

MF 2024 RESERVE FUND BUDGET VERSUS NEEDS ANALYSIS

This document, now that the TBD values are estimated, needs board approval [developed by the F&FST team]. Important Note: This is an interim version – the final version will result from the third/fourth 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.

Expense Item	Budgeted \$	Actual Needed \$	Used From Budget \$	RF pulled back \$	Current Solution To Fix Gap
<i>Exterior reserve</i>					
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	2,500	2,500	0	Five decks will need attention in 2024 (list still to come from Leann) [See Note 6c]
4) Siding major repairs/replacement	5,000	0	0	0	Part of ABM
<i>Projects reserve</i>					
1) Common area stuff	1,000	0	0	0	Part of ABM
2) Deck major repairs/replacement	4,000	0	0	0	Part of ABM
3) Driveways *	2,500	11,700	2,500	9,200	Use RF pull back monies – actual cost of multiple projects minus 2,500 (with a full project cost estimate of \$9,200 for the Brodie project) [See Note 6d]
4) Foundations	3,000	0	0	0	Part of ABM
<i>Undefined reserve area</i>					
1) Siding inspection project *	0	0	0	0	Use part of ABM (TBD) See Note 4
2) Foundations/Brodie Wall inspection project	0	6,600	6,600	0	Use part of ABM (6,600) See Note 4
TOTAL	17,900	20,800	11,600	9,200	

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 now known TBD’s (see * items) 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 determined 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 have unspent budget 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.
- 6) There are several premises and/or facts upon which the TBD replacement values were determined:
 - a) premise there will be no emergency actions needed in 2024 as we get the results of the inspections which are work-in-progress – all of the needed resulting actions are expected to be dealt with in 2025
 - b) premise the only siding work to be done in 2024 is a repair to a hole in one board on the west wall of the condo at 1458 Matthew Circle; the expense value is a guesstimate
 - c) premise we will not be able to get the very favorable result we got in 2023 when painting two “other” decks [total cost for both was \$557 (an average of \$300/deck - rounded up)]; a guesstimate was made of \$500 per deck in 2024
 - d) premise we will do the minimal needed 2024 work as we await more information on the city’s 2025 project to do work on Matthew Circle and the longer term view of driveway needs as derived from the analysis of the Reserve Advisor Report ; we have already paid \$2,500 for a major repair to the Emmer driveway; the board is in the process of approving an \$8,800 asphalt project for some Brodie access road & limited Brodie driveway work; it looks like we will have to pay for a contract MF Project Manager for the project since no volunteer MF Project Manager has been found – the work-in-progress estimate for the project manager is \$400.