SUNNYSIDE BEACH AND TENNIS CLUB

22400 Front Beach Road

Panama City Beach, FL 32413

Board of Director's Meeting 4:00 PM CST by ZOOM

October 5th, 2021

Meeting was properly posted and sent to all owners. In attendance were Patt Lother, Paul Hinman, Jon Cline, James Briscoe, Brad Cole, Greg Darden and Robert Young.

Jon began discussing financials stating we have had a substantial increase in reserves. The main reason the monthly dues are going up is due to the increase in reserves amounting to a \$700,000 short fall. We did have a new reserve study done this year. In the new reserve study roofs went from \$500,000 to \$968,000. Other increases include paving, pool, & clubhouse renovations. Inflation plays a part in the increases. Fees have gone up considerably. We are short \$700,000 in reserves currently.

There was discussion regarding the financials and reserves. There was discussion regarding a 15% increase. Reserves and special assessments are not included in the 15% increase. There was discussion regarding the proxy question voting for fully funding the reserve. The operating budget does not exceed 15%. It was stated the reserve budget is above 15% increase. It was agreed to move forward with the budget and the current proxy.

Motion was made to adjourn meeting by Robert Young. Brad Cole 2nd the motion. Meeting adjourned at 5:00 pm.

Minutes prepared by Tammi Link- CAM

SUNNYSIDE BEACH AND TENNIS RESORT OWNERS UNDIVIDED SHARE OF COMMON ELEMENTS PROPOSED INSURANCE REVENUE ASSESSMENTS BY UNIT

For the Year 2022

		3 BEDROOM LARGE	3 BEDROOM SMAL	2 BEDROOM LARGE	2 BEDROOM SMALI	Unit Description				
I	Total	ARGE	MALL	ARGE	MALL	on				
	74	11	6	20	37	Units	of	Number		
	6,288	1,758	6 1,696 10,	1,450	1,384	Sq. Ft.	of of Sq.	Number		
	109,722	19,338	10,176	29,000	51,208	Ft.	Sq.	Total		
	100.0000000%	101	9.2743479%	0	٥٠			Percent		
1		1.6022311%_	1.5457246%	1.3215217%	1.2613696%	per Unit	Share	Undivided		
	1.0000000	0.1762454	0.0927435	0.2643043	0.4667068	Share	Undivided	Total		
	\$150,000.00	\$26,436.81	\$13,911.52			ı		Insurance	Annual	Required
		2,403.35	2,318.59	1,982.28	1,892.05	per Unit	Assessment	Insurance	Annual	Required

PROPOSED BUDGETED ANNUAL INSURANCE FEES:
\$150,000.00

ENTER DOLLAR AMOUNT IN CELL A19

Source: Undivided share per unit Paragraph 2. C. pages 9, 10 and 11 of Statement of the Declaration.

SUNNYSIDE BEACH AND TENNIS RESORT OWNERS UNDIVIDED SHARE OF COMMON ELEMENTS PROPOSED MAINTENANCE REVENUE ASSESSMENTS BY UNIT For the Year 2022

PROPOSED INCREASE BUDGETED ANNUAL OPERATING AND RESERVES MAINTENANCE FEES. \$ 550,755

Source: Undivided share per unit Paragraph 2. C. pages 9, 10 and 11 of Statement of the Declaration.

Source: Undivided share per unit Paragraph 2. C. pages 9, 10 and 11 of Statement of the Declaration.

	3 BEDROOM LARGE	3 BEDROOM SMALL	2 BEDROOM LARGE	2 BEDROOM SMALL	Unit Description				
Total									
74	11	б	20	37	Units	of.	Number		
6,288	1,758	1,696	1,450	1,384	Sq. Ft.	약	Number		
109,722	19,338	10,176	29,000	51,208	77	Sq.	Total		
100.00%	17.62%	9.27%	26.43%	46.67%	Total	of	Percent		
	1.6022311%	1.5457246%	1.3215217%	1.2613514%	per Unit	Share	Undivided		
0.9999932	0.1762454	0.0927435	0.2643043	0.4667000	Share	_	Total		
\$530,751.01	93,543.07	49,224.03	140,280.74	\$247,703.17	per Unit Type	Assessment	Maintenance	Annual	Required
	8,503.92	8,204.01	7,014.04	6,694.68	per Unit	Assessment	Maintenance	Annual	Required
	708.66	683.67	584.50	557.89	per Unit	Assessment	Maintenance	Monthly	Required
530,750.52	93,543.12	49,224.24	140,280.00	247,703.16					
1,984.39	554.80	535.23	457.60	436.76	2021				
	508.07								
550.33	153.86	148.44	126.90	121.13	Chg/MO				
6,603.96	153.86 1846.32	1781.28	1522.80	1453.56	Chg/YR				

Sunnyside Beach & Tennis Club Condominium Association, Inc. 2021 Reserve Fund Spreadsheet Projected 12/31/2021 PRELIMINARY - SUBJECT TO AUDIT ADJUSTMENT

Total Change at 12/31/21		Expenditures	Dues Income	Cumulative Interest Post	2021 Rollforward	Year to Date 2020 Totals	Cumulative Reserve Post	Specific Expense	Cumulative Transfers Out	Cumulative Interest Post	January Beginning Balance	
φ	0 \$	ς,	s	Ş		ts	❖	⇔	₩	↔	₩	Building 30%
31,589	,	(6,422)	37,976	35		44,212	37,976	(5,729)	(693)	35	12,623	lding 30%
\$	ჯ.	s	s	s		\$	Ś		<>	₩.	↔	Paving 2%
2,488		(46)	2,532	2		7,532	2,532		(46)	2	5,044	ing 2%
\$	ჯ.	s	\$	s		ts	\$	٠	٠	٠	\$	
11,575	,	(9,965)	21,520	20		54,450	21,520	(9,572)	(393)	20	42,875	Roof 17%
\$	ჯ.	s	s	s		\$	Ś		٠	٠	↔	
4,976	١,	(92)	5,064	5		15,064	5,064		(92)	v	10,088	Pool 4%
\$	ჯ.	s	s	ς,		ts	↔	٠	\$	\$	\$	ي ا
45,184		(1,696)	46,838	43		60,752	46,838	(842)	(855)	43	15,568	Painting 37%
\$	φ.	s	s	s		\$	δ.		φ.	٠	\$	
2,488		(46)	2,532	2		7,532	2,532		(46)	2	5,044	Tunnel 2%
\$	φ.	s	s	s		₹S-	Ś		\$	\$	↔	_
2,488	1 4	(46)	2,532	2		7,532	2,532		(46)	2	5,044	Fence 2%
\$	٠ ·	s	\$	s		\$	δ.		٠	٠	Ş	
4,976	' 1	(92)	5,064	5		15,064	5,064		(92)	5	10,088	Tennis
\$	٠ •	S	s	s		ş	₩		٠	₩	\$	୍ର ଜ
1,244	' [(23)	1,266	1		3,766	1,266		(23)	ь	2,522	Gulf Deck 1%
٠,	ن د	s	ئ	s		\$	٠		₩.	₩.	↔	_=
1,244	' [(23)	1,266	ъ		3,766	1,266		(23)	ъ	2,522	Lighting 1%
s	ς.	s	s	s		ţs	₩	⋄	⋄	₩.	₩.	Balance
\$ 108,251	'	(18,453)	126,588	116		219,670	\$ 126,588	(16,142)	(2,311)	116	\$ 111,419	100%

Balance roll forward from year end

Change in Cash	Cash in Account	Subtotal	Capital Spend	Interest Earned	Dues Earned	Beginning Fund Balance
 &	 &	s	↔	\$	\$	\$
\$ 108,251	\$ 219,670	\$ 221,981	\$ (16,142)	116	\$ 126,588	\$ 111,419

Sunnyside Resort Rental Company Inc Preliminary 2022 Budget

Net Income	Total Expenses	Rental Insurance Premiums	Pool Party / Entertainment	Payroll Expenses	Office Expenses	Miscellaneous Expenses	Linen Expenses	Legal & Professional Fees	Credit Card Fees	Cleaning Supplies	Cleaning Expense	Advertising & Marketing	Expenses	Total Income	Rental Insurance Fees	Rental Commission Income	Registration Fees	Miscellaneous Income	Linen Program Fees	Amenity Fees	Cleaning Fees	Income	
(4,052)	4,807		-	3,057	Čι	!	μ			2,	2.	2.		7						, agreement	1		Jan-22
52) (4,052)	07 4,807	50 50		57 3,057	500 500	150 150	350 350		50 50	200 200	250 250	200 200		755 755	70 70	500 500	50 50			35 35	100 100		Feb-22
6,588	9,662	706	250	3,057	500	150	350	50	700	200	3,500			16,250	980	7,000	630		4,000	490	3,150		Mar-22
2,888	9,362	706		3,057	500	150	350		700	200	3,500	200		12,250	980	7,000	630			490	3,150		Apr-22
4,748	11,439	932	500	3,057	500	150	350		925	200	4,625	200		16,188	1,295	9,250	833			648	4,163		May-22
43,256	37,244	4,637	500	3,057	500	150	350	50	4,600	200	23,000	200		80,500	6,440	46,000	4,140			3,220	20,700		Jun-22
43,306	37,194	4,637	500	3,057	500	150	350		4,600	200	23,000	200		80,500	6,440	46,000	4,140			3,220	20,700		Jul-22
3,162	9,963	756	250	3,057	500	150	350	1	750	200	3,750	200		13,125	1,050	7,500	675			525	3,375		Aug-22
(2,009)	6,259	252	í	3,057	500	150	350	50	250	200	1,250	200		4,250	350	2,500	100			175	1,125		Sep-22
(3,398)	5,158	101	į	3,057	500	150	350	1	100	200	500	200		1,760	140	1,000	100			70	450		Oct-22
(3,637)	4,982	76		3,057							375			1,345	105	750	100			53	338		Nov-22 Dec-22
(3,927)	4,857	50	t	3,057	500	150	350	50	50	200	250	200		930	70	500	100			35	225		П
82,874	145,734	12,953	2,000	36,681	6,000	1,800	4,200	200	12,850	2,400	64,250	2,400		228,608	17,990	128,500	11,548	,	4,000	8,995	57,575		YTD 22

Sunnyside 2022 Proposed Budget

Total Income Gross Profit	Monthly Dues - necessary to fully fund reserves	Total Income Account-Association	Work Orders	Net Association Dues	Monthly Dues - transfer to fund reserves	Monthly Dues	Miscellaneous Income	Late Fees	Interest	Income Account-Association	Total Income Account - Assessment	Insurance Assessment	Income		
	fully fund reserves	ciation			fund reserves					-	essment				
196,005 196,005	20,196	25,809	1,500	24,034	(20,196)	44,230	250		25		150,000	150,000		Jan	
46,005 46,005	20,196	25,809	1,500	24,034	(20,196)	44,230	250		25		1			Feb	
47,025 47,025	20,196	26,829	1,500	24,034	(20,196)	44,230	1,250	20	25		ı			Mar	
47,005 47,005	20,196	26,809	1,500	24,034	(20,196)	44,230	1,250		25		1			Apr	
49,255 49,255	20,196	29,059	1,500	24,034	(20,196)	44,230	3,500		25		•			May	
49,275 49,275	20,196	29,079	1,500	24,034	(20,196)	44,230	3,500	. 20	25		1			Jun	
49,255 49,255	20,196	29,059	1,500	24,034	(20,196)	44,230	3,500		25		•			Jul	
48,505 48,505	20,196	28,309	1,500	24,034	(20,196)	44,230	2,750		25		ı			Aug	
47,775 47,775	20,196	27,579	1,500	24,034	(20,196)	44,230	2,000	20	25		1			Sep	
46,755 46,755	20,196	26,559	1,500	24,034	(20,196)	44,230	1,000		25		•			Oct	
46,005 46,005	20,196	25,809	1,500	24,034	(20,196)	44,230	250		25		t			Nov	
46,025 46,025	20,196	25,829	1,500	24,034	(20,196)	44,230	250	20	25		•			Dec	
718,885 718,885	242,347	326,538	18,000	288,408	[242,347]	530,755	19,750	80	300		150,000	150,000		Full YR	2022 Budget

Sunnyside 2022 Proposed Budget

12,500 1	### doctorm ### 12,083 12,08	8,588 8,588 8,588 8,588 8,588 8,588 8,588 8,588 8,588 8,588	8,588 8,588 8,588 8,588 8,588 8,588 8,588 8,588 8,588	עות בא פאר ביט אינט אינט אינט אינט אינט אינט אינט אי	80 80 80 80 80 80 300 300 300	150 150 400	\$.s 1,005 1,005 2,155 1,005 1,005 16,155 1,005 1,005 3,300 2,225 1,225	ment 217 217 217 217 217 217 217 217 217 217		Vindstorm krman's Compensation Insurance tes spending Idding 1 Idding 2 Idding 3 Idding 4 Idding 4 Idding 8 Idding 9 Idding 9 Idding 8 Idding 9 Idding 1 Idding 9 Idding 1 Idding 9 Idding 1 Idding 9 Idding 1 I	Jan 12,083 12,083 417 12,500 12,500 12,500 12,500 1,005 8,588 8,588 8,588 8,588 4,872 4,872 8,674	Feb 12,083 12,083 12,083 417 12,500 1,005 8,588	12,083 12,083 12,083 1417 12,500 1,005 8,588 8,588 8,588 1,000 50 2,167 1,005 8,588 8,588 1,000 50 325 50 22,167 1,005 8,588 8,588 8,588 8,588 8,588 8,588	12,083 14,083 14,17 12,500 1,005 1,005 8,588 8,588 8,588 8,588 8,588 8,588 8,588 8,588 8,588 8,588 8,588 8,588 8,588 8,588	12,083 12,083 1417 12,083 417 12,500 5,167 250 2,167 1,005 8,588 8,588 8,588 8,588 8,588 8,588 8,588 8,588 8,588 8,588 8,588 8,588 8,588 8,588 8,588 8,588	12,083 12,083 417 12,500 75,000 75,000 75,000 5,167 2,50 2,167 1,005 8,588 83,588 83,588 83,588 83,588 15,000 50 325 2,167 1,005 8,588 83,588 83,588 83,588 83,588 83,588 83,588 83,588 83,588	12,083 12,083 1417 12,500 1,429 1,429 1,429 1,429 1,429 1,429 1,429 1,429 1,429 1,429 1,429 1,429 1,429 1,429 1,429 1,429 20,000 5,167 25,0 2,167 1,005 8,588 28,588 28,588 217 3,585 4,872 8,674	Aug 12,083 12,083 417 12,500 5,167 250 2,167 1,005 8,588	\$ep 12,083 12,083 417 12,500 5,167 250 2,167 1,005 8,588 8,588 8,588 8,588 8,588 4,17 0,000 500 1,000 50 1,000 50 1,000 50 1,000 50 1,000 3,585 4,872 4,872	90ct 12,083 12,083 417 12,500 12,500 12,500 5,167 2,567 1,005 8,588 8,588 8,588 8,588 4,872 4,872 8,674	Nov 12,083 12,083 417 12,500 12,500 12,500 12,500 12,500 1,005 8,588 8,588 8,588 8,588 8,588 8,588 8,588 8,588 8,588 8,588	Dec 12,083 417 12,590 13,588 8,588 8,588 1,000 2,167 1,005 8,588 1,000 2,167 1,005 300 150 300 150 300 4,872 4,872
1,000 15,000 1,000	1,000 15,000 1,000	8,588 8,588 8,588 8,588 8,588 8,588 8,588 8,588 8,588 8,588		Tees 50 50 50 50 50 50 50 50 50 50 50 50 50	ries 50 50 50 50 50 50 50 50 50 50 50 50 50	vs SO SO SO SO SO SO SO 325 325 325 325 325 325 325 325 325 nd Equipment SO 300 300 300 300 300	ss 50 325 <	S0 S	So S	50 50<	≥ Expenses ounting			1.000		*	15.000			1 000			1 000
0 50 50 50 50 50 50 50 50 50 50 50 50 50	0 50 50 50 50 50 50 50 50 50 50 50 50 50	8,588 8,588	1,000	325 325 325 325 325 325 325 1,000 325 325	325 325 <td>nd Equipment 50 50 50 50 50 50 50 50 50 50 50 50 50</td> <td>325 325<td>325 325 325 325 325 325 325 1,000 325 325 325 325 325 325 325 325 325 325</td><td>ment 50</td><td>325 320 320 320 300 300 300 300 300 300 300 300 300 300 300 300 300 300 300 300<td>KFees</td><td>50</td><td>50</td><td>US T,CCC</td><td>50</td><td>70</td><td>20</td><td>7</td><td>Ž,</td><td>, , , ,</td><td>Λ D</td><td>7</td><td>در 1,000</td></td></td>	nd Equipment 50 50 50 50 50 50 50 50 50 50 50 50 50	325 325 <td>325 325 325 325 325 325 325 1,000 325 325 325 325 325 325 325 325 325 325</td> <td>ment 50</td> <td>325 320 320 320 300 300 300 300 300 300 300 300 300 300 300 300 300 300 300 300<td>KFees</td><td>50</td><td>50</td><td>US T,CCC</td><td>50</td><td>70</td><td>20</td><td>7</td><td>Ž,</td><td>, , , ,</td><td>Λ D</td><td>7</td><td>در 1,000</td></td>	325 325 325 325 325 325 325 1,000 325 325 325 325 325 325 325 325 325 325	ment 50	325 320 320 320 300 300 300 300 300 300 300 300 300 300 300 300 300 300 300 300 <td>KFees</td> <td>50</td> <td>50</td> <td>US T,CCC</td> <td>50</td> <td>70</td> <td>20</td> <td>7</td> <td>Ž,</td> <td>, , , ,</td> <td>Λ D</td> <td>7</td> <td>در 1,000</td>	KFees	50	50	US T,CCC	50	70	20	7	Ž,	, , , ,	Λ D	7	در 1,000
325 325 325 325 325 325 325 325 1,000 325 325	325 325 325 325 325 325 325 325 1,000 325 325	8,588 8,588	50 50 50 50 50 50 50 50 50 50 50		עומת בקיינויישפית איים באר איים באר איים איים איים איים איים איים איים אי	1,000 nd Equipment 50 50 50 50 50 50 50 50 50 50 50 50 50	1,000 1,000	971 50 50 50 50 50 50 50 50 50 50 50 50 50	1,000 1,000 1,000 1,000 1,000 1,000 1,000 1,000 1,000 1,000 1,005	50 50<	al	325	325	325	325	325	325	325	325	1,000	325	325	325
3,585 3,585	1,000 1,00	AREPAIRS - Assoc & Reserves 8,588 4,000 40,000 50,000 50,0	1,000	80 80 80 80 80 80 80 80 300 300 300 300	ses 500 2,225 1,225	yes 500 <td>nent 217 217 217 217 217 217 217 217 217 217</td> <td>ment 217 217 217 217 217 217 217 217 217 217</td> <td></td> <td>4,872 4,872</td> <td>rries, Maintenance</td> <td>3,585</td> <td>3,585</td> <td>3,585</td> <td>3,585</td> <td>3.585</td> <td>3.585</td> <td>3.585</td> <td>3.585</td> <td>3.585</td> <td>3 585</td> <td>3 585</td> <td>3 585</td>	nent 217 217 217 217 217 217 217 217 217 217	ment 217 217 217 217 217 217 217 217 217 217		4,872 4,872	rries, Maintenance	3,585	3,585	3,585	3,585	3.585	3.585	3.585	3.585	3.585	3 585	3 585	3 585
4.872 4.872 4.872 4.872 4.872 4.872 4.872 4.873 4.873 4.875 4.875	1,000 1,000	REPAIRS - Assoc & Reserves 8,588	1,000 15,000 1,0	80 80 80 80 80 80 80 80 80 300 300 300 3	150 150 150 150 400 250 500 500 500 500 500 500 500 500 500	yes 500 <td>1,005 1,005 2,155 1,005 1,005 16,155 1,005 1,005 3,300 2,225 1,225</td> <td>ment 217 217 217 217 217 217 217 217 217 217</td> <td>3.585 3.585</td> <td>8,674 8,674</td> <td>ries, Management</td> <td>4,872</td>	1,005 1,005 2,155 1,005 1,005 16,155 1,005 1,005 3,300 2,225 1,225	ment 217 217 217 217 217 217 217 217 217 217	3.585 3.585	8,674 8,674	ries, Management	4,872	4,872	4,872	4,872	4,872	4,872	4,872	4,872	4,872	4,872	4,872	4,872
the state and and the state and and	The color The	REPAIRS - Assoc & Reserves 8,588	1,000 15,000 1,0	80 80 80 80 80 80 80 80 80 300 300 300 3	Res 500 <td>RES 500<td>ment 217<td>ment 217<!--</td--><td>ance 3,585 3</td><td>500 677 677 677 677 677 677 677 677 677</td><td>Salaries and Wages</td><td>8,674</td><td>8,674</td><td>8,674</td><td>8,674</td><td>8,674</td><td>8,674</td><td>8,674</td><td>8,674</td><td>8,674</td><td>8,674</td><td>8,674</td><td>8,674</td></td></td></td>	RES 500 <td>ment 217<td>ment 217<!--</td--><td>ance 3,585 3</td><td>500 677 677 677 677 677 677 677 677 677</td><td>Salaries and Wages</td><td>8,674</td><td>8,674</td><td>8,674</td><td>8,674</td><td>8,674</td><td>8,674</td><td>8,674</td><td>8,674</td><td>8,674</td><td>8,674</td><td>8,674</td><td>8,674</td></td></td>	ment 217 <td>ment 217<!--</td--><td>ance 3,585 3</td><td>500 677 677 677 677 677 677 677 677 677</td><td>Salaries and Wages</td><td>8,674</td><td>8,674</td><td>8,674</td><td>8,674</td><td>8,674</td><td>8,674</td><td>8,674</td><td>8,674</td><td>8,674</td><td>8,674</td><td>8,674</td><td>8,674</td></td>	ment 217 </td <td>ance 3,585 3</td> <td>500 677 677 677 677 677 677 677 677 677</td> <td>Salaries and Wages</td> <td>8,674</td>	ance 3,585 3	500 677 677 677 677 677 677 677 677 677	Salaries and Wages	8,674	8,674	8,674	8,674	8,674	8,674	8,674	8,674	8,674	8,674	8,674	8,674
8,674 8,674 8,674 8,674 8,674 8,674 8,674 8,674 8,674 8,674	ment 50 5	Section Sect	1,000 15,000 1,0	ses 80 80 80 80 80 80 80 80 80 80 80 300 500 <	ses 500 <td>res 500<td>1,005 1,005 2,155 1,005 <th< td=""><td>ment 217 218 218 218 218 218 218 218 218 218 218 218 218<td>3,585 3,585</td><td>677 677 677 677 677 677 677 677 677 677</td><td>and Licenses</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td></th<></td></td>	res 500 <td>1,005 1,005 2,155 1,005 <th< td=""><td>ment 217 218 218 218 218 218 218 218 218 218 218 218 218<td>3,585 3,585</td><td>677 677 677 677 677 677 677 677 677 677</td><td>and Licenses</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td></th<></td>	1,005 1,005 2,155 1,005 <th< td=""><td>ment 217 218 218 218 218 218 218 218 218 218 218 218 218<td>3,585 3,585</td><td>677 677 677 677 677 677 677 677 677 677</td><td>and Licenses</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td></th<>	ment 217 218 218 218 218 218 218 218 218 218 218 218 218 <td>3,585 3,585</td> <td>677 677 677 677 677 677 677 677 677 677</td> <td>and Licenses</td> <td></td>	3,585 3,585	677 677 677 677 677 677 677 677 677 677	and Licenses												
lages 8,674 8,674 8,674 8,674 8,674 8,674 8,674 8,674 8,674 8,674 8,674	1,000 1,00	Second Reserves 8,588 8,	1,000 15,000 1,0	80 80 80 80 80 80 80 80 80 80 300 300 30	ses 500 <td>res 500<td>1,005 1,005 2,155 1,005 1,005 1,05 1,005 1,005 1,005 3,300 2,225 1</td><td>ment 217 218 218 218 218 218 218<!--</td--><td>nice 3,585 3</td><td></td><td>roll Taxes</td><td>677</td><td>677</td><td>677</td><td>677</td><td>677</td><td>677</td><td>677</td><td>677</td><td>677</td><td>677</td><td>677</td><td>677</td></td></td>	res 500 <td>1,005 1,005 2,155 1,005 1,005 1,05 1,005 1,005 1,005 3,300 2,225 1</td> <td>ment 217 218 218 218 218 218 218<!--</td--><td>nice 3,585 3</td><td></td><td>roll Taxes</td><td>677</td><td>677</td><td>677</td><td>677</td><td>677</td><td>677</td><td>677</td><td>677</td><td>677</td><td>677</td><td>677</td><td>677</td></td>	1,005 1,005 2,155 1,005 1,005 1,05 1,005 1,005 1,005 3,300 2,225 1	ment 217 218 218 218 218 218 218 </td <td>nice 3,585 3</td> <td></td> <td>roll Taxes</td> <td>677</td>	nice 3,585 3		roll Taxes	677	677	677	677	677	677	677	677	677	677	677	677
Ages 8,674	1,000 1,00	Section Sect	1,000 15,000 1,0	80 80 80 80 80 80 80 80 80 80 300 300 30	ses 500 <td>ses 500<td>1,005 1,005</td><td>ment 217 217 217 217 217 217 217 217 217 217</td><td>mice 3,585 3</td><td></td><td>I Permit Fee</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>450</td></td>	ses 500 <td>1,005 1,005</td> <td>ment 217 217 217 217 217 217 217 217 217 217</td> <td>mice 3,585 3</td> <td></td> <td>I Permit Fee</td> <td></td> <td>450</td>	1,005 1,005	ment 217 217 217 217 217 217 217 217 217 217	mice 3,585 3		I Permit Fee												450

Sunnyside 2022 Proposed Budget

													2022 Budget
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Full YR
Utilities													
Cable	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	60,000
Electricity	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	20,000
Garbage	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	14,400
Pest	600	600	600	600	600	600	600	600	600	600	600	600	7,200
Security	458	458	458	458	458	458	458	458	458	458	458	458	5,500
Sewer & Water			8,000			13,000			13,000			9,000	43,000
Telephones	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Total Utilities	9,175	9,175	17,175	9,175	9,175	22,175	9,175	9,175	22,175	9,175	9,175	18,175	153,100
	40,619	40 619	10 76Q	40 619	40 610	144 260	60 640	40 610	EE 047	44 020	00000	64 430	

ı	
2	
10	
N	
N	
Ιт.	
١.٧	C
loi	č
ğ	Ξ
lõ	Ξ
ľ	J
ose	Ü
ă	ž
Œ	ā
ا⊇ا	
lā.	
10	
1	

Combined Association & Rental	Rental income / (loss)	Net for Association before rental	Total Expenses - Association	Utilities	Taxes & Licenses	Salaries & Wages (net of rental)	Office	Grounds, Maintenance & Repairs	Expenses:	Total Association Income	Other Income - work orders, fees, misc	Dues Income (net of Assessment)	Association	Change in Cash Position	2022 spend	Dues Income	Reserves - FULLY FUNDED	Net	Insurance Assessment Expense	Insurance Assessment Income	Insurance Assessment	SUMMARY		
(6,362)	(4,052)	(2,310)	28,119	9,175	677	8,674	1,005	8,588		25,809	1,775	24,034	Ш	20,196		20,196			12,500	150,000		I	Jan	
(6,362)	(4,052)	(2,310)	28,119	9,175	677	8,674	1,005	8,588		25,809	1,775	24,034		20,196		20,196			12,500	1			Feb	
(3,852)	6,588	(10,440)	37,269	17,175	677	8,674	2,155	8,588		26,829	2,795	24,034		20,196	,	20,196			12,500	1			Mar	
1,578	2,888	(1,310)	28,119	9,175	677	8,674	1,005	8,588		26,809	2,775	24,034		20,196		20,196			12,500	,			Apr	
5,689	4,748	940	28,119	9,175	677	8,674	1,005	8,588		29,059	5,025	24,034		20,196	,	20,196			12,500	7			May	
15.867	43,256	(27,690)	56,769	22,175	1,177	8,674	16,155	8,588		29,079	5,045	24,034		(54,804)	75,000	20,196			12,500	,			Jun	
44,247	43,306	940	28,119	9,175	677	8,674	1,005	8,588		29,059	5,025	24,034		195	20,000	20,196			12,500	,			Jul	
3,353	3,162	190	28,119	9,175	677	8,674	1,005	8,588		28,309	4,275	24,034		20,196		20,196			12,500	,			Aug	
(17,843)	(2,009)	(15,835)	43,414	22,175	677	8,674	3,300	8,588		27,579	3,545	24,034		20,196	ı	20,196			12,500				Sep	
(6,177)	(3,398)	(2,780)	29,339	9,175	677	8,674	2,225	8,588		26,559	2,525	24,034		20,196	ī	20,196			12,500				0ct	
(6,167)	(3,637)	(2,530)	28,339	9,175	677	8,674	1,225	8,588		25,809	1,775	24,034		20,196	·	20,196			12,500				Νον	
(17,037)	(3,927)	(13,110)	38,939	18,175	1,127	8,674	2,375	8,588		25,829	1,795	24,034		20,196	·	20,196			12,500	ī			Dec	
6,632	82,874	(76,242)	402,780	153,100	9,069	104,086	33,465	103,060		326,538	38,130	288,408		147,346	95,000	242,347			150,000	150,000			Full YR	2022 Budget

Re	Remaining Life	naining Life Est Total Useful	Current Reserve Cash		
					-
Replacement Cost pe	per new study	Life	Balance	Balance to fund	Projected 2022 Budget
371,000	6	6	104,964	266,036	44,339
22,000	Ν	7	7,532	14,468	7,234
254,000	9	20		254,000	28,222
968,500	Ħ	20	54,450	914,050	83,095
25,000	1	10	5,380	19,620	19,620
20,000	2	10	4,304	15,696	7,848
25,000	G	10	5,380	19,620	3,924
15,000	&	15	7,532	7,468	933
62,500	∞	15	7,532	54,968	6,871
16,000	υ	10	15,064	936	187
5,000	2	15	3,766	1,234	617
75,000	∞	15	ı,	75,000	9,375
20,000	17	20	3,766	16,234	955
100,000	v	15		100,000	20,000
25,000	00	15		25,000	3,125
15,000	10	20		15,000	1,500
25,000	10	20		25,000	2,500
20,000	10	25		20,000	2,000
2000			\$ 219,670 \$	1,844,330	
4,000	nt in reserve		10.5%	25 th 6.93	20,196
			2 9 11 1 1 2 5 8 8 8 8 8 8 8 10 10 10 10	6 6 104,964 2 7 7,532 9 20 54,450 111 20 5,380 2 10 5,380 2 115 7,532 8 115 7,532 1 10 15 7,532 1 15 3,766 1 10 20 3,766 2 15 3,766	6 6 104,964 2 7, 7,532 9 20 54,450 111 20 54,450 1 10 5,380 2 10 4,304 5 15 7,532 8 15 7,532 8 15 7,532 7,532 15 3,766 10 3,766 10 3,766 10 20 3,766 10 20 10 25 Amt in reserve \$\frac{5}{219,670} \frac{5}{5}\$

SUNNYSIDE BEACH AND TENNIS RESORT OWNERS
UNDIVIDED SHARE OF COMMON ELEMENTS
PROPOSED MAINTENANCE REVENUE ASSESSMENTS BY UNIT
For the Year 2022

Unit Description

2 BEDROOM SMALL

2 BEDROOM LARGE

3 BEDROOM SMALL 3 BEDROOM LARGE Total Number Number of of Units Sq. Ft. 37 20 6 11 74 1,384 1,450 1,696 1,758 6,288 51,208 29,000 10,176 19,338 109,722 Total Sq. Ft. Percent of Total 46.67% 26.43% 9.27% 17.62% 100.00% Undivided Share per Unit 1.2613514% 1.3215217% 1.5457246% 1.6022311% Undivided
Share
0.4667000
0.2643043
0.0927435
0.1762454
0.9999932 Total Assessment
per Unit Type
\$247,703.17
140,280.74
49,224.03
93,543.07
\$530,751.01 Maintenance Annual Required Assessment per Unit 6,694.68 7,014.04 8,204.01 8,503.92 Maintenance Required Annual Required Monthly Maintenance Assessment per Unit 557.89 584.50 683.67 708.66 247,703.16 140,280.00 49,224.24 93,543.12 530,750.52 2021 436.76 457.60 535.23 554.80 1,984.39 2020 399.98 419.06 490.15 508.07 1,817.26 Chg / MO 121.13 126.90 148.44 153.86 550.33 Chg / YR 1453.56 1522.80 1781.28 1846.32 6,603.96

PROPOSED INCREASE BUDGETED ANNUAL OPERATING AND RESERVES MAINTENANCE FEES:

530,755

Source: Undivided share per unit Paragraph 2. C. pages 9, 10 and 11 of Statement of the Declaration.

Source: Undivided share per unit Paragraph 2. C. pages 9, 10 and 11 of Statement of the Declaration.