

## 2020 RKCA COUNTRY LANES CASH OPERATING BUDGET

Acct No.	ACCOUNT DESCRIPTION	B	C		D	E	F	G	H
		M O N T H L Y							
		BOARD			APPROVED		ACTUAL AVERAGES		
	BUDGET 2020	Adjust + / (-)	Change %	BUDGET 2019	Jan-Aug 2019	2018	2017		

**OPERATING RECEIPTS:**

4139	* FEES & DUES	5,356			5,356	5,014			
4209	* ASSESSMENTS								
4319	* REIMBURSEMENTS								
5809	* TAXABLE RECEIPTS	131	17	14.51%	114	39			0.16
<b>6996</b>	<b>* TOTAL OPERATING RECEIPTS</b>	<b>\$ 5,487</b>	<b>\$ 17</b>	<b>0.30%</b>	<b>\$ 5,470</b>	<b>\$ 5,053</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>0.16</b>

**OPERATING DISBURSEMENTS :**

7119	* WAGES & BENEFITS								
7159	* OFFICE & ADMIN								
7189	* PROPERTY MGMT & ACCTG								
7198	* OTHER PROFESSIONAL FEES					(69)			
7219	* ELEVATOR								
7229	* ELECTRICITY	108			108	97	104		
7239	* WATER & SEWER	1,615			1,615	1,389	651		
7249	* GAS								
7259	* EXTERMINATING								
7269	* RUBBISH REMOVAL								
7289	* TELEVISION / OTHER MISC								
7298	* SECURITY								
7329	* GROUNDS	3,072	42	1.39%	3,030	2,119	2,489		0.41
7339	* CUSTODIAL / WINDOW CLEANING								
7369	* GENERAL MAINTENANCE	283	(137)	-32.62%	420	381	372		(1.33)
7389	* HEAT - VENT - A/C								
7395	* PAINT MAINTENANCE								
7449	* AMENITIES								
7459	* VEHICLE / OTHER M&R								
7519	* TAXES	22	22	>100%					0.21
7539	* INSURANCE								
7549	* OTHER FIXED EXPENSES								
<b>7997</b>	<b>* TOTAL OPERATING DISBURSEMENTS</b>	<b>\$ 5,100</b>	<b>\$ (73)</b>	<b>-1.42%</b>	<b>\$ 5,173</b>	<b>\$ 3,917</b>	<b>\$ 3,617</b>	<b>\$ 0</b>	<b>(0.71)</b>

**2020  
RKCA COUNTRY LANES  
CASH OPERATING BUDGET**

Acct No.	ACCOUNT DESCRIPTION	B	C		D	E	F	G	H
		M O N T H L Y							Budget Variance / Apt 2020 from 2019
		BOARD	APPROVED		ACTUAL AVERAGES				
BUDGET 2020	Adjust + / (-) Change %	BUDGET 2019	Jan-Aug 2019	2018	2017				

**RESERVE CONTRIBUTIONS :**

7998	* TRANSFER to RESERVES from CHKG	387	90	30.31%	297	234	1,337		0.87
7999	* TOTAL RESERVE CONTRIBUTIONS & OPERATING DISBURSEMENTS	\$ 5,487	\$ 17	0.30%	\$ 5,470	\$ 4,151	\$ 4,954	\$ 0	0.16
8002	* NET OF TOTAL RESERVE CONTRIBUTIONS, OPERATING DISBURSEMENTS, & OPERATING RECEIPTS	\$ (0)	\$ (0)		\$ 0	\$ 903	\$ (4,954)	\$ 0	

**NON-OPERATING RECEIPTS & DISBURSEMENTS :**

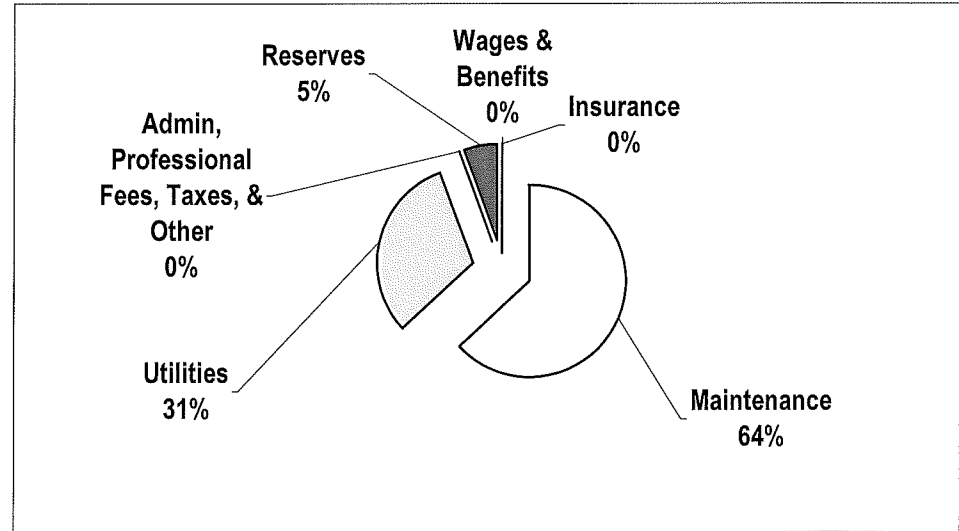
8639	* CAPITAL / EXCEPTIONAL DISB	(3,652)	(3,652)	<-100%					(35.45)
9279	* TRANSFER from RESERVES to CHKG	3,652	3,652	>100%					35.45
9000	* OTHER COLLECTIONS (+)								
9020	* OTHER TRANSMITTALS (-)								
9295	* NET NON-OPERATING EFFECT	\$ 0	\$ 0		\$ 0	\$ 0	\$ 0	\$ 0	
9521	* NET OF RESERVE CONTRIBUTIONS, OPERATING DISBURSEMENTS, OPERATING RECEIPTS, & NON-OPERATING EFFECT	\$ (0)	\$ (0)		\$ 0	\$ 903	\$ (4,954)	\$ 0	

**2020**  
**RKCA COUNTRY LANES**  
**CASH OPERATING BUDGET**

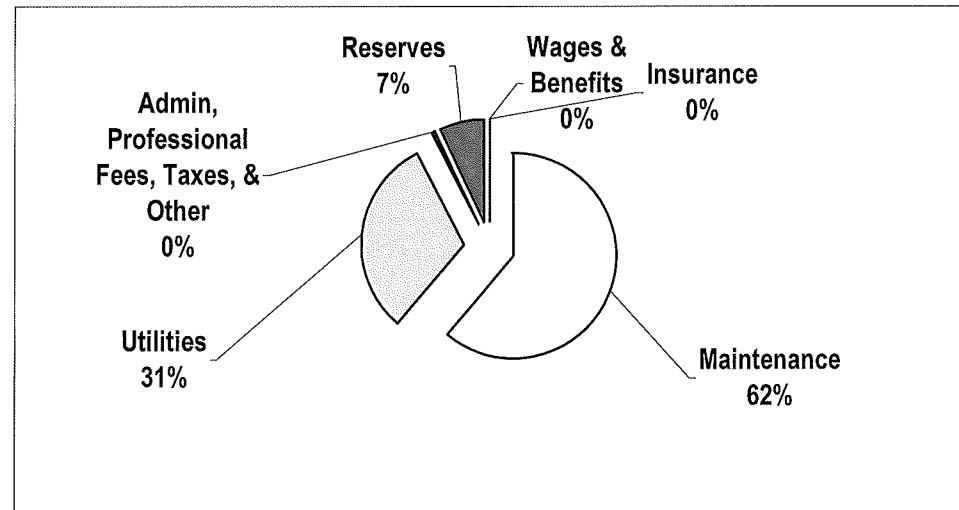
APT / UNIT TYPE	NO. OF APTS	PERCENT COMMON INTEREST	BOARD APPROVED 2019	BOARD APPROVED 2020	Increase / Decrease 2019 - 2020	APT / UNIT	
						TYPE TOTAL %	COLLECTION TOTAL \$\$
UNIT	103	0.97087%	\$ 52.00	\$ 52.00	\$ 0.00	100.00000%	\$ 5,356.00
	103					100.00%	\$ 5,356.00

## RKCA COUNTRY LANES CASH OPERATING BUDGET

Present Year 2019	vs	Budget Year 2020
\$ 0	Wages & Benefits	\$ 0
\$ 0	Insurance	\$ 0
\$ 3,450	Maintenance	\$ 3,355
\$ 1,723	Utilities	\$ 1,723
\$ 0	Admin, Professional Fees, Taxes, & Other	\$ 22
\$ 297	Reserves	\$ 387



*2019 Budget Expense Distribution*

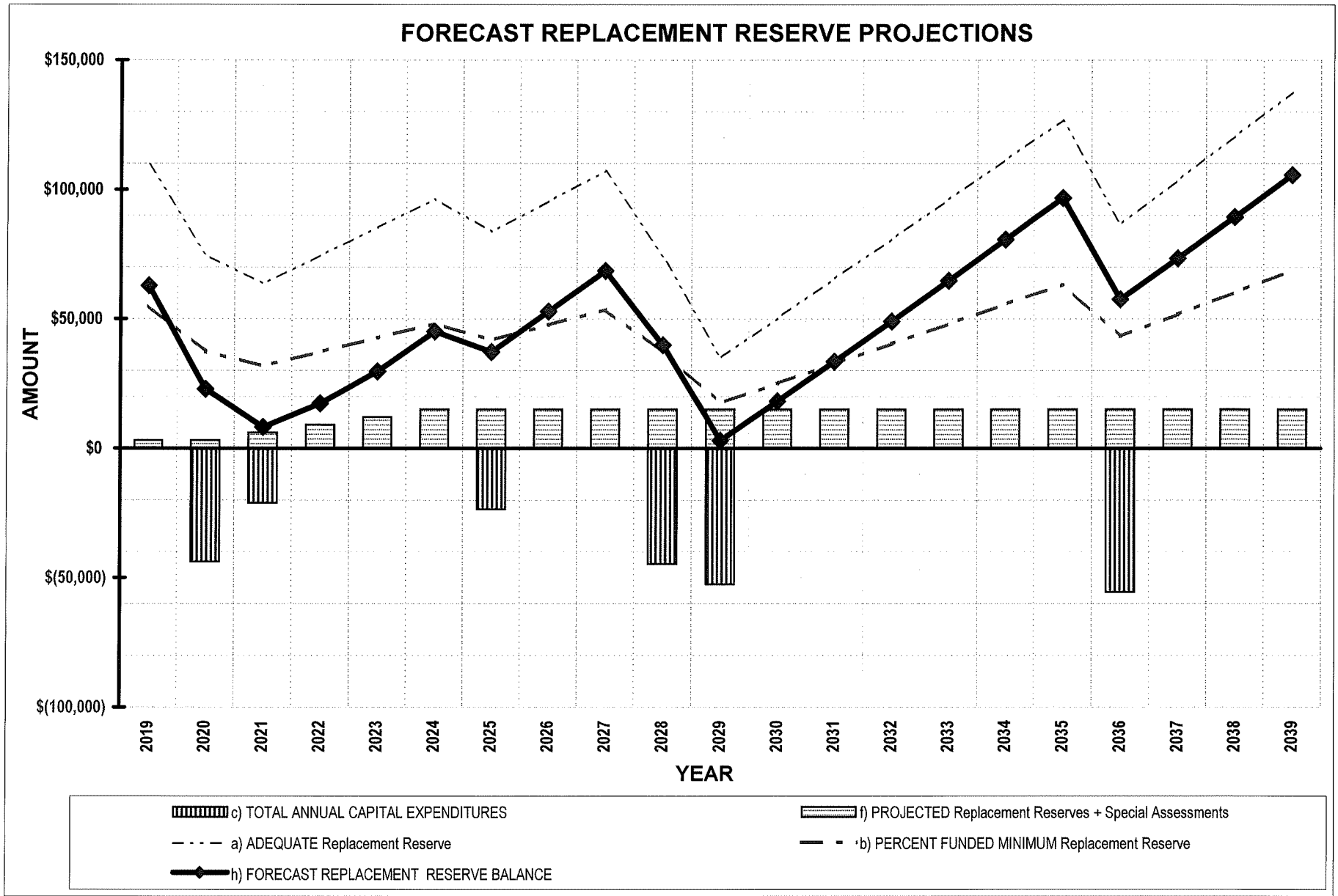


*2020 Budget Expense Distribution*

**FORECAST REPLACEMENT RESERVE PROJECTIONS :** The AOA has selected the **Cash Flow** method of reserve funding. The annual replacement reserve funding option selected reflects a **0.03%** change from the current year **2019** to **2020**. The AOA intends to collect amounts shown on line " f " projected over the next 20 year period. Reserve contributions may change year to year with each budget review. Changes will be based on annual evaluations of the condition of asset components that the AOA is responsible to maintain and the estimated useful life of the components.

END OF YEAR ==>	0	1	2	3	4	5	6	7	8	9	10
CALENDAR YEAR ==>	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
a) ADEQUATE Replacement Reserve	\$ 109,616	\$ 74,533	\$ 63,537	\$ 74,440	\$ 85,342	\$ 96,245	\$ 83,612	\$ 95,363	\$ 107,113	\$ 74,184	\$ 34,822
b) PERCENT FUNDED MINIMUM Replacement Reserve	\$ 54,808	\$ 37,267	\$ 31,769	\$ 37,220	\$ 42,671	\$ 48,122	\$ 41,806	\$ 47,681	\$ 53,556	\$ 37,092	\$ 17,411
c) TOTAL ANNUAL CAPITAL EXPENDITURES	\$ 0	\$ (43,821)	\$ (21,115)	\$ 0	\$ 0	\$ 0	\$ (23,535)	\$ 0	\$ 0	\$ (44,679)	\$ (52,466)
d) BOARD APPROVED REPLACEMENT RESERVES	\$ 3,060	\$ 3,061	\$ 6,100	\$ 9,100	\$ 12,100	\$ 15,100	\$ 15,100	\$ 15,100	\$ 15,100	\$ 15,100	\$ 15,100
e) PROJECTED SPECIAL ASSESSMENTS	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
f) PROJECTED Replacement Reserves + Special Assessments	\$ 3,060	\$ 3,061	\$ 6,100	\$ 9,100	\$ 12,100	\$ 15,100	\$ 15,100	\$ 15,100	\$ 15,100	\$ 15,100	\$ 15,100
g) AFTER-TAX INTEREST EARNED @ RATE = 1.25%	\$ 0	\$ 787	\$ 286	\$ 102	\$ 217	\$ 371	\$ 565	\$ 467	\$ 662	\$ 859	\$ 499
h) FORECAST REPLACEMENT RESERVE BALANCE	\$ 62,836	\$ 22,864	\$ 8,135	\$ 17,337	\$ 29,654	\$ 45,125	\$ 37,255	\$ 52,822	\$ 68,583	\$ 39,863	\$ 2,997
i) FORECAST % FUNDED	57%	31%	13%	23%	35%	47%	45%	55%	64%	54%	9%

END OF YEAR ==>	11	12	13	14	15	16	17	18	19	20
CALENDAR YEAR ==>	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
a) ADEQUATE Replacement Reserve	\$ 50,124	\$ 65,426	\$ 80,727	\$ 96,029	\$ 111,331	\$ 126,632	\$ 86,426	\$ 103,409	\$ 120,393	\$ 137,376
b) PERCENT FUNDED MINIMUM Replacement Reserve	\$ 25,062	\$ 32,713	\$ 40,364	\$ 48,015	\$ 55,665	\$ 63,316	\$ 43,213	\$ 51,705	\$ 60,196	\$ 68,688
c) TOTAL ANNUAL CAPITAL EXPENDITURES	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ (55,508)	\$ 0	\$ 0	\$ 0
d) BOARD APPROVED REPLACEMENT RESERVES	\$ 15,100	\$ 15,100	\$ 15,100	\$ 15,100	\$ 15,100	\$ 15,100	\$ 15,100	\$ 15,100	\$ 15,100	\$ 15,100
e) PROJECTED SPECIAL ASSESSMENTS	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
f) PROJECTED Replacement Reserves + Special Assessments	\$ 15,100	\$ 15,100	\$ 15,100	\$ 15,100	\$ 15,100	\$ 15,100	\$ 15,100	\$ 15,100	\$ 15,100	\$ 15,100
g) AFTER-TAX INTEREST EARNED @ RATE = 1.25%	\$ 38	\$ 227	\$ 419	\$ 613	\$ 810	\$ 1,010	\$ 1,211	\$ 720	\$ 919	\$ 1,119
h) FORECAST REPLACEMENT RESERVE BALANCE	\$ 18,134	\$ 33,461	\$ 48,980	\$ 64,694	\$ 80,604	\$ 96,714	\$ 57,516	\$ 73,337	\$ 89,355	\$ 105,575
i) FORECAST % FUNDED	36%	51%	61%	67%	72%	76%	67%	71%	74%	77%



**TABLE 2 - REPLACEMENT RESERVE ANALYSIS FOR THE YEAR 2020**

ASSETS		LIFE CYCLE				ESTIMATED COSTS			PERCENT FUNDED RESERVE REQUIREMENTS (excludes Cash Flow Method)			REPLACEMENT RESERVE FUNDING		
ITEM No.	DESCRIPTION	ACTUAL START YEAR	HRS START YEAR	EST USEFUL LIFE	FIRST YEAR REPL	YEAR OF COST ESTIMATE	ESTIMATED REPLACE COST	1ST CYCLE FUTURE COST	2019 ACTUAL RESERVE BAL.	50% MINIMUM RESERVE	ADEQUATE RESERVE	BOARD APPROVED CONTRIBUTIONS		
												2019	2020	
1	Contingency - Irrigation	1998	1998	22	2020	2019	\$ 7,648	\$ 7,858				\$ 312	\$ 312	
2	Asphalt Slurry Seal	2012	2012	8	2020	2019	\$ 35,000	\$ 35,963				\$ 2,748	\$ 2,749	
3	Street Lighting - Private Roadways - Incr #1	1999	1999	22	2021	2019	\$ 20,000	\$ 21,115				\$ 0	\$ 0	
4	Street Lighting - Private Roadways - Incr #2	2005	2005	20	2025	2019	\$ 20,000	\$ 23,535				\$ 0	\$ 0	
5	Roads & Walkways	1999	1999	30	2029	2019	\$ 40,000	\$ 52,466				\$ 0	\$ 0	
<b>Recommended Inflation Rate = 2.75%</b>		<b>TOTAL ANNUAL RESERVES ==&gt;</b>						<b>\$ 62,836</b>	<b>\$ 54,808</b>	<b>\$ 109,616</b>	<b>\$ 3,060</b>	<b>\$ 3,061</b>		
<b>After-Tax Interest Rate = 1.25%</b>		<b>TOTAL MONTHLY REPLACEMENT RESERVES ==&gt;</b>						<b>\$ 255</b>	<b>\$ 255</b>	<b>\$ 255</b>	<b>\$ 255</b>	<b>\$ 255</b>		