



SUNDAY RIVER RESORT OWNER SERVICES

Owner Rental Income Statements - FAQ

- Monthly rental income statements are now prepared for all owners, even on months when no income is generated.
- As of August 2025, statement periods run from the first to the last day of each month.
- Statements are published to the Owner Portal by the 20th of the following month.
- Dates listed reflect entire stay and may not be included in payment based on cutoff date and owned week.
- As of August 2025, rental income statements show the gross rental income for the month, as well as management commission paid to Sunday River and any adjustments, credit card fees, travel agent fees, and funds contributed to the Maintenance Reserve Fund.
- If you have any questions regarding your monthly statement, contact the Owner Services Team (ownerservices@sundayriver.com).

Lockout Units

As of August 2025, owners of lockout units will receive one combined statement and payment that includes all components of the lockout, rather than individual statements per room.

This change provides a more complete view of total performance and simplifies reporting for multi-room ownership.

Reservation Credit Card Fees & Maintenance Reserve

As agreed to in the Rental Management Agreement (RMA) a 3% credit card processing fee and a 4% maintenance reserve are deducted from the gross rental income prior to the 45/55 rental management revenue split.

These charges are outlined in the Rental Management Agreement and are not new; they are now displayed on monthly statements to provide greater transparency for owners. Additional details on the Maintenance Reserve Fund can be found in the Rental Management Agreement.

Rental Income Payout Options

- Owners can choose to apply their rental income towards their Association Dues and Property Taxes.
- Owners can sign up for direct deposit of their monthly income into their personal checking or savings account.

Contact the Owner Services Team (ownerservices@sundayriver.com) for more information or to sign up for either option.



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UNIT STATISTICS	MONTH	YTD
Nights in Period	7	7
Maintenance / OOO	0	0
Owner Usage	0	0
Comped Nights	0	0
Available Nights	7	7
Occupied Nights	1	1
Unit Occupancy %	14.29	14.29
ADR \$	261.90	261.90

Nights in Period: Total possible owned rental nights in the month.

Maintenance/OOO: Nights not available due to maintenance block on room.

Owner Usage: Nights used by the owner.

Comped Nights: Nights comped per Rental Management Contract, not available for rental income.

Available Nights: Nights available for rental (less comped nights, owner usage nights, maintenance nights).

Occupied Nights: Nights rented.

Unit Occupancy %: Percentage showing how often a unit was occupied during the owners specific period.

ADR\$: Average Daily Rate per occupied night for owners unit(s) during the specific period.

Rental Revenue Summary

This section provides a breakdown of rental activity for the month, including the unit's gross rental income, any revenue adjustments, and deductions such as the credit card fee, maintenance reserve fund, and travel agent fee. A subtotal at the bottom shows the net rental revenue before the 45/55 rental management split is applied.

Owner Expenses & Fees

This section details the management commission (45%) charged for the month. Below this, the statement shows the total due to the owner. This amount is the final rental income payment the owner will receive for the period after all fees and deductions have been applied.

NOTE: Although this section is labeled "Total Due To (From) Owner", there will never be an amount due from you in this section without specific communication from Owner Services.

Rental Revenue Details

This section provides a detailed breakdown of each reservation contributing to the month's rental revenue. It includes the reservation number, unit occupied, whether the stay was an owner stay, the dates of stay, total reservation nights, the nights accounted for in this statement, and the gross rental income generated by each reservation.