

Cost Allocation for Lodge Sewer Repair Project

Basis for distribution of total costs:

- Assessment to individual lodge units based on interior square footage of each unit.
- Recognition that a portion of interior common area square footage can be allocated to use by the entire HOA, not just Lodge Owners.
- Recognition that a portion interior common area square footage can be allocated to use exclusively by lodge residents/guests.

By the numbers:

TYPE OF UNIT	# OF UNITS	Interior SQ FT	Total Interior SQ FT
IU	108	491	53028
IL	26	671	17446
PH	1	922	922
MPH	2	1788	3576
Total Square Footage =			74,972

Common Areas:

General Common Area = 31,068 sq ft

Includes: All Ground/First Floor areas including the South tower entrance, front desk, and lobby. The Central tower ground floor entrance and lobby. The Restaurant, Maintenance areas, owner storage, conference rooms, units 110 & 114, public restrooms, Steam, Sauna and locker rooms. Massage and Hair Salon rooms.

Lodge Specific Common Area = 13,387 sq ft

Includes: North tower entrance level and upper floors, South and Central tower floors above ground level and all hallways

Allocated Costs assuming a total budget of: \$324,929.00

Total Cost to Lodge Owners only: \$240,477.46 (74%)

Total Cost allocated to ALL Owners: \$84,481.54 (26%)

Per Unit Assessments:

TYPE OF UNIT	Special Assessment
IU	\$1,779.08
IL	\$2,376.69
MP (Unit 200)	\$3,197.43
PH (Units 411 and 501)	\$6,114.88
A	\$208.18
B	\$260.24
C	\$276.11
S	\$173.26
AS/LS	\$273.57
IB	\$189.76
MS (Unit 802)	\$338.94
PS (Units 565, 614 & 642)	\$338.97