



Sunnyside Beach and Tennis Resort

22400 Front Beach Road

Panama City Beach, Florida 32413

Office 850-234-3385 Fax 850-236-1730

E-mail: ssbtpc@outlook.com

www.sunnysidebeachcondo.com

NOTICE OF BOARD OF DIRECTORS MEETING

DATE: 4-23-2022
TIME: CST 10:00 AM
PLACE: Zoom/Conference Call
AGENDA:
Roll Call
Proof of notice of meeting

- Reading & Approval of January Minutes
- Reading & Approval of February Minutes
- Report of Officers:
 - Financial- Jon Cline
 - CAM Report- Tammi Link
 - Insurance- Gene McGriff
 - Building & Grounds- Brad Cole
- Old Business:
 - Roofs. Updates
 - Building and Grounds update: Pool Re-surfacing
 - Buildings 1 and 2- Update
- New Business:
 - Swing for parents at playground

Posting: This notice has been posted on the community property and sent to owners in accordance with the bylaws and statutory requirements on 3/28/2022

SUNNYSIDE BEACH AND TENNIS RESORT

22400 FRONT BEACH ROAD

PANAMA CITY BEACH, FL 32413

April 23rd, 2022

BOARD OF DIRECTORS MEETING MI NUTES

Call to order: Meeting called to order at the Sunnyside Clubhouse at 10:00 am CST by Paul Hinman, president. Meeting properly posted and noticed as per by laws. In attendance was Paul Hinman, Jon Cline, Patt Lother, Brad Cole, Mike Turner & Robert Young. James Briscoe was not in attendance.

Meeting properly posted and sent to owners.

Insurance: Rob Tallent stated they are monitoring the insurance market for our 2022-2023 renewal on 5/25/2022. Based on what has been happening for the last 3 years things do not look good. Also, remember we had a new appraisal of the property which will increase our coverage amount along with rate increases that are coming. Looking into a company called Frontline insurance. We had our roofs inspected and sealed, repaired, as necessary. He has put a portfolio together. Premium for 2021-2022 for us was \$154,366. Building coverage: \$12,701,002. Deductible 5% per recurrence.

Gene McGriff suggest we continue to remind owners about insurance requirements relating to our association:

A. All owners should notify the office of any scheduled contractor work to be done in their unit, including housekeeping.

B. All contractors and subs are required to provide association with Certificates of Insurance and or sign a Hold Harmless Agreement before doing any work on property.

C. Unit owners that rent their units whether on the Rental Program or not to add SSB&T as additional insured on their Condo Rental Policy. This provides proof and confirms unit has a

Condo Rental Insurance policy in force. Note: your agent can add this endorsement to policy with no additional cost.

Motion made by Brad Cole to dispense of the reading of the minutes and approve the minutes as written by Brad Cole. Second by Robert Young. Motion passed by voice vote.

Building and Grounds:

Brad Cole stated he would like to have Anthony from Light Me Up speak regarding the beach chairs. Brad stated rental chairs should be on the East side of the walkway. It was brought up at the last board meeting if the owners wanted to continue the beach service next year. It is in the beach service contract the beach chairs are to be kept on the east side of the beach. We will be sending email/letter to owners explaining where beach chairs will be located. Anthony stated people not renting beach chairs cannot set up tents in front of the rented beach chairs. We do not own the beach area where the chairs are located. If we do not have a contract with a beach service, we would have two or three different companies setting up chairs on our beach.

Building one is completed. Building two is scheduled to start at the end of April and is expected to take 5 weeks weather permitting. We will need to paint the building after we complete the siding replacement.

HydroScout: We currently have five units with cracked pipes under the floor. We have a contractor who is going to contact us. Robert Young stated even with the damaged pipes they do not show any kind of danger at this time. HydroScout feels like. Nothing is urgent on these repairs.

Paul Hinman stated the contractor we had scheduled to do the pool repairs was unable to get the work done in the time we needed.

Roofs: We had received bids and went with Torn Fuller. He has finished his inspections of the roofs and repairs done as needed.

New Business: We have an owner wanting to install cameras on both the courtyard and parking lot side of his condominium. The board has decided to do some more research on the cameras. We currently have five owners with the Ring attached where the doorbell would be. The board will need to adopt rules and regulations before allowing owners to install cameras on the building which is a material alteration.

Financial: Jon Cline stated we are in line with the budget numbers. We are collecting the assessments. Our biggest expense will be insurance and we may have to add \$1,000 to the assessment depending on what the most is. It would run \$50,000 more than in the past.

CAM Report: We have purchased two new benches for the tennis court area and six new pool chairs. No one is over 90 days. Work order income for this quarter is \$1716 and Expense is \$748. The sidewalk project is almost completed to Kelly Street. The

project is projected to start past Kelly Street to the end of Front Beach after the summer season.

We had a weekend of unruly visitors on the East end of town with 160 arrest & seventy-five guns seized. PCB states they will not tolerate this kind of behavior on our beaches.

About six weeks ago residents were evacuated from approximately 1,100 houses in Bay County due to fires. We have had a few storms come through which left a mess of Palm Fronds to pick up. Airlines dropped the requirement for wearing mask. Latitude 29 will be holding their yearly homeowners meeting at our clubhouse September 17th for a couple of hours.

Pool Parties- Mike and Linda Turner will once again be doing the pool parties this year.

We have help for the summer. Angelica Sexton has offered to work Saturday and Sunday with the hours of 12-6 each day.

New Business:

Swing for parents at playground area. We have a price of \$1450 for the swing. Subject to reviewing location and monitoring installation. Mike Turner made the motion to approve the swing. Jon Cline 2nd the motion. Motion passed by voice vote.

Motion made to adjourn. Meeting adjourned at 10:53 am.

Minutes prepared by Tammi Link- Community Association Manager

1. We are monitoring the insurance market for our 2022-2023 renewal on 05/25/2022. Based on what is happening for the last 3 years things do not look good. Also, remember we had a new appraisal of the property which will increase our coverage amount along with rate increases that are coming. Rob Talent will discuss in more detail what to expect.
2. Premium 2021-2022 for SSB & T was **\$154,366**. Building coverage: **\$12,701,002**. Deductible: **5%/per occurrence**.
3. We recently received a nonrenewal notification in regards to our Commercial Umbrella Policy. Rob is in the process of finding a new carrier. This should be discussed at Board Meeting.
4. Recommend we continue to remind owners about insurance requirements relating to our Association:
 - A. All owners should notify the office of any scheduled contractor work to be done on their unit, including housekeeping.
 - B. All contractors and subs are required to provide association with Certificates of Insurance and or sign a Hold Harmless Agreement before doing any work on property.
 - C. Unit owners that rent their units whether on the Rental Program or not to add SSB&T as additional insured on their Condo Rental Policy. This provides proof and confirms unit has a Condo Rental Insurance policy in force. Note: your agent can add this endorsement to policy with no additional cost.
5. Rob Talent and staff will be discussing our insurance program and possible projections on rates.

Sunnyside Beach & Tennis Club

Balance Sheet

As of March 31, 2022

	Total
ASSETS	
Current Assets	
Bank Accounts	
Community Bank	10,754.88
Community Bank - Assessment	128,860.59
Community Bank - Reserve	322,988.11
Total Bank Accounts	\$ 462,603.58
Accounts Receivable	
Accounts Receivable	(175.00)
Accounts Receivable - Owners	186,442.66
Accounts Receivable - Reserve	(7,476.36)
Total Accounts Receivable	\$ 178,791.30
Other Current Assets	
Due From Operating	393.48
Due From Rental Corp	49,761.06
Due from Reserves	(8,048.50)
Prepaid Insurance	23,239.93
Total Other Current Assets	\$ 65,345.97
Total Current Assets	\$ 706,740.85
TOTAL ASSETS	\$ 706,740.85
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Credit Cards	
Credit Card	(100.58)
Total Credit Cards	\$ (100.58)
Other Current Liabilities	
Deposits for Sign Project	1,161.09
Due to operating from Reserve	(8,048.50)
Due to Reserve	393.48
Payroll Liabilities	
Federal Taxes (941/944)	2,292.92
Federal Unemployment (940)	112.25
FL Unemployment Tax	61.75
Total Payroll Liabilities	\$ 2,466.92
Total Other Current Liabilities	-\$ 4,027.01
Total Current Liabilities	-\$ 4,127.59
Total Liabilities	-\$ 4,127.59
Equity	
Fund Balance	323,805.87
Fund Balance - Reserve	70,224.00
Fund Balance, Rental	7,114.43
Net Income	309,724.14
Total Equity	\$ 710,868.44
TOTAL LIABILITIES AND EQUITY	\$ 706,740.85

Sunnyside Beach & Tennis Club

Profit and Loss

January - March, 2022

	Assessment	Association Operating	Reserve	TOTAL
Income				
Income Account - Assessment				
Insurance Assessment	148,108.78			148,108.78
Reserve Funding Assessment			247,446.58	247,446.58
Total Income Account - Assessment	\$ 148,108.78	\$ 0.00	\$ 247,446.58	\$ 395,555.36
Income Account-Association				
Interest	20.32		97.57	117.89
Monthly Dues		68,947.74	31,647.00	100,594.74
Registration Fees		950.00		950.00
Work Orders		1,716.49		1,716.49
Total Income Account-Association	\$ 20.32	\$ 71,614.23	\$ 31,744.57	\$ 103,379.12
Total Income	\$ 148,129.10	\$ 71,614.23	\$ 279,191.15	\$ 498,934.48
Expenses				
Insurance				
Property Insurance	38,591.49			38,591.49
Reserve Study	995.00			995.00
Total Insurance	\$ 39,586.49	\$ 0.00	\$ 0.00	\$ 39,586.49
MAINTENANCE & REPAIRS				
Building 1			11,200.00	11,200.00
Building 2		830.88	5,480.00	6,310.88
Building 3			1,400.00	1,400.00
Building 7			1,680.00	1,680.00
Building 8			1,600.00	1,600.00
Clubhouse		200.44		200.44
Clubhouse Repairs		50.29		50.29
Grounds		10,581.14	36,578.13	47,159.27
Maintenance Other		470.61		470.61
Pool Maint/Supplies		5,348.35		5,348.35
Repairs- Work Orders		748.20		748.20
Tennis Court		648.21		648.21
Total MAINTENANCE & REPAIRS	\$ 0.00	\$ 18,878.12	\$ 57,938.13	\$ 76,816.25
Office Expenses				
Accounting		1,996.80		1,996.80
Bank Fees		20.00		20.00
Credit Card Fees		420.24		420.24
Legal		650.00		650.00
Miscellaneous Expense	100.00	112.11		212.11
Playground Equipment		2,713.84		2,713.84
Postage		231.30		231.30
Supplies & Expenses		1,954.09		1,954.09
Total Office Expenses	\$ 100.00	\$ 8,098.38	\$ 0.00	\$ 8,198.38

Sunnyside Beach & Tennis Club

Profit and Loss

January - March, 2022

	Assessment	Association Operating	Reserve	TOTAL
Salaries and Wages				
Health Ins. Supplement		600.00		600.00
Salaries, Maintenance		9,964.62		9,964.62
Salaries, Management		13,776.66		13,776.66
Total Salaries and Wages	\$ 0.00	\$ 24,341.28	\$ 0.00	\$ 24,341.28
Taxes and Licenses				
Business License		150.00		150.00
Payroll Taxes		1,940.81		1,940.81
Total Taxes and Licenses	\$ 0.00	\$ 2,090.81	\$ 0.00	\$ 2,090.81
Utilities				
Cable		14,541.70		14,541.70
Electricity		6,070.82		6,070.82
Garbage		1,580.34		1,580.34
Pest		6,764.69		6,764.69
Security		1,165.10		1,165.10
Sewer & Water		7,123.50		7,123.50
Telephones		930.98		930.98
Total Utilities	\$ 0.00	\$ 38,177.13	\$ 0.00	\$ 38,177.13
Total Expenses	\$ 39,686.49	\$ 91,585.72	\$ 57,938.13	\$ 189,210.34
Net Operating Income	\$ 108,442.61	\$ (19,971.49)	\$ 221,253.02	\$ 309,724.14



Sunnyside Resort Rental Company, INC.

22400 Front Beach Road

Panama City Beach, Florida 32413

Office 850-234-3385 Fax 850-236-1730

E-mail: info@sunnysidebeachandtennisresort.com

NOTICE OF BOARD OF DIRECTORS MEETING

DATE: 4-23-2022
TIME: CST Immediately following Association meeting
PLACE: Zoom/Conference Call
AGENDA: Roll Call:
Proof of notice:

- Hiring of New Rental Manager
- Rental Report
- Summer Help

Posting: This notice has been posted on the community property and sent to owners in accordance with the bylaws and statutory requirements on 3/28/2022

SUNNYSIDE RESORT RENTAL COMPANY

22400 FRONT BEACH ROAD

PANAMA CITY BEACH, FL 32413

April 23rd, 2022

BOARD OF DIRECTORS MEETING MI NUTES

Call to order: Meeting called to order at the Sunnyside Clubhouse at 10:00 am CST by Paul Hinman, president. Meeting properly posted and noticed as per by laws. In attendance was Paul Hinman, Jon Cline, Patt Lothar, Brad Cole, Mike Turner & Robert Young. James Briscoe was not in attendance.

Meeting properly posted and sent to owners.

Motion made by Jon Cline to dispose of the reading of the minutes and approve the minutes as written. Mike Turner seconded the motion.

introduced Italia Taylor to our family. She stated she had learned a lot in the last 2 months and looking forward to working with us.

Financial: Jon Cline We report the rental company separately. We currently have \$123,000 in the bank. These are advanced deposits. We have had to spend a lot of money on linens this year to replenish our inventory. Financials are attached with the minutes.

We will be updating the rental agreement and getting the new contract signed.

Italia stated we are completely booked for the summer except for the last week of July. We are currently over half booked for the winter of 2023.

Julie stated we need to establish a policy that if invoice is not paid within 30 days the balance due would automatically be deducted from the rental owner's income. We will update the rental agreement let the board look over and then send to attorney for review.

Motion made by Mike Turner to adjourn the meeting. Jon Cline 2nd the motion. Meeting adjourned at 11:15 am.

Minutes prepared by Tammi Link- Community Association Manager

Sunnyside Resort Rental Company Inc

Balance Sheet

As of March 31, 2022

	<u>Total</u>
ASSETS	
Current Assets	
Bank Accounts	
Community Bank Trust Account	123,182.75
Total Bank Accounts	<u>\$ 123,182.75</u>
Accounts Receivable	
Accounts Receivable (A/R)	2,955.00
Total Accounts Receivable	<u>\$ 2,955.00</u>
Total Current Assets	<u>\$ 126,137.75</u>
TOTAL ASSETS	<u>\$ 126,137.75</u>
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Due to Owners	1,359.25
Due to Sunnyside Association	49,761.06
Occupancy Taxes Payable	5,790.48
Total Other Current Liabilities	<u>\$ 56,910.79</u>
Total Current Liabilities	<u>\$ 56,910.79</u>
Long-Term Liabilities	
Advance Deposit	69,351.39
Total Long-Term Liabilities	<u>\$ 69,351.39</u>
Total Liabilities	<u>\$ 126,262.18</u>
Equity	
Retained Earnings	(763.48)
Net Income	639.05
Total Equity	<u>(124.43)</u>
TOTAL LIABILITIES AND EQUITY	<u>\$ 126,137.75</u>

Sunnyside Resort Rental Company Inc
Profit and Loss
January - March, 2022

		Total
Income		
Amenity Fees		1,200.00
Cleaning Fees		8,373.00
Linen Program Fees		3,500.00
Registration Fees		1,400.00
Rental Commission Income		14,908.67
Rental Insurance Income		2,066.00
Total Income	\$	31,447.67
Gross Profit	\$	31,447.67
Expenses		
Advertising & Marketing		1,724.62
Cleaning Expense		7,670.00
Credit Card Fees		1,648.89
Linen Expenses		8,546.32
Miscellaneous Expenses		25.00
Office Expenses		1,778.00
Payroll Expenses		7,384.75
Rental Insurance Premiums		2,031.04
Total Expenses	\$	30,808.62
Net Operating Income	\$	639.05
Net Income	\$	639.05



SUNNYSIDE BEACH & TENNIS RESORT

Winter Rates 2022 - 2023

\$50 Registration Fee/ \$50 Amenity fee / Cleaning 2 BR \$350/ 3 BR \$400 /
Utilities 2BR \$250/3BR \$300 / \$59 Damage Fee / tax 12%

4 Months	Nov-Feb Rate	1 st month	2 nd month	3 rd month	4 th month	Total
2 BR	\$2,000	\$2,766.08	\$2,766.08	\$2,766.08	\$2,766.08	\$11,064.32
2.5 BR	\$2,100	\$2,878.08	\$2,878.08	\$2,878.08	\$2,878.08	\$11,512.32
3 BR	\$2,500	\$3,278.08	\$3,278.08	\$3,278.08	\$3,278.08	\$13,112.32
3 Months						
2 BR	\$2,000	\$2,855.12	\$2,855.12	\$2,855.12		\$8,565.36
2.5 BR	\$2,100	\$2,967.12	\$2,967.12	\$2,967.12		\$8,901.36
3 BR	\$2,500	\$3,428.16	\$3,428.16	\$3,428.16		\$10,284.48
2 Months						
2 BR	\$2,000	\$2,864.08	\$2,864.08			\$5,728.16
2.5 BR	\$2,100	\$2,976.00	\$2,976.00			\$5,952.00
3 BR	\$2,500	\$3,502.08	\$3,502.08			\$7,004.16
1 Month						
2 BR	\$2,000	\$3,060.08				\$3,060.08
2.5 BR	\$2,100	\$3,172.08				\$3,172.08
3 BR	\$2,500	\$3,670.08				\$3,670.08

Prices above are estimates, prices subject to change.

Sunnyside Rates 2022

Level 2			
Spring: March 12 – May 13			
	Daily	Weekly	Incl. Tax & Fees
2 BR	\$220.00	\$1,400.00	\$1,975.40
2.5 BR	\$210.00	\$1,470.00	\$2,053.80
3 BR	\$250.00	\$1,750.00	\$2,406.60
3.5 BR	\$260.00	\$1,820.00	\$2,485.00
Summer: May 14 - 27 ; July 31 - Sep. 10			
	Daily	Weekly	Incl. Tax & Fees
2 BR	\$250.00	\$1,750.00	\$2,369.40
2.5 BR	\$260.00	\$1,820.00	\$2,445.80
3 BR	\$280.00	\$1,960.00	\$2,641.80
3.5 BR	\$285.00	\$1,995.00	\$2,681.00
Peak Summer: May 28- July 30			
	Daily	Weekly	Incl. Tax & Fees
2 BR	\$255.00	\$1,785.00	\$2,406.60
2.5 BR	\$265.00	\$1,855.00	\$2,485.00
3 BR	\$310.00	\$2,170.00	\$2,877.00
3.5 BR	\$320.00	\$2,240.00	\$2,878.40
Fall: September 11 – October 31			
	Daily	Weekly	Incl. Tax & Fees
2 BR	\$180.00	\$1,260.00	\$1,818.60
2.5 BR	\$185.00	\$1,295.00	\$1,857.80
3 BR	\$200.00	\$1,400.00	\$2,014.60
3.5 BR	\$225.00	\$1,575.00	\$2,188.20
Winter: November 1 –Dec 31			
	Daily	Weekly	Incl. Tax & Fees
2 BR	\$165.00	\$1,155.00	\$1,701.00
2.5 BR	\$170.00	\$1,190.00	\$1,740.20
3 BR	\$180.00	\$1,260.00	\$1,857.80
3.5 BR	\$185.00	\$1,295.00	\$1,897.00

Level 1			
Spring: March 12 – May 13			
	Daily	Weekly	Incl. Tax & Fees
2 BR	\$220.00	\$1,540.00	\$2,132.20
2.5 BR	\$230.00	\$1,610.00	\$2,210.60
3 BR	\$270.00	\$1,890.00	\$2,563.40
3.5 BR			
Summer: May 14 - 27 ; July 31 - Sep. 10			
	Daily	Weekly	Incl. Tax & Fees
2 BR	\$270.00	\$1,890.00	\$2,524.20
2.5 BR	\$280.00	\$1,960.00	\$2,602.60
3 BR	\$300.00	\$2,100.00	\$2,798.60
3.5 BR	\$310.00	\$2,170.00	\$2,877.00
Peak Summer: May 28- July 30			
	Daily	Weekly	Incl. Tax & Fees
2 BR	\$280.00	\$1,960.00	\$2,602.60
2.5 BR	\$300.00	\$2,100.00	\$2,682.40
3 BR	\$340.00	\$2,380.00	\$3,112.20
3.5 BR	\$350.00	\$2,450.00	\$3,190.60
Fall: September 11 – October 31			
	Daily	Weekly	Incl. Tax & Fees
2 BR	\$210.00	\$1,400.00	\$1,975.40
2.5 BR	\$220.00	\$1,540.00	\$2,132.20
3 BR	\$260.00	\$1,820.00	\$2,485.00
3.5 BR	\$270.00	\$1,890.00	\$2,563.40
Winter: November 1 – Dec 31			
	Daily	Weekly	Incl. Tax & Fees
2 BR	\$175.00	\$1,225.00	\$1,790.60
2.5 BR	\$180.00	\$1,260.00	\$1,818.60
3 BR	\$190.00	\$1,330.00	\$1,936.20
3.5 BR	\$195.00	\$1,365.00	\$1,975.40

Sunnyside Rates 2023

Spring: March 12 – May 13			
	Daily	Weekly	Incl. Tax & Fees
2 BR	\$ 220.00	\$ 1,540.00	\$ 2,137.80
2.5 BR	\$ 230.00	\$ 1,610.00	\$ 2,216.20
3 BR	\$ 285.00	\$ 1,995.00	\$ 2,692.20
3.5 BR			
Summer: May 14 - 27 ; July 31 - Sep. 10			
	Daily	Weekly	Incl. Tax & Fees
2 BR	\$ 275.00	\$ 1,750.00	\$ 2,373.00
2.5 BR	\$ 285.00	\$ 1,995.00	\$ 2,647.40
3 BR	\$ 300.00	\$ 2,100.00	\$ 2,809.80
3.5 BR			
Peak Summer: May 28- July 30			
	Daily	Weekly	Incl. Tax & Fees
2 BR	\$ 285.00	\$ 1,950.00	\$ 2,647.40
2.5 BR	\$ 290.00	\$ 2,030.00	\$ 2,686.60
3 BR	\$ 350.00	\$ 2,450.00	\$ 3,201.80
3.5 BR			
Fall: September 11 – October 31			
	Daily	Weekly	Incl. Tax & Fees
2 BR	\$ 200.00	\$ 1,400.00	\$ 1,981.00
2.5 BR	\$ 205.00	\$ 1,435.00	\$ 2,020.20
3 BR	\$ 285.00	\$ 1,995.00	\$ 2,692.20
3.5 BR			
Winter: November 1 –Dec 31			
	Daily	Weekly	Incl. Tax & Fees
2 BR	\$ 185.00	\$ 1,295.00	\$ 1,863.40
2.5 BR	\$ 190.00	\$ 1,330.00	\$ 1,902.60
3 BR	\$ 195.00	\$ 1,365.00	\$ 1,986.60
3.5 BR			
<ul style="list-style-type: none"> • Units with A.C. in master bedroom are \$10 extra a night during Spring & Summer seasons • Rates are subject to change without notice 			
Level 2 Units:			

Spring: March 12 – May 13			
	Daily	Weekly	Incl. Tax & Fees
2 BR	\$250.00	\$1,750.00	\$ 2,373.00
2.5 BR	\$265.00	\$1,855.00	\$ 2,490.00
3 BR	\$310.00	\$2,170.00	\$ 2,888.20
3.5 BR	\$320.00	\$2,240.00	\$ 2,966.60
Summer: May 14 - 27 ; July 31 - Sep. 10			
	Daily	Weekly	Incl. Tax & Fees
2 BR	\$ 310.00	\$ 2,170.00	\$ 2,843.40
2.5 BR	\$ 325.00	\$ 2,275.00	\$ 2,961.00
3 BR	\$ 345.00	\$ 2,415.00	\$ 3,162.60
3.5 BR	\$ 355.00	\$ 2,485.00	\$ 3,241.00
Peak Summer: May 28- July 30			
	Daily	Weekly	Incl. Tax & Fees
2 BR	\$ 320.00	\$ 2,240.00	\$ 2,921.80
2.5 BR	\$ 345.00	\$ 2,415.00	\$ 3,117.80
3 BR	\$ 390.00	\$ 2,730.00	\$ 3,515.40
3.5 BR	\$ 400.00	\$ 2,800.00	\$ 3,593.80
Fall: September 11 – October 31			
	Daily	Weekly	Incl. Tax & Fees
2 BR	\$ 240.00	\$ 1,680.00	\$ 2,294.60
2.5 BR	\$ 250.00	\$ 1,750.00	\$ 2,373.00
3 BR	\$ 300.00	\$ 2,100.00	\$ 2,809.80
3.5 BR	\$ 310.00	\$ 2,170.00	\$ 2,888.20
Winter: November 1 – Dec 31			
	Daily	Weekly	Incl. Tax & Fees
2 BR	\$ 200.00	\$ 1,400.00	\$ 1,981.00
2.5 BR	\$ 210.00	\$ 1,470.00	\$ 2,059.40
3 BR	\$ 220.00	\$ 1,540.00	\$ 2,182.60
3.5 BR	\$ 225.00	\$ 1,575.00	\$ 2,221.80
<ul style="list-style-type: none"> • Units with A.C. in master bedroom are \$10 extra a night during Spring & Summer seasons • Rates are subject to change without notice 			
Level 1 Units:			