

Note to readers: This report covers all the activity in which the treasurer is involved - with the exception of those items that are covered in the report from the Facilities & Finances Support Team (finances function).

FINANCIALS AND FINANCIAL SITUATION

1) The 5/31/25 financials have been completed and distributed.

2) Through five months of 2025 we have total revenue of \$118,956.62 and total expense of \$75,120.95 for a net income of \$43,835.67.

MONTHLY ASSESSMENTS

At the end of May, for the second time this year, we have no owners with outstanding assessments as receivables for the association. That is welcome news!!!!

SHOW US THE MONEY!

As of May 31, 2025 - \$230,724.61

BOC Checking	\$41,746.39
Fidelity Operations Savings	\$7,331.91
Fidelity Reserve Savings	\$181,646.31

When viewed as a split between Operating Fund [OF] monies and Reserve Fund [RF] monies the current split as of 5/31/25 is: OF \$37,375.14 and RF \$193,349.47.

OTHER TREASURER ACTIVITIES - STATUS INFORMATION

1) Investment Management Status: *The finance team periodically produces and distributes information on our MF Investment Management portfolio. The “book” value, as opposed to “market value”, for each month was used for our financials in 2023. For 2024 we used the “market value” for our financials – we are continuing that practice again in 2025. For full transparency both values are reported in the Financial Statement Notes each month. The table that follows provides a view of our increasing monthly values – using the “book” value for the Operating Fund and the “market” value for the Reserve Fund. NOTE: Since none of the Operating Fund monies are invested, there is no separate “market” value involved.*

Month	Operating Savings Value [\$]	Reserve Savings Value [\$]	Total Value [\$]
12/31/22 BBF	6,560.92 (<i>book</i>)	85,251.87 (<i>book</i>)	91,812.79 (<i>book</i>)
12/31/23 BBF	6,874.27 (<i>book</i>)	117,642.08 (<i>book</i>)	124,516.35 (<i>book</i>)
12/31/24 BBF	7,212.21 (<i>book</i>)	178,749.47 (<i>market</i>)	185,961.68 (<i>market</i>)
1/31/25	7,236.87 (<i>book</i>)	179,308.71 (<i>market</i>)	186,545.58 (<i>market</i>)
2/28/25	7,259.12 (<i>book</i>)	179,843.04 (<i>market</i>)	187,102.16 (<i>market</i>)
3/31/25	7,283.62 (<i>book</i>)	180,450.07 (<i>market</i>)	187,733.69 (<i>market</i>)
4/30/25	7,307.43 (<i>book</i>)	181,039.84 (<i>market</i>)	188,347.27 (<i>market</i>)
5/31/25	7,331.91 (<i>book</i>)	181,646.31 (<i>market</i>)	188,978.22 (<i>market</i>)

Note1: We moved monies into reserve savings (planned for JAN 2023, executed in FEB 2023) so all the 12/31/22 = 1/1/23 reserve monies would be in its own account (\$96,862.78).

Note2: We moved monies into reserve savings (planned for JAN 2024, executed in JAN 2024) so all the 12/31/23 = 1/1/24 reserve monies would be in its own account (\$117,642.08).

Note 3: We moved monies into reserve savings (planned for JAN 2025, executed in JAN 2025) so all the 12/31/24 = 1/1/25 reserve monies would be in its own account (\$178,749.47).

2) Multi-year Planning Team Status: The team (AKA the MF RP/RF Study Team) previously had effort going on in two areas, which were a) revising the current Multi-year Planning document and b) determining what outside resource to use in the reserve (property management) arena to validate our locally produced plan and provide consultation in areas where we have no local expertise. Working with Lowell Richardson of PMI we obtained three bids for a Reserve Plan/Reserve Fund Study. The team brought forward a recommendation in the second area for consideration at the 6/24/23 board meeting - with the recommendation being approved. A Reserve Advisors engineer made an onsite visit on Tuesday, 8/22/23, to initiate the study. The Study Team has received the Study Report and created a Study Team Executive Summary (which includes recommendations for board review & approval) that was an agenda item at the 11/4/23 board meeting. It was decided at the 11/4/23 board meeting that slightly revised versions of the first two recommendations would be voted on at the 11/28/23 board meeting. The third recommendation was approved at the 11/4/23 board meeting. The Study Team brought forward two proposals for board consideration at the 11/28/23 board meeting. These proposals were based on team-perceived opportunities for improvement in our current practices and processes related to the Reserve Plan/Reserve Fund arena. Both recommendations were approved.

On Saturday, 7/20/24, the RP/RF Study Team met to determine (and start) the process for analysis of, and action on, the Reserve Advisor report. However, the work session instead became a discussion on needed changes to the current planning activities schedule, with focus on a needed increase in scope for the Declarations Revision Project being done now and the activities related to the Reserve Advisor Report and the 2025 Phase One Budget being deferred until later. A proposal to that effect from the team to the board was considered and approved at the 7/27/24 board meeting. An action item for the Team out of the 7/27/24 board meeting was to provide some initial draft material to be used at the owner-oriented Town Hall Meeting which was held in conjunction with the Annual Meeting in September. That material (in the form of a single document) was produced and reviewed and approved by the board at its 8/17/24 board meeting.

The Town Hall meeting was held on 9/7/24 (in conjunction with the MF Annual Meeting) with Kim Porter, who provided our contracted legal expertise, in attendance. The Study Team and previous & new MF board members and Kim all participated in getting feedback from the owners present on the current "vision" that is driving the draft Declaration amendments being done by Kim. After the Town Hall, the Study Team revised the two "vision" documents (executive summary and detail) basis the feedback - and added draft initial implementation information. The 2025 Interim Phase One Budget material (three documents) was revised to be in sync with the "vision" material. Both sets of material were considered by the board at their 9/28/24 board meeting – as well as initial thoughts on holding the next Town Hall meeting to update the owners (10/12/24).

The second Town Hall Meeting was held as planned on Saturday, 10/12/24. It was a Zoom session. Following that meeting, the official voting process started on the final wording of the two sets of Governing Documents material. The deadline for votes to be submitted by the owners was late December. **Both sets of material were approved by the required percentage of approving responses from the owners – in January 2025 the appropriate filing has been completed with the county.**

The RP/RF Study Team now has work-in-progress in two areas – with the focus being the 2025 portion of each document: 1) producing a draft Multi-Year Financial Plan document and 2) producing a RP/RF Five Year Plan document. The draft work was reviewed by the F&FST team (both the finance function and facilities function folks) to incorporate improvements so that the board could review and approve the plans for 2025 that are incorporated into the Final 2025 Phase Two Budget document. **The RP/RF Five Year Plan document is part of the MF 2025 Phase Two Budget material that was reviewed & approved by the board at the 2/1/25 board meeting [rescheduled from 1/25/25].**

The team has taken on an additional set of work for the first part of 2025. The project is leadership and coordination of the project to produce a Deck Worksheet document that addresses the changed paradigm for how we manage the work on our 30 decks, as well as how the expenses for that work are paid for by the HOA and recovered from the owners through a combination of regular assessments and pass-through assessments [a new concept being implemented soon now that the amended Declarations are complete]. The team provided further information to the board at its 3/29/25 board meeting that is relevant to the already approved (at a concept level) Deck Inspection Project. Work has been completed to finish planning for the Deck Inspection Project: bids have been obtained for the contracted portion of the project, a bid has been approved, and the MF personnel, with Rick Jordan as the project coordinator/manager, have begun working on data and

analysis they will be providing. **The current status is that we are awaiting the contractor finished report from the Sunday, 5/25/25 (and additional follow up activity) inspection before proceeding with the next steps [Initial draft work has been received, with some of the draft data needing correction].**