|    | А   | В                    | С                     | D                     | Е                     | F             | Н                 | I           |
|----|---|----------------------|-----------------------|-----------------------|-----------------------|---------------|-------------------|-------------|
| 1  | MOUNTAIN FAIRWAYS 2025                                      | PHASE TWO BUD        | GET WORKS             | SHEET (based          | l on 2024 full        | year results) |                   |             |
| 2  | approved - 2/1/25 board mtg                                 |                      |                       |                       | PHASE ONE             | PHASE TWO     | )                 |             |
| 3  |   | 23 ACTUAL            | 24 BUDGET             | 24 ACTUAL             | 25 BUDGET             | 25 BUDGET     | EXPLANATIO        | N           |
| 4  | FINANCIAL PLAN ITEM   | (\$)                 | (\$)                  | (\$)                  | (\$)                  | (\$)          |                   |             |
| 5  | REVENUE   |                      |                       |                       |                       |               |                   |             |
| 6  | Assessments - operating                                     | 97,723.00            | 100,440.00            | 103,155.00            | 84,600.00             |               | \$235/month/owner |             |
| 7  | Reserve contribution - exterior                             | 38,718.00            | 39,600.00             | 40,700.00             | 10,800.00             | 15,120.00     | \$42/month/ov     | vner        |
| 8  | Reserve contribution - roof                                 | 14,080.00            | 14,400.00             | 14,800.00             | 14,400.00             |               | \$40/month/ov     |             |
| -  | Reserve contribution - projects                             | 7,394.00             | 10,440.00             | 10,642.00             | 39,240.00             |               | \$125/month/c     |             |
|    | Reserve contribution - unallocated                          | 0.00                 | 0.00                  | 0.00                  |                       |               | was \$17/mon      |             |
|    | Reserve contribution - pass-thru \$                         | 0.00                 | 0.00                  | 0.00                  | , ′                   | l .           | was \$11/mon      | th/owner    |
| 12 | Contribution Sub-total                                      | 60,192.00            | 64,440.00             | 66,142.00             |                       |               |                   |             |
| 13 | Owner pass-thru \$  | 0.00                 | 0.00                  | 0.00                  | 29,160.00             |               | \$81/month/ov     | vner        |
|    | Reserve interest  | 3,312.30             | 1,000.00              | 0.00                  | 4,200.00              |               |                   |             |
| 15 | Operating interest  | 340.86               | 200.00                | 337.94                | 200.00                |               |                   |             |
| 16 | Operating other revenue                                     | 250.00               | 100.00                | 1,802.27              | 210.00                |               |                   |             |
| 17 | Normal Revenue Sub-total                                    | 161,818.16           | 166,180.00            | 171,437.21            | 192,890.00            | 192,890.00    |                   |             |
|    | EXPENSE   |                      |                       |                       |                       |               |                   |             |
| 19 | Operating plan expenses                                     | 0.000.00             | 0.000.00              | 10.044.40             | 0.000.00              | 0.000.00      | Con Comitmet      | Note Fo 7:  |
|    | Lawn maintenance  | 8,626.20             | 9,000.00              | 12,814.10             | 9,000.00              |               | See Content I     |             |
|    | Outsourced EPR Services                                     | 7,850.00<br>6.609.14 | 8,000.00              | 8,400.00              | 9,000.00              | ,             | See Content       |             |
|    | Repairs<br>Sewer  | 24,571.48            | 7,000.00<br>27,000.00 | 1,614.56<br>26,667.92 | 7,000.00<br>29,000.00 | · · ·         | See Content I     |             |
|    | Snow removal  | 2,375.00             | 3,000.00              | 1,855.00              | 2,600.00              |               |                   | Note 5b     |
|    | Sprinkler system O&M costs                                  | 2,375.00             | 2,500.00              | 2,787.66              | 2,500.00              |               | See Content I     | Noto 7i     |
| 23 | Sprinker system Oaw costs                                   | 2,200.39             | 2,300.00              | 2,787.00              | 2,300.00              | 7,540.00      | See Content       | Note /1     |
| 26 | Trash   | 6,382.75             | 6,500.00              | 5,583.83              | 7,000.00              | 7,000.00      |                   |             |
|    |   |                      |                       |                       |                       |               |                   |             |
| -  | Water   | 7,766.37             | 8,500.00              | 10,215.63             |                       |               |                   | T           |
|    | Facilities operations - unallocated                         |                      |                       |                       | 5,040.00              | 0.00          |                   |             |
| 29 | Facilities Sub-Total  | 66,469.33            | 71,500.00             | 69,938.70             | 81,140.00             |               |                   |             |
| 30 | Insurance   | 31,466.49            | 27,000.00             | 28,011.62             | 32,000.00             |               | See Content I     |             |
| -  | Legal & tax & accounting                                    | 359.99               | 200.00                | 9,371.41              | 2,000.00              |               | See Content I     | Note 5g     |
| 32 | Computer costs  | 999.50               | 1,000.00              | 970.00                | 1,000.00              | 1,000.00      |                   |             |
| 33 | Office expenses   | 241.29               | 80.00                 | 130.36                | 80.00                 | 80.00         |                   | Note Ch     |
| 35 | 2% discount factor  Administrative operations - unallocated | 1,728.00             | 1,850.00              | 1,428.96              | 1,080.00              |               | See Content I     |             |
| 36 | Administrative Sub-Total                                    | 34,795.27            | 30,130.00             | 39,912.35             | 36,160.00             | 1             |                   | Note oc     |
| 37 | Operating plan sub-total                                    | 101,264.60           | 101,630.00            | 109,851.05            | 117,300.00            |               | 15.4% over 2      | 2024 hudaet |
| 38 | Reserve item expenses                                       | 101,204.00           | 101,000.00            | 100,001.00            | 117,500.00            | 117,300.00    | 10.470 OVEL 2     | .oz+ buuget |
|    | Exterior expenses [res. draw]                               | 39,000.00            | 7,400.00              | 0.00                  | 8,500.00              | 11,500 00     | See Content I     | Note 5h     |
|    | Spec. Proj. expenses [res. draw]                            | 3,725.00             | 10,500.00             | 11,450.00             | 10,500.00             |               | See Content I     |             |
| H  | Roof expenses [res. draw]                                   | 0.00                 | 0.00                  | 0.00                  | 0.00                  |               |                   |             |
|    | Reserve costs - unallocated                                 | 0.00                 | 0.00                  | 0.00                  | 10,000.00             | 0.00          |                   |             |
|    | Res. Fund pullback (use fund)                               | 0.00                 | 0.00                  | 0.00                  | •                     | -4,520.00     |                   |             |
| 44 | Res. Fund transfer (build fund)                             | 17,467.00            | 46,540.00             | 54,692.00             | 45,520.00             |               |                   |             |
| 45 | Reserve plan sub-total                                      | 60,192.00            | 64,440.00             | 66,142.00             | 74,520.00             |               | 15.6% over 2      | 2024 budget |
|    | Res. Fund interest transfer                                 | 3,312.30             |                       |                       |                       |               |                   |             |
| 47 | Full Expense Sub-total                                      | 164,768.90           | 166,070.00            | 175,993.05            | 191,820.00            | 191,820.00    | 15.5% over 2      | 2024 budget |
| 48 | Net Operating Plan  | -2,950.74            | 110.00                | -4,555.84             | 1,070.00              |               | See Content I     |             |
| 49 | Net Reserve Plan  | 0.00                 | 0.00                  | 0.00                  | 0.00                  | 0.00          |                   |             |
| 50 | To be used from CF funds                                    | 2,950.74             |                       |                       |                       |               |                   |             |
| 51 | ************  | ***** Cash Positio   | n ******              | ******                | *****                 | *****         | ***               |             |
| 52 | Operating Carry Forward [CF]                                | 26,230.04            |                       |                       |                       |               |                   |             |
| 53 | Operating year pre-paids net                                | 17,720.41            |                       |                       |                       |               |                   |             |
| 54 | Operating growth  | -2,950.74            |                       |                       |                       |               |                   |             |
| 55 | Reserve Carry Forward [CF]                                  | 96,862.78            |                       |                       |                       |               |                   |             |
| 56 | Reserve growth  | 20,779.30            |                       |                       |                       |               |                   |             |
|    | Net Year End Operating Position                             | 40,999.71            |                       |                       |                       |               |                   |             |
|    | Net Year End Reserve Position                               | 117,642.08           |                       |                       |                       |               |                   |             |
|    | Final Year End Overall Position                             | 158,641.79           |                       |                       |                       |               |                   |             |
| 60 |   |                      |                       |                       |                       |               |                   | 1/23/25     |

|     | A                                | В                                     | С                  | D                                      | Е                 | F             | Н                | I             |
|-----|----------------------------------|---------------------------------------|--------------------|--|-------------------|---------------|------------------|---------------|
| 61  |                                  |                                       |                    |  |                   |               |                  |               |
| 62  | MFFIN2025PHASETWOBUDGETWO        | RKSHEET.XLS                           |                    |  |                   |               |                  |               |
| 63  | VERSION 2 1/23/25 [UPDATED VERS  | SION (reflects final 2                | 2024 results)]     | approved at                            | 2/1/25 board      | meeting       |                  |               |
| 64  | MICROSOFT EXCEL FOR WINDOWS      | OFFICE 365 VER                        | SION               |  |                   |               |                  |               |
| 65  |                                  |                                       |                    |  |                   |               |                  |               |
|     | FORMAT AND CONTENT CO            | MMENTS                                |                    |  |                   |               |                  |               |
| 67  |                                  |                                       |                    |  |                   |               |                  |               |
|     | 1) This document is based on t   | wo kev docume                         | nts, the Ph        | ase Two ap                             | proved MF         | 2024 Budo     | net Workshe      | et and        |
| 69  | the MF 12/31/24 financial sta    |                                       |                    |  |                   |               |                  |               |
| 70  |                                  |                                       |                    |  |                   |               |                  |               |
|     | Abbreviations: EPR = Estes Pa    | rk Rentals (our                       | service pro        | vider): O&N                            | l<br>I = operatio | ns & maint    | ⊥<br>tenance: RP | /RF =         |
|     | Reserve Plan/Reserve Fund; C     | '                                     |                    |  | •                 |               |                  | /101 –        |
| 73  | 1.000110110111110001101101101    | - operating i                         |                    |  |                   |               |                  |               |
|     | 2) There were three key objecti  | ves for the hude                      | net project :      | team when                              | L<br>they did the | ir work.      |                  |               |
| 75  | a) Use an Interim and Final v    |                                       | • • •              |  |                   |               | t uncertaind     | v in          |
| 76  | the line item values due to      |                                       |                    |  |                   |               |                  | •             |
| 77  | owner pass-thru concept          | the reserve Ac                        | TVISOI TCPO        |  |                   |               | Introduction     | OI THE        |
| 78  | b) Ensure that the significant   | increase in cost                      | l<br>te in 2025 ii | hoth the C                             | norating F        | und and Pe    | Serve Fund       | aronae        |
| 79  | is well identified - and ensu    |                                       |                    |  |                   |               |                  |               |
| 80  | [three techniques are annual     |                                       |                    |  |                   |               |                  |               |
| 81  | approach].                       | ai assessiiitiils                     | , opecial as       | ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, | and use U         | THE HEW O     | witer pass-li    | ıı u          |
| 82  | c) Ensure there is a clear unc   | loretanding of th                     | oo two com         | nonents of I                           | L<br>Posonyo Fu   | Ind expense   | os - the mor     | vice          |
| 83  | to fund reserve projects and     |                                       |                    | •                                      |                   |               |                  |               |
| 84  | board is to ensure appropria     |                                       |                    | ~                                      |                   |               |                  | s a           |
| 85  | board is to ensure appropria     | lie savirigs for fi                   | Ture projec        | T expenses                             | <u>]</u>          |               |                  |               |
|     | 3) Effective with the 2016 budg  | ot oversies, we                       | dool with o        | ny chartfall                           | in the Oper       | oting Dlan    | hv.              |               |
| 87  | ,                                |                                       |                    |  |                   |               |                  |               |
|     | indicating the amount of Ope     |                                       |                    |  |                   |               |                  |               |
| 88  | the shortfall. Should the ope    |                                       |                    | ea buaget (r                           | iei u.u impa      | ici) inen ini | at value         |               |
| 89  | will not appear on the Budge     | et worksneet.                         |                    |  |                   |               |                  |               |
| 90  | 4) The post two topics cover as  |                                       |                    | l<br>nama in Dh                        | 0                 | d Dhasa Ti    |                  |               |
|     | 4) The next two topics cover no  | ites related to e                     | xpense cna         | anges in Pha                           | ase One an        | nd Phase I    | wo.              |               |
| 92  | E) Notes related to the increase | o from 2024 to                        | 2025 (Dha          | a On a initia                          |                   |               |                  |               |
|     | 5) Notes related to the increase |                                       |                    |  | version):         |               |                  |               |
| 94  | a) mowing line item: annual n    |                                       |                    |  |                   |               |                  |               |
| 95  | b) sewer line item: an increas   | e of 8.5 to 10.5                      | % projected        | <b>)</b>                               |                   |               |                  |               |
| 96  | c) N/A                           |                                       |                    |  |                   |               |                  |               |
| 97  | d) N/A                           |                                       |                    |  |                   |               |                  |               |
| 98  | e) N/A                           |                                       |                    |  |                   |               |                  |               |
| 99  | f) N/A                           | <b>-</b> 0/:                          |                    |  |                   |               | 6 00041          |               |
| 100 | g) tax expense line item - 34.   |                                       |                    |  |                   |               |                  | iigh          |
| 101 | above budget level actual e      | · · · · · · · · · · · · · · · · · · · |                    |  | •                 | nts speciai   | project)         |               |
| 102 | h) see RP/RF 2024 plan and       | ∠∪∠5 plan (first                      | year of nev        | v Five Year                            | rıan)             |               |                  |               |
| 103 | 0) National design               |                                       | Et let             |  |                   |               |                  |               |
|     | 6) Notes related to the changes  |                                       |                    |  |                   | <u> </u>      | <u> </u>         | <b>MO 100</b> |
| 105 | a) Outsourced EPR Services       | goes from \$700                       | J/month to         | \$750/month                            | , which is a      | ın annual c   | nange from       | \$8,400       |
| 106 | to \$9,000                       |                                       |                    | 1.4.4/05/5                             |                   |               |                  |               |
| 107 | b) 2% discount concept disco     |                                       |                    |  |                   | 10/           |                  |               |
| 108 | c) the Facilities operations - u |                                       |                    |  |                   |               |                  | 0/ 7          |
| 109 | supplemented with an Adm         | · · · · · · · · · · · · · · · · · · · |                    |  |                   |               |                  |               |
| 110 |                                  |                                       |                    |  |                   |               | the two as n     | oted          |
| 111 | above - thus increasing tota     |                                       |                    |  |                   | UU] .         |                  |               |
| 112 | d) Key premises underlying the   |                                       |                    |  |                   |               |                  |               |
| 113 |                                  |                                       |                    |  |                   |               |                  |               |
| 114 |                                  | II be needed ba                       | sed on a w         | ork-in-progi                           | ess recom         | mendation     | from the ins     | urance        |
| 115 | team.                            |                                       |                    |  |                   |               |                  |               |
| 116 |                                  |                                       |                    |  |                   |               |                  |               |
| 117 | paradigm until a decision is     |                                       | •                  |  |                   |               |                  |               |
| 118 |                                  | completed [will                       | consider, d        | epending o                             | n vote resu       | lts, implem   | entation dur     | ing           |
| 119 | 2025 if feasible].               |                                       |                    |  |                   |               |                  |               |
| 120 | e) This final Phase One Bud      |                                       |                    |  |                   |               |                  |               |
| 121 | budget for 2025 will be det      |                                       |                    |  |                   |               |                  |               |
|     | -                                |                                       |                    |  |                   |               | - ''             | *********     |

|               | Α  | В  | С             | D                 | Е                     | F            | Н   | ı         |  |
|---------------|--|--|---------------|-------------------|-----------------------|--------------|---|-----------|--|
| 122           | the deficit will be covered fr   |  |               |                   |                       |              |   |           |  |
| 123           |  |  |               |                   |                       |              |   |           |  |
| -             | 7) Notes related to the upcomir  | ng changes from  | the Phase     | One to Pha        | ase Two va            | lues:        |   |           |  |
| 125           |  |  |               |                   |                       |              | when the  | full      |  |
| 126           | a) as normal, the Phase Two Budget will be produced in the late January 2025 time frame when the full results for 2024 are known   |  |               |                   |                       |              |   |           |  |
| 127           | b) the underlying premise is t   | hat we will not n  | need to revi  | ∟<br>se the planr | ned overall           | \$65/month/  | ∟<br>′owner asse                                | ssment    |  |
| 128           | , , , ,  |  |               | •                 |                       |              |   |           |  |
| 129           |  |  |               |                   |                       |              | ∟<br>nade hased                                 | on our    |  |
| 130           | c) a key difference from past Phase Two efforts will be further incorporation of decisions made based on our analysis of our three inspections and Reserve Advisor Report and Declaration amendment vote results |  |               |                   |                       |              |   |           |  |
| 131           | ,  | d) the unallocated monies have been allocated to specific OF and RF line items |               |                   |                       |              |   |           |  |
| 132           | e) the values in the Reserve I   |  |               |                   |                       |              | Plan 2025 v                                     | values    |  |
| 133           | f) the two key new premises i  |  |               |                   |                       |              |   |           |  |
| 134           |  |  |               | •                 |                       |              |   |           |  |
| 135           | identified as planning work continues in 1st quarter 2025]: a) any additional identified needed RF expenses  |  |               |                   |                       |              |   |           |  |
| 136           | will be covered by RF pullback and b) when OF repairs are planned based on the further planning work, they will be grouped together as a project and charged to the RF rather than OF - and covered by RF        |  |               |                   |                       |              |   |           |  |
| 137           | pullback.  | as a project a   | Tiu chargeu   |                   |                       |              | Vereu by K                                      |           |  |
| 138           | •  | tion in this area  | which is be   | ing investig      | atod                  |              |   |           |  |
| 139           |  |  |               |                   |                       | nios put bo  | ro  |           |  |
| 140           | h) we have repairs needed basis our inspection reports - some unallocated monies put here i) we will have sprinkler system/ water intrusion work needed - some unallocated monies put here                       |  |               |                   |                       |              |   |           |  |
| 141           | i) we will have sprinkler syste  | m water intrusi  | OII WOLK HE   | <br>              |                       | i inomes p   | Tuttiere  |           |  |
|               | ASSESSMENT IMPACT INFO   |  |               |                   |                       |              |   |           |  |
| 143           | ASSESSIMENT IMPACT INFO  | RIVIATION  |               |                   |                       |              |   |           |  |
|               | 1) Accessment & page thru imr  | act cummary (f   | or 2025): c   | oo chango i       | n naradiam            | information  | n in toxt doc                                   | l mont    |  |
| 145           | 1) Assessment & pass-thru imp  | lact Summary (i  | 01 2023). S   | ee change i       | n paradigin           | Offiailoi    | THE LEXT GOD                                    | ument     |  |
| 146           | a) owner asssessment inform  | ation  |               |                   |                       |              |   | _         |  |
| 147           | - key factor: the combined pa  |  | l non nocc    | through cha       | ngo ic ¢65            | [ <u></u>    | to \$5221 pc                                    | or month  |  |
| 148           | per owner [non-pass throug   | _  |               | _                 | -                     | -            | 10 \$525] pe                                    | a month   |  |
| 149           | - the owner payment level ch   |  |               |                   |                       |              | orogon of ¢                                     | 71) thic  |  |
| 150           |  |  |               |                   |                       |              |   |           |  |
| 151           | · · · · · · · · · · · · · · · · · · ·  |  |               |                   |                       |              |   |           |  |
| 152           | - the change in non-pass through assessments is OF goes down by \$44/month/owner (\$279 to \$235) and RF goes up by \$28 (\$179 to \$207) - net overall is a \$16/month/owner decrease (\$458 to \$442)          |  |               |                   |                       |              |   | and       |  |
| 153           | Tri goes up by \$20 (\$179 to  | φ201) - Het 0V   | ειαπιδαψι<br> |                   |                       | <br>         | <del>                                    </del> |           |  |
| 154           | b) MF expenses per owner inf   | ormation   |               |                   |                       |              |   |           |  |
| 155           |  |  | out \$858 no  | or voor (abo      | ut \$71 par           | month)       |   |           |  |
| 156           | - an overall increase in cost per owner of about \$858 per year (about \$71 per month)  - the cost increase is split as follows: operations (about 43mo/516yr) and reserve (28mo/336yr)                          |  |               |                   |                       |              |   |           |  |
| 157           | - the cost increase is split as follows, operations (about 45mo/5 royr) and reserve (26mo/556yr)  - 2025 cost impact levels are about \$326/month/owner for OF and \$207/month/owner for RF, total               |  |               |                   |                       |              |   |           |  |
| 158           | about \$533/month/owner  | <del>σ</del> αυυμι φο <u>Ζ</u> 0/III<br>                                       |               | IOI OF AIIU       | φ <b>∠</b> ∪1/1110111 | in/Owner ior | int, iulai                                      |           |  |
| 159           | สมบนเ จุอออ/monun/owner  |  |               |                   |                       |              |   |           |  |
|               | IMPORTANT NOTE TO READ   | EDC  |               |                   |                       |              |   |           |  |
| 161           | INIT OR LANT NOTE TO READ  | LKS  |               |                   |                       |              |   |           |  |
| $\overline{}$ | 1) We need to all remember t   | hat when the F   | E intoroct    | ic moved t        | o bocomo              | nort of the  | DE monio  | c of veer |  |
| 163           | 1) We need to all remember that when the RF interest is moved to become part of the RF monies at year end, that will cause a change in the OF net result for the year (causing us to go from a positive to       |  |               |                   |                       |              |   |           |  |
| 164           | deficit position.  | ye ili üle OF Ne<br>   | et resuit 10  | i ille year (     | causing u             | s to go iroi | ιι α μυδιτίν                                    | E 10      |  |
|               | -  |  |               |                   |                       |              |   |           |  |
| 165           |  |  |               |                   |                       |              |   |           |  |
| 166           |  |  | 1             |                   |                       |              |   |           |  |