**MF 2024 RESERVE FUND BUDGET VERSUS NEEDS ANALYSIS**

***This document, once the TBD values are entered, needs board approval [developed by the partnership of the FIN and B&G teams]. Important Note: This is an interim version – the final version will result from the second quarter 2024 project to produce a new five year plan to replace the one in the Reserve Advisor Report***

The table below provides information on the probable expenses that need to be covered in 2024 as well as a) what is in the budget for each item and b) the likely source of funding for the underfunded projects. ***NOTE TO BOARD MEMBERS: For a view of the full scope and full detail for the 2024 RP/RF Plan (which is known to be inaccurate and only a placeholder) see that information in the monthly Financial Statement Notes [which along with the P&L and BAL information make up our monthly financials].***

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Expense Item** | **Budgeted $** | **Actual Needed $** | **RF pulled back $** | **Current Solution To Fix Gap** |
| ***Exterior reserve*** |  |  |  |  |
| 1) Condo painting | 0 | 0 | 0 | N/A |
| 2) Deck painting – specific group decks | 0 | 0 | 0 | N/A |
| 3) Deck painting – other decks | 2,400 | TBD | 0 | No information yet on what decks will need attention in 2024 |
| 4) Siding major repairs/replacement | 5,000 | 0 | 0 | Part of ABM |
| ***Projects reserve*** |  |  |  |  |
| 1) Common area stuff | 1,000 | 0 | 0 | Part of ABM |
| 2) Deck major repairs/replacement | 4,000 | 0 | 0 | Part of ABM |
| 3) Driveways | 2,500 | TBD | TBD | Use RF pull back monies – actual cost minus 2,500 |
| 4) Foundations | 3,000 | 0 | 0 | Part of ABM |
| ***Undefined reserve area*** |  |  |  |  |
| 1) Siding inspection project | 0 | TBD | 0 | Use part of ABM (TBD)  See Note 4 |
| 2) Foundations/Brodie Wall inspection project | 0 | 6,600 | 0 | Use part of ABM (6,600)  See Note 4 |
| TOTAL | 17,900 | ????? | ????? |  |

**NOTES**

1) The yellow highlighted items are premised available budget monies [ABM].

2) Having an ABM of $13,000 may or may not cover the underfunded needs – which are documented with a known $6,600 and three unknown TBD’s at this time.

3) The bold red italics values are a WAG (wild ass guess) based on the information we have currently. We will need to replace the values with our “best estimate” as we continue to obtain better information. ***we have made no WAG estimates to date***

4) IMPORTANT NOTE: There has been a paradigm change from 2023 to 2024 relative to where the three “inspection projects” that have been conceptually approved by the board (one in 2023, two in 2024) are charged. In 2023 the first inspection (roof inspection) was planned as an Operating Fund expense. Upon further analysis, the Finance Team thinks the right allocation of the remaining two inspections (siding, foundations/Brodie Wall) should to the Reserve Fund [NOTE: there will be no attempt to change the closed out 2023 financial results based on this paradigm change].

5) With the current table expense values, we may or may not have unspent project monies available to return to the Reserve Fund at year end – that is without taking into account the pulled back RF monies for one line item (driveways). This is in addition to the planned savings monies of $46,540. The full plan has $64,440 of revenue, $17,900 of project expenses, and $46,540 of savings to build up our RF saved monies for future projects.