MLV Eco Townhome Owners Association, Inc SUB ASSOCIATION

- 2021 OWNERS PACKET -

Dear MLV Eco Townhomes Owners Association Homeowner,

Enclosed you will find the following documentation:

- 2021 Dues by unit
- 2021 Operating Budget
- Dues Summary 2021 thru 2025
- 2021 Disclosure Statement
- 2021 Maintenance Reserve Study

All the enclosed documentation is for the sub association. The Eco Townhome sub association is responsible for all the exterior maintenance and driveway maintenance of the Eco Townhomes (currently units 11A-13B).

Please Note: The dues mentioned in this packet are **ONLY** for the sub association and do not include the master association dues. There is another packet with the dues for the master association. BOTH set of dues must be paid on a monthly, quarterly or annual basis. Separate checks need to be cut for the master and sub association dues.

ADDRESS FOR MAILING DUES:

MLV Eco Townhome Owners Association, Inc. PO Box 3846 Pagosa Springs, CO 81147

Please don't hesitate to call me with any questions at (970) 903-9801.

Sincerely,

Ryan Searle Secretary/Treasurer

MLV Eco Townhomes Owners Association, Inc. (Townhome Sub Association) Operating/Reserve Budget Dues By Unit Per the CC&R's January through December 2021

						Operating Bud	get			
Unit #	Sq Ft	Percentage	Reser	rve Fund	Ope	rating Budget	Anr	nual Payment*	Quarterly Payment*	Monthly Payment*
11A	1,161	20.86%	\$	630.00	\$	965.00	\$	1,595.00	\$398.75	\$132.92
11B	1,161	20.86%	\$	630.00	\$	965.00	\$	1,595.00	\$398.75	\$132.92
12A	811	14.57%	\$	440.00	\$	675.00	\$	1,115.00	\$278.75	\$92.92
12B	811	14.57%	\$	440.00	\$	675.00	\$	1,115.00	\$278.75	\$92.92
13A	811	14.57%	\$	440.00	\$	675.00	\$	1,115.00	\$278.75	\$92.92
13B	811	14.57%	\$	440.00	\$	675.00	\$	1,115.00	\$278.75	\$92.92
TOTAL	5,566	100.00%	\$	3,020.00	\$	4,630.00	\$	7,650.00		

Late Fees: 18% per annum if not fully paid by the 10th day after the date when due plus a late fee of \$20 per month.

Monthly Payments: If you choose to pay monthly there is an additional fee of \$25 per payment due to administrative costs. Annual or quarterly payments are not charged any additional fees.

^{*}Assessments begin at the time of C.O. and are pro-rated.

MLV Eco Townhome Association Operating Budget Report January thru December, 2021

•	2021 Budget
INCOME,	
Assessments/Dues	4,620.00
Transfer Fees,	-
Other Fees,	-
In Kind,	-
Interest Income,	-
Total Income	4,620.00
EXPENSES,	
Insurance Liability	2,500.00
Licenses and Fees	-
Misc Expense	-
Professional fees	-
Legal/CPA	500.00
Accounting/Admin	1,200.00
Management Fee	
Total Professional Fees	1,700.00
Taxes	-
Building & Ground Expenses	
Repair & Maintenance Exp	-
Total Building & Ground Exp.	-
10% Contingency	420.00
TOTAL EXPENSES	4,620.00

2021 Overview

Dues Summary with projection thru 2025

Total Combined	\$;	7,620.00	\$	7,804.80	\$	7,996.99	\$	8,196.87	\$	8,404.75
Operating Exp. (2)	\$,	4,620.00	\$	4,804.80	\$	4,996.99	\$	5,196.87	\$	5,404.75
Maintenance Rese	rve (1) \$;	3,000.00	\$	3,000.00	\$	3,000.00	\$	3,000.00	\$	3,000.00
Dues:	20	022	1	202	22	202	23	202	24	202	25

- (1) Based on 2020 Reserve Study
- (2) Based on the 2021 Operating Budget

Notes:

The Maintenance Reserve Study must be updated at least every (3) years.

At this time, a total update of all information herein will be accomplished. Necessary updates to the 30 year forecast will be made at this time. The next reserve study is planned for 2024.

The Operating Budget is established on an annual basis. Changes to the dues forecast will be made as necessary to reflect any changes. Inflation rate for the Operating Budget is scheduled at 4% per year.

Per the CC&Rs, dues per unit are "based upon a fraction, the numerator of which is the total square footage of a Unit owned by the Owner and the denominator of which is the total square footage of all the Units within the Project."

Assessment and Reserve Funding Disclosure Summary (Data is valid as of January 1st, 2021)

- 1. The 2021 assessment per ownership range from \$1,115.00/year to \$1,595.00/year.
- 2. No additional special assessments or dues increases have been approved by the Board of Directors.
- 3. Based on the most recent reserve study and other information available to the Board of Directors, there will be balances sufficient at the end of each year to meet the Association's obligation for repair and/or replacement components during the next 30 years with only minor special assessments if any at all.
- 4. The 2021 budget allows for a reserve fund of \$3,020.00.
- 5. All major components are included in the reserve study and are included in its calculations.
- 6. The reserve fund cash and CD balance at the end of the 2021 Fiscal Year is anticipated to be around \$4,000.

Note: The financial representations set forth in this summary are based on the best estimates of the preparer at this time. The estimates are subject to change. This disclosure was produced based on data available at 1/1/21.

							_			_								-		_		\vdash		├
COSTS				plar	year number>	0		1	1 2		3	4		5	6		7	8		9		$\overline{}$	10	11
	cost		life	last	fiscal year>	2020		2021	2022		2023	2024		2025	2026		2027	2028		2	029	21	030	2031
CAPITAL ASSET	Γ per ever	nt	cycle	service	remaining life																			
PROJECT	2	2020	(years)	year	(years)															_				
Paint Exterior Units: 11A - 13	B \$ 12.00	0.00	15	2020	16		-						-									\vdash		
Roof Replacement Units: 11A			30	2020	31															_				
Roof Repair	\$ 3.00		5	2020	6										\$	3,479				_				\$ 3.9
Garage Door Replacement U			45	2020	46										Ť	-,								7 - 7,1
3 Miscellaneous	\$ 1,00		1	2020	2	\$ 1,00	0 \$	1,025	\$ 1,05	1 \$	1,077	\$ 1,	104	\$ 1,131	\$	1,160	\$ 1,189	\$	1,218	\$	1,249	\$	1,280	\$ 1,3
TOTAL CAPITAL COSTS	\$ 49,60	0.00				\$ 1,00	0 \$	1,025	\$ 1,05	1 \$	1,077	\$ 1,	104	\$ 1,131	\$	4,639	\$ 1,189	\$	1,218	\$	1,249	\$	1,280	\$ 5,2
CAPITAL REVEN	UF																			_				
Annual Capital Dues Capital F						\$ 3.00	0 \$	3.000	\$ 3.00) \$	3.000	\$ 3	000	\$ 3.000	\$	4 000	\$ 4,000	\$	4.000	\$	4.000	\$	4 000	\$ 5.
Reserve Fund Interest (CD) a		vear nei	r assumed i	rate		Ψ 0,00	\$	325		3 \$	147		189			272			326		389		451	
	S REVENUE (allocate			uic		\$ 3,00				3 \$	3,147		189				\$ 4,265		4,326		4,389			\$ 5,
	(¥ -,	· ·	-,	* -,	1	-,	T		+ -,	7	.,	* ',=	1	-,,	_	.,	<u> </u>	.,	T -1
NET ANNUA	L REVENUE					\$ 2,00	0 \$	6,325	\$ 8,40	3 \$	2,096	\$ 2,	112	\$ 2,126	\$	3,141	\$ (374)) \$	3,138	\$	3,170	\$	3,202	\$ 4,
CAPITAL RESERV	/ES																							
Capital Reserve Fund (CD's)	at begini		ear			\$ -		3,000			7,355		426				\$ 13,242		16,319				22,566	
Transfers (to) from O&M Fund	d at end of	f year				\$ -		(1,025)			(1,077)		104)				\$ (1,189)		(1,218)				(1,280)	
Net Annual Revenue						\$ 3,00	0 \$		\$ 3,10		3,147		189				\$ 4,265		4,326		4,389			\$ 4,
CAPITAL RES	ERVE FUND at year e	end				\$ 3,00	0 \$	5,300	\$ 7,35	5 \$	9,426	\$ 11,	510	\$ 13,609	\$	13,242	\$ 16,319	\$	19,427	\$	22,566	\$:	25,738	\$ 24,
ASSUMPTIONS	3																							
Capital cost rate of inflation	2.50	% pe	er vear for c	onstruction v	vork																			†
annual rate of dues increase	0.75			apital dues p																				
Reserve Fund (CD) rate of re	eturn 2.00	% ре	er year		,															_		<u> </u>		
																				_				
								103%	105	%	108%	1	10%	113%		116%	119%)	122%		125%		128%	
							_	101%	102		102%	1	03%	104%		105%	105%		106%		107%	$\overline{}$	108%	

1 1/4/2021

12 2032		13	14 2034		15 2035			17 2037		18 2038		19 2039			21 2041		22 2042	23 2043		24	25 2045	26 2046	27 2047	28 2048		29 049	30 2050	
2032		2033	2034	•	2035		2036		2037	20	138		2039	2040		2041		2042	2043		2044	2045	2046	2047	2048	20	049	2050
						\$	17,814																					A 07 100
						\$	4,454								9	\$ 5,039				-			\$ 5,701					\$ 67,122
\$ 1.345		1 270	¢ 1	442	\$ 1,448	•	1,485	¢	1,522	¢	1,560	¢	1 500	¢ 163	0 4	\$ 1,680	4	1 700	¢ 170	E 6	1 000	¢ 10E4	£ 1,000	\$ 1,948	¢ 1.00	6 6	2.046	\$ 2,098
\$ 1,54t) 3	1,379	Ф 1,	413	\$ 1,440	Þ	1,465	Ą	1,522	a	1,300	Ą	1,599	φ 1,033	9 4	\$ 1,000	9	1,722	Φ 1,70	5 4	1,009	\$ 1,004	\$ 1,900	\$ 1,940	φ 1,98	О Ф.	2,040	\$ 2,096
\$ 1.345	: ¢	1 370	¢ 1	113	\$ 1,448	•	23,752	¢	1.522	¢	1.560	¢	1 500	\$ 163	ο 4	\$ 6,718	4	1 722	\$ 176	5 4	1 800	¢ 1.85/	\$ 7601	\$ 1,948	¢ 100	6 \$	2 046	\$ 69,220
ψ 1,040	, ψ	1,575	Ψ 1,	713	Ψ 1,440	Ψ	25,752	Ψ	1,022	Ψ	1,000	Ψ	1,555	Ψ 1,00	9 4	φ 0,710	Ψ	1,722	Ψ 1,70	5 4	1,000	Ψ 1,004	Ψ 7,001	Ψ 1,340	Ψ 1,33	0 \$	2,040	ψ 03,220
	-														-					+								
\$ 5,000		5,000			\$ 5,000		6,000		6,000		6,000					\$ 7,000								\$ 8,000				\$ 8,000
\$ 494 \$ 5.494	\$ \$	473 5,473		527 527	\$ 582 \$ 5,582		637 6,637		265 6,265		(115) 5,885			\$ 5.99		\$ 52 \$ 7,052			\$ 6.99		7,068			\$ 182 \$ 8,182			239 8.239	\$ 323 \$ 8,323
									·									· ·										
\$ 246	\$	4,128	\$ 4,	149	\$ 4,169	\$	5,188	\$	(17,487)	\$	4,364	\$	4,382	\$ 4,39	8 \$	\$ 5,413	\$	308	\$ 5,27	6 \$	5,303	\$ 5,329	\$ 6,353	\$ 581	\$ 6,20	7 \$	6,243	\$ 6,277
A 04.70		00.005	A 00	074	A 00 110	•	04.004	•	40.007	•	(5.744)	•	(0.007)	A (45	4) 6	* 0.000	•	4.004	A (44	0) 6	0.000	* 0.000	A 10 000	0.100	A 7.7	1 0 1	1.005	A 10 101
\$ 24,724 \$ (1,345		23,625 (1,379)			\$ 29,110 \$ (1,448)		31,831 (23,752)		13,267 (1,522)		(5,741) (1,560)					\$ 2,606 \$ (6,718)					3,398 (1,809)			\$ 9,120) \$ (1,948)				\$ 16,161 \$ (69,220)
	\$	4,128 26.374			\$ 4,169 \$ 31.831		5,188		(17,487)		4,364					\$ 5,413 \$ 1.301					5,303		\$ 6,353	\$ 581 \$ 7.754				\$ 6,277 \$ (46,782)
\$ 23,625	5	26,374	\$ 29,	110	\$ 31,831	\$	13,267	\$	(5,741)	\$	(2,937)	\$	(154)	\$ 2,60	ь	\$ 1,301	\$	(113)	\$ 3,38	8 \$	6,893	\$ 10,368	\$ 9,120	\$ 7,754	\$ 11,96	5 \$ 1	6,161	\$ (46,782)
																				-								
	-																						1	1				
1349		138%		41%	145%		148%		152%		156%		160%			168%		172%	176		181%	185%					205%	210%
1099	6	110%	1	11%	112%		113%		114%		114%		115%	116	%	117%		118%	119	%	120%	1219	121%	122%	123	%	124%	125%