

2021 RKCA Site 299

CASH OPERATING BUDGET

Acct No.	ACCOUNT DESCRIPTION	B	C		D	E	F	G	H	
		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	24,695			24,695	24,316	25,403		
4209	* ASSESSMENTS								
4319	* REIMBURSEMENTS	1,022	1,022	>100%			(1)		3.38
5809	* TAXABLE RECEIPTS	440	(61)	-12.25%	502	361	259		(0.20)
6996	* TOTAL OPERATING RECEIPTS	\$ 26,157	\$ 961	3.81%	\$ 25,197	\$ 24,676	\$ 25,661	\$ 0	3.18

OPERATING DISBURSEMENTS :

7119	* WAGES & BENEFITS								
7159	* OFFICE & ADMIN								
7189	* PROPERTY MGMT & ACCTG								
7198	* OTHER PROFESSIONAL FEES	1,211	1,022	>100%	189	1,385	812		3.38
7219	* ELEVATOR								
7229	* ELECTRICITY	199			199	205	206		
7239	* WATER & SEWER	4,589	(284)	-5.82%	4,873	3,910	4,349		(0.94)
7249	* GAS								
7259	* EXTERMINATING								
7269	* RUBBISH REMOVAL								
7289	* TELEVISION / OTHER MISC								
7298	* SECURITY								
7329	* GROUNDS	18,794	117	0.63%	18,677	16,622	18,316		0.39
7339	* CUSTODIAL / WINDOW CLEANING								
7369	* GENERAL MAINTENANCE	150			150				
7389	* HEAT - VENT - A/C								
7396	* PAINT MAINTENANCE								
7449	* AMENITIES								
7459	* VEHICLE / OTHER M&R								
7519	* TAXES	73	(10)	-12.25%	83				(0.03)
7539	* INSURANCE								
7549	* OTHER FIXED EXPENSES								
7997	* TOTAL OPERATING DISBURSEMENTS	\$ 25,016	\$ 845	3.50%	\$ 24,171	\$ 22,122	\$ 23,683	\$ 0	2.80

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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		

RESERVE CONTRIBUTIONS :

7998	* TRANSFER to RESERVES from CHKG	1,141	115	11.24%	1,026	1,069	1,554		0.38
7999	* TOTAL RESERVE CONTRIBUTIONS & OPERATING DISBURSEMENTS	\$ 26,157	\$ 961	3.81%	\$ 25,197	\$ 23,191	\$ 25,237	\$ 0	3.18

8002	* NET OF TOTAL RESERVE CONTRIBUTIONS, OPERATING DISBURSEMENTS, & OPERATING RECEIPTS	\$ 0	\$ 0		\$ (0)	\$ 1,485	\$ 423	\$ 0	
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NON-OPERATING RECEIPTS & DISBURSEMENTS :

8639	* CAPITAL / EXCEPTIONAL DISB	(11,456)	(307)	2.75%	(11,149)				(1.02)
9279	* TRANSFER from RESERVES to CHKG	11,456	307	2.75%	11,149				1.02
9000	* OTHER COLLECTIONS (+)								
9020	* OTHER TRANSMITTALS (-)								

9295	* NET NON-OPERATING EFFECT	\$ 0	\$ 0		\$ 0	\$ 0	\$ 0	\$ 0	
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9521	* NET OF RESERVE CONTRIBUTIONS, OPERATING DISBURSEMENTS, OPERATING RECEIPTS, & NON-OPERATING EFFECT	\$ 0	\$ 0		\$ (0)	\$ 1,485	\$ 423	\$ 0	
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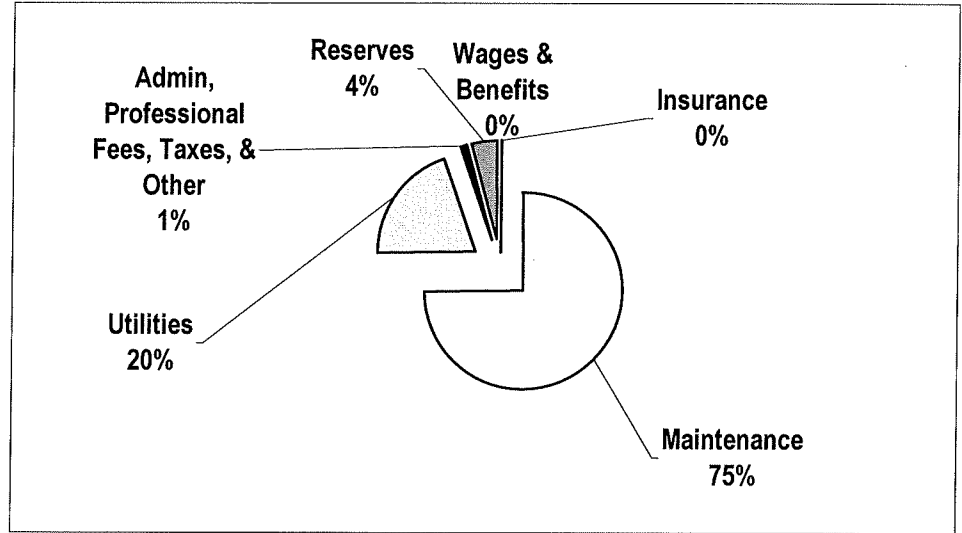
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CASH OPERATING BUDGET

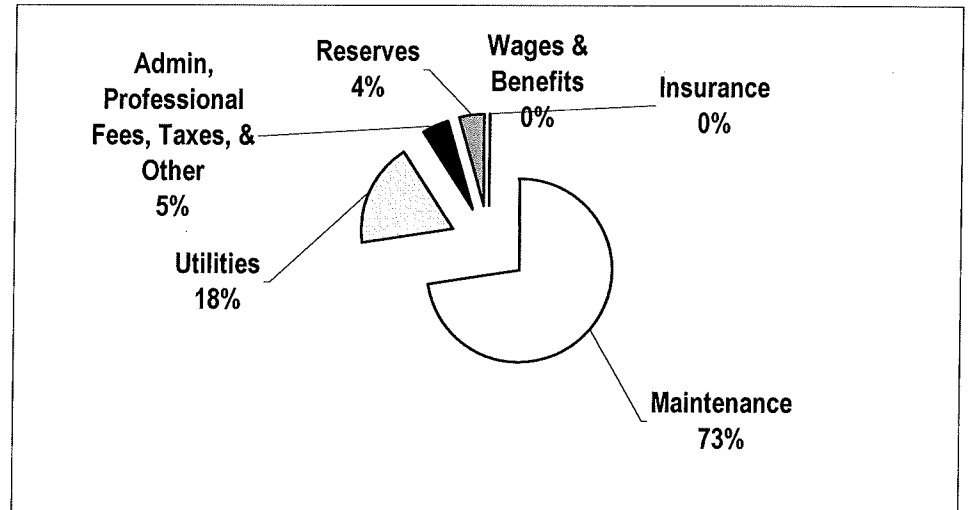
APT / UNIT TYPE	NO. OF APTS	PERCENT COMMON INTEREST	BOARD APPROVED 2020	BOARD APPROVED 2021	Increase / Decrease 2020 - 2021	APT / UNIT	
						TYPE TOTAL %	COLLECTION TOTAL \$\$
UNIT	301	0.33113%	\$ 82.00	\$ 82.00	\$ 0.00	99.66887%	\$ 24,682.00
UNIT	1	0.33113%	\$ 12.09	\$ 12.09	\$ 0.00	0.33113%	\$ 12.09
	302					100.00%	\$ 24,694.09

RKCA Site 299 CASH OPERATING BUDGET

Present Year 2020	vs	Budget Year 2021
\$ 0	Wages & Benefits	\$ 0
\$ 0	Insurance	\$ 0
\$ 18,827	Maintenance	\$ 18,944
\$ 5,072	Utilities	\$ 4,788
\$ 272	Admin, Professional Fees, Taxes, & Other	\$ 1,284
\$ 1,026	Reserves	\$ 1,141



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 **0.00%** 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)	\$ 239,282	\$ 81,165	\$ 98,358	\$ 115,550	\$ 132,742	\$ 149,934	\$ 105,386	\$ 124,802	\$ 144,218	\$ 163,634	\$ 183,050
b) PARTIAL Replacement Reserve (50% Funded)	\$ 119,641	\$ 40,583	\$ 49,179	\$ 57,775	\$ 66,371	\$ 74,967	\$ 52,693	\$ 62,401	\$ 72,109	\$ 81,817	\$ 91,525
c) TOTAL ANNUAL CAPITAL EXPENDITURES	\$ 0	\$ (168,465)	\$ 0	\$ 0	\$ 0	\$ 0	\$ (61,740)	\$ 0	\$ 0	\$ 0	\$ 0
d) BOARD APPROVED REPLACEMENT RESERVES	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
e) PROJECTED SPECIAL ASSESSMENTS	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
f) PROJECTED Replacement Reserves + Special Assessments	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
g) AFTER-TAX INTEREST EARNED @ RATE = 0.63%	\$ 0	\$ 1,384	\$ 369	\$ 402	\$ 436	\$ 470	\$ 504	\$ 152	\$ 184	\$ 217	\$ 250
h) FORECAST REPLACEMENT RESERVE BALANCE	\$ 220,939	\$ 58,857	\$ 64,226	\$ 69,628	\$ 75,064	\$ 80,534	\$ 24,298	\$ 29,450	\$ 34,635	\$ 39,852	\$ 45,101
i) FORECAST % FUNDED	92%	73%	65%	60%	57%	54%	23%	24%	24%	24%	25%

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)	\$ 202,466	\$ 221,882	\$ 191,498	\$ 213,354	\$ 235,210	\$ 257,066	\$ 278,922	\$ 300,778	\$ 322,635	\$ 344,491
b) PARTIAL Replacement Reserve (50% Funded)	\$ 101,233	\$ 110,941	\$ 95,749	\$ 106,677	\$ 117,605	\$ 128,533	\$ 139,461	\$ 150,389	\$ 161,317	\$ 172,245
c) TOTAL ANNUAL CAPITAL EXPENDITURES	\$ 0	\$ 0	\$ (49,800)	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
d) BOARD APPROVED REPLACEMENT RESERVES	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
e) PROJECTED SPECIAL ASSESSMENTS	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
f) PROJECTED Replacement Reserves + Special Assessments	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
g) AFTER-TAX INTEREST EARNED @ RATE = 0.63%	\$ 282	\$ 316	\$ 349	\$ 70	\$ 102	\$ 134	\$ 166	\$ 199	\$ 231	\$ 264
h) FORECAST REPLACEMENT RESERVE BALANCE	\$ 50,384	\$ 55,699	\$ 11,248	\$ 16,318	\$ 21,420	\$ 26,555	\$ 31,721	\$ 36,920	\$ 42,151	\$ 47,415
i) FORECAST % FUNDED	25%	25%	6%	8%	9%	10%	11%	12%	13%	14%

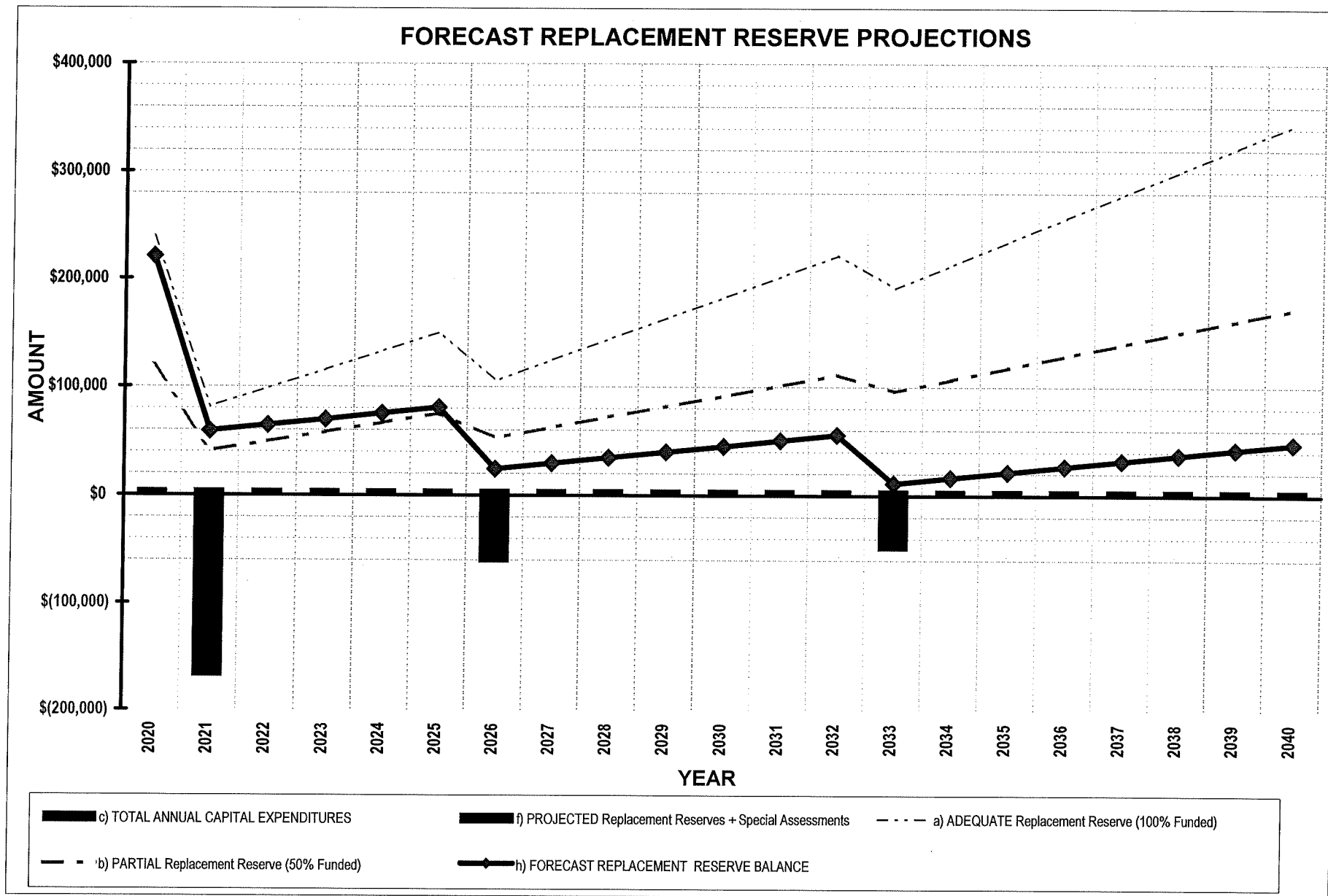


TABLE 2 - REPLACEMENT RESERVE ANALYSIS FOR THE YEAR 2021

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	Wrought Iron Fencing	1993	1993	28	2021	2010	\$ 100,000	\$ 134,772				\$ 4,419	\$ 4,419		
2	Wrought Iron Fencing Painting	1993	1993	28	2021	2010	\$ 25,000	\$ 33,693				\$ 581	\$ 581		
3	Contingency - Irrigation	2006	2006	20	2026	2010	\$ 40,000	\$ 61,740				\$ 0	\$ 0		
4	Landscaping Refurbishment	1993	1993	40	2033	2020	\$ 35,000	\$ 49,800				\$ 0	\$ 0		
Recommended Inflation Rate = 2.75%								TOTAL ANNUAL RESERVES ==>			\$ 220,939	\$ 119,641	\$ 239,282	\$ 5,000	\$ 5,000
After-Tax Interest Rate = 0.63%								TOTAL MONTHLY REPLACEMENT RESERVES ==>			\$ 417	\$ 417	\$ 417	\$ 417	