

	A	B	C	D	E	F	H	I
61								
62	MFFIN2025PHASETWOBUDGETWORKSHEET.XLS							
63	VERSION 2 1/23/25 [UPDATED VERSION (reflects final 2024 results)] approved at 2/1/25 board meeting							
64	MICROSOFT EXCEL FOR WINDOWS OFFICE 365 VERSION							
65								
66	FORMAT AND CONTENT COMMENTS							
67								
68	1) This document is based on two key documents, the Phase Two approved MF 2024 Budget Worksheet and							
69	the MF 12/31/24 financial statement.							
70								
71	Abbreviations: EPR = Estes Park Rentals (our service provider); O&M = operations & maintenance; RP/RF =							
72	Reserve Plan/Reserve Fund; OF = Operating Fund; RF = Reserve Fund							
73								
74	2) There were three key objectives for the budget project team when they did their work:							
75	a) Use an Interim and Final versions of the 2025 Phase One Budget to deal with the great uncertainty in							
76	the line item values due to the Reserve Advisor Report analysis being delayed and the introduction of the							
77	owner pass-thru concept							
78	b) Ensure that the significant increase in costs in 2025 in both the Operating Fund and Reserve Fund arenas							
79	is well identified - and ensure that the change in paradigm for covering the expenses is well understood							
80	[three techniques are annual assessments, special assessments, and use of the new owner pass-thru							
81	approach].							
82	c) Ensure there is a clear understanding of the two components of Reserve Fund expenses - the monies							
83	to fund reserve projects and the monies that are savings for the future [our fiduciary responsibility as a							
84	board is to ensure appropriate savings for future project expenses]							
85								
86	3) Effective with the 2016 budget exercise, we deal with any shortfall in the Operating Plan by							
87	indicating the amount of Operating Carry Forward [CF] that will need to be withdrawn (used) to cover							
88	the shortfall. Should the operating budget be a balanced budget (net 0.0 impact) then that value							
89	will not appear on the Budget Worksheet.							
90								
91	4) The next two topics cover notes related to expense changes in Phase One and Phase Two.							
92								
93	5) Notes related to the increases from 2024 to 2025 (Phase One initial version):							
94	a) mowing line item: annual mowing increase unknown							
95	b) sewer line item: an increase of 8.5 to 10.5% projected							
96	c) N/A							
97	d) N/A							
98	e) N/A							
99	f) N/A							
100	g) tax expense line item - 34.5% increase in tax on inv income; legal expense - decrease from 2024 high							
101	above budget level actual expense (due to the one time Governing Documents special project)							
102	h) see RP/RF 2024 plan and 2025 plan (first year of new Five Year Plan)							
103								
104	6) Notes related to the changes from Interim to Final Phase One values:							
105	a) Outsourced EPR Services goes from \$700/month to \$750/month, which is an annual change from \$8,400							
106	to \$9,000							
107	b) 2% discount concept discontinued (approved by board 11/23/24)							
108	c) the <i>Facilities operations - unallocated</i> expense line item [\$14/month = \$5,040/year] has been							
109	supplemented with an <i>Administrative operations - unallocated</i> expense line item [\$3/month = \$1,080/year].							
110	The previous \$8,000 (after moving \$3000 to insurance) becoming \$6,120 split between the two as noted							
111	above - thus increasing total OF costs by \$1,200 [116,100 increases to 117,300] .							
112	d) Key premises underlying the value changes between versions include:							
113	- insurance initially at \$38,000 but might go back to \$32,000 after first quarter possible change in deductible							
114	levels; a board decision will be needed based on a work-in-progress recommendation from the insurance							
115	team.							
116	- owner pass-through will initially only be done for the sewer expense line item (with a 1/30th allocation							
117	paradigm until a decision is made to change the allocation); add OF insurance and RF two deck items							
118	for 2026 as that analysis is completed [will consider, depending on vote results, implementation during							
119	2025 if feasible].							
120	e) This final Phase One Budget has a slight positive net income. The final need (or not) for adopting a deficit							
121	budget for 2025 will be determined in the Phase Two 2025 Budget effort. If a deficit budget is approved 1/23/25							

	A	B	C	D	E	F	H	I	
122	the deficit will be covered from our Operating Reserve monies [see item #3 above].								
123									
124	7) Notes related to the upcoming changes from the Phase One to Phase Two values:								
125	a) as normal, the Phase Two Budget will be produced in the late January 2025 time frame when the full								
126	results for 2024 are known								
127	b) the underlying premise is that we will not need to revise the planned overall \$65/month/owner assessment								
128	increase - instead the focus will be on adjusting the expense values where needed								
129	c) a key difference from past Phase Two efforts will be further incorporation of decisions made based on our								
130	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 Fund area have been updated to match the latest Five Year Plan 2025 values								
133	f) the two key new premises in the RF area are [covering the situation where additional needed expenses are								
134	identified as planning work continues in 1st quarter 2025]: a) any additional identified needed RF expenses								
135	will be covered by RF pullback and b) when OF repairs are planned based on the further planning work,								
136	they will be grouped together as a project and charged to the RF rather than OF - and covered by RF								
137	pullback.								
138	g) there is some cost duplication in this area which is being investigated								
139	h) we have repairs needed basis our inspection reports - some unallocated monies put here								
140	i) we will have sprinkler system/ water intrusion work needed - some unallocated monies put here								
141									
142	ASSESSMENT IMPACT INFORMATION								
143									
144	1) Assessment & pass-thru impact summary (for 2025): see change in paradigm information in text document								
145									
146	a) owner assessment information								
147	- key factor: the combined pass through and non-pass through change is \$65 [\$458 goes to \$523] per month								
148	per owner [non-pass through \$442 and \$81 pass-through; \$316 OF and \$207 RF]								
149	- the owner payment level change overall is only a \$65 increase (as opposed to a cost increase of \$71) - this								
150	is made possible since we have an increase in other sources of revenue (keeps assessments down)								
151	- the change in non-pass through assessments is OF goes down by \$44/month/owner (\$279 to \$235) and								
152	RF goes up by \$28 (\$179 to \$207) - net overall is a \$16/month/owner decrease (\$458 to \$442)								
153									
154	b) MF expenses per owner information								
155	- an overall increase in cost per owner of about \$858 per year (about \$71 per month)								
156	- the cost increase is split as follows: operations (about 43mo/516yr) and reserve (28mo/336yr)								
157	- 2025 cost impact levels are about \$326/month/owner for OF and \$207/month/owner for RF, total								
158	about \$533/month/owner								
159									
160	IMPORTANT NOTE TO READERS								
161									
162	1) We need to all remember that when the RF interest is moved to become part of the RF monies at year								
163	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.								
165									
166									