

**Walnut Creek Mutual No. Twenty-Eight
Comparison of 2020 Budget to 2021 Budget
Per Manor per Month**

	<u>2020</u> <u>\$/M/M</u>	<u>2021</u> <u>\$/M/M</u>	<u>Increase/ (Decrease)</u>	<u>% Change</u>
<u>Mutual Operations & Maintenance</u>				
Expenses				
MOD Management Fee	51.50	52.10	0.60	1.2%
Building Maint. & Public Works				
Carpentry, Roofing and Painting	13.31	13.34	0.03	0.2%
Mechanical & Electrical	12.30	10.02	(2.28)	-18.5%
Fire Safety	2.32	2.32	0.00	0.0%
Public Works	0.00	0.00	0.00	N/A
Total Bldg.Maint. & Public Works	<u>27.93</u>	<u>25.68</u>	<u>(2.25)</u>	<u>-8.1%</u>
Landscape Maintenance	86.35	86.72	0.37	0.4%
Custodial Services	3.86	3.86	0.00	0.0%
Insurance	53.47	92.79	39.32	73.5%
Utilities				
Trash & Recycling	16.90	12.12	(4.78)	-28.3%
P.G.& E.	1.80	2.28	0.48	26.7%
Water	66.39	80.67	14.28	21.5%
Recycling Center	3.83	3.33	(0.50)	-13.1%
Total Utilities	<u>88.92</u>	<u>98.40</u>	<u>9.48</u>	<u>10.7%</u>
Professional Services	11.05	18.16	7.11	64.3%
Other Gen. and Admin. Expenses	0.76	0.76	0.00	0.0%
Total Mutual Operating Costs	323.84	378.49	54.65	16.9%
Increase/(Decrease) Working Capital	<u>(0.49)</u>	<u>(0.29)</u>	<u>0.20</u>	<u>-40.8%</u>
Mutual Maint. & Operations Assessment	323.35	378.20	54.85	17.0%
Mutual Reserves Assessment	189.05	251.67	62.62	33.1%
<u>Total Mutual Assessment</u>	<u>\$512.40</u>	<u>\$629.87</u>	<u>\$117.47</u>	<u>22.9%</u>
<u>Golden Rain Foundation</u>				
Trust Operations	236.35	233.88	(2.47)	-1.0%
Cable TV Service	57.25	57.25	0.00	0.0%
<u>Total GRF Assessment</u>	<u>\$293.60</u>	<u>\$291.13</u>	<u>(\$2.47)</u>	<u>-0.8%</u>
<u>Total Basic Assessment</u>	<u><u>\$806.00</u></u>	<u><u>\$921.00</u></u>	<u><u>\$115.00</u></u>	<u><u>14.3%</u></u>

Notes: In addition to the 2019 and 2020 Basic Assessment, the Board levied a \$300 Special Assessment per manor due February 1, 2019 and a \$300 Special Assessment per manor due February 1, 2020. The total amount imposed is \$25,200 each year, which is less than 5% of the budgeted gross expenses of the Association, an amount allowable under Civil Code 5605.

- Per Manor per month calculations, including the totals, are based on total budget dollars and rounded. Consequently, the summation of the rounded detail may not add to the rounded totals.

**Walnut Creek Mutual No. Twenty-Eight
2021 Budget
Revenues and Expenses**

	Operations Budget	Reserves Budget	Total Budget
<u>Revenues</u>			
GRF Assessment	\$293,459	\$0	\$293,459
Mutual Assessments	381,226	253,683	634,909
Total Revenues	<u>674,685</u>	<u>253,683</u>	<u>928,368</u>
Less Transfer to GRF	(293,459)	0	(293,459)
Allocation for Working Capital	292	0	292
Total Mutual Revenues-Net	<u>381,518</u>	<u>253,683</u>	<u>635,201</u>
<u>Expenses</u>			
MOD Management Fee	52,514	0	52,514
Building Maint. & Public Works			
Carpentry, Roofing and Painting	13,450	261,306	274,756
Mechanical & Electrical	10,100	69,046	79,146
Fire Safety	2,340	0	2,340
Public Works	0	15,665	15,665
Total Bldg. Maint. & Public Works	<u>25,890</u>	<u>346,017</u>	<u>371,907</u>
Landscape Maintenance	87,416	52,644	140,060
Custodial Services	3,894	0	3,894
Insurance	93,536	0	93,536
Utilities			
Trash & Recycling	12,218	0	12,218
P.G.& E.	2,302	0	2,302
Water	81,313	0	81,313
Recycling Center	3,359	0	3,359
Total Utilities	<u>99,192</u>	<u>0</u>	<u>99,192</u>
Professional Services	18,306	671	18,977
Other Gen. and Admin. Expenses	770	0	770
Total Expenses	<u>381,518</u>	<u>399,332</u>	<u>780,850</u>
<u>Excess/(Deficiency) of Rev. over Exp.</u>	<u>\$1</u>	<u>(\$145,649)</u>	<u>(\$145,648)</u>
<u>Estimated Change in Fund Balances</u>			
Estimated Beginning Balance	\$72,999	\$614,896	\$687,895
Excess/(Deficiency) of Rev. over Exp.	1	(145,649)	(145,648)
Less Allocation for Working Capital	(292)	0	(292)
Estimated Ending Balance	<u>\$72,708</u>	<u>\$469,247</u>	<u>\$541,955</u>

Notes: There are no outstanding loans with an original term of more than one year.

- Except for circumstances that may be described in the Reserve Study, the Board has not determined to defer or not undertake repairs or replacement of any major component with a remaining life of 30 years or less.