



2022 Budget Line Item Description-V4 4-19-22

INCOME

Assessment (22-4010, 23-4020) Hotel: \$374,375.20 HOA: \$411,720.87

- TBD

Cancellation Fees (24-4030) \$8,000.00

- 10% cancellation fee collected for reservations cancelled 15 or more days before check-in
- This income is credited against the bank fees line item.

Misc (26-4500) \$1,000.00

- Vending machines and 6D certificates

Maid Unit Rental (28-4700) \$4,600.00

- Housekeepers charged for lodging
- Lodging is part of compensation for maintenance and front desk (in exchange for overnight and on-call duties.)

Misc Room Charge (30-9999) \$700.00

- Includes cleaning fees and pet penalties. When this charge is a result of damage to a unit, that money is used for repairs/replacements.
- We raised the smoking/pet penalty to \$350.

EXPENSES

Advertising/Marketing (51-6001) \$12,075.00

- Online advertising (6001.2) \$1675
 - Chamber of commerce preferred placement listing \$700
 - Trip Advisor Business Advantage \$975
- Print (6001.3) \$1200
 - Fisherman Derby Ad (August & September)
 - Island Weddings-wedding block advertisement
 - Employment Ads

- Website (6001.4) \$700
 - Misc. updates
- PPC (Pay Per Click) Advertising \$2000
 - Google Hotel Ads, Facebook, Instagram
- Other \$6,500
 - We are presented with new opportunities throughout the year. This amount to be used for those opportunities. \$1,000
 - Price is Right prize marketing \$2,500. This is the amount the owner would be paid by the association for a unit used as a prize.
 - Photography \$3000. We need to get some professional photos for our website and other marketing opportunities.

Bank Charges (62-6010) \$30,000.00

- The majority of this are fees generated by credit card payments. The more we take, the more this goes up. Like with commission, the higher the number, the more income we are making.
- This includes general bank fees as well as processing charges
- 10% cancellation fee will be used to offset part of this line item. Assumes \$8K in fees in 2022. In 2021 it was over \$12K.
- This assumes \$2K in additional credit card fees due to rate increase. CC charges are percentage based.

Casual Labor (64-6018) \$500.00

- Help to install air conditioners (not a one-person job)

Charitable Contributions (66-6025) \$200.00

- Typically given to Friends of the Library since we hold our meetings there.
- Gift certificate for Animal Rescue whose fair we host during Christmas in Edgartown

Commission (69-6030) \$30,000.00

- Booking.com, Expedia, travel agents
- OTA room rates are higher than booking directly with the hotel
- As we raise rates the commissions we pay will go up as they are a percentage of the room rate

Dues & Subscriptions (75-6070) \$2,655.00

- Web hosting \$160
- Edgartown Board of Trade \$300
 - They have a very well-trafficked social media page that will post for members. Good for wedding blocks, last minute lodging
 - Allows us to participate in events including Christmas in Edgartown and Pink and Green Weekend (marketing opportunities)
- Chamber of Commerce \$1,261
 - Sends more traffic to our website than any other source
 - They promote lodging members at trade shows, advertising and using other marketing tools.
- Dropbox \$384
 - 2 subscriptions for managers, 1 for front desk
- MVLA-Martha's Vineyard Lodging Association. \$550
 - Will be adding a booking button to their website which will allow people to book our hotel from there. They will also be doing marketing to promote it. This has lead to an increase in the yearly dues over 2021.

Equipment (85-6080) \$12,423.00

- Computers-\$2423
 - Front desk computer broke completely and manager computer seizes regularly. Both are over 5 years old and manager's computer was a refurbish to begin with.
- Printers-\$1,000
 - Need black and white laser printer for front desk. The current printer was destroyed by a power surge (\$300)
 - Need color all-in-one laser printer for office. Current is starting to fail. Laser will save on ink cost in the long run. (\$700)
- Washing Machine-\$6,500
 - Small washing machine in basement is broken and repairing is more than cost of new machine
 - Covers machine cost and installation
- Pool Robot-\$2,500
 - Vacuums pool
 - Cleaning pool takes up to two hours a day. This gives maintenance time for other projects.

Furnishings-Association (87-6090) \$670.00

- Replacement Chairs (8-outside rooms)-\$450
- Replacement pool umbrella-\$120
- Office Chair \$100

Insurance (100-6120) \$64,305.72

- Commercial Auto (35) \$600
- Directors & Officers plus Side A (34)-\$5500
 - D&O: \$2434.00 (22% increase over 2021)
- Property (36) \$28,216.88
 - We have a new provider. They are less expensive and offer more coverage
 - We had ICAT. Switched to Avondale. Both are reputable and owned by Lloyds of London
- Umbrella (37) \$2,071
- Worker's Compensation (40) \$5,000
- Liability (38) \$5,747
 - This insurance doubled due to "habitational risks" like Edgartown Commons are less desirable to insurers.
 - We got 3 different quotes and the costs are all similar
- Health (39) \$17,170.80
 - Manager account
 - 3 months for assistant manager (Oct-Dec)

Reserves (102) \$10,000.00

- Money collected in past years for "self-insurance" to cover gap in Directors and Officers insurance is being moved into a reserve account. (Not a true expense)
- Reserves can only be used for maintenance and building projects on the property.

License & Permits (105-6160) \$500.00

- Hotel License \$100
- Pool Permit \$200
- Historic Certificates \$200

Maintenance & Repair (120-6170) \$92,900.00 Plan B \$93,900.00

- Equipment (6170.1) \$300
 - Tools-Still working on adding tools, Delroy had been using his own. Most of our tools prior to Delroy belonged to the maintenance person working then.
- Landscaping (6170.4) \$11,650
 - Seasonal plants, soil \$400
 - Landscapers-\$11,250
 - Mulch in Spring \$5500
 - Trim hedges during the season \$1740
 - Fertilize lawn-2 applications \$300
 - Fall/Spring yard cleanup \$2610
 - Mowing in absence of staff maintenance person \$1,100
 - Plan B-Mowing for all of 2022-\$2,500
- Pest Control (6170.6) \$1,750
 - Griggs & Browne
 - Additional services outside contract
- Plumbing (6170.7) \$20,500
 - Open/Close water \$16,000. Our plumber dropped us and no one else seems to have enough help to take us on. We know that the prices we've been quoted by those considering us are 2-3 times what we were paying.
 - Boiler cleaning \$1,500
 - Misc repairs \$3,000
- General (6170.9) \$57,200
 - Unplanned Projects-\$20,000
 - Projects planned-\$37,200

Planned Project List Estimate

- \$4,000.00 Carpet for Pool building deck
- \$2,000.00 Power wash pool deck
- \$1,700.00 Power wash rooves (Over 6, 18, 20, 21)
- \$800.00 Fix parking lights by pool
- \$800.00 Upgrade electric for washing machines
- \$16,000.00 Trim 16 trees overhanging rooves-Insurance requirement
- \$8,000.00 Paint pool, repair concrete
- \$1,700.00 Remove moldy insulation over units 20, 21
- \$1,500.00 Fence repair behind pool building-storm damage
- \$700.00 Misc. Painting

- Computer (6320)-\$1,500
 - Misc issues throughout the year

Meetings (125-6200) \$410.00

- Trustee Meeting (6370) \$250
 - Owner meeting-anticipating one meeting, meaning less food to purchase
 - Employee kickoff meeting food
- Meeting Communications Tools \$160
 - Zoom and other association communication tools

Owner's Credit (129-6220) \$3,500.00

- Discount reimbursement-if there is a discount generated by non-sales related activities (i.e. charity contribution, staff error, guest issues)
- As rates go up this line item needs to keep pace, hence the increase over 2021

Payroll (154-6245) \$337,115.00 Plan B (Subs Full Season) \$354,455.00

- Assistant Manager (6240.1) \$35,880
 - Anieka will be earning \$23/hour
 - She will be working 40 hours a week vs. Dasha who could only do 30 per week.
 - Time period April 1-December 31. (\$47,842 full-year salary)
- Bonuses (6240.2) \$13,500
 - HK and Maintenance \$600 each
 - Manager \$7,500
 - Assistant Manager \$1000
 - Front Desk \$2000-Need to put an incentive on this to entice staying for the entire season.
- Bonuses Plan B \$10,500
 - Manager \$7,500
 - Assistant Manager \$1000
 - Front Desk \$2000-Need to put an incentive on this to entice staying for the entire season.
- Front Desk (6240.3) \$ 64,905.00
 - Includes Dasha doing reservations from Jan-May
 - Also includes Dasha coming to train front desk staff for 2 weeks
 - Also includes hiring a front desk staff person in January so start so we can have one trained front desk person before we open and working year-round as front desk and administrative assistant.
- Housekeeping (6240.4) \$79,608.00

- Because of visa issues, includes using subcontractors April-June. Assumes more visas will be added and our folks arrive by end of June
 - Includes a raise for staff to \$18/hour which is comparable to other hotels on the island.
 - Subcontractors are \$30/hour, which is what other hotels are paying for contractor cleaners
 - Also includes contingency for additional laundry help on busier days
- Housekeeping Plan B \$110,220.00
 - Four subcontractors at \$30/hour.
 - Contingency for additional staffing on busier days \$5,100
- Maintenance (6240.5) \$35,160
 - Because of visa issues, includes using subcontractors April-June. Assumes more visas will be added and our folks arrive by end of June
 - Includes a raise for staff to \$22 per hour to bring this salary in line with industry average (maintenance on the island are paid more per hour)
 - Increasing maintenance staff person's hours to 40 a week since we went over budgeted hours in 2021.
 - Subcontractor is \$75/hour. We plan on having someone on site for 10 hours a week and then on-call.
 - Includes 160 hours in April to take care of all maintenance issues pre-open
 - Contingency \$3300 for emergency calls.
 - Also includes pool vendor coming 2-3 times a week to load pool chemicals
- Maintenance Plan B \$45,250
 - On-site 10 hours a week for unplanned maintenance issues. No planned projects will be done if we are using subcontractor
 - Includes April spring maintenance projects
 - Also includes pool vendor to load chemicals 2-3 times a week
 - All landscaping including mowing will be done by landscaping vendor
- Manager (6240.6) \$ 70,000
- Contingency \$6,000
 - Added in case we require more hours from subcontractors
- Payroll Processing (6240.7) \$700
- Payroll Taxes (6245) \$31,561
- Payroll Taxes Plan B \$17,000
 - Reflects reduction of 5 staff members

Printing & Reproduction (156-6255) \$200.00

- Business cards, forms

Professional Fees (170-6270) \$65,400.00

- Accounting (6270.2) \$15,000
 - Tax prep and consultation
- Bookkeeping (6270.3) \$18,000
- Legal Fees (6270.5)
 - Immigration \$18,000
 - H2B visas-more attorney time because of our draw
 - Aneika required a separate application because she is in the US
 - H1B visa-Aneika application \$9,000 (One-time fee in 2022)
 - Condo Doc changes \$12,000
- Other: Building Code Specialist-Investigate building code requirements to determine if we are in compliance. \$2,400

Supplies (195-6330) \$41,423.00

- Cleaning Supplies (6330.1) \$5,500
 - Includes Ecolab cleaning chemicals, other cleaning detergents, carpet deodorizer, cleaning tools, gloves, vacuum bags
- Computer Software (6330.2) \$12,223
 - IQware-\$7,400
 - PMS Cost
 - Training sessions
 - Site Minder-\$3673
 - Channel Manager. Allows OTA's to access our reservation system to sell inventory
 - Cloud backup \$72
 - Anti-virus software \$100
 - Microsoft Office \$478.00
 - Subscription price increases \$500
- Linens (6330.3) \$7,500
 - We need new pillows this year. We need to purchase 260 for the total property.
- Office Supplies (6330.5) \$2,500
- Pool Supplies (6330.6) \$2,000
 - Includes pool chemicals, signage, pool locks, first aid kit
- Room Supplies (6330.7) \$9,000
 - Includes soap, dish soaps, paper towels, toilet paper, keys, signage, batteries (remotes, detectors), trash bags, light bulbs, sponges, plastic cups
- Supplies General (6330.8) \$2,000
- Uniform (6330.9) \$500
 - Name badges. They need to be replaced every year due to wear and tear.

- Shirts (2 for each new employee. They buy more if they need them)
- Marketing \$200
 - Misc materials for marketing purposes

Taxes (202-6340) \$1,000.00

- Property (86) \$700
- Other (87a) \$300

Travel (214-6350) \$7,660.00

- Manager Travel (6350.2) \$160
 - Spring trip off island for landscaping and R&M supplies which are prohibitively expensive on the island
- Housekeeper travel (6350.3) \$7,500
 - Airline tickets \$7000-5 people, 2 flights
 - Hotels-Flight arrival/departure times do not allow for same-day travel to the Vineyard-\$500

Utilities (225-6390) \$73,160.00

- Telephone (6390.2) \$240
 - Overnight emergency line
- Propane (6390.3) \$3,550
- Rubbish (6390.4) \$9,500
 - Includes ABC Rubbish and dump runs
- Electric (6390.5) \$28,000
- Oil (6390.6) \$14,870
- Water/Sewer (6390.8)- \$17,000

OWNER REIMBURSEABLES

Reimbursables (7200) 31,000.00

- Cable/Phone/Internet (7200.01, 7200.02) \$24,000
 - Increase to bandwidth while hotel is open \$300/month
 - Upgrade wireless system, equipment and installation-\$7000

TO BE DETERMINED

Items that are not included but could impact the budget

- Prior to March 2022, inflation was approximately 7%. Supply chain issues were affecting pricing of many materials at an even higher rate
- The invasion of Ukraine is expected to affect fuel prices and availability of other items which could cause more supply chain issues that affect pricing.

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2		Edgartown Commons Condominium Trust			
3		2022 Budget Draft			
4		Version 4 on 13Apr22		Plan B Staffing Change in Expense	Draft 1 2022 Budet
5					
6					
7					
8		420 - Owners Income			
9		Payment to Owners			
10		BANK			
11		TWO CHECKING & ONE MM on JANUARY 1st			
12		Business Checking Plus (Operating Acct)			
13		Premium Business MM (AmEx Deposits)			
14		Checking Acct # 5128			
15		Special Assessment Dollars			
16		Wedding Deposit Dollars			
17					
18		Ordinary Income / Expense			
19		Income			
20		Management Fee Income (36%)			
21		Assessment Fee Income (125k since 2005)(was 75k)			
22	4010	Hotel Assessment		\$	374,375.20
23	4020	HOA Assessment		\$	411,720.87
24	4030	Cancellation Fee		\$	8,000.00
25	4200	Owners Income			
26	4500	Misc Income (vending machines, laundry, 6D certs)		\$	1,000.00
27					
28	4700	Maid Unit Rental / SHB Basement Apt		\$	4,600.00
29	4800	Owner Usage (36%)			
30	9999	Misc Room Charge		\$	700.00
31		Member HOA Assessment carryover			
32		Special Assessment (SA)			
33		Hotel ASSESSMENT Carryover 2019			
34		Total Gross Income (less SA starting 2016)		\$	800,396.07
35					
36		HOA			
37		Hotel			
38					
39					
40		Expense			
41					
42	6000	ADA Compliance			
43					
44	6001	Advertising (Marketing)			
45	6001.1	General Advertising			
46	6001.2	Online Advertising		\$	1,675.00
47	6001.3	Print Advertising		\$	1,200.00
48	6001.4	*Marketing: Website Development		\$	700.00
49		*Marketing: PPC		\$	2,000.00
50		Other		\$	6,500.00
51	6001	Total Advertising		\$	12,075.00
52					
53		Automobile Expense			
54					
55	6005	Bad Debt			
56					
57					
58	6010	Bank Service Charges			
59	6010.1	Bank Fees			
60	6010.2	Credit Card Processing		\$	14,000.00
61		Bank Service Charges - other		\$	16,000.00
62	6010	Total Bank Service Charges		\$	30,000.00
63					
64	6018	Casual Labor		\$	500.00
65					
66	6025	Charitable Contributions		\$	200.00
67					
68					
69	6030	Commissions - Travel Agents		\$	30,000.00
70					
71	6040	Deferred tax Expense - Federal			
72	6041	Deferred tax Expense - State			

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2		Edgartown Commons Condominium Trust			
3		2022 Budget Draft		Plan B Staffing	Draft 1
4		Version 4 on 13Apr22		Change in Expense	2022 Budet
5					
6					
7					
73	6050	Depreciation Expense (tax purposes)			
74					
75	6070	Dues & Subscriptions		\$	2,655.00
76					
77		Employee Reimbursement			
78		Cell Phone			
79		Automobile			
80		Total Employee Reimbursement			
81					
82	6080	Equipment			
83	6080.1	Equipment - Other (small machines)		\$	10,000.00
84	6080.2	Equipment - Office (computer hardware)		\$	2,423.00
85	6080	Total Equipment		\$	12,423.00
86					
87	6090	Furnishings-Association		\$	670.00
88					
89					
90	6120	Insurance			
91	6120.1	Commercial Auto		\$	600.00
92	6120.2	Directors & Officers plus Side A (1984 + 2800)		\$	5,500.00
93	6120.3	Property		\$	28,216.88
94	6120.4	Umbrella		\$	2,071.00
95	6120.5	Workers' Compensation		\$	5,000.00
96	6120.6	Liability		\$	5,747.04
97	6120.7	Medical (Health) Insurance (HOA) 50%		\$	8,585.40
98	6120.7b	Medical (Health) Insurance (Hotel) 50%		\$	8,585.40
99		Insurance - Other (self)			
100	6120	Total Insurance		\$	64,305.72
101					
102		Reserves		\$	10,000.00
103					
104					
105	6160	Licenses & Permits / Filing Fees / Int Exp		\$	500.00
106					
107	6170	Maintenance & Repairs			
108	6170.0	Building			
109	6170.1	Equipment (small tools)/ Repairs		\$	300.00
110	6170.3	Handyman Spring			
111	6170.4	Landscaping	\$	12,650.00	\$ 11,650.00
112	6170.5	Painter Spring			
113	6170.6	Pest Control		\$	1,750.00
114	6170.7	Plumbing		\$	20,500.00
115	6170.9	General		\$	57,200.00
116	6320	Computer - see 33a		\$	1,500.00
117	6170.0	Maintenance & Repairs - other			
118		Capital Projects (made SA separate acct in 2016)			
119		R&MGeneral / SA Projects (before 2016)			
120	6170	Total Maintenance & Repairs		\$	92,900.00
121					
122	6200	Meetings			
123	6370	Trustee Meetings		\$	250.00
124		Meeting Communication tools		\$	160.00
125	6200	Total Meetings		\$	410.00
126					
127	6210	Miscellaneous Expense			
128					
129	6220	Owners' Credit (Discount Reimbursement)		\$	3,500.00
130					
131					
132	6240	Payroll			
133	6240.1a	Assistant Manager (HOA) 40%		\$	14,352.00
134	6240.1b	Assistant Manager (Hotel) 60%		\$	21,528.00
135	6240.2a	Bonus (HOA)	\$	(3,000.00)	\$ 8,600.00
136	6240.2b	Bonus (Hotel)		\$	4,900.00
137	6240.3	Front Desk		\$	64,905.00
138	6240.4a	Housekeepers	\$	(75,627.00)	\$ 75,627.00
139	6240.4b	Housekeepers HOA (5%)		\$	3,781.35
140	6240.5	Maintenance Person	\$	(35,160.00)	\$ 35,160.00
141	6240.6	Manager 50% (HOA)		\$	35,000.00

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2		Edgartown Commons Condominium Trust			
3		2022 Budget Draft			
4		Version 4 on 13Apr22		Plan B Staffing Change in Expense	Draft 1 2022 Budet
5					
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7					
142		Manager 50% (Hotel)		\$	35,000.00
143		Contingency		\$	2,000.00
144		Contingency		\$	4,000.00
145		subcontractor - WE / nighttime security			
146		subcontractor - cleaner			
147	6240.7a	Payroll Processing HOA 50%		\$	350.00
148	6240.7b	Payroll Processing Hotel 50%		\$	350.00
149	6240.8	Winter Registration			
150	6240	Total Payroll		\$	305,553.35
151	6245	Payroll Taxes			
152	6245a	P/R Taxes @ 10.5% (HOA) .57	\$	8,299.20	\$ 17,989.20
153	6245b	P/R Taxes @ 10.5% (Hotel) .43	\$	6,261.80	\$ 13,571.80
154	6245	Total Payroll & Taxes		\$	337,114.35
155					
156	6255	Printing & Reproduction		\$	200.00
157					
158	6270	Professional Fees			
159	6270.2a	Accounting (CPA) (HOA)		\$	7,500.00
160	6270.2b	Accounting (CPA) (Hotel)		\$	7,500.00
161	6270.3a	Bookkeeping (HOA)		\$	9,000.00
162	6270.3b	Bookkeeping (Hotel)		\$	9,000.00
163	6270.5	Legal Fees			
164	6270.51				
165		Consulting: re-write master condo docs		\$	12,000.00
166		Consulting: CPA financial stmts			
167		Legal Fees (HOA) 39%		\$	7,020.00
168		Legal Fees (Hotel) 61%		\$	10,980.00
169	6270	Professional Fees - Other		\$	2,400.00
170	6270	Total Professional Fees		\$	65,400.00
171					
172	6300	Storage Unit			
173					
174	6310	Subcontractors			
175		subcontractor - maintenance	\$	45,250.00	
176		Subcontractor-Cleaner			
177	6310.1	subcontractor - cleaner	\$	110,220.00	
178	6310	Total Subcontractors			
179					
180	6330	Supplies			
181		Office (n/a) Do Not Use			
182		Postage Do Not Use			
183	6330.1	Cleaning		\$	5,500.00
184	6330.2a	Computer Software Hotel		\$	12,223.00
185	6330.2b	Computer Software HOA .15			
186	6330.3	Linens		\$	7,500.00
187	6330.5a	Office Supplies / Postage Hotel .80		\$	2,500.00
188	6330.5b	Office Supplies / Postage HOA .20			
189	6330.6	Pool Supplies		\$	2,000.00
190	6330.7	Room		\$	9,000.00
191	6330.8	Supplies General		\$	2,000.00
192	6330.9	Uniforms		\$	500.00
193	6590	Marketing		\$	200.00
194	6330	Supplies - Other			
195	6330	Total Supplies		\$	41,423.00
196					
197	6340	Taxes			
198	6340.1	Federal			
199	6340.2	Real Estate Taxes		\$	700.00
200	6340.3	State			
201	6340.5	Taxes - other		\$	300.00
202	6340	Total Taxes		\$	1,000.00
203					
204		Transition			
205					
206	6350	Travel			
207	6350.1	Travel			
208	6450.2	Manager Travel		\$	160.00
209	6350.3	Housekeepers (starting 2016) (hotel) 61%	\$	(4,575.00)	\$ 4,575.00
210		Housekeepers HOA 39%	\$	(2,925.00)	\$ 2,925.00

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2		Edgartown Commons Condominium Trust			
3		2022 Budget Draft		Plan B Staffing	Draft 1
4		Version 4 on 13Apr22		Change in Expense	2022 Budet
5					
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7					
211	6350.0	Travel - Other			
212		Housekeepers Travel - reimbursable			
213		Housekeepers Travel - reimbursed			
214	6350	Total Travel			\$ 7,660.00
215					
216					
217	6390	Utilities			
218	6390.1	Cable (2018) DO NOT USE			
219	6390.2	Telephone		\$	240.00
220	6390.3	Propane		\$	3,550.00
221	6390.4	Rubbish Removal		\$	9,500.00
222	6390.5	Electricity		\$	28,000.00
223	6390.6	Oil		\$	14,870.00
224	6390.8	Sewer / Water / Septic		\$	17,000.00
225	6390	Total Utilities		Plan B Total	\$ 73,160.00
226				\$ 61,394.00	
227		Total Expense		\$ 847,490.07	\$ 786,096.07
228					
229		HOA		\$	411,720.87
230		Hotel		\$	374,375.20
231		Total		\$	786,096.07
232					

HOTEL PROGRAM ASSESSMENT

2022	CALC No3: ALL-in Condo / Hotel WITH No3, 12 & 26 SPREAD	5/24/2022	ALL IN HOTEL \$374,375 share	ADDED Spread Total	TOTAL HOTEL \$374,375 share	May Share 15%	June Share 15%	July Share 30%	August Share 20%	September Share 10%	October Share 10%	Total
Unit Number	% Ownership											
Unit 1	0.02807814	10511.75	1024.07	11535.82	1730.37	1730.37	1730.37	3460.75	2307.16	1153.58	1153.58	11535.82
Unit 2	0.02716946	10171.57	990.93	11162.49	1674.37	1674.37	1674.37	3348.75	2232.50	1116.25	1116.25	11162.49
Unit 3	0.02716946	0.00	0.63	0.63	0.09	0.09	0.09	0.19	0.13	0.06	0.06	0.63
Unit 4	0.02716946	10171.57	990.93	11162.49	1674.37	1674.37	1674.37	3348.75	2232.50	1116.25	1116.25	11162.49
Unit 5	0.02807814	10511.75	1024.07	11535.82	1730.37	1730.37	1730.37	3460.75	2307.16	1153.58	1153.58	11535.82
Unit 6	0.02898682	10851.94	1057.21	11909.15	1786.37	1786.37	1786.37	3572.74	2381.83	1190.91	1190.91	11909.15
Unit 7	0.02807814	10511.75	1024.07	11535.82	1730.37	1730.37	1730.37	3460.75	2307.16	1153.58	1153.58	11535.82
Unit 8	0.02807814	10511.75	1024.07	11535.82	1730.37	1730.37	1730.37	3460.75	2307.16	1153.58	1153.58	11535.82
Unit 9	0.02807814	10511.75	1024.07	11535.82	1730.37	1730.37	1730.37	3460.75	2307.16	1153.58	1153.58	11535.82
Unit 10	0.02898682	10851.94	1057.21	11909.15	1786.37	1786.37	1786.37	3572.74	2381.83	1190.91	1190.91	11909.15
Unit 11	0.03443889	12893.06	1256.06	14149.12	2122.37	2122.37	2122.37	4244.73	2829.82	1414.91	1414.91	14149.12
Unit 12	0.03443889	0.00	0.80	0.80	0.12	0.12	0.12	0.24	0.16	0.08	0.08	0.80
Manager		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Unit 14	0.03534756	13233.24	1289.20	14522.44	2178.37	2178.37	2178.37	4356.73	2904.49	1452.24	1452.24	14522.44
Unit 15	0.03534756	13233.24	1289.20	14522.44	2178.37	2178.37	2178.37	4356.73	2904.49	1452.24	1452.24	14522.44
Unit 16	0.02535211	9491.20	924.64	10415.84	1562.38	1562.38	1562.38	3124.75	2083.17	1041.58	1041.58	10415.84
Unit 17	0.03171285	11872.50	1156.63	13029.13	1954.37	1954.37	1954.37	3908.74	2605.83	1302.91	1302.91	13029.13
Unit 18	0.03262153	12212.69	1189.77	13402.46	2010.37	2010.37	2010.37	4020.74	2680.49	1340.25	1340.25	13402.46
Unit 19	0.03625646	13573.51	1322.35	14895.86	2234.38	2234.38	2234.38	4468.76	2979.17	1489.59	1489.59	14895.86
Unit 20	0.0298955	11192.13	1090.35	12282.48	1842.37	1842.37	1842.37	3684.75	2456.50	1228.25	1228.25	12282.48
Unit 21	0.03262153	12212.69	1189.77	13402.46	2010.37	2010.37	2010.37	4020.74	2680.49	1340.25	1340.25	13402.46
Unit 22	0.02807814	10511.75	1024.07	11535.82	1730.37	1730.37	1730.37	3460.75	2307.16	1153.58	1153.58	11535.82
Unit 23	0.02716946	10171.57	990.93	11162.49	1674.37	1674.37	1674.37	3348.75	2232.50	1116.25	1116.25	11162.49
Unit 24	0.01808268	6769.70	659.51	7429.22	1114.38	1114.38	1114.38	2228.76	1485.84	742.92	742.92	7429.22
Unit 25	0.02716946	10171.57	990.93	11162.49	1674.37	1674.37	1674.37	3348.75	2232.50	1116.25	1116.25	11162.49
Unit 26	0.02716946	0.00	0.63	0.63	0.09	0.09	0.09	0.19	0.13	0.06	0.06	0.63
Unit 27	0.02716946	10171.57	990.93	11162.49	1674.37	1674.37	1674.37	3348.75	2232.50	1116.25	1116.25	11162.49
Unit 28	0.02807814	10511.75	1024.07	11535.82	1730.37	1730.37	1730.37	3460.75	2307.16	1153.58	1153.58	11535.82
Unit 29	0.02898682	10851.94	1057.21	11909.15	1786.37	1786.37	1786.37	3572.74	2381.83	1190.91	1190.91	11909.15
Unit 30	0.02807814	10511.75	1024.07	11535.82	1730.37	1730.37	1730.37	3460.75	2307.16	1153.58	1153.58	11535.82
Unit 31	0.01899136	7109.89	692.65	7802.54	1170.38	1170.38	1170.38	2340.76	1560.51	780.25	780.25	7802.54
Unit 32	0.02807814	10511.75	1024.07	11535.82	1730.37	1730.37	1730.37	3460.75	2307.16	1153.58	1153.58	11535.82
Unit 33	0.02807814	10511.75	1024.07	11535.82	1730.37	1730.37	1730.37	3460.75	2307.16	1153.58	1153.58	11535.82
Unit 34	0.02807814	10511.75	1024.07	11535.82	1730.37	1730.37	1730.37	3460.75	2307.16	1153.58	1153.58	11535.82
Unit 35	0.02898682	10851.94	1057.21	11909.15	1786.37	1786.37	1786.37	3572.74	2381.83	1190.91	1190.91	11909.15
Unit 36	0.01990004	7450.08	725.80	8175.87	1226.38	1226.38	1226.38	2452.76	1635.17	817.59	817.59	8175.87
Totals	1	341,138.81	33,236.19	374,375.00	56,156.25	56,156.25	56,156.25	112,312.50	74,875.00	37,437.50	37,437.50	374,375.00

HOA or GENERAL ASSESSMENT

5/24/2022											
2022	Unit Number	CALC No:4: HOA	% Ownership	HOA \$411,721 share	May Share		August Share		Total		
					15%	June Share 15%	July Share 30%	20%	September Share 10%	October Share 10%	
	Unit 1	0.02807814		11560.36	1734.05	1734.05	3468.11	2312.07	1156.04	1156.04	11560.36
	Unit 2	0.02716946		11186.24	1677.94	1677.94	3355.87	2237.25	1118.62	1118.62	11186.24
	Unit 3	0.02716946		11186.24	11186.24						11186.24
	Unit 4	0.02716946		11186.24	1677.94	1677.94	3355.87	2237.25	1118.62	1118.62	11186.24
	Unit 5	0.02807814		11560.36	1734.05	1734.05	3468.11	2312.07	1156.04	1156.04	11560.36
	Unit 6	0.02898682		11934.48	1790.17	1790.17	3580.34	2386.90	1193.45	1193.45	11934.48
	Unit 7	0.02807814		11560.36	1734.05	1734.05	3468.11	2312.07	1156.04	1156.04	11560.36
	Unit 8	0.02807814		11560.36	1734.05	1734.05	3468.11	2312.07	1156.04	1156.04	11560.36
	Unit 9	0.02807814		11560.36	1734.05	1734.05	3468.11	2312.07	1156.04	1156.04	11560.36
	Unit 10	0.02898682		11934.48	1790.17	1790.17	3580.34	2386.90	1193.45	1193.45	11934.48
	Unit 11	0.03443889		14179.21	2126.88	2126.88	4253.76	2835.84	1417.92	1417.92	14179.21
	Unit 12	0.03443889		14179.21	14179.21						14179.21
	Manager			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Unit 14	0.03534756		14553.33	2183.00	2183.00	4366.00	2910.67	1455.33	1455.33	14553.33
	Unit 15	0.03534756		14553.33	2183.00	2183.00	4366.00	2910.67	1455.33	1455.33	14553.33
	Unit 16	0.02535211		10438.00	1565.70	1565.70	3131.40	2087.60	1043.80	1043.80	10438.00
	Unit 17	0.03171285		13056.85	1958.53	1958.53	3917.05	2611.37	1305.68	1305.68	13056.85
	Unit 18	0.03262153		13430.97	2014.65	2014.65	4029.29	2686.19	1343.10	1343.10	13430.97
	Unit 19	0.03625646		14927.55	2239.13	2239.13	4478.26	2985.51	1492.75	1492.75	14927.55
	Unit 20	0.0298955		12308.61	1846.29	1846.29	3692.58	2461.72	1230.86	1230.86	12308.61
	Unit 21	0.03262153		13430.97	2014.65	2014.65	4029.29	2686.19	1343.10	1343.10	13430.97
	Unit 22	0.02807814		11560.36	1734.05	1734.05	3468.11	2312.07	1156.04	1156.04	11560.36
	Unit 23	0.02716946		11186.24	1677.94	1677.94	3355.87	2237.25	1118.62	1118.62	11186.24
	Unit 24	0.01808268		7445.02	1116.75	1116.75	2233.51	1489.00	744.50	744.50	7445.02
	Unit 25	0.02716946		11186.24	1677.94	1677.94	3355.87	2237.25	1118.62	1118.62	11186.24
	Unit 26	0.02716946		11186.24	11186.24						11186.24
	Unit 27	0.02716946		11186.24	1677.94	1677.94	3355.87	2237.25	1118.62	1118.62	11186.24
	Unit 28	0.02807814		11560.36	1734.05	1734.05	3468.11	2312.07	1156.04	1156.04	11560.36
	Unit 29	0.02898682		11934.48	1790.17	1790.17	3580.34	2386.90	1193.45	1193.45	11934.48
	Unit 30	0.02807814		11560.36	1734.05	1734.05	3468.11	2312.07	1156.04	1156.04	11560.36
	Unit 31	0.01899136		7819.14	1172.87	1172.87	2345.74	1563.83	781.91	781.91	7819.14
	Unit 32	0.02807814		11560.36	1734.05	1734.05	3468.11	2312.07	1156.04	1156.04	11560.36
	Unit 33	0.02807814		11560.36	1734.05	1734.05	3468.11	2312.07	1156.04	1156.04	11560.36
	Unit 34	0.02807814		11560.36	1734.05	1734.05	3468.11	2312.07	1156.04	1156.04	11560.36
	Unit 35	0.02898682		11934.48	1790.17	1790.17	3580.34	2386.90	1193.45	1193.45	11934.48
	Unit 36	0.01990004		8193.26	1228.99	1228.99	2457.98	1638.65	819.33	819.33	8193.26
	Totals		1	411,721.00	92,827.09	56,275.40	112,550.79	75,033.86	37,516.93	37,516.93	411,721.00

SPECIAL ASSESSMENT/CAPITAL ASSESSMENT USED FOR REPAIRS AND IMPROVEMENTS OF THE FACILITIES

2022		5/24/2022											
Unit Number	CALC No5: Special Assessment	% Ownership	SA \$135,000 share	May Share		June Share 15%		July Share 30%	August Share		September Share 10%	October Share 10%	Total
				15%					20%				
Unit 1	0.02807814		3790.55	568.58	568.58	568.58	1137.16	758.11	379.05	379.05	379.05	379.05	3790.55
Unit 2	0.02716946		3667.88	550.18	550.18	550.18	1100.36	733.58	366.79	366.79	366.79	366.79	3667.88
Unit 3	0.02716946		3667.88	3667.88	3667.88	3667.88	1100.36	733.58	366.79	366.79	366.79	366.79	3667.88
Unit 4	0.02807814		3790.55	568.58	568.58	568.58	1137.16	758.11	379.05	379.05	379.05	379.05	3790.55
Unit 5	0.02898682		3913.22	586.98	586.98	586.98	1137.97	782.64	391.32	391.32	391.32	391.32	3913.22
Unit 6	0.02807814		3790.55	568.58	568.58	568.58	1137.16	758.11	379.05	379.05	379.05	379.05	3790.55
Unit 7	0.02807814		3790.55	568.58	568.58	568.58	1137.16	758.11	379.05	379.05	379.05	379.05	3790.55
Unit 8	0.02807814		3790.55	568.58	568.58	568.58	1137.16	758.11	379.05	379.05	379.05	379.05	3790.55
Unit 9	0.02807814		3790.55	568.58	568.58	568.58	1137.16	758.11	379.05	379.05	379.05	379.05	3790.55
Unit 10	0.02898682		3913.22	586.98	586.98	586.98	1173.97	782.64	391.32	391.32	391.32	391.32	3913.22
Unit 11	0.03443889		4649.25	697.39	697.39	697.39	1394.78	929.85	464.93	464.93	464.93	464.93	4649.25
Unit 12	0.03443889		4649.25	4649.25	4649.25	4649.25	1394.78	929.85	464.93	464.93	464.93	464.93	4649.25
Manager			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Unit 14	0.03534756		4771.92	715.79	715.79	715.79	1431.58	954.38	477.19	477.19	477.19	477.19	4771.92
Unit 15	0.03534756		4771.92	715.79	715.79	715.79	1431.58	954.38	477.19	477.19	477.19	477.19	4771.92
Unit 16	0.02535211		3422.53	513.38	513.38	513.38	1026.76	684.51	342.25	342.25	342.25	342.25	3422.53
Unit 17	0.03171285		4281.23	642.19	642.19	642.19	1284.37	856.25	428.12	428.12	428.12	428.12	4281.23
Unit 18	0.03262153		4403.91	660.59	660.59	660.59	1321.17	880.78	440.39	440.39	440.39	440.39	4403.91
Unit 19	0.03625646		4894.62	734.19	734.19	734.19	1468.39	978.92	489.46	489.46	489.46	489.46	4894.62
Unit 20	0.0298955		4035.89	605.38	605.38	605.38	1210.77	807.18	403.59	403.59	403.59	403.59	4035.89
Unit 21	0.03262153		4403.91	660.59	660.59	660.59	1321.17	880.78	440.39	440.39	440.39	440.39	4403.91
Unit 22	0.02807814		3790.55	568.58	568.58	568.58	1137.16	758.11	379.05	379.05	379.05	379.05	3790.55
Unit 23	0.02716946		3667.88	550.18	550.18	550.18	1100.36	733.58	366.79	366.79	366.79	366.79	3667.88
Unit 24	0.01808268		2441.16	366.17	366.17	366.17	732.35	488.23	244.12	244.12	244.12	244.12	2441.16
Unit 25	0.02716946		3667.88	550.18	550.18	550.18	1100.36	733.58	366.79	366.79	366.79	366.79	3667.88
Unit 26	0.02716946		3667.88	3667.88	3667.88	3667.88	1100.36	733.58	366.79	366.79	366.79	366.79	3667.88
Unit 27	0.02716946		3667.88	550.18	550.18	550.18	1100.36	733.58	366.79	366.79	366.79	366.79	3667.88
Unit 28	0.02807814		3790.55	568.58	568.58	568.58	1137.16	758.11	379.05	379.05	379.05	379.05	3790.55
Unit 29	0.02898682		3913.22	586.98	586.98	586.98	1173.97	782.64	391.32	391.32	391.32	391.32	3913.22
Unit 30	0.02807814		3790.55	568.58	568.58	568.58	1137.16	758.11	379.05	379.05	379.05	379.05	3790.55
Unit 31	0.01899136		2563.83	384.58	384.58	384.58	769.15	512.77	256.38	256.38	256.38	256.38	2563.83
Unit 32	0.02807814		3790.55	568.58	568.58	568.58	1137.16	758.11	379.05	379.05	379.05	379.05	3790.55
Unit 33	0.02807814		3790.55	568.58	568.58	568.58	1137.16	758.11	379.05	379.05	379.05	379.05	3790.55
Unit 34	0.02807814		3790.55	568.58	568.58	568.58	1137.16	758.11	379.05	379.05	379.05	379.05	3790.55
Unit 35	0.02898682		3913.22	586.98	586.98	586.98	1173.97	782.64	391.32	391.32	391.32	391.32	3913.22
Unit 36	0.01990004		2686.51	402.98	402.98	402.98	805.95	537.30	268.65	268.65	268.65	268.65	2686.51
Totals	1		135,000.00	30,437.26	18,452.25	36,904.50	24,603.00	12,301.50	12,301.50	12,301.50	12,301.50	12,301.50	135,000.01