

Richmond Park Master Condominium Association, Inc.
Approved Operating Budget^{1,2}
For the Period of January 1, 2021 - December 31, 2021
Common Area and Amenity 104 Units

Description	UNIT MONTHLY	UNIT QUARTERLY	UNIT ANNUALLY	ASSOCIATION MONTHLY	ASSOCIATION QUARTERLY	ASSOCIATION ANNUALLY
Revenues						
Assessments ³	261.50	784.51	3,138.05	27,196.42	81,589.25	326,357.00
	11.15	33.46	133.85	1,160.06	3,480.17	13,920.66
Total Estimated Revenues	272.66	817.98	3,271.90	28,356.47	85,069.42	340,277.66
COMMON EXPENSES						
Administrative Expenses - Commons						
Insurance ⁴	10.42	31.25	125.00	1,083.33	3,250.00	13,000.00
Legal Fees	0.40	1.20	4.81	41.67	125.00	500.00
Audit Fees	0.22	0.66	2.64	22.92	68.75	275.00
Licenses & Fees	0.72	2.16	8.65	75.00	225.00	900.00
Management Fee	7.36	22.07	88.27	765.00	2,295.00	9,180.00
Total Estimated Administrative Expenses	19.11	57.34	229.38	1,987.92	5,963.75	23,855.00
Operating Expenses - Commons						
Landscape Maintenance ⁵	59.62	178.85	715.38	6,200.00	18,600.00	74,400.00
Landscape Replacement ⁶	8.01	24.04	96.15	833.33	2,500.00	10,000.00
Mulch/Pinestraw	5.65	16.95	67.79	587.50	1,762.50	7,050.00
Irrigation - Repairs & Maintenance	0.80	2.40	9.62	83.33	250.00	1,000.00
Lake and preserve maintenance	3.48	10.45	41.81	362.33	1,087.00	4,348.00
Gate monitoring	14.25	42.75	171.00	1,482.00	4,446.00	17,784.00
Gate R&M	2.00	6.01	24.04	208.33	625.00	2,500.00
Cable/internet/phone ⁷	78.75	236.25	945.00	8,190.00	24,570.00	98,280.00
Water/Sewer ¹¹	28.04	84.13	336.54	2,916.67	8,750.00	35,000.00
Hydrant Maintenance	0.38	1.15	4.62	40.00	120.00	480.00
Electricity - Main Gate/Entry System ¹¹	0.60	1.80	7.21	62.50	187.50	750.00
Electricity - Lake Water Feature ¹¹	7.21	21.63	86.54	750.00	2,250.00	9,000.00
Electricity / Lease - Street Lights ¹¹	3.21	9.62	38.46	333.33	1,000.00	4,000.00
Total Estimated Operating Expense - Commons	212.01	636.04	2,544.15	22,049.33	66,148.00	264,592.00
Operating Expenses - Amenity						
Maintenance ⁸	2.40	7.21	28.85	250.00	750.00	3,000.00
Janitorial Service & Supplies ⁹	5.69	17.07	68.27	591.67	1,775.00	7,100.00
Pest Control ¹⁰	0.40	1.20	4.81	41.67	125.00	500.00
Electricity ¹¹	5.05	15.14	60.58	525.00	1,575.00	6,300.00
Water/Sewer/Trash ¹²	1.20	3.61	14.42	125.00	375.00	1,500.00
Fire Extinguisher Inspections ¹³	0.40	1.20	4.81	41.67	125.00	500.00
Pressure washing	1.37	4.11	16.44	142.50	427.50	1,710.00
Pool Maintenance ¹⁴	6.25	18.75	75.00	650.00	1,950.00	7,800.00
Pool Repairs	2.00	6.01	24.04	208.33	625.00	2,500.00
Pool & Spa Heating ¹⁵	5.61	16.83	67.31	583.33	1,750.00	7,000.00
Total Estimated Operating Expense - Amenity	30.38	91.13	364.52	3,159.17	9,477.50	37,910.00
Reserves - Commons						
Irrigation Pumps	1.93	5.78	23.10	200.23	600.70	2,402.78
Perimeter Wall Painting	0.92	2.77	11.07	95.91	287.73	1,150.93
Pavement Resurfacing	1.63	4.89	19.56	169.56	508.68	2,034.72
Total Reserves - Amenities	4.48	13.43	53.73	465.70	1,397.11	5,588.43
Reserves - Amenities						
Pool Equipment	1.99	5.97	23.88	207.00	621.00	2,484.00
Pool - Resurfacing	1.23	3.70	14.78	128.12	384.36	1,537.43
Furniture / Appliances	2.87	8.62	34.49	298.94	896.82	3,587.29
Building Painting - Clubhouse	0.26	0.77	3.06	26.53	79.58	318.33
Roof Replacement	0.32	0.97	3.90	33.77	101.30	405.19
Total Reserves - Amenities	6.68	20.03	80.12	694.35	2,083.06	8,332.23
Total Estimated Reserves	11.15	33.46	133.85	1,160.06	3,480.17	13,920.66
Rent for Recreational and Other Commonly Used Facilities	N/A	N/A	N/A	N/A	N/A	N/A
Taxes upon Association property	N/A	N/A	N/A	N/A	N/A	N/A
Taxes upon leased areas	N/A	N/A	N/A	N/A	N/A	N/A
Operating capital	N/A	N/A	N/A	N/A	N/A	N/A
Security Provisions	N/A	N/A	N/A	N/A	N/A	N/A
Other expenses	N/A	N/A	N/A	N/A	N/A	N/A
Total Common Expenses w/o Reserves	261.50	784.51	3,138.05	27,196.42	81,589.25	326,357.00
Total Common Expenses with Reserves	272.66	817.98	3,271.90	28,356.47	85,069.42	340,277.66

	Monthly	Quarterly	Annually
Master Assessment Per Unit w/o Reservers	\$ 261.50	\$ 784.51	\$ 3,138.05
Master Assessment Per Unit with Reserves	\$ 272.66	\$ 817.98	\$ 3,271.90

2020
\$ 802.40 1.9%

Richmond Park Master Condominium Association, Inc.
Approved Operating Budget^{1,2}
For the Period of January 1, 2021 - December 31, 2021
Common Area and Amenity 104 Units

Description of Reserve Item	Estimated Replacement Cost	Estimated Useful Life (Years)	Estimated Remaining Useful Life (Years)	Projected Balance 1/1/21	Required Contribution 2021	Projected Balance 12/31/21
Common Reserves						
Irrigation Pumps	35,000	15	12	6,367.00	2,386	8,753
Perimeter Wall Painting	11,000	10	7	3,108.00	1,127	4,235
Pavement Resurfacing	50,000	25	22	5,328.00	2,031	7,359
	96,000			14,803.00	5,544	20,347
Amenity Reserves						
Pool Equipment	15,000	5	2	10,032.00	2,484	12,516
Pool - Resurfacing	15,000	10	7	4,238.00	1,537	5,775
Furniture / Appliances ***	35,000	10	7	9,889.00	3,587	13,476
Building Painting - Clubhouse	3,000	7	6	1,090.00	318	1,408
Roof Replacement	12,000	30	27	1,060.00	405	1,465
	80,000			26,309.00	8,332	34,641
Total	176,000			41,112.00	13,876	54,988

***Pool and clubhouse furniture and clubhouse appliances.

Richmond Park Condominium I Association, Inc.
Approved Operating Budget^{1,2}
For the Period of January 1, 2021 - December 31, 2021
Condo I All Phases
56 Units (Buildings 1, 2, 3, 4, 5, 6 and 8)

Description	Unit Monthly	Unit Quarterly	Unit Annually	Association Monthly	Association Quarterly	Association Annually
Revenues						
Assessments ³	150.46	451.38	1,805.52	8,425.74	25,277.22	101,108.89
Reserve Assessment	65.00	195.00	779.99	3,639.95	10,919.84	43,679.38
Total Estimated Revenues	215.46	646.38	2,585.50	12,065.69	36,197.07	144,788.27
Administrative Expenses						
Insurance ⁴	48.36	145.09	580.36	2,708.33	8,125.00	32,500.00
Administration of the Association ⁵	1.49	4.46	17.86	83.33	250.00	1,000.00
Corporate Annual Report Fees ⁶	0.08	0.24	0.95	4.43	13.29	53.14
Fees Payable to Division	0.29	0.86	3.43	16.00	48.00	192.00
Audit Fees	1.28	3.83	15.31	71.43	214.29	857.14
Management Fees	14.00	42.01	168.05	784.25	2,352.75	9,411.00
Total Estimated Administrative Expenses	65.50	196.49	785.95	3,667.77	11,003.32	44,013.28
Operating Expenses						
Landscape Maintenance ⁷	37.50	112.50	450.00	2,100.00	6,300.00	25,200.00
Landscape Replacement ⁸	1.49	4.46	17.86	83.33	250.00	1,000.00
Tree Trimming	4.46	13.39	53.57	250.00	750.00	3,000.00
Mulch	9.38	28.13	112.50	525.00	1,575.00	6,300.00
Irrigation - Repairs & Maintenance	2.60	7.81	31.25	145.83	437.50	1,750.00
Janitorial Service & Supplies ⁹	3.13	9.38	37.50	175.00	525.00	2,100.00
Maintenance ¹⁰	1.49	4.46	17.86	83.33	250.00	1,000.00
Pest Control ¹¹	3.57	10.71	42.86	200.00	600.00	2,400.00
Electricity ¹²	2.08	6.25	25.00	116.67	350.00	1,400.00
Fire Alarm Maintenance/Monitoring	9.85	29.55	118.21	551.67	1,655.00	6,620.00
Annual Fire Alarm - Inspections & Extinguishers	1.12	3.35	13.39	62.50	187.50	750.00
Fire sprinkler inspection	1.80	5.41	21.66	101.07	303.22	1,212.86
Pressure Washing	6.49	19.48	77.91	363.56	1,090.69	4,362.75
Total Estimated Operating Expense	84.96	254.89	1,019.56	4,757.97	14,273.90	57,095.61
Reserves						
Roof Replacement	25.32	75.97	303.90	1,418	4,255	17,018
Building Painting	39.67	119.02	476.09	2,222	6,665.30	26,661
Pavement Resurfacing ¹³	N/A	N/A	N/A	N/A	N/A	N/A
Total Estimated Reserves	65.00	195.00	779.99	3,639.95	10,919.84	43,679.38
Rent for Recreational and Other Commonly Used Facilities	N/A	N/A	N/A	N/A	N/A	N/A
Taxes upon Association property	N/A	N/A	N/A	N/A	N/A	N/A
Taxes upon leased areas	N/A	N/A	N/A	N/A	N/A	N/A
Operating capital	N/A	N/A	N/A	N/A	N/A	N/A
Security Provisions	N/A	N/A	N/A	N/A	N/A	N/A
Other expenses	N/A	N/A	N/A	N/A	N/A	N/A
Total Common Expenses w/o Reserves	150.46	451.38	1,805.52	8,425.74	25,277.22	101,108.89
Total Common Expenses with Reserves	215.46	646.38	2,585.50	12,065.69	36,197.07	144,788.27

of Units
56

	W/O Reserves	With Reserves	2020
Condo I All Phases Assessment Per Unit Per Quarter	451.38	646.38	\$ 641.38 0.8%
Master Condominium Association Assessment Per Unit Per Quarter	784.51	817.98	\$ 802.40 1.9%
Total Assessment for Condo I Phase I, II & III Per Unit Per Quarter	\$1,235.89	\$1,464.35	\$ 1,443.78 1.4%

Richmond Park Condominium I Association, Inc.
Approved Operating Budget^{1,2}
For the Period of January 1, 2021 - December 31, 2021
Condo I All Phases
56 Units (Buildings 1, 2, 3, 4, 5, 6 and 8)

of Bldgs
7

Description of Reserve Item	Estimated	Estimated	Estimated	Projected Balance 1/1/20	Required Contribution 2020	Projected Balance 12/31/20
	Replacement Cost	Useful Life (Years)	Remaining Useful Life (Years)			
Reserves						
Roof Replacement	490,000	30	28	13,491.00	17,018	30,509
Building Painting	161,000	7	5	27,694.00	26,661	54,355
Pavement Resurfacing ¹³	N/A	N/A	N/A	N/A	N/A	N/A
	651,000			41,185.0	43,679	84,864
Per Building:						
Roof Replacement	70,000					
Building Painting	23,000					
Pavement Resurfacing ¹³	N/A					

Richmond Park Condominium II Association, Inc.
Approved Operating Budget^{1,2}
For the Period of January 1, 2021 - December 31, 2021
Condo II ALL Phases
48 Units (Buildings 7, 9, 10, 11, 12, and 13)

Description	Unit Monthly	Unit Quarterly	Unit Annually	Association Monthly	Association Quarterly	Association Annually
Revenues						
Assessments ³	150.46	451.38	1,805.52	7,222.06	21,666.19	86,664.76
Reserve Assessment	65.07	195.22	780.89	3,123.56	9,370.69	37,482.76
Total Estimated Revenues	215.53	646.60	2,586.41	10,345.63	31,036.88	124,147.52
Administrative Expenses						
Insurance ⁴	48.36	145.09	580.36	2,321.43	6,964.29	27,857.14
Administration of the Association ⁵	1.49	4.46	17.86	71.43	214.29	857.14
Corporate Annual Report Fees ⁶	0.08	0.24	0.95	3.80	11.39	45.55
Fees Payable to Division	0.29	0.86	3.43	13.71	41.14	164.57
Audit Fees	1.28	3.83	15.31	61.22	183.67	734.69
Management Fees	14.00	42.01	168.05	672.21	2,016.64	8,066.57
Total Estimated Administrative Expenses	65.50	196.49	785.95	3,143.81	9,431.42	37,725.67
Operating Expenses						
Landscape Maintenance ⁷	37.50	112.50	450.00	1,800.00	5,400.00	21,600.00
Landscape Replacement ⁸	1.49	4.46	17.86	71.43	214.29	857.14
Tree Trimming	4.46	13.39	53.57	214.29	642.86	2,571.43
Mulch	9.38	28.13	112.50	450.00	1,350.00	5,400.00
Irrigation - Repairs & Maintenance	2.60	7.81	31.25	125.00	375.00	1,500.00
Janitorial Service & Supplies ⁹	3.13	9.38	37.50	150.00	450.00	1,800.00
Maintenance ¹⁰	1.49	4.46	17.86	71.43	214.29	857.14
Pest Control ¹¹	3.57	10.71	42.86	171.43	514.29	2,057.14
Electricity ¹²	2.08	6.25	25.00	100.00	300.00	1,200.00
Fire Alarm Maintenance/Monitoring	9.85	29.55	118.21	472.86	1,418.57	5,674.29
Annual Fire Alarm - Inspections & Extinguishers	1.12	3.35	13.39	53.57	160.71	642.86
Fire sprinkler inspection	1.80	5.41	21.66	86.63	259.90	1,039.59
Pressure Washing	6.49	19.48	77.91	311.63	934.88	3,739.50
Total Estimated Operating Expense	84.96	254.89	1,019.56	4,078.26	12,234.77	48,939.09
Reserves						
Roof Replacement	25.14	75.43	301.72	1,207	3,621	14,483
Building Painting	39.93	119.79	479.17	1,917	5,750.00	23,000
Pavement Resurfacing ¹³	N/A	N/A	N/A	N/A	N/A	N/A
Total Estimated Reserves	65.07	195.22	780.89	3,123.56	9,370.69	37,482.76
Rent for Recreational and Other Commonly Used Facilities	N/A	N/A	N/A	N/A	N/A	N/A
Taxes upon Association property	N/A	N/A	N/A	N/A	N/A	N/A
Taxes upon leased areas	N/A	N/A	N/A	N/A	N/A	N/A
Operating capital	N/A	N/A	N/A	N/A	N/A	N/A
Security Provisions	N/A	N/A	N/A	N/A	N/A	N/A
Other expenses	N/A	N/A	N/A	N/A	N/A	N/A
Total Common Expenses w/o Reserves	150.46	451.38	1,805.52	7,222.06	21,666.19	86,664.76
Total Common Expenses with Reserves	215.53	646.60	2,586.41	10,345.63	31,036.88	124,147.52
# of Units						
48						
		W/O Reserves	With Reserves			
Condo II All Phases Assessment Per Unit Per Quarter		451.38	646.60		\$ 641.38	0.8%
Master Condominium Association Assessment Per Unit Per Quarter		784.51	817.98		\$ 802.40	1.9%
Total Assessment for Condo I Phase I, II & III Per Unit Per Quarter		\$1,235.89	\$1,464.58		\$ 1,443.78	1.4%

Richmond Park Condominium II Association, Inc.
Approved Operating Budget^{1,2}
For the Period of January 1, 2021 - December 31, 2021
Condo II ALL Phases
48 Units (Buildings 7, 9, 10, 11, 12, and 13)

of Bldgs
6

Description of Reserve Item	Estimated	Estimated	Estimated	Projected Balance 1/1/20	Required Contribution 2020	Projected Balance 12/31/20
	Replacement Cost	Useful Life (Years)	Remaining Useful Life (Years)			
Reserves						
Roof Replacement	420,000	30	29		14,483	14,483
Building Painting	138,000	7	6		23,000	23,000
Pavement Resurfacing ¹³	N/A	N/A	N/A	N/A	N/A	N/A
	558,000			0.0	37,483	37,483
Per Building:						
Roof Replacement	70,000					
Building Painting	23,000					
Pavement Resurfacing ¹³	N/A					