

MUTUAL 50 -- FORECAST A OF RESERVE EXPENSES AND REVENUE FOR 2025-2040 as of 10/13/2025

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	\$ UNITS
Manor Rehabilitations: 2024-29, 2034-39																		
# MANORS to Rehab	16	22	18	22	22	10					10	24	22	22	16	16		
BUILDINGS to Rehab	5213	5313	5357	5593	5553	5501					5213	5301	5349	5593	5553	5501		
	5201	5325	5401	5581	5545	5513					5201	5313	5357	5581	5545	5513		
	5301	5333	5413	5565	5533							5325	5401	5565	5533	5521		
		5349			5521							5333	5413					
Roofing Replacements: 2029-35																		
# SQUARES to Re-Roof						141	312	307	255	314	227						92	
BUILDINGS to Re-Roof (including their garages)						5501	5521	5565	5401	5313	5357						CARPORTS	
						5513	5533	5581	5413	5325	5201						12GARAGES	
							5545	5593	5301	5333	5213							
							5553			5349								
-- RESERVE EXPENSE ITEM --																		
Manor Rehab., Roofing, Smoke & Lighting	713,422	443,717	383,729	436,842	433,474	474,497	490,109	497,194	416,582	591,807	565,335	475,878	457,688	441,850	310,691	359,087	143,008	\$(2025)
Paving and Water & Sewage Pipe Repair	30,801	-	15,400	-	-	-	3,500	18,900	3,500	-	-	-	15,400	58,872	-	-	-	\$(2025)
Tree Maint., Irrigation, & Landscape Rehab.	35,010	46,900	46,900	46,900	46,900	46,900	46,900	46,900	46,900	46,900	46,900	46,900	46,900	46,900	46,900	46,900	46,900	\$(2025)
Balcony Inspections and Reserve Study	8,936	979	979	979	979	979	979	44,523	979	979	979	979	979	979	979	44,523	979	\$(2025)
Total Reserve Expenses	788,169	491,597	561,009	585,222	592,354	633,377	649,488	607,517	467,962	639,687	613,215	523,757	520,968	548,602	358,571	450,510	190,887	\$(2025)
-- ADJUSTMENT FOR INFLATION --																		
Projected Midyear CPI (baseline = 2025)	1.000	1.027	1.057	1.089	1.122	1.156	1.190	1.226	1.263	1.301	1.340	1.380	1.421	1.464	1.508	1.553	1.600	
Implied Year-over-Year CPI Increase	2.97%	2.67%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	
Total Reserve Expenses (w/ inflation adjustment)	788,169	504,719	593,263	637,434	664,558	731,899	773,033	744,770	590,896	831,966	821,463	722,674	740,390	803,052	540,628	699,625	305,334	\$(thenYr)
-- RESERVE REVENUE ITEM --																		
Reserve Portion of Coupon (/manor /month)	340	352	368	386	404	423	443	463	485	508	532	557	583	611	639	669	701	\$(thenYr)
Year-over-Year Increase in Reserve Coupon	3.41%	3.39%	4.70%	4.70%	4.70%	4.70%	4.70%	4.70%	4.70%	4.70%	4.70%	4.70%	4.70%	4.70%	4.70%	4.70%	4.70%	
Reserve Revenue/Year from Coupon	449,170	464,416	486,243	509,097	533,024	558,076	584,306	611,768	640,521	670,626	702,145	735,146	769,698	805,874	843,750	883,406	924,926	\$(thenYr)
Reserve Revenue/Year from Net Interest	22,713	29,460	33,483	31,272	28,569	25,712	21,573	16,928	13,753	15,649	11,443	8,489	9,171	10,248	10,590	19,519	25,058	\$(thenYr)
-- RESERVE BALANCE ITEM --																		
BEGIN-YEAR RESERVE BALANCE	1,467K	1,215K	1,204K	1,131K	1,034K	931K	783K	616K	500K	563K	417K	309K	330K	369K	382K	696K	899K	\$(thenYr)
Reserve Revenue Less Expenses	-316K	-11K	-74K	-97K	-103K	-148K	-167K	-116K	63K	-146K	-108K	21K	38K	13K	314K	203K	645K	\$(thenYr)
END-YEAR RESERVE BALANCE	1,151K	1,204K	1,131K	1,034K	931K	783K	616K	500K	563K	417K	309K	330K	369K	382K	696K	899K	1,544K	\$(thenYr)