

**THE LAKES RESIDENTIAL RETIREMENT VILLAGE  
MAINTENANCE RESERVE FUND  
BUDGET FOR FINANCIAL YEAR ENDING 30 JUNE 2022**

DESCRIPTION	2021/22 Budget	2021/22 Actuals	2021/22 Variance	2022/23 Budget
<b>INCOME</b>				
Interest Received ( <i>allowed for by the Quantity Surveyor</i> )	\$ 758	\$ 643	-\$ 115	\$ 750
Resident Contributions	\$ 38,325	\$ 38,325	\$ -	\$ 38,325
Scheme Operator contribution	\$ -	\$ -	\$ -	\$ -
Insurance Recoveries	\$ -	\$ -	\$ -	\$ -
Tax Refund			\$ -	
Interest Free Loan	\$ -	\$ -	\$ -	\$ -
<b>TOTAL INCOME</b>	<b>\$ 39,083</b>	<b>\$ 38,968</b>	<b>-\$ 115</b>	<b>\$ 39,075</b>
<b>EXPENDITURE</b>				
<b>OPERATING COSTS:</b>				
Income Tax Obligations	\$ 1,510	\$ 1,572	-\$ 62	\$ 604
	\$ -		\$ -	
Bank Charges	\$ 12	\$ 11	\$ 1	\$ 15
<i>Total Operating Costs/Quantity Surveyor Report Adjustments</i>	<b>\$ 1,522</b>	<b>\$ 1,583</b>	<b>-\$ 61</b>	<b>\$ 619</b>
<b>QUANTITY SURVEYOR EXPECTED REQUIREMENTS:</b>				
<b>External</b>				
Repair Brick Paving (approx. 5%)	\$ -	\$ -	\$ -	\$ -
Gardening Allowance	\$ 1,280	\$ 1,372	-\$ 92	\$ 1,346
Gardening Allowance (tree removal)	\$ 3,229	\$ 3,000	\$ 229	\$ 5,258
High Pressure Clean Roads, Kerbs and Paths	\$ 5,350	\$ 5,350	\$ -	\$ -
Repair Concrete Kerb/Garden Edging (approx. 5%)	\$ -	\$ -	\$ -	\$ 2,524
Rodent Control	\$ 1,275	\$ 940.00	\$ 335	\$ 1,342
Paint Timber Fences	\$ -	\$ -	\$ -	\$ -
Gardening equipment maintenance	\$ 421	\$ -	\$ 421	\$ 444
Paint Village Signage	\$ -	\$ -	\$ -	\$ 305
Fire Safety Inspection	\$ -	\$ -	\$ -	\$ -
Paint Speed Bumps & Road line markings	\$ -	\$ -	\$ -	\$ 474
Termite Inspection	\$ 2,433	\$ 2,309	\$ 124	\$ 2,559
Paint Light Poles	\$ -		\$ -	
Paint no through barrier	\$ -	\$ -	\$ -	
General Repairs & Maintenance	\$ -	\$ 1,460.86	-\$ 1,461	\$ 1,019

DESCRIPTION	2021/22 Budget	2021/22 Actuals	2021/22 Variance	2022/2023 Budget
<b>Units</b>				
Roof Maintenance		\$ 1,602	-\$ 1,602	\$ -
Paint Unit Internally During Lease (1)	\$ -	\$ -	\$ -	\$ 3,460
Allowance for General Repairs and Maintenance	\$ 4,639	\$ 7,092	-\$ 2,453	\$ 4,878
Repair Entry Quarry Tiling (approx. 5%)		\$ 120	-\$ 120	
RegROUT Joints Between Floor Wall Tiles	\$ -	\$ -	\$ -	
Maintain plumbing systems/pipework	\$ 1,600	\$ 190	\$ 1,410	\$ 1,683
Clean eaves, gutters & roofs	\$ -	\$ -	\$ -	\$ 5,047
Air conditioning maintenance	\$ 1,939	\$ 2,929	-\$ 990	\$ 2,814
Fire Alarm servicing	\$ -	\$ 242	-\$ 242	
Replace smoke detector batteries	\$ 145	\$ -	\$ 145	\$ 153
Allowance for Emergency Call System	\$ -	\$ -	\$ -	
Repair Tiling to Units during Lease (approx. 2.5%)	\$ -	\$ 355	-\$ 355	\$ 2,355
Paint Building Facade	\$ -	\$ -	\$ -	
Repair Patio Posts (approx 20%)	\$ 3,011	\$ -	\$ 3,011	\$ 3,166
Roof/skylight repairs & maintenance	\$ 1,987	\$ -	\$ 1,987	\$ 2,089
Provisional allowance to repair dry rot in soffits (3U)	\$ -	\$ -	\$ -	\$ -
Clean windows externally		\$ -	\$ -	\$ -
<b>Quantity Surveyor</b>				
QS Fees (non inspect)	\$ 366	\$ 366	-\$ 0	\$ 385
QS Fees (extra for inspect)	\$ -	\$ -	\$ -	
<b>Vehicles</b>	\$ -			
Ride-on Mower Maintenance	\$ 725	\$ 64	\$ 661	\$ 762
<b>Other</b>				
Contingency / Anticipated Miscellaneous Expenses	\$ 4,469	\$ 3,016	\$ 1,453	\$ 3,518
<i>Total Quantity Surveyor Expected Requirements</i>	<b>\$ 32,869</b>	<b>\$ 30,408</b>	<b>\$ 2,461</b>	<b>\$ 45,580</b>
<b>TOTAL EXPENDITURE</b>	<b>\$ 34,391</b>	<b>\$ 31,990.99</b>	<b>\$ 2,400</b>	<b>\$ 46,199</b>
<b>TOTAL SURPLUS / DEFICIT</b>	<b>\$ 4,692</b>	<b>\$ 6,977</b>	<b>-\$ 2,515</b>	<b>-\$ 7,124</b>