

**2021  
RKCA COUNTRY LANES  
CASH OPERATING BUDGET**

Acct No.	ACCOUNT DESCRIPTION	M O N T H L Y						Budget Variance / Apt 2021 from 2020
		BOARD APPROVED			ACTUAL AVERAGES			
		BUDGET 2021	Adjust +/- Change %	BUDGET 2020	Jan-Jul 2020	2019	2018	

**OPERATING RECEIPTS:**

4139	* FEES & DUES	5,356			5,356	5,333	5,754	
4209	* ASSESSMENTS							
4319	* REIMBURSEMENTS	323	323	>100%				3.14
5809	* TAXABLE RECEIPTS	94	(36)	-27.75%	131	121	122	(0.35)
6996	* TOTAL OPERATING RECEIPTS	\$ 5,773	\$ 287	5.23%	\$ 5,487	\$ 5,454	\$ 5,876	\$ 0 2.78

**OPERATING DISBURSEMENTS :**

7119	* WAGES & BENEFITS							
7159	* OFFICE & ADMIN							
7189	* PROPERTY MGMT & ACCTG							
7198	* OTHER PROFESSIONAL FEES	323	323	>100%		370	(36)	3.14
7219	* ELEVATOR							
7229	* ELECTRICITY	108			108	112	111	104
7239	* WATER & SEWER	1,250	(365)	-22.61%	1,615	959	1,593	651 (3.54)
7249	* GAS							
7259	* EXTERMINATING							
7269	* RUBBISH REMOVAL						4	
7289	* TELEVISION / OTHER MISC							
7298	* SECURITY							
7329	* GROUNDS	3,072			3,072	2,400	2,413	2,489
7339	* CUSTODIAL / WINDOW CLEANING							
7369	* GENERAL MAINTENANCE	383	100	35.34%	283	343	301	372 0.97
7389	* HEAT - VENT - A/C							
7395	* PAINT MAINTENANCE							
7449	* AMENITIES							
7459	* VEHICLE / OTHER M&R							
7519	* TAXES	16	(6)	-27.75%	22			(0.06)
7539	* INSURANCE							
7549	* OTHER FIXED EXPENSES							
7997	* TOTAL OPERATING DISBURSEMENTS	\$ 5,151	\$ 52	1.02%	\$ 5,100	\$ 4,183	\$ 4,386	\$ 3,617 0.50

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		A	B	C	D	E	F	

**RESERVE CONTRIBUTIONS :**

7998	* TRANSFER to RESERVES from CHKG	622	235	60.65%	387	398	268	1,337	2.28
7999	* TOTAL RESERVE CONTRIBUTIONS & OPERATING DISBURSEMENTS	\$ 5,773	\$ 287	5.23%	\$ 5,487	\$ 4,582	\$ 4,654	\$ 4,954	2.78
8002	* NET OF TOTAL RESERVE CONTRIBUTIONS, OPERATING DISBURSEMENTS, & OPERATING RECEIPTS	\$ 0	\$ (0)		\$ 0	\$ 873	\$ 1,222	\$ (4,954)	

**NON-OPERATING RECEIPTS & DISBURSEMENTS :**

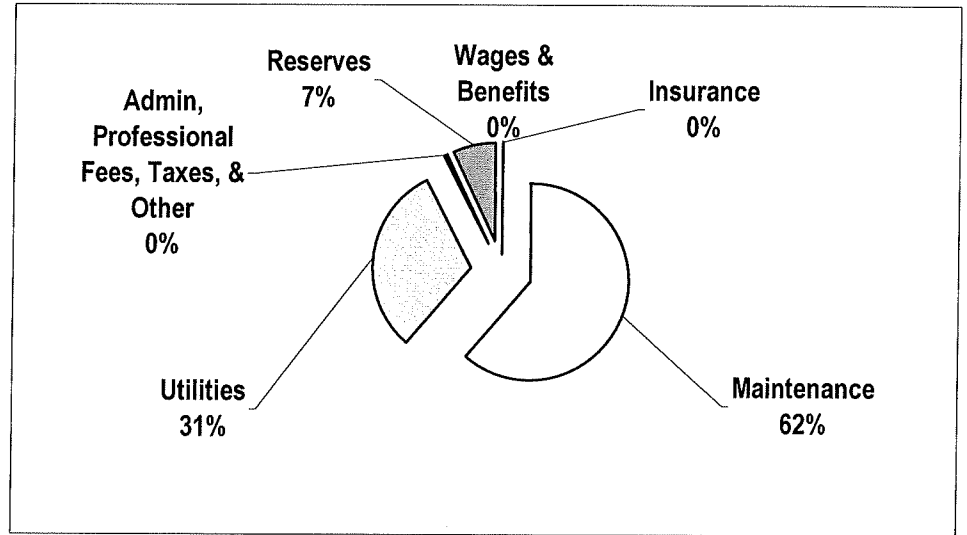
8639	* CAPITAL / EXCEPTIONAL DISB	(3,752)	(100)	2.75%	(3,652)				(0.97)
9279	* TRANSFER from RESERVES to CHKG	3,752	100	2.75%	3,652				0.97
9000	* OTHER COLLECTIONS (+)								
9020	* OTHER TRANSMITTALS (-)								
9295	* NET NON-OPERATING EFFECT	\$ 0	\$ 0		\$ 0	\$ 0	\$ 0	\$ 0	
9521	* NET OF RESERVE CONTRIBUTIONS, OPERATING DISBURSEMENTS, OPERATING RECEIPTS, & NON-OPERATING EFFECT	\$ 0	\$ (0)		\$ 0	\$ 873	\$ 1,222	\$ (4,954)	

**2021**  
**RKCA COUNTRY LANES**  
**CASH OPERATING BUDGET**

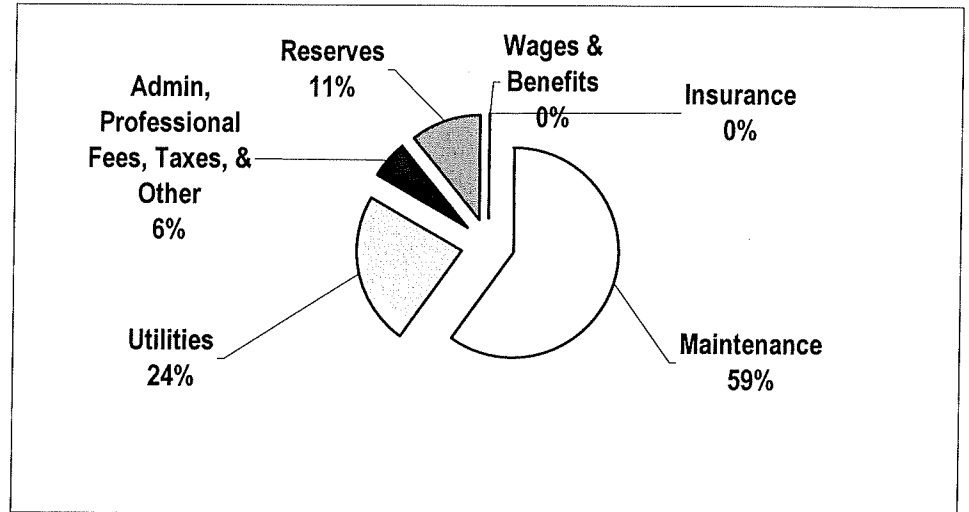
APT / UNIT TYPE	NO. OF APTS	PERCENT COMMON INTEREST	BOARD APPROVED 2020	BOARD APPROVED 2021	Increase / Decrease 2020 - 2021	APT / UNIT	
						TYPE TOTAL %	COLLECTION TOTAL \$\$
UNIT	103	0.97087%	\$ 52.00	\$ 52.00	\$ 0.00	100.00000%	\$ 5,356.00
	103					100.00%	\$ 5,356.00

## RKCA COUNTRY LANES CASH OPERATING BUDGET

Present Year 2020	vs	Budget Year 2021
\$ 0	Wages & Benefits	\$ 0
\$ 0	Insurance	\$ 0
\$ 3,355	Maintenance	\$ 3,455
\$ 1,723	Utilities	\$ 1,358
\$ 22	Admin, Professional Fees, Taxes, & Other	\$ 339
\$ 387	Reserves	\$ 622



*2020 Budget Expense Distribution*

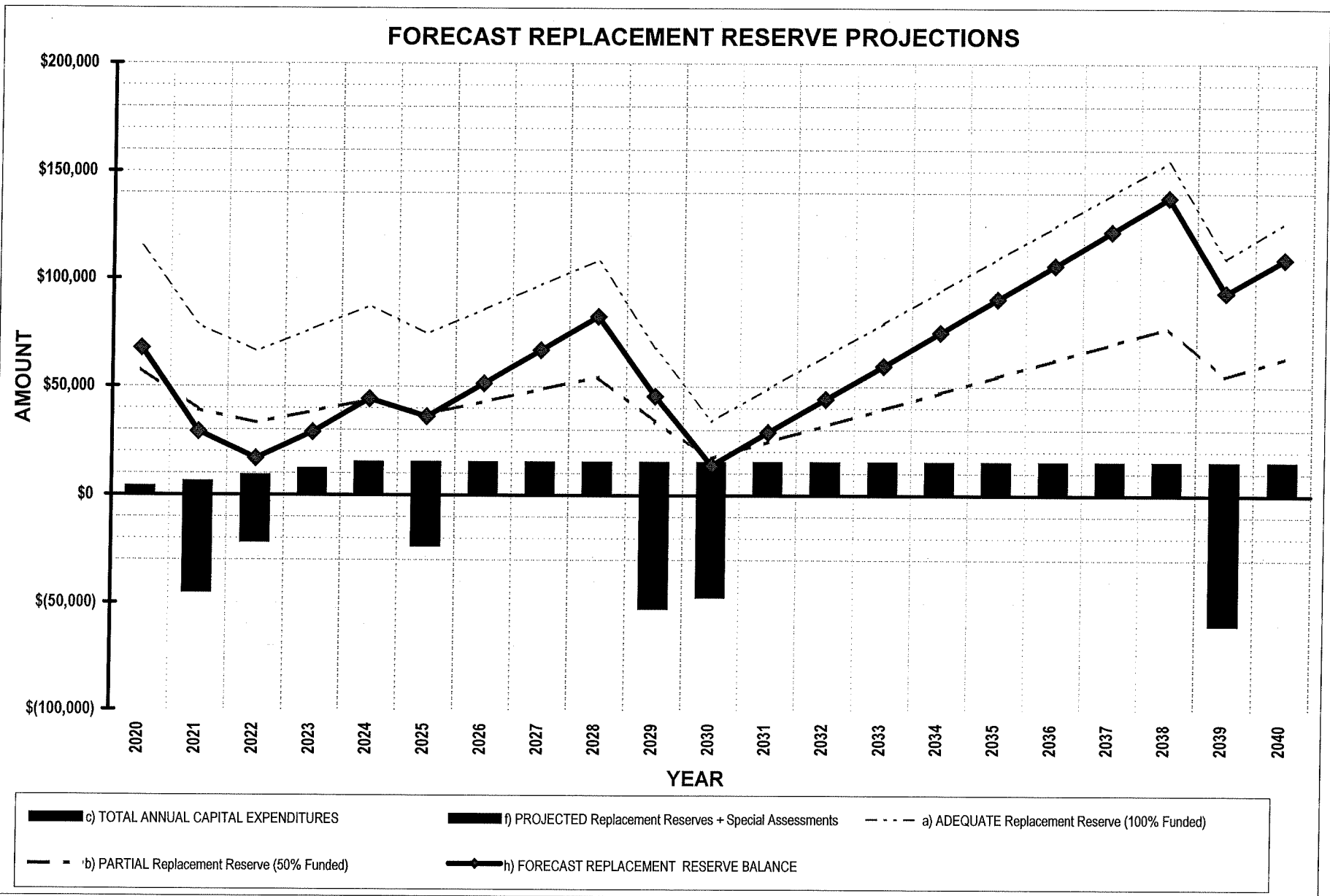


*2021 Budget Expense Distribution*

**FORECAST REPLACEMENT RESERVE PROJECTIONS :** The AOA has selected the **Cash Flow** method of reserve funding. The annual replacement reserve funding option selected reflects a **58.11%** change from the current year **2020** to **2021**. 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 ==>>	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
a) ADEQUATE Replacement Reserve (100% Funded)	\$ 114,756	\$ 78,056	\$ 66,125	\$ 76,708	\$ 87,290	\$ 74,337	\$ 85,768	\$ 97,198	\$ 108,628	\$ 67,592	\$ 34,050
b) PARTIAL Replacement Reserve (50% Funded)	\$ 57,378	\$ 39,028	\$ 33,063	\$ 38,354	\$ 43,645	\$ 37,169	\$ 42,884	\$ 48,599	\$ 54,314	\$ 33,796	\$ 17,025
c) TOTAL ANNUAL CAPITAL EXPENDITURES	\$ 0	\$ (45,026)	\$ (21,696)	\$ 0	\$ 0	\$ (23,535)	\$ 0	\$ 0	\$ 0	\$ (52,466)	\$ (47,170)
d) BOARD APPROVED REPLACEMENT RESERVES	\$ 3,858	\$ 6,100	\$ 9,100	\$ 12,100	\$ 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	\$ 0
f) PROJECTED Replacement Reserves + Special Assessments	\$ 3,858	\$ 6,100	\$ 9,100	\$ 12,100	\$ 15,100	\$ 15,100	\$ 15,100	\$ 15,100	\$ 15,100	\$ 15,100	\$ 15,100
g) AFTER-TAX INTEREST EARNED @ RATE = 0.63%	\$ 0	\$ 424	\$ 182	\$ 105	\$ 181	\$ 277	\$ 226	\$ 322	\$ 418	\$ 516	\$ 285
h) FORECAST REPLACEMENT RESERVE BALANCE	\$ 67,639	\$ 29,137	\$ 16,723	\$ 28,928	\$ 44,209	\$ 36,051	\$ 51,376	\$ 66,798	\$ 82,317	\$ 45,466	\$ 13,680
i) FORECAST % FUNDED	59%	37%	25%	38%	51%	48%	60%	69%	76%	67%	40%

END OF YEAR ==>>	11	12	13	14	15	16	17	18	19	20
CALENDAR YEAR ==>>	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
a) ADEQUATE Replacement Reserve (100% Funded)	\$ 49,127	\$ 64,204	\$ 79,281	\$ 94,359	\$ 109,436	\$ 124,513	\$ 139,591	\$ 154,668	\$ 109,530	\$ 126,458
b) PARTIAL Replacement Reserve (50% Funded)	\$ 24,563	\$ 32,102	\$ 39,641	\$ 47,179	\$ 54,718	\$ 62,257	\$ 69,795	\$ 77,334	\$ 54,765	\$ 63,229
c) TOTAL ANNUAL CAPITAL EXPENDITURES	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ (60,215)	\$ 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 = 0.63%	\$ 86	\$ 181	\$ 276	\$ 373	\$ 470	\$ 567	\$ 665	\$ 764	\$ 863	\$ 586
h) FORECAST REPLACEMENT RESERVE BALANCE	\$ 28,866	\$ 44,147	\$ 59,523	\$ 74,996	\$ 90,566	\$ 106,233	\$ 121,998	\$ 137,862	\$ 93,611	\$ 109,297
i) FORECAST % FUNDED	59%	69%	75%	79%	83%	85%	87%	89%	85%	86%



**TABLE 2 - REPLACEMENT RESERVE ANALYSIS FOR THE YEAR 2021**

ASSETS		LIFE CYCLE				ESTIMATED COSTS			RESERVE TARGETS			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	2020 ACTUAL RESERVE BAL	PARTIAL RESERVE - 50%	ADEQUATE RESERVE - 100%	BOARD APPROVED CONTRIBUTIONS		
												2020	2021	
1	Contingency - Irrigation	1998	1998	23	2021	2019	\$ 7,648	\$ 8,074				\$ 327	\$ 327	
2	Asphalt Slurry Seal	2012	2012	9	2021	2019	\$ 35,000	\$ 36,951				\$ 3,531	\$ 4,480	
3	Street Lighting - Private Roadways - Incr #1	1999	1999	23	2022	2019	\$ 20,000	\$ 21,696				\$ 0	\$ 1,292	
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	
Recommended Inflation Rate = 2.75%		TOTAL ANNUAL RESERVES ==>						\$ 67,639	\$ 57,378	\$ 114,756	\$ 3,858	\$ 6,100		
After-Tax Interest Rate = 0.63%		TOTAL MONTHLY REPLACEMENT RESERVES ==>						\$ 322	\$ 508					