

**THE LAKES RESIDENTIAL RETIREMENT VILLAGE
CAPITAL REPLACEMENT FUND
WORKING BUDGET - 2021/2022 - 2022/2023**

DESCRIPTION	2021/22 Budget	2021/22 Actuals	2021/22 Variance	2022/2023 Budget
INCOME				
Interest Received	\$ -	\$ 624	\$ 624	\$ 843
Insurance Recoveries	\$ -	\$ -	\$ -	
Carried forward amounts	\$ -		\$ -	
Scheme Operator Contributions	\$ 70,000	\$ 117,000	\$ 47,000	\$ 78,000
Sundry Income		\$ -		
Trade in - Ride on Mower		\$ -		
TOTAL INCOME	\$ 70,000	\$ 117,624	\$ 47,624	\$ 78,843
EXPENDITURE				
OPERATING COSTS:				
Bank Charges	\$ 45	\$ 8	\$ 37	\$ 45
QUANTITY SURVEYOR EXPECTED REQUIREMENTS:				
External				
Replace Pergola Roof Structure	\$ 27,022	\$ 625	\$ 26,397	
Replace Concrete Garden Edges	\$ -	\$ -	\$ -	\$ 1,225
Replace Pole Mounted Lights	\$ -	\$ -	\$ -	
Replace Gardening Equipment (approx. 20%)	\$ -	\$ -	\$ -	\$ 947
Replace Light Fittings to Pergola and Sign	\$ -	\$ -	\$ -	
Replace external light fittings	\$ -	\$ 300	-\$ 300	\$ 760
Replace Security Lights	\$ 1,235	\$ -	\$ 1,235	
Replace Underground Pipework (approx. 10%)	\$ 6,989	\$ -	\$ 6,989	
Replace External Signs	\$ -	\$ -	\$ -	
Replace Bollard Lights (approx. 30%)	\$ 1,149	\$ 395	\$ 754	
Replace Letter Boxes	\$ 3,726	\$ -	\$ 3,726	
Replace Letter Box Numbers & Letters	\$ -	\$ -	\$ -	
Replace Clothes Lines (approx. 20%)	\$ -	\$ 235	-\$ 235	
Replace Lattice Panels	\$ -	\$ -	\$ -	
Internal				
Replace Skylights	\$ 2,112	\$ -	\$ 2,112	\$ 2,194
Replace Electric Hot Water Unit (approx. 2.5%)	\$ 1,472	\$ 7,284	-\$ 5,812	\$ 4,588
Replace Air Conditioners	\$ 1,701	\$ 2,429	-\$ 728	\$ 1,768
Replace Smoke Alarms	\$ 1,464	\$ 330	\$ 1,134	\$ 1,520
Replace Wall Oven (approx. 2.5%)	\$ 1,299	\$ -	\$ 1,299	
Replace WC	\$ 727	\$ -	\$ 727	\$ 755
Replace Cook Tops (approx. 2.5%)	\$ 884	\$ -	\$ 884	
Replace Standard Light Fittings (approx. 5%)	\$ -	\$ 1,935	-\$ 1,935	
Replace Range Hood (approx. 2.5%)	\$ 449	\$ -	\$ 449	
Replace Door Hardware (approx. 5%)	\$ 1,323	\$ 500	\$ 823	\$ 1,374

Replace Door Frame (approx 5%)	\$ 2,131	\$ -	\$ 2,131	
Replace Vinyl Floor Coverings (approx. 1%)	\$ -	\$ -	\$ -	
DESCRIPTION	2021/22 Budget	2021/22 Actuals	2021/22 Variance	2022/23 Budget
Replace Aluminium Window Hardware (approx. 10%)	\$ 757	\$ -	\$ 757	
Replace Eaves/Gutters (approx. 30%)	\$ 8,929	\$ -	\$ 8,929	\$ 9,277
Replace Downpipes (approx. 30%)	\$ 3,493	\$ -	\$ 3,493	\$ 3,629
Replace Metal Roof Sheeting (approx. 20%)	\$ -	\$ -	\$ -	
Replace Metal Door Frame (approx. 50%)	\$ -	\$ -	\$ -	
Replace Television Aerials	\$ 937	\$ 251	\$ 687	\$ 975
Replace Ceiling Fans	\$ 800	\$ -	\$ 800	\$ 832
Reinstatements				
Reinstate Unit - Major Refurbishment (2 units)	\$ 68,220	\$ 75,552	-\$ 7,332	\$ 70,882
Reinstate Unit - Minor Refurbishment (1 unit)	\$ -	\$ 7,524	-\$ 7,524	
Vehicles			\$ -	
Replace Ride-on Mower	\$ -	\$ -	\$ -	
CONTINGENCY			\$ -	
Contingency / Anticipated Miscellaneous Expenses	\$ 11,064	\$ 5,570	\$ 5,494	\$ 11,087
Quantity Surveyor			\$ -	
QS Fees (non inspect)	\$ 435	\$ -	\$ 435	\$ 452
QS Fees (extra for inspect)	\$ -	\$ 366	-\$ 366	
<i>Total Quantity Surveyor Expected Requirements</i>	\$ 148,318	\$ 103,296	\$ 45,022	\$ 112,265
OTHER EXPENDITURE				
Insurance Claim Expenses	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURE	\$ 148,363	\$ 103,304	\$ 45,059	\$ 112,310