

MF 2025 RESERVE PLAN & RESERVE FUND FIVE YEAR PLAN

I have used this format to document the initial view of the 2025 RP/RF Five Year Plan – which only consists of the year 2025 component. This information matches the information in the draft MF 2025 Phase Two Budget Worksheet. The unallocated/undefined entries have been allocated in this version.

The table below provides information on the probable expenses that need to be in the first few years of the five year plan.

Expense Item	2025 Current [\$]	2025 Current Projects	2025 Revised [\$]	2025 Revised Projects	2025 Final [\$]	2025 Final Projects	2026 Plan [\$]	2026 Planned Projects
<i>Exterior reserve</i>								
1) Condo painting	0	N/A	0	N/A	0	N/A		
2) Deck painting – specific group decks	0	N/A	7,000	See Note 2f	8,000	Per Deck Worksheet (work in progress)		
3) Deck painting – other decks	3,500	As needed	1,500	As needed	1,500	As needed		
4) Siding major repairs/replacement	5,000	As needed	0	As needed	2,000	As needed		
5) Savings (future)	3,600	N/A	3,600	N/A	3,600	N/A		
<i>Exterior sub-total</i>	<i>12,100</i>		<i>12,100</i>		<i>15,100</i>			
<i>Projects reserve</i>								
1) Common area stuff	1,000	As needed	1,000	As needed	1,000	As needed		
2) Deck major repairs/replacement	4,000	As needed	6,500	See Note 2g	6,500	See Note 2g (in revised section)		
3) Driveways	2,500	As needed	0	N/A	0	N/A		
4) Foundations	3,000	As needed	3,000	As needed	3,000	As needed		
5) Brodie Wall	0	N/A	0	N/A	0	N/A		
6) Sprinkler system/ drainage	0	N/A	0	N/A	4,000	Where/as needed See Note 2a		
7) Deck inspection project	0	N/A	0	N/A	3,000	Needed ASAP See Note 2b		
8) Saving (future)	32,040	N/A	32,040	N/A	32,040	N/A		
<i>Projects sub-total</i>	<i>42,540</i>		<i>42,540</i>		<i>49,540</i>			
<i>Roof reserve</i>								
1) Projects	0	N/A	0	N/A	0	N/A		
2) Savings (future)	14,400	N/A	14,400	N/A	14,400	N/A		
<i>Roof sub-total</i>	<i>14,400</i>		<i>14,400</i>		<i>14,400</i>			
<i>Undefined reserve area</i>								
1) Projects	10,000	As needed	10,000	As needed	0	N/A		
2) Savings (future)	0	N/A	0	N/A	0	N/A		
<i>Undefined sub-total</i>	<i>10,000</i>		<i>10,000</i>		<i>0</i>			
<i>Reserve Fund Overall</i>								
1) Projects	29,000		29,000		29,000			
2) Savings (future)	50,040		50,040		50,040			
3) RF Pullback	-4,520		-4,520		-4,520			
<i>Reserve Fund Total</i>	<i>74,520</i>		<i>74,520</i>		<i>74,520</i>			

Notes Related To Columns 2 & 3 (current \$ and projects)

1) The information on the planned revenue stream for each known component is shown below [Project \$/Savings \$ format]:

- a) EXT: Key factors are \$20/\$10 = \$30/month/owner; project revenue \$7,200 & savings revenue \$3,600 = \$10,800 total
- b) PROJ: Key factors are \$20/\$89 = \$109/month/owner; project revenue \$7,200 & savings revenue \$32,040 = \$39,240 total
- c) ROOF: Key factors are \$0/\$40 = \$40/month/owner; project revenue \$0 & savings revenue \$14,400 = \$14,400 total
- d) UNALLOCATED: Key factors are \$28/\$0 = \$28/month/owner; project revenue \$10,080 & savings revenue \$0 = \$10,080 total
- e) TOTAL: Key factors are \$68/\$139 = \$207/month/owner; project revenue \$24,480 & savings revenue \$50,040 = \$74,520 total

IMPORTANT NOTES FOR READERS:

- The planned 2025 revenue stream to fund projects in the known component areas is \$14,400 while the 2025 expense stream is \$19,000. The expectation was that in 2025 \$4,600 would be pulled back from the RF to cover the deficit relative to funding projects.

- The current plan to cover the unallocated \$10,000 of RF expenses is to have a revenue stream based on \$28/month/owner (a revenue stream of \$10,080 on an annual basis).

- Therefore the overall view in this obsolete plan is a revenue stream of \$74,520 to cover an expense stream of \$74,520 [\$29,000 of projects and a net savings of \$45,520 (\$50,040 minus \$4,520 RF pullback)].

Notes Related To Columns 4 & 5 (revised \$ and projects)

1) The revenue stream is the same as currently approved. The expense stream in total is the same as currently approved. The RF pullback is the same as currently approved.

2) Premises for the revised 2025 plan information:

- a) all 2024 projects will be completed as planned and therefore there will be no carried forward project work to be done in 2025
- b) there will be no condo painting in 2025
- c) there will be no driveway work done in 2025 – this premises that the city will be doing their Matthew Circle project in 2025
- d) there will be no Brodie Wall project work in 2025 (likely work will be pricing for a later year project and minor repairs)
- e) there will be no siding work done in 2025 – the exception to this might be whatever action will be taken related to the issue of the West wall of condo 1410 (Buehring) to buy us time to truly understand the ongoing need for siding major repair/replacement work; the cost involved is TBD – with some monies put in as a placeholder
- f) the initial Deck Painting Plan will be one group per year over a four year cycle (each group will likely have a combination of stained and painted decks); The Deck Worksheet document (work-in-progress that will be completed in first quarter 2025) will be used to determine which group of decks will be done in 2025.
- g) During the first quarter 2025 when the Deck Worksheet document is done, a decision will be made on whether we will have any deck major repairs/replacements or not. If not, then a further decision will be made on whether the budget amount of \$6,500 will be unused or used to partially cover the Dougherty (unit 1431) owner-paid 2024 deck replacement work.

IMPORTANT NOTES FOR READERS:

1) The revised version of the planned 2025 \$ and projects information is being kept simple since the project to do a full analysis of a) information from our three inspections and b) information in the Reserve Advisor report will likely not be completed until first quarter 2025. Another driving force for keeping things simple is that plans for implementing an Owner Pass Through concept in 2025 (which also will deal with several inequity issues) is dependent upon the vote taking place related to amending the MF Declarations. While the vote results are now known, planning for and implementing changes dependent upon the vote outcome will not be completed until sometime prior to the end of first quarter 2025.

Notes Related To Columns 6 & 7 (final \$ and projects)

1) The following are the additional two major premises added when the work to produce the final version was done [covering the situation where additional needed expenses are identified as planning work continues in the first quarter]:

- any additional RF expenses identified as needed during the further 1st quarter planning will be covered by RF pullback
- 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 the OF; and covered by RF pullback.

2) There are two added line items in the final 2025 information - pertinent comments follow:

a) this may be required after review of the inspection reports

b) after analysis of our Reserve Advisor Report and our inspection reports, it has been determined that we do not have sufficient information relative to our decks to construct a sound business and financial plan in this arena; therefore a deck inspection project is needed [an estimated cost is in the table – it will need to be refined as a project proposal is prepared].