

**THE LAKES RESIDENTIAL RETIREMENT VILLAGE  
CAPITAL REPLACEMENT FUND  
WORKING BUDGET - 2019/2020 - 2020/2021**

DESCRIPTION	2019/20 Budget	2019/20 Actuals	2019/20 Variance	2020/2021 Budget
<b>INCOME</b>				
Interest Received	\$ 4,884	\$ 4,629	-\$ 255	\$ 2,572
Insurance Recoveries	\$ -	\$ -	\$ -	
Carried forward amounts	\$ -		\$ -	
Scheme Operator Contributions	\$ 35,000	\$ 105,000	\$ 70,000	\$ 70,000
Sundry Income		\$ -		
Trade in - Ride on Mower		\$ 2,364		
<b>TOTAL INCOME</b>	<b>\$ 39,884</b>	<b>\$ 111,993</b>	<b>\$ 69,745</b>	<b>\$ 72,572</b>
<b>EXPENDITURE</b>				
<b>OPERATING COSTS:</b>				
Bank Charges	\$ 45	\$ 11	\$ 34	\$ 45
<b>QUANTITY SURVEYOR EXPECTED REQUIREMENTS:</b>				
<b>External</b>				
Replace Pergola Roof Structure	\$ 26,612	\$ 19,802	\$ 6,810	\$ 26,989
Replace Concrete Garden Edges	\$ -	\$ -	\$ -	\$ -
Replace Pole Mounted Lights	\$ -	\$ -	\$ -	\$ -
Replace Gardening Equipment (approx. 20%)	\$ 897	\$ 309	\$ 588	\$ 910
Replace Light Fittings to Pergola and Sign	\$ -	\$ -	\$ -	\$ -
Replace external light fittings	\$ -	\$ -	\$ -	\$ -
Replace Security Lights	\$ 1,216	\$ -	\$ 1,216	\$ -
Replace Underground Pipework (approx. 10%)	\$ 6,883	\$ -	\$ 6,883	\$ -
Replace External Signs	\$ -	\$ -	\$ -	\$ -
Replace Bollard Lights (approx. 30%)	\$ 1,132	\$ -	\$ 1,132	\$ -
Replace Letter Boxes	\$ -	\$ -	\$ -	\$ -
Replace Letter Box Numbers & Letters	\$ -	\$ -	\$ -	\$ -
Replace Clothes Lines (approx. 20%)	\$ -	\$ -	\$ -	\$ 930
Replace Lattice Panels	\$ -	\$ -	\$ -	\$ -
<b>Internal</b>				
Replace Skylights	\$ 2,079	\$ -	\$ 2,079	\$ 2,109
Replace Electric Hot Water Unit (approx. 2.5%)	\$ 1,449	\$ 3,203	-\$ 1,754	\$ 1,470
Replace Air Conditioners	\$ 1,675	\$ 2,466	-\$ 791	\$ 1,699
Replace Smoke Alarms	\$ 1,441	\$ 140	\$ 1,301	\$ 1,462
Replace Wall Oven (approx. 2.5%)	\$ 1,279	\$ -	\$ 1,279	\$ -
Replace WC	\$ 715	\$ -	\$ 715	\$ 725
Replace Cook Tops (approx. 2.5%)	\$ 870	\$ 710	\$ 160	\$ -
Replace Standard Light Fittings (approx. 5%)	\$ -	\$ 1,365	-\$ 1,365	\$ 3,517
Replace Range Hood (approx. 2.5%)	\$ 443	\$ 338	\$ 105	\$ -
Replace Door Hardware (approx. 5%)	\$ 1,303	\$ 337	\$ 966	\$ 1,321
Replace Carpet (approx. 5%)	\$ -	\$ -	\$ -	\$ -
Replace Vinyl Floor Coverings (approx. 1%)	\$ -	\$ -	\$ -	\$ -

DESCRIPTION	2019/20 Budget	2019/20 Actuals	2019/20 Variance	2020/2021 Budget
Replace Aluminium Window Hardware (approx. 10%)	\$ -	\$ -	\$ -	\$ -
Replace Eaves/Gutters (approx. 30%)	\$ -	\$ -	\$ -	\$ -
Replace Downpipes (approx. 30%)	\$ -	\$ -	\$ -	\$ -
Replace Metal Roof Sheeting (approx. 20%)	\$ -	\$ -	\$ -	\$ -
Replace Metal Door Frame (approx. 50%)	\$ -	\$ -	\$ -	\$ -
Replace Television Aerials	\$ 924	\$ -	\$ 924	\$ 936
Replace Ceiling Fans	\$ 788	\$ 145	\$ 643	\$ 799
<b>Reinstatements</b>				
Reinstate Unit - Major Refurbishment (2 units)	\$ 77,141	\$ 111,684	-\$ 34,543	\$ 78,434
Reinstate Unit - Minor Refurbishment (1 unit)	\$ 812	\$ 6,686	-\$ 5,874	\$ 825
<b>Vehicles</b>			\$ -	
Replace Ride-on Mower	\$ -	\$ 6,182	-\$ 6,182	\$ 11,705
<b>CONTINGENCY</b>			\$ -	
Contingency / Anticipated Miscellaneous Expenses	\$ 8,215	\$ 1,834	\$ 6,381	\$ 11,126
<b>Quantity Surveyor</b>			\$ -	
QS Fees (non inspect)	\$ 454	\$ -	\$ 454	\$ 460
QS Fees (extra for inspect)	\$ -	\$ 366	-\$ 366	\$ 1,302
<i>Total Quantity Surveyor Expected Requirements</i>	<b>\$ 136,330</b>	<b>\$ 155,565</b>	<b>-\$ 19,237</b>	<b>\$ 146,722</b>
<b>OTHER EXPENDITURE</b>				
Insurance Claim Expenses	\$ -	\$ -	\$ -	\$ -
<b>TOTAL EXPENDITURE</b>	<b>\$ 136,375</b>	<b>\$ 155,576</b>	<b>-\$ 19,203</b>	<b>\$ 146,767</b>