

**Budget Plan
2024-2029**

5 year Data	Award	US Inflation
2020	\$308,916	1.2%
2021	\$323,864	4.7%
2022	\$391,518	8.0%
2023	\$394,669	4.1%
2024	\$419,261	3.3%

Based on results, the plan uses the lower Award amount as a starting point and the lower inflation rate to determine change from year to year.

5 Year Average

	\$367,646	4.3%
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5 Year Median

	\$391,518	4.1%
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2025-2029

5-year Fiscal Plan			AMP 1 OFND	AMP 2 OFND	Admin	Mgt Fee	Balance for CFP
2025	\$367,646		\$75,367	\$16,544	\$36,765	\$15,000	\$223,970
2026	\$382,719		\$78,457	\$17,222	\$38,272	\$15,000	\$233,767
2027	\$398,411		\$81,674	\$17,928	\$39,841	\$15,000	\$243,967
2028	\$414,745		\$85,023	\$18,664	\$41,475	\$15,000	\$254,584
2029	\$431,750		\$88,509	\$19,429	\$43,175	\$15,000	\$265,637

2025-2029
5-Year Capital Plan
Summary

5-year Fiscal Plan

2025	\$367,646
2026	\$382,719
2027	\$398,411
2028	\$414,745
2029	\$431,750

AMP 1 OFND	AMP 2 OFND	Admin	Mgt Fee	Balance for CFP	Planned for CFP
\$75,367	\$16,544	\$36,765	\$15,000	\$223,970	\$173,970
\$78,457	\$17,222	\$38,272	\$15,000	\$233,767	\$233,767
\$81,674	\$17,928	\$39,841	\$15,000	\$243,967	\$243,967
\$85,023	\$18,664	\$41,475	\$15,000	\$254,584	\$254,584
\$88,509	\$19,429	\$43,175	\$15,000	\$265,637	\$265,637

2025 CFP PLAN

Description	Dollars in Approved Plan
Operations, AMP 1 (20.5%)	\$75,367
Operations, AMP 2 (4.5%)	\$16,544
Management Improvements	\$15,000
Administration (10%)	\$36,765
AMP 1- Elevator Modernization	\$50,000
AMP 1-AC Sleeves- Bay Tower and Fam. Homes	\$18,655
AMP 1- Family Home Boiler Replacement	\$55,000
AMP 1- Family Home-Hot Water Heater Replacement	\$20,000
AMP 1- Bay Tower Vent Cleaning	\$20,000
AMP 1- Tower and Haven Exterior Signage	\$5,000
AMP 1- FH Roof Replacement	\$15,000
AMP 2- Exterior Signage	\$7,500
AMP 2- Commons Lighting	\$12,815
AMP 2- Unit Rehab During Turn	\$20,000

2025 Total Capital Funds	\$367,646	0
Less Management and Admin	\$315,881	

Awarded Funds	AWARD	ALLOCATED	BALANCE
AMP 1	\$259,022	\$259,022	\$0
AMP 2	<u>\$56,859</u>	<u>\$56,859</u>	<u>\$0</u>
TOTAL	\$315,881	\$315,881	\$0

2026 CFP PLAN

Description	Dollars in Approved Plan
Operations, AMP 1 (20.5%)	\$78,457
Operations, AMP 2 (4.5%)	\$17,222
Management Improvements	\$15,000
Administration (10%)	\$38,272
AMP 1-Bay Tower and Bay Haven Appliances	\$45,000
AMP 1- Commons Lighting	\$40,000
AMP1- Bay Tower Roof Repair	\$15,000
AMP 1- Mailboxes	\$15,000
AMP 1- Bay Tower and Bay Haven Thermostats	\$30,000
AMP 1- Family Home Driveways Blacktopped	\$13,989
AMP 1- FH Bath Update	\$20,000
AMP 1- FH Sump Pumps	\$25,000
AMP 2- Appliances	\$20,000
AMP 2-Mailboxes	\$7,500
AMP 2-Windows	\$12,278
AMP 2- Thermostats	\$5,000

2026 Total Capital Funds	\$382,719
Less Management and Admin	\$344,447

Awarded Funds	AWARD	ALLOCATED	BALANCE
AMP 1	\$282,447	\$282,446	\$0
AMP 2	\$62,000	\$62,000	\$0
TOTAL	\$344,447	\$344,447	\$0

2027 CFP PLAN

Description	Dollars in Approved Plan
Operations, AMP 1 (20.5%)	\$81,674
Operations, AMP 2 (4.5%)	\$17,928
Management Improvements	\$15,000
Administration (10%)	\$39,841
AMP 1- Tower or Haven Bath Update	\$25,000
AMP 1- Tower and Haven Dwelling Doors and Locks	\$70,000
AMP 1- Tower and Haven Security System Update	\$20,000
AMP 1- Tower or Haven Unit Flooring	\$15,000
AMP 1- FH Appliances	\$20,053
AMP 1- FH Electric Update	\$20,000
AMP 1- FH Flooring Replacement	\$20,000
AMP 1- FH Tree Removal/Trimming	\$10,000
AMP 2- Bath Update	\$25,000
AMP 2- Security System Update	\$3,914
AMP 2- Unit Flooring	\$15,000

2027 Total Capital Funds	\$398,411
Less Management and Admin	\$343,569

Awarded Funds	AWARD	ALLOCATED	BALANCE
AMP 1	\$281,727	\$281,727	\$0
AMP 2	\$61,843	\$61,842	\$0
TOTAL	\$343,569	\$343,570	\$0

2028 CFP PLAN

Description	Dollars in Approved Plan
Operations, AMP 1 (20.5%)	\$85,023
Operations, AMP 2 (4.5%)	\$18,664
Management Improvements	\$15,000
Administration (10%)	\$41,475
AMP 1-Bay Tower Boiler Replacement	\$75,000
AMP 1- Tower and Haven Exit Light Fixtures	\$20,000
AMP 1-Tower and Haven Sidewalk Repair/Replacement	\$20,000
AMP 1- Tower and Haven Unit Plumbing Update	\$20,000
AMP 1- FH Plumbing-HVAC Update	\$30,000
AMP 1- FH Unit Rehab During Turn	\$43,759
AMP 2-Commons Flooring	\$25,825
AMP 2- Sidewalk Repair/Replacement	\$20,000

2028 Total Capital Funds	\$414,745
Less Management and Admin	\$358,271

Awarded Funds	AWARD	ALLOCATED	BALANCE
AMP 1	\$293,782	\$293,782	\$0
AMP 2	<u>\$64,489</u>	<u>\$64,489</u>	<u>\$0</u>
TOTAL	\$358,271	\$358,270	\$0

2029 CFP PLAN

Description	Dollars in Approved Plan
Operations, AMP 1 (20.5%)	\$88,508
Operations, AMP 2 (4.5%)	\$19,429
Management Improvements	\$15,000
Administration (10%)	\$43,175
AMP 1-Tower and Haven Commons Flooring	\$50,000
AMP 1- Tower and Haven Generator Replacement	\$50,000
AMP 1- Tower and Haven Smoke Alarms	\$15,000
AMP 1-Tower and Haven Windows and Traverse Rods	\$25,000
AMP 1- FH Windows	\$27,823
AMP 1- FH Siding	\$25,000
AMP 1- Unit Rehab During Turn	\$25,000
AMP 2- Generator	\$20,000
AMP 2- Gutters	\$15,000
AMP 2- Unit Plumbing Update	\$8,000
AMP 2- Roof Repair	\$4,815

2029 Total Capital Funds	\$431,750
Less Management and Admin	\$373,575

Awarded Funds	AWARD	ALLOCATED	BALANCE
AMP 1	\$306,331	\$306,331	\$0
AMP 2	\$67,243	\$67,244	-\$1
TOTAL	\$373,575	\$373,575	\$0