

Hello fellow owners,

It is that time again to review how our Inns is doing financially. I am not going to be redundant by reading all the necessary reports that you all have received and hopefully read. After careful review of our finances the BOD ratified a 15% increase. This increase in maintenance fess is difficult for everyone but necessity for all owners. Please remember I am not a professional and that my reports are not presented professionally. I am just an average owner who stepped up to help the Inns to the best of my ability. I am honest, transparent and if I don't know or understand anything necessary, I'm smart enough to ask and research to find the answers. I am open to any owner that may have any relevant questions as to our finances or my work. If I do not know the answer, I will find it and respond back as quickly as I can.

That being said, let me start off by saying that we have been navigating through dire circumstances for the past few years. While things are definitely improving, the Associations finances are still a very serious and delicate matter. We rely on our owners staying current. The Inns, with great management and a spending freeze, has paid off all its back legal fees, all our back accountant fees. It was no easy task as we owed over 30,0000 dollars. We are now focused only on our normal bills and any issues that may pop up unexpectedly.

Over many years, the financial matters, and as well the upkeep of the Inns has not been major priority. We have no serious emergency fund because money was never added to special account. In part this is why we resort to special assessments, which create added burden to us as owners. In my budget, a 2 or 3 percent of our maintenance fee would be factored into our maintenance fee and the money would be put into an emergency only account so we have money to fix major issues like a new roof, a patio etc. Now, as you know, the Inns has not kept in step with the economy, if fact, for many years the increasing economy was ignored. When I became our treasurer, I knew it had to be addressed and I honestly and transparently wrote to all of you about our dire situation and to my great relief, most of you advised me to do what needed to be done to keep the Inns running. I don't know that I have had the chance to say thank you for your input and your trust in me to do my best for our Inn. Thank you.

At this point, we are in a better place financially but not a safe space. With a 10 percent increase, we may or may not just barely pay our bills. We would need a lot of prayer power that we have no emergencies, at 15 percent we cover all our bills and have a small cushion of money to rely on

for emergencies. However, it will also allow us to start a special emergency reserve account of about \$50,000.00 to start building up an account to ensure we can take better care of the Inns going forward. From the little researching I have done, we are the only functioning Inn/resort without such a fund. Having this fund will most likely eliminate the need for special assessments. If for the past 30 years or so, if we had been factoring a 2 percent share of our maintenance into a special emergency fund, and we needed a new roof, we would most likely have had the funds. Instead, we rush out an assessment because a roof is a priority and at this point, if we didn't replace it, we would not qualify for our insurance. We should learn to be more responsible and prepared; we should not be finding ourselves in this precarious situation over and over. It is difficult to enjoy our Inns when it is a constant source of stress.

This leads me to my next point. Many owners, for whatever reason do not pay their bills. As I write this letter, the Inns has over 100,000.00 in debt collections, and many more pay late. The maintenance and management of the Inn is dependent on these funds. Your failure to pay causes great consequences to the Inns and other owners. I am asking you to please take your financial obligation to the Inns seriously and pay promptly.

I am asking each and every one to help. We are in urgent need of buyers or renters. Please spread the word to family, friends, and advertise on your social media etc. The more owners we have, the easier on our financial survival. It is our place, yes, it is not perfect and yes it needs upgrades, but I assure you this current Board and our management team are working diligently to rectify this. It would be so much easier with your support and assistance. After all we are the vested owners, we are responsible for the success, growth or failure of the lovely Inns.