

EXCUSE ALERT!!!

Another one bites the dust! Can't be management's fault...again.
Wait on it...wait on it... here comes more excuses.



WHAT'S IN THE BUDGET BOX?

**RESERVE
UPDATE
EDITION**

For those not apt to curl up beside a roaring fire and pull up a good budget to read on a cool fall evening, we've unpacked what's in the "budget box" of goodies...



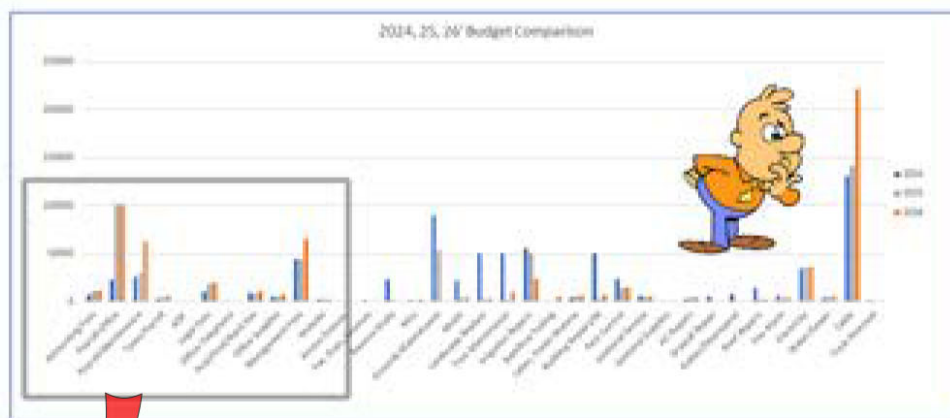
Since no one except the elite few on the board and budget committee were privy to how this thing was packaged (remember the comment "the budget worksheets are not for public consumption")...



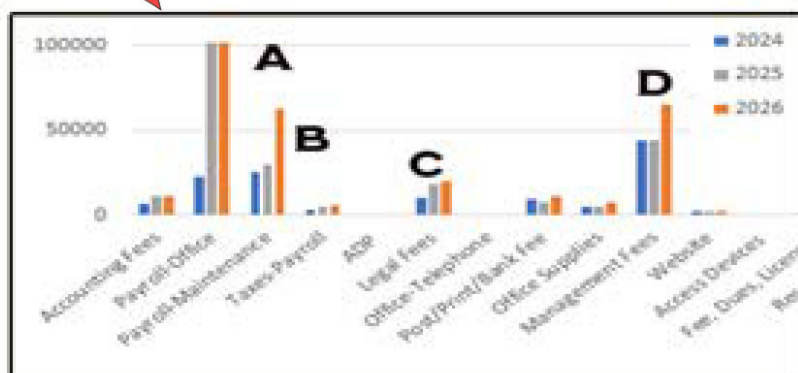
...we've put together the following presentation.

A "BREIF" OVERVIEW

We'll start with the whole package first. Here's a snapshot of what's been shoved into your face, along with the obligatory proxy voting form. We'll look back at 2024, 25, and compare to this year's offering...



We'll start on the left and work to the right.



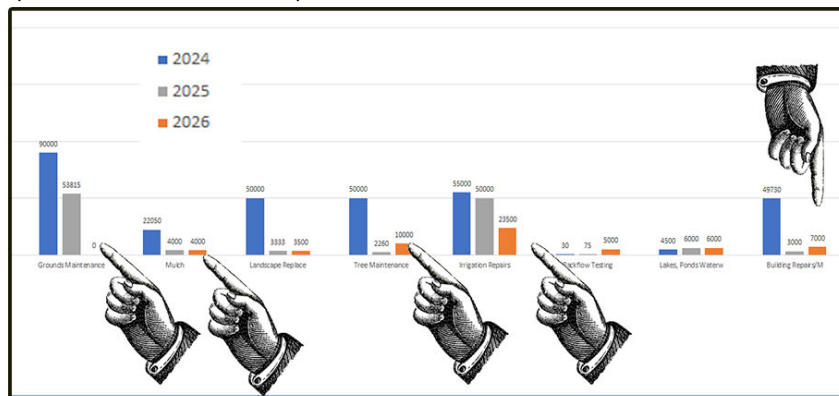
(A) Shows the marked increase in Payroll Office (hired CAM) in 2025. Even though we were told we would save money by hiring the CAM outright instead of paying the management company, the cost is still budgeted at **\$101K**.

(B) shows Payroll Maintenance going up to \$30/hr in 2026 (evidently not enough to put up with you know who)

(C) shows Legal going up from \$10K in 2024 to \$20K in 2026. Those Bylaw changes are expensive.

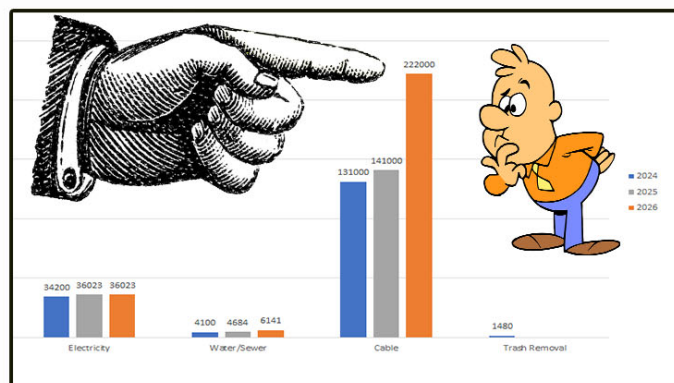
(D) is a question mark. Why is management costs going up from **\$44K** to **\$65K** a year? (CDS's reputation must precede it)

The middle part of the graph shows what they have done while you were sleeping. You'll notice that in 2024 there were costs in these areas all across the board. In 2026 "POOF", they either disappeared or dropped quite a bit (ref. Mr. Hand below)!



These costs got shoved out to the sections (keep telling yourself "we are a community"). This has been, and currently is, their agenda...decentralize the cost (and responsibility) away from the board/association to the sections. Eventually, they would like nothing more than to put it directly to the individual owners.

The right side of the graph is fairly boring until you get right to the end. **What the hell happened to cable costs?** We're sure there's a good reason that it went from \$133,000 in 2024, to \$141,000 in 2025, to **\$222,000** in 2026. Your monthly bill didn't go up, but your budgeted total cost sure did!



So that's the "big picture" with a lot of questions.

If you look at the budget, section by section it's **BORING!!!** This is exactly how they want it, so you won't ask any questions and just fill in the proxy.

We've taken their figures and packaged them up into bite size pieces that point out some striking facts!

Grounds Maintenance

Section	Grounds Maintenance	% Total Cost
1	\$ 14,137.00	9.1
2	\$ 24,503.00	15.8
3	\$ 21,443.00	13.8
4	\$ 13,578.00	8.8
5	\$ 13,210.00	8.5
6	\$ 18,129.00	11.7
7	\$ 14,453.00	9.3
8	\$ 35,548.00	22.9

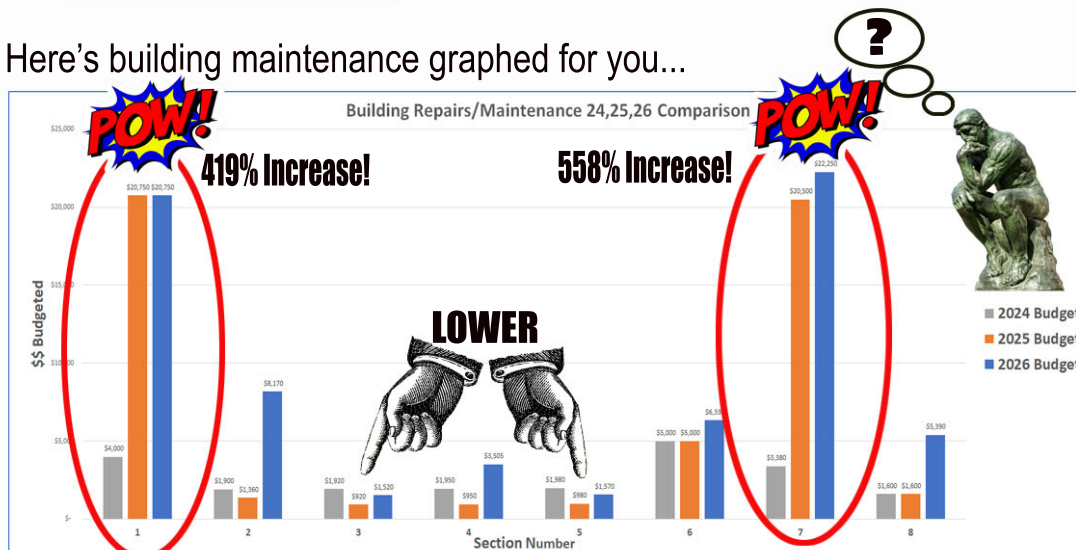
This is the sectional breakout of "mowing" costs. Question...How did they arrive at these percentages? Does documentation exist that justifies these percentages, or did someone just take a magic marker to a map?

Building Maintenance

Section	2026	2025	2024
1	\$ 20,750	\$ 20,750	\$ 4,000
2	\$ 8,170	\$ 1,360	\$ 1,900
3	\$ 1,520	\$ 920	\$ 1,920
4	\$ 3,505	\$ 950	\$ 1,950
5	\$ 1,570	\$ 980	\$ 1,980
6	\$ 6,330	\$ 5,000	\$ 5,000
7	\$ 22,250	\$ 20,500	\$ 3,380
8	\$ 5,390	\$ 1,600	\$ 1,600

Building maintenance exploded for sections 1 and 7 in 2025, and stays there in 2026. Why?

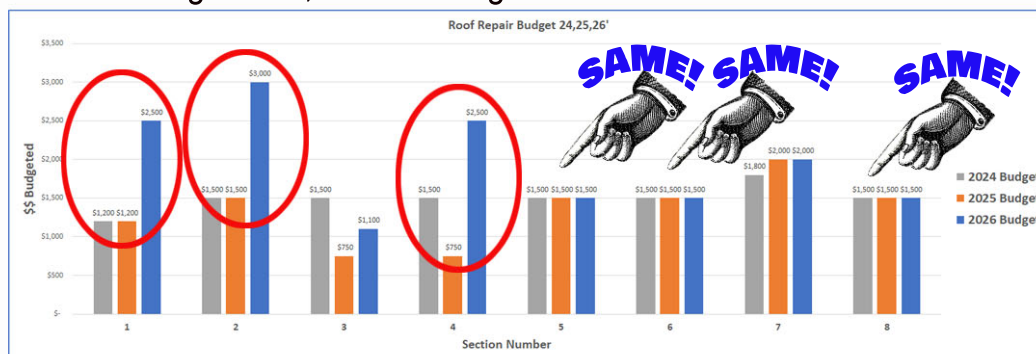
Here's building maintenance graphed for you...



Note section 3 and 5 actually went down from 2024! Remember the first graph where the costs disappeared? Guess who picked them up and who didn't....

Roof Repair/Maintenance

Another budget item, another enigma.



In every section except for section 3, roof maintenance either stayed the same, or went up. Not surprising, section 5's cost haven't increased since 2024. Not so for sections 1, 2 and 4. Why? What is the difference between sections 1, 2, 7 and sections 5, 6, 8 roof costs?

OTHER JUICY BITS...

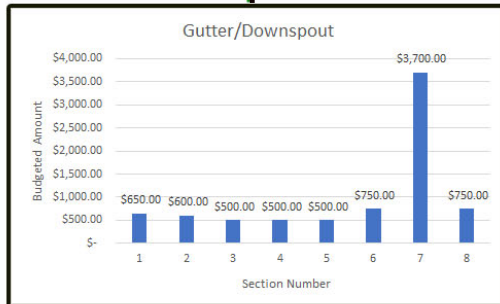
While digging into the depths we've discovered a few "nuggets" of interest...

Legal Fees

Section	Legal Fees
1	1500
2	500
3	500
4	500
5	500
6	1000
7	1500
8	2500

If you, or your neighbor, ask too many questions, and the autocracy has to call in an attorney to answer them, your section gets popped. This is another way to limit questioning of the owners. Don't ask, and you won't get billed.

Gutter/Downspout



Landscape



If you live in section 7, you're the big winner in both the Gutter/Downspout and Grounds Landscape challenge...Congrats!

PLEASE REMEMBER!

These charts are based on **THEIR** numbers! You have a copy of the budget. Double and triple check us, and let us know if any of the figures shown are false.

ASK QUESTIONS!

These may seem trivial, but your quarterly assessments are not!

DO YOU HAVE RESERVATIONS?



YOU SHOULD AFTER YOU LOOK AT RESERVES

Ah reserves! Like leftovers from Thanksgiving, you can't throw them away so you have to do something with them.

Here's all the sectional reserve cost neatly packaged into one table...

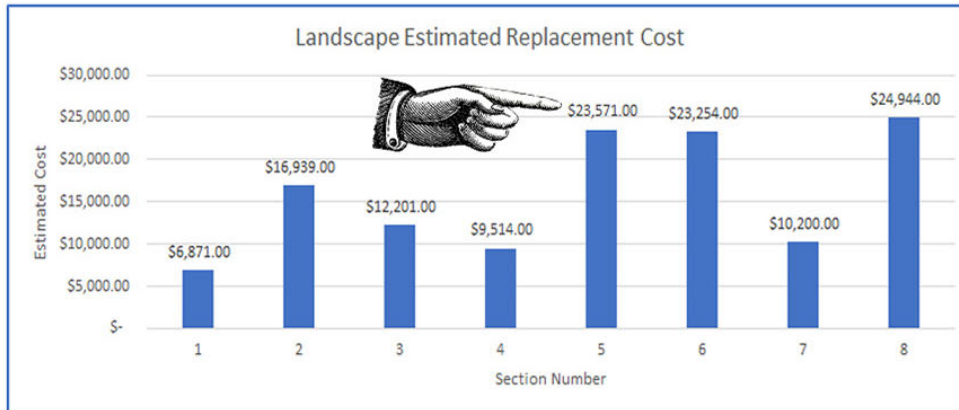
Reserve Totals by Section						
Section	Estimated Replacement Cost	Beginning Balance 6/30/2025	Reserve Funding 2025	Estimated Balance 12/31/2025	Additional Reserve Requirement	Annual Reserve 2026
1	\$ 369,579.00	\$ 116,782.00	\$ 16,613.00	\$ 133,395.53	\$ 369,579.00	\$ 17,447.00
2	\$ 953,257.00	\$ 339,282.17	\$ 40,381.00	\$ 379,663.17	\$ 579,761.53	\$ 42,401.00
3	\$ 518,169.00	\$ 202,094.67	\$ 19,915.00	\$ 222,009.67	\$ 301,858.54	\$ 20,911.00
4	\$ 562,671.00	\$ 196,157.31	\$ 26,391.00	\$ 222,548.31	\$ 342,843.58	\$ 27,712.00
5	\$ 308,305.00	\$ 164,814.39	\$ 19,237.00	\$ 183,051.39	\$ 150,206.48	\$ 20,201.00
6	\$ 1,030,443.00	\$ 390,220.79	\$ 39,874.00	\$ 430,094.79	\$ 603,031.79	\$ 41,869.00
7	\$ 367,385.00	\$ 127,897.98	\$ 13,786.00	\$ 141,683.98	\$ 226,608.14	\$ 14,478.00
8	\$ 1,149,942.00	\$ 374,350.39	\$ 45,524.00	\$ 419,874.39	\$ 844,361.73	\$ 47,801.00

If you don't like bunches of numbers, no problem! Here's some graphs to help visualize what's being presented by section and category....

Landscape/Grounds Reserves-Here's their numbers consolidated for comparison.

Landscape/Grounds								
Section	Estimated Life Expectancy	Estimated Remaining Life	Estimated Replacement Cost	Beginning Balance 6/30/2025	Reserve Funding 2025	Estimated Balance 12/31/2025	Additional Reserve Requirement	Annual Reserve 2026
1	10	2	\$ 6,871.00	\$ 104.63	\$ 71.56	\$ 176.19	\$ 6,871.00	\$ 76.00
2	8	5	\$ 16,939.00				\$ 16,939.00	
3	8	0	\$ 12,201.00				\$ 12,201.00	
4	8	0	\$ 9,514.00	\$ 7,266.29	\$ 4,968.60		\$ 12,234.89	\$ 5,218.00
5	8	0	\$ 23,571.00	\$ 1,518.67	\$ 1,038.43		\$ 2,557.10	\$ 1,091.00
6	8	2	\$ 23,254.00	\$ 293.17	\$ 199.76	\$ 492.93	\$ 22,761.07	\$ 210.00
7	10	0	\$ 10,200.00				\$ 10,200.00	
8	10	1	\$ 24,944.00				\$ 24,944.00	

Not much to look at until you graph them out...

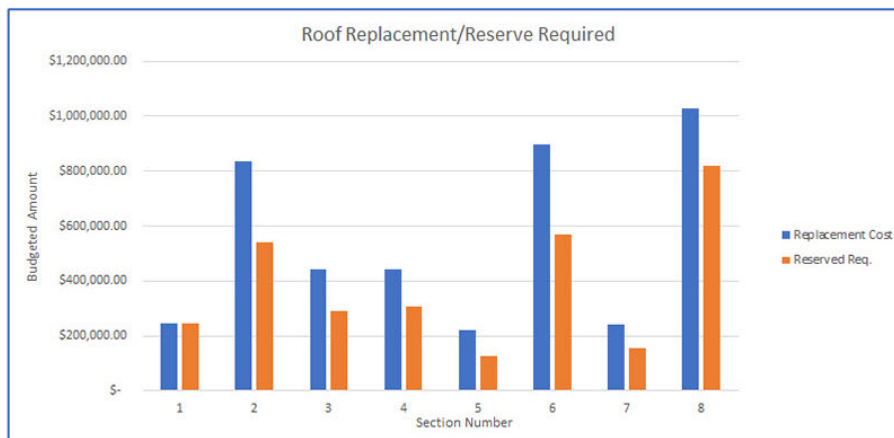


Amazing that one of the smallest sections has the second highest replacement cost. Wonder who lives there (and in six).

Roof/Gutter Replacement Reserves by Section...

Roofs/Gutters								
Section	Estimated Life Expectancy	Estimated Remaining Life	Estimated Replacement Cost	Beginning Balance 6/30/2025	Reserve Funding 2025	Estimated Balance 12/31/2025	Additional Reserve Requirement	Annual Reserve 2026
1	27	17	\$ 243,958.00	\$ 67,864.36	\$ 11,300.52	\$ 79,164.00	\$ 243,958.00	\$ 11,866.00
2	27	16	\$ 836,868.00	\$ 256,635.56	\$ 39,681.00	\$ 296,317.11	\$ 540,550.89	\$ 41,666.00
3	27	17	\$ 441,768.00	\$ 132,233.46	\$ 19,877.00	\$ 152,110.46	\$ 289,657.00	\$ 20,871.00
4	27	17	\$ 441,162.00	\$ 112,729.15	\$ 19,818.00	\$ 132,547.15	\$ 308,614.85	\$ 20,809.00
5	27	19	\$ 222,514.00	\$ 88,606.02	\$ 7,706.18	\$ 96,312.20	\$ 126,201.80	\$ 8,092.00
6	27	17	\$ 897,439.00	\$ 288,013.63	\$ 39,171.44	\$ 327,185.07	\$ 570,253.93	\$ 41,131.00
7	27	18	\$ 241,494.00	\$ 74,097.07	\$ 10,138.75	\$ 84,235.82	\$ 157,258.18	\$ 10,646.00
8	27	18	\$ 1,028,309.00	\$ 208,891.27		\$ 208,891.27	\$ 819,417.73	

Another bunch of numbers until you graph them out...

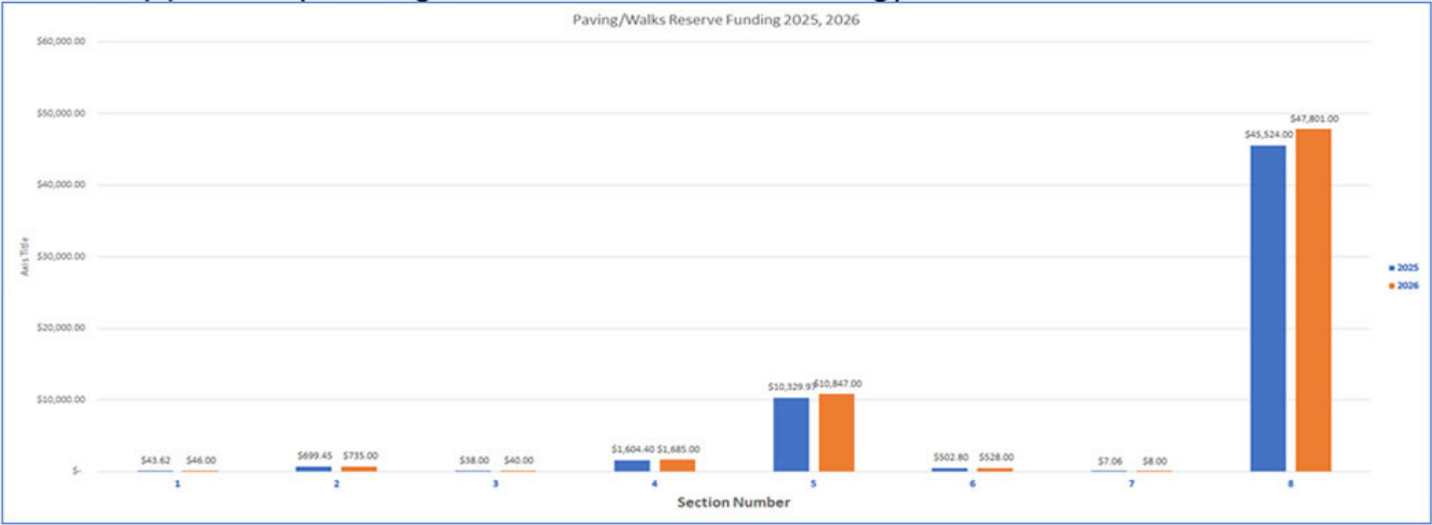


WOW, you can see some considerable differences.

And just when you thought you've seen it all...

Paving/Walks								
Section	Estimated Life Expectancy	Estimated Remaining Life	Estimated Replacement Cost	Beginning Balance 6/30/2025	Reserve Funding 2025	Estimated Balance 12/31/2025	Additional Reserve Requirement	Annual Reserve 2026
1	10	5	\$ 17,430.00	\$ 17,517.07	\$ 43.62	\$ 17,560.00	\$ 17,430.00	\$ 46.00
2	30	24	\$ 30,600.00	\$ 15,278.91	\$ 699.45	\$ 15,978.36	\$ 14,621.64	\$ 735.00
3	30	14	\$ 30,600.00	\$ 30,762.96	\$ 38.00	\$ 30,800.96		\$ 40.00
4	30	14	\$ 30,900.00	\$ 22,783.77	\$ 1,604.40	\$ 24,388.17	\$ 5,701.83	\$ 1,685.00
5	30	0	\$ 31,620.00	\$ 47,242.89	\$ 10,329.97	\$ 57,572.86		\$ 10,847.00
6	30	24	\$ 45,750.00	\$ 35,230.41	\$ 502.80	\$ 35,733.21	\$ 10,016.79	\$ 528.00
7	10	4	\$ 12,240.00	\$ 12,475.67	\$ 7.06	\$ 12,482.73		\$ 8.00
8	30	0	\$ 30,600.00	\$ 97,825.04	\$ 45,524.00	\$ 143,349.04		\$ 47,801.00

This happens...(Paving/Walks Reserve Funding)



Does anything jump out at you about this graph? Something that looks like it shouldn't be there?