

RVOP FIVE-YEAR BUDGET 2023 TO 2027
(Budget projects 5% annual increases in expenses and 5% annual assessment increases)

			<i>BUDGET AMOUNTS BY YEAR</i>				
	ITEM	2022 Actual	2023	2024	2025	2026	2027
5101	Electricity	\$ 1,266.10	\$ 1,500.00	\$ 1,575.00	\$ 1,653.75	\$ 1,736.44	\$ 1,823.26
5348	Supplies & postage		\$ 200.00	\$ 210.00	\$ 220.50	\$ 231.53	\$ 243.10
5401	Trash removal services	\$ 7,349.26	\$ 7,800.00	\$ 8,190.00	\$ 8,599.50	\$ 9,029.48	\$ 9,480.95
5501	Landscaping	\$ 9,620.00	\$ 11,500.00	\$ 12,075.00	\$ 12,678.75	\$ 13,312.69	\$ 13,978.32
5530	Snow & ice treatment	\$ 18,122.00	\$ 20,000.00	\$ 21,000.00	\$ 22,050.00	\$ 23,152.50	\$ 24,310.13
5585	Common area maintenance	\$ 7,796.46	\$ 10,000.00	\$ 10,500.00	\$ 11,025.00	\$ 11,576.25	\$ 12,155.06
5590	Individual unit repairs	\$ 21,260.81	\$ 5,000.00	\$ 5,250.00	\$ 5,512.50	\$ 5,788.13	\$ 6,077.53
5595	Roof & parking upkeep		\$ 2,000.00	\$ 2,100.00	\$ 2,205.00	\$ 2,315.25	\$ 2,431.01
5600	Professional fees & services	\$ 1,250.00	\$ 1,500.00	\$ 1,575.00	\$ 1,653.75	\$ 1,736.44	\$ 1,823.26
5620	Accounting services	\$ 3,820.00	\$ 4,000.00	\$ 4,200.00	\$ 4,410.00	\$ 4,630.50	\$ 4,862.03
5700	Insurance expenses	\$ 10,857.00	\$ 12,000.00	\$ 12,600.00	\$ 13,230.00	\$ 13,891.50	\$ 14,586.08
6101	Miscellaneous expenses	\$ 100.00	\$ 1,000.00	\$ 1,050.00	\$ 1,102.50	\$ 1,157.63	\$ 1,215.51
6500	Total actual/budget expenses	\$ 81,441.63	\$ 76,500.00	\$ 80,325.00	\$ 84,341.25	\$ 88,558.31	\$ 92,986.23

INCOME AND EXPENSE, ACTUAL AND PROJECTED

7000	Assessment dues/income	\$ 141,642.82	\$ 148,688.60	\$ 156,123.03	\$ 163,929.18	\$ 172,125.64	\$ 180,731.92
7120	Other - refunds / fines	\$ 1,600.00					
7100	Total income	\$ 143,242.82	\$ 148,688.60	\$ 156,123.03	\$ 163,929.18	\$ 172,125.64	\$ 180,731.92
6500	Total expenses	\$ 81,441.63	\$ 76,500.00	\$ 80,325.00	\$ 84,341.25	\$ 88,558.31	\$ 92,986.23
7200	Net income/loss for the year	\$ 61,801.19	\$ 72,188.60	\$ 75,798.03	\$ 79,587.93	\$ 83,567.33	\$ 87,745.69

RESERVE FUND CALCULATIONS

7500	Actual year-end cash on hand ¹	\$ 115,622.50	\$ 71,403.63	\$ 74,973.81	\$ 78,722.50	\$ 82,658.62	\$ 86,791.55
7600	Retained operating funds on hand	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00
8000	Net cash to reserve fund for the year ¹	\$ 65,622.50	\$ 21,403.63	\$ 22,473.81	\$ 23,597.50	\$ 24,777.37	\$ 26,016.24
8500	Gross reserve fund balance ²	\$ 65,622.50	\$ 87,026.13	\$ 109,499.93	\$ 133,097.43	\$ 157,874.80	\$ 183,891.04
9000	Reserve fund expenditures						
9500	Net reserve fund balance ²	\$ 65,622.50	\$ 87,026.13	\$ 109,499.93	\$ 133,097.43	\$ 157,874.80	\$ 183,891.04

¹Presumes 5% annual increase, less \$50,000.00 prior year-end deduction for operating funds. Reserve funds will be deposited in separate account and thus not included in year-end cash on hand.

²Running balance shows annual increases (Line 8500) and annual reserve fund balance Line 9500).

LINE ITEM	DEFINITION	LINE ITEM	DEFINITION
5101 Electricity	Regular monthly electrical expense	7000 Assessment dues/income	Projected annual income from assessments
5348 Supplies & postage	Office supplies and postage	7020 Other - refunds / fines	Other income, such as refunds or fines
5401 Trash removal services	Trash removal contract & weekly trash pickup	7100 Total income	Total of all income
5501 Landscaping	Regular landscaping contract expense	6500 Total actual expenses	Total actual annual expense
5530 Snow & ice removal	Regular snow & ice removal contract	7200 Net income/loss for year	Net income/loss after all expenses
5585 Common area maintenance	Common area expenses not covered by contracts		
5590 Individual unit repairs	Repairs to individual units	7500 Actual year-end cash	Actual year-end cash on hand
5595 Roof & parking upkeep	Short-term inspections and upkeep	7600 Operating fund set aside	Funds retained from cash accounts for operations
5600 Professional fees & services	Fritz & Co. fees & others	8000 Net cash to reserves	Balance to reserves after retained operating funds
5620 Accounting services	Bookkeeper salary, Quick Books & bank expenses	8500 Gross reserve fund balance	Running gross balance in reserve fund
5700 Insurance expenses	Hartford premiums	9000 Reserve fund expenditures	Annual expenditure from reserve fund
6101 Miscellaneous expenses	Non-budgeted minor expenses	9500 Net reserve fund balance	Balance in reserve fund after annual expenditures
6500 Total expenses/budget	Total budget amount and actual expense		

RVOP TABLE OF INCOME AND EXPENSES 2011 TO 2022

YEAR	INCOME	EXPENSES	YEAR-END NET	
2011	\$ 73,883.00	\$ 57,291.00	\$ 16,592.00	<p>Assessments: Quarterly RVOP assessments were increased three times and two special assessment were levied in 2018 and 2019. To keep pace with the future expenses and to allow for replacement of depleted reserves, in 2020 the RVOP Board of Directors approved an annual 5% increase in assessments, effective January 2021 and each January thereafter.</p> <p>The following statements are included within this budget pursuant to and as required by §55.1-1965 of the Virginia Condominium Act.</p> <ol style="list-style-type: none"> 1. The current estimated replacement cost, estimated remaining life, and estimated useful life of the capital components for which the RVOP Board of Directors has determined are necessary in any RVOP reserve funding planning are all addressed in the 2023 Reserve Study for RVOP. 2. Line Item 8000 shows the current amount of accumulated cash reserves set aside to repair, replace, or restore the RVOP capital components as of end of 2022 and the amount of the contribution to the reserve fund for 2022. 3. The 2023 Reserve Study for RVOP describes the procedures used for estimating and accumulating cash reserves. 4. The RVOP reserve study recommends a running reserve account balance of \$200,000.00. End of 2022 balance is \$65,622.50. Projections based on current income and expenses suggest the \$200,000.00 level should be achieved sometime in the next five or six years, approximately 2027 or 2028.
2012	\$ 84,234.00	\$ 46,190.00	\$ 38,044.00	
2013	\$ 87,176.00	\$ 61,377.00	\$ 25,799.00	
2014	\$ 84,407.00	\$ 149,986.00	\$ -65,579.00	
2015	\$ 80,909.00	\$ 80,994.00	\$ -85.00	
2016	\$ 77,485.00	\$ 72,664.00	\$ 4,821.00	
2017	\$ 89,345.00	\$ 91,932.00	\$ -2,587.00	
2018	\$ 91,997.00	\$ 168,419.00	\$ -76,422.00	
2019	\$ 203,185.99	\$ 223,057.97	\$ -19,871.98	
2020	\$ 148,364.79	\$ 88,005.36	\$ 60,359.43	
2021	\$ 134,096.27	\$ 81,044.02	\$ 53,052.25	
2022	\$ 143,242.82	\$ 81,441.63	\$ 61,801.19	