
5 EC-203	203	998	11.95%	21.15%	\$ 9,425.20	\$ 2,356.30	\$ 9.44
6 EC-204	204	965	11.55%	0.00%	\$ 8,592.58	\$ 2,148.14	\$ 8.90
7 EC-205	205	712	8.52%	0.00%	\$ 6,339.81	\$ 1,584.95	\$ 8.90
8 EC-206	206	650	7.78%	0.00%	\$ 5,787.74	\$ 1,446.94	\$ 8.90
9 EC-207	207	763	9.14%	20.19%	\$ 7,308.22	\$ 1,827.05	\$ 9.58
10 EC-208	208	954	11.42%	18.59%	\$ 8,968.11	\$ 2,242.03	\$ 9.40
Town Parking Condominium (Parking Units)		22,377	100.00%	0.00%	\$ 53,347.91	\$ 13,336.98	\$ 2.38
1 Town Parking Condominium (122 spaces)		22,377	100.00%	0.00%	\$ 53,347.91	\$ 13,336.98	\$ 2.38
Individual Parking Condominiums (Parking Units)		3,599	100.00%	0.00%	\$ 10,129.88	\$ 2,532.47	\$ 2.81
1 IPC-1		193	5.26%	0.00%	\$ 533.15	\$ 133.29	\$ 2.76
2 IPC-2		183	5.26%	0.00%	\$ 533.15	\$ 133.29	\$ 2.91
3 IPC-3		183	5.26%	0.00%	\$ 533.15	\$ 133.29	\$ 2.91
4 IPC-4		176	5.26%	0.00%	\$ 533.15	\$ 133.29	\$ 3.03
5 IPC-5		173	5.26%	0.00%	\$ 533.15	\$ 133.29	\$ 3.08
6 IPC-6		226	5.26%	0.00%	\$ 533.15	\$ 133.29	\$ 2.36
7 IPC-7		184	5.26%	0.00%	\$ 533.15	\$ 133.29	\$ 2.90
8 IPC-8		176	5.26%	0.00%	\$ 533.15	\$ 133.29	\$ 3.03
9 IPC-9		181	5.26%	0.00%	\$ 533.15	\$ 133.29	\$ 2.95
10 IPC-10		188	5.26%	0.00%	\$ 533.15	\$ 133.29	\$ 2.84
11 IPC-11		188	5.26%	0.00%	\$ 533.15	\$ 133.29	\$ 2.84
12 IPC-12		181	5.26%	0.00%	\$ 533.15	\$ 133.29	\$ 2.95
13 IPC-13		188	5.26%	0.00%	\$ 533.15	\$ 133.29	\$ 2.84
14 IPC-14		188	5.26%	0.00%	\$ 533.15	\$ 133.29	\$ 2.84
15 IPC-15		181	5.26%	0.00%	\$ 533.15	\$ 133.29	\$ 2.95
16 IPC-16		188	5.26%	0.00%	\$ 533.15	\$ 133.29	\$ 2.84
17 IPC-17		194	5.26%	0.00%	\$ 533.15	\$ 133.29	\$ 2.75
18 IPC-18		214	5.26%	0.00%	\$ 533.15	\$ 133.29	\$ 2.49
19 IPC-19		214	5.26%	0.00%	\$ 533.15	\$ 133.29	\$ 2.49
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			\$ 379,512.45	\$ 94,878.11	\$ 1.54
1 Non-Shared Facilities		18,953			\$ 334,727.71	\$ 83,681.93	\$ 17.66
2 Non-Shared Parking Facilities (84 park. spaces)		15,243			\$ 44,784.73	\$ 11,196.18	\$ 2.94
3 Shared Facilities		212,637			\$ -	\$ -	\$ -
Total		502,755			\$ 3,631,400.68	\$ 907,850.17	\$ 7.22

- (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 2022 Annual Budget

Schedule 4

Updated Dec 7, 2021

2022 GARAGE FACILITY BUDGET

Parking Shared Facility	TPC (a)	NSPF	IPC	Total
<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
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	\$0.00	\$0.00	\$0.00	\$0.00
Administrative & General	\$13,824.29	\$9,518.36	\$2,152.96	\$25,495.62
Base Management Fee	\$0.00	\$0.00	\$0.00	\$0.00
Insurance	\$13,042.44	\$8,980.04	\$2,031.20	\$24,053.68
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	\$26,481.18	\$18,232.94	\$4,124.12	\$48,838.24
Repairs & Maintenance	\$0.00	\$0.00	\$0.00	\$0.00
TMV Assessments	\$0.00	\$0.00	\$0.00	\$0.00
Reserve Contribution	13.9%	\$0.00	\$3,853.55	\$4,725.18
Cleaning and Upkeep	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$53,347.91	\$40,584.90	\$9,179.92	\$103,112.73
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 2022 Annual Budget

Reserve Expenditures

Updated November 11, 2020

Below expenses are based on the recommendation of the Reserve committee.

Description	2021 Carryforward Expenditures (approved in 2021)	2022 Expenditures	
Common Areas-Elevators			
GSF-Elevator Cab Refurb.-Guest-Lot 38	33,000		
GSF-Elevator Cab Refurb.-Guest-Lot 50-51	132,000		
Common Area Equipment			
GLCE-Gate Arm Operator-Garage		10,000	
HSF-Kid's Club-Desktop Computers-Lot 38		7,500	
HSF-Kid's Club-Televisions-Lot 38		2,800	
HSF - Computers Desktops & laptops - Staff		10,000	
Common Area -Fitness			
HSF-Fitness Equipment-Cardio		43,709	
Common Area-Furnishings			
HSF-Kid's Club-Dining Chairs-Lot 38		2,000	
HSF-Kid's Club-Dining Table-Lot 38		2,000	
HSF-Kid's Club-Ottoman-Lot 38		500	
HSF-Kid's Club-Sectional Couch-Lot 38		4,000	
Common Areas - HVAC			
GSF-HVAC-Split A/C System-Elev. Cntrl. 3&4		5,354	
GSF-HVAC-Split A/C System-Elev. Cntrl. 5&6		5,354	
GSF-HVAC-Split A/C System-Serv. Elev. Cntrl.		5,354	
GSF-HVAC-Split A/C System-Garage BOH (CU/HP-1)		4,589	
GSF-HVAC-Split A/C System-Garage BOH (CU/HP-2)		4,589	
GSF-HVAC-Split A/C System-Garage BOH (CU/HP-3)		4,589	
Common Area - Mechanical			
GSF-Pump/Motor-Boiler (BP-3) 5 HP		5,245	
GSF-Pump/Motor-Snow Melt Heat Exch.		6,000	
GSF-Valve Replacement-Allowance-Lot 50-51 & 38		13,659	
GSF-Pump/Motor-Coil Circ.-50-51	5,150		
GSF-Pump/Motor-Sump-GroundWater-50-51	20,688		
GSF-VFD 2 ChillWater Pump-Ph 1-50-51	4,429		
GSF-VFD 4 HotWater Pump-Lot 50-51	18,025		
GSF-VFD 5 Snow Melt Pump-Lot 50-51	12,154		
Common Area-Pool/Spa			
HSF-Pool-Spa Water Pressure Pump-5 HP-2	2,375		
HSF-Pool furniture		10,927	
Ext. Building Maintenance			
LCE-Paint/Waterproof-Balconies-Lot 38		80,000	
LCE-Paint/Waterproof-Balconies-Lot 50-51	16,298		
GCE-Heat Tape/Gutter/Downspout Repairs	7,500		
GCE-Paint/Waterproof-Bldg. Exterior-38	32,655		
GCE-Paint/Waterproof-Bldg. Exterior-50-51	125,150		
Roof			
GSF - Roof Repairs - Annual Allowance		25,000	
Board Approved 38 Hallway			
HSF- 38 Building Hallway Carpet, Wall Sconce lighting, Wallpaper		100,000	
GSF-38 Building Lobby Renovation		65,000	
Total	409,424	418,169	827,593

Projected 2022 Beginning fund balance	\$ 1,327,303
2022 HOA Contributions, Incl. Garage contrib (see Sched. 4)	\$ 504,725
Less 2022 total expenditures	\$ (827,593)
Ending 2022 Reserve Fund Balance	<u><u>\$ 1,004,435</u></u>

TMVRC 2022 Annual Budget

Administrative and General

Updated Dec 7, 2021

2022 - TMVRC ADMINISTRATIVE AND GENERAL EXPENSES

	HOA Budget	HSF	GSF	LCE	GCE
A&G Salaries & Wages					
Executive	\$61,049	\$22,617	\$35,416	\$3,015	\$0
Finance / Accounting	\$91,694	\$33,971	\$53,194	\$4,529	\$0
Operations (Hotel)	\$0	\$0	\$0	\$0	\$0
Human Resources	\$37,199	\$13,781	\$21,580	\$1,837	\$0
Overnight Security	\$0	\$0	\$0	\$0	\$0
Sub-Total A&G Salaries & Wages	\$189,941	\$70,369	\$110,190	\$9,382	\$0
Taxes / Benefits /Bonuses	\$109,713	\$40,647	\$63,648	\$5,419	\$0
Total A&G Salaries and Wages	\$299,655	\$111,016	\$173,838	\$14,801	\$0
A&G Expenses					
Audit fees	\$350	\$130	\$203	\$17	\$0
Bank Charges	\$3,331	\$1,234	\$1,932	\$165	\$0
Bank Charges- Direct	\$0	\$0	\$0	\$0	\$0
Dues & Subscriptions	\$276	\$102	\$160	\$14	\$0
Employee Relations	\$0	\$0	\$0	\$0	\$0
Employee Training	\$1,284	\$476	\$745	\$63	\$0
HR - other	\$2,819	\$1,044	\$1,635	\$139	\$0
HR - Awards	\$584	\$216	\$339	\$29	\$0
HR - Recruitment	\$12,118	\$4,489	\$7,030	\$599	\$0
HR - Relocation	\$3,393	\$1,257	\$1,968	\$168	\$0
Legal and Prof Fees (Hotel)	\$0	\$0	\$0	\$0	\$0
Licenses & Fees	\$2,000	\$741	\$1,160	\$99	\$0
Payroll Processing	\$1,508	\$559	\$875	\$74	\$0
Postage & Freight	\$466	\$173	\$270	\$23	\$0
Printing & Stationary	\$371	\$138	\$215	\$18	\$0
Professional Fees	\$475	\$176	\$276	\$23	\$0
Travel - Meals	\$1,875	\$695	\$1,088	\$93	\$0
Travel	\$6,390	\$2,367	\$3,707	\$316	\$0
Total A&G Expenses	\$37,239	\$13,796	\$21,603	\$1,839	\$0
Sub-Total A&G	\$336,893	\$124,812	\$195,441	\$16,641	\$0
Sub-Total Info & Telecom	\$33,160	\$12,285	\$19,237	\$1,638	\$0
Total Expenses	\$370,053	\$137,097	\$214,678	\$18,279	\$0
Contingency 2.50%	\$9,251	\$3,427	\$5,367	\$457	\$0
Total A&G	\$379,305	\$140,524	\$220,045	\$18,735	\$0

TMVRC 2022 Annual Budget

Utilities

Updated Dec 7, 2021

2022 - TMVRC UTILITIES EXPENSES

	HOA Budget	HSF	GSF	LCE	GCE
Utilities					
Electricity	\$336,080	\$101,940	\$187,859	\$16,034	\$30,247
Gas	\$320,500	\$97,214	\$179,150	\$15,290	\$28,845
Water/Sewer	\$112,115	\$34,007	\$62,669	\$5,349	\$10,090
Other Fuels	\$0	\$0	\$0	\$0	\$0
Energy Audit Consultant	\$13,266	\$4,024	\$7,415	\$633	\$1,194
Total Other Expenses	\$781,960	\$237,185	\$437,093	\$37,306	\$70,376
Sub-Total Utilities	\$781,960	\$237,185	\$437,093	\$37,306	\$70,376
Snowmelt Contingency	\$0	\$0	\$0	\$0	\$0
Contingency 6.50%	\$50,827	\$15,417	\$28,411	\$2,425	\$4,574
Total Depart. Expenses	\$832,788	\$252,602	\$465,504	\$39,731	\$74,951

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 2022 Annual Budget

Services

Updated Dec 7, 2021

2022- TMVRC SERVICE EXPENSES

	HOA Budget	HSF	GSF	LCE	GCE
Front Office Salaries & Wages					
Front Office Mgmt & Non Mgmt	\$118,020	\$118,020	\$0	\$0	\$0
Overnight Agent	\$5,509	\$5,509	\$0	\$0	\$0
Sub-Total Guest Services Salaries & Wages	\$123,529	\$123,529	\$0	\$0	\$0
Taxes / Benefits / Bonuses	\$57,004	\$57,004	\$0	\$0	\$0
Total Guest Services Salaries & Wages	\$180,533	\$180,533	\$0	\$0	\$0
Front Office Expenses					
Comp Entertainment - In House	\$0	\$0	\$0	\$0	\$0
Comp Food and Beverage	\$0	\$0	\$0	\$0	\$0
Decorations	\$29,749	\$29,749	\$0	\$0	\$0
Dues and Subscriptions	\$0	\$0	\$0	\$0	\$0
Guest Relocation	\$0	\$0	\$0	\$0	\$0
Guest Supplies	\$0	\$0	\$0	\$0	\$0
Printing & Stationary	\$2,374	\$2,374	\$0	\$0	\$0
Operating Supplies	\$9,497	\$9,497	\$0	\$0	\$0
Uniform Cleaning	\$1,187	\$1,187	\$0	\$0	\$0
Uniforms	\$2,374	\$2,374	\$0	\$0	\$0
Cable TV	\$50,525	\$50,525	\$0	\$0	\$0
Total Guest Services Expenses	\$95,707	\$95,707	\$0	\$0	\$0
Sub-Total Guest Services	\$276,240	\$276,240	\$0	\$0	\$0
Housekeeping Salaries & Wages					
Direct Labor	\$0	\$0	\$0	\$0	\$0
Manager	\$7,337	\$7,337	\$0	\$0	\$0
Housekeeping Public Area	\$143,520	\$143,520	\$0	\$0	\$0
Contract Labor	\$0	\$0	\$0	\$0	\$0
Sub-Total Housekeeping Salaries & Wages	\$150,857	\$150,857	\$0	\$0	\$0
Taxes / Benefits / Bonuses	\$21,824	\$21,824	\$0	\$0	\$0
Total Housekeeping Salaries and Wages	\$172,681	\$172,681	\$0	\$0	\$0
Housekeeping Expenses					
Cleaning Supplies	\$12,522	\$12,522	\$0	\$0	\$0
Laundry and Dry Cleaning	\$9,654	\$9,654	\$0	\$0	\$0
Linen	\$0	\$0	\$0	\$0	\$0
Operating Supplies	\$8,374	\$8,374	\$0	\$0	\$0
Uniforms	\$1,187	\$1,187	\$0	\$0	\$0
Total Housekeeping Expenses	\$31,737	\$31,737	\$0	\$0	\$0
Sub-Total Housekeeping	\$204,419	\$204,419	\$0	\$0	\$0
Shared Facility Expenses					
20 Below	\$13,000	\$13,000	\$0	\$0	\$0
Ski Valet	\$29,488	\$29,488	\$0	\$0	\$0
Sky Terrace & Fitness	\$122,489	\$122,489	\$0	\$0	\$0
Total Shared Facility Expenses	\$164,977	\$164,977	\$0	\$0	\$0
Total Service Expenses	\$645,636	\$645,636	\$0	\$0	\$0
Contingency 2.50%	\$16,141	\$16,141	\$0	\$0	\$0
Total Depart. Expenses	\$661,777	\$661,777	\$0	\$0	\$0

TMVRC 2022 Annual Budget

Repairs & Maintenance

Updated Dec 7, 2021

2022 - TMVRC REPAIRS AND MAINTENANCE EXPENSES

	HOA Budget	HSF	GSF	LCE	GCE
R&M Salaries & Wages					
Engineering	\$118,876	\$36,058	\$66,448	\$5,671	\$10,699
Contract Labor	\$0	\$0	\$0	\$0	\$0
Sub-Total R&M Salaries & Wages	\$118,876	\$36,058	\$66,448	\$5,671	\$10,699
Taxes / Benefits / Bonuses	\$68,195	\$20,685	\$38,119	\$3,253	\$6,138
Total R&M Salaries and Wages	\$187,071	\$56,743	\$104,567	\$8,925	\$16,836
R&M Expenses					
Contract Service	\$48,176	\$14,613	\$26,929	\$2,298	\$4,336
Engineering Supplies	\$7,244	\$2,197	\$4,049	\$346	\$652
Landscaping	\$4,600	\$1,395	\$2,571	\$219	\$414
Snow Removal	\$18,200	\$3,254	\$5,095	\$9,100	\$751
Life Safety	\$23,416	\$7,103	\$13,089	\$1,117	\$2,107
Light Bulbs	\$7,200	\$2,184	\$4,025	\$343	\$648
Building	\$30,000	\$9,100	\$16,769	\$1,431	\$2,700
Electrical & Mechanical Equip	\$8,800	\$2,669	\$4,919	\$420	\$792
Elevators	\$55,679	\$16,889	\$31,123	\$2,656	\$5,011
Equipment	\$0	\$0	\$0	\$0	\$0
Furniture & Equipment	\$8,000	\$2,427	\$4,472	\$382	\$720
HVAC Equipment	\$17,314	\$5,252	\$9,678	\$826	\$1,558
Kitchen Equipment	\$0	\$0	\$0	\$0	\$0
Painting and Decorating	\$1,600	\$485	\$894	\$76	\$144
Plumbing	\$18,180	\$5,514	\$10,162	\$867	\$1,636
Swimming Pool	\$15,533	\$15,533	\$0	\$0	\$0
Vehicles	\$0	\$0	\$0	\$0	\$0
Operating Supplies	\$3,198	\$970	\$1,788	\$153	\$288
Uniform Cleaning	\$0	\$0	\$0	\$0	\$0
Uniforms	\$2,000	\$607	\$1,118	\$95	\$180
Waste Removal	\$17,047	\$5,171	\$9,529	\$813	\$1,534
Total R&M Expenses	\$286,186	\$95,361	\$146,209	\$21,144	\$23,472
Sub-Total R&M	\$473,258	\$152,104	\$250,777	\$30,069	\$40,309
Contingency 2.50%	\$11,831	\$3,803	\$6,269	\$752	\$1,008
Total R&M	\$485,089	\$155,906	\$257,046	\$30,821	\$41,316

TMVRC 2022 Annual Budget

Residential Services

Updated Dec 7, 2021

2021 - TMVRC RESIDENTIAL SERVICES

	HOA Budget	HSF	GSF	LCE	GCE
Res Svc. Salaries & Wages					
Director of Residences	\$85,000	\$25,782	\$47,513	\$4,055	\$7,650
Residential Coordinator	\$37,600	\$11,405	\$21,017	\$1,794	\$3,384
Sub-Total Res Svc. Salaries & Wages	\$122,600	\$37,187	\$68,530	\$5,849	\$11,034
Taxes / Benefits / Bonuses	\$17,112	\$5,191	\$9,565	\$816	\$1,540
Total Res Svc. Salaries and Wages	\$139,712	\$42,378	\$78,095	\$6,665	\$12,574
Res Svc. Expenses					
HOA Controller- Direct Bill	\$57,443	\$17,424	\$32,109	\$2,740	\$5,170
Total Res Svc. Expenses	\$57,443	\$17,424	\$32,109	\$2,740	\$5,170
Sub-Total Res Svc.	\$197,155	\$59,801	\$110,204	\$9,406	\$17,744
Contingency 2.50%	\$4,929	\$1,495	\$2,755	\$235	\$444
Total Res Svc.	\$202,084	\$61,296	\$112,959	\$9,641	\$18,188

TMVRC 2022 Annual Budget

Insurance

Updated Dec 7, 2021

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 (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
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	\$778	\$443	\$63	\$61	\$108	\$170	\$27	\$144	\$116	\$452	\$708	\$451	\$0	\$0	\$121	\$89	\$3,731
Crime Insurance - TMVRC	\$410	\$233	\$33	\$32	\$57	\$89	\$14	\$76	\$61	\$238	\$373	\$238	\$0	\$0	\$64	\$47	\$1,966
Property Insurance	\$15,028	\$8,559	\$1,224	\$1,169	\$2,088	\$3,278	\$527	\$2,777	\$2,233	\$8,741	\$13,688	\$8,723	\$0	\$0	\$2,331	\$1,719	\$72,085
Crime Insurance	\$75	\$42	\$6	\$6	\$10	\$16	\$3	\$14	\$11	\$43	\$68	\$43	\$0	\$0	\$12	\$9	\$358
Auto Insurance	\$242	\$138	\$20	\$19	\$34	\$53	\$8	\$45	\$36	\$141	\$220	\$140	\$0	\$0	\$38	\$28	\$1,161
General Liability	\$1,528	\$870	\$124	\$119	\$212	\$333	\$54	\$282	\$227	\$889	\$1,391	\$887	\$0	\$0	\$237	\$175	\$7,328
Umbrella	\$2,183	\$1,243	\$178	\$170	\$303	\$476	\$77	\$403	\$324	\$1,270	\$1,988	\$1,267	\$0	\$0	\$339	\$250	\$10,469
Errors/Omissions/Cyber	\$1,691	\$963	\$138	\$132	\$235	\$369	\$59	\$312	\$251	\$983	\$1,540	\$981	\$0	\$0	\$262	\$193	\$8,110
Total	\$21,933	\$12,491	\$1,786	\$1,706	\$3,047	\$4,785	\$770	\$4,053	\$3,259	\$12,758	\$19,977	\$12,731	\$0	\$0	\$3,402	\$2,509	\$105,206
																	Garage - See Schedule 4
																	Insurance to Oper. Budget
																	-\$24,054
																	\$81,153

Note: The Community insurance expenses are allocated by covered square feet. E.g. The Retail Condominiums pay 2.9% of the Community Insurance Expense. Property Insurance is allocated to the Association according to percentages within the Declarations

TMVRC 2022 Annual Budget

Exhibit B

Updated Dec 7, 2021

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	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%

Unit Number	Hotel/Room Number	Total Square	Allocated	Total Square	Allocated
B. RESIDENCE, HOTEL AND EMPLOYEE CONDOMINIUMS					
Residence Condominiums					
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%
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%

Unit Number	Hotel/Room Number	Total Square	Allocated	Total Square	Allocated
<u>Hotel Condominiums</u>					
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%

Unit Number	Hotel/Room Number	Total Square	Allocated	Total Square	Allocated
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%
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%
<u>Employee Condominiums</u>					
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%

Unit Number	Hotel/Room Number	Total Square	Allocated	Total Square	Allocated
C. PARKING UNITS					
<u>Town Parking Condominiums</u>		22,377	4.45%	0	0.00%
Sub-Total Town Parking Condominiums		22,377	4.45%	0	0.00%
<u>Individual Parking Condominiums</u>					
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					
<u>Ice Rink Unit</u>		6,460	1.28%	0	0.00%
Sub-Total Ice Rink Unit		6,460	1.28%	0	0.00%
F. PLAZA UNIT					
<u>Plaza Unit</u>		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 2022 Annual Budget
EXHIBIT C
 Updated Dec 7, 2021

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						
Commercial Units		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	
Residential Units		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	
Parking Units		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%
Ice Rink Unit		0.00%		n/a		n/a
1) Ice Rink Unit	n/a		n/a		n/a	
Plaza Unit		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%