

2024 BUSINESS PLANS

United Laguna Woods Mutual
Third Laguna Hills Mutual
Golden Rain Foundation & Trust



Laguna Woods Village®

*Cover Photo: Mark Rabinowitch

Laguna Woods Village
2024 BUSINESS PLANS
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STAFF REPORT

DATE: November 1, 2023
FOR: Board of Directors
SUBJECT: 2024 Business Plan – Final

RECOMMENDATION

Receive and file.

BACKGROUND

In September 2023, at regular scheduled meetings, each of the corporate boards adopted by resolution the 2024 business plans inclusive of operating, capital and reserve funding. Collectively, a consolidated budget of \$121,980,331 is planned for revenues and expenditures in Laguna Woods Village (GRF, United Mutual and Third Mutual). This final version of the budget represents an increase of \$5,374,319 or 4.6% compared to current year, of which \$4,227,896 relates to planned expenditures for outside services, \$2,347,101 relates to increased insurance premiums, and \$1,514,995 relates to increased utility rates. The increase was partially offset by \$3,375,000 additional revenue projected for the catchup of fees and charges for services residents associated with damage restoration.

DISCUSSION

Brief notations of budgetary line items with significant change from prior year are noted below as increases or (decreases) and listed in order of appearance. These items were reviewed in detail at special committee and board meetings held from May through September as part of the annual business planning process. These line items are presented in the Consolidated Revenues and Expenditures Report found under the [Operating Divisions] tab.

Revenues

- **Fee and Charges for Services to Residents Revenue increased by (\$3,549,549) or (187%)** due to planned efforts to recover previously uncollected expense reimbursements from a backlog of open chargeable damage cases. In 2024, United expects to recover \$1,125,000 from the outstanding cases; Third expects to receive \$2,250,000.
- **Broadband Service Revenue increased by (\$868,500) or (16%)** due to renegotiated terms for high-speed internet in which GRF was awarded a higher revenue sharing percentage. In addition, ad insertion revenue is expected to increase during an election year. Furthermore, increased revenue is anticipated for Village-wide advertising and a sponsorship program is expected to launch by 2024.
- **Investment Income increased by (\$1,277,049) or (160%)** due to an increased budgeted rate of return based on anticipated market conditions.

Expenses

- **Employee Compensation increased by \$834,443 or 2%** due to planned wage adjustments, partially offset by a slight reduction in funded full-time equivalents (FTE). Additionally, temporary help and overtime increased due to the planned efforts to process the backlog of open chargeable damage cases; offsetting revenue is found above.
- **Expenses Related to Compensation decreased by (\$159,338) or (1%)** primarily due to switching medical insurance providers for non-union employees in 2023 with the lower rate reflected in the 2024 budget.
- **Materials and Supplies increased by \$821,425 or 13%** due to rising material costs for various programs throughout the community. Furthermore, increases in horse feed and shavings attributed to an increase in horses that are boarded. Additionally, more computer replacement materials are needed throughout the company such as laptops, monitors, PC hardware and computer accessories contributing to the increase in materials and supplies. Lastly, pool chemicals were erroneously unbudgeted in 2023, resulting in an increase for 2024 budget, reflecting current costs.
- **Utilities and Telephone increased by \$1,514,995 or 12%** based on current consumption and projected rate increases, based on recent-year rate trends and information provided by the California Public Utilities Commission. Trash budgets increased based on contractual adjustments.
- **Outside Services increased by \$4,227,896 or 20%** primarily due to the addition of a 15-year landscape prior to paint program and more work planned in waste line, waterline and roof replacement programs.
- **Income, Property, and Sales Tax increased by \$780,608 or 6%** for the cooperatives in anticipation of higher assessed property values.
- **Insurance increased by \$2,347,101 or 14%** due to market conditions. Hazard and liability and property insurance renewals are projected to be higher for 2023
- **Cable Programming/Copyright/Franchise Fees increased by \$727,860 or 16%** due to market conditions. Hazard and liability and property insurance renewals are projected to be higher for 2023.

FINANCIAL ANALYSIS

The business plans adopted by GRF, United and Third will be notified to members at least 30 days prior to the start of the 2024 fiscal year, as required by Civil Code §5300.

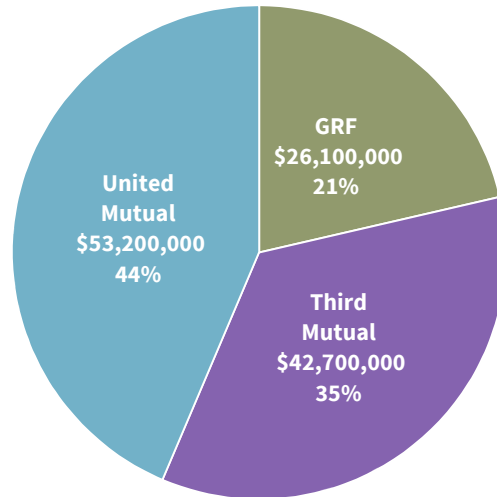
Prepared By: Jose Campos, Assistant Director of Financial Services

Reviewed By: Steve Hormuth, Director of Financial Services
Siobhan Foster, Chief Executive Officer

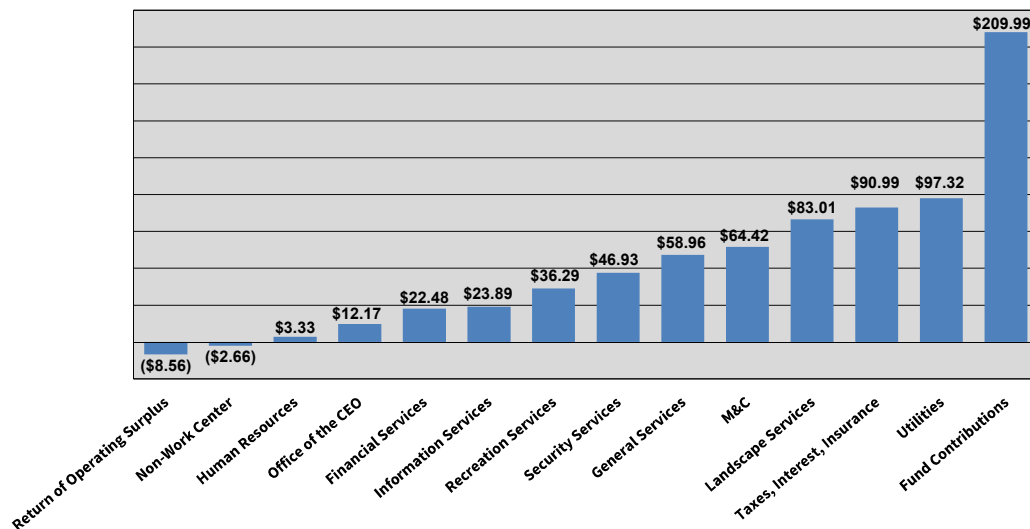
Business Plan Update

- \$149 million planned expenditures is offset by non-assessment revenues of \$27 million
- Staffing net decrease of (14.19) full-time equivalents
- GRF Capital Plan with \$14.8M for planned projects and equipment in 2024

2024 Net Budget – \$122 Million



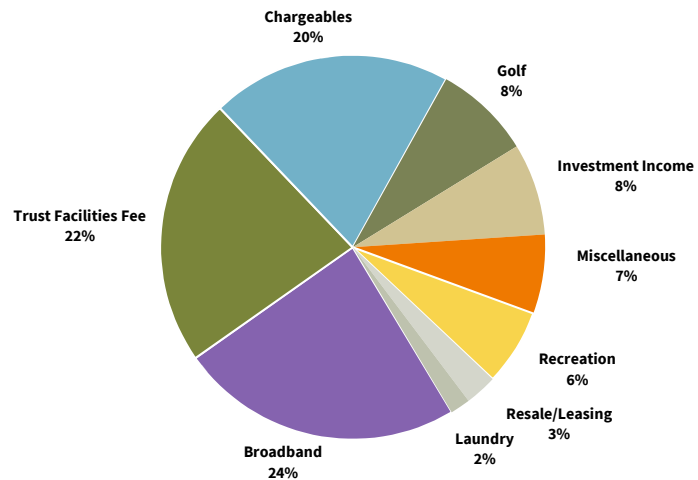
The 2024 average basic assessment is \$739 per month.



Comprehensive Fee Review

- Broadband
- Trust Facilities Fee
- Chargeable Services
- Golf Fees
- Investment Income
- Recreation
- Resale/Leasing
- Laundry

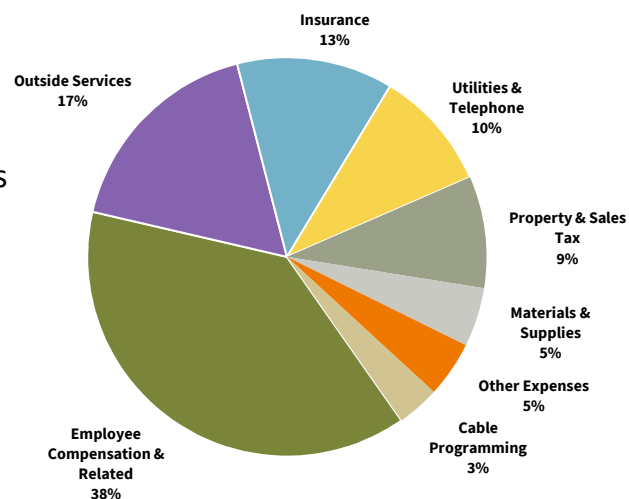
Non Assessment Revenue \$27 Million



Comprehensive Expense Review

As a service organization, compensation and related costs are the largest component of the business plan, designed to focus on service improvements throughout the organization.

Gross Expenses - \$149 Million

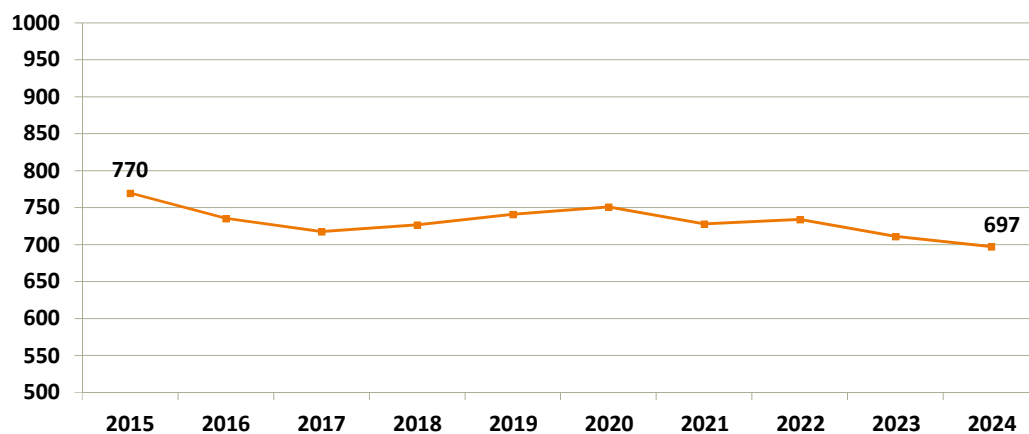


Funded Staffing Full-Time Equivalents (FTE)



Department	2023	2024	Increase/ (Decrease)
Office of the CEO	22.80	22.50	(0.30)
Information Services	36.00	34.00	(2.00)
General Services	99.35	95.10	(4.25)
Financial Services	30.00	30.50	0.50
Security Services	115.03	107.96	(7.07)
Landscape Services	146.50	146.50	0.00
Recreation Services	79.79	82.22	2.43
Human Resources	9.40	9.40	0.00
Maintenance & Construction	172.60	169.10	(3.50)
Total FTEs	711.47	697.28	(14.19)

10-Year Funded Staffing Budget (FTE)



2024 BUSINESS PLAN

United Laguna Woods Mutual

Adopted September 12, 2023

BOARD OF DIRECTORS

Lenny Ross, President
Thomas Tuning, First Vice President
Alison Bok, Second Vice President
Sue Quam, Secretary
Azar Asgari, Treasurer
Prakash “Cash” Achrekar
Maggie Blackwell
Diane Casey
Vidya Kale
Pearl Lee
Anthony Liberatore

Prepared By:
VILLAGE MANAGEMENT SERVICES INC.

Siobhan Foster, CEO/General Manager
Steve Hormuth, Director of Financial Services



UNITED LAGUNA WOODS
— M U T U A L —



2024 BUSINESS PLAN - BY ACCOUNT

DESCRIPTION	2020 ACTUAL***	2021 ACTUAL***	2022 ACTUAL	2023 PLAN	2024 PLAN	ASSESSMENT		
						Per Manor Per Month		
						2023	2024	Change
OPERATING REVENUES								
Non-Assessment Revenues								
Merchandise Sales	\$1,245	\$4,910	\$4,300	\$4,573	\$2,858	\$0.06	\$0.04	\$0.02
Fees and Charges to Residents	373,419	607,598	752,596	819,587	1,928,858	10.80	25.42	(14.62)
Laundry	243,779	244,083	233,760	270,000	249,000	3.56	3.28	0.28
Miscellaneous	480,928	617,321	636,379	687,276	789,555	9.06	10.41	(1.35)
Total Revenue	\$1,099,371	\$1,473,912	\$1,627,035	\$1,781,436	\$2,970,271	\$23.48	\$39.15	(\$15.67)
OPERATING EXPENSES								
Employee Compensation	\$6,825,158	\$7,174,365	\$7,196,317	\$8,269,202	\$8,686,509	\$108.98	\$114.48	\$5.50
Expenses Related to Compensation	2,827,770	2,886,042	2,930,141	3,440,129	3,531,672	45.34	46.55	1.21
Material and Supplies	618,146	855,418	831,175	823,417	882,415	10.85	11.63	0.78
Electricity	68,478	91,483	198,886	137,760	161,117	1.82	2.12	0.30
Sewer	1,746,512	1,911,413	1,611,769	1,542,000	1,625,400	20.32	21.42	1.10
Water	1,940,632	2,119,249	1,960,741	2,014,664	2,154,860	26.55	28.40	1.85
Trash	431,734	448,509	501,908	810,652	1,172,918	10.68	15.46	4.78
Telephone	642	676	592	633	780	0.01	0.01	0.00
Legal Fees	267,853	170,799	184,179	183,325	183,325	2.42	2.42	0.00
Professional Fees	77,833	55,905	126,900	101,932	146,548	1.34	1.93	0.59
Equipment Rental	6,996	10,010	7,144	8,688	9,540	0.11	0.13	0.02
Outside Services	1,216,177	2,236,325	3,210,571	2,172,103	2,185,613	28.63	28.81	0.18
Repairs and Maintenance	26,861	34,842	29,964	41,433	41,671	0.55	0.55	0.00
Other Operating	107,017	114,556	111,086	158,654	157,045	2.09	2.07	(0.02)
Income Taxes	(265)	8,166	1,116	0	0	0.00	0.00	0.00
Property Tax*	11,899,352	0	0	0	0	**	**	**
Property Insurance**	1,817,403	3,178,761	3,159,482	3,559,064	5,250,240	**	**	**
Insurance	698,111	888,271	860,348	1,042,349	1,164,662	13.74	15.35	1.61
Cost Allocations	1,303,774	1,109,819	1,160,621	1,178,364	1,296,490	15.53	17.09	1.56
Uncollectible Accounts	1,462	(16,942)	34,714	15,000	20,000	0.20	0.26	0.06
(Gain)/Loss on Sale	(6,325)	(87)	(86)	0	(90)	0.00	0.00	0.00
Total Expense	\$31,875,321	\$23,277,580	\$24,117,568	\$25,499,369	\$28,670,715	\$289.16	\$308.68	\$19.52
Operating Surplus Recovery	\$0	\$0	\$0	\$0	(\$531,132)	\$0.00	(\$7.00)	(\$7.00)
Net Operating Expense	\$30,775,950	\$21,803,668	\$22,490,533	\$23,717,933	\$25,169,312	\$265.68	\$262.53	(\$3.15)
FUND CONTRIBUTIONS								
Reserve Fund	\$11,534,670	\$10,775,910	\$10,775,910	\$11,853,864	\$12,992,247	\$156.23	\$171.23	\$15.00
Contingency Fund	758,760	758,760	0	75,876	151,752	1.00	2.00	1.00
Property Tax Fund	0	12,217,207	12,634,138	12,649,183	12,902,167	**	**	**
Total Fund Contribution	\$12,293,430	\$23,751,877	\$23,410,048	\$24,578,923	\$26,046,166	\$157.23	\$173.23	\$16.00
TOTAL MUTUAL	\$43,069,380	\$45,555,545	\$45,900,581	\$48,296,856	\$51,215,478	\$422.91	\$435.76	\$12.85
GOLDEN RAIN FOUNDATION								
GRF Operating	\$13,779,082	\$14,158,462	\$14,833,758	\$15,502,302	16,026,530	\$204.31	\$211.22	\$6.91
GRF Reserve Contributions	1,441,644	1,441,644	1,289,892	1,289,892	1,289,892	17.00	17.00	0.00
GRF Contingency Contributions	379,380	0	379,380	0	0	0.00	0.00	0.00
Total GRF	\$15,600,106	\$15,600,106	\$16,503,030	\$16,792,194	\$17,316,422	\$221.31	\$228.22	\$6.91
TOTAL BASIC ASSESSMENT	\$58,669,486	\$61,155,651	\$62,403,611	\$65,089,050	\$68,531,900	\$644.22	\$663.98	\$19.76

*Item was moved to "Property Tax Fund" in August 2021.

**Indicates an assessment that varies per manor.

***2020 and 2021 Actuals were affected by Covid-19 Pandemic.



2024 BUSINESS PLAN - BY DEPARTMENT

DESCRIPTION	2020 ACTUAL***	2021 ACTUAL***	2022 ACTUAL	2023 PLAN	2024 PLAN	ASSESSMENT		
						Per Manor Per Month		
						2023	2024	Change
OPERATING								
Office of the CEO	\$457,914	\$296,799	\$263,803	\$452,931	\$337,045	\$5.97	\$4.44	(\$1.53)
Information Services	827,452	871,999	884,461	795,730	744,370	10.49	9.81	(0.68)
General Services	1,070,576	1,051,619	951,403	1,090,978	1,257,827	14.38	16.58	2.20
Financial Services	704,561	721,529	776,480	778,832	931,377	10.26	12.27	2.01
Security Services	169,388	156,988	183,594	463,021	477,249	6.10	6.29	0.19
Landscape Services	4,127,897	4,156,995	4,306,366	4,579,396	4,932,400	60.35	65.01	4.66
Human Resource Services	143,579	74,048	56,841	83,325	92,121	1.10	1.21	0.11
Property Insurance**	1,817,403	3,178,761	3,150,019	3,559,064	5,250,240	**	**	**
All Other Insurance	698,111	888,271	860,348	1,056,296	1,164,662	13.92	15.35	1.43
Maintenance & Construction	4,914,630	6,109,500	6,920,663	6,656,391	6,826,605	87.73	89.97	2.24
Damage Restoration Reimbursement Backlog	0	0	0	0	(1,125,000)	0.00	(14.83)	(14.83)
Non Work Center	3,945,087	4,297,159	4,136,555	4,201,969	4,811,548	55.38	63.43	8.05
Property Tax*	11,899,352	0	0	0	0	**	**	**
Operating Expense	\$30,775,950	\$21,803,668	\$22,490,533	\$23,717,933	\$25,700,444	\$265.68	\$269.53	\$3.85
Operating Surplus Recovery	\$0	\$0	\$0	\$0	(\$531,132)	\$0.00	(\$7.00)	(\$7.00)
Net Operating Expense	\$30,775,950	\$21,803,668	\$22,490,533	\$23,717,933	\$25,169,312	\$265.68	\$262.53	(\$3.15)
FUND CONTRIBUTIONS								
Reserve Fund	\$11,534,670	\$10,775,910	\$10,775,910	\$11,853,864	\$12,992,247	\$156.23	\$171.23	\$15.00
Contingency Fund	758,760	758,760	0	75,876	151,752	1.00	2.00	1.00
Property Tax Fund	0	12,217,207	12,634,138	12,649,183	12,902,167	**	**	**
Total Fund Contribution	\$12,293,430	\$23,751,877	\$23,410,048	\$24,578,923	\$26,046,166	\$157.23	\$173.23	\$16.00
TOTAL MUTUAL	\$43,069,380	\$45,555,545	\$45,900,581	\$48,296,856	\$51,215,478	\$422.91	\$435.76	\$12.85
GOLDEN RAIN FOUNDATION								
GRF Operating	\$14,158,462	\$14,158,462	\$14,833,758	15,502,302	\$16,026,530	\$204.31	\$211.22	\$6.91
GRF Reserve Contributions	1,441,644	1,441,644	1,289,892	1,289,892	1,289,892	17.00	17.00	0.00
GRF Contingency Contributions	0	0	379,380	\$0	0	0.00	0.00	0.00
Total GRF	\$15,600,106	\$15,600,106	\$16,503,030	\$16,792,194	\$17,316,422	\$221.31	\$228.22	\$6.91
TOTAL BASIC ASSESSMENT	\$58,669,486	\$61,155,651	\$62,403,611	\$65,089,050	\$68,531,900	\$644.22	\$663.98	\$19.76

*Item was moved to "Property Tax Fund" in August 2021.

**Indicates an assessment that varies per manor.

***2020 and 2021 Actuals were affected by Covid-19 Pandemic.

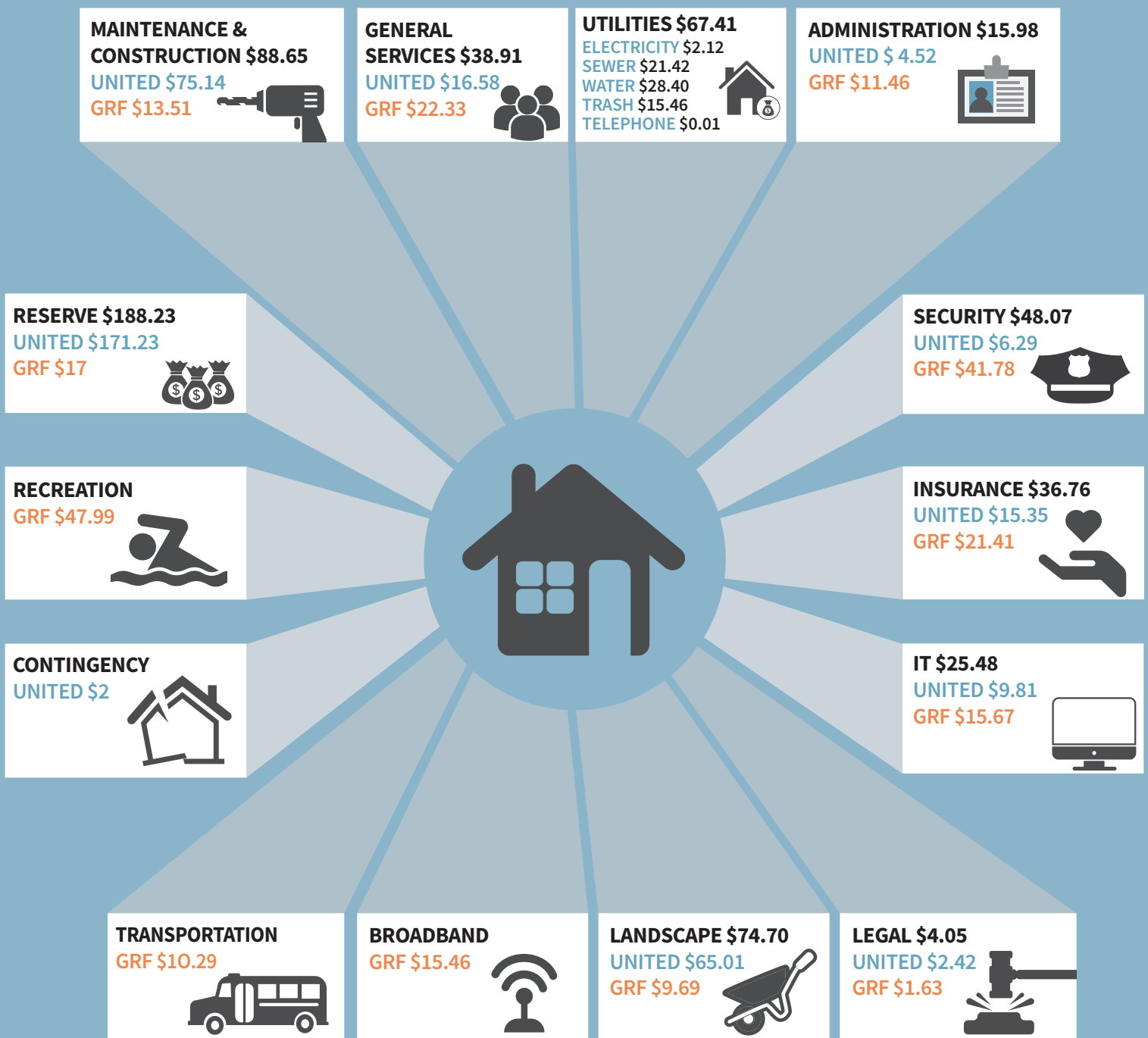


UNITED LAGUNA WOODS MUTUAL

2024 ASSESSMENT WITHOUT TAXES

HOW \$663.98 IS SPENT MONTHLY

FOR UNITED • FOR GRF





RESOLUTION 01-23-51

2024 BUSINESS PLAN RESOLUTION

RESOLVED, September 12, 2023, that the Business Plan of this Corporation for the year 2024 is hereby adopted and approved; and

RESOLVED FURTHER, that pursuant to said Business Plan, the Board of Directors of this Corporation hereby estimates that the net sum of \$51,215,478 is required by the Corporation to meet the United Laguna Woods Mutual operating expenses, reserve contributions, and restricted fund contributions for the year 2024 after deducting \$531,132 derived from prior years' operating surplus. In addition, the sum of \$17,316,422 is required by the Corporation to meet the Golden Rain Foundation and the Golden Rain Foundation Trust operating expenses and reserve contributions for the year 2024. Therefore, a total of \$68,531,900 is required to be collected from and paid by the members of the Corporation as monthly assessments; and

RESOLVED FURTHER, that the Board of Directors of this Corporation hereby approves expenditures from reserves in the sum of \$28,085,532, of which \$14,657,642 is planned from the Reserve Fund and \$13,427,890 from the Property Taxes Fund; and

RESOLVED FURTHER, that the Board of Directors of this Corporation hereby determines and establishes monthly assessments of the Corporation as shown on each member's breakdown of monthly assessments for the year 2024, inclusive of property taxes and property insurance as filed in the records of the Corporation, and said assessments to be due and payable by the members of this Corporation on the first day of each month; and

RESOLVED FURTHER, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out the purpose of this resolution.



RESOLUTION 01-23-52

2024 RESERVE FUND RESOLUTION

WHEREAS, Civil Code § 5570 requires specific reserve funding disclosure statements for common interest developments;

WHEREAS, planned assessment or other contributions to reserves must be projected to ensure balances will be sufficient at the end of each year to meet the Corporation's obligations for repair and/or replacement of major components during the next 30 years; and

NOW THEREFORE BE IT RESOLVED, September 12, 2023, that pursuant to Civil Code § 5570 the Board hereby adopts the 30-Year Alternate Reserve Funding Plan (attached) prepared by Association Reserves™ for fiscal year 2024; and

RESOLVED FURTHER, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out the purpose of this resolution.

UNITED LAGUNA WOODS MUTUAL
2024 PLAN
Programs Report

DESCRIPTION	2020 ACTUALS	2021 ACTUALS	2022 ACTUALS	2023 BUDGET	2024 BUDGET	ASSESSMENT INCREASE/(DECREASE) \$	%
OPERATING FUND - MAINTENANCE & CONSTRUCTION							
1 PLUMBING SERVICE	\$1,678,492	\$1,421,163	\$1,691,127	\$1,576,070	\$1,631,373	\$55,303	4%
2 DAMAGE RESTORATION	0	1,193,726	1,390,025	885,805	905,000	19,195	2%
3 CARPENTRY SERVICE	472,259	511,314	570,476	638,911	657,845	18,934	3%
4 INTERIOR PREVENTIVE MAINTENANCE	264,354	258,391	332,939	374,517	341,440	(33,077)	(9%)
5 ELECTRICAL SERVICE	314,055	380,555	393,672	373,787	341,905	(31,882)	(9%)
6 APPLIANCE REPAIRS	263,734	243,776	278,782	319,633	321,990	2,357	1%
7 PEST CONTROL	79,544	196,579	159,053	257,655	270,541	12,886	5%
8 COUNTERTOP/FLOOR/TILE REPAIRS	104,693	100,534	112,909	149,440	154,355	4,915	3%
9 FIRE PROTECTION	11,603	26,652	10,110	34,394	37,348	2,954	9%
10 ENERGY PROGRAM	18,020	19,060	27,242	35,000	36,000	1,000	3%
11 MISCELLANEOUS REPAIRS BY OUTSIDE SERVICES	21,389	21,031	13,222	20,000	20,000	0	0%
12 GUTTER CLEANING	30,596	(30,596)	0	0	0	0	0%
TOTAL	\$3,258,738	\$4,342,183	\$4,979,556	\$4,665,212	\$4,717,797	\$52,585	1%
Line 2 includes damage restoration cleanup costs moved from contingency in 2021.							
Line 12 was moved to General Services in 2020.							
OPERATING FUND - GENERAL SERVICES							
13 CONCRETE SERVICE	\$372,289	\$396,868	\$341,500	\$406,550	\$421,764	\$15,214	4%
14 JANITORIAL SERVICE	437,293	369,411	369,344	397,860	524,467	126,607	32%
15 GUTTER CLEANING	146,092	152,886	129,493	158,152	169,679	11,527	7%
16 WELDING	63,817	105,816	94,606	112,840	126,053	13,213	12%
17 TRAFFIC CONTROL	8,778	14,467	13,484	15,576	15,863	287	2%
TOTAL	\$1,028,269	\$1,039,449	\$948,426	\$1,090,978	\$1,257,826	\$166,848	15%
OPERATING FUND - LANDSCAPE SERVICES							
18 GROUNDS MAINTENANCE	\$2,585,229	\$2,533,730	\$2,585,909	\$2,816,943	\$3,064,085	\$247,142	9%
19 IRRIGATION	784,777	728,291	798,217	809,937	808,269	(1,668)	(0%)
20 PEST CONTROL	229,312	275,162	282,425	315,267	318,843	3,576	1%
21 LANDSCAPE ADMINISTRATION	121,344	224,189	240,721	253,034	352,686	99,652	39%
22 SMALL EQUIPMENT REPAIR	190,463	215,076	215,897	192,214	212,462	20,248	11%
23 NURSERY & COMPOSTING	211,268	179,886	168,001	192,001	176,055	(15,946)	(8%)
24 TREE MAINTENANCE	5,504	5,974	2,095	0	0	0	0%
TOTAL	\$4,127,897	\$4,156,996	\$4,306,366	\$4,579,396	\$4,932,400	\$353,004	8%

UNITED LAGUNA WOODS MUTUAL
2024 PLAN
Programs Report

DESCRIPTION	2020 ACTUALS	2021 ACTUALS	2022 ACTUALS	2023 BUDGET	2024 BUDGET	ASSESSMENT INCREASE/(DECREASE) \$	%
RESERVE FUND - MAINTENANCE & CONSTRUCTION							
25 BUILDING STRUCTURES	\$1,235,622	\$979,064	\$1,051,258	\$1,314,877	\$1,634,468	\$319,591	24%
26 CDS SIGNAGE	29,078	0	0	0	0	0	0%
27 ELECTRICAL SYSTEMS	319,500	418,938	628,037	509,495	524,435	14,940	3%
28 EXTERIOR WALKWAY LIGHTING	7,671	30,711	46,046	75,550	64,760	(10,790)	(14%)
29 FOUNDATIONS	0	18,910	49,387	43,436	43,436	0	0%
30 GUTTER REPLACEMENT	83,051	68,558	52,874	113,127	116,486	3,359	3%
31 PAINT - EXTERIOR	1,224,288	1,635,609	1,466,877	1,734,242	1,749,510	15,268	1%
32 PLUMBING REPLACEMENT	0	276,882	344,352	337,826	345,510	7,684	2%
33 PRIOR TO PAINT	776,863	701,954	731,374	996,471	1,033,447	36,976	4%
34 PAVING	368,865	510,630	379,026	398,371	394,207	(4,164)	(1%)
35 ROOFS	927,506	841,632	1,013,167	1,041,301	1,318,468	277,167	27%
36 WALLS	24,600	27,928	30,944	35,000	35,000	0	0%
37 WASTE LINE REMEDIATION	1,349,975	2,502,222	2,153,854	2,300,000	2,300,000	0	0%
38 WATER LINE - COPPER PIPE REMEDIATION	169,746	62,049	71,652	100,000	100,000	0	0%
39 WINDOW/SLIDING SCREEN DOOR	71,372	108,699	94,609	140,157	151,910	11,753	8%
APPLIANCE AND FIXTURES:							
40 COOKTOPS	55,479	58,719	89,574	69,963	69,996	33	0%
41 DISHWASHERS	52,993	66,351	93,120	96,362	97,499	1,137	1%
42 FIXTURES - BASINS/FAUCETS/SINKS/TOILETS	133,986	155,000	185,741	224,611	238,752	14,141	6%
43 GARBAGE DISPOSALS	74,176	115,475	113,801	118,247	125,123	6,876	6%
44 HOODS	10,264	18,470	20,790	39,542	39,610	68	0%
45 KITCHEN/BATH COUNTERS, FLOORS, MISC.	550,095	878,164	1,039,632	1,467,906	1,561,145	93,239	6%
46 OVENS	98,684	116,546	135,988	133,646	137,036	3,390	3%
47 RANGES	4,474	8,907	8,896	12,345	12,389	44	0%
48 REFRIGERATORS	97,109	158,863	171,606	222,137	222,337	200	0%
49 WATER HEATERS & PERMITS	282,448	479,830	526,556	749,363	759,990	10,627	1%
50 DRYERS - LAUNDRY	1,152	9,151	8,831	38,113	38,163	50	0%
51 WASHING MACHINES - LAUNDRY	64,094	42,691	44,215	91,082	91,112	30	0%
TOTAL APPLIANCE AND FIXTURES	\$1,424,955	\$2,108,168	\$2,438,752	\$3,263,317	\$3,393,152	\$129,835	4%
TOTAL	\$8,019,480	\$10,291,951	\$10,552,208	\$12,403,170	\$13,204,789	\$801,619	6%

Line 25 includes major damage restoration construction costs moved from contingency in 2021.

Line 32 was moved from operations in 2021.

UNITED LAGUNA WOODS MUTUAL
2024 PLAN
Programs Report

	DESCRIPTION	2020 ACTUALS	2021 ACTUALS	2022 ACTUALS	2023 BUDGET	2024 BUDGET	ASSESSMENT	
							INCREASE/(DECREASE)	%
							\$	
RESERVE FUND - GENERAL SERVICES								
52	PRIOR TO PAINT - WELDING					\$10,933	\$1,375	14%
53	PAVING	\$0	\$8,350	\$8,119	\$9,558	55,590	7,213	15%
54	WALLS	21,379	61,713	52,252	48,377	15,400	0	0%
	TOTAL	\$21,379	\$70,063	\$60,371	\$73,335	\$81,923	\$8,588	12%
RESERVE FUND - LANDSCAPE SERVICES								
55	SLOPE RENOVATION					\$109,792	\$10,894	11%
56	IMPROVEMENT & RESTORATION	\$257,365	\$160,582	\$100,652	\$98,898	195,857	18,113	3%
57	TREE MAINTENANCE	0	273,458	167,701	177,744	1,065,281	166,921	19%
	TOTAL	\$1,134,638	\$1,198,165	\$1,125,565	\$1,175,002	\$1,370,930	\$195,928	16%
CONTINGENCY FUND - MAINTENANCE & CONSTRUCTION								
58	MOISTURE INTRUSION - RAIN LEAKS	\$264,914	\$0	\$1,853	\$0	\$0	\$0	0%
59	MOISTURE INTRUSION - PLUMBING LEAKS	797,699	0	0	0	0	0	0%
60	MOISTURE INTRUSION - PLUMBING STOPPAGES	257,338	0	0	0	0	0	0%
61	MOISTURE INTRUSION - MISCELLANEOUS	185,784	0	0	0	0	0	0%
62	DAMAGE RESTORATION SERVICES	25,645	0	0	0	0	0	0%
	TOTAL	\$1,531,381	\$0	\$1,853	\$0	\$0	\$0	0%
Lines 58-62: funding for damage restoration cleanup was moved to operations and damage restoration construction was moved to reserves in 2021.								
PROPERTY TAXES FUND - NON WORK CENTER								
63	PROPERTY TAXES	\$11,899,352	\$12,323,498	\$12,323,498	\$12,649,183	\$13,427,890	\$778,707	6%
	TOTAL	\$11,899,352	\$12,323,498	\$12,323,498	\$12,649,183	\$13,427,890	\$778,707	6%
Line 63 - Expenditures were moved from operations beginning 2022. Expenses are billed directly to each manor and vary by manor. 2019 - 2021 Actuals are added above to provide history.								



DEFINITION OF FUNDS

RESERVE FUND

This fund was established at the original construction of the mutuals. The purpose of the reserve fund is to provide for repair, restoration, replacement or maintenance of structural elements and mechanical equipment within the mutual, including, but not limited to, replacement of designated appliances, roofs, paving, laundry equipment, walls, vertical lifts and windows.

Year	Beginning Balance	Investment Income	Contributions	Assessment PMPM	Planned Expenditures*	ENDING BALANCE
2023	\$ 16,710,271	\$ 728,421	\$ 11,853,864	\$ 156.23	\$ (13,651,507)	\$ 15,641,049
2024	\$ 15,641,049	\$ 603,315	\$ 12,992,247	\$ 171.23	\$ (14,657,642)	\$ 14,578,969
2025	\$ 14,578,969	\$ 571,159	\$ 14,130,387	\$ 186.23	\$ (15,250,171)	\$ 14,030,344
2026	\$ 14,030,344	\$ 546,105	\$ 15,268,527	\$ 201.23	\$ (16,520,946)	\$ 13,324,030
2027	\$ 13,324,030	\$ 564,518	\$ 16,406,667	\$ 216.23	\$ (15,342,568)	\$ 14,952,647
2028	\$ 14,952,647	\$ 632,728	\$ 16,857,850	\$ 222.18	\$ (15,702,554)	\$ 16,740,671

* Planned expenditures may differ from the contracted reserve study based on budget submitted and projections

RESTRICTED FUNDS

Contingency Fund

This fund is used for the repair or replacement of mutual assets damaged by uninsured or unexpected disasters in addition to providing for unanticipated significant expenditures not otherwise identified in the business plan. This fund may also be used for write-offs of uncollectible accounts according to original definition of the general operating fund. This fund is not required by civil code and is not included in the reserve plan calculations.

Year	Beginning Balance	Investment Income	Contributions	Assessment PMPM	Planned Expenditures	ENDING BALANCE
2023	\$ 1,113,771	\$ 0	\$ 75,876	\$ 1.00	\$ 0	\$ 1,189,647
2024	\$ 1,189,647	\$ 0	\$ 151,752	\$ 2.00	\$ 0	\$ 1,341,399
2025	\$ 1,341,399	\$ 0	\$ 227,628	\$ 3.00	\$ 0	\$ 1,569,027
2026	\$ 1,569,027	\$ 0	\$ 303,504	\$ 4.00	\$ 0	\$ 1,872,531
2027	\$ 1,872,531	\$ 0	\$ 379,380	\$ 5.00	\$ 0	\$ 2,251,911
2028	\$ 2,251,911	\$ 0	\$ 455,256	\$ 6.00	\$ 0	\$ 2,707,167



Property Taxes Fund

This fund is used for property taxes, which are generally based on the most recent purchase price of the individual manor. Taxes are assessed by the County of Orange, based on the county's calculation of assessed value for each manor. Expenses are billed directly to each manor and vary by manor. The fund was established in 2021 and is not required by civil code and is not included in the reserve plan calculations.

<i>Year</i>	<i>Contributions</i>	<i>Assessment PMPM</i>	<i>Planned Expenditures</i>
2023	\$ 12,649,183	Varies	\$ (12,649,183)
2024	\$ 13,427,890	Varies	\$ (13,427,890)
2025	\$ 13,696,448	Varies	\$ (13,696,448)
2026	\$ 13,970,377	Varies	\$ (13,970,377)
2027	\$ 14,249,784	Varies	\$ (14,249,784)
2028	\$ 14,534,780	Varies	\$ (14,534,780)



2024 RESERVES PLAN

Summary & Disclosures

California Civil Code §5300 requires that homeowner associations maintain a reserve study, a plan by which the mutual anticipates and prepares for inevitable future expenses of major components. Ideally, all such expenditures to repair, replace or restore components will be covered by those funds set aside in segregated accounts as reserves. A summary of the reserves plan prepared by Association Reserves™ is included herein.

The study identifies estimated current replacement costs of just under \$91.3 million. The fully funded balance (based on formula defined in Civil Code §5570(b)(4)) is \$44 million as of January 1, 2024. Projected reserve fund balances are estimated to be \$15.6 million, or 35.5% funded. These figures shall not be construed to require the board to fund reserves in accordance with this calculation.

The reserve receives monies through assessments and through interest earned on invested fund balances. In 2024, the basic monthly assessment for the reserve is set at \$171.23 per manor per month.

Contact the Financial Services Department at 949-597-4201 visit the community website at www.lagunawoodsvillage.com to obtain the full reserves study.

United Laguna Woods Mutual has no outstanding loans.

Assessment and Reserve Funding Disclosure Summary

United Laguna Woods Mutual, Laguna Woods

For Fiscal Year Beginning: 1/1/2024

of units: 6323

1) Budgeted Amounts:	Total	Average Per Unit*
Reserve Contributions:	\$12,992,247.00	\$2,054.76
Total Assessment Income:	\$68,531,900.00	\$10,838.51

per: Year

- 2) Additional assessments that have already been scheduled to be imposed or charged, regardless of the purpose, if they have been approved by the board and/or members:

Year	Total Amount Per Unit*	Purpose
------	------------------------	---------

Total: \$0.00

- 3) Based on the most recent Reserve Study and other information available to the Board of Directors, at this point in time does it appear that currently projected Reserve account balances will be sufficient at the end of each year to meet the association's obligation for repair and/or replacement of major components during the next 30 years? **Yes**
- 4) If the answer to #3 is no, what additional assessments or other contributions/loans to Reserves would be necessary to ensure that sufficient Reserve Funds will be available each year during the next 30 years?

Approximate Fiscal Year Assessment Will Be Due	Average Total Amount Per Unit*

Total: \$0.00

- 5) All major components appropriate for Reserve Funding (components that are a common area maintenance responsibility with a limited life expectancy and predictable remaining useful life, above a minimum threshold cost of significance) are included in this Reserve Funding Plan: **Yes**

6) All computations/disclosures are based on the fiscal year start date of:	1/1/2024
Fully Funded Balance (based on formula defined in 5570(b)4):	\$44,047,307
Projected Reserve Fund Balance:	\$15,641,049
Percent Funded:	35.5 %
Reserve Deficit (surplus) on a mathematical avg-per-unit* basis:	\$4,493

From the 8/2/2023 Reserve Study by Association Reserves and any minor changes since that date.

* If assessments vary by the size or type of unit, allocate as noted within your Governing Documents.

- 7) See attached 30-yr Summary Table, showing the projected Reserve Funding Plan, Reserve Balance, Percent Funded, and assumptions for interest and inflation.

Prepared by: Sean Andersen

Date: 10/6/2023

The financial representations at the time of preparation are based on the Reserve Study for the fiscal year shown at the top of this page and the best estimates of the preparer. These estimates should be expected to change from year to year. Some information on this form has been provided to Association Reserves, and has not been independently verified.

United Laguna Woods Mutual - 36560-4a

30 - yr Summary

						Interest: 4.0%		Inflation: 3.0%		
Reserve Fund Strength Calculations: (All values of Fiscal Year Start Date)						Projected Reserve Balance Changes				
Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded		Special Assmt Risk	% Increase In Annual Reserve Contribs.	Reserve Contribs	Loan or Special Assmt	Interest Income	Reserve Expenses
2024	\$15,641,049	\$44,047,307	35.5%		Medium	9.6%	\$12,992,247	\$0	\$603,319	\$14,657,453
2025	\$14,579,162	\$46,478,370	31.4%		Medium	8.76%	\$14,130,387	\$0	\$571,167	\$15,250,171
2026	\$14,030,545	\$48,842,070	28.7%		High	8.05%	\$15,268,527	\$0	\$546,113	\$16,520,946
2027	\$13,324,239	\$50,437,637	26.4%		High	7.45%	\$16,406,667	\$0	\$564,527	\$15,342,568
2028	\$14,952,865	\$53,705,517	27.8%		High	2.75%	\$16,857,850	\$0	\$632,737	\$15,702,554
2029	\$16,740,898	\$56,842,975	29.5%		High	2.75%	\$17,321,441	\$0	\$718,476	\$15,533,270
2030	\$19,247,546	\$60,280,083	31.9%		Medium	2.75%	\$17,797,781	\$0	\$830,352	\$15,530,940
2031	\$22,344,739	\$64,354,636	34.7%		Medium	2.75%	\$18,287,220	\$0	\$964,830	\$15,613,251
2032	\$25,983,537	\$69,027,396	37.6%		Medium	2.75%	\$18,790,118	\$0	\$1,104,653	\$16,529,854
2033	\$29,348,455	\$73,457,677	40.0%		Medium	2.75%	\$19,306,847	\$0	\$1,243,721	\$16,949,582
2034	\$32,949,441	\$78,170,103	42.2%		Medium	2.75%	\$19,837,785	\$0	\$1,347,831	\$19,571,714
2035	\$34,563,343	\$80,902,099	42.7%		Medium	2.75%	\$20,383,324	\$0	\$1,422,285	\$19,690,130
2036	\$36,678,822	\$81,002,497	45.3%		Medium	2.75%	\$20,943,865	\$0	\$1,556,823	\$17,877,138
2037	\$41,302,372	\$83,533,141	49.4%		Medium	2.75%	\$21,519,822	\$0	\$1,733,440	\$19,030,087
2038	\$45,525,548	\$85,507,588	53.2%		Medium	2.75%	\$22,111,617	\$0	\$1,883,069	\$20,722,951
2039	\$48,797,282	\$86,369,702	56.5%		Medium	2.75%	\$22,719,686	\$0	\$2,030,723	\$20,626,199
2040	\$52,921,493	\$87,946,579	60.2%		Medium	2.75%	\$23,344,478	\$0	\$2,220,624	\$20,177,152
2041	\$58,309,442	\$90,640,205	64.3%		Medium	2.75%	\$23,986,451	\$0	\$2,401,545	\$22,713,611
2042	\$61,983,828	\$91,427,217	67.8%		Medium	2.75%	\$24,646,078	\$0	\$2,556,972	\$23,092,114
2043	\$66,094,765	\$92,491,867	71.5%		Low	2.75%	\$25,323,845	\$0	\$2,737,798	\$23,115,048
2044	\$71,041,360	\$94,228,034	75.4%		Low	2.75%	\$26,020,251	\$0	\$2,913,934	\$25,058,110
2045	\$74,917,435	\$94,671,140	79.1%		Low	2.75%	\$26,735,808	\$0	\$3,134,224	\$22,711,803
2046	\$82,075,664	\$98,247,019	83.5%		Low	2.75%	\$27,471,043	\$0	\$3,208,065	\$34,138,640
2047	\$78,616,132	\$90,884,400	86.5%		Low	0.00%	\$27,471,043	\$0	\$3,186,198	\$28,293,048
2048	\$80,980,325	\$90,681,256	89.3%		Low	0.00%	\$27,471,043	\$0	\$3,212,250	\$31,742,531
2049	\$79,921,086	\$87,705,416	91.1%		Low	0.00%	\$27,471,043	\$0	\$3,191,677	\$30,633,992
2050	\$79,949,814	\$86,592,052	92.3%		Low	0.00%	\$27,471,043	\$0	\$3,186,000	\$30,970,132
2051	\$79,636,724	\$85,933,317	92.7%		Low	0.00%	\$27,471,043	\$0	\$3,139,453	\$32,628,914
2052	\$77,618,306	\$84,405,557	92.0%		Low	0.00%	\$27,471,043	\$0	\$3,079,072	\$31,556,201
2053	\$76,612,219	\$84,821,918	90.3%		Low	0.00%	\$27,471,043	\$0	\$3,059,047	\$30,527,039

**United Laguna Woods Mutual**

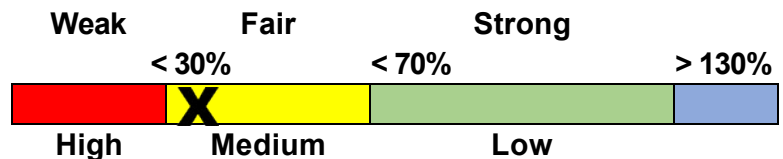
Laguna Woods, CA

Level of Service: **Update "No-Site-Visit"**Report #: **36560-4**

of Units: 6,323

January 1, 2024 through December 31, 2024**Findings & Recommendations****as of January 1, 2024**

Projected Starting Reserve Balance	\$15,641,049
Current Full Funding Reserve Balance	\$44,047,307
Average Reserve Deficit (Surplus) Per Unit	\$4,493
Percent Funded	35.5 %
Recommended 2024 "Annual Full Funding Contributions"	\$14,250,000
Alternate minimum contributions to keep Reserve above \$0	\$12,992,247
Most Recent Reserve Contribution Rate	\$11,853,864
Annual Deterioration Rate	\$16,301,067

Reserve Fund Strength: 35.5%**Risk of Special Assessment:****Economic Assumptions:**Net Annual "After Tax" Interest Earnings Accruing to Reserves **2.50 %**Annual Inflation Rate **3.00 %**

This is an Update "No-Site-Visit", and is based on a prior Report prepared by Association Reserves. No site inspection was performed as part of this Reserve Study.

This Reserve Study was prepared by a credentialed Reserve Specialist, Sean Erik Andersen, PRA, RS #68.

The Association is a Mutual.

The Reserve Fund is between the 30% funded level and the 70% funded level at 35.5 % Funded, which is a fair position for the fund to be in. This means that the Mutual's special assessment & deferred maintenance risk is currently medium. The objective of your multi-year Funding Plan is to Fully Fund Reserves and ultimately achieve a position of strength in the fund, where the Mutual will enjoy a low risk of Reserve cash flow problems.

The Annual Deterioration rate for your Reserve Components is \$16,301,067.

Based on this starting point, your annual deterioration rate, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is to increase your Reserve contributions to \$14,250,000.

*The Alternative Contribution rate, also called Baseline Funding will keep the Reserve Funds above \$0. This figure for your association is \$12,992,247.

To receive a copy of the full Reserve Study, contact the Mutual.



#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Paving				
2220	(2024) Asphalt - Resurface	25	0	\$199,081
2220	(2025) Asphalt - Resurface	25	1	\$206,627
2220	(2026) Asphalt - Resurface	25	2	\$258,566
2220	(2027) Asphalt - Resurface	25	3	\$251,222
2220	(2028) Asphalt - Resurface	25	4	\$248,405
2220	(2029) Asphalt - Resurface	25	5	\$291,777
2220	(2030) Asphalt - Resurface	25	6	\$281,220
2220	(2031) Asphalt - Resurface	25	7	\$272,422
2220	(2032) Asphalt - Resurface	25	8	\$241,537
2220	(2033) Asphalt - Resurface	25	9	\$282,569
2220	(2034) Asphalt - Resurface	25	10	\$273,759
2220	(2035) Asphalt - Resurface	25	11	\$317,423
2220	(2036) Asphalt - Resurface	25	12	\$290,573
2220	(2037) Asphalt - Resurface	25	13	\$262,066
2220	(2038) Asphalt - Resurface	25	14	\$265,704
2220	(2039) Asphalt - Resurface	25	15	\$263,410
2220	(2040) Asphalt - Resurface	25	16	\$266,274
2220	(2041) Asphalt - Resurface	25	17	\$261,640
2220	(2042) Asphalt - Resurface	25	18	\$186,059
2220	(2043) Asphalt - Resurface	25	19	\$165,172
2220	(2045) Asphalt - Resurface	25	21	\$187,032
2220	(2046) Asphalt - Resurface	25	22	\$101,531
2220	(2047) Asphalt - Resurface	25	23	\$67,820
2220	(2048) Asphalt - Resurface	25	24	\$109,343
2220	(2049) Asphalt - Resurface	25	25	\$233,005
2230	Asphalt - Annual Repair/Seal	1	0	\$45,126
Asphalt & Concrete Repair/Replace				
2033	(2024) Concrete & Paving - R/R	20	0	\$55,434
2033	(2025) Concrete & Paving - R/R	20	1	\$484
2033	(2026) Concrete & Paving - R/R	20	2	\$1,112
2033	(2027) Concrete & Paving - R/R	20	3	\$978
2033	(2028) Concrete & Paving - R/R	20	4	\$643
2033	(2029) Concrete & Paving - R/R	20	5	\$1,895
2033	(2030) Concrete & Paving - R/R	20	6	\$7,440
2033	(2031) Concrete & Paving - R/R	20	7	\$11,522
2033	(2032) Concrete & Paving - R/R	20	8	\$12,372
2033	(2033) Concrete & Paving - R/R	20	9	\$6,274

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2033	(2034) Concrete & Paving - R/R	20	10	\$11,914
2033	(2035) Concrete & Paving - R/R	20	11	\$53,051
2033	(2036) Concrete & Paving - R/R	20	12	\$50,290
2033	(2037) Concrete & Paving - R/R	20	13	\$90,779
2033	(2038) Concrete & Paving - R/R	20	14	\$72,594
2033	(2039) Concrete & Paving - R/R	20	15	\$58,197
2033	(2040) Concrete & Paving - R/R	20	16	\$48,213
2033	(2041) Concrete & Paving - R/R	20	17	\$46,950
2033	(2042) Concrete & Paving - R/R	20	18	\$69,408
2033	(2043) Concrete & Paving - R/R	20	19	\$33,890
2033	(2044) Concrete & Paving - R/R	20	20	\$21,367
2100	Concrete - Repair/Replace	1	0	\$150,000
Roofs - Built-Up				
1302	(2024) Built-Up/PVC - Replace	0	0	\$800,000
1302	(2025) Built-Up/PVC - Replace	0	1	\$1,014,614
1302	(2026) Built-Up/PVC - Replace	0	2	\$1,013,948
1302	(2027) Built-Up/PVC - Replace	0	3	\$1,014,063
1302	(2028) Built-Up/PVC - Replace	0	4	\$999,208
1302	(2029) Built-Up/PVC - Replace	0	5	\$384,603
2465	(2034) PVC Cool Roof - Replace	25	10	\$1,437,163
2465	(2035) PVC Cool Roof - Replace	25	11	\$1,455,050
2465	(2036) PVC Cool Roof - Replace	25	12	\$1,746,312
2465	(2037) PVC Cool Roof - Replace	25	13	\$2,422,018
2465	(2038) PVC Cool Roof - Replace	25	14	\$3,028,314
2465	(2039) PVC Cool Roof - Replace	25	15	\$2,704,665
2465	(2040) PVC Cool Roof - Replace	25	16	\$2,098,347
2465	(2041) PVC Cool Roof - Replace	25	17	\$1,467,555
2465	(2042) PVC Cool Roof - Replace	25	18	\$1,528,240
2465	(2043) PVC Cool Roof - Replace	25	19	\$1,848,634
2465	(2044) PVC Cool Roof - Replace	25	20	\$977,468
2465	(2045) PVC Cool Roof - Replace	25	21	\$768,197
2465	(2046) PVC Cool Roof - Replace	25	22	\$986,400
2465	(2047) PVC Cool Roof - Replace	25	23	\$1,120,978
2465	(2048) PVC Cool Roof - Replace	25	24	\$1,004,013
2465	(2049) PVC Cool Roof - Replace	25	25	\$1,021,560
2465	(2050) PVC Cool Roof - Replace	25	26	\$1,014,929
2465	(2051) PVC Cool Roof - Replace	25	27	\$1,017,066
2465	(2052) PVC Cool Roof - Replace	25	28	\$1,017,143
2465	(2053) PVC Cool Roof - Replace	25	29	\$995,387
2466	Emergency Roof Repairs - Annual	1	0	\$90,000
2467	Preventative Roof Repairs	1	0	\$105,409
2468	Flat Roofs Debris Cleanup	1	0	\$73,059

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Roofs - Comp Shingle				
2450	(2024) Comp Shingle Roof - Replace	40	0	\$250,000
2450	(2025) Comp Shingle Roof - Replace	40	1	\$322,161
2450	(2041) Comp Shingle Roof - Replace	40	17	\$1,637,463
2450	(2042) Comp Shingle Roof - Replace	40	18	\$1,449,376
2450	(2043) Comp Shingle Roof - Replace	40	19	\$965,793
2450	(2044) Comp Shingle Roof - Replace	40	20	\$1,842,212
2450	(2045) Comp Shingle Roof - Replace	40	21	\$1,039,555
2450	(2046) Comp Shingle Roof - Replace	40	22	\$4,601,547
2450	(2047) Comp Shingle Roof - Replace	40	23	\$2,307,916
2450	(2048) Comp Shingle Roof - Replace	40	24	\$3,369,630
2450	(2049) Comp Shingle Roof - Replace	40	25	\$2,016,490
2450	(2050) Comp Shingle Roof - Replace	40	26	\$1,630,243
2450	(2051) Comp Shingle Roof - Replace	40	27	\$2,168,778
2450	(2052) Comp Shingle Roof - Replace	40	28	\$1,259,397
2450	(2053) Comp Shingle Roof - Replace	40	29	\$538,579
Roofs - Tile				
2400	(2044) Tile Roof - Replace	40	20	\$465,530
2400	(2046) Tile Roof - Replace	40	22	\$927,820
2400	(2047) Tile Roof - Replace	40	23	\$541,717
2400	(2048) Tile Roof - Replace	40	24	\$582,193
2400	(2049) Tile Roof - Replace	40	25	\$601,887
2400	(2050) Tile Roof - Replace	40	26	\$582,848
2400	(2051) Tile Roof - Replace	40	27	\$582,848
2400	(2052) Tile Roof - Replace	40	28	\$582,848
2400	(2053) Tile Roof - Replace	40	29	\$625,693
2400	(2054) Tile Roof - Replace	40	30	\$482,357
Infrastructure/Buildings				
151	Manor Interior Damage Restoration	1	0	\$684,330
2480	Gutter System - New Install	1	0	\$50,000
2481	Gutter/Downspouts - Repair/Replace	1	0	\$66,486
2510	(2024) Balcony Inspections	9	0	\$51,560
2510	(2032) Balcony Inspections	9	8	\$150,000
2510	(2033) Balcony Inspections	9	9	\$150,000
2621	Sliding Screen Doors	1	0	\$31,500
2740	Windows - Repair/Replace	1	0	\$120,410
4525	(2026) Vertical Lifts - R & R	20	2	\$737,000
4525	(2027) Vertical Lifts - R & R	20	3	\$147,400
4525	(2028) Vertical Lifts - R & R	20	4	\$73,700
4525	(2029) Vertical Lifts - R & R	20	5	\$73,700
4525	(2030) Vertical Lifts - R & R	20	6	\$294,800
4525	(2032) Vertical Lifts - R & R	20	8	\$221,100

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
4525	(2033) Vertical Lifts - R & R	20	9	\$73,700
4525	(2034) Vertical Lifts - R & R	20	10	\$73,700
4525	(2038) Vertical Lifts - R & R	20	14	\$147,400
Carport Siding Renovation				
1112	(2027) Carport Renovations	6	3	\$2,600
1112	(2028) Carport Renovations	6	4	\$5,200
1112	(2029) Carport Renovations	6	5	\$7,800
1112	(2030) Carport Renovations	6	6	\$10,400
1112	(2031) Carport Renovations	6	7	\$13,000
1112	(2032) Carport Renovations	6	8	\$15,600
1112	(2033) Carport Renovations	6	9	\$54,600
Manor Components				
3001	Fixtures - Faucets - Replace	1	0	\$149,120
3005	Fixtures Sinks - Replace	1	0	\$38,200
3006	Fixtures - Toilets	1	0	\$6,817
3009	Bathroom Counter - Inspections	1	0	\$36,750
3009	Bathroom Counters - Replace	1	0	\$209,961
3009	Kitchen Countertop - Inspection	1	0	\$94,500
3009	Kitchen Countertops - Replace	1	0	\$387,760
3010	Bathroom Tile - Replace/Abatement	1	0	\$226,302
3011	Bath Mirrors - Replace	1	0	\$32,834
3012	Shower/Tub Enclosures - Replace	1	0	\$201,046
3014	Bathroom Basins, Faucets, Counter	1	0	\$32,468
3050	Floor Replacement - Abatement	1	0	\$214,200
3051	Bathroom Floors - Wk Cntr #910	1	0	\$21,000
3051	Bathroom Floors - Wk Cntr #917	1	0	\$60,821
3052	Kitchen Floors - Wk Cntr #910	1	0	\$17,850
3053	Kitchen Floors - Wk Cntr #917	1	0	\$39,426
3321	Ranges - Reimbursements	1	0	\$2,600
3321	Ranges - Replace	1	0	\$9,790
3322	Refrigerators - Reimbursements	1	0	\$43,400
3322	Refrigerators - Replace	1	0	\$178,936
3323	Cooktops - Reimbursed	1	0	\$15,300
3323	Cooktops - Replace	1	0	\$54,696
3324	Dishwashers - Reimbursement	1	0	\$11,900
3324	Dishwashers - Replace	1	0	\$85,599
3326	Ovens - Reimbursement	1	0	\$25,000
3326	Ovens - Replace	1	0	\$112,036
3327	Garbage Disposals - Replace	1	0	\$109,723
3327	Garbage Disposals & Counters	1	0	\$15,400
3328	Manor Hoods - Reimbursements	1	0	\$4,300
3328	Manor Hoods - Replace	1	0	\$35,310

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
4569	(2024) Water Heaters Replace	1	0	\$757,480
4570	Water Heater - Replace	1	1	\$834,111
4621	Heat Pumps - Replace	1	0	\$5,661
4622	Wall Heater - Replace	1	0	\$3,774
Lighting & Electrical				
4650	(2027-2034) Solar Systems -Replace	1	3	\$14,455
4650	(2037-2044) Solar Systems -Replace	1	13	\$14,455
4650	(2047-2054) Solar Systems -Replace	1	24	\$301,955
6971	(2024) Pushmatic Panels- Upgrade	50	0	\$500,000
6971	(2025) Pushmatic Panels- Upgrade	50	1	\$637,200
6971	(2026) Pushmatic Panels- Upgrade	50	2	\$637,200
6972	Electrical Panel Maintenance	1	0	\$15,000
6973	Exterior Lighting (Consultant)	1	0	\$15,000
6974	Walkway Lights - Additional New	1	0	\$49,760
Laundry Rooms				
3720	(2024) Laundry Room Sinks - Replace	25	0	\$12,147
3720	(2047) Laundry Room Sinks - Replace	25	24	\$9,100
3725	Laundry Room Counters - Replace	1	0	\$18,697
3735	Washers - Replace	1	0	\$91,113
3740	Dryers - Replace	1	0	\$38,163
3750	(2024-2032) Laundry Water Heaters	1	0	\$2,510
3750	Laundry Room Water Heater	1	8	\$10,152
6720	Boat Ramps - Repair/Replace	25	24	\$13,000
Off Cycle Decking				
150	Off Cycle Deck Top Coat - Annual	1	0	\$65,293
152	Off Cycle Common Decks - Annual	1	0	\$68,410
153	Off Cycle Balcony Decks - Annual	1	0	\$10,350
Prior To Painting				
2356	Lead - Testing PTP - Annual	1	0	\$5,000
2357	Asbestos - Testing PTP - Annual	1	0	\$52,750
2522	Full Cycle Dry Rot PTP - Annual	1	0	\$719,099
6341	Full Cycle Decking Repairs - Annual	1	0	\$112,544
6343	Full Cycle Balcony Dry Rot - Annual	1	0	\$10,902
Interior & Exterior Painting				
2330	Interior Paint Touch-up - Annual	1	0	\$95,396
2331	Exterior Paint Touch-Up (Annual)	1	0	\$124,104
2355	Full Cycle Exterior Paint - Annual	1	0	\$1,419,843
2356	Lead Testing and Abatement	1	0	\$7,875
2506	Deck Top Coat Reseal (Annual)	1	0	\$56,623
2725	Building Signage	1	0	\$45,669
Walls, Fencing, Railings & Gates				
5501	Perimeter Block Walls - Repair	1	0	\$8,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
5502	Walls - Common Area Block - Annual	1	0	\$7,400
5525	Perimeter Shepherds Crook - Replace	1	0	\$35,000
Grounds & Miscellaneous				
7000	Trees - Trim/Maintain - Annual	1	0	\$1,065,281
7011	(2025) Landscape Renovations	4	1	\$15,000
7011	(2026) Landscape Renovations	4	2	\$15,000
7012	Landscape Improve/Restore Annual	1	0	\$195,857
7014	Slope - Renovations	1	0	\$82,759
7017	Turf Reduction & Irrigation	1	0	\$27,029
Building Structures				
2001	(2024) Bldg. Structures, Projects	1	0	\$50,000
2001	Bldg. Structures, Projects - Annual	1	1	\$134,800
2001	Building Structures Dry Rot Repairs	1	0	\$5,250
2002	Bldg. Structures Maint Ops Annual	1	0	\$400,000
2003	Building Structures Carpentry	1	0	\$97,321
2004	(2024) Smoke Alarms - Replace	10	0	\$340,757
2004	(2025) Smoke Alarms - Replace	10	2	\$299,845
2006	Building Foundations - Repair	1	0	\$43,436
2356	Lead Testing and Abatement	1	0	\$5,250
Plumbing				
4590	Plumbing - Repair/Replace, Annual	1	0	\$345,510
4591	Copper Water Lines Re-Pipe - Annual	1	0	\$100,000
4594	(2024-2035)Waste Line Epoxy Re-Line	1	0	\$2,300,000
4596	(2036-2053) Waste Lines - Repair	1	12	\$50,000

213 Total Funded Components

Note 1: Yellow highlighted line items are expected to require attention in this initial year.



Budget Summary

Report # 36560-4
No-Site-Visit

	Useful Life		2024 Rem. Useful Life		Estimated Replacement Cost in 2024	2024 Expenditures	01/01/2024 Current Fund Balance	01/01/2024 Fully Funded Balance	Remaining Bal. to be Funded	Recommended 2024 Contributions
	Min	Max	Min	Max						
Paving	1	25	0	25	\$5,829,363	\$244,207	\$442,569	\$3,262,972	\$5,386,794	\$241,706
Asphalt & Concrete Repair/Replace	1	20	0	20	\$804,807	\$205,434	\$205,894	\$376,599	\$598,913	\$159,747
Roofs - Built-Up	0	25	0	29	\$35,154,343	\$1,068,468	\$1,575,775	\$11,256,530	\$33,578,568	\$1,271,791
Roofs - Comp Shingle	40	40	0	29	\$25,399,140	\$250,000	\$516,217	\$11,181,703	\$24,882,923	\$555,083
Roofs - Tile	40	40	20	30	\$5,975,741	\$0	\$0	\$2,200,030	\$5,975,741	\$130,596
Infrastructure/Buildings	1	20	0	14	\$3,146,786	\$1,004,286	\$1,004,286	\$2,384,403	\$2,142,500	\$947,531
Carport Siding Renovation	6	6	3	9	\$109,200	\$0	\$0	\$4,333	\$109,200	\$15,910
Manor Components	1	1	0	1	\$4,074,071	\$3,239,960	\$3,239,960	\$3,239,960	\$834,111	\$3,561,455
Lighting & Electrical	1	50	0	24	\$2,185,025	\$579,760	\$579,760	\$1,815,928	\$1,605,265	\$389,981
Laundry Rooms	1	25	0	24	\$194,882	\$162,630	\$162,630	\$163,514	\$32,252	\$141,621
Off Cycle Decking	1	1	0	0	\$144,053	\$144,053	\$144,053	\$144,053	\$0	\$125,928
Prior To Painting	1	1	0	0	\$900,295	\$900,295	\$900,295	\$900,295	\$0	\$787,016
Interior & Exterior Painting	1	1	0	0	\$1,749,510	\$1,749,510	\$1,749,510	\$1,749,510	\$0	\$1,529,380
Walls, Fencing, Railings & Gates	1	1	0	0	\$50,400	\$50,400	\$50,400	\$50,400	\$0	\$44,058
Grounds & Miscellaneous	1	4	0	2	\$1,400,926	\$1,370,926	\$1,382,176	\$1,389,676	\$18,750	\$1,204,987
Building Structures	1	10	0	2	\$1,376,659	\$942,014	\$942,014	\$1,181,890	\$434,645	\$699,443
Plumbing	1	1	0	12	\$2,795,510	\$2,745,510	\$2,745,510	\$2,745,510	\$50,000	\$2,443,768
					\$91,290,711	\$14,657,453	\$15,641,049	\$44,047,307	\$75,649,662	\$14,250,000

Percent Funded: 35.5%

2024 BUSINESS PLAN

Third Laguna Hills Mutual

Adopted September 19, 2023

BOARD OF DIRECTORS

Mark Laws, President
Jim Cook, First Vice President
Ralph Engdahl, Second Vice President
Cris Prince, Secretary
Donna Rane-Szostak, Treasurer
Cusrow “Cush” Bhada
Andrew Ginocchio
Nathaniel Ira Lewis
S.K. Park
Moon G. Yun
Jules Zalon

Prepared By:
VILLAGE MANAGEMENT SERVICES INC.

Siobhan Foster, CEO/General Manager
Steve Hormuth, Director of Financial Services





2024 BUSINESS PLAN - BY ACCOUNT

DESCRIPTION	2020 ACTUAL*	2021 ACTUAL*	2022 ACTUAL	2023 PLAN	2024 PLAN	ASSESSMENT Per Manor Per Month		
						2023	2024	Change
OPERATING REVENUES								
Non-Assessment Revenues								
Fees and Charges to Residents	\$401,033	\$732,032	\$1,085,097	\$1,075,119	\$3,515,399	\$14.68	\$48.01	(\$33.33)
Laundry Revenue	198,525	214,443	213,498	210,000	209,300	2.87	2.86	0.01
Miscellaneous	543,647	604,039	680,849	752,512	745,130	10.28	10.18	0.10
Total Revenue	\$1,143,205	\$1,550,514	\$1,979,444	\$2,037,631	\$4,469,829	\$27.83	\$61.05	(\$33.22)
OPERATING EXPENSES								
Employee Compensation	\$6,594,953	\$7,074,776	\$7,230,319	\$7,978,557	\$8,281,408	\$108.96	\$113.12	\$4.16
Expenses Related to Compensation	2,842,894	2,972,229	3,102,923	3,447,867	3,457,551	47.09	47.22	0.13
Material and Supplies	633,276	790,544	833,296	726,964	828,491	9.93	11.31	1.38
Electricity	295,759	348,719	602,032	399,821	454,730	5.46	6.21	0.75
Sewer	1,698,515	1,774,945	1,680,160	1,494,600	1,659,600	20.41	22.66	2.25
Water	2,817,315	3,093,848	2,895,128	3,009,336	3,219,638	41.10	43.97	2.87
Trash	546,524	583,345	678,406	1,058,445	1,428,914	14.45	19.51	5.06
Legal Fees	627,448	245,767	198,123	393,325	300,000	5.37	4.10	(1.27)
Professional Fees	216,775	62,024	116,969	149,357	167,827	2.04	2.29	0.25
Equipment Rental	4,688	9,043	6,437	7,957	8,714	0.11	0.12	0.01
Outside Services	1,255,418	1,638,025	2,111,894	1,296,140	1,342,248	17.70	18.33	0.63
Repairs and Maintenance	2,554	3,874	1,844	7,673	5,375	0.10	0.07	(0.03)
Other Operating Expense	123,010	115,394	105,346	156,704	154,338	2.14	2.11	(0.03)
Insurance	542,735	888,596	952,126	1,073,454	1,166,792	14.66	15.93	1.27
Property Insurance	1,368,240	2,658,682	7,359,685	7,849,953	8,000,000	107.20	109.25	2.05
Uncollectible Accounts	71,798	45,737	179,544	65,000	85,000	0.89	1.16	0.27
Cost Allocations	1,291,881	1,173,905	1,257,835	1,213,710	1,304,833	16.58	17.82	1.24
Total Expense	\$20,933,783	\$23,479,453	\$29,312,067	\$30,328,863	\$31,865,459	\$414.19	\$435.18	\$20.99
RESERVE CONTRIBUTIONS								
Replacement Fund	\$10,690,704	\$10,690,704	\$10,690,704	\$11,276,496	\$11,422,944	\$154.00	\$156.00	\$2.00
Elevator Replacement Fund	366,120	366,120	366,120	366,120	366,120	5.00	5.00	0.00
Laundry Replacement Fund	73,224	73,224	73,224	146,448	146,448	2.00	2.00	0.00
Total Reserve Contribution	\$11,130,048	\$11,130,048	\$11,130,048	\$11,789,064	\$11,935,512	\$161.00	\$163.00	\$2.00
RESTRICTED CONTRIBUTIONS								
Disaster Fund	\$1,133,508	\$1,830,600	\$1,591,890	\$897,726	\$1,830,600	\$12.26	\$25.00	\$12.74
Unappropriated Expenditures Fund	585,792	585,792	0	0	1,865,015	0.00	25.47	25.47
Total Restricted Contribution	\$1,719,300	\$2,416,392	\$1,591,890	\$897,726	\$3,695,615	\$12.26	\$50.47	\$38.21
Total Reserve/Restricted Contribution	\$12,849,348	\$13,546,440	\$12,721,938	\$12,686,790	\$15,631,127	\$173.26	\$213.47	\$40.21
TOTAL MUTUAL	\$32,639,926	\$35,475,379	\$40,054,561	\$40,978,022	\$43,026,757	\$559.62	\$587.60	\$27.98
GOLDEN RAIN FOUNDATION								
GRF Operating	\$13,297,478	\$13,663,283	\$14,316,115	\$14,960,469	\$15,466,374	\$204.31	\$ 211.22	\$6.91
GRF Reserve Contributions	1,391,256	1,391,256	1,244,808	1,244,808	1,244,808	17.00	17.00	0.00
GRF Contingency Contributions	366,120	0	366,120	0	0	0.00	0.00	0.00
Total GRF	\$15,054,854	\$15,054,539	\$15,927,043	\$16,205,277	\$16,711,182	\$221.31	\$228.22	\$6.91
TOTAL BASIC ASSESSMENT	\$47,694,780	\$50,529,918	\$55,981,604	\$57,183,299	\$59,737,939	\$780.93	\$815.82	\$34.89
SURCHARGES (unique to units with common laundry facilities, elevators, and/or Garden Villa recreation rooms)								
Elevator Operating	\$303,146	\$315,135	\$352,283	\$366,252	\$350,852	16.52	15.83	(0.69)
Garden Villa Recreation Room Fund	85,698	89,424	89,424	93,150	96,876	6.25	6.50	0.25
	\$388,844	\$404,559	\$441,707	\$459,402	\$447,728	\$22.77	\$22.33	(\$0.44)
TOTAL BUSINESS PLAN	\$48,083,624	\$50,934,477	\$56,423,311	\$57,642,701	\$60,185,667			

*2020 and 2021 actuals were affected by COVID-19 Pandemic.



2024 BUSINESS PLAN - BY DEPARTMENT

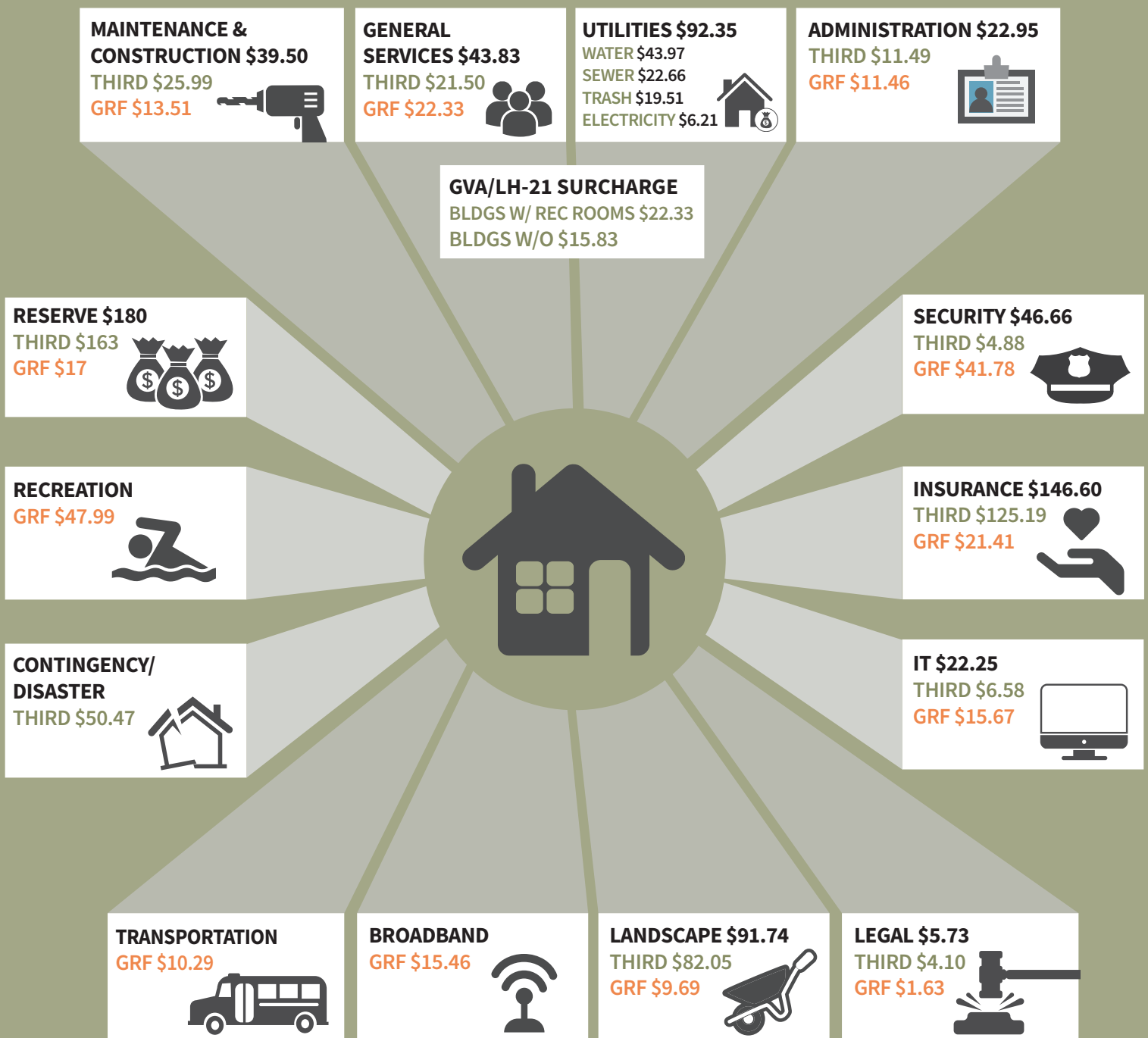
DESCRIPTION	2020 ACTUAL*	2021 ACTUAL*	2022 ACTUAL	2023 PLAN	2024 PLAN	ASSESSMENT Per Manor Per Month		
						2023	2024	Change
OPERATING								
Office of the CEO	\$504,373	\$297,452	\$324,591	\$386,014	\$386,153	\$5.27	\$5.27	\$0.00
Information Services	528,637	545,841	594,847	521,917	482,106	7.13	6.58	(0.55)
General Services	1,573,194	1,625,810	1,584,324	1,615,751	1,573,952	22.07	21.50	(0.57)
Financial Services	734,565	720,873	767,126	776,870	770,970	10.61	10.53	(0.08)
Security Services	204,477	156,251	161,006	409,414	357,617	5.59	4.88	(0.71)
Landscape Services	4,990,251	5,306,281	5,602,317	5,578,793	6,007,865	76.19	82.05	5.86
Human Resource Services	143,303	77,648	56,051	83,325	91,816	1.14	1.25	0.11
Insurance	1,910,975	3,547,279	8,311,811	8,936,869	9,166,792	122.04	125.19	3.15
Maintenance & Construction	3,616,706	3,979,830	4,143,727	4,044,522	4,153,337	55.23	56.72	1.49
Damage Restoration Reimbursement Backlog	0	0	0	0	(2,250,000)	0.00	(30.73)	(30.73)
Non Work Center	5,584,097	5,671,674	5,786,823	5,937,757	6,655,022	81.09	90.89	9.80
Net Operating	\$19,790,578	\$21,928,939	\$27,332,623	\$28,291,232	\$27,395,630	\$386.36	\$374.13	(\$12.23)
RESERVE CONTRIBUTIONS								
Replacement Fund	\$10,690,704	\$10,690,704	\$10,690,704	\$11,276,496	\$11,422,944	\$154.00	\$156.00	\$2.00
Elevator Replacement Fund	366,120	366,120	366,120	366,120	366,120	5.00	5.00	0.00
Laundry Replacement Fund	73,224	73,224	73,224	146,448	146,448	2.00	2.00	0.00
Total Reserve Contribution	\$11,130,048	\$11,130,048	\$11,130,048	\$11,789,064	\$11,935,512	\$161.00	\$163.00	\$2.00
RESTRICTED CONTRIBUTIONS								
Disaster Fund	\$1,133,508	\$1,830,600	\$1,591,890	\$897,726	\$1,830,600	\$12.26	\$25.00	\$12.74
Unappropriated Expenditures Fund	585,792	585,792	0	0	1,865,015	0.00	25.47	25.47
Total Restricted Contribution	\$1,719,300	\$2,416,392	\$1,591,890	\$897,726	\$3,695,615	\$12.26	\$50.47	\$38.21
Total Reserve/Restricted Contribution	\$12,849,348	\$13,546,440	\$12,721,938	\$12,686,790	\$15,631,127	\$173.26	\$213.47	\$40.21
TOTAL MUTUAL	\$32,639,926	\$35,475,379	\$40,054,561	\$40,978,022	\$43,026,757	\$559.62	\$587.60	\$27.98
GOLDEN RAIN FOUNDATION								
GRF Operating	\$13,297,478	\$13,663,283	\$14,316,115	\$14,960,469	\$15,466,374	\$204.31	\$211.22	\$6.91
GRF Reserve Contributions	1,391,256	1,391,256	1,244,808	1,244,808	1,244,808	17.00	17.00	0.00
GRF Contingency Contributions	366,120	0	366,120	0	0	0.00	0.00	0.00
Total GRF	\$15,054,854	\$15,054,539	\$15,927,043	\$16,205,277	\$16,711,182	\$221.31	\$228.22	\$6.91
TOTAL BASIC ASSESSMENT	\$47,694,780	\$50,529,918	\$55,981,604	\$57,183,299	\$59,737,939	\$780.93	\$815.82	\$34.89
SURCHARGES (unique to units with common laundry facilities, elevators, and/or Garden Villa recreation rooms)								
Elevator Operating	\$303,146	\$315,135	\$352,283	\$366,252	\$350,852	16.52	15.83	(0.69)
Garden Villa Recreation Room Fund	85,698	89,424	89,424	93,150	96,876	6.25	6.50	0.25
	\$388,844	\$404,559	\$441,707	\$459,402	\$447,728	\$22.77	\$22.33	(\$0.44)
TOTAL BUSINESS PLAN	\$48,083,624	\$50,934,477	\$56,423,311	\$57,642,701	\$60,185,667			

*2020 and 2021 actuals were affected by COVID-19.

2024 MONTHLY ASSESSMENT

HOW \$815.82 IS SPENT

FOR THIRD • FOR GRF





2024 BUSINESS PLAN MONTHLY ASSESSMENT BY MANOR TYPE

MANOR TYPE	2023	2024	Increase/ (Decrease)
SINGLE FAMILY DETACHED HOMES			
BASIC ASSESSMENT	\$780.93	\$815.82	\$34.89
TOTAL ASSESSMENT	\$780.93	\$815.82	\$34.89
CONVENTIONAL MANORS			
BASIC ASSESSMENT	\$780.93	\$815.82	\$34.89
TOTAL ASSESSMENT	\$780.93	\$815.82	\$34.89
CONVENTIONAL W/COMMON LAUNDRIES			
BASIC ASSESSMENT	\$780.93	\$815.82	\$34.89
TOTAL ASSESSMENT	\$780.93	\$815.82	\$34.89
8 UNIT BUILDINGS (2294, 2295)			
BASIC ASSESSMENT	\$780.93	\$815.82	\$34.89
SURCHARGES:			
Elevator Operating	16.52	15.83	(0.69)
TOTAL SURCHARGES	16.52	15.83	(0.69)
TOTAL ASSESSMENT	\$797.45	\$831.65	\$34.20
21 UNIT BUILDINGS			
BASIC ASSESSMENT	\$780.93	\$815.82	\$34.89
SURCHARGES:			
Elevator Operating	16.52	15.83	(0.69)
TOTAL SURCHARGES	16.52	15.83	(0.69)
TOTAL ASSESSMENT	\$797.45	\$831.65	\$34.20
22 UNIT BUILDINGS			
BASIC ASSESSMENT	\$780.93	\$815.82	\$34.89
SURCHARGES:			
Elevator Operating	16.52	15.83	(0.69)
Garden Villa Rec Room Fund	6.25	6.50	0.25
TOTAL SURCHARGES	22.77	22.33	(0.44)
TOTAL ASSESSMENT	\$803.70	\$838.15	\$34.45
24 UNIT BUILDINGS			
BASIC ASSESSMENT	\$780.93	\$815.82	\$34.89
SURCHARGES:			
Elevator Operating	16.52	15.83	(0.69)
Garden Villa Rec Room Fund	6.25	6.50	0.25
TOTAL SURCHARGES	22.77	22.33	(0.44)
TOTAL ASSESSMENT	\$803.70	\$838.15	\$34.45



RESOLUTION 03-23-112

2024 BUSINESS PLAN RESOLUTION

RESOLVED, September 19, 2023, that the Business Plan of this Corporation for the year 2024 is hereby adopted and approved; and

RESOLVED FURTHER, that pursuant to said Business Plan, the Board of Directors of this Corporation hereby estimates that the net sum of \$43,474,485 is required by the Corporation to meet the Third Laguna Hills Mutual operating expenses, reserve contributions, and restricted fund contributions for the year 2024. In addition, the sum of \$16,711,182 is required by the Corporation to meet the Golden Rain Foundation and the Golden Rain Foundation Trust operating expenses and reserve contributions for the year 2024. Therefore, a total of \$60,185,667 is required to be collected from and paid by members of the Corporation as monthly assessments; and

RESOLVED FURTHER, that the Board of Directors of this Corporation hereby approves expenditures from reserves in the sum of \$14,240,363 of which \$13,946,597 is planned from the Replacement Fund, \$125,000 from the Elevator Replacement Fund, \$168,766 from the Laundry Replacement Fund; and

RESOLVED FURTHER, that the Board of Directors of this Corporation hereby approves expenditures from restricted funds in the sum of \$1,327,782 of which \$1,230,280 is planned from the Disaster Fund, \$97,502 from the Garden Villa Recreation Room Fund; and

RESOLVED FURTHER, that the Board of Directors of this Corporation hereby determines and establishes monthly assessments of the Corporation as shown on each member's breakdown of monthly assessments for the year 2024 and as filed in the records of the Corporation, said assessments to be due and payable by the members of this Corporation on the first day of each month for the year 2024; and

RESOLVED FURTHER, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out the purpose of this resolution.



RESOLUTION 03-23-113

2024 RESERVE FUNDING PLAN

WHEREAS, Civil Code § 5570 requires specific reserve funding disclosure statements for common interest developments; and

WHEREAS, planned assessments or other contributions to reserves must be projected to ensure balances will be sufficient at the end of each year to meet the Corporation's obligations for repair and/or replacement of major components during the next 30 years;

NOW THEREFORE BE IT RESOLVED, September 19, 2023, that pursuant to Civil Code § 5570 the Board hereby adopts the 30-Year Alternate Reserve Funding Plan (attached) prepared by Association Reserves™ for fiscal year 2024; and

RESOLVED FURTHER, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out the purpose of this resolution.

**THIRD LAGUNA HILLS MUTUAL
2024 PLAN
PROGRAMS REPORT**

DESCRIPTION		2020		2021		2022		2023		2024		Assessment	
		ACTUALS		ACTUALS		ACTUALS		BUDGET		BUDGET		Increase/(Decrease)	%
OPERATING FUND - MAINTENANCE & CONSTRUCTION													
1	PLUMBING SERVICE	\$828,543		\$716,714		\$691,819		\$744,807		\$786,186		\$41,378	6%
2	CARPENTRY SERVICE	515,640		424,622		535,988		568,563		586,661		18,097	3%
3	PEST CONTROL	87,989		366,892		180,881		360,000		377,116		17,116	5%
4	FIRE PROTECTION	101,400		88,415		142,282		144,347		151,185		6,838	5%
5	ELECTRICAL SERVICE	107,651		126,478		16,030		115,140		104,443		(10,696)	(9%)
6	APPLIANCE REPAIRS	115,550		84,181		87,868		98,270		115,384		17,114	17%
7	MISCELLANEOUS REPAIRS BY OUTSIDE SERVICES	11,191		39,560		11,079		48,664		30,000		(18,664)	(38%)
8	SOLAR MAINTENANCE	23,981		14,348		23,539		35,000		36,000		1,000	3%
9	STREET LIGHT MAINTENANCE	0		0		0		17,000		17,000		0	0%
10	GUTTER CLEANING	29,988		0		0		0		0		0	0%
TOTAL		\$1,821,933		\$1,861,209		\$1,689,487		\$2,131,791		\$2,203,975		\$72,183	3%

Line 9 Funding for this Line was moved from Reserves to Operating in 2023.

Line 10 Funding for this Line is included in General Services under the Gutter Cleaning Line.

OPERATING FUND - GENERAL SERVICES

11	JANITORIAL SERVICE	\$963,848		\$979,609		\$969,445		\$949,851		\$904,120		(\$45,732)	(5%)
12	CONCRETE SERVICE	348,028		403,056		317,129		371,540		336,286		(35,254)	(9%)
13	GUTTER CLEANING	123,469		73,777		144,267		161,337		207,598		46,261	29%
14	WELDING	111,697		118,439		106,756		110,964		107,821		(3,143)	(3%)
15	TRAFFIC CONTROL	14,118		20,648		18,999		22,058		18,129		(3,930)	(18%)
TOTAL		\$1,561,161		\$1,595,528		\$1,556,596		\$1,615,751		\$1,573,953		(\$41,797)	(3%)

OPERATING FUND - LANDSCAPE

16	GROUNDS MAINTENANCE	\$3,035,110		\$3,071,234		\$3,337,817		\$3,308,668		\$3,685,393		\$376,725	11%
17	IRRIGATION	1,051,492		1,014,017		1,034,089		1,039,801		1,092,124		52,323	5%
18	PEST CONTROL	313,692		385,185		394,441		413,642		371,285		(42,357)	(10%)
19	LANDSCAPE ADMINISTRATION	145,024		316,948		340,320		358,085		393,940		\$35,856	10%
20	NURSERY & COMPOSTING	237,480		282,912		260,529		250,330		229,670		(20,660)	(8%)
21	SMALL EQUIPMENT REPAIR	206,371		233,039		233,928		208,268		235,451		27,184	13%
22	TREE MAINTENANCE	1,082		2,947		1,193		0		0		0	0%
TOTAL		\$4,990,251		\$5,306,282		\$5,602,317		\$5,578,793		\$6,007,864		\$429,071	8%

Line 23 Funding for this item moved to reserves in 2020.

**THIRD LAGUNA HILLS MUTUAL
2024 PLAN
PROGRAMS REPORT**

		2020	2021	2022	2023	2024	Assessment	
DESCRIPTION		ACTUALS	ACTUALS	ACTUALS	BUDGET	BUDGET	Increase/(Decrease)	%
							\$	
RESERVE FUNDS - MAINTENANCE & CONSTRUCTION								
23	BUILDING NUMBERS	\$0	\$14,088	\$0	\$0	\$0	\$0	0%
24	BUILDING STRUCTURES	1,404,870	2,091,312	1,809,120	2,054,840	2,300,426	245,586	12%
25	ELECTRICAL SYSTEMS	16,690	16,588	0	30,000	30,000	0	0%
26	ENERGY PROJECTS	923	0	0	0	0	0	0%
27	EXTERIOR LIGHTING	760,369	24,840	14,473	12,500	12,500	0	0%
28	FENCING	57,416	73,009	62,837	82,765	79,602	(3,163)	(4%)
29	GARDEN VILLA LOBBY	109,636	111,882	1,418	0	0	0	0%
30	GARDEN VILLA MAILROOM	32,510	300	285	431	562	131	30%
31	GARDEN VILLA RECESSED AREAS	65,016	0	0	0	0	0	0%
32	GARDEN VILLA REC ROOM	12,473	7,859	2,759	5,245	65,393	60,149	1147%
33	GUTTERS	134,135	(15,844)	29,973	113,127	126,486	13,359	12%
34	MAILBOXES	63,844	37,175	2,743	25,180	27,582	2,403	10%
35	PAINT PROGRAM	1,619,789	1,527,920	1,413,218	1,597,812	1,613,075	15,263	1%
36	PRIOR TO PAINT	915,496	1,024,160	1,042,713	1,167,546	1,222,353	54,806	5%
37	PAVING/CONCRETE	695,094	618,985	423,955	439,421	431,851	(7,570)	(2%)
38	ROOFS	1,429,531	1,341,440	1,403,246	1,468,968	1,684,823	215,855	15%
39	EXTERIOR WALLS	137,928	29,280	29,994	35,000	32,400	(2,600)	(7%)
40	WASTE LINE REMEDIATION	417,586	530,595	617,558	1,000,000	1,500,000	500,000	50%
41	WATER LINES - COPPER PIPE REMEDIATION	154,939	367,397	196,116	500,000	1,000,000	500,000	100%
42	PLUMBING REPLACEMENT	0	0	0	200,000	200,000	0	0%
43	ELEVATORS	115,890	151,170	89,872	125,000	125,000	0	0%
44	LAUNDRY COUNTERTOP/FLOOR	62,093	40,498	14,977	59,567	59,173	(394)	(1%)
45	LAUNDRY APPLIANCES	46,932	60,836	92,085	101,579	109,593	8,014	8%
TOTAL		\$8,253,160	\$8,053,489	\$7,247,341	\$9,018,981	\$10,620,819	\$1,601,839	18%
Line 24 Beginning in 2022 funding for this item is included in the Paint Program.								
RESERVE FUNDS - GENERAL SERVICES								
46	PRIOR TO PAINT	\$1,842	\$10,437	\$10,869	\$12,700	\$14,418	\$1,718	14%
47	PAVING/CONCRETE	65,491	68,284	69,114	64,253	82,343	18,090	28%
48	EXTERIOR WALLS	0	5,600	0	24,150	24,150	0	0%
TOTAL		\$67,333	\$84,321	\$79,983	\$101,103	\$120,911	\$19,808	20%
RESERVE FUNDS - LANDSCAPE								
49	LANDSCAPE MODERNIZATION	\$837,542	\$422,111	\$614,885	\$541,671	\$2,322,587	\$1,780,916	329%
50	IMPROVEMENT & RESTORATION	0	120,344	253,565	177,744	195,858	18,114	10%
51	TREE MAINTENANCE	830,447	843,160	965,034	899,814	980,188	80,374	9%
TOTAL		\$1,667,989	\$1,385,616	\$1,833,484	\$1,619,229	\$3,498,633	\$1,879,404	116%

**THIRD LAGUNA HILLS MUTUAL
2024 PLAN
PROGRAMS REPORT**

DESCRIPTION		2020 ACTUALS	2021 ACTUALS	2022 ACTUALS	2023 BUDGET	2024 BUDGET	Assessment Increase/(Decrease) \$ %
DISASTER FUND - MAINTENANCE & CONSTRUCTION							
52	MOISTURE INTRUSION - RAIN LEAKS	\$707,469	\$253,951	\$242,184	\$260,000	\$220,000	(\$40,000)
53	MOISTURE INTRUSION - PLUMBING LEAKS	1,254,082	614,090	183,156	500,000	650,000	150,000
54	MOISTURE INTRUSION - PLUMBING STOPPAGES	151,227	118,104	141,150	75,000	80,000	5,000
55	MOISTURE INTRUSION - MISCELLANEOUS	146,221	14,507	49,599	14,000	50,000	36,000
56	DAMAGE RESTORATION SERVICES	217,829	162,802	165,336	199,470	50,280	(149,190)
	TOTAL	\$2,476,828	\$1,163,454	\$781,424	\$1,048,470	\$1,050,280	\$1,810
							0%
DISASTER FUND - LANDSCAPE							
57	FIRE RISK MANAGEMENT	\$106,597	\$83,108	\$86,577	\$180,000	\$180,000	\$0
	TOTAL	\$106,597	\$83,108	\$86,577	\$180,000	\$180,000	\$0
							0%
DISASTER FUND - FINANCIAL SERVICES							
58	INSURANCE PREMIUMS	\$918,432	\$1,931,334	\$0	\$0	\$0	\$0
	TOTAL	\$918,432	\$1,931,334	\$0	\$0	\$0	\$0
							0%
GARDEN VILLA REC ROOM FUND - MAINTENANCE & CONSTRUCTION							
59	GARDEN VILLA RECREATION ROOMS	\$71,247	\$70,118	\$82,796	\$93,642	\$97,502	\$3,860
	TOTAL	\$71,247	\$70,118	\$82,796	\$93,642	\$97,502	\$3,860
							4%



DEFINITION OF FUNDS

RESERVE FUNDS

REPLACEMENT RESERVE FUND

This fund was established at the original construction of the mutual. The purpose of the reserve fund is to provide for repair, restoration, replacement or maintenance of structural elements and mechanical equipment within the mutual, including, but not limited to, building structures, plumbing, roofs, paving and walls.

<i>Fund</i>	<i>Year</i>	<i>Beginning Balance</i>	<i>Interest</i>	<i>Contributions*</i>	<i>Assessment PMPM</i>	<i>Planned Expenditures**</i>	<i>ENDING BALANCE</i>
REPLACEMENT RESERVE FUND	2023	\$ 18,219,267	\$ 571,944	\$ 12,193,726	\$ 154.00	\$ (8,839,753)	\$ 22,145,184
	2024	\$ 22,145,184	\$ 531,559	\$ 11,422,944	\$ 156.00	\$ (13,946,597)	\$ 20,153,090
	2025	\$ 20,153,090	\$ 509,723	\$ 12,437,463	\$ 169.86	\$ (12,719,255)	\$ 20,381,020
	2026	\$ 20,381,020	\$ 522,767	\$ 13,538,215	\$ 184.89	\$ (13,256,930)	\$ 21,185,072
	2027	\$ 21,185,072	\$ 566,425	\$ 14,659,308	\$ 200.20	\$ (12,613,372)	\$ 23,797,432
	2028	\$ 23,797,432	\$ 620,512	\$ 15,955,141	\$ 217.89	\$ (14,851,630)	\$ 25,521,456

**2023 contributions include 2022 operating surplus of \$917,230*
***Planned expenditures may differ from the contracted reserve study based on budget submitted and projections*

ELEVATOR REPLACEMENT RESERVE FUND

This fund was established in the 1978 business plan and only manors located within buildings containing common elevators contributed to this fund. The board adopted Resolution M3-97-10, which changed this from a surcharge to a shared cost for all members of the mutual effective January 1, 1998. The purpose of this fund is to provide for repair, restoration, replacement or maintenance of elevator components, including, but not limited to, cab doors, buttons and refurbishment, controllers, hoist way doors, hydraulic cylinders and pit water proofing.

<i>Fund</i>	<i>Year</i>	<i>Beginning Balance</i>	<i>Interest</i>	<i>Contributions</i>	<i>Assessment PMPM</i>	<i>Planned Expenditures</i>	<i>ENDING BALANCE</i>
ELEVATOR REPLACEMENT RESERVE FUND	2023	\$ 2,647,544	\$ 64,578	\$ 366,120	\$ 5.00	\$ (125,000)	\$ 2,953,242
	2024	\$ 2,953,242	\$ 73,831	\$ 366,120	\$ 5.00	\$ (125,000)	\$ 3,268,193
	2025	\$ 3,268,193	\$ 81,705	\$ 366,120	\$ 5.00	\$ (104,777)	\$ 3,611,241
	2026	\$ 3,611,241	\$ 90,281	\$ 366,120	\$ 5.00	\$ (107,920)	\$ 3,959,721
	2027	\$ 3,959,721	\$ 98,993	\$ 366,120	\$ 5.00	\$ (111,158)	\$ 4,313,676
	2028	\$ 4,313,676	\$ 107,842	\$ 366,120	\$ 5.00	\$ (114,493)	\$ 4,673,145



LAUNDRY REPLACEMENT RESERVE FUND

This fund was one of the first funds established by the mutual. Only manors originally built to be served by mutual-owned laundry facilities contribute to this fund. As part of the 2019 business plan approval, this fund was changed from a surcharge to a shared cost for all members of the mutual effective January 1, 2019. The purpose of this fund is to provide for repair, restoration, replacement or maintenance of equipment in common laundry facilities, including, but not limited to, washers, dryers, water heaters and plumbing fixtures.

<i>Fund</i>	<i>Year</i>	<i>Beginning Balance</i>	<i>Interest</i>	<i>Contributions</i>	<i>Assessment PMPM</i>	<i>Planned Expenditures</i>	<i>ENDING BALANCE</i>
LAUNDRY REPLACEMENT RESERVE FUND	2023	\$ 333,625	\$ 11,157	\$ 146,448	\$ 2.00	\$ (161,146)	\$ 330,084
	2024	\$ 330,084	\$ 8,252	\$ 146,448	\$ 2.00	\$ (168,766)	\$ 316,018
	2025	\$ 316,018	\$ 7,900	\$ 146,448	\$ 2.00	\$ (159,727)	\$ 310,639
	2026	\$ 310,639	\$ 7,766	\$ 146,448	\$ 2.00	\$ (151,559)	\$ 313,294
	2027	\$ 313,294	\$ 7,832	\$ 219,672	\$ 3.00	\$ (149,517)	\$ 391,280
	2028	\$ 391,280	\$ 9,782	\$ 219,672	\$ 3.00	\$ (160,748)	\$ 459,986

RESTRICTED FUNDS

DISASTER FUND

This fund is used for the repair or replacement of mutual assets damaged by uninsured or unexpected disasters in addition to providing for certain insurance premiums as directed by the board. This fund may also be used for write-offs of uncollectible accounts according to original definition of the general operating fund. This fund is not required by civil code and is not included in the reserve plan calculations.

<i>Fund</i>	<i>Year</i>	<i>Beginning Balance</i>	<i>Interest</i>	<i>Contributions</i>	<i>Assessment PMPM</i>	<i>Planned Expenditures</i>	<i>ENDING BALANCE</i>
DISASTER FUND	2023	\$ 6,278,965	\$ 31,624	\$ 897,726	\$ 12.26	\$ (1,665,661)	\$ 5,542,654
	2024	\$ 5,542,654	\$ 27,713	\$ 1,830,600	\$ 25.00	\$ (1,230,280)	\$ 6,170,687
	2025	\$ 6,170,687	\$ 30,853	\$ 1,830,600	\$ 25.00	\$ (1,267,000)	\$ 6,765,140
	2026	\$ 6,765,140	\$ 33,826	\$ 1,830,600	\$ 25.00	\$ (1,305,000)	\$ 7,324,566
	2027	\$ 7,324,566	\$ 36,623	\$ 1,830,600	\$ 25.00	\$ (1,344,000)	\$ 7,847,789
	2028	\$ 7,847,789	\$ 39,239	\$ 1,830,600	\$ 25.00	\$ (1,384,000)	\$ 8,333,628



UNAPPROPRIATED EXPENDITURES FUND

In 1977, Resolution No. 696 established the supplemental appropriations fund. The fund name was changed to the unappropriated expenditures fund in 1991. This contingency fund is used for significant expenditures not otherwise identified in the business plan. This fund is not required by civil code and is not included in the reserve plan calculations.

<i>Fund</i>	<i>Year</i>	<i>Beginning Balance</i>	<i>Interest</i>	<i>Contributions</i>	<i>Assessment PMPM</i>	<i>Planned Expenditures</i>	<i>ENDING BALANCE</i>
UNAPPROPRIATED EXPENDITURES FUND	2023	\$ 3,854,496	\$ 10,284	\$ 0	\$ 0	\$ (300,000)	\$ 3,564,780
	2024	\$ 3,564,780	\$ 17,824	\$ 1,865,015	\$ 25.47	\$ (300,000)	\$ 5,147,619
	2025	\$ 5,147,619	\$ 25,738	\$ 585,792	\$ 8.00	\$ (309,000)	\$ 5,450,149
	2026	\$ 5,450,149	\$ 27,251	\$ 585,792	\$ 8.00	\$ (318,000)	\$ 5,745,192
	2027	\$ 5,745,192	\$ 28,726	\$ 585,792	\$ 8.00	\$ (328,000)	\$ 6,031,710
	2028	\$ 6,031,710	\$ 30,159	\$ 585,792	\$ 8.00	\$ (338,000)	\$ 6,309,661

GARDEN VILLA RECREATION ROOM FUND

Surcharge fund: Only manors located within the 53 Garden Villa buildings contribute to this fund. The replacement reserve-villa furnishings fund was established in 1975 for the replacement of furnishings in the Garden Villa buildings. Several policy changes were made through the years regarding the fund name and usage. On September 19, 1995, the board of directors adopted Resolution M3-95-82 approving a fund name of Garden Villa recreation room fund. The purpose of this fund is to provide for all expenditures in the recreation rooms of Garden Villa buildings (repairs, replacements and preventive maintenance), other than janitorial services. On June 16, 2009 the board directed that water heater and heat pump components previously paid from this fund will be paid from the replacement fund. This fund is not required by civil code and is not included in the reserve plan calculations.

<i>Fund</i>	<i>Year</i>	<i>Beginning Balance</i>	<i>Interest</i>	<i>Contributions</i>	<i>Assessment PMPM</i>	<i>Planned Expenditures</i>	<i>ENDING BALANCE</i>
<u>SURCHARGE:</u> GARDEN VILLA REC ROOM FUND	2023	\$ 111,427	\$ 539	\$ 93,150	\$ 6.25	\$ (93,642)	\$ 111,474
	2024	\$ 111,474	\$ 557	\$ 96,876	\$ 6.50	\$ (97,502)	\$ 111,405
	2025	\$ 111,405	\$ 557	\$ 100,602	\$ 6.75	\$ (100,400)	\$ 112,164
	2026	\$ 112,164	\$ 561	\$ 100,602	\$ 6.75	\$ (103,400)	\$ 109,927
	2027	\$ 109,927	\$ 550	\$ 100,602	\$ 6.75	\$ (106,500)	\$ 104,579
	2028	\$ 104,579	\$ 523	\$ 100,602	\$ 6.75	\$ (109,700)	\$ 96,004



2024 RESERVES PLAN

Summary and Disclosures

California Civil Code §5300 requires that homeowner associations maintain a reserve study, a plan by which the mutual anticipates and prepares for inevitable future expenses of major components. Ideally, all such expenditures to repair, replace or restore will be covered by those funds set aside each year and accounted for separately as reserves. A summary of the reserves plan prepared by Association Reserves™ is included herein.

The study identifies estimated current replacement costs at about \$148.3 million. The fully funded balance (based on the formula defined in Civil Code §5570(b)(4)) is \$73.8 million as of January 1, 2024. Projected reserve fund balances are estimated to be \$25.4 million, or 34.4% funded. These figures shall not be construed as a basis to require the board to fund reserves in accordance with this calculation.

The reserves receive monies through assessments and through interest earned on invested fund balances. In 2024, the monthly assessment for Third's reserve funds is set at \$163 per manor per month.

Contact the Financial Services Department at 949-597-4201 or visit the community website at www.lagunawoodsvillage.com to obtain the full reserves study.

Third Laguna Hills Mutual has no outstanding loans.

Assessment and Reserve Funding Disclosure Summary

Third Mutual - Laguna Woods Village, Laguna Woods

For Fiscal Year Beginning: 1/1/2024

of units: 6102

1) Budgeted Amounts:	Total	Average Per Unit*
Reserve Contributions:	\$11,935,512.00	\$1,956.00
Total Assessment Income:	\$59,737,939.00	\$9,789.89

per: Year

- 2) Additional assessments that have already been scheduled to be imposed or charged, regardless of the purpose, if they have been approved by the board and/or members:

Year	Total Amount Per Unit*	Purpose
Total: \$0.00		

- 3) Based on the most recent Reserve Study and other information available to the Board of Directors, at this point in time does it appear that currently projected Reserve account balances will be sufficient at the end of each year to meet the association's obligation for repair and/or replacement of major components during the next 30 years? **Yes**
- 4) If the answer to #3 is no, what additional assessments or other contributions/loans to Reserves would be necessary to ensure that sufficient Reserve Funds will be available each year during the next 30 years?

Approximate Fiscal Year Assessment Will Be Due	Average Total Amount Per Unit*

Total: \$0.00

- 5) All major components appropriate for Reserve Funding (components that are a common area maintenance responsibility with a limited life expectancy and predictable remaining useful life, above a minimum threshold cost of significance) are included in this Reserve Funding Plan: **Yes**

6) All computations/disclosures are based on the fiscal year start date of:	1/1/2024
Fully Funded Balance (based on formula defined in 5570(b)4):	\$73,819,124
Projected Reserve Fund Balance:	\$25,428,510
Percent Funded:	34.4 %
Reserve Deficit (surplus) on a mathematical avg-per-unit* basis:	\$7,930

From the 9/1/2023 Reserve Study by Association Reserves and any minor changes since that date.

* If assessments vary by the size or type of unit, allocate as noted within your Governing Documents.

- 7) See attached 30-yr Summary Table, showing the projected Reserve Funding Plan, Reserve Balance, Percent Funded, and assumptions for interest and inflation.

Prepared by: Sean Andersen

Date: 10/6/2023

The financial representations at the time of preparation are based on the Reserve Study for the fiscal year shown at the top of this page and the best estimates of the preparer. These estimates should be expected to change from year to year. Some information on this form has been provided to Association Reserves, and has not been independently verified.



30-Year Reserve Plan Summary (Alternate Funding Plan)

Report # 31071-4
No-Site-Visit

Fiscal Year Start: 2024

Interest:

2.50 %

Inflation:

3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded		Special Assmt Risk	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2024	\$25,428,510	\$73,819,124	34.4 %		Medium	\$11,935,512	\$0	\$613,642	\$14,261,145
2025	\$23,716,519	\$76,303,501	31.1 %		Medium	\$12,950,031	\$0	\$599,328	\$12,983,760
2026	\$24,282,117	\$80,441,437	30.2 %		Medium	\$14,050,783	\$0	\$620,814	\$13,516,410
2027	\$25,437,304	\$84,515,990	30.1 %		Medium	\$15,245,100	\$0	\$673,250	\$12,874,048
2028	\$28,481,606	\$89,904,040	31.7 %		Medium	\$16,540,933	\$0	\$738,136	\$15,126,871
2029	\$30,633,804	\$93,517,999	32.8 %		Medium	\$17,037,161	\$0	\$803,704	\$14,741,839
2030	\$33,732,830	\$97,928,026	34.4 %		Medium	\$17,548,276	\$0	\$872,462	\$16,013,165
2031	\$36,140,402	\$101,667,855	35.5 %		Medium	\$18,074,724	\$0	\$917,016	\$17,831,036
2032	\$37,301,106	\$104,873,829	35.6 %		Medium	\$18,616,966	\$0	\$932,166	\$19,496,526
2033	\$37,353,712	\$107,050,434	34.9 %		Medium	\$19,175,475	\$0	\$927,250	\$20,549,007
2034	\$36,907,430	\$109,001,460	33.9 %		Medium	\$19,750,739	\$0	\$916,444	\$21,086,399
2035	\$36,488,214	\$111,058,806	32.9 %		Medium	\$20,343,261	\$0	\$889,358	\$22,982,586
2036	\$34,738,248	\$111,839,988	31.1 %		Medium	\$20,953,559	\$0	\$876,071	\$21,143,841
2037	\$35,424,036	\$115,172,157	30.8 %		Medium	\$21,582,166	\$0	\$829,829	\$26,801,134
2038	\$31,034,898	\$113,480,757	27.3 %		High	\$22,229,631	\$0	\$666,051	\$31,623,110
2039	\$22,307,471	\$108,014,458	20.7 %		High	\$22,896,520	\$0	\$524,930	\$25,996,040
2040	\$19,732,881	\$108,891,084	18.1 %		High	\$23,583,416	\$0	\$503,868	\$23,199,514
2041	\$20,620,651	\$113,406,794	18.2 %		High	\$24,290,918	\$0	\$515,578	\$24,756,487
2042	\$20,670,659	\$115,920,814	17.8 %		High	\$25,019,646	\$0	\$582,129	\$20,321,880
2043	\$25,950,553	\$123,816,229	21.0 %		High	\$25,770,235	\$0	\$678,934	\$23,976,172
2044	\$28,423,549	\$129,222,390	22.0 %		High	\$26,543,342	\$0	\$752,918	\$23,844,029
2045	\$31,875,780	\$133,045,802	24.0 %		High	\$27,339,642	\$0	\$876,186	\$21,795,903
2046	\$38,295,705	\$139,762,755	27.4 %		High	\$28,159,831	\$0	\$1,031,070	\$23,206,536
2047	\$44,280,070	\$145,983,526	30.3 %		Medium	\$29,004,626	\$0	\$1,178,557	\$24,355,646
2048	\$50,107,608	\$151,985,254	33.0 %		Medium	\$29,874,765	\$0	\$1,313,967	\$26,171,643
2049	\$55,124,698	\$157,097,815	35.1 %		Medium	\$30,771,008	\$0	\$1,420,358	\$28,687,865
2050	\$58,628,199	\$160,597,337	36.5 %		Medium	\$31,694,138	\$0	\$1,466,945	\$32,933,603
2051	\$58,855,679	\$161,934,393	36.3 %		Medium	\$32,644,963	\$0	\$1,509,312	\$30,988,630
2052	\$62,021,325	\$166,695,116	37.2 %		Medium	\$33,624,311	\$0	\$1,530,451	\$36,627,503
2053	\$60,548,584	\$165,226,028	36.6 %		Medium	\$34,633,041	\$0	\$1,409,870	\$44,227,140

**Third Mutual - Laguna Woods Village**

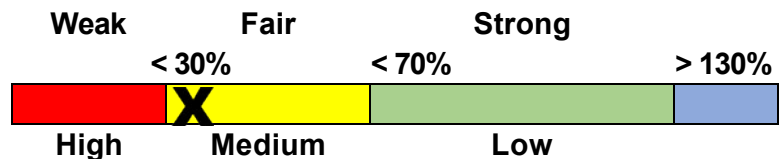
Laguna Woods, CA

Level of Service: **Update "No-Site-Visit"**Report #: **31071-4**

of Units: 6,102

January 1, 2024 through December 31, 2024**Findings & Recommendations****as of January 1, 2024**

Projected Starting Reserve Balance	\$25,428,510
Current Full Funding Reserve Balance	\$73,819,124
Average Reserve Deficit (Surplus) Per Unit	\$7,930
Percent Funded	34.4 %
Recommended 2024 "Annual Full Funding Contributions"	\$13,353,861
Alternate minimum contributions to keep Reserve above \$8,290,000	\$11,935,512
Most Recent Reserve Contribution Rate	\$11,130,048
Annual Deterioration Rate	\$26,259,842

Reserve Fund Strength: 34.4%**Risk of Special Assessment:****High Medium Low****Economic Assumptions:**Net Annual "After Tax" Interest Earnings Accruing to Reserves **2.50 %**Annual Inflation Rate **3.00 %**

This is an Update "No-Site-Visit", and is based on a prior Report prepared by Association Reserves. No site inspection was performed as part of this Reserve Study.

This Reserve Study was prepared by a credentialed Reserve Specialist, Sean Erik Andersen, PRA, RS #68.

The Association is a Mutual community.

The Reserve Fund is between the 30% funded level and the 70% funded level at 34.4 % funded, which is a fair position for the fund to be in. This means that the association's special assessment & deferred maintenance risk is currently medium. The objective of this multi-year Funding Plan is to Fully Fund Reserves and ultimately achieve a position of strength in the fund, where associations enjoy a low risk of Reserve cash flow problems.

The Annual Deterioration rate for your Reserve Components is \$26,259,842.

Based on this starting point, your annual deterioration rate, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is to increase your Reserve contributions to \$13,353,861.

*The Alternative Contribution rate, also called Baseline Funding will keep the Reserve Funds above \$8,290,000. This figure for your Mutual is \$11,935,512.

To receive a copy of the full Reserve Study, contact the Mutual.



Executive Summary Table

Report # 31071-4
No-Site-Visit

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Paved Surfaces				
100	(2025-2029) Golf Cart Parking/Strip	1	1	\$10,000
103	Parkway Concrete - Repair/Replace	1	0	\$60,000
201	(2024) Asphalt Paving Replacement	25	0	\$317,975
201	(2025) Asphalt Paving Replacement	25	1	\$233,512
201	(2026) Asphalt Paving Replacement	25	2	\$248,388
201	(2027) Asphalt Paving Replacement	25	3	\$297,150
201	(2028) Asphalt Paving Replacement	25	4	\$465,803
201	(2029) Asphalt Paving Replacement	25	5	\$356,320
201	(2030) Asphalt Paving Replacement	25	6	\$355,841
201	(2031) Asphalt Paving Replacement	25	7	\$365,716
201	(2032) Asphalt Paving Replacement	25	8	\$370,932
201	(2033) Asphalt Paving Replacement	25	9	\$333,280
201	(2034) Asphalt Paving Replacement	25	10	\$325,081
201	(2035) Asphalt Paving Replacement	25	11	\$399,074
201	(2036) Asphalt Paving Replacement	25	12	\$290,553
201	(2037) Asphalt Paving Replacement	25	13	\$260,070
201	(2038) Asphalt Paving Replacement	25	14	\$279,193
201	(2039) Asphalt Paving Replacement	25	15	\$175,154
201	(2040) Asphalt Paving Replacement	25	16	\$42,983
201	(2041) Asphalt Paving Replacement	25	17	\$72,202
201	(2042) Asphalt Paving Replacement	25	18	\$18,525
201	(2043) Asphalt Paving Replacement	25	19	\$47,518
201	(2044) Asphalt Paving Replacement	25	20	\$101,993
201	(2045) Asphalt Paving Replacement	25	21	\$39,819
201	(2046) Asphalt Paving Replacement	25	22	\$113,740
201	(2047) Asphalt Paving Replacement	25	23	\$286,559
201	(2048) Asphalt Paving Replacement	25	24	\$235,144
202	Paving Seal Coat - Annual	1	0	\$53,876
205	(2024) Concrete & Paving Maint	10	0	\$82,114
205	(2025) Concrete & Paving Maint	10	1	\$94,917
205	(2026) Concrete & Paving Maint	10	2	\$50,705
205	(2027) Concrete & Paving Maint	10	3	\$33,063
205	(2028) Concrete & Paving Maint	10	4	\$16,971
205	(2029) Concrete & Paving Maint	10	5	\$31,978
205	(2030) Concrete & Paving Maint	10	6	\$63,015
205	(2031) Concrete & Paving Maint	10	7	\$65,732
205	(2032) Concrete & Paving Maint	10	8	\$75,747

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
205	(2033) Concrete & Paving Maint	10	9	\$73,415
205	(2034) Concrete & Paving Maint	10	10	\$111,464
Roofing & Gutters				
1300	Flat Roof Preventative Maint	1	0	\$46,845
1301	Flat Roof Debris Cleanup	1	0	\$57,978
1308	(2024) LWT to Comp Shingle	40	0	\$250,000
1308	(2025) LWT to Comp Shingle	40	1	\$127,730
1308	(2026) LWT to Comp Shingle	40	2	\$125,014
1308	(2027) LWT to Comp Shingle	40	3	\$122,973
1308	(2028) LWT to Comp Shingle	40	4	\$128,658
1308	(2029) LWT to Comp Shingle	40	5	\$129,263
1308	(2030) LWT to Comp Shingle	40	6	\$1,131,836
1308	(2031) LWT to Comp Shingle	40	7	\$1,138,669
1308	(2032) LWT to Comp Shingle	40	8	\$1,134,367
1308	(2033) LWT to Comp Shingle	40	9	\$1,132,002
1308	(2034) LWT to Comp Shingle	40	10	\$1,133,281
1308	(2035) LWT to Comp Shingle	40	11	\$1,137,407
1308	(2036) LWT to Comp Shingle	40	12	\$1,133,080
1308	(2037) LWT to Comp Shingle	40	13	\$1,132,099
1308	(2038) LWT to Comp Shingle	40	14	\$1,134,210
1308	(2039) LWT to Comp Shingle	40	15	\$1,131,082
1308	(2060) Comp Shingle Roofs	40	38	\$119,302
1308	(2061) Comp Shingle Roofs	40	37	\$128,974
1310	(2039) Malibu/Capistrano Tile Roofs	40	15	\$743,767
1310	(2040) Malibu/Capistrano Tile Roofs	40	16	\$748,147
1310	(2041) Malibu/Capistrano Tile Roofs	40	17	\$747,341
1310	(2042) Malibu/Capistrano Tile Roofs	40	18	\$744,033
1310	(2043) Malibu/Capistrano Tile Roofs	40	19	\$746,460
1310	(2044) Malibu/Capistrano Tile Roofs	40	20	\$746,949
1310	(2045) Malibu/Capistrano Tile Roofs	40	21	\$746,949
1310	(2046) Malibu/Capistrano Tile Roofs	40	22	\$358,027
1310	(2047) Malibu/Capistrano Tile Roofs	40	23	\$504,961
1310	(2048) Malibu/Capistrano Tile Roofs	40	24	\$726,591
1310	(2049) Malibu/Capistrano Tile Roofs	40	25	\$712,191
1310	(2050) Malibu/Capistrano Tile Roofs	40	26	\$741,524
1310	(2051) Malibu/Capistrano Tile Roofs	40	27	\$736,566
1310	(2052) Malibu/Capistrano Tile Roofs	40	28	\$744,766
1310	(2053) Malibu/Capistrano Tile Roofs	40	28	\$747,148
1311	(2030) Metal Tile Roof - Replace	40	6	\$300,000
1311	(2031) Metal Tile Roof - Replace	40	7	\$256,958
1311	(2032) Metal Tile Roof - Replace	40	8	\$264,387
1311	(2033) Metal Tile Roof - Replace	40	9	\$273,574

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1311	(2034) Metal Tile Roof - Replace	40	10	\$274,872
1311	(2035) Metal Tile Roof - Replace	40	11	\$261,032
1311	(2036) Metal Tile Roof - Replace	40	12	\$271,795
1311	(2037) Metal Tile Roof - Replace	40	13	\$269,372
1311	(2038) Metal Tile Roof - Replace	40	14	\$275,933
1311	(2039) Metal Tile Roof - Replace	40	15	\$269,486
1311	(2040) Metal Tile Roof - Replace	40	16	\$271,827
1311	(2041) Metal Tile Roof - Replace	40	17	\$276,951
1311	(2042) Metal Tile Roof - Replace	40	18	\$274,754
1311	(2043) Metal Tile Roof - Replace	40	19	\$270,830
1311	(2044) Metal Tile Roof - Replace	40	20	\$273,392
1311	(2045) Metal Tile Roof - Replace	40	21	\$268,804
1311	(2046) Metal Tile Roof - Replace	40	22	\$274,914
1311	(2047) Metal Tile Roof - Replace	40	23	\$274,100
1311	(2048) Metal Tile Roof - Replace	40	24	\$267,593
1311	(2049) Metal Tile Roof - Replace	40	25	\$264,377
1314	(2024) PVC Cool Roof System - Repl	25	0	\$1,200,000
1314	(2025) PVC Cool Roof System - Repl	25	1	\$1,389,816
1314	(2026) PVC Cool Roof System - Repl	25	2	\$1,395,129
1314	(2027) PVC Cool Roof System - Repl	25	3	\$1,398,728
1314	(2028) PVC Cool Roof System - Repl	25	4	\$1,397,450
1314	(2029) PVC Cool Roof System - Repl	25	5	\$1,394,255
1314	(2030) PVC Cool Roof System - Repl	25	6	\$1,399,086
1314	(2031) PVC Cool Roof System - Repl	25	7	\$1,395,331
1314	(2032) PVC Cool Roof System - Repl	25	8	\$1,395,286
1314	(2033) PVC Cool Roof System - Repl	25	9	\$1,396,116
1314	(2034) PVC Cool Roof System - Repl	25	10	\$1,396,441
1314	(2035) PVC Cool Roof System - Repl	25	11	\$1,187,856
1314	(2036) PVC Cool Roof System - Repl	25	12	\$2,571,596
1314	(2037) PVC Cool Roof System - Repl	25	13	\$3,833,596
1314	(2038) PVC Cool Roof System - Repl	25	14	\$1,884,177
1314	(2039) PVC Cool Roof System - Repl	25	15	\$2,082,919
1314	(2040) PVC Cool Roof System - Repl	25	16	\$1,980,594
1314	(2041) PVC Cool Roof System - Repl	25	17	\$1,323,677
1314	(2042) PVC Cool Roof System - Repl	25	18	\$858,843
1314	(2043) PVC Cool Roof System - Repl	25	19	\$1,430,273
1314	(2044) PVC Cool Roof System - Repl	25	20	\$941,113
1314	(2045) PVC Cool Roof System - Repl	25	21	\$1,342,902
1314	(2046) PVC Cool Roof System - Repl	25	22	\$1,614,549
1314	(2047) PVC Cool Roof System - Repl	25	23	\$775,900
1314	(2048) PVC Cool Roof System - Repl	25	24	\$773,804
1314	(2049) PVC Cool Roof System - Repl	25	25	\$737,652

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1314	(2050) PVC Cool Roof System - Repl	25	26	\$1,266,685
1314	(2051) PVC Cool Roof System - Repl	25	27	\$1,563,840
1314	(2052) PVC Cool Roof System - Repl	25	28	\$1,380,086
1314	(2053) PVC Cool Roof System - Repl	25	29	\$1,378,090
1317	Emergency Roof Repairs	1	0	\$130,000
1330	(2040) 3- Story Gutters R/R	30	16	\$125,000
1330	(2041) 3- Story Gutters R/R	30	17	\$125,000
1330	(2042) 3- Story Gutters R/R	30	18	\$125,000
1330	(2043) 3- Story Gutters R/R	30	19	\$125,000
1330	(2044) 3- Story Gutters R/R	30	20	\$125,000
1330	(2045) 3- Story Gutters R/R	30	21	\$125,000
1330	(2046) 3- Story Gutters R/R	30	22	\$125,000
1330	(2047) 3- Story Gutters R/R	30	23	\$125,000
1330	(2048) 3- Story Gutters R/R	30	24	\$12,500
1331	1 & 2-Story Gutter Repairs	1	0	\$65,000
1332	1 & 2-Story Gutters - Replace	1	0	\$61,486
Building Structures				
1860	(2025) Fire Alarm System	1	1	\$50,000
1860	(2026-2031) Fire Alarm System	40	2	\$210,000
1860	(2052) Fire Alarm System	40	28	\$315,000
1860	(2053) Fire Alarm System	40	29	\$630,000
3208	(2024) Bldg Structures	1	0	\$500,000
3208	(2025-2053) Bldg Structures	1	1	\$328,290
3210	(2024) Carport Panel Replacement	1	0	\$10,233
3210	(2025-2053) Carport Panels (912)	1	1	\$8,367
3211	(2024) Carpentry	1	0	\$121,879
3211	(2025-2053) Carpentry	1	1	\$288,594
3213	(2024-2038) Dry Rot	1	0	\$210,000
3213	(2039-2053) Dry Rot	1	15	\$200,000
3216	(2024-2053) Replacements	1	0	\$350,000
3219	(2024-2026) Parapet Wall Removal	1	0	\$150,000
3220	Bldg Foundation Repairs	1	0	\$25,000
3223	(2025-2028) Storage Cabinets	1	1	\$91,000
3225	(2026) Glulam/Beam - Repair	10	2	\$149,472
3225	(2027) Glulam/Beam - Repair	10	3	\$398,592
3225	(2028) Glulam/Beam - Repair	10	4	\$199,296
3225	(2029) Glulam/Beam - Repair	10	5	\$149,472
3225	(2030) Glulam/Beam - Repair	10	6	\$49,824
3225	(2031) Glulam/Beam - Repair	10	7	\$1,245,600
3225	(2032) Glulam/Beam - Repair	10	8	\$295,944
3230	Bldg Dry Rot Repairs (Annually)	1	0	\$170,569
3231	Bldg Lead Abatement	1	0	\$5,250

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
3235	Damage Restoration	1	0	\$665,000
Decking Projects				
151	(2024) Balcony Inspections	1	0	\$92,945
151	(2032) Balcony Inspections	9	8	\$150,000
151	(2033) Balcony Inspections	9	9	\$150,000
152	Decking Topcoat	1	1	\$136,361
153	Balcony Decking	1	0	\$12,174
154	(2024-2025) GV Breezeway Decks	1	0	\$220,464
154	GV Breezeway Decks	1	2	\$45,000
155	Common Decking	1	0	\$142,983
Prior To Painting & Painting Projects				
153	Deck Top Coat With Painting	1	0	\$42,297
1115	Full Cycle Exterior Painting	1	0	\$1,260,747
1116	Exterior Paint Touch-Up	1	0	\$173,353
1116	Interior Paint Touch-Up	1	0	\$76,304
1400	HIP Reflective Address Signs	1	0	\$52,500
2901	(2024-2034) PTP Lead Test & Abate	1	0	\$1,500
2901	(2035-2055) PTP Lead Test & Abate	1	11	\$4,500
2901	Lead Abatement Touch Up	1	0	\$2,625
2901	Lead Testing & Abatement	1	0	\$5,250
2902	PTP Asbestos Abatement	1	0	\$56,250
2910	PTP Balcony Railing Repair Work	1	0	\$14,378
2910	PTP Decking Repair Work	1	0	\$104,885
2910	PTP Dry Rot Repair Work	1	0	\$684,099
7010	(2024) PTP Landscape Renovations	15	0	\$1,750,000
7010	(2025) PTP Landscape Renovations	15	1	\$1,532,790
7010	(2026) PTP Landscape Renovations	15	2	\$1,522,130
7010	(2027) PTP Landscape Renovations	15	3	\$641,292
7010	(2028) PTP Landscape Renovations	15	4	\$2,221,828
7010	(2029) PTP Landscape Renovations	15	5	\$1,871,798
7010	(2030) PTP Landscape Renovations	15	6	\$1,523,756
7010	(2031) PTP Landscape Renovations	15	7	\$1,812,130
7010	(2032) PTP Landscape Renovations	15	8	\$2,331,272
7010	(2033) PTP Landscape Renovations	15	9	\$3,012,786
7010	(2034) PTP Landscape Renovations	15	10	\$2,672,761
7010	(2035) PTP Landscape Renovations	15	11	\$3,762,705
7010	(2036) PTP Landscape Renovations	15	12	\$529,591
7010	(2037) PTP Landscape Renovations	15	13	\$2,496,645
7010	(2038) PTP Landscape Renovations	15	14	\$7,204,601
Elevators				
2800	(2032-2037) All Elevator Components	1	8	\$590,000
2800	(2038) All Elevator Components	1	14	\$623,600

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2800	(2039) All Elevator Components	1	15	\$748,320
2800	(2040-2044) All Elevator Components	1	16	\$748,320
2800	(2045-2050) All Elevator Components	1	21	\$2,476
2800	(2051) All Elevator Components	1	27	\$391,336
2800	(2052) All Elevator Components	1	28	\$539,000
2800	(2053) All Elevator Components	1	29	\$537,624
2801	(2051) Cab Doors	30	17	\$61,170
2801	(2052) Cab Doors	30	18	\$146,808
2801	(2053) Cab Doors	30	19	\$146,808
2802	(2024) Cab Door Operators	30	0	\$48,055
2802	(2025) Cab Door Operators	30	1	\$25,523
2802	(2026) Cab Door Operators	30	2	\$26,289
2802	(2027) Cab Door Operators	30	3	\$27,078
2802	(2028) Cab Door Operators	30	4	\$27,890
2802	(2029) Cab Door Operators	30	5	\$28,727
2802	(2030) Cab Door Operators	30	6	\$29,589
2802	(2051) Cab Door Operators	30	27	\$123,900
2802	(2052) Cab Door Operators	30	28	\$148,680
2802	(2052) Cab Door Operators	30	29	\$148,680
2804	(2024) Cab Remodel & Flooring	40	0	\$23,180
2804	(2025) Cab Remodel & Flooring	40	1	\$60,000
2804	(2026) Cab Remodel & Flooring	40	2	\$24,591
2804	(2027) Cab Remodel & Flooring	40	3	\$25,329
2804	(2028) Cab Remodel & Flooring	40	4	\$126,089
2804	(2029) Cab Remodel & Flooring	40	5	\$26,872
2804	(2030) Cab Remodel & Flooring	40	6	\$27,678
2806	(2032) Controllers & Call Buttons	30	8	\$590,000
2806	(2033) Controllers & Call Buttons	30	9	\$590,000
2806	(2034) Controllers & Call Buttons	30	10	\$590,000
2806	(2035) Controllers & Call Buttons	30	11	\$590,000
2806	(2036) Controllers & Call Buttons	30	12	\$590,000
2806	(2037) Controllers & Call Buttons	30	13	\$590,000
2806	(2038) Controllers & Call Buttons	30	14	\$590,000
2806	(2039) Controllers & Call Buttons	30	15	\$708,000
2808	(2024-2030) Hoistway Doors (4-Stop)	1	0	\$5,478
2808	(2051) Hoistway Doors	40	27	\$27,390
2808	(2052) Hoistway Doors	40	28	\$65,736
2808	(2053) Hoistway Doors	40	29	\$65,736
2850	(2024-2030) Machine Room Power Unit	1	0	\$35,280
2850	(2051-2058) Machine Rm Power Units	1	27	\$176,400
2851	(2024-2030) Door Protective Devices	1	0	\$6,287
2852	(2024-2030) Solid St. Soft Starters	1	0	\$6,720

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2852	(2038) Solid State Soft Starters	20	14	\$33,600
2852	(2039-2044) Solid St. Soft Starters	1	15	\$40,320
2853	(2044-2052) Fuses	1	20	\$2,476
Garden Villas				
332	(2024) GV Water Heaters	10	0	\$3,004
332	(2025) GV Water Heaters	10	1	\$620
332	(2026) GV Water Heaters	10	2	\$1,240
332	(2027) GV Water Heaters	10	3	\$1,860
332	(2028) GV Water Heaters	10	4	\$9,300
332	(2029) GV Water Heaters	10	5	\$5,580
332	(2030) GV Water Heaters	10	6	\$5,580
332	(2031) GV Water Heaters	10	7	\$6,200
332	(2032) GV Water Heaters	10	8	\$2,984
332	(2033) GV Water Heaters	10	9	\$3,006
336	GV Rec Room Heat Pump	1	0	\$2,389
912	(2031-2041) GV Lobby Renovations	1	7	\$56,455
912	(2052-2062) GV Lobby Renovations	1	28	\$56,455
915	(2024) Mail Room Renvoations	1	0	\$562
915	(2026) Mail Room Renvoations	10	2	\$80,503
915	(2027) Mail Room Renvoations	10	3	\$80,503
915	(2028) Mail Room Renvoations	10	4	\$80,503
915	(2029) Mail Room Renvoations	10	5	\$80,503
915	(2030) Mail Room Renvoations	10	6	\$80,503
915	(2031) Mail Room Renvoations	10	7	\$24,151
1951	GV Recessed Area Carpet	1	1	\$67,200
2740	(2024) Windows - Repair/Replace	20	0	\$60,000
2740	(2025) Windows - Repair/Replace	20	1	\$60,000
2740	(2026) Windows - Repair/Replace	20	2	\$60,000
2740	(2027) Windows - Repair/Replace	20	3	\$60,000
2740	(2028) Windows - Repair/Replace	20	4	\$60,000
2740	(2029) Windows - Repair/Replace	20	5	\$60,000
2740	(2030) Windows - Repair/Replace	20	6	\$60,000
Lighting Replacement Projects				
370	Exterior Light Replacement	1	0	\$12,500
Walls, Fencing & Railings				
501	(2024) Common Interior Walls	1	0	\$10,000
501	(2024) Perimeter Block Wall	1	0	\$14,150
501	Common Interior Walls	1	1	\$10,000
501	Perimeter Block Wall	1	1	\$25,300
504	(2024) Shepherds Crooks, Repair	1	0	\$54,000
504	Shepherds Crooks, Repair	1	1	\$52,538
516	Split Rail Fence, Replace	1	0	\$78,602

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Laundry Facilities				
603	(2024-2028) Epoxy Floors - Replace	1	0	\$49,273
603	(2029) Epoxy Floors - Replace	25	5	\$26,935
603	(2041-2061) Epoxy Floors - Replace	1	17	\$53,870
990	(2024) Countertops - Replace	1	0	\$9,900
990	(2034) Countertops - Replace	20	10	\$14,942
990	(2035) Countertops - Replace	20	11	\$14,942
990	(2036) Countertops - Replace	20	12	\$14,942
990	(2037) Countertops - Replace	20	13	\$10,122
990	(2038) Countertops - Replace	20	14	\$9,640
990	(2039) Countertops - Replace	20	15	\$14,942
990	(2040) Countertops - Replace	20	16	\$14,942
990	(2041) Countertops - Replace	20	17	\$14,942
990	(2042) Countertops - Replace	20	18	\$14,460
990	(2043) Countertops - Replace	20	19	\$14,460
992	Commercial Washers, Replace	1	0	\$61,990
993	Commercial Dryers, Replace	1	0	\$14,407
994	(2024) Water Heaters & WH Permits	10	0	\$33,195
994	(2025) Water Heaters & WH Permits	10	1	\$16,336
994	(2026) Water Heaters & WH Permits	10	2	\$8,168
994	(2027) Water Heaters & WH Permits	10	3	\$6,126
994	(2028) Water Heaters & WH Permits	10	4	\$17,357
994	(2029) Water Heaters & WH Permits	10	5	\$6,126
994	(2030) Water Heaters & WH Permits	10	6	\$5,105
994	(2031) Water Heaters & WH Permits	10	7	\$6,126
994	(2032) Water Heaters & WH Permits	10	8	\$8,168
994	(2033) Water Heaters & WH Permits	10	9	\$13,273
Sewer Lines, Water Lines & Elect				
318	(2024) Waste Line Liners	1	0	\$1,500,000
318	(2025-2041) Waste Line Liners	1	1	\$700,000
319	(2024) Copper Water Lines	1	0	\$1,000,000
319	(2025-2029) Copper Water Lines	1	1	\$297,250
319	(2030-2045) Copper Water Lines	1	6	\$137,600
319	(2046-2051) Copper Water Lines	1	22	\$103,200
340	Elect Panel Maint.	1	0	\$30,000
340	Elect Systems	1	1	\$20,000
341	Annual Heat Pumps/Wall Heaters	1	1	\$9,495
4590	(2024) Pressure Regulators	10	0	\$200,000
4590	(2025) Pressure Regulators	10	1	\$200,000
4590	(2026) Pressure Regulators	10	2	\$200,000
4590	(2027) Pressure Regulators	10	3	\$200,000
4590	(2028) Pressure Regulators	10	4	\$200,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
4590	(2029) Pressure Regulators	10	5	\$200,000
4590	(2030) Pressure Regulators	10	6	\$200,000
Grounds & Miscellaneous				
450	Pedestal Mailboxes Replace	1	0	\$27,582
Landscape Projects				
1020	(2024-2033) Tree Maintenance	1	0	\$980,188
1020	(2034-2043) Tree Maintenance	1	10	\$1,061,390
1020	(2044-2053) Tree Maintenance	1	20	\$1,141,261
1023	Annual Improvement & Restoration	1	0	\$195,857
1024	(2024-2033) Slope Renovations	1	0	\$568,153
1024	(2034-2043) Slope Renovations	1	10	\$650,520
1024	(2044-20453) Slope Renovations	1	20	\$71,201
1025	Turf Reduction Program	1	0	\$4,434

332 Total Funded Components

Note 1: Yellow highlighted line items are expected to require attention in this initial year.



Budget Summary

Report # 31071-4
No-Site-Visit

	Useful Life		2024 Rem. Useful Life		Estimated Replacement Cost in 2024	2024 Expenditures	01/01/2024 Current Fund Balance	01/01/2024 Fully Funded Balance	Remaining Bal. to be Funded	Recommended 2024 Contributions
	Min	Max	Min	Max						
Paved Surfaces	1	25	0	24	\$6,855,522	\$513,965	\$1,387,461	\$4,161,762	\$5,468,061	\$221,255
Roofing & Gutters	1	40	0	38	\$73,859,917	\$1,811,309	\$6,016,982	\$38,013,632	\$67,842,935	\$1,458,711
Building Structures	1	40	0	29	\$6,817,382	\$2,207,931	\$2,925,601	\$3,720,885	\$3,891,781	\$1,755,376
Decking Projects	1	9	0	9	\$949,927	\$468,566	\$468,566	\$485,233	\$481,361	\$347,457
Prior To Painting & Painting Projects	1	15	0	14	\$37,364,773	\$4,224,188	\$8,440,417	\$17,351,394	\$28,924,356	\$2,443,185
Elevators	1	40	0	29	\$10,787,035	\$125,000	\$303,870	\$3,728,935	\$10,483,165	\$2,370,437
Garden Villas	1	20	0	28	\$1,069,101	\$65,955	\$405,443	\$627,921	\$663,658	\$127,470
Lighting Replacement Projects	1	1	0	0	\$12,500	\$12,500	\$12,500	\$12,500	\$0	\$6,357
Walls, Fencing & Railings	1	1	0	1	\$244,590	\$156,752	\$156,752	\$156,752	\$87,838	\$124,381
Laundry Facilities	1	25	0	19	\$474,689	\$168,765	\$204,704	\$273,897	\$269,985	\$106,502
Sewer Lines, Water Lines & Elect	1	10	0	22	\$5,197,545	\$2,730,000	\$3,330,000	\$3,510,000	\$1,867,545	\$2,002,351
Grounds & Miscellaneous	1	1	0	0	\$27,582	\$27,582	\$27,582	\$27,582	\$0	\$14,026
Landscape Projects	1	1	0	20	\$4,673,004	\$1,748,632	\$1,748,632	\$1,748,632	\$2,924,372	\$2,376,353
					\$148,333,567	\$14,261,145	\$25,428,510	\$73,819,124	\$122,905,057	\$13,353,861

Percent Funded: 34.4%

2024 BUSINESS PLAN

Golden Rain Foundation & Trust

Adopted September 5, 2023

BOARD OF DIRECTORS

Bunny Carpenter, President
Debbie Dotson, First Vice President
Reza Karimi, Second Vice President
Joan Milliman, Secretary
James Hopkins, Treasurer
Elsie Addington
Egon Garthoffner
Yvonne Horton
Gan Mukhopadhyay
Martin Roza
Juanita Skillman

Prepared By:
VILLAGE MANAGEMENT SERVICES INC.

Siobhan Foster, CEO/General Manager
Steve Hormuth, Director of Financial Services





2024 BUSINESS PLAN - BY ACCOUNT

DESCRIPTION	2020 ACTUAL*	2021 ACTUAL*	2022 ACTUAL	2023 PLAN	2024 PLAN	ASSESSMENT		
						Per Manor Per Month		
						2023	2024	Change
OPERATING REVENUES								
Golf Greens Fees	\$1,241,594	\$1,656,161	\$1,777,020	\$1,744,500	\$1,814,600	\$11.41	\$11.87	(\$0.46)
Golf Operations	273,504	318,827	363,750	379,300	377,400	2.48	2.47	0.01
Merchandise Sales	269,630	522,651	618,929	609,006	643,147	3.98	4.21	(0.23)
Clubhouse Rentals and Event Fees	123,440	113,331	565,790	653,971	695,493	4.28	4.55	(0.27)
Rentals	142,958	140,779	144,674	197,500	198,064	1.29	1.30	(0.01)
Broadband Services	5,186,355	5,038,208	5,277,634	5,554,800	6,423,300	36.35	42.03	(5.68)
Miscellaneous	655,785	659,087	1,021,743	1,217,629	1,171,790	7.97	7.67	0.30
Total Revenue	\$7,893,266	\$8,449,044	\$9,769,540	\$10,356,706	\$11,323,794	\$67.76	\$74.10	(\$6.34)
OPERATING EXPENSES								
Employee Compensation	\$16,656,527	\$17,060,816	\$18,221,733	\$20,123,612	\$20,108,764	\$131.67	\$131.58	(\$0.09)
Exp. Related to Compensation	4,913,404	5,058,750	5,405,108	6,331,723	5,965,952	41.43	39.05	(2.38)
Materials and Supplies	1,564,387	1,570,108	2,189,516	1,801,729	2,048,209	11.79	13.40	1.61
Cost of Merchandise Sold	192,232	431,568	477,382	440,638	467,066	2.88	3.06	0.18
Community Events	125,189	45,229	408,472	410,910	432,956	2.69	2.83	0.14
Electricity	705,598	881,645	1,161,822	918,102	1,015,216	6.01	6.64	0.63
Sewer	67,047	75,868	94,167	126,163	125,568	0.82	0.82	0.00
Water	645,378	762,448	783,105	723,350	709,660	4.73	4.64	(0.09)
Trash	191,847	128,609	86,161	148,815	139,544	0.97	0.91	(0.06)
Natural Gas	164,840	237,215	397,074	334,415	405,425	2.19	2.65	0.46
Telephone	316,676	308,599	281,881	342,957	303,338	2.24	1.98	(0.26)
Fuel & Oil for Vehicles	370,940	489,252	723,392	628,490	627,894	4.11	4.11	0.00
Legal Fees	336,669	737,723	92,364	245,850	248,350	1.61	1.62	0.01
Professional Fees	571,281	416,867	629,637	829,009	759,457	5.42	4.97	(0.45)
Rentals	200,704	258,816	272,854	289,655	328,042	1.90	2.15	0.25
Outside Services	2,252,750	2,829,913	2,886,946	2,900,604	3,216,787	18.98	21.05	2.07
Repairs and Maintenance	954,116	886,507	1,192,186	999,673	1,045,997	6.54	6.84	0.30
Other Operating Expense	443,005	647,885	734,620	938,280	1,036,567	6.14	6.78	0.64
Income, Property, and Sales Tax	718,919	(505,305)	35,300	35,991	37,892	0.24	0.25	0.01
Insurance	2,008,550	2,658,323	2,783,674	2,987,766	3,277,996	19.55	21.45	1.90
Cable TV Programming	3,792,055	3,966,508	4,196,413	4,415,500	5,143,360	28.89	33.65	4.76
Uncollectible Accounts	1,416	12,184	4,144	12,100	13,000	0.08	0.09	0.01
(Gain)/Loss on Sale or Trade	(56,922)	(180,899)	17,743	0	(810)	0.00	(0.01)	(0.01)
Cost Allocations	(2,900,667)	(2,775,314)	(2,988,482)	(2,875,047)	(3,087,099)	(18.81)	(20.19)	(1.38)
Total Expense	\$34,235,941	\$36,003,315	\$40,087,212	\$43,110,285	\$44,369,131	\$282.07	\$290.32	\$8.25
(Surplus)/Deficit Recovery	\$0	\$0	\$0	(\$1,528,320)	(\$764,160)	(\$10.00)	(\$5.00)	\$5.00
Net Operating	\$26,342,675	\$27,554,271	\$30,317,672	\$31,225,259	\$32,281,177	\$204.31	\$211.22	\$6.91
FUND CONTRIBUTIONS								
Reserve Funds	\$2,903,808	\$2,903,808	\$2,598,144	\$2,598,144	\$2,598,144	\$17.00	\$17.00	\$0.00
Contingency Fund	764,160	0	764,160	0	0	0.00	0.00	0.00
Total Fund Contribution	\$3,667,968	\$2,903,808	\$3,362,304	\$2,598,144	\$2,598,144	\$17.00	\$17.00	\$0.00
TOTAL BASIC ASSESSMENT	\$30,010,643	\$30,458,079	\$33,679,976	\$33,823,403	\$34,879,321	\$221.31	\$228.22	\$6.91

*2020 and 2021 actuals were affected by COVID-19 Pandemic.



2024 BUSINESS PLAN - BY DEPARTMENT

DESCRIPTION	2020	2021	2022	2023	2024	ASSESSMENT		
	ACTUAL*	ACTUAL*	ACTUAL	PLAN	PLAN	Per Manor Per Month		
						2023	2024	Change
OPERATING								
Office of the CEO	\$571,831	\$810,978	\$799,385	\$1,494,932	\$1,119,283	\$9.78	\$7.32	(\$2.46)
Information Services	1,702,660	1,417,894	1,633,877	2,118,964	2,395,627	13.86	15.67	1.81
General Services	5,955,608	5,988,624	6,341,086	7,050,218	6,972,635	46.13	45.62	(0.51)
Financial Services	2,383,621	1,206,550	2,181,385	1,857,928	1,694,599	12.16	11.09	(1.07)
Security Services	5,833,457	5,783,930	6,494,103	6,582,665	6,385,361	43.07	41.78	(1.29)
Landscape Services	1,063,921	1,104,296	951,646	1,524,142	1,480,560	9.97	9.69	(0.28)
Recreation Services	5,469,945	5,827,936	6,948,068	6,728,080	7,334,103	44.02	47.99	3.97
Human Resource Services	301,845	235,489	244,649	280,611	320,625	1.84	2.10	0.26
Insurance	2,008,516	2,658,205	2,783,639	2,987,416	3,271,530	19.55	21.41	1.86
Maintenance & Construction	1,041,364	1,912,302	1,875,867	2,128,623	2,065,014	13.93	13.51	(0.42)
Non Work Center	9,907	608,067	63,967	0	6,000	0.00	0.04	0.04
Net Operating Expense	\$26,342,675	\$27,554,271	\$30,317,672	\$32,753,579	\$33,045,337	\$214.31	\$216.22	\$1.91
(Surplus)/Deficit Recovery	\$0	\$0	\$0	(\$1,528,320)	(\$764,160)	(\$10.00)	(\$5.00)	\$5.00
Total Operating Contributions	\$26,342,675	\$27,554,271	\$30,317,672	\$31,225,259	\$32,281,177	\$204.31	\$211.22	\$6.91
FUND CONTRIBUTIONS								
Reserve Funds	\$2,903,808	\$2,903,808	\$2,598,144	\$2,598,144	\$2,598,144	\$17.00	\$17.00	\$0.00
Contingency Fund	764,160	0	764,160	0	0	0.00	0.00	0.00
Total Fund Contribution	\$3,667,968	\$2,903,808	\$3,362,304	\$2,598,144	\$2,598,144	\$17.00	\$17.00	\$0.00
TOTAL BASIC ASSESSMENT	\$30,010,643	\$30,458,079	\$33,679,976	\$33,823,403	\$34,879,321	\$221.31	\$228.22	\$6.91

*2020 and 2021 actuals were affected by COVID-19 Pandemic.

RESOLUTION 90-23-47

2024 BUSINESS PLAN RESOLUTION

RESOLVED, September 5, 2023, that the Business Plan of this Corporation for the year 2024 is hereby adopted and approved; and

RESOLVED FURTHER, that pursuant to said Business Plan, the Board of Directors of this Corporation hereby estimates that the sum of \$44,369,131 will be required by the Corporation to meet its annual expenses of operation for the year 2024. Additionally, \$2,598,144 is planned for reserve contributions and contingency fund contributions have been eliminated. After deducting \$764,160 derived from prior years' surplus and the sum of \$11,323,794 expected to be received from various sources as revenue during 2024, the Board of Directors hereby estimates that the net sum of \$34,879,321 will be required to be paid by the Corporation members in accordance with the terms of that certain Trust Agreement dated March 2, 1964, as amended, and the bylaws of the Corporation; and

RESOLVED FURTHER, that this Corporation shall charge each member the sum of \$228.22 per month per membership of said Corporation, for its share of the aforesaid net expenses and reserve contributions for the year 2024; and

RESOLVED FURTHER, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out the purpose of this resolution.

RESOLUTION 90-23-48

2024 RESERVES FUNDING PLAN RESOLUTION

WHEREAS, Civil Code § 5570 requires specific reserve funding disclosure statements for associations; and

WHEREAS, planned assessments or other contributions to replacement reserves must be projected to ensure balances will be sufficient at the end of each year to meet the association's obligations for repair and/or replacement of major components during the next 30 years;

NOW THEREFORE BE IT RESOLVED, September 5, 2023, that pursuant to Civil Code § 5570 the Board hereby adopts the 30-Year Reserve Funding Plans (attached) prepared by Association Reserves™ for fiscal year 2024; and

RESOLVED FURTHER, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out the purpose of this resolution.

RESOLUTION 90-16-52**DEFINITION OF FUNDS RESOLUTION**

WHEREAS, the Board determines assessments in an amount meeting operational and reserve expenditures; and

WHEREAS, expenditures from the funds are authorized by the Board through the annual business plan or supplemental appropriations;

NOW THEREFORE BE IT RESOLVED, the Board hereby adopts the following definitions to define the purpose and use of each of the restricted funds:

Operating Fund – The Operating Fund accounts for all revenues and expenditures related to the services and operations of the Golden Rain Foundation, including but not limited to, security, transportation, broadband services, recreation services, administration, insurance and taxes, utilities, and professional services.

Equipment Reserve Fund – The Equipment Reserve Fund is used for the purchase of new and replacement equipment, including but not limited to vehicles, machinery, office equipment, and furniture. This fund receives monies through assessments, interest earnings, and a transfer of operating surplus if directed by the Board. Balances are used to fund the 30-year reserves plan.

Facilities Reserve Fund – The Facilities Reserve Fund is used for the acquisition, addition, replacement or improvement of Foundation and Trust facilities and their components. This fund receives monies through assessments, interest earnings, and a transfer of operating surplus if directed by the Board. Balances are used to fund the 30-year reserves plan.

Trust Facilities Fee Fund – The Trust Facilities Fee Fund was established in 2012 to maintain and improve the recreational and other amenities available to all residents of Laguna Woods Village. A fee, allowed under Civil Code § 4580, is imposed on all transactions involving the purchase of a separate interest in any of the Community's common interest developments (United Mutual, Third Mutual and Mutual Fifty). The Trust Facilities Fee is a fixed amount, as determined from time to time by the Trustee of the Golden Rain Foundation Trust. This fund receives monies through the aforementioned fee and interest earnings. Although this is not a required fund, the Board shall determine the appropriate allocation to meet reserve expenditures.

Contingency Fund – The Contingency Fund provides for unanticipated expenditures not otherwise identified in the operating budget or reserves plan and provides for uninsured damages to property. This fund receives monies through assessments, interest earnings, and a transfer of operating surplus if directed by the Board.

Trust Improvement Fund – Established in 1974, this fund was established in the Trust to provide funding for improvement to certain existing community facilities. Contributions to this fund were discontinued in 1985 and improvements to GRF and Trust assets are funded through the funds mentioned above.



2024 RESERVES AND RESTRICTED FUNDS PLAN

Five-Year Cash Flow Projections

<i>Fund</i>	<i>Year</i>	<i>Beginning Balance</i>	<i>Investment Income</i>	<i>Contributions</i>	<i>Assessment PMPM</i>	<i>Expenditures*</i>	<i>ENDING BALANCE</i>
RESERVE FUND	2023	\$ 35,289,714	\$ 1,012,515	\$ 7,092,846	\$ 17.00	\$ (8,159,245)	\$ 35,235,830
	2024	\$ 35,235,830	\$ 813,994	\$ 8,700,000	\$ 17.00	\$ (14,794,900)	\$ 29,954,924
	2025	\$ 29,954,924	\$ 751,814	\$ 9,280,287	\$ 17.00	\$ (9,731,028)	\$ 30,255,997
	2026	\$ 30,255,997	\$ 679,767	\$ 9,900,574	\$ 17.00	\$ (16,651,462)	\$ 24,184,876
	2027	\$ 24,184,876	\$ 568,617	\$ 10,563,706	\$ 17.00	\$ (13,962,975)	\$ 21,354,223
	<i>Consolidated reporting of Equipment, Facilities, and Trust Facilities Fee Funds.</i>						
CONTINGENCY FUND	2023	\$ 3,962,761	\$ 103,479	\$ 0	\$ 0.00	\$ (675,008)	\$ 3,391,232
	2024	\$ 3,391,232	\$ 101,681	\$ 0	\$ 0.00	\$ (999,160)	\$ 2,493,753
	2025	\$ 2,493,753	\$ 108,044	\$ 152,832	\$ 1.00	\$ (254,984)	\$ 2,499,645
	2026	\$ 2,499,645	\$ 118,386	\$ 305,664	\$ 2.00	\$ (260,000)	\$ 2,663,695
	2027	\$ 2,663,695	\$ 132,808	\$ 458,496	\$ 3.00	\$ (265,000)	\$ 2,989,999
TOTAL	2023	\$ 39,252,475	\$ 1,115,994	\$ 7,092,846	\$ 17.00	\$ (8,834,253)	\$ 38,627,062
	2024	\$ 38,627,062	\$ 915,675	\$ 8,700,000	\$ 17.00	\$ (15,794,060)	\$ 32,448,677
	2025	\$ 32,448,677	\$ 859,858	\$ 9,433,119	\$ 18.00	\$ (9,986,012)	\$ 32,755,642
	2026	\$ 32,755,642	\$ 798,153	\$ 10,206,238	\$ 19.00	\$ (16,911,462)	\$ 26,848,571
	2027	\$ 26,848,571	\$ 701,425	\$ 11,022,202	\$ 20.00	\$ (14,227,975)	\$ 24,344,223

*2023 Contingency Fund Expenditures includes 2022 deficit transfer to operating of \$439,016

*2024 Contingency Fund Expenditures includes 2024 deficit transfer to operating of \$764,160

*Planned Expenditures include Capital Plan items, supplemental appropriations, and carryover items from prior years.



2024 RESERVES PLAN

Summary & Disclosures

California Civil Code §5300 requires that homeowner associations maintain a reserve study, a plan by which the mutual anticipates and prepares for inevitable future expenses of major components. Ideally, all such expenditures to repair, replace or restore will be covered by those funds set aside each year and accounted for separately as reserves. A summary of the reserves plan prepared by Association Reserves™ is included herein.

The study identifies estimated current replacement costs at nearly \$107 million. The fully funded balance (based on the formula defined in Civil Code §5570(b)(4)) is \$53 million as of January 1, 2024. Projected reserve fund balances are estimated to be \$35.2 million, or 66.5% funded. These figures shall not be construed as a basis to require the board to fund reserves in accordance with this calculation.

The reserves receive monies through assessments and through interest earned on invested fund balances. Additionally, the reserve funds receive periodic transfers, approved by the GRF Board of Directors, from the Trust Facilities Fee Fund. This revenue is derived through a fee charged at the close of each escrow, where applicable, per Resolution 90-21-38, currently set at \$7,500. In 2024, the monthly assessment for GRF reserves is set at \$17 per manor per month.

Contact the Financial Services Department at 949-597-4201 or visit the community website at www.lagunawoodsvillage.com to obtain the full reserves study.

GRF has no outstanding loans.

Assessment and Reserve Funding Disclosure Summary

Golden Rain Foundation of Laguna Woods - Laguna Woods

For Fiscal Year Beginning: 1/1/2024

of units: 12736

1) Budgeted Amounts:	Total	Average Per Unit*
Reserve Contributions:	\$8,700,000.00	\$683.10
Total Assessment Income:	\$34,879,321.00	\$2,738.64

per: Year

- 2) Additional assessments that have already been scheduled to be imposed or charged, regardless of the purpose, if they have been approved by the board and/or members:

Year	Total Amount Per Unit*	Purpose
Total: \$0.00		

- 3) Based on the most recent Reserve Study and other information available to the Board of Directors, at this point in time does it appear that currently projected Reserve account balances will be sufficient at the end of each year to meet the association's obligation for repair and/or replacement of major components during the next 30 years? **Yes**
- 4) If the answer to #3 is no, what additional assessments or other contributions/loans to Reserves would be necessary to ensure that sufficient Reserve Funds will be available each year during the next 30 years?

Approximate Fiscal Year Assessment Will Be Due	Average Total Amount Per Unit*

Total: \$0.00

- 5) All major components appropriate for Reserve Funding (components that are a common area maintenance responsibility with a limited life expectancy and predictable remaining useful life, above a minimum threshold cost of significance) are included in this Reserve Funding Plan: **Yes**

6) All computations/disclosures are based on the fiscal year start date of:	1/1/2024
Fully Funded Balance (based on formula defined in 5570(b)4):	\$52,952,911
Projected Reserve Fund Balance:	\$35,235,830
Percent Funded:	66.5 %
Reserve Deficit (surplus) on a mathematical avg-per-unit* basis:	\$1,391

From the 8/30/2023 Reserve Study by Association Reserves and any minor changes since that date.

* If assessments vary by the size or type of unit, allocate as noted within your Governing Documents.

- 7) See attached 30-yr Summary Table, showing the projected Reserve Funding Plan, Reserve Balance, Percent Funded, and assumptions for interest and inflation.

Prepared by: Sean Andersen

Date: 10/12/2023

The financial representations at the time of preparation are based on the Reserve Study for the fiscal year shown at the top of this page and the best estimates of the preparer. These estimates should be expected to change from year to year. Some information on this form has been provided to Association Reserves, and has not been independently verified.



Contracted Reserve Study Dated August 30, 2023
Combination of Equipment and Facilities

Year	Starting Reserve Balance	Fully Funded Balance	Avg. Percent Funded		Special Assmt Risk	Reserve Funding	Interest Income	Reserve Expenses	Ending Balance
2024	\$35,235,830	\$52,952,911	67%		Medium	\$8,700,000	\$813,994	\$14,794,900	\$29,954,924
2025	\$29,954,924	\$54,531,437	55%		Medium	\$9,280,287	\$751,814	\$9,731,028	\$30,255,997
2026	\$30,255,998	\$59,462,923	51%		Medium	\$9,900,574	\$679,767	\$16,651,462	\$24,184,877
2027	\$24,184,877	\$56,721,135	43%		Medium	\$10,563,706	\$568,617	\$13,962,975	\$21,354,225
2028	\$21,354,225	\$54,886,833	39%		Medium	\$10,999,695	\$482,500	\$15,548,454	\$17,287,966
2029	\$17,287,966	\$50,436,369	34%		Medium	\$11,456,049	\$494,885	\$6,892,754	\$22,346,146
2030	\$22,346,147	\$54,960,222	41%		Medium	\$11,714,148	\$590,971	\$9,668,062	\$24,983,204
2031	\$24,983,203	\$57,145,704	44%		Medium	\$11,978,147	\$655,957	\$10,066,518	\$27,550,789
2032	\$27,550,790	\$59,301,184	46%		Medium	\$12,248,185	\$743,605	\$8,539,931	\$32,002,649
2033	\$32,002,649	\$63,418,001	50%		Medium	\$12,524,399	\$767,150	\$15,857,756	\$29,436,442
2034	\$29,436,441	\$60,454,981	49%		Medium	\$12,806,935	\$765,832	\$11,112,172	\$31,897,036
2035	\$31,897,036	\$62,635,058	51%		Medium	\$13,095,939	\$815,195	\$12,418,308	\$33,389,862
2036	\$33,389,862	\$63,889,578	52%		Medium	\$13,391,562	\$811,010	\$16,030,543	\$31,561,891
2037	\$31,561,891	\$61,826,120	51%		Medium	\$13,693,956	\$868,091	\$8,162,551	\$37,961,387
2038	\$37,961,388	\$68,180,730	56%		Medium	\$13,958,748	\$933,957	\$16,017,266	\$36,836,827
2039	\$36,836,826	\$67,022,840	55%		Medium	\$14,127,271	\$952,115	\$12,500,586	\$39,415,626
2040	\$39,415,626	\$69,851,228	56%		Medium	\$14,300,091	\$1,027,168	\$11,895,208	\$42,847,677
2041	\$42,847,678	\$73,798,807	58%		Medium	\$14,477,318	\$1,083,693	\$14,466,135	\$43,942,554
2042	\$43,942,554	\$75,476,447	58%		Medium	\$14,659,065	\$1,157,452	\$11,004,272	\$48,754,799
2043	\$48,754,799	\$81,350,681	60%		Medium	\$14,845,446	\$1,246,762	\$13,751,783	\$51,095,224
2044	\$51,095,223	\$85,003,581	60%		Medium	\$15,036,580	\$1,283,422	\$15,724,456	\$51,690,769
2045	\$51,690,769	\$87,195,518	59%		Medium	\$15,232,588	\$1,274,225	\$17,838,830	\$50,358,752
2046	\$50,358,753	\$87,750,548	57%		Medium	\$15,433,594	\$1,213,554	\$20,174,174	\$46,831,727
2047	\$46,831,728	\$86,406,219	54%		Medium	\$15,639,726	\$1,144,550	\$18,783,609	\$44,832,395
2048	\$44,832,393	\$86,957,920	52%		Medium	\$15,851,114	\$1,080,315	\$20,076,484	\$41,687,338
2049	\$41,687,338	\$86,713,708	48%		Medium	\$16,214,892	\$1,101,774	\$12,453,059	\$46,550,945
2050	\$46,550,946	\$94,849,074	49%		Medium	\$16,587,138	\$1,161,377	\$17,838,676	\$46,460,785
2051	\$46,460,785	\$98,232,132	47%		Medium	\$16,968,052	\$1,107,174	\$22,326,065	\$42,209,946
2052	\$42,209,946	\$97,662,015	43%		Medium	\$17,357,838	\$1,101,872	\$14,633,471	\$46,036,185
2053	\$46,036,184	\$105,582,529	44%		Medium	\$17,756,706	\$1,145,151	\$19,261,977	\$45,676,064



30-Year Reserve Plan Summary (Alternate Funding Plan) Equipment

Report # 43604-1
No-Site-Visit

Fiscal Year Start: 2024

Interest:

2.50 %

Inflation:

3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2024	\$10,420,652	\$15,133,662	68.9 %	Medium	\$3,977,000	\$0	\$277,428	\$2,877,200
2025	\$11,797,880	\$15,910,240	74.2 %	Low	\$4,295,160	\$0	\$322,504	\$2,384,862
2026	\$14,030,683	\$19,192,362	73.1 %	Low	\$4,638,773	\$0	\$328,218	\$6,742,179
2027	\$12,255,495	\$18,242,748	67.2 %	Medium	\$5,009,875	\$0	\$305,444	\$5,364,088
2028	\$12,206,726	\$18,798,818	64.9 %	Medium	\$5,137,626	\$0	\$307,787	\$5,209,024
2029	\$12,443,116	\$19,494,426	63.8 %	Medium	\$5,268,636	\$0	\$327,182	\$4,278,881
2030	\$13,760,053	\$21,228,781	64.8 %	Medium	\$5,402,986	\$0	\$352,106	\$5,075,916
2031	\$14,439,229	\$22,442,095	64.3 %	Medium	\$5,540,762	\$0	\$367,118	\$5,384,757
2032	\$14,962,352	\$23,547,842	63.5 %	Medium	\$5,682,052	\$0	\$383,010	\$5,315,494
2033	\$15,711,920	\$24,937,465	63.0 %	Medium	\$5,826,944	\$0	\$372,179	\$7,816,113
2034	\$14,094,929	\$23,977,884	58.8 %	Medium	\$5,975,531	\$0	\$353,239	\$6,228,649
2035	\$14,195,050	\$24,814,890	57.2 %	Medium	\$6,127,907	\$0	\$332,022	\$8,259,239
2036	\$12,395,740	\$23,781,494	52.1 %	Medium	\$6,284,169	\$0	\$306,606	\$6,826,971
2037	\$12,159,543	\$24,394,207	49.8 %	Medium	\$6,444,415	\$0	\$325,309	\$5,035,602
2038	\$13,893,666	\$27,078,343	51.3 %	Medium	\$6,608,748	\$0	\$350,626	\$6,665,983
2039	\$14,187,056	\$28,377,881	50.0 %	Medium	\$6,777,271	\$0	\$334,507	\$8,696,107
2040	\$12,602,727	\$27,845,971	45.3 %	Medium	\$6,950,091	\$0	\$314,087	\$7,315,215
2041	\$12,551,690	\$28,947,636	43.4 %	Medium	\$7,127,318	\$0	\$311,073	\$7,628,718
2042	\$12,361,363	\$29,830,037	41.4 %	Medium	\$7,309,065	\$0	\$329,834	\$5,946,088
2043	\$14,054,174	\$32,857,798	42.8 %	Medium	\$7,495,446	\$0	\$345,329	\$8,292,593
2044	\$13,602,356	\$33,791,257	40.3 %	Medium	\$7,686,580	\$0	\$332,390	\$8,603,411
2045	\$13,017,915	\$34,687,251	37.5 %	Medium	\$7,882,588	\$0	\$327,452	\$8,021,032
2046	\$13,206,923	\$36,472,288	36.2 %	Medium	\$8,083,594	\$0	\$309,293	\$10,036,262
2047	\$11,563,548	\$36,505,371	31.7 %	Medium	\$8,289,726	\$0	\$224,606	\$13,653,271
2048	\$6,424,608	\$33,092,216	19.4 %	High	\$8,501,114	\$0	\$135,919	\$10,600,818
2049	\$4,460,823	\$33,007,329	13.5 %	High	\$8,717,892	\$0	\$129,783	\$7,375,333
2050	\$5,933,165	\$36,537,382	16.2 %	High	\$8,940,198	\$0	\$142,384	\$9,545,720
2051	\$5,470,028	\$38,241,929	14.3 %	High	\$9,168,173	\$0	\$104,631	\$11,833,251
2052	\$2,909,581	\$37,954,672	7.7 %	High	\$9,401,962	\$0	\$76,940	\$9,136,153
2053	\$3,252,329	\$40,759,421	8.0 %	High	\$9,641,712	\$0	\$70,585	\$10,564,012



30-Year Reserve Plan Summary (Alternate Funding Plan) Facilities

Report # 43604-1
No-Site-Visit

Fiscal Year Start: 2024

Interest:

2.50 %

Inflation:

3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded		Special Assmt Risk	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2024	\$24,815,178	\$37,819,249	65.6 %		Medium	\$4,723,000	\$0	\$536,566	\$11,917,700
2025	\$18,157,044	\$38,621,197	47.0 %		Medium	\$4,985,127	\$0	\$429,310	\$7,346,166
2026	\$16,225,315	\$40,270,561	40.3 %		Medium	\$5,261,801	\$0	\$351,549	\$9,909,283
2027	\$11,929,382	\$38,478,387	31.0 %		Medium	\$5,553,831	\$0	\$263,173	\$8,598,887
2028	\$9,147,499	\$36,088,015	25.3 %		High	\$5,862,069	\$0	\$174,713	\$10,339,430
2029	\$4,844,850	\$30,941,943	15.7 %		High	\$6,187,413	\$0	\$167,703	\$2,613,873
2030	\$8,586,094	\$33,731,441	25.5 %		High	\$6,311,162	\$0	\$238,865	\$4,592,146
2031	\$10,543,974	\$34,703,609	30.4 %		Medium	\$6,437,385	\$0	\$288,839	\$4,681,761
2032	\$12,588,438	\$35,753,342	35.2 %		Medium	\$6,566,133	\$0	\$360,595	\$3,224,437
2033	\$16,290,729	\$38,480,536	42.3 %		Medium	\$6,697,455	\$0	\$394,971	\$8,041,643
2034	\$15,341,512	\$36,477,097	42.1 %		Medium	\$6,831,404	\$0	\$412,593	\$4,883,523
2035	\$17,701,986	\$37,820,168	46.8 %		Medium	\$6,968,032	\$0	\$483,173	\$4,159,069
2036	\$20,994,122	\$40,108,084	52.3 %		Medium	\$7,107,393	\$0	\$504,404	\$9,203,572
2037	\$19,402,348	\$37,431,913	51.8 %		Medium	\$7,249,541	\$0	\$542,782	\$3,126,949
2038	\$24,067,722	\$41,102,387	58.6 %		Medium	\$7,350,000	\$0	\$583,331	\$9,351,283
2039	\$22,649,770	\$38,644,959	58.6 %		Medium	\$7,350,000	\$0	\$617,608	\$3,804,479
2040	\$26,812,899	\$42,005,257	63.8 %		Medium	\$7,350,000	\$0	\$713,081	\$4,579,993
2041	\$30,295,988	\$44,851,171	67.5 %		Medium	\$7,350,000	\$0	\$772,620	\$6,837,417
2042	\$31,581,191	\$45,646,410	69.2 %		Medium	\$7,350,000	\$0	\$827,618	\$5,058,184
2043	\$34,700,625	\$48,492,883	71.6 %		Low	\$7,350,000	\$0	\$901,433	\$5,459,190
2044	\$37,492,867	\$51,212,324	73.2 %		Low	\$7,350,000	\$0	\$951,032	\$7,121,045
2045	\$38,672,854	\$52,508,267	73.7 %		Low	\$7,350,000	\$0	\$946,773	\$9,817,798
2046	\$37,151,830	\$51,278,260	72.5 %		Low	\$7,350,000	\$0	\$904,261	\$10,137,912
2047	\$35,268,180	\$49,900,848	70.7 %		Low	\$7,350,000	\$0	\$919,944	\$5,130,338
2048	\$38,407,785	\$53,865,704	71.3 %		Low	\$7,350,000	\$0	\$944,396	\$9,475,666
2049	\$37,226,515	\$53,706,379	69.3 %		Medium	\$7,497,000	\$0	\$971,991	\$5,077,726
2050	\$40,617,781	\$58,311,692	69.7 %		Medium	\$7,646,940	\$0	\$1,018,993	\$8,292,956
2051	\$40,990,757	\$59,990,203	68.3 %		Medium	\$7,799,879	\$0	\$1,002,543	\$10,492,814
2052	\$39,300,365	\$59,707,343	65.8 %		Medium	\$7,955,876	\$0	\$1,024,932	\$5,497,318
2053	\$42,783,855	\$64,823,108	66.0 %		Medium	\$8,114,994	\$0	\$1,074,566	\$8,697,965

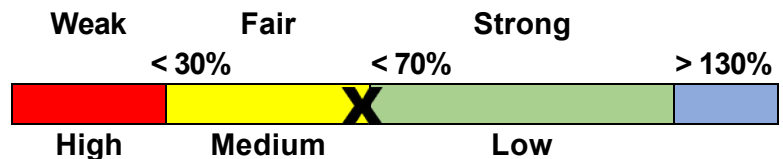
**Golden Rain Foundation of Laguna Woods - Equipment**Report #: **43604-1**

Laguna Woods, CA

of Units: 12,736

Level of Service: **Update "No-Site-Visit"****January 1, 2024 through December 31, 2024****Findings & Recommendations****as of January 1, 2024**

Projected Starting Reserve Balance	\$10,420,652
Current Full Funding Reserve Balance	\$15,133,662
Average Reserve Deficit (Surplus) Per Unit	\$370
Percent Funded	68.9 %
Recommended 2024 "Annual Full Funding Contributions"	\$4,535,000
Alternate minimum contributions to keep Reserve above \$2,900,000	\$3,977,000
Most Recent Reserve Contribution Rate	\$2,598,144
Annual Deterioration Rate	\$4,996,207

Reserve Fund Strength: 68.9%**Risk of Special Assessment:****Economic Assumptions:**Net Annual "After Tax" Interest Earnings Accruing to Reserves **2.50 %**Annual Inflation Rate **3.00 %**

This is an Update "No-Site-Visit", and is based on a prior Report prepared by Association Reserves. No site inspection was performed as part of this Reserve Study.

This Reserve Study was prepared by a credentialed Reserve Specialist, Sean Erik Andersen, PRA, RS #68.

The Association is Master Association

The Reserve Fund is between the 30% funded level and the 70% funded level at 68.9 % funded, which is a fair position for the fund to be in. This means that the association's special assessment & deferred maintenance risk is currently medium. The objective of this multi-year Funding Plan is to Fully Fund Reserves and ultimately achieve a position of strength in the fund, where associations enjoy a low risk of Reserve cash flow problems.

The Annual Deterioration rate for your Reserve Components is \$4,996,207.

Based on this starting point, your annual deterioration rate, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is to increase your Reserve contributions to \$4,535,000.

*The Alternative Contribution rate, also called Baseline Funding will keep the Reserve Funds above \$2,900,000. This figure for your association is \$3,977,000.

To receive a copy of the full Reserve Study, contact the Association.

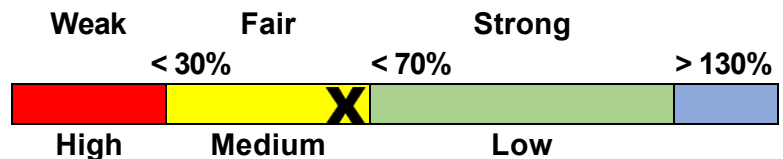
**Golden Rain Foundation of Laguna Woods - Facilities**Report #: **43604-1**

Laguna Woods, CA

of Units: 12,736

Level of Service: **Update "No-Site-Visit"****January 1, 2024 through December 31, 2024****Findings & Recommendations****as of January 1, 2024**

Projected Starting Reserve Balance	\$24,815,178
Current Full Funding Reserve Balance	\$37,819,249
Average Reserve Deficit (Surplus) Per Unit	\$1,021
Percent Funded	65.6 %
Recommended 2024 "Annual Full Funding Contributions"	\$5,600,000
Alternate minimum contributions to keep Reserve above \$4,800,000	\$4,723,000
Most Recent Reserve Contribution Rate	\$6,111,000
Annual Deterioration Rate	\$21,038,759

Reserve Fund Strength: 65.6%**Risk of Special Assessment:****Economic Assumptions:**Net Annual "After Tax" Interest Earnings Accruing to Reserves **2.50 %**Annual Inflation Rate **3.00 %**

This is an Update "No-Site-Visit", and is based on a prior Report prepared by Association Reserves. No site inspection was performed as part of this Reserve Study.

This Reserve Study was prepared by a credentialed Reserve Specialist, Sean Erik Andersen, PRA, RS #68.

The Association is a Master Association

The Reserve Fund is at 65.6 % Funded, which is a fair position for the fund to be in. This means that the association's special assessment & deferred maintenance risk is currently medium. The objective of your multi-year Funding Plan is to Fully Fund Reserves and maintain a position of strength in the fund, where associations enjoy a low risk of Reserve cash flow problems. Your multi-year Funding Plan is designed to gradually bring you to the 100% level, or "Fully Funded".

The Annual Deterioration rate for your Reserve Components is \$21,038,759.

Based on this starting point, your annual deterioration rate, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is make Reserve contributions at \$5,600,000.

*The Alternative Contribution rate, also called Baseline Funding will keep the Reserve Funds above \$4,800,000. This figure for your association is \$4,723,000.

To receive a copy of the full Reserve Study, contact the Association.



Executive Summary Table - Equipment

Report # 43604-1
No-Site-Visit

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Vehicles/Equip				
4290	In-Car Cameras & Recording Equip	10	9	\$25,000
8101	Buses - Replace (2014)	12	3	\$800,000
8102	Buses - Replace (2015)	12	4	\$350,000
8103	Buses - Replace (2016)	12	5	\$400,000
8104	Bus - Replace (2017)	12	6	\$200,000
8105	Bus - Replace (2018)	12	7	\$200,000
8106	Buses - Replace (2019)	12	8	\$400,000
8107	Bus - Replace (2020)	12	9	\$200,000
8108	Bus - Replace (2023)	12	11	\$200,000
8120	Trailer(s) - Replace (1986)	20	0	\$15,000
8121	Horse Trailer (2023) - Replace	20	19	\$27,600
8122	Trailer(s) - Replace (1996)	20	0	\$20,000
8123	Trailer(s) - Replace (1997)	20	0	\$10,300
8124	Trailer(s) - Replace (1998)	20	0	\$10,300
8125	Dump Trailer (2023)	20	19	\$15,000
8125	Dump Trailer (2023)	20	19	\$15,000
8125	Trailer (2023)	20	19	\$15,000
8126	Trailer(s) - Replace (2000)	20	0	\$10,300
8127	Trailer(s) - Replace (2001)	20	0	\$9,550
8128	Trailer(s) - Replace (2003)	30	9	\$52,500
8129	Trailer(s) - Replace (2005)	20	1	\$5,250
8130	Trailer(s) - Replace (2008)	20	4	\$25,500
8131	Trailer(s) - Replace (2013)	20	9	\$50,500
8132	Trailer(s) - Replace (2015)	20	11	\$5,800
8133	Trailer(s) - Replace (2019)	20	15	\$6,900
8134	Trailer(s) - Replace (2021)	20	17	\$37,500
8135	Pest Trailers - Replace	20	0	\$14,000
8136	Jetter Trailers - Replace	20	1	\$62,500
8137	Stump Trailer - Replace	15	4	\$3,150
8138	Foam Trailer - Replace	20	0	\$3,700
8150	EVs (Bolt) - Replace	8	4	\$80,000
8151	PHEVs (Volt) - Replace	8	1	\$160,000
8152	SUVs (Edge) - Replace (2016)	5	0	\$37,000
8153	SUVs (Edge) - Replace (2020)	5	1	\$112,500
8154	SUVs (Edge) - Replace (2021)	5	2	\$150,000
8155	SUVs (Escape) - Replace (2021)	5	2	\$74,000
8156	SUVs (Trax) - Replace	5	0	\$37,500

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
8157	Security Vehicles (2023) Replace	10	9	\$220,000
8170	Trucks (Fullsize) - Replace (1996)	20	0	\$38,500
8173	Trucks (Fullsize) - Replace (2000)	20	0	\$46,000
8174	Trucks (Fullsize) - Replace (2003)	20	0	\$46,000
8175	Trucks (Fullsize) - Replace (2004)	20	0	\$105,500
8176	Trucks (Fullsize) - Replace (2007)	20	3	\$114,000
8177	Trucks (Fullsize) - Replace (2008)	20	4	\$38,500
8178	Trucks (Fullsize) - Replace (2009)	20	5	\$76,500
8179	Trucks (Fullsize) - Replace (2012)	20	8	\$275,000
8180	Trucks (Fullsize) - Replace (2014)	20	10	\$114,000
8181	Trucks (Fullsize) - Replace (2017)	20	13	\$38,500
8182	Trucks (Fullsize) - Replace (2018)	20	14	\$150,000
8183	Trucks (Fullsize) - Replace (2019)	20	15	\$600,000
8184	Trucks (Fullsize) - Replace (2020)	20	16	\$505,000
8184	Trucks (Fullsize) - Replace (2023)	20	19	\$230,000
8185	Trucks (Fullsize) - Replace (2022)	20	18	\$114,000
8190	Trucks (Midsize) - Replace (2000)	20	0	\$230,000
8191	Trucks (Midsize) - Replace (2001)	20	0	\$130,000
8192	Trucks (Midsize) - Replace (2003)	20	0	\$355,000
8193	Trucks (Midsize) - Replace (2004)	20	0	\$32,500
8194	Trucks (Midsize) - Replace (2005)	20	1	\$355,000
8195	Trucks (Midsize) - Replace (2006)	20	2	\$230,000
8196	Trucks (Midsize) - Replace (2007)	20	3	\$230,000
8197	Trucks (Midsize) - Replace (2008)	20	4	\$420,000
8198	Trucks (Midsize) - Replace (2009)	20	5	\$65,000
8199	Trucks (Midsize) - Replace (2011)	20	7	\$65,000
8200	Trucks (Midsize) - Replace(2012)	5	0	\$296,000
8201	Trucks (Midsize) - Replace (2013)	20	9	\$65,000
8203	Trucks (Midsize) - Replace (2016)	20	12	\$130,000
8204	Small Pickup Trucks (2023) - Replac	20	19	\$227,500
8204	Trucks (Midsize) - Replace (2021)	20	17	\$99,000
8210	Dump Trucks - Replace (2014)	20	10	\$205,000
8211	Dump Trucks - Replace (2016)	20	12	\$210,000
8212	Tractor Trailer - Replace (2012)	20	8	\$165,000
8220	Vans - Replace (1997-Dept 530)	20	0	\$38,500
8221	Vans - Replace (1997)	20	0	\$35,800
8222	Vans - Replace (1999)	20	0	\$107,500
8223	Vans - Replace (1999-Dept520)	20	0	\$38,500
8224	Vans - Replace (2000)	20	0	\$140,000
8225	Vans - Replace (2001)	20	0	\$35,500
8226	Vans - Replace (2003)	20	0	\$105,500
8227	Vans - Replace (2007)	20	3	\$175,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
8228	Vans - Replace (2008)	20	4	\$175,000
8229	Vans - Replace (2010)	20	6	\$320,000
8230	Vans - Replace (2012-Dept530)	20	8	\$38,500
8231	Vans - Replace (2014)	20	10	\$390,000
8232	Vans - Replace (2016)	20	12	\$35,500
8233	Vans - Replace (2017)	20	13	\$70,500
8234	Vans - Replace (2018)	20	14	\$590,000
8235	Vans - Replace (2019)	20	15	\$495,000
8236	Vans - Replace (2021)	20	17	\$35,500
8236	Vans - Replace (2023/2024)	20	17	\$192,000
8251	Club Cars - Replace	8	2	\$33,500
8253	Cushman Truckster - Replace	8	3	\$47,500
8254	Golf Carts - Replace	8	0	\$19,500
8257	Mules - Replace (2006)	15	0	\$15,000
8258	Mules - Replace (2007)	15	0	\$30,000
8259	Mules - Replace (2009)	15	0	\$15,000
8261	Mules - Replace (2012)	15	3	\$45,000
8262	Mules - Replace (2015)	15	6	\$30,000
8263	Mules - Replace (2017)	15	8	\$30,000
8264	Mules - Replace (2018)	15	9	\$155,000
8265	Mules - Replace (2019)	15	10	\$90,000
8266	Mules - Replace (2020)	15	11	\$165,000
8267	Mules - Replace (2021)	15	12	\$150,000
8268	Mules - Replace (2023)	15	14	\$120,000
8298	Wheel Loader - Replace	20	1	\$165,000
8299	Forklift - Replace	20	9	\$40,500
8300	Skid Steers - Replace (2012)	20	8	\$130,000
8301	Skid Steer - Replace (2014)	20	10	\$66,000
8302	Skid Steers - Replace (2020)	20	16	\$130,000
8303	Backhoe - Replace (2018)	20	14	\$245,000
8308	Tractor - Replace (2021)	20	17	\$52,500
8309	Bark Blower - Replace	20	12	\$85,000
8310	Tub Grinder - Replace	30	26	\$835,000
8311	Pack Roller - Replace	20	16	\$22,000
8313	Chipper - Replace (2009)	20	5	\$103,000
8314	Chipper - Replace (2020)	20	16	\$103,000
8315	Trash Compactor - Replace	25	0	\$66,000
8324	Lift - Replace (1997)	25	0	\$21,000
8325	Lift - Replace (1998)	25	0	\$21,000
8326	Lift - Replace (2007)	25	8	\$96,000
8327	Lift - Replace (2008)	25	9	\$165,000
8328	Lift - Replace (2011)	25	12	\$96,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
8329	Lift - Replace (2012)	25	13	\$165,000
8330	Lift - Replace (2014)	25	15	\$21,000
8331	Lift - Replace (2018)	25	19	\$120,000
8332	Lift - Replace (2019)	25	20	\$165,000
8333	Lift - Replace (2020)	25	21	\$210,000
8334	Grabber / Malta - Replace	25	18	\$73,500
8340	Street Sweeper - Replace	20	10	\$320,000
8341	Sweeper - Replace (2014)	8	0	\$140,000
8342	Sweeper - Replace (2017)	10	3	\$59,000
8343	Sweeper - Replace (2019)	10	5	\$72,500
8344	Scrubber/Dryer - Replace (2019)	10	5	\$74,500
Aquatics				
3274	Patio Umbrellas - Replace	6	0	\$26,000
4787	Communication Equipment - Replace	6	0	\$5,700
5817	CH 5 Pool Pumps - Replace	15	14	\$25,000
5817	Pool Pump Equip. - Replace	10	9	\$25,000
5861	Pool Vacuum - Replace	10	0	\$10,000
Broadband Facility				
4255	Website Design/Rebuild/Maint	8	0	\$100,000
6967	Broadband UPS Power Supply - Repl	5	3	\$23,000
6967	Head End UPS Power Supply - Replace	15	12	\$130,000
9100	Fiber Network Calibration	5	0	\$110,000
9101	Infrastructure Equipment & Cabling	1	0	\$175,000
9102	Set Top Boxes - Replace	1	0	\$175,000
9103	Signal Receivers & Transcoders	3	1	\$26,000
9104	Simulsat Antenna - Replace	30	23	\$210,000
9104	Standby Satellite Dish - Replace	7	1	\$13,000
9208	Village TV Studio Server - Replace	6	5	\$25,000
Clubhouses				
3225	Banquet Tables - Replace	10	0	\$122,200
3525	CH5 Cycling Bikes - Replace	10	0	\$20,000
3820	CH4 Shop Equipment - Replace	15	0	\$15,300
4230	CH1 Ballroom/Lounge Projectors	10	9	\$20,000
4230	CH5 Ballroom Projectors - Replace	10	9	\$6,000
4290	CH4 Cameras & Recording Equip	10	0	\$6,000
5052	CH5 Stage Lighting Dimmer Rack	20	19	\$10,000
5995	CH7 Tennis Cabanas - Replace	8	0	\$18,500
6105	CH7 Benches & Trash Receptacles	20	0	\$12,000
Computer System Equipment & Software				
9170	Automated Drafter Format Plotter	5	3	\$8,400
9172	Community WiFi Hotspots - RUCKS	8	0	\$63,000
9174	Network Switching/Routing/Security	5	2	\$370,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
9180	Phone System	8	7	\$370,000
9200	2023 Fleet/Fuel Management Software	1	0	\$37,000
9200	2031 Fleet/Fuel Management Software	6	7	\$53,000
9202	Access Control Syst Refresh ID Card	8	2	\$93,000
9203	Gate Access System Technology	15	9	\$740,000
9204	Microsoft AX 2012 License	15	9	\$140,000
9205	Microsoft Office Productivity Suite	8	4	\$160,000
9206	Financial Software	1	0	\$1,600,000
9207	HR Mgmt & Payroll Software - Hosted	8	1	\$110,000
9208	Network Server Hardware & Software	5	4	\$500,000
9209	Records Management System	8	5	\$330,000
9212	(2027) Energy Management System	4	3	\$170,000
9212	(2041) Energy Management System	15	9	\$160,000
Equestrian Center				
5620	Hot Walker Equipment - Replace	15	0	\$30,000
5648	Horse Stall Mats - Replace	3	0	\$23,000
Fitness				
3527	Gym Equipment - Replace	10	0	\$6,500
6516	Tennis Court Ball Machine - Replace	6	0	\$16,200
Golf Course Equipment: Mowers				
3075	Fairways: Reelmaster 5610-D (2019)	7	1	\$79,000
3075	Fairways: Reelmaster 6700-D (2013)	7	0	\$89,500
3080	Greens Push Mower 1000 (2023)	7	6	\$15,000
3080	Greens Riding Mower 3250-D (2006)	7	0	\$56,500
3080	Greens Riding Mower 3250-D (2009)	7	0	\$56,500
3080	Greens Riding Mower 3250-D (2018)	7	0	\$56,500
3080	Greens Riding Mower 3250-D (2018)	7	1	\$56,500
3080	Greens Riding Mower 3250-D (2023)	7	6	\$56,500
3080	Greens: Greensmaster 1000 (2006)	7	0	\$12,500
3080	Greens: Greensmaster 1000 (2017)	7	0	\$12,500
3080	Greens: Greensmaster 1000 (2017)	7	0	\$12,500
3080	Greens: Greensmaster 1000 (2017)	7	0	\$12,500
3080	Par 3 Riding Mower 3100-D (2019)	7	3	\$49,000
3080	Par 3 Riding Mower 3280-D (2015)	7	0	\$49,500
3080	Rough Riding Mower 3100-D (2023)	7	6	\$45,000
3080	Rough: Reelmaster 3100-D (2015)	7	0	\$49,000
3080	Rough: Reelmaster 7000 (2013)	7	0	\$99,500
3080	Rough: Reelmaster 7000 (2018)	7	1	\$99,500
3080	Rough: Walker C19i (2018)	7	3	\$20,000
3080	Tees: Greensmaster 3250-D (2007)	7	0	\$42,000
3080	Tees: Greensmaster 3250-D (2012)	7	0	\$42,000
3080	Tees: Greensmaster 3400 (2013)	7	1	\$44,500

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Golf Course Equipment : Other				
2384	Metal Roofing/Siding - Replace	40	4	\$160,000
2752	Maintence Bldg Interiors - Remodel	10	0	\$13,500
2867	Fuel Tanks/Pumps - Replace	40	9	\$15,500
2883	Golf Carts (Staff) - Replace	6	0	\$30,000
3010	Aerifier - Greensaire 24 (2007)	8	0	\$3,800
3010	Aerifier - Greensaire 24 (2007)	8	0	\$3,800
3010	Aerifier - Greensaire 24 (2007)	8	0	\$3,800
3010	Aerifier - Procore 660 (2009)	8	1	\$39,000
3010	Aerifier - Procore 864 (2017)	8	2	\$47,500
3010	Aerifier - Procore SR54-S (2019)	8	3	\$37,000
3020	Bunker Rake (SandPro 3040) (2009)	7	6	\$24,100
3025	Debris Blower - Buffalo (2007)	8	0	\$6,100
3025	Debris Blower - Buffalo (2018)	8	3	\$6,100
3040	Greens Roller (2023) - Replace	10	9	\$8,300
3040	Greens Roller (2023) - Replace	10	9	\$22,000
3045	Grinder (Bedknife) - Foley (2015)	15	6	\$25,500
3050	Grinder (Reel) - Foley (2015)	15	6	\$46,000
3055	Hydraulic Lift (2020)	15	11	\$6,600
3120	Skid Steer - John Deere 319E (2014)	15	5	\$60,500
3125	Sod-Cutter - Ryan (1999)	10	0	\$6,900
3130	Topdresser - Toro 2300 (2009)	7	1	\$15,000
3130	Topdresser - Toro 2500 (2015)	7	2	\$17,000
3130	Topdresser - TurfCo 1550 (2019)	7	3	\$19,500
3135	Tractor - Kubota L2800 (2009)	15	3	\$33,500
3135	Tractor - Kubota L4200 (1999)	15	1	\$33,500
3135	Tractor - Kubota L47 (2020)	15	11	\$38,000
3135	Tractor - Kubota M4900 (2001)	15	0	\$25,000
3137	Tow Behind Spreader	15	0	\$10,000
3140	Trailer - Big Tex (2013)	15	3	\$3,400
3145	Sprayer - Toro MultiPro 1750 (2013)	7	0	\$72,000
3150	Core Harvester - Jacobsen (2017)	7	2	\$6,600
3150	Processor - Toro ProCore (2008)	7	2	\$41,500
3155	Ford F250 (2003)	15	2	\$38,000
3155	Ford F350 (2004)	15	2	\$48,500
3155	Jacobsen Cushman (2012)	10	1	\$9,150
3155	Vantage "Vango" Irrig. Van (2010)	15	0	\$20,000
Landscape & Irrigation				
6900	Irrigation Controllers - Replace	12	11	\$2,444,000
6910	Controller Enclosures - Replace	30	9	\$18,000
6920	Backflow Devices - Replace	20	0	\$18,000
6930	Irrigation Systems - Rehab	1	0	\$160,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
7060	Landscape Equipment - Replace	1	0	\$250,000
Miscellaneous Equipment				
8338	Compressor - Replace (1999)	25	0	\$22,500
8351	Fuel Station - Repairs	6	0	\$9,700
8401	Generators - Replace	30	6	\$790,000
8410	EV Charging Stations - Replace	20	16	\$79,000
9100	Maintenance Operations Equipment	1	0	\$50,000
9100	Maintenance Services Equipment	1	0	\$50,000
9100	Misc. Fleet/Paving Equipment	1	0	\$30,000
Entry Areas				
4290	Camera Systems - Replace	8	3	\$355,000
5390	Gate 12 Security Upgrades	12	10	\$70,000
6860	Solar Radar Signs - Replace	20	18	\$11,000
249 Total Funded Components				

Note 1: Yellow highlighted line items are expected to require attention in this initial year.



Executive Summary Table - Facilities

Report # 43604-1
No-Site-Visit

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Paving & Pavers				
2100	Concrete - Repair/Replace	1	0	\$200,000
2125	Garden Cntr #1 Asphalt - Resurface	20	10	\$65,000
2125	Garden Cntr #2 Asphalt - Resurface	20	15	\$86,000
2200	Street Pavers - Repair/Replace	10	8	\$6,800
2220	Asphalt - Resurface (2024)	30	0	\$583,500
2220	Asphalt - Resurface (2025)	30	1	\$630,000
2220	Asphalt - Resurface (2026)	30	2	\$590,000
2220	Asphalt - Resurface (2027)	30	3	\$560,000
2220	Asphalt - Resurface (2028)	30	4	\$660,000
2220	Asphalt - Resurface (2029)	30	5	\$580,000
2220	Asphalt - Resurface (2030)	30	6	\$470,000
2220	Asphalt - Resurface (2031)	30	7	\$720,000
2220	Asphalt - Resurface (2032)	30	8	\$510,000
2220	Asphalt - Resurface (2033)	30	9	\$410,000
2220	Asphalt - Resurface (2034)	30	10	\$450,000
2220	Asphalt - Resurface (2035)	30	11	\$430,000
2220	Asphalt - Resurface (2036)	30	12	\$580,000
2220	Asphalt - Resurface (2037)	30	13	\$440,000
2220	Asphalt - Resurface (2038)	30	14	\$600,000
2220	Asphalt - Resurface (2039)	30	15	\$360,000
2220	Asphalt - Resurface (2040)	30	16	\$320,000
2220	Asphalt - Resurface (2041)	30	17	\$470,000
2220	Asphalt - Resurface (2042)	30	18	\$460,000
2220	Asphalt - Resurface (2043)	30	19	\$450,000
2220	Asphalt - Resurface (2044)	30	20	\$470,000
2220	Asphalt - Resurface (2045)	30	21	\$470,000
2220	Asphalt - Resurface (2046)	30	22	\$560,000
2220	Asphalt - Resurface (2047)	30	23	\$480,000
2220	Asphalt - Resurface (2048)	30	24	\$980,000
2220	Asphalt - Resurface (2049)	30	25	\$560,000
2220	Asphalt - Resurface (2050)	30	26	\$790,000
2220	Asphalt - Resurface (2051)	30	27	\$760,000
2220	Asphalt - Resurface (2052)	30	28	\$640,000
2220	Equestrian Asphalt - Resurface	30	2	\$180,000
2220	Golf Parking Asphalt - Resurface	30	11	\$67,000
2230	Asphalt - Repair/Seal	1	1	\$550,000
Roofing Projects				

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2391	Tennis Cntr Skylight Roof - Replace	40	3	\$42,500
2400	2031 Tile Roof - Replace	40	7	\$120,000
2400	2034 Tile Roof - Replace	40	10	\$4,500
2400	2036 Tile Roof - Replace	40	12	\$13,000
2400	2039 Tile Roof - Replace	40	15	\$320,000
2400	2040-41 Tile Roof - Replace	40	16	\$92,000
2400	2044 Tile Roof - Replace	40	20	\$150,000
2400	2046 Tile Roof - Replace	40	22	\$15,000
2400	2047 Tile Roof - Replace	40	23	\$30,000
2400	2051 Tile Roof - Replace	40	27	\$260,000
2400	Golf Restrooms Tile Roof - Replace	40	14	\$5,250
2400	Tennis Center Tile Roof - Replace	40	3	\$15,000
2420	CH7 Flat Roof - Replace	20	0	\$28,000
2420	Maint Bldg C, Flat Roof - Replace	20	0	\$19,500
2450	(2042) Garden Cntr #2 Shingle Roof	20	18	\$19,000
2450	2029 Comp Shingle Roof - Replace	40	5	\$3,000
2450	2030 Comp Shingle Roof - Replace	40	6	\$7,400
2450	2040 Comp Shingle Roof - Replace	40	16	\$36,000
2450	2045 Comp Shingle Roof - Replace	40	21	\$120,000
2450	2062 Comp Shingle Roof - Replace	40	38	\$19,000
2465	2025 BUR to PVC Cool Roof - Replace	25	1	\$96,000
2465	2026 BUR to PVC Cool Roof - Replace	25	2	\$260,000
2465	2027 BUR to PVC Cool Roof - Replace	20	3	\$96,000
2465	2028 BUR to PVC Cool Roof - Replace	25	4	\$6,500
2465	2035 BUR to PVC Cool Roof - Replace	25	11	\$11,000
2465	2036 BUR to PVC Cool Roof - Replace	25	12	\$180,000
2465	2037 BUR to PVC Cool Roof - Replace	25	13	\$93,000
2465	2040 BUR to PVC Cool Roof - Replace	25	16	\$140,000
2465	2041 BUR to PVC Cool Roof - Replace	25	17	\$35,000
2465	2043 BUR to PVC Cool Roof - Replace	25	19	\$120,000
2465	2044 BUR to PVC Cool Roof - Replace	25	20	\$120,000
2465	2045 BUR to PVC Cool Roof - Replace	25	21	\$27,000
2470	2040 Metal Louver Roof - Replace	40	16	\$80,000
2470	2046 Metal Louver Roof - Replace	40	22	\$320,000
6330	Club 6 Metal Roof - Replace	40	19	\$18,500
HVAC Equipment				
4600	Broadband HVAC Systems -Replace	1	1	\$21,000
4600	CH1 Gym HVAC (2015) - Replace	15	7	\$52,500
4600	CH1 HVAC (2016) - Replace	15	8	\$52,500
4600	CH1 HVAC (2017) - Replace	15	8	\$24,000
4600	CH1 HVAC (2020) - Replace	15	11	\$17,000
4600	CH1 Lounge Air Handler - Replace	10	2	\$13,500

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
4600	CH2 HVAC (2007) - Replace	15	2	\$13,500
4600	CH2 HVAC (2010) - Replace	15	2	\$13,500
4600	CH2 HVAC (2017) - Replace	15	8	\$117,500
4600	CH2 HVAC (Old) - Replace	15	2	\$26,500
4600	CH3 HVAC (2015) - Replace	15	6	\$280,000
4600	CH3 HVAC (2021) - Replace	15	12	\$585,000
4600	CH4 Air Handlers (Old) - Replace	15	2	\$84,500
4600	CH4 HVAC (2017) - Replace	15	8	\$29,000
4600	CH4 HVAC (2018) - Replace	15	9	\$47,500
4600	CH4 HVAC (Old) - Replace	15	2	\$102,000
4600	CH5 HVAC - Replace	15	2	\$19,000
4600	CH5 HVAC (2017) - Replace	15	8	\$140,000
4600	CH6 HVAC (2004) - Replace	15	2	\$6,350
4600	CH6 HVAC (2017) - Replace	15	8	\$23,000
4600	CH6 HVAC (2020) - Replace	15	11	\$42,000
4600	CH7 HVAC - Replace	15	2	\$13,000
4600	CH7 HVAC (2007) - Replace	15	2	\$145,000
4600	Comm Center HVAC Systems - Replace	15	12	\$63,000
4600	Comm Center HVAC Systems - Replace	15	12	\$110,000
4600	Comm Center Large HVAC - Replace	20	17	\$530,000
4600	Gate 1 HVAC - Replace	10	7	\$6,350
4600	Gate 7 HVAC - Replace	10	7	\$6,350
4600	Library/History HVAC - Replace	15	12	\$74,000
4600	Village Green HVAC Systems -Replace	15	4	\$84,000
Gatehouses				
5300	Gate #1 - Remodel	20	18	\$110,000
5300	Gate #10 - Remodel	20	1	\$53,000
5300	Gate #11 - Remodel	20	1	\$53,000
5300	Gate #12 - Remodel	20	18	\$28,000
5300	Gate #14 - Remodel	20	2	\$53,000
5300	Gate #2 - Remodel	20	2	\$79,000
5300	Gate #3 - Remodel	20	2	\$79,000
5300	Gate #4 - Remodel	20	3	\$53,000
5300	Gate #5 - Remodel	20	13	\$53,000
5300	Gate #6 - Remodel	20	3	\$53,000
5300	Gate #7 - Remodel	20	18	\$110,000
5300	Gate #8 - Remodel	20	2	\$79,000
5300	Gate #9 - Remodel	20	3	\$53,000
Library & History Center				
2300	Stucco - Repaint	10	4	\$5,750
2330	Interior Surfaces - Repaint	10	4	\$13,000
2600	Entry Doors - Replace	25	14	\$39,500

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
3020	Flooring, Rolled Carpet - Replace	10	4	\$11,500
3025	Flooring, Tile Carpet - Replace	10	4	\$160,000
3040	Flooring, Tile - Replace	30	14	\$8,650
3050	Flooring, Linoleum - Replace	30	4	\$24,000
3110	Interior Doors - Replace	30	14	\$8,500
3235	Office Cabinet/Counter - Replace	20	14	\$36,000
5054	Interior Lights - Replace	20	4	\$19,000
5700	Restrooms - Major Refurbish	20	14	\$69,500
5710	Restrooms - Minor Refurbish	20	4	\$23,000
5710	Small Restroom - Minor Refurbish	20	4	\$5,300
Community Center				
2300	Stucco - Repaint	10	2	\$40,000
2330	Interior Surfaces - Repaint	10	2	\$97,500
2500	Waterproof Decks - Resurface	16	7	\$19,000
2505	Waterproof Decks - Seal/Repair	4	1	\$6,650
2587	Stairway Stringers & Rails - Refurb	30	9	\$8,650
2600	Doors - Replace	10	4	\$16,000
2725	Building Signage	20	9	\$6,000
3000	TV Station Set - Remodel	8	2	\$16,000
3020	Carpet - Replace	10	2	\$320,000
3040	Tile Flooring - Replace	30	9	\$71,500
3050	Linoleum Tile Flooring - Replace	20	9	\$38,500
3060	Laminate Flooring - Replace	20	9	\$380,000
3125	Fire Doors - Replace	25	22	\$31,500
3310	Cabinets & Counters - Replace	30	9	\$155,000
3510	Gym Floor Surface - Replace	8	4	\$62,500
4210	TV Station Equipment - Replace	8	2	\$530,000
4500	Elevator - Modernize & Door Pkg	25	2	\$250,000
4530	Elevator Cab - Remodel	25	2	\$42,500
4550	Domestic Boiler - Replace	20	9	\$31,500
5030	Wall Lights - Replace	20	2	\$8,700
5525	3'.5' Iron Railing - Replace	30	9	\$14,000
5700	Restrooms - Major Refurbish	20	12	\$345,000
5710	Restrooms - Minor Refurbish	20	2	\$117,000
6300	Wood Trellis/Shade Structure	20	9	\$25,500
8010	EV Charging Station - Replace	15	10	\$69,500
CH 1 Facilities				
2300	Stucco - Repaint	10	2	\$44,000
2310	Wood/Metal Surfaces - Repaint	5	2	\$19,000
2330	Interior Surfaces - Repaint	10	2	\$67,500
2480	Gutters/Downspouts - Replace	30	4	\$14,500
2520	Bocce Structures - Repair	10	4	\$5,300

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2530	Tile Siding - Replace	30	2	\$26,500
2660	Door Opener (fitness) - Replace	15	6	\$6,350
3020	Carpet - Replace	10	2	\$43,000
3040	Exterior Tile Deck - Repair/Replace	50	7	\$285,000
3040	Tile Floors - Replace	25	9	\$32,500
3041	Drive Court Fountain Pavers -Repair	25	9	\$5,800
3050	Linoleum Floors - Replace	20	2	\$48,500
3070	Hardwood Floor (Lounge) - Replace	40	4	\$78,000
3075	Hardwood Floor (Lounge) - Refinish	5	2	\$20,500
3160	Acoustic Wall Panels - Replace	30	2	\$115,000
3310	Cabinetry/Counters - Replace	30	9	\$120,000
3320	Kitchen Appliances - Replace	20	9	\$79,500
3510	Gym Floor Surface - Replace	15	9	\$76,500
4220	Sound System - Replace	20	0	\$36,000
4660	Emergency Generator - Replace	30	0	\$29,500
4680	Exhaust Fans - Replace	25	2	\$19,000
4800	Fire Alarm System - Replace	20	4	\$6,850
5030	Interior Lights - Replace	20	9	\$185,000
5520	Pool Iron Fence/Gates - Replace	28	11	\$19,500
5700	Locker Rooms - Major Refurbish	20	12	\$63,500
5700	Restrooms - Major Refurbish	20	12	\$102,000
5710	Locker Rooms - Minor Refurbish	20	2	\$31,500
5710	Restrooms - Minor Refurbish	20	2	\$37,000
5730	Partition Door (Lounge)- Replace	25	2	\$10,700
5750	Pool Shower - Re-tile	20	2	\$9,700
5800	Pool Deck Concrete - Replace	30	14	\$300,000
5801	Pool Incidentals - Replace	1	1	\$11,000
5810	Pool - Resurface & Re-tile	12	11	\$100,000
5812	Pool/Spa Filters - Replace	10	4	\$16,000
5815	Pool Boilers - Replace	15	9	\$60,500
5816	Pool Boiler Tank - Replace	15	9	\$31,500
5817	Pool/Spa Pumps - Replace	10	2	\$17,000
5820	Spa - Resurface & Re-tile	8	4	\$21,500
5825	Spa Heater - Replace	10	4	\$8,400
5848	Chemical Controller - Replace	10	3	\$11,250
5900	ADA Pool Lift - Replace	15	12	\$6,300
5930	Pool Covers CH1, 2, 5 & 6 - Replace	6	3	\$19,000
5932	Pool Cover Reel - Replace	20	9	\$13,000
5990	Pool/Patio Furniture - Replace	8	1	\$51,500
6105	Vinyl/Composite Benches	25	14	\$6,350
6300	Wood Trellises - Rebuild	30	14	\$109,500
6315	Bench Shade Structures - Replace	15	9	\$5,300

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
6317	Bocce Retractable Shades - Replace	15	12	\$25,500
6525	Basketball Wood Court - Replace	40	9	\$370,000
6526	Basketball Court - Refinish	5	2	\$21,000
6540	Bocce Ball Backboards - Replace	10	2	\$17,500
6540	Bocce Court Rails - Replace	10	2	\$5,800
6541	Bocce Surface Carpet - Replace	5	2	\$8,850
6575	Shuffleboard Room - Refurbish	10	2	\$10,700
6576	Archery Room - Refurbish	10	4	\$13,500
6577	Gym Padded Walls - Replace	15	13	\$45,000
6680	Fountains - Refurbish	12	11	\$25,000
CH2 Facilities				
2140	Concrete Pool Deck - Resurface	15	14	\$25,000
2145	Concrete Pool Deck - Seal/Repair	5	4	\$25,000
2300	Stucco - Repaint	10	2	\$20,500
2310	Wood/Metal Surfaces - Repaint	5	2	\$16,000
2330	Interior Surfaces - Repaint	10	2	\$43,500
2530	Exterior Tile Siding - Replace	30	14	\$33,500
2650	Metal Utility Doors - Replace	20	9	\$11,100
2660	Door Opener Systems - Replace	15	6	\$25,000
2670	Metal Roll-Up Door - Replace	25	14	\$7,850
3020	Carpet - Replace	10	2	\$31,500
3040	Exterior Tile Deck - Repair/Replace	50	7	\$565,000
3050	Linoleum Floors - Replace	20	9	\$9,750
3060	Laminate Floorings - Replace	20	9	\$14,500
3070	Hardwood Floor - Replace	40	9	\$175,000
3075	Hardwood Floor - Refinish	5	2	\$41,500
3160	Wallcoverings - Replace	20	2	\$18,000
3200	Furnishings - Replace	10	2	\$97,000
3280	Wicker Patio Furniture - Replace	12	9	\$35,000
3285	Wicker Furn Cushions - Replace	4	1	\$20,500
3310	Cabinetry/Counters - Replace	30	14	\$140,000
3310	Storage Cabinets - Refurbish	30	14	\$25,000
3320	Commercial Kitchen Appliances - Rep	20	9	\$89,500
3320	Residential Kitchen Appliances - R	20	9	\$14,000
3364	Air Curtain - Replace	15	5	\$2,650
4570	Water Heaters - Replace	12	4	\$20,000
4800	Fire Alarm System - Replace	20	4	\$6,850
5020	Exterior Lights - Replace	20	9	\$22,000
5030	Interior Lights - Replace	20	9	\$33,500
5520	CH2 Lawn Bowling Iron Fence - Repl	28	11	\$24,000
5520	CH2 Pool Iron Fence/Gates - Replace	28	11	\$50,500
5550	CH2 & CH4, Wood Fences - Replace	20	9	\$7,350

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
5700	Locker Rooms - Major Refurbish	20	12	\$155,000
5700	Restrooms (Club) - Major Refurbish	20	11	\$73,500
5710	Locker Rooms - Minor Refurbish	20	2	\$31,500
5710	Restrooms (Club) - Minor Refurbish	20	1	\$37,000
5710	Restrooms, Lawn Bowlg, Minor Refur	10	2	\$10,700
5750	Pool Shower - Re-tile	20	1	\$5,750
5801	Pool Incidentals - Replace	1	1	\$11,000
5810	Pool - Resurface & Re-tile	12	2	\$45,500
5812	Pool Filters - Replace	10	2	\$7,850
5815	Pool Boiler - Replace	15	11	\$60,500
5817	Large Pool Pump - Replace	20	9	\$9,200
5820	Spa - Resurface & Re-tile	8	2	\$7,350
5825	Spa Heater - Replace	10	4	\$18,000
5848	Chemical Controller - Replace	10	2	\$11,250
5900	ADA Pool Lift - Replace	15	12	\$6,300
5932	Pool Cover Reel - Replace	20	9	\$13,000
5990	Pool Furniture - Replace	8	1	\$70,500
5995	Courtyard Canopies - Replace	8	3	\$10,700
6105	Vinyl/Composite Benches	20	9	\$35,000
6300	Wood Trellis/Shade Structure	25	4	\$20,000
6305	Trex Trellis (L.B.) - Replace	25	19	\$5,250
6315	Fabric Shade Structures - Replace	20	12	\$215,000
6541	Lawn Bowling Surface - Replace	5	2	\$220,000
CH3 Facilities				
2300	Stucco - Repaint	10	1	\$17,500
2330	Interior Surfaces - Repaint	10	1	\$37,000
2610	Automatic Entry Doors - Replace	20	9	\$26,500
2690	Counter Door - Replace	30	19	\$4,250
3020	Carpet - Replace	10	1	\$86,500
3020	Carpet (2022) - Replace	10	8	\$15,500
3050	Linoleum Floors - Replace	20	8	\$13,500
3060	Laminate Flooring - Replace	20	17	\$120,000
3070	Wooden Stage - Refurbish	25	9	\$140,000
3160	Wallcoverings - Replace	20	14	\$29,500
3190	Stage Curtain Rigging System - Repl	15	4	\$290,000
3195	Stage Curtains - Replace	15	4	\$42,000
3197	Stage Controller System - Replace	15	4	\$155,000
3200	Furnishings - Replace	10	1	\$315,000
3310	Cabinetry/Counters - Replace	30	9	\$150,000
3320	Kitchen Appliances - Replace	20	9	\$78,500
4220	Auditorium Sound System - Replace	20	0	\$600,000
4230	Dining Room Projectors - Replace	15	0	\$22,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
4525	ADA Wheelchair Lift - Replace	25	2	\$13,000
4570	Water Heater (2010) - Replace	12	2	\$14,000
4570	Water Heater (2020) - Replace	12	8	\$14,000
4800	Fire Alarm System - Replace	20	4	\$6,850
5030	Interior Lights - Replace	20	9	\$52,500
5700	Restrooms - Major Refurbish	20	12	\$97,000
5710	Restrooms - Minor Refurbish	20	2	\$37,000
CH4 Facilities				
2300	Stucco - Repaint	10	2	\$25,000
2310	Wood/Metal Surfaces - Repaint	5	2	\$16,000
2330	Interior Surfaces - Repaint	10	1	\$31,500
2480	Gutters/Downspouts - Replace	30	4	\$8,400
2485	Skylights - Replace	25	9	\$25,000
2500	Waterproof Decks - Resurface	16	13	\$74,500
2505	Waterproof Decks - Seal/Repair	4	1	\$26,000
3020	Carpet - Replace	10	2	\$42,000
3050	Linoleum Floors - Replace	20	2	\$68,000
3160	Wallcoverings - Replace	20	2	\$9,750
3200	Furnishings - Replace	10	2	\$135,000
3280	Wicker Patio Furniture - Replace	12	9	\$34,000
3310	Cabinetry/Counters - Replace	30	4	\$525,000
3810	Activities Equipment - Replace	5	1	\$57,500
4570	Water Heater - Replace	12	2	\$12,000
4800	Fire Alarm System - Replace	20	4	\$6,850
5030	Interior Lights - Replace	20	9	\$67,500
5520	CH4 Pool Iron Fence/Gates - Replace	28	11	\$21,500
5700	Locker Rooms - Major Refurbish	20	12	\$63,500
5700	Restrooms - Major Refurbish	20	12	\$73,500
5710	Locker Rooms - Minor Refurbish	20	2	\$31,500
5710	Restrooms - Minor Refurbish	20	2	\$37,000
5800	Pool Deck Concrete - Replace	30	24	\$145,000
5801	Pool Incidentals - Replace	1	1	\$11,000
5810	Pool - Resurface & Re-tile	12	5	\$58,000
5812	Pool & Spa Filters - Replace	10	5	\$13,500
5815	Pool Boiler - Replace	15	2	\$60,500
5817	Large Pool Pump - Replace	20	9	\$9,200
5820	Spa - Resurface & Re-tile	8	2	\$14,000
5825	Spa Heater - Replace	10	2	\$18,000
5848	Chemical Controller - Replace	10	3	\$11,250
5900	ADA Pool Lift - Replace	15	12	\$6,300
5932	Pool Cover Reel - Replace	20	9	\$13,000
5932	Spa Cover Reel - Replace	20	9	\$9,700

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
5990	Pool Furniture - Replace	8	1	\$40,000
6300	Wood Deck Structure - Refurbish	25	21	\$235,000
6300	Wood Shade Structure - Refurbish	25	14	\$52,000
CH5 Facilities				
2300	Stucco - Repaint	10	2	\$26,500
2330	Interior Surfaces - Repaint	10	2	\$28,000
2485	Skylights - Replace	25	9	\$44,500
2730	Decor Tile Elements - Replace	30	9	\$11,250
3020	Carpet - Replace	10	2	\$27,000
3040	Tile Floors - Replace	20	2	\$12,500
3050	Linoleum Floors - Replace	20	2	\$10,650
3050	LVT Floors - Replace	20	15	\$18,000
3070	Hardwood Floors - Replace	40	4	\$180,000
3075	Hardwood Floors - Refinish	5	2	\$49,000
3160	Acoustic Wall Panels - Replace	30	2	\$54,000
3190	Stage Curtain Rigging System - Repl	15	4	\$52,500
3195	Stage Curtains - Replace	15	13	\$28,000
3200	Furnishings - Replace	10	2	\$84,500
3280	Wicker Patio Furniture - Replace	12	9	\$27,000
3310	Cabinetry/Cabinets - Replace	30	9	\$112,500
3320	Kitchen Appliances - Replace	20	5	\$89,500
4220	Sound System - Replace	20	0	\$23,500
4660	Emergency Generator - Replace	30	5	\$73,500
4800	Fire Alarm System - Replace	20	4	\$6,850
5520	CH5 Pool Iron Fence/Gate - Replace	28	11	\$27,500
5700	Locker Rooms - Major Refurbish	20	11	\$63,500
5700	Restrooms - Major Refurbish	20	11	\$72,500
5710	Locker Rooms - Minor Refurbish	20	1	\$31,500
5710	Restrooms - Minor Refurbish	20	1	\$24,000
5800	Pool Deck Concrete - Replace	30	2	\$165,000
5801	Pool Incidentals - Replace	1	1	\$11,000
5810	Pool - Resurface & Re-tile	12	2	\$100,000
5812	Pool Filter - Replace	20	14	\$14,000
5815	Pool Boiler - Replace	15	1	\$60,500
5815	Pool Boiler #2 - Replace	15	1	\$60,500
5820	Spa - Resurface & Re-tile	8	2	\$14,000
5822	Spa Filter - Replace	20	14	\$14,500
5825	Spa Heater - Replace	10	1	\$18,000
5827	Spa Pump - Replace	15	7	\$10,700
5848	Chemical Controllers - Replace	8	0	\$15,000
5850	Pool/Spa Salt Generator	10	9	\$25,000
5850	Salt Generator - Replace	10	0	\$25,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
5900	ADA Pool Lift - Replace	15	12	\$6,300
5932	Pool Cover Reel - Replace	20	4	\$13,000
5990	Pool Furniture - Replace	8	1	\$24,500
6100	Metal Park Benches - Replace	10	4	\$10,950
6300	Wood Trellis/Shade Structure	25	9	\$52,000
CH6 Facilities				
2280	Stamped Concrete - Repair	30	9	\$32,000
2300	Stucco - Repaint	10	4	\$5,900
2310	Wood/Metal Surfaces - Repaint	5	2	\$5,250
2330	Interior Surfaces - Repaint	10	4	\$13,000
2480	Gutter/Downspouts - Replace	30	9	\$5,200
3040	Tile Floor - Replace	30	14	\$61,000
3050	Billiard Vinyl Floor - Replace	20	17	\$14,000
3050	LVT Floor - Replace	20	8	\$7,550
3060	Laminate Flooring - Replace	20	8	\$85,500
3160	Wallcoverings - Replace	20	8	\$8,700
3200	Furnishings - Replace	10	8	\$31,500
3280	Wicker Patio Furniture - Replace	12	9	\$25,000
3310	Cabinetry/Counters - Replace	30	18	\$78,500
3320	Kitchen Appliances - Replace	20	9	\$78,500
4220	Dining Rm Sound System - Replace	20	8	\$18,000
4220	Sound System - Replace	20	12	\$8,950
4570	Water Heater - Replace	12	6	\$14,000
4800	Fire Alarm System - Replace	20	4	\$6,850
5015	Exterior Lights - Replace	20	9	\$12,000
5520	CH6 Pool Iron Fence/Gate - Replace	28	11	\$40,500
5700	Restrooms - Major Refurbish	25	12	\$37,000
5710	Restrooms - Minor Refurbish	25	2	\$18,500
5800	Pool Deck Concrete - Replace	30	9	\$145,000
5801	Pool Incidentals - Replace	1	1	\$11,000
5810	Pool - Resurface & Re-tile	12	3	\$28,500
5815	Pool Heater - Replace	10	1	\$9,200
5848	Chemical Controller - Replace	10	3	\$5,800
5900	ADA Pool Lift - Replace	15	4	\$7,900
5990	Pool Furniture - Replace	8	1	\$22,000
CH7 Facilities				
2300	Stucco - Repaint	10	4	\$9,000
2310	Wood/Metal Surfaces - Repaint	5	2	\$6,350
2330	Interior Surfaces - Repaint	10	4	\$16,000
2660	Door Opener Systems - Replace	15	2	\$13,000
3020	Carpet - Replace	10	4	\$79,000
3040	Tile Floors - Replace	25	14	\$69,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
3050	Linoleum Floors - Replace	18	4	\$7,650
3070	Hardwood Floor - Replace	40	19	\$51,000
3075	Hardwood Floor - Refinish	5	2	\$13,500
3160	Wallcoverings - Replace	20	4	\$16,000
3200	Furnishings - Replace	10	4	\$52,500
3270	Patio Furniture - Replace	10	7	\$15,000
3280	Wicker Patio Furniture - Replace	12	9	\$11,000
3310	Cabinetry/Counters - Replace	30	9	\$140,000
3320	Kitchen Appliances - Replace	20	4	\$99,500
3364	Air Curtain - Replace	15	1	\$2,650
4220	Sound System - Replace	20	0	\$11,700
4550	Boiler/Tank #1 - Replace	20	15	\$24,500
4570	Boiler/Tank #2 - Replace	20	14	\$14,000
4800	Fire Alarm System - Replace	20	2	\$6,850
5030	Interior Lights - Replace	1	0	\$150,000
5700	Restrooms - Major Refurbish	20	9	\$86,500
5710	Restrooms - Minor Refurbish	20	2	\$21,000
6105	Vinyl/Composite Benches	20	9	\$8,450
6124	Composite Trash Receptacles - Repl	20	9	\$5,450
6320	Metal Trellis - Replace	25	5	\$49,000
6967	UPS (emergency power) - Replace	15	10	\$140,000
CH7 Tennis Center				
2306	Awnings/Canopies - Replace	10	7	\$8,900
2343	Building Interior/Exterior - Paint	10	3	\$5,300
2367	Doors - Replace	30	3	\$44,500
2522	HVAC - Replace	15	11	\$6,600
2741	Clubhouse - Remodel Allowance	10	3	\$13,500
2749	Restrooms - Major Refurbish	20	17	\$24,000
2749	Restrooms - Minor Refurbish	20	7	\$7,900
2805	Court Furnishings - Replace	10	3	\$10,700
2809	Tennis Courts - Re-coat/Resurface	4	1	\$49,000
2813	Tennis Court Fencing - Replace	40	19	\$97,000
2815	Tennis Court Windscreen - Replace	10	7	\$11,050
2817	Tennis Court Lighting - Replace	40	19	\$65,500
Village Green - Golf Building				
2110	Walkway Pavers - Repair	30	19	\$6,150
2300	Exterior - Repaint	10	2	\$23,000
2330	Interior Surfaces - Repaint	10	2	\$32,500
2600	Doors - Replace	10	4	\$10,950
3020	Carpet - Replace	10	7	\$31,500
3040	Exterior Tile - Replace	30	14	\$440,000
3040	Tile Floor - Replace	30	19	\$175,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
3120	Acoustic Room Dividers - Replace	20	9	\$7,450
3200	Furniture/Furnishings - Replace	10	4	\$79,000
3320	Bar Appliances - Replace	10	4	\$16,000
3320	Food Service - Replacements	3	2	\$19,000
3530	Clothes Lockers - Replace	15	4	\$18,500
3530	Golf Bag Lockers - Replace	20	9	\$33,000
4238	Starter PA System - Replace	10	0	\$22,000
4500	Elevator - Modernize	25	14	\$120,000
4530	Elevator Cab - Remodel	25	14	\$21,000
4570	Water Heaters - Replace	18	7	\$9,700
4800	Fire Alarm System - Replace	12	1	\$6,850
5030	Exterior Lights/Fans - Replace	20	9	\$14,000
5050	Interior Hanging Lights - Replace	20	9	\$7,950
5700	Restrooms - Major Refurbish	20	14	\$270,000
5710	Restrooms - Minor Refurbish	20	4	\$78,500
6205	Outdoor Heaters - Replace	15	4	\$49,500
6315	Par 3 Shade Structure - Replace	15	0	\$35,000
Village Green Golf Courses				
2836	Cart Paths - Repair/Maintain	3	2	\$34,000
2838	Tee Boxes - Restore/Replace	15	6	\$450,000
2840	Fairways/Rough - Restore/Replace	15	6	\$107,500
2842	Bunkers/Traps - Restore/Refurbish	10	4	\$590,000
2844	Greens - Restore/Re-Grass	30	6	\$450,000
2845	Greens - Reconstruction	30	21	\$1,300,000
2861	Golf Irrigation System -Replace 25%	10	6	\$635,000
2873	Restroom Bldg Windows/Drs - Replace	30	4	\$17,000
2877	Course Signs/Furnishings - Replace	15	4	\$81,500
5700	Restrooms - Major Refurbish	20	2	\$26,500
5710	Restrooms - Minor Refurbish	20	12	\$8,150
Village Green Pickleball Courts				
3270	Court Furniture - Replace	10	4	\$18,500
5090	Court Lights - Replace	20	17	\$35,500
5570	Chain Link Fence - Replace	30	27	\$24,000
6160	Concrete Drinking Fountain - Repl	30	27	\$7,350
6315	Fabric Shade Structure - Replace	10	5	\$7,350
6500	Paddle Courts - Resurface	6	3	\$11,000
6515	Court Windscreens - Replace	6	3	\$6,500
6565	Standing Bleachers - Replace	20	17	\$7,850
Equestrian Center				
2310	Wood Surfaces - Repaint	5	4	\$25,000
2360	Interior/Exterior Block - Repaint	10	8	\$29,000
2520	Wood Surfaces - Repair	1	1	\$6,300

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2600	Doors - Replace	5	3	\$7,100
2715	Metal Shade Structures - Replace	30	11	\$28,000
3000	Office./Kitchen Facilities -Remodel	20	4	\$53,000
5005	Arena Lights - Replace	25	24	\$100,000
5050	Exterior Lights - Replace	20	8	\$10,050
5570	Equestrian Security Fence - Replace	25	24	\$75,000
5595	Crib Wall - Repair	40	19	\$21,000
5620	Hot Walker Equipment - Replace	20	9	\$20,000
5640	Stall & Arena Pipe Railing - Repair	1	1	\$20,000
5700	Restrooms & Lounge - Refurbish	20	18	\$145,000
5710	Restrooms - Minor Refurbish	20	3	\$11,000
6380	Storage Sheds - Refurbish/Replace	12	6	\$8,150
6390	Hopper Bin Feed Silo - Replace	30	9	\$33,000
6565	Bleachers/Shade Structure - Repair	10	2	\$7,900
Garden Center 1				
2143	Site Fencing (Chain Link) - Replace	30	19	\$10,950
2146	Arbor/Trellis - Repair/Replace	15	13	\$17,000
2181	Outdoor/Site Furnishings - Replace	10	8	\$15,500
2197	Shed Buildings - Replace	20	9	\$20,000
2343	Building Exteriors - Repair/Paint	10	0	\$25,000
2343	Restroom Bldg - Repair/Maintain	15	0	\$25,000
Garden Center 2				
2143	Fencing/Gates - Replace	30	27	\$62,500
2146	Arbor/Trellis - Repair/Replace	15	13	\$8,300
2181	Outdoor/Site Furnishings - Replace	10	8	\$10,300
2343	Building Exteriors - Repair/Paint	5	2	\$16,000
2509	Gate Operators - Replace	15	12	\$13,000
5700	Restrooms - Major Refurbish	20	9	\$10,700
Maintenance Buildings				
2300	Exteriors - Repaint	2	1	\$5,300
2600	Doors - Replace	10	2	\$5,300
2610	Glass Storefront Doors - Replace	25	4	\$10,400
2690	Roll-Up Doors - Replace	20	9	\$23,500
2715	Auto Metal Shade Struct. - Replace	30	25	\$16,000
3020	Bldg B, Carpet - Replace	10	7	\$9,200
3020	Bldg E, Carpet - Replace	10	2	\$23,500
3025	Bldg A, Carpet - Replace	10	2	\$16,500
3040	Bldg B, Tile Floor - Replace	30	12	\$107,500
3050	Bldg A, Linoleum Floor - Replace	20	9	\$13,000
3050	Bldg B, Linoleum Floor - Replace	10	7	\$17,000
3200	Bldg E Work Stations - Replace	5	2	\$54,500
3310	Bldg A, Kitchen Cabinetry - Replace	30	19	\$20,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
5325	Intercom - Replace	12	8	\$6,950
5330	Gate Operators - Replace	10	6	\$20,500
5370	Access Camera System - Replace	8	5	\$21,000
5570	Maintenance Chain Link - Replace	30	14	\$58,000
5700	Bldg A, Restrooms - Major Refurbish	20	9	\$35,000
5700	Bldg D, Restrooms - Major Refurbish	20	4	\$67,500
5700	Bldg E, Restrooms - Major Refurbish	20	4	\$24,000
Lighting & Electrical Projects				
2350	Light Poles/Fixtures - Repaint	10	2	\$26,500
5000	Concrete Street Lights - Replace	25	19	\$26,500
5005	"Bell" Pole Lights - Replace	5	2	\$31,500
5005	"Glass Globe" Pole Lights - Replace	20	9	\$16,000
5005	HIT Pole Lights - Replace	20	14	\$19,000
5005	LED Pole Lights - Replace	20	15	\$63,500
5005	Square Pole Lights - Replace	5	2	\$38,500
5010	"Flange" Pole Lights - Replace	20	7	\$35,000
5015	Post Lights - Replace	20	2	\$14,500
5020	Bollard Lights - Replace	20	9	\$84,000
6965	Electrical Enclosure - Replace	5	1	\$13,000
Other GRF Facilities				
1000	Miscellaneous Projects	1	0	\$125,000
1005	Space Utilization - Building E	1	0	\$7,000,000
1010	Building E Upkeep/Maint	10	10	\$700,000
1020	(2024) CH 1 Renovations Project	1	0	\$2,000,000
1020	(2027) CH 1 Renovations Project	3	3	\$3,625,000
1020	(2028) CH 1 Renovations Project	4	4	\$3,625,000
4245	(2025) Broadband Fiber Upgrades	1	1	\$4,000,000
4245	(2026) Broadband Fiber Upgrades	2	2	\$2,000,000
4245	(2027) Broadband Fiber Upgrades	3	3	\$2,000,000
Walls, Fencing, Railings & Gates				
2340	Aluminum Fencing - Repaint	10	4	\$93,000
2340	Iron Fence, Rail & Gates - Repaint	5	2	\$89,500
5500	Block Wall - Repair	35	14	\$53,000
5505	Stucco Walls - Repair	1	1	\$21,000
5510	Metal Vehicle Gates - Replace	2	2	\$99,500
5515	Metal Pedestrian Gates - Replace	2	2	\$5,650
5520	Entry Areas, Iron Fencing - Replace	25	9	\$54,500
5525	Iron 3.5' Railings - Replace	10	4	\$39,000
5525	Shepherds Crook Top Rail - Replace	30	29	\$165,000
5535	Iron Flat/Steel Pipe Railing - Repl	10	4	\$33,500
5540	Aluminum Fencing - Replace	35	14	\$525,000
Grounds & Miscellaneous				

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
3236	Office Space Lease	1	0	\$230,000
4850	AED Defibrillators - Replace	10	2	\$27,000
5334	Repair Shop Electrical Upgrade	15	0	\$200,000
5710	Aliso Creek Restrooms - Refurbish	10	7	\$11,000
6105	Benches - Move & Replace	1	0	\$29,000
6265	Flag Poles - Replace	10	5	\$26,500
6570	Portable Stage Structure - Replace	20	14	\$98,000
6590	Speed Monitoring Units - Replace	10	7	\$12,000
6620	Concrete Pedestrian Bridge - Repair	20	9	\$53,000
6810	Monument Letters - Replace	20	9	\$101,500
6830	Entry Signage - Replace/Refurbish	5	2	\$11,000
7010	Gate Landscaping - Refurbish	10	0	\$250,000
7010	Landscape & Slopes - Refurbish	1	0	\$172,000
7012	CH6 Turf Reduction Project	1	0	\$35,000
7030	V-Ditch (Swales) - Repair	2	0	\$26,000

574 Total Funded Components

Note 1: Yellow highlighted line items are expected to require attention in this initial year.



Budget Summary - Equipment

Report # 43604-1
No-Site-Visit

	Useful Life		2024 Rem. Useful Life		Estimated Replacement Cost in 2024	2024 Expenditures	01/01/2024 Current Fund Balance	01/01/2024 Fully Funded Balance	Remaining Bal. to be Funded	Recommended 2024 Contributions
	Min	Max	Min	Max						
Vehicles/Equip	1	30	0	26	\$18,652,150	\$1,493,000	\$6,665,030	\$9,929,753	\$11,987,120	\$1,262,090
Aquatics	6	15	0	14	\$91,700	\$41,700	\$41,700	\$45,867	\$50,000	\$9,485
Broadband Facility	1	30	0	23	\$987,000	\$450,000	\$557,843	\$632,843	\$429,157	\$380,736
Clubhouses	8	20	0	19	\$230,000	\$194,000	\$194,000	\$197,100	\$36,000	\$19,835
Computer System Equipment & Software	1	15	0	9	\$4,904,400	\$0	\$784,860	\$1,247,110	\$4,119,540	\$1,882,634
Equestrian Center	3	15	0	0	\$53,500	\$53,500	\$53,500	\$53,500	\$0	\$8,926
Fitness	6	10	0	0	\$22,700	\$22,700	\$22,700	\$22,700	\$0	\$3,041
Golf Course Equipment: Mowers	7	7	0	6	\$1,064,800	\$150,300	\$767,014	\$767,014	\$297,786	\$138,072
Golf Course Equipment : Other	6	40	0	11	\$976,650	\$82,000	\$694,964	\$721,900	\$281,686	\$78,319
Landscape & Irrigation	1	30	0	11	\$2,882,000	\$260,000	\$260,000	\$476,267	\$2,622,000	\$558,017
Miscellaneous Equipment	1	30	0	16	\$1,031,200	\$130,000	\$157,167	\$804,967	\$874,033	\$147,772
Entry Areas	8	20	3	18	\$436,000	\$0	\$221,875	\$234,642	\$214,125	\$46,073
					\$31,332,100	\$2,877,200	\$10,420,652	\$15,133,662	\$20,911,448	\$4,535,000

Percent Funded: 68.9%



Budget Summary - Facilities

Report # 43604-1
No-Site-Visit

	Useful Life		2024 Rem. Useful Life		Estimated Replacement Cost in 2024	2024 Expenditures	01/01/2024 Current Fund Balance	01/01/2024 Fully Funded Balance	Remaining Bal. to be Funded	Recommended 2024 Contributions
	Min	Max	Min	Max						
Paving & Pavers	1	30	0	28	\$17,138,300	\$783,500	\$3,848,115	\$8,801,293	\$13,290,185	\$345,828
Roofing Projects	20	40	0	38	\$2,922,150	\$47,500	\$521,733	\$1,623,393	\$2,400,418	\$24,872
HVAC Equipment	1	20	1	17	\$2,741,550	\$0	\$607,303	\$1,099,880	\$2,134,247	\$51,747
Gatehouses	20	20	1	18	\$856,000	\$0	\$496,850	\$540,200	\$359,150	\$11,392
Library & History Center	10	30	4	14	\$423,700	\$0	\$172,790	\$230,967	\$250,910	\$7,883
Community Center	4	30	1	22	\$2,702,500	\$0	\$1,203,568	\$1,818,432	\$1,498,933	\$53,174
CH 1 Facilities	1	50	0	14	\$2,968,650	\$65,500	\$736,095	\$1,920,612	\$2,232,555	\$44,114
CH2 Facilities	1	50	1	19	\$2,730,400	\$0	\$624,862	\$1,753,479	\$2,105,538	\$51,748
CH3 Facilities	10	30	0	19	\$2,377,100	\$622,000	\$1,451,940	\$1,816,240	\$925,160	\$39,326
CH4 Facilities	1	30	1	24	\$2,087,450	\$0	\$1,035,227	\$1,286,959	\$1,052,223	\$37,181
CH5 Facilities	1	40	0	15	\$1,818,200	\$63,500	\$1,099,389	\$1,358,671	\$718,811	\$31,954
CH6 Facilities	1	30	1	18	\$836,800	\$0	\$102,748	\$477,906	\$734,052	\$14,343
CH7 Facilities	1	40	0	19	\$1,118,600	\$161,700	\$443,865	\$718,462	\$674,735	\$55,417
CH7 Tennis Center	4	40	1	19	\$343,950	\$0	\$97,450	\$199,243	\$246,500	\$6,595
Village Green - Golf Building	3	30	0	19	\$1,526,550	\$57,000	\$290,249	\$784,075	\$1,236,301	\$22,011
Village Green Golf Courses	3	30	2	21	\$3,699,650	\$0	\$1,412,183	\$1,805,443	\$2,287,467	\$63,101
Village Green Pickleball Courts	6	30	3	27	\$118,050	\$0	\$23,525	\$33,163	\$94,525	\$2,319
Equestrian Center	1	40	1	24	\$599,500	\$0	\$69,985	\$166,173	\$529,515	\$15,598
Garden Center 1	10	30	0	19	\$113,450	\$50,000	\$50,000	\$70,382	\$63,450	\$2,187
Garden Center 2	5	30	2	27	\$120,800	\$0	\$9,600	\$27,502	\$111,200	\$2,201
Maintenance Buildings	2	30	1	25	\$554,650	\$0	\$169,601	\$324,536	\$385,049	\$10,976
Lighting & Electrical Projects	5	25	1	19	\$368,000	\$0	\$86,650	\$192,335	\$281,350	\$8,494
Other GRF Facilities	1	10	0	10	\$25,075,000	\$9,125,000	\$9,125,000	\$9,125,000	\$15,950,000	\$4,518,660
Walls, Fencing, Railings & Gates	1	35	1	29	\$1,178,650	\$0	\$153,000	\$540,180	\$1,025,650	\$35,194
Grounds & Miscellaneous	1	20	0	14	\$1,282,000	\$942,000	\$983,450	\$1,104,725	\$298,550	\$143,684
					\$75,701,650	\$11,917,700	\$24,815,178	\$37,819,249	\$50,886,472	\$5,600,000

Percent Funded: 65.6%

2024 BUSINESS PLAN

Golden Rain Foundation & Trust Capital Reserves Expenditures Plan

Adopted September 5, 2023

Prepared By:
VILLAGE MANAGEMENT SERVICES INC.

Siobhan Foster, CEO/General Manager
Steve Hormuth, Director of Financial Services





RESOLUTION 90-23-49

2024 CAPITAL PLAN RESOLUTION

RESOLVED, September 5, 2023, that the Capital Reserve Expenditures Plan of this Corporation for the year 2024 is hereby adopted and approved; and

RESOLVED FURTHER, that pursuant to said Business Plan, the sum of \$14,794,900 is hereby authorized to be expended in 2024 for the purposes provided therein, of which \$2,877,200 is designated from the Equipment Fund and \$11,917,700 from the Facilities Fund; and

RESOLVED FURTHER, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out the purpose of this resolution.

2024 Capital Plan Items

	Equipment	Facilities	Total
Aquatics			\$81,700
JP240010000 Pool Umbrellas	\$26,000		\$26,000
JP240020000 CH 5 Pool/Spa Salt Chlorine Generator		\$25,000	\$25,000
JP240030000 Pool Chemical Controllers		\$15,000	\$15,000
JP240040000 CH 4 Pool Vacuum	\$10,000		\$10,000
JP240050000 Two-Way Radio Equipment	\$5,700		\$5,700
Broadband			\$450,000
JP240060000 Infrastructure	\$175,000		\$175,000
JP240070000 Set Top Boxes	\$175,000		\$175,000
JP240080000 Website Redesign and Rebuild	\$100,000		\$100,000
Clubhouses			\$3,101,700
JP240090000 CH 1 Renovation		\$2,000,000	\$2,000,000
JP240100000 CH 1 Banquet Tables	\$52,000		\$52,000
JP240110000 CH 1 Main Lounge Sound System		\$36,000	\$36,000
JP240120000 CH 1 Generator		\$29,500	\$29,500
JP240130000 CH 2 Banquet Tables	\$16,700		\$16,700
JP240140000 CH 3 Auditorium Sound System		\$600,000	\$600,000
JP240150000 CH 3 Dining room Projector Installation		\$22,000	\$22,000
JP240160000 CH 3 Banquet Tables	\$10,500		\$10,500
JP240170000 CH 4 Work Bench Chairs for Slip Casting Studio	\$9,300		\$9,300
JP240180000 CH 4 Downdraft Sanding Tables	\$6,000		\$6,000
JP240190000 CH 4 Slip Casting Room Security Cameras	\$6,000		\$6,000
JP240200000 CH 5 Banquet Tables	\$35,000		\$35,000
JP240210000 CH 5 Sound System		\$23,500	\$23,500
JP240220000 CH 5 Cycling Bikes	\$20,000		\$20,000
JP240230000 CH 6 Turf Reduction		\$35,000	\$35,000
JP240240000 CH 6 Banquet Tables	\$8,000		\$8,000
JP240250000 CH 7 LED Lighting Upgrade		\$150,000	\$150,000
JP240260000 CH 7 Tennis Cabanas	\$18,500		\$18,500
JP240270000 CH 7 Benches and Trash Receptacles	\$12,000		\$12,000
JP240280000 CH 7 Sound System		\$11,700	\$11,700
Equestrian Center			\$53,500
JP240290000 Horse Walker/Exerciser	\$30,000		\$30,000
JP240300000 Stall Mats	\$23,500		\$23,500
Fitness			\$22,700
JP240310000 Tennis Center Ball Machine	\$16,200		\$16,200
JP240320000 Pec Fly/Rear Deltoid Machine	\$6,500		\$6,500

2024 Capital Plan Items

	Equipment	Facilities	Total
Golf			\$289,300
JP240330000 Rough Mower	\$98,000		\$98,000
JP240340000 Chemical Sprayer	\$72,000		\$72,000
JP240350000 Greens Mower	\$52,300		\$52,300
JP240360000 Golf Starter Public Address (PA) System		\$22,000	\$22,000
JP240370000 Par 3 Shade Cover		\$35,000	\$35,000
JP240380000 Tow Behind Spreader	\$10,000		\$10,000
Landscape			\$260,000
JP240390000 Gate Relandscaping		\$250,000	\$250,000
JP240400000 Backflow Devices	\$10,000		\$10,000
Miscellaneous			\$7,485,000
JP240410000 Space Utilization - Building E		\$7,000,000	\$7,000,000
JP240420000 Office Space Lease		\$230,000	\$230,000
JP240430000 Miscellaneous Projects		\$125,000	\$125,000
JP240440000 Maintenance Operations Equipment	\$50,000		\$50,000
JP240450000 Maintenance Services Equipment	\$50,000		\$50,000
JP240460000 Miscellaneous Fleet/Paving Equipment	\$30,000		\$30,000
Garden Centers			\$50,000
JP240470000 Building Exteriors		\$25,000	\$25,000
JP240480000 Restrooms Refurbish		\$25,000	\$25,000
Grounds			\$677,000
JP240490000 Landscape Equipment - Electrical	\$250,000		\$250,000
JP240500000 Repair Shop Electrical Upgrade (Battery Equipment)		\$200,000	\$200,000
JP240510000 Landscape & Slope		\$172,000	\$172,000
JP240520000 Moving/Upgrading of Benches		\$29,000	\$29,000
JP240530000 V-Ditch (Swales)		\$26,000	\$26,000
Paving & Pavers			\$783,500
JP240540000 Asphalt Paving and Sealcoat		\$583,500	\$583,500
JP240550000 Concrete - Repair/Replace		\$200,000	\$200,000
Roofing			\$47,500
JP240560000 CH 7 Flat Roof Replacement		\$28,000	\$28,000
JP240570000 Maintenance Center - Building C Roof		\$19,500	\$19,500
Vehicles			\$1,493,000
JP240580000 Small Pickup Truck (7)	\$294,000		\$294,000
JP240590000 Work Van (4)	\$270,000		\$270,000
JP240600000 Miscellaneous Vehicle Purchases	\$200,000		\$200,000
JP240610000 Full Size Truck (4)	\$195,000		\$195,000
JP240620000 Security Vehicles (3)	\$191,000		\$191,000
JP240630000 Transportation Bus (1)	\$178,000		\$178,000
JP240640000 Utility Vehicles (5)	\$99,000		\$99,000
JP240650000 Flat Bed Trailer (4)	\$46,000		\$46,000
JP240660000 Enclosed Trailer for Security	\$20,000		\$20,000
TOTAL	\$ 2,877,200	\$ 11,917,700	\$ 14,794,900

STAFF REPORT

DATE: November 2, 2023
FOR: Board of Directors
SUBJECT: 2024 Capital Plan

RECOMMENDATION

Receive and file.

BACKGROUND

On September 5, 2023 the board of directors approved the attached 2024 Capital Plan.

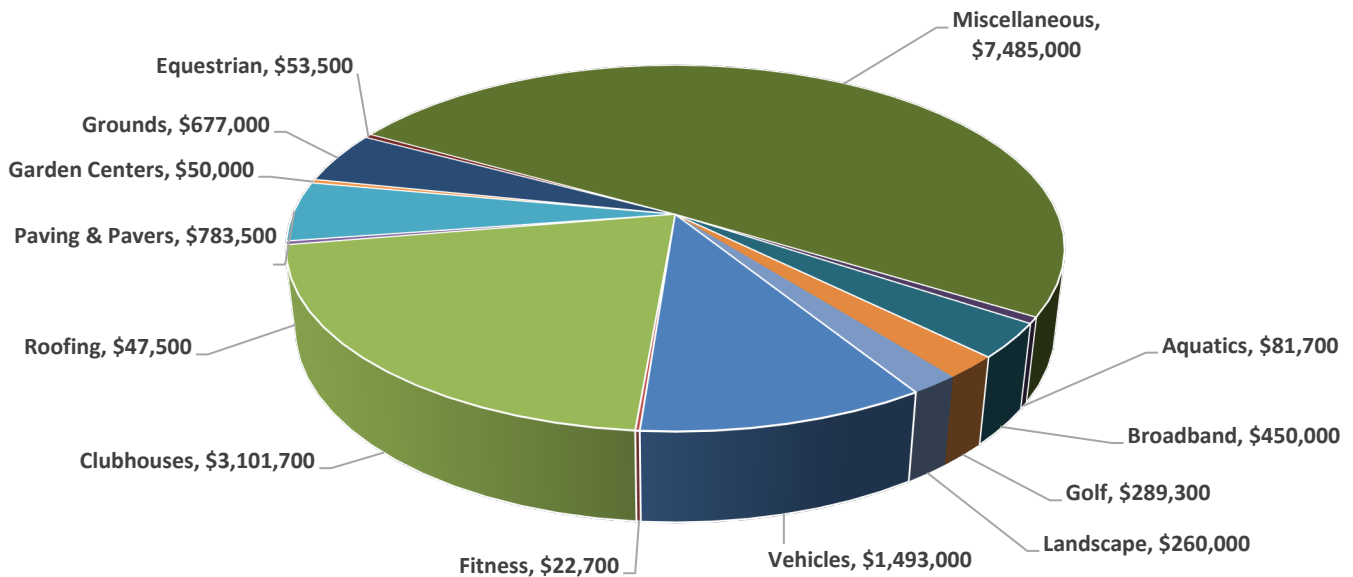
DISCUSSION

The Capital Plan of this corporation reflects the funding necessary to maintain, repair, replace and/or restore major common-area components over the next 30 years. Funding is provided from various reserve funds:

- The Equipment Reserve Fund is used for the purchase of new and replacement equipment, including but not limited to vehicles, machinery, office equipment, and furniture. This fund receives monies through assessments, investment earnings, and a transfer of operating surplus if directed by the board.
- The Facilities Reserve Fund is used for the acquisition, addition, replacement or improvement of Foundation and Trust facilities and their components. This fund receives monies through assessments, investment earnings, and a transfer of operating surplus if directed by the board.
- Trust Facilities Fee Fund accumulates fees charged at the time of title transfer, generating revenue to maintain and improve the recreational and other amenities available to all residents of Laguna Woods Village. These monies are transferred by the board, as needed, to fund projects included in this plan.

A narrower focus of the 2024 Capital Plan is provided below. This document details the approved projects and budgetary estimates for all GRF equipment and facility needs. Annual funding is obtained as part of the business planning process.

The approved 2024 funding of \$14,794,900 is less than the \$15,065,400 projected for 2024 in the current year reserves plan. A pie graph of approved expenditures is presented below:



FINANCIAL ANALYSIS

The approved projects for 2024 total \$14,794,900, as summarized below. This report provides a brief description of each project approved for the upcoming budget year, divided into the categories commensurate with the location of the projects.

	Equipment	Facilities	Total
Aquatics			\$81,700
Pool Umbrellas	\$26,000		\$26,000
CH 5 Pool/Spa Salt Chlorine Generator		\$25,000	\$25,000
Pool Chemical Controllers		\$15,000	\$15,000
CH 4 Pool Vacuum	\$10,000		\$10,000
Two-Way Radio Equipment	\$5,700		\$5,700

- Funding of \$26,000 is approved to replace current pool umbrellas which are in poor condition at various pools.
- Funding of \$25,000 is approved for the replacement of the failed salt chlorine generator at Pool 5. The existing generator is past its useful life and no longer works as designed. Currently, staff is manually checking pH levels and manually adjusting the chemical levels of the pool and spa. Replacement of equipment will convert the pool back to a salt pool rather than a chlorinated pool. The salt chlorine generator will reintroduce the naturally occurring chlorine by electrolysis of the salt.
- Funding of \$15,000 is approved to purchase chemical controllers to control the chemical distribution (acid/chlorine) and monitor PH levels at the pools, currently done manually by staff. The controllers meet the industry standard for chemical distribution and the intent is to update processes to eliminate potential hazards.

- Funding of \$10,000 is approved to purchase an automatic pool cleaning vacuum. Pool 4 is serviced manually daily. Purchasing an automatic vacuum will allow pool technician time to be used more efficiently servicing the pools.
- Funding of \$5,700 is approved to purchase two-way radios to improve communication between lifeguards and clubhouse staff at all pools.

	Equipment	Facilities	Total
Broadband Facility			\$450,000
Infrastructure	\$175,000		\$175,000
Set Top Boxes	\$175,000		\$175,000
Website Redesign and Rebuild	\$100,000		\$100,000

- Funding of \$175,000 is approved to replace aging cable infrastructure. The existing cable infrastructure is 20 years old. Metal enclosures and underground conduits deteriorate over time. By reinvesting in this infrastructure project, serviceable life is anticipated to be extended by 20 years. Funds will be utilized to immediately repair failed components and to continue the inspection of the entire network to determine future repairs.
- Funding of \$175,000 is approved for the purchase of approximately 570 set top boxes for digital video services and replacement of failed units at the end of their useful lives.
- Funding of \$100,000 is approved to add to existing 2023 Website Redesign and Rebuild that is in the 2023 Capital Plan for a total of \$275,000 for the project. The update of the village website will improve user experience and ease of use.

	Equipment	Facilities	Total
Clubhouses			\$3,101,700
CH 1 Renovation		\$2,000,000	\$2,000,000
CH 1 Banquet Tables	\$52,000		\$52,000
CH 1 Main Lounge Sound System		\$36,000	\$36,000
CH 1 Generator		\$29,500	\$29,500
CH 2 Banquet Tables	\$16,700		\$16,700
CH 3 Auditorium Sound System		\$600,000	\$600,000
CH 3 Dining Room Projector Installation		\$22,000	\$22,000
CH 3 Banquet Tables	\$10,500		\$10,500
CH 4 Work Bench Chairs for Slip casting Studio	\$9,300		\$9,300
CH 4 Downdraft Sanding Tables	\$6,000		\$6,000
CH 4 Slip Casting Room Security Cameras	\$6,000		\$6,000
CH 5 Banquet Tables	\$35,000		\$35,000
CH 5 Sound System		\$23,500	\$23,500
CH 5 Cycling Bikes	\$20,000		\$20,000
CH 6 Turf Reduction		\$35,000	\$35,000
CH 6 Banquet Tables	\$8,000		\$8,000
CH 7 LED Lighting Upgrade		\$150,000	\$150,000
CH 7 Tennis Cabanas	\$18,500		\$18,500
CH 7 Benches and Trash Receptacles	\$12,000		\$12,000
CH 7 Sound System		\$11,700	\$11,700

- For Clubhouse 1:
 - Funding of \$2,000,000 is approved to add to the existing \$1,250,000 budget that is in the 2022 Capital Plan for a total of \$3,250,000 for Clubhouse 1 renovations. The Board is reviewing all findings of programmatic study conducted for the renovation and will determine the direction of Clubhouse 1. Some structural, mechanical, electrical, plumbing, life safety, and ADA aspects of the facility may need to be upgraded to comply with current codes.
 - Funding of \$52,000 is approved to replace the banquet tables which are in poor condition and have surpassed their useful life of 10 years.
 - Funding of \$36,000 is approved for replacement of the existing ballroom sound system which is more than 25 years old and for the addition of a projector to the ballroom.
 - Funding of \$29,500 is approved for replacement of the existing generator which is past its useful life of 20 years.
- For Clubhouse 2:
 - Funding of \$16,700 is approved to replace the banquet tables which are in poor condition and have surpassed their useful life of 10 years.

- For Clubhouse 3:
 - Funding of \$600,000 is approved for the replacement of the auditorium sound system. The current system is more than 20 years old and has functional limitations due to the age. Staff is unable to set up for multiple bands in one night and the system in its current state is unreliable.
 - Funding of \$22,000 is approved for the purchase and installation of projectors in the ceilings of both dining rooms to modernize presentations.
 - Funding of \$10,500 is approved to replace the banquet tables which are in poor condition and have surpassed their useful lives.
- For Clubhouse 4:
 - Funding of \$9,300 is approved for the replacement of work bench chairs in the slip casting studio. These chairs have exceeded their useful lives and wear and tear have decreased chair functionality.
 - Funding of \$6,000 is approved for the purchase of a downdraft sanding table to help elimination of sanding dust in the air inside the woodshop.
 - Funding of \$6,000 is approved for the purchase of two security surveillance cameras in the slip casting room for inventory control purposes.
- For Clubhouse 5:
 - Funding of \$35,000 is approved to replace the banquet tables which are in poor condition and have surpassed their useful life of 10 years.
 - Funding of \$23,500 is approved to replace the sound system, projector, screen and microphones which are in poor condition. Staff has received complaints from members about the condition of these items.
 - Funding of \$20,000 is approved to replace the cycling bikes which are in poor condition due to the heavy use they receive. Mechanical and physical parts are degraded and replacement parts are scarce.
- For Clubhouse 6:
 - Funding of \$35,000 is approved for turf reduction. There is a sloped landscape area near the parking lot that is steep and difficult to mow. Mowers slide downhill in damp turf which makes mowing difficult.
 - Funding of \$8,000 is approved to replace the banquet tables which are in poor condition and have surpassed their useful life of 10 years.
- For Clubhouse 7:
 - Funding of \$150,000 is approved for the addition of LED lighting upgrade consisting of light bulbs, fixtures and ballasts. The current ballasts do not support the use of LED lighting and have created unnecessary operational

expenditures. The funding will replace 380 existing clubhouse lights and 41 parking lot lights, four of which have already failed.

- Funding of \$18,500 is approved for replacement of the existing Tennis Center cabanas. The wooden structures and plastic protective covering are warping and cracking.
- Funding of \$12,000 is approved for replacement of outdoor benches and trash receptacles which are in poor condition and showing signs of wear.
- Funding of \$11,700 is approved for the replacement of the existing sound system. The current system is aged and experiencing functionality issues.

	Equipment	Facilities	Total
Equestrian Center			\$53,500
Horse Walker/Exerciser	\$30,000		\$30,000
Stall Mats	\$23,500		\$23,500

- Funding of \$30,000 is approved for the replacement of a horse walker/exerciser. The current item has limited function due to the age of the machine and has been repaired on various occasions. The upgrade will meet current standards.
- Funding of \$23,500 is approved for the purchase of horse stall mats at the Equestrian Center. Stall mats will make cleaning easier and provide a medium between horses and the ground beneath, preventing erosion and damage to the ground where horses stand.

	Equipment	Facilities	Total
Fitness			\$22,700
Tennis Center Ball Machine	\$16,200		\$16,200
Pec Fly/Rear Deltoid Machine	\$6,500		\$6,500

- Funding of \$16,200 is approved for the replacement of two tennis ball machines at the Tennis Center that have exceeded their useful life of five to seven years. The current machines also experience functional issues such as remote connectivity issues and ball jams. Replacement parts are difficult to find.
- Funding of \$6,500 is approved for the replacement of the current pectoral fly machine in the Fitness Center that has exceeded its useful life and experiencing mechanical failures. The replacement machine will be a dual exercise machine that enables users to perform more than one exercise: the pectoral fly and rear deltoid fly. The current machine is limited to the pectoral fly only.

	Equipment	Facilities	Total
Golf			\$289,300
Rough Mower	\$98,000		\$98,000
Chemical Sprayer	\$72,000		\$72,000
Greens Mower	\$52,300		\$52,300
Golf Starter Public Address (PA) System		\$22,000	\$22,000
Par 3 Shade Cover		\$35,000	\$35,000
Tow Behind Spreader	\$10,000		\$10,000

- Funding of \$289,300 is approved for the replacement of various golf facilities maintenance equipment items that have reached the end of their useful life. The equipment is needed to maintain the aesthetic appeal and functionality of the Village golf courses. The 27-Hole Golf Course is one of the most widely used amenities at Laguna Woods Village. The specialized equipment is needed to enable the golf maintenance crew to address specific maintenance needs.

	Equipment	Facilities	Total
Landscape & Irrigation			\$260,000
Gate Re-landscaping		\$250,000	\$250,000
Backflow Devices	\$10,000		\$10,000

- Funding of \$250,000 is approved for gate re-landscaping of nine community gates by the GRF Landscape Committee. This project is to beautify the landscape around nine gates to aesthetically pleasing water-wise landscaping.
- Funding of \$10,000 is approved for the replacement of backflow devices on potable water meters. These backflow devices are required by law and recertified annually. If a device fails recertification, it must be repaired or replaced. Staff has kept a supply of used/recycled devices to replace failed devices but that supply is nearly depleted.

	Equipment	Facilities	Total
Miscellaneous			\$7,485,000
Space Utilization - Building E		\$7,000,000	\$7,000,000
Office Space Lease		\$230,000	\$230,000
Miscellaneous Projects		\$125,000	\$125,000
Maintenance Operations Equipment	\$50,000		\$50,000
Maintenance Services Equipment	\$50,000		\$50,000
Miscellaneous Fleet/Paving Equipment	\$30,000		\$30,000

- Funding of \$7,000,000 is approved for space planning for Building E for 2024. Feasibility studies have been conducted to assess options for Building E Structure. The Board will make the decision on how to move forward with the project.

- Funding of \$230,000 is approved for office lease payments for 2024. Per GRF Board approval on February 7, 2023, GRF entered into a lease for four (4) office suites in the Town Center Professional Building for a 24-month term with one 12-month extension option. The leased offices provide temporary office space for approximately 40 administrative personnel from Security, Landscape and Maintenance & Construction departments.
- Funding of \$125,000 is approved for miscellaneous projects. By including contingency funding in the Capital Plan, unforeseen small capital projects can be completed in an economical and timely fashion without going through the formal process required as supplemental appropriations. Projects under \$25,000 will be completed at the discretion of and under the funding authority of the CEO. Projects over \$25,000 must follow normal board approval process as supplemental appropriations.
- Funding of \$50,000 is approved for building maintenance operations equipment used by carpentry, painting, and interior components crews. By including contingency funding in the Capital Plan, maintenance tools and equipment can be purchased, if needed, without deferring service requests or decreasing productivity.
- Funding of \$50,000 is approved for maintenance services equipment used by plumbing, electrical, facilities and appliance technicians. Contingency funds for tools and equipment allows for timely purchases of equipment, if needed, to support maintenance service levels.
- Funding of \$30,000 is approved for the possible replacement of various fleet and paving equipment that is needed to support operations in Fleet Maintenance, Janitorial, and/or Streets and Sidewalks. Contingency funds for the replacement of failed equipment will help avoid interruption in operations.

	Equipment	Facilities	Total
Garden Centers			\$50,000
Building Exteriors		\$25,000	\$25,000
Restrooms Refurbish		\$25,000	\$25,000

- Funding of \$25,000 is approved for the structural repair and improvement of Garden Center 2 buildings. Several buildings in the garden center need exterior repairs for rot in the wood siding followed by a professional paint job.
- Funding of \$25,000 is approved for the renovation of Garden Center 2 restrooms that show signs of wear and tear. These restrooms have broken/loose tiles, old fixtures, and worn mirrors. The renovation of these restrooms will improve the overall atmosphere at the garden center.

	Equipment	Facilities	Total
Grounds			\$677,000
Landscape Equipment - Electrical	\$250,000		\$250,000
Repair Shop Electrical Upgrade (Battery Equipment)		\$200,000	\$200,000
Landscape & Slope		\$172,000	\$172,000
Moving/Upgrading of Benches		\$29,000	\$29,000
V-Ditch (Swales)		\$26,000	\$26,000

- Funding of \$250,000 is approved for electric landscape equipment. State law will prohibit the sale of hand-held gas-powered equipment that will become effective January 1, 2024. Gas-powered equipment is generally replaced every 3-4 years. Electric equipment will provide a quieter and healthier environment for employees and residents.
- Funding of \$200,000 is approved for the electrical system upgrade in the repair shop. State law will ban the sale of gas-powered equipment beginning in 2024. Upgrading the electrical system in the repair shop will allow safe and efficient charging in one location for new electric landscaping equipment.
- Funding of \$172,000 is approved for slope refurbishment. A vendor will be contracted to renovate landscaped slopes on GRF property. This project will maintain 60,000 square feet of previously unmaintained slopes to Orange County Fire Authority requirements.
- Funding of \$29,000 is approved for moving and upgrading 10 benches that are on the sidewalks. The existing white benches will be moved off of the sidewalk and be replaced with new, green benches. Moving benches off of the sidewalk will create a wider walking path for residents.
- Funding of \$26,000 is approved for the repair and/or replacement of existing v-ditch swales used to direct water on hillsides. Properly maintained v-ditch swales will help ensure stable hillsides in the community.

	Equipment	Facilities	Total
Paving & Pavers			\$783,500
Asphalt Paving and Sealcoat		\$583,500	\$583,500
Concrete - Repair/Replace		\$200,000	\$200,000

- Funding of \$583,500 is approved for the Asphalt Paving and Sealcoat Programs. GRF streets and parking lots provide residents vehicular access to their manors and facilities within the Community. The anticipated serviceable life of the new pavement is estimated to be 25 years. The approved asphalt paving budget is \$480,500 and sealcoat budget is \$103,000. Sealcoat work for GRF pavement is completed on a seven-year cycle.
- Funding of \$200,000 is approved for concrete repairs. In coordination with paving, staff has identified concrete areas that require repair or replacement. The concrete repairs

program is designed to repair damaged GRF curbs/gutters, driveway aprons, and sidewalks adjacent to the planned paving overlay areas prior to asphalt paving work and add curb return ramps, as needed.

	Equipment	Facilities	Total
Roofing			\$47,500
CH 7 Flat Roof Replacement		\$28,000	\$28,000
Maintenance Center - Building C Roof		\$19,500	\$19,500

- Funding of \$28,000 is approved for the replacement of the existing built-up roof at Clubhouse 7, with a PVC cool-roof system. The flat roof areas consist of hot tar built-up roofing with aggregate material as the final layer. Maintenance costs for leaks and dry rot repairs due to rain leaks have increased over the last few years. In 2024, the roof system will reach 20 years of age. Industry standards for useful life expectancy of hot tar built-up roof systems is 16 to 20 years. The PVC cool-roof will eliminate any rain leak activity on the flat roof areas, and less heat will be absorbed into the structure due to the reflectivity of the PVC roofing material.
- Funding of \$19,500 is approved for the replacement of the existing built-up roof of Building C at the Maintenance Centre, with a PVC cool-roof system. Building C at the Maintenance Centre houses fertilizer and other Landscape Department materials. Replacing the flat roof areas with cool roof material will require less electricity for summer cooling due to the reflectivity of the PVC roofing material. The flat roof areas consist of hot tar built-up roofing with aggregate material as the final layer. Maintenance costs for leaks and dry rot repairs due to rain leaks have increased over the last few years. In 2024, the roof system will reach 23 years of age. Industry standards for useful life expectancy of hot tar built-up roof systems is 16 to 20 years.

	Equipment	Facilities	Total
Vehicles			\$1,493,000
Small Pickup Truck (7)	\$294,000		\$294,000
Work Van (4)	\$270,000		\$270,000
Miscellaneous Vehicle Purchases	\$200,000		\$200,000
Full Size Truck (4)	\$195,000		\$195,000
Security Vehicles (3)	\$191,000		\$191,000
Transportation Bus (1)	\$178,000		\$178,000
Utility Vehicles (5)	\$99,000		\$99,000
Flat Bed Trailer (4)	\$46,000		\$46,000
Enclosed Trailer for Security	\$20,000		\$20,000

Vehicle Maintenance is responsible for the maintenance and repair of the entire Laguna Woods Village vehicle and mobile equipment fleet. Staff strives to extend serviceable life where possible by providing preventive maintenance on equipment. However, as equipment ages, repairs can become more frequent and costlier. To minimize expense and downtime, replacement of certain equipment is necessary.

- **REPLACEMENTS:** Staff evaluated the fleet and funding of \$1,493,000 is approved for the vehicle replacements noted above. These components of the fleet are used by various departments to transport crews and equipment to job sites and to perform work. Because the funding is appropriated well in advance of the actual purchase, General Services Fleet Maintenance personnel will reevaluate utilization and repair costs prior to purchase to ensure that the appropriate individual vehicle is selected for replacement.

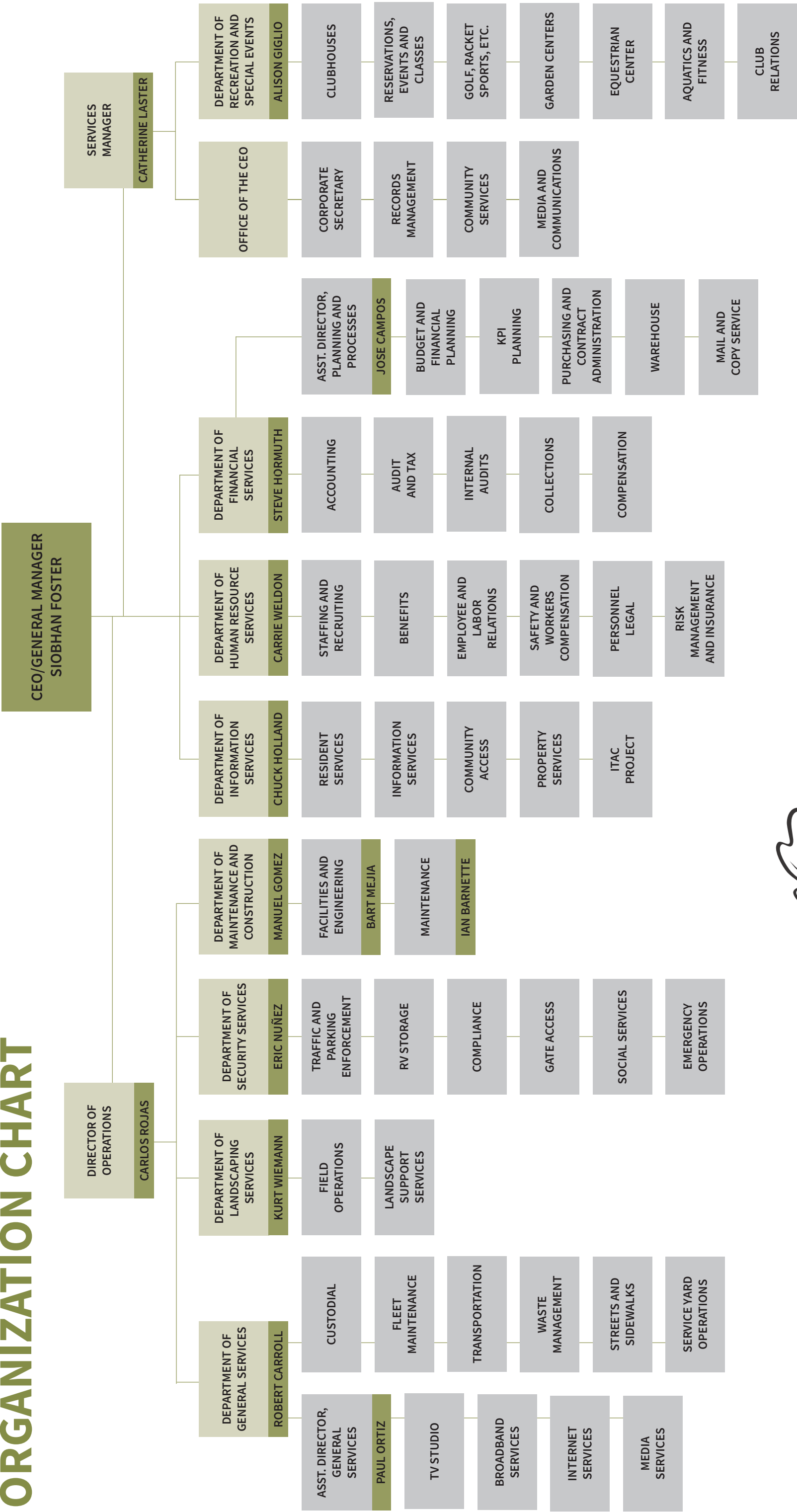
Prepared By: Jose Campos, Assistant Director of Financial Services

Reviewed By: Steve Hormuth, Director of Financial Services

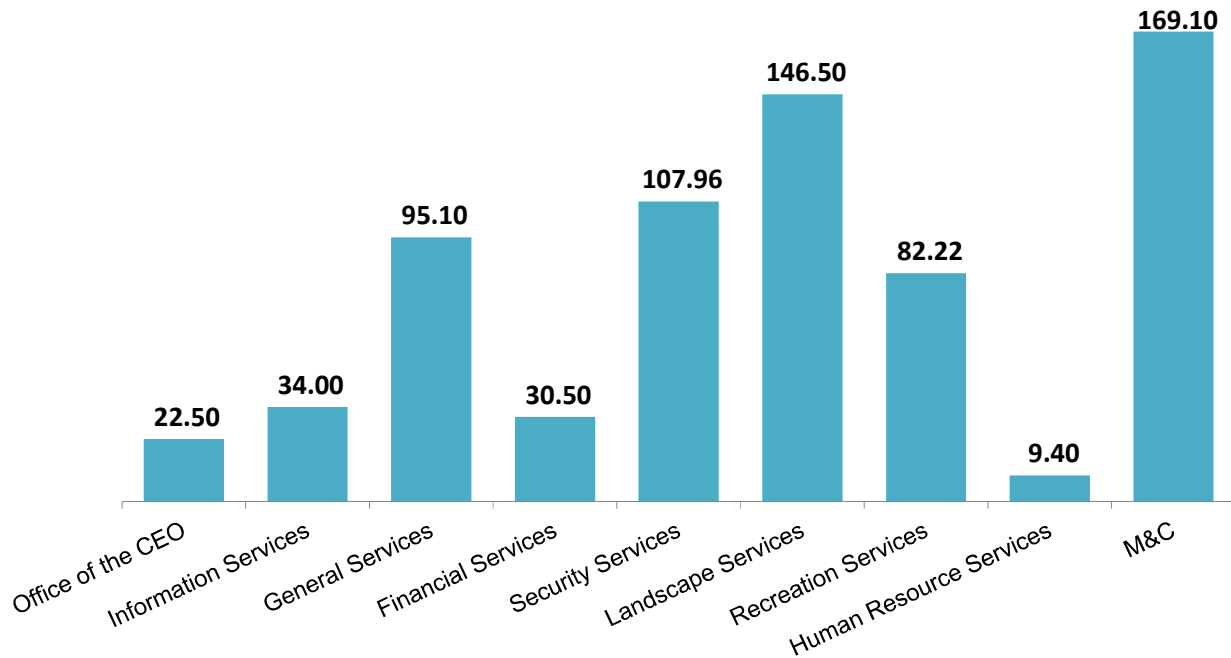


Village Management Services, Inc.

ORGANIZATION CHART



**Laguna Woods Village
2024 Staffing Summary
Funded Full Time Equivalents**



DEPARTMENT	2020 Plan	2021 Plan	2022 Plan	2023 Plan	2024 Plan
Office of the CEO	21.50	20.89	23.00	22.80	22.50
Department of Information Services	35.50	34.80	36.00	36.00	34.00
Department of General Services	113.07	107.20	106.85	99.35	95.10
Department of Financial Services	31.00	31.00	31.00	30.00	30.50
Department of Security Services	119.68	118.68	117.55	115.03	107.96
Department of Landscape Services	149.00	145.50	146.50	146.50	146.50
Department of Recreation Services	86.36	82.29	84.79	79.79	82.22
Department of Human Resource Services	8.40	8.40	9.40	9.40	9.40
Department of Maintenance & Construction	186.50	179.10	179.10	172.60	169.10
TOTAL:	751.01	727.86	734.19	711.47	697.28

**Laguna Woods Village
Department Staffing
Full Time Equivalents**

	2020 Funded	2021 Funded	2022 Funded	2023 Approved	2023 Funded	2024 Approved	2024 Funded	Funded Inc/(Dec)
ALL DEPARTMENTS	751.01	727.86	734.19	735.97	711.47	734.78	697.28	(14.19)
Office of the CEO	21.50	20.89	23.00	22.80	22.80	22.50	22.50	(0.30)
100 Office of the CEO	10.00	7.00	9.00	7.50	7.50	7.50	7.50	-
010 Media and Communications*	1.50	3.83	3.50	4.30	4.30	4.00	4.00	(0.30)
240 Community Services	10.00	10.06	10.50	11.00	11.00	11.00	11.00	-
<i>*Prior to 2024 work center was part of Media and Communications department.</i>								
Department of Information Services	35.50	34.80	36.00	38.00	36.00	37.00	34.00	(2.00)
360 Information Systems	10.50	10.30	11.00	11.00	11.00	11.00	11.00	-
200 Resident Services Admin	5.00	4.50	5.00	4.00	4.00	4.00	4.00	-
950 Property Services	20.00	20.00	20.00	23.00	21.00	22.00	19.00	(2.00)
Department of General Services	113.07	107.20	106.85	105.85	99.35	102.10	95.10	(4.25)
902 General Services Admin	4.00	4.00	4.00	4.00	4.00	4.50	4.50	0.50
020 Cable TV Network*	11.50	11.70	11.10	10.10	10.10	9.10	8.60	(1.50)
030 TV Studio*	7.00	6.50	6.50	6.50	5.00	6.25	5.75	0.75
040 Media Services*	2.00	2.00	2.25	2.25	2.25	2.25	2.25	-
050 Internet Service*	1.00	1.00	-	-	-	-	-	-
935 Janitorial	18.00	18.00	18.00	18.00	18.00	18.00	18.00	-
936 Streets and Sidewalks	16.00	16.00	17.00	17.00	15.00	17.00	15.00	-
945 GRF Janitorial	20.00	17.00	17.00	17.00	15.00	16.00	14.00	(1.00)
960 Fleet Maintenance	12.00	12.00	12.00	12.00	12.00	12.00	12.00	-
970 Transportation	21.57	19.00	19.00	19.00	18.00	17.00	15.00	(3.00)
<i>*Prior to 2024 work center was part of Media and Communications department.</i>								
Department of Financial Services	31.00	31.00	31.00	30.50	30.00	31.00	30.50	0.50
300 Financial Services	20.00	20.00	20.00	19.50	19.00	20.00	19.50	0.50
241 Mail and Copy Service	3.00	3.00	3.00	3.00	3.00	3.00	3.00	-
311 Warehouse	3.00	3.00	3.00	3.00	3.00	3.00	3.00	-
370 Purchasing	5.00	5.00	5.00	5.00	5.00	5.00	5.00	-
Department of Security Services	119.68	118.68	117.55	118.03	115.03	114.96	107.96	(7.07)
400 Security Services	114.68	107.68	105.55	104.03	101.03	100.96	94.96	(6.07)
210 Compliance	-	6.00	7.00	8.00	8.00	8.00	7.00	(1.00)
220 Social Services	5.00	5.00	5.00	6.00	6.00	6.00	6.00	-
Department of Landscape Services	149.00	145.50	146.50	147.50	146.50	148.50	146.50	-
500 Landscape Admin	10.00	11.00	11.00	12.00	12.00	12.00	12.00	-
510 Improvement/Restoration	-	5.00	5.00	5.00	5.00	5.00	5.00	-
511 Nursery/Composting	4.00	5.00	5.00	5.00	5.00	5.00	4.00	(1.00)
512 Composting	1.00	-	-	-	-	-	-	-
520 GRF Grounds Maintenance	8.00	8.00	8.00	8.00	8.00	8.00	8.00	-
530 Grounds Maintenance	83.50	82.50	82.50	81.50	80.50	83.50	83.50	3.00
540 Irrigation	17.00	17.00	17.00	17.00	17.00	16.00	16.00	(1.00)
550 Small Equipment Repair	4.00	4.00	4.00	4.00	4.00	4.00	4.00	-
560 Pest Control	5.00	5.00	6.00	7.00	7.00	7.00	6.00	(1.00)
570 Tree Maintenance	16.50	8.00	8.00	8.00	8.00	8.00	8.00	-

**Laguna Woods Village
Department Staffing
Full Time Equivalents**

	2020 Funded	2021 Funded	2022 Funded	2023 Approved	2023 Funded	2024 Approved	2024 Funded	Funded Inc/(Dec)
Department of Recreation Services	86.36	82.29	84.79	84.79	79.79	90.22	82.22	2.43
600 Recreation Admin	16.48	15.00	12.60	5.00	5.00	5.00	5.00	-
521 Garden Centers	2.00	2.00	2.00	2.00	2.00	2.00	2.00	-
580 Golf Maintenance 27-Hole	18.14	18.64	17.64	17.64	17.64	16.64	16.64	(1.00)
581 Golf Maintenance 9-Hole	2.00	2.00	2.00	2.00	2.00	2.00	2.00	-
602 Bar Services	0.60	0.60	0.60	0.60	0.60	0.60	0.60	-
611 Clubhouse 1	3.25	2.66	3.00	4.40	3.40	4.50	3.50	0.10
612 Clubhouse 2	2.70	2.36	2.70	4.00	4.00	3.95	3.95	(0.05)
613 Performing Arts Center	5.25	4.53	6.75	7.50	5.50	8.50	5.50	-
614 Clubhouse 4	3.00	2.66	2.83	3.33	3.33	4.00	4.00	0.67
615 Clubhouse 5	3.70	3.19	3.70	4.20	3.20	4.20	3.20	-
616 Clubhouse 6	0.20	0.20	0.20	1.80	1.80	1.80	1.80	-
617 Clubhouse 7	1.30	1.13	1.30	3.00	3.00	2.95	2.95	(0.05)
620 Equestrian	4.50	4.50	5.33	5.58	5.58	7.40	7.40	1.82
670 Golf Operations 27-Hole	11.38	12.28	12.28	12.64	12.64	14.05	14.05	1.41
680 Golf Operations 9-Hole	1.96	1.96	1.96	2.10	2.10	2.10	1.10	(1.00)
690 Aquatics	1.00	1.00	1.00	1.00	1.00	1.00	1.00	-
691 Fitness	8.90	7.58	8.90	8.00	7.00	9.53	7.53	0.53
Department of Human Resource Services	8.40	8.40	9.40	9.40	9.40	9.40	9.40	-
700 Human Resource Services	8.40	8.40	9.40	9.40	9.40	9.40	9.40	-
Department of Maintenance & Construction	186.50	179.10	179.10	179.10	172.60	179.10	169.10	(3.50)
900 Maintenance Operations	6.00	6.00	7.00	7.00	7.00	7.00	7.00	-
904 Maintenance Services	7.00	7.00	8.00	8.00	7.00	8.00	7.00	-
909 Damage Restoration	7.00	8.00	10.00	10.00	9.00	10.00	9.00	-
910 Building Maintenance	10.00	10.00	10.00	10.00	9.50	10.00	9.00	(0.50)
911 Appliance	5.00	5.00	5.00	5.00	5.00	5.00	5.00	-
912 Carpentry	42.00	37.80	36.80	37.80	35.80	37.80	34.80	(1.00)
913 Electrical	10.00	10.00	9.00	9.00	9.00	9.00	9.00	-
914 Plumbing	24.00	23.80	23.80	23.80	22.80	23.80	22.80	-
917 Interior Components	8.00	7.00	7.00	7.00	7.00	7.00	7.00	-
920 Construction/Project Management	8.00	8.00	7.00	7.00	7.00	7.00	7.00	-
925 Manor Alterations and Permits	11.00	12.00	16.00	16.00	16.00	16.00	15.00	(1.00)
926 Facilities Management	5.00	5.00	5.00	5.00	5.00	5.00	5.00	-
932 Paint	43.50	39.50	34.50	33.50	32.50	33.50	31.50	(1.00)

Laguna Woods Village Summary of Department Allocations*

	2024 Plan	GRF	United	Third
OFFICE OF THE CEO	\$1,842,480	\$1,119,283	\$337,045	\$386,153
100 - OFFICE OF THE CEO	1,582,075	636,042	470,032	476,002
010 - MEDIA AND COMMUNICATIONS	381,209	381,209	0	0
240 - COMMUNITY SERVICES	(120,805)	102,032	(132,988)	(89,849)
DEPARTMENT OF INFORMATION SERVICES	\$3,622,102	\$2,395,627	\$744,370	\$482,106
360 - INFORMATION SERVICES	1,964,178	1,964,178	0	0
200 - RESIDENT SERVICES ADMIN	293,623	82,190	128,327	83,106
950 - PROPERTY SERVICES	1,364,301	349,258	616,043	399,000
DEPARTMENT OF GENERAL SERVICES	\$10,007,249	\$6,972,635	\$1,339,751	\$1,694,863
902 - GENERAL SERVICES ADMIN	35,642	35,642	0	0
020 - CABLE TV NETWORK	4,474,417	4,474,417	0	0
030 - TV STUDIO	494,430	494,430	0	0
040 - MEDIA SERVICES	(531,043)	(531,043)	0	0
050 - INTERNET SERVICE	(2,458,108)	(2,458,108)	0	0
320 - COMMUNITY CENTER FACILITY	1,021,447	1,021,447	0	0
935 - JANITORIAL	1,429,487	900	524,467	904,120
936 - STREETS & SIDEWALKS	2,112,642	506,615	815,283	790,744
940 - SERVICE CENTER	142,454	142,454	0	0
945 - GRF JANITORIAL	1,475,133	1,475,133	0	0
960 - FLEET MAINTENANCE	238,020	238,020	0	0
970 - TRANSPORTATION	1,572,728	1,572,728	0	0
DEPARTMENT OF FINANCIAL SERVICES	\$3,396,945	\$1,694,599	\$931,377	\$770,970
300 - FINANCIAL SERVICES	2,355,596	989,891	771,307	594,399
241 - MAIL AND COPY SERVICE	329,865	147,690	93,465	88,710
311 - WAREHOUSE	199,558	166,437	19,293	13,828
370 - PURCHASING	510,926	389,581	47,312	74,033
380 - TAXES	1,000	1,000	0	0
DEPARTMENT OF SECURITY SERVICES	\$7,220,227	\$6,385,361	\$477,249	\$357,617
400 - SECURITY SERVICES	5,985,433	5,680,382	161,626	143,425
210 - COMPLIANCE	630,209	100,394	315,623	214,193
220 - SOCIAL SERVICES	604,585	604,585	0	0
DEPARTMENT OF LANDSCAPE SERVICES	\$17,470,388	\$1,480,560	\$6,303,330	\$9,686,498
500 - LANDSCAPE ADMIN	1,037,453	290,827	352,686	393,940
510 - IMPROVEMENT/ RESTORATION	2,141,714	0	195,857	1,945,858
511 - NURSERY/COMPOSTING	438,054	32,329	176,055	229,670
520 - GRF GROUNDS MAINTENANCE	665,213	665,213	0	0
530 - GROUNDS MAINTENANCE	7,602,553	22,164	3,146,844	4,433,546
540 - IRRIGATION	2,116,769	184,907	835,303	1,096,559
550 - SMALL EQUIPMENT REPAIR	482,977	35,064	212,462	235,451
560 - PEST CONTROL	735,508	45,379	318,843	371,285
570 - TREE MAINTENANCE	2,250,145	204,676	1,065,281	980,188

*Includes Operating, Restricted, and Reserve Funds

Laguna Woods Village Summary of Department Allocations*

	2024 Plan	GRF	United	Third
DEPARTMENT OF RECREATION SERVICES	\$7,334,103	\$7,334,103	\$0	\$0
600 - RECREATION ADMIN	481,483	481,483	0	0
521 - GARDEN CENTERS	206,468	206,468	0	0
580 - GOLF MAINT - 27 HOLE	629,391	629,391	0	0
581 - GOLF MAINTENANCE - 9 HOLE	115,132	115,132	0	0
602 - BAR SERVICES	4,913	4,913	0	0
603 - LIBRARY	32,743	32,743	0	0
611 - CLUBHOUSE 1	501,679	501,679	0	0
612 - CLUBHOUSE 2	470,628	470,628	0	0
613 - PERFORMING ARTS CENTER	571,121	571,121	0	0
614 - CLUBHOUSE 4	522,685	522,685	0	0
615 - CLUBHOUSE 5	467,514	467,514	0	0
616 - CLUBHOUSE 6	223,481	223,481	0	0
617 - CLUBHOUSE 7	295,785	295,785	0	0
620 - EQUESTRIAN	604,069	604,069	0	0
670 - GOLF OPERATIONS - 27 HOLE	569,485	569,485	0	0
672 - VILLAGE GREENS CAFÉ	(18,636)	(18,636)	0	0
680 - GOLF OPERATIONS - 9 HOLE	70,029	70,029	0	0
690 - AQUATICS	1,021,523	1,021,523	0	0
691 - FITNESS	564,611	564,611	0	0
DEPARTMENT OF HUMAN RESOURCE SERVICES	\$19,357,782	\$3,592,155	\$6,507,019	\$9,258,608
700 - HUMAN RESOURCE SERVICES	469,562	302,912	83,325	83,325
350 - INSURANCE	18,888,220	3,289,243	6,423,694	9,175,283
DEPARTMENT OF MAINTENANCE & CONSTRUCTION	\$34,994,198	\$2,065,014	\$18,906,394	\$14,022,790
900 - MAINTENANCE OPERATIONS	1,484,515	337,584	560,929	586,003
904 - MAINTENANCE SERVICES	5,615,266	96,783	2,708,227	2,810,256
909 - DAMAGE RESTORATION	652,313	42,388	801,663	(191,738)
910 - BUILDING MAINTENANCE	3,953,731	198,188	1,793,079	1,962,464
911 - APPLIANCE	1,260,354	10,219	1,057,444	192,691
912 - CARPENTRY	4,366,652	221,484	1,930,343	2,214,825
913 - ELECTRICAL	1,321,101	95,101	1,072,638	153,362
914 - PLUMBING	4,058,359	85,409	2,945,899	1,027,051
917 - INTERIOR COMPONENTS	1,557,919	140,716	1,361,819	55,383
920 - CONSTRUCTION/PROJECT MANAGEMENT	6,426,830	447,244	2,629,646	3,349,941
925 - MANOR ALTERATIONS AND PERMITS	527,545	3,500	303,071	220,974
926 - FACILITIES MANAGEMENT	138,237	120,161	0	18,076
932 - PAINT	3,631,375	266,237	1,741,635	1,623,503
NON WORK CENTER	\$16,734,857	(\$6,896,550)	\$17,636,121	\$5,995,286
TOTAL	\$121,980,331	\$26,142,787	\$53,182,654	\$42,654,891

*Includes Operating, Restricted, and Reserve Funds

2024 BUSINESS PLAN
Revenue and Expenditure Report
SUMMARY OF ALL UNITS

	2020 Actual	2021 Actual	2022 Actual	2023 Budget	2024 Budget	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Trust Facilities Fees	\$3,385,000	\$4,971,774	\$5,922,448	\$6,111,000	\$6,101,856	\$9,144	0%
Golf Green Fees	1,241,594	1,656,161	1,777,020	1,744,500	1,814,600	(70,100)	(4%)
Golf Operations	273,504	318,827	363,750	379,300	377,400	1,900	1%
Merchandise Sales	275,868	546,118	623,460	613,579	646,005	(32,426)	(5%)
Clubhouse Rentals and Event Fees	123,440	113,331	565,789	653,971	695,493	(41,522)	(6%)
Rentals	142,958	140,779	144,674	197,500	198,064	(564)	0%
Fees and Charges for Services to Residents	774,453	1,353,135	1,841,650	1,894,706	5,444,255	(3,549,549)	(187%)
Broadband Services	5,186,355	5,038,208	5,277,635	5,554,800	6,423,300	(868,500)	(16%)
Laundry	442,303	458,526	447,258	480,000	458,300	21,700	5%
Investment Income	1,056,959	446,553	1,007,087	800,000	2,077,049	(1,277,049)	(160%)
Unrealized Gain/(Loss) on AFS Investments	750,848	(976,183)	(1,638,109)	0	0	0	0%
Miscellaneous	1,680,361	1,880,476	2,369,839	2,657,418	2,706,474	(49,056)	(2%)
Total Non-Assessment Revenue	15,333,642	15,947,705	18,702,500	21,086,774	26,942,796	(5,856,022)	(28%)
Expenses:							
Employee Compensation	33,721,480	35,826,133	37,000,364	40,990,307	41,824,750	834,443	2%
Expenses Related to Employee Compensation	12,408,822	12,984,606	13,501,116	15,461,129	15,301,791	(159,338)	(1%)
Materials and Supplies	4,365,610	5,314,191	6,062,491	6,317,988	7,139,413	821,425	13%
Cost of Goods Sold	192,232	431,568	477,381	440,638	467,066	26,428	6%
Community Events	125,189	45,229	408,472	410,910	437,756	26,846	7%
Utilities and Telephone	11,654,058	12,795,734	12,973,174	13,087,013	14,602,008	1,514,995	12%
Fuel and Oil	370,940	489,252	723,392	628,490	627,894	(596)	0%
Legal Fees	1,231,970	1,154,288	464,666	822,500	731,675	(90,825)	(11%)
Professional Fees	915,757	540,653	886,696	1,080,298	1,073,832	(6,466)	(1%)
Equipment Rental	287,186	347,107	332,119	377,442	420,588	43,146	11%
Outside Services	20,714,427	19,883,227	21,089,415	21,607,332	25,835,227	4,227,896	20%
Repairs and Maintenance	1,282,145	1,238,556	1,564,809	1,426,012	1,454,897	28,885	2%
Other Operating Expense	695,816	936,761	999,193	1,311,468	1,407,002	95,534	7%
Income Taxes	609,154	(540,761)	(5,925)	1,000	1,000	0	0%
Property and Sales Tax	12,025,645	12,370,483	13,194,557	12,684,174	13,464,782	780,608	6%
Insurance	7,353,471	13,248,325	15,118,175	16,512,586	18,859,687	2,347,101	14%
Cable Programming/Copyright/Franchise	3,792,055	3,966,508	4,196,412	4,415,500	5,143,360	727,860	16%
Investment Expense	38,969	45,908	23,300	25,900	13,300	(12,600)	(49%)
Uncollectible Accounts	74,675	40,979	218,402	92,100	118,000	25,900	28%
(Gain)/Loss on Sale or Trade Investments	(172,295)	(290,245)	1,313,933	0	(900)	(900)	0%
Total Expenses	111,687,306	120,828,503	130,542,144	137,692,787	148,923,128	11,230,341	8%
Net Cost (before allocations)	\$96,353,664	\$104,880,798	\$111,839,644	\$116,606,013	\$121,980,331	\$5,374,319	5%
Allocated To Departments	(6,578,836)	(6,748,979)	(7,571,854)	(7,184,671)	(7,220,574)	(35,903)	0%
Allocated From Departments	6,578,892	6,747,026	7,571,854	7,184,671	7,220,574	35,903	0%
Net Cost	\$96,353,719	\$104,878,845	\$111,839,644	\$116,606,013	\$121,980,331	\$5,374,319	5%

2024 BUSINESS PLAN
Revenue and Expenditure Report
SUMMARY: NO WORK CENTER

	2020 Actual	2021 Actual	2022 Actual	2023 Budget	2024 Budget	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Trust Facilities Fees	\$3,385,000	\$4,971,774	\$5,922,448	\$6,111,000	\$6,101,856	\$9,144	0%
Rentals	0	0	(57)	0	0	0	0%
Fees and Charges for Services to Residents	(437)	11,683	4,539	0	0	0	0%
Laundry	442,303	458,526	447,258	480,000	458,300	21,700	5%
Investment Income	1,056,959	446,553	1,007,087	800,000	2,077,049	(1,277,049)	(160%)
Unrealized Gain/(Loss) on AFS Investments	750,848	(976,183)	(1,638,109)	0	0	0	0%
Miscellaneous	309,508	309,484	366,314	384,565	385,300	(735)	0%
Total Non-Assessment Revenue	5,944,181	5,221,837	6,109,480	7,775,565	9,022,505	(1,246,940)	(16%)
Expenses:							
Expenses Related to Employee Compensation	9,892	4,800	12,029	0	0	0	0%
Materials and Supplies	44	632	3,427	0	0	0	0%
Utilities and Telephone	9,549,978	10,373,181	10,141,870	10,454,970	11,863,497	1,408,527	13%
Legal Fees	623,728	868,447	337,487	410,000	316,675	(93,325)	(23%)
Professional Fees	0	0	55,433	0	0	0	0%
Outside Services	16,235	27,704	23,787	25,000	25,000	0	0%
Repairs and Maintenance	320,472	330,532	355,677	400,572	0	(400,572)	(100%)
Other Operating Expense	0	0	(9)	0	0	0	0%
Income Taxes	0	8,166	(6,115)	0	0	0	0%
Property and Sales Tax	11,899,352	12,326,861	13,161,481	12,649,183	13,427,890	778,707	6%
Insurance	0	0	9,465	0	6,000	6,000	0%
Investment Expense	38,969	45,908	23,300	25,900	13,300	(12,600)	(49%)
Uncollectible Accounts	73,259	28,795	214,258	80,000	105,000	25,000	31%
(Gain)/Loss on Sale or Trade Investments	(109,048)	(109,259)	1,296,276	0	0	0	0%
Total Expenses	22,422,882	23,905,765	25,628,365	24,045,625	25,757,362	1,711,737	7%
Net Cost (before allocations)	\$16,478,701	\$18,683,929	\$19,518,885	\$16,270,060	\$16,734,857	\$464,797	3%
Net Cost	\$16,478,701	\$18,683,929	\$19,518,885	\$16,270,060	\$16,734,857	\$464,797	3%



OFFICE OF THE CEO

Department Head: Siobhan Foster

Liaise with each corporation's board of directors; directs services, programs and operations, ensuring all activities are within policy guidelines set by the boards, the management agreement, the governing documents and the business plans of each corporation; provides support to all boards of directors in matters pertaining to membership and occupancy; recommends changes in governing rules, policies and membership qualifications to the corporations, as needed. Functions include executive management, corporate secretary, media and communications/public relations, and community services.

Executive Management

Direct supervision of the operating departments, including the development of in-house operating procedures to ensure effective, timely and expeditious execution of services. Review all operations to seek more cost-efficient, effective ways of providing services. Orchestrate with staff, the boards of directors and the membership at large a plan for the community to identify key issues, examine alternatives and plan financially for the resolution of these issues to better use community resources and ensure short-term planning decisions are consistent with long-term objectives. Provide government liaison with city, county, state and federal governments, and other outside agencies; identify issues in neighboring cities and businesses. Review matters regarding contracts, statutes and general conditions relative to land use, acquisition, sale and/or leasing.

Corporate Secretary

Provide administrative support services to each of the boards of directors. Ensure all legal requirements are met for board meetings, including frequency, notice and voting issues. Maintain corporate records and provide research and analysis for the boards of directors and committees using professional services and other staff as appropriate. Prepare agendas and coordinate all aspects of annual meetings of members, director orientation meetings, regular monthly meetings and other special board meetings. Record, transcribe and file the minutes of each corporation's annual and boards of directors' meetings.

Media and Communications Administration

Develop and manage comprehensive public relations and communications programs and campaigns, providing information to current and potential Laguna Woods Village residents and to external news media via the community website, newsletters, email, marketing assets, press releases, brochures, social media platforms and more. Publish weekly news blast to residents and, through GRF and MemorialCare, bimonthly community magazine. Produce flyers/posters for recreation and special event activities. Manage resident email database for electronic communication. Produce and execute new resident orientations and docent tours. Support all VMS departments to ensure clear lines of communication and messaging to residents regarding all projects, including development, writing, editing and design. Prepare presentation decks for all c-suite personnel and board directors. Manage CodeRED emergency alert system messaging. Execute board member training, including handbooks. Support all boards in



OFFICE OF THE CEO

Department Head: Siobhan Foster

communications to members/residents using various platforms. Ensure consistent corporate branding and maintain in-house style guide. Manage Village website, including supporting Village clubs to establish/manage club sites, and posting myriad documents from other departments weekly. Manage VMS staff speaking engagements. Produce employee newsletter.

Community Services

Maintain official corporate membership and occupancy records. Process all membership changes through property transfer and resale and issue all photo identification cards. Process all lease permits in accordance with applicable mutual policies, including coordination with Security and a membership counselor. Verify voter validity and eligibility.

2024 BUSINESS PLAN
Revenue and Expenditure Report
SUMMARY: OFFICE OF THE CEO

	2020 Actual	2021 Actual	2022 Actual	2023 Budget	2024 Budget	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Fees and Charges for Services to Residents	\$0	\$2	(\$3)	\$0	\$0	\$0	0%
Broadband Services	167,876	153,600	148,255	193,000	450,000	(257,000)	(133%)
Miscellaneous	722,222	919,485	938,326	953,668	1,064,350	(110,682)	(12%)
Total Non-Assessment Revenue	890,098	1,073,087	1,086,578	1,146,668	1,514,350	(367,682)	(32%)
Expenses:							
Employee Compensation	1,718,852	1,793,386	1,822,474	2,107,623	1,986,318	(121,305)	(6%)
Expenses Related to Employee Compensation	346,231	366,568	389,972	453,494	412,824	(40,670)	(9%)
Materials and Supplies	36,864	66,948	31,362	83,013	80,840	(2,173)	(3%)
Community Events	0	0	80	6,000	6,000	0	0%
Legal Fees	174,760	65,479	23,039	160,000	160,000	0	0%
Professional Fees	177,642	(2,031)	9,500	85,748	81,000	(4,748)	(6%)
Outside Services	217,056	321,128	289,318	334,500	296,840	(37,660)	(11%)
Repairs and Maintenance	0	0	350	0	0	0	0%
Other Operating Expense	59,595	66,109	61,590	115,999	173,650	57,651	50%
Property and Sales Tax	534	37	37	37	37	0	0%
Total Expenses	2,731,534	2,677,625	2,627,722	3,346,414	3,197,509	(148,905)	(4%)
Net Cost (before allocations)	\$1,841,436	\$1,604,538	\$1,541,144	\$2,199,746	\$1,683,159	(\$516,587)	(23%)
Allocated To Departments	(501,727)	(311,716)	(317,716)	(38,209)	(29,061)	9,148	24%
Allocated From Departments	194,410	115,956	164,350	172,340	188,382	16,042	9%
Net Cost	\$1,534,119	\$1,408,778	\$1,387,778	\$2,333,877	\$1,842,480	(\$491,397)	(21%)

2024 BUSINESS PLAN
Revenue and Expenditure Report
100 - OFFICE OF THE CEO

	2020 Actual	2021 Actual	2022 Actual	2023 Budget	2024 Budget	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Fees and Charges for Services to Residents	\$0	\$2	(\$3)	\$0	\$0	\$0	0%
Total Non-Assessment Revenue	0	2	(3)	0	0	0	0%
Expenses:							
Employee Compensation	893,615	904,784	898,770	957,777	947,224	(10,553)	(1%)
Expenses Related to Employee Compensation	157,695	154,808	186,105	175,778	167,256	(8,522)	(5%)
Materials and Supplies	3,911	6,402	9,699	26,650	26,600	(50)	0%
Community Events	0	0	80	6,000	6,000	0	0%
Legal Fees	174,760	65,479	23,039	160,000	160,000	0	0%
Professional Fees	177,642	(2,031)	9,500	85,748	81,000	(4,748)	(6%)
Outside Services	66,510	87,947	64,445	81,500	60,040	(21,460)	(26%)
Other Operating Expense	40,393	39,104	35,653	73,500	71,550	(1,950)	(3%)
Property and Sales Tax	497	0	0	0	0	0	0%
Total Expenses	1,515,023	1,256,494	1,227,292	1,566,953	1,519,670	(47,283)	(3%)
Net Cost (before allocations)	\$1,515,023	\$1,256,491	\$1,227,294	\$1,566,953	\$1,519,670	(\$47,283)	(3%)
Allocated From Departments	53,367	31,230	55,348	53,229	62,405	9,176	17%
Net Cost	\$1,568,390	\$1,287,721	\$1,282,642	\$1,620,182	\$1,582,075	(\$38,107)	(2%)

2024 BUSINESS PLAN
Revenue and Expenditure Report
010 - MEDIA AND COMMUNICATIONS

	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Budget</u>	<u>2024 Budget</u>	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Broadband Services	\$167,876	\$153,600	\$148,255	\$193,000	\$450,000	(\$257,000)	(133%)
Total Non-Assessment Revenue	<u>167,876</u>	<u>153,600</u>	<u>148,255</u>	<u>193,000</u>	<u>450,000</u>	<u>(257,000)</u>	<u>(133%)</u>
Expenses:							
Employee Compensation	333,620	369,545	385,957	453,713	341,460	(112,253)	(25%)
Expenses Related to Employee Compensation	75,243	92,305	91,741	92,908	74,297	(18,611)	(20%)
Materials and Supplies	691	1,140	468	10,500	31,000	20,500	195%
Outside Services	105,919	166,726	146,463	208,000	191,500	(16,500)	(8%)
Repairs and Maintenance	0	0	350	0	0	0	0%
Other Operating Expense	18,681	25,612	25,367	39,899	96,000	56,101	141%
Property and Sales Tax	37	37	37	37	37	0	0%
Total Expenses	<u>534,192</u>	<u>655,366</u>	<u>650,383</u>	<u>805,057</u>	<u>734,294</u>	<u>(70,763)</u>	<u>(9%)</u>
Net Cost (before allocations)	<u>\$366,316</u>	<u>\$501,766</u>	<u>\$502,128</u>	<u>\$612,057</u>	<u>\$284,294</u>	<u>(\$327,763)</u>	<u>(54%)</u>
Allocated To Departments	(501,727)	(311,716)	(317,716)	(38,209)	(29,061)	9,148	24%
Allocated From Departments	41,423	84,726	109,002	119,111	125,977	6,866	6%
Net Cost	<u>(\$93,987)</u>	<u>\$274,776</u>	<u>\$293,414</u>	<u>\$692,960</u>	<u>\$381,209</u>	<u>(\$311,750)</u>	<u>(45%)</u>

2024 BUSINESS PLAN
Revenue and Expenditure Report
240 - COMMUNITY SERVICES

	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Budget</u>	<u>2024 Budget</u>	Assessment Increase/ (Decrease)	<u>VAR %</u>
Non-Assessment Revenues:							
Miscellaneous	\$722,222	\$919,485	\$938,326	\$953,668	\$1,064,350	(\$110,682)	(12%)
Total Non-Assessment Revenue	<u>722,222</u>	<u>919,485</u>	<u>938,326</u>	<u>953,668</u>	<u>1,064,350</u>	<u>(110,682)</u>	<u>(12%)</u>
Expenses:							
Employee Compensation	491,617	519,056	537,747	696,133	697,634	1,501	0%
Expenses Related to Employee Compensation	113,293	119,455	112,126	184,807	171,271	(13,536)	(7%)
Materials and Supplies	32,261	59,406	21,195	45,863	23,240	(22,623)	(49%)
Outside Services	44,627	66,456	78,411	45,000	45,300	300	1%
Other Operating Expense	521	1,394	569	2,600	6,100	3,500	135%
Total Expenses	<u>682,319</u>	<u>765,766</u>	<u>750,048</u>	<u>974,404</u>	<u>943,545</u>	<u>(30,859)</u>	<u>(3%)</u>
Net Cost (before allocations)	<u>(\$39,903)</u>	<u>(\$153,719)</u>	<u>(\$188,278)</u>	<u>\$20,736</u>	<u>(\$120,805)</u>	<u>(\$141,541)</u>	<u>(683%)</u>
Allocated From Departments	99,619	0	0	0	0	0	0%
Net Cost	<u>\$59,716</u>	<u>(\$153,719)</u>	<u>(\$188,278)</u>	<u>\$20,736</u>	<u>(\$120,805)</u>	<u>(\$141,541)</u>	<u>(683%)</u>



DEPARTMENT OF INFORMATION SERVICES

Department Head: Chuck Holland

Laguna Woods Village®

Coordinate and manage development, implementation and maintenance of all automated and operational systems related to fiscal and management information activities, as well as the maintenance of all automated and operational data network systems. Oversee all call-center operations pertaining to resident maintenance service as well as receive, organize and process resident service requests.

Resident Services Administration

Recommend changes in governing rules, policies and membership qualifications to the corporations, as needed. Oversee all call-center operations pertaining to resident maintenance service. Operate the reception desk in the Laguna Woods Village Community Center, provide switchboard services for the administrative offices and distribute various printed media to the public.

Property Services

Receive, organize and process resident service requests. Initiate appliance replacements/upgrades beginning with member requests. Contact residents to verify scheduled work requests affected by building maintenance programs prior to commencement of work.

Information Services

Manage and maintain all servers, workstations, databases, peripherals, networks, software, email, telecommunications equipment, system backups, community access systems and hardware, surveillance servers, cameras and equipment, system security, telephone and telecommunication equipment, services, and internet access. Provide data input and coordination of all source data to on- and off-site facilities in the community. Manage document imaging services and provide extensive business document archives.

2024 BUSINESS PLAN
Revenue and Expenditure Report
SUMMARY: DEPARTMENT OF INFORMATION SERVICES

	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Budget</u>	<u>2024 Budget</u>	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Miscellaneous	\$49,460	\$52,910	\$79,998	\$105,000	\$80,000	\$25,000	24%
Total Non-Assessment Revenue	<u>49,460</u>	<u>52,910</u>	<u>79,998</u>	<u>105,000</u>	<u>80,000</u>	<u>25,000</u>	<u>24%</u>
Expenses:							
Employee Compensation	1,936,855	1,804,350	2,017,925	2,315,185	2,282,048	(33,137)	(1%)
Expenses Related to Employee Compensation	428,725	386,314	432,823	618,375	548,773	(69,602)	(11%)
Materials and Supplies	255,216	278,175	182,456	185,320	265,250	79,930	43%
Legal Fees	12,579	(814)	0	0	0	0	0%
Professional Fees	208,190	0	108,300	224,500	224,500	0	0%
Outside Services	431,435	429,666	213,732	378,000	461,477	83,477	22%
Repairs and Maintenance	579,882	496,910	731,647	429,350	473,000	43,650	10%
Other Operating Expense	17,515	3,470	13,883	17,400	32,000	14,600	84%
Total Expenses	<u>3,870,396</u>	<u>3,398,071</u>	<u>3,700,766</u>	<u>4,168,130</u>	<u>4,287,047</u>	<u>118,918</u>	<u>3%</u>
Net Cost (before allocations)	<u>\$3,820,936</u>	<u>\$3,345,161</u>	<u>\$3,620,768</u>	<u>\$4,063,130</u>	<u>\$4,207,047</u>	<u>\$143,918</u>	<u>4%</u>
Allocated To Departments	(1,116,885)	(752,387)	(803,625)	(908,385)	(876,167)	32,218	4%
Allocated From Departments	354,698	293,119	289,039	281,866	291,222	9,355	3%
Net Cost	<u>\$3,058,749</u>	<u>\$2,885,894</u>	<u>\$3,106,182</u>	<u>\$3,436,611</u>	<u>\$3,622,102</u>	<u>\$185,491</u>	<u>5%</u>

2024 BUSINESS PLAN
Revenue and Expenditure Report
360 - INFORMATION SERVICES

	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Budget</u>	<u>2024 Budget</u>	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Miscellaneous	\$0	\$0	\$18,986	\$0	\$0	\$0	0%
Total Non-Assessment Revenue	<u>0</u>	<u>0</u>	<u>18,986</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0%</u>
Expenses:							
Employee Compensation	858,089	701,743	841,116	1,066,424	1,105,253	38,829	4%
Expenses Related to Employee Compensation	177,168	141,321	193,527	229,963	219,898	(10,065)	(4%)
Materials and Supplies	180,513	224,599	98,915	108,750	186,250	77,500	71%
Legal Fees	12,579	(814)	0	0	0	0	0%
Professional Fees	208,190	0	108,300	221,000	221,000	0	0%
Outside Services	420,645	364,993	201,366	360,500	444,000	83,500	23%
Repairs and Maintenance	579,882	496,910	731,647	429,350	473,000	43,650	10%
Other Operating Expense	10,806	339	5,126	6,500	21,500	15,000	231%
Total Expenses	<u>2,447,871</u>	<u>1,929,091</u>	<u>2,179,996</u>	<u>2,422,487</u>	<u>2,670,901</u>	<u>248,414</u>	<u>10%</u>
Net Cost (before allocations)	<u>\$2,447,871</u>	<u>\$1,929,091</u>	<u>\$2,161,010</u>	<u>\$2,422,487</u>	<u>\$2,670,901</u>	<u>\$248,414</u>	<u>10%</u>
Allocated To Departments	(917,647)	(615,621)	(688,815)	(815,084)	(779,126)	35,958	4%
Allocated From Departments	0	0	56,944	53,778	72,404	18,626	35%
Net Cost	<u>\$1,530,224</u>	<u>\$1,313,470</u>	<u>\$1,529,140</u>	<u>\$1,661,180</u>	<u>\$1,964,178</u>	<u>\$302,998</u>	<u>18%</u>

2024 BUSINESS PLAN
Revenue and Expenditure Report
200 - RESIDENT SERVICES ADMIN

	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Budget</u>	<u>2024 Budget</u>	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Miscellaneous	\$0	\$0	(\$49)	\$0	\$0	\$0	0%
Total Non-Assessment Revenue	<u>0</u>	<u>0</u>	<u>(49)</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0%</u>
Expenses:							
Employee Compensation	294,151	358,459	373,584	287,405	306,068	18,663	6%
Expenses Related to Employee Compensation	61,914	85,865	86,405	73,149	69,946	(3,203)	(4%)
Materials and Supplies	1,962	1,612	2,846	3,650	3,650	0	0%
Professional Fees	0	0	0	3,500	3,500	0	0%
Outside Services	7,439	52,872	0	0	0	0	0%
Other Operating Expense	6,859	2,372	6,809	8,000	7,500	(500)	(6%)
Total Expenses	<u>372,324</u>	<u>501,179</u>	<u>469,644</u>	<u>375,703</u>	<u>390,663</u>	<u>14,960</u>	<u>4%</u>
Net Cost (before allocations)	<u>\$372,324</u>	<u>\$501,179</u>	<u>\$469,693</u>	<u>\$375,703</u>	<u>\$390,663</u>	<u>\$14,960</u>	<u>4%</u>
Allocated To Departments	(199,238)	(136,766)	(114,810)	(93,301)	(97,041)	(3,740)	(4%)
Allocated From Departments	35,010	53,891	0	0	0	0	0%
Net Cost	<u>\$208,096</u>	<u>\$418,305</u>	<u>\$354,883</u>	<u>\$282,403</u>	<u>\$293,623</u>	<u>\$11,220</u>	<u>4%</u>

2024 BUSINESS PLAN
Revenue and Expenditure Report
950 - PROPERTY SERVICES

	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Budget</u>	<u>2024 Budget</u>	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Miscellaneous	\$49,460	\$52,910	\$61,061	\$105,000	\$80,000	\$25,000	24%
Total Non-Assessment Revenue	<u>49,460</u>	<u>52,910</u>	<u>61,061</u>	<u>105,000</u>	<u>80,000</u>	<u>25,000</u>	<u>24%</u>
Expenses:							
Employee Compensation	784,615	744,149	803,225	961,356	870,727	(90,629)	(9%)
Expenses Related to Employee Compensation	189,643	159,128	152,891	315,264	258,929	(56,334)	(18%)
Materials and Supplies	72,741	51,963	80,744	72,920	75,350	2,430	3%
Outside Services	3,351	11,802	12,366	17,500	17,477	(23)	0%
Other Operating Expense	(150)	760	1,947	2,900	3,000	100	3%
Total Expenses	<u>1,050,201</u>	<u>967,801</u>	<u>1,051,174</u>	<u>1,369,940</u>	<u>1,225,483</u>	<u>(144,457)</u>	<u>(11%)</u>
Net Cost (before allocations)	<u>\$1,000,741</u>	<u>\$914,891</u>	<u>\$990,113</u>	<u>\$1,264,940</u>	<u>\$1,145,483</u>	<u>(\$119,457)</u>	<u>(9%)</u>
Allocated From Departments	319,688	239,228	232,095	228,089	218,818	(9,270)	(4%)
Net Cost	<u>\$1,320,429</u>	<u>\$1,154,119</u>	<u>\$1,222,208</u>	<u>\$1,493,028</u>	<u>\$1,364,301</u>	<u>(\$128,727)</u>	<u>(9%)</u>

DEPARTMENT OF GENERAL SERVICES

Department Head: Robert Carroll



Operate, maintain, repair and replace community physical assets or resources within the following major areas:

Cable TV Network

Coordinate and direct maintenance and operation of the GRF hybrid fiber-coaxial cable television system. Determine channel placement and lineup for all digital and high-definition content. Provide subscription-based premium movie channel offerings. Conduct routine maintenance and repairs to the community's hybrid fiber-coaxial cable television system and within individual manors. Provide customer service to the community by handling services calls, repairs, outages, requests for new service, etc. Coordinate and maintain the provisioning of advanced digital services, including high-speed internet, digital television and programming. Support the ad insertion operation by maintaining associated headend equipment necessary to provide this service. Provide enhanced digital services to the community, including standard-definition and high-definition digital channels, pay channels, digital music channels and an interactive program guide.

TV Studio

Coordinate and direct all Village Television programming content, determine programming schedules, including local origination content. Record, broadcast and archive GRF, United and Third board meetings. Provide coverage of special clubhouse meetings and important community events. Produce, edit and package custom audiovisual content. Work with recognized GRF clubs to provide access to Village Television to promote community organizations and events. Create and manage the community message board. Produce, record, broadcast and archive City of Laguna Woods council meetings.

Media Services

Oversee operation and sales of cable network advertising on the Laguna Woods Village cable system. Provide a marketing strategy to promote Laguna Woods Village as a viable advertising medium to outside businesses, coordinate and solicit businesses to advertise on the Village cable system and develop and promote sales packages. Determine and schedule commercial advertising to be broadcast on the cable networks. Oversee all revenue-generating advertising in short and long format. Develop the continued growth and success of the cable ad sales program.

Internet Services

Oversee delivery of high-speed internet service to the Laguna Woods Village residents. Through a partnership with West Coast Internet, provide installation of high-speed data lines to manors within the community, and maintenance of the broadband network and headend facility. Coordinate installation and service activities with a contracted internet service provider and promote the internet service within the community.

Community Center Facility

Record operating costs related to the Laguna Woods Village Community Center building, including facility and equipment repair and maintenance, utility and telephone services, office/workstation alterations, furniture and office equipment, miscellaneous support materials for coffee and copy rooms, and association fees and requirements.

Janitorial

Clean certain Golden Rain Foundation facilities and some components of the housing mutuals' buildings. Services include cleaning of club houses, community center, breezeways, carports, laundry rooms and other areas.

Streets and Sidewalks

Maintain (minor maintenance) streets, parking lots, signage and parkways, and perform street sweeping, curb painting, concrete work, rain gutter cleaning, perimeter wall repair, welding and storm-drain maintenance.

Service Center Facility

Provide office, shop and storage facilities for transportation, maintenance, landscaping, broadband, security and warehouse operations. Utilities, trash service, fuel station services, and general operating costs to support these facilities are compiled in this work center.

Fleet Maintenance

Provide services for the maintenance and replacement of approximately 260 Golden Rain Foundation vehicles and 160 special equipment units. Two shifts ranging from 6:30 a.m. to 10:30 p.m. provide these services. This work center also coordinates CHP inspections for large vehicles, AQMD inspections and service and repair of six emergency generators.

Transportation

Provide bus transportation exclusively for Laguna Woods Village residents. Service levels include a fixed route system (Monday through Friday), two commercial routes, and one wellness route. Provides the Journey program, a paratransit curb-to-curb service for those with medical issues. Contracts with Lyft for evening and weekend transportation needs.

2024 BUSINESS PLAN
Revenue and Expenditure Report
SUMMARY: DEPARTMENT OF GENERAL SERVICES

	2020 Actual	2021 Actual	2022 Actual	2023 Budget	2024 Budget	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Merchandise Sales	\$103,285	\$190,669	\$233,299	\$215,653	\$243,831	(\$28,178)	(13%)
Clubhouse Rentals and Event Fees	756	0	0	0	0	0	0%
Rentals	31,510	29,500	32,527	68,100	59,664	8,436	12%
Fees and Charges for Services to Residents	121	2,484	2,839	8,601	3,289	5,312	62%
Broadband Services	5,018,479	4,884,608	5,129,380	5,361,800	5,964,300	(602,500)	(11%)
Miscellaneous	34,552	47,264	71,970	48,456	59,256	(10,800)	(22%)
Total Non-Assessment Revenue	5,188,703	5,154,525	5,470,014	5,702,610	6,330,340	(627,730)	(11%)
Expenses:							
Employee Compensation	4,816,490	4,894,476	4,730,668	5,228,466	5,301,211	72,745	1%
Expenses Related to Employee Compensation	1,947,326	2,002,829	2,013,781	2,313,485	2,232,204	(81,281)	(4%)
Materials and Supplies	523,091	644,367	648,233	749,250	729,700	(19,550)	(3%)
Cost of Goods Sold	86,319	161,407	208,075	199,303	230,031	30,728	15%
Utilities and Telephone	844,301	874,535	898,946	901,340	862,640	(38,700)	(4%)
Fuel and Oil	370,940	489,252	723,392	628,490	627,894	(596)	0%
Legal Fees	0	0	0	2,500	5,000	2,500	100%
Professional Fees	0	0	0	70,000	0	(70,000)	(100%)
Equipment Rental	126,915	172,433	171,977	157,688	164,788	7,100	5%
Outside Services	1,196,094	1,248,686	1,305,780	1,490,653	1,604,693	114,040	8%
Repairs and Maintenance	277,432	268,065	333,118	390,787	360,656	(30,131)	(8%)
Other Operating Expense	74,183	200,222	155,452	233,126	224,506	(8,620)	(4%)
Property and Sales Tax	105,853	3,140	2,651	2,029	3,179	1,150	57%
Cable Programming/Copyright/Franchise	3,792,055	3,966,508	4,196,412	4,415,500	5,143,360	727,860	16%
Uncollectible Accounts	1,416	10,520	4,144	12,100	13,000	900	7%
(Gain)/Loss on Sale or Trade Investments	0	(172,441)	18,516	0	0	0	0%
Total Expenses	14,162,416	14,764,000	15,411,144	16,794,717	17,502,862	708,145	4%
Net Cost (before allocations)	\$8,973,713	\$9,609,475	\$9,941,130	\$11,092,107	\$11,172,522	\$80,416	1%
Allocated To Departments	(2,053,335)	(2,717,156)	(3,085,876)	(2,915,433)	(3,020,082)	(104,649)	(4%)
Allocated From Departments	1,766,503	1,928,370	2,159,613	1,754,712	1,854,809	100,097	6%
Net Cost	\$8,686,881	\$8,820,689	\$9,014,867	\$9,931,385	\$10,007,249	\$75,864	1%

2024 BUSINESS PLAN
Revenue and Expenditure Report
902 - GENERAL SERVICES ADMIN

	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Budget</u>	<u>2024 Budget</u>	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Rentals	\$30,000	\$29,500	\$31,650	\$44,100	\$33,300	\$10,800	24%
Miscellaneous	0	0	250	0	10,800	(10,800)	0%
Total Non-Assessment Revenue	<u>30,000</u>	<u>29,500</u>	<u>31,900</u>	<u>44,100</u>	<u>44,100</u>	<u>0</u>	<u>0%</u>
Expenses:							
Employee Compensation	303,951	306,952	296,759	324,778	405,703	80,924	25%
Expenses Related to Employee Compensation	61,512	69,338	85,394	82,381	86,529	4,148	5%
Materials and Supplies	8,368	9,648	7,327	9,600	8,600	(1,000)	(10%)
Other Operating Expense	285	0	1,619	1,375	2,275	900	65%
Property and Sales Tax	11	0	0	0	0	0	0%
Total Expenses	<u>374,127</u>	<u>385,938</u>	<u>391,099</u>	<u>418,134</u>	<u>503,106</u>	<u>84,972</u>	<u>20%</u>
Net Cost (before allocations)	<u>\$344,127</u>	<u>\$356,438</u>	<u>\$359,199</u>	<u>\$374,034</u>	<u>\$459,006</u>	<u>\$84,972</u>	<u>23%</u>
Allocated To Departments	(464,165)	(457,288)	(512,976)	(517,010)	(605,663)	(88,654)	(17%)
Allocated From Departments	175,570	157,601	194,240	175,802	182,299	6,497	4%
Net Cost	<u>\$55,532</u>	<u>\$56,751</u>	<u>\$40,464</u>	<u>\$32,827</u>	<u>\$35,642</u>	<u>\$2,815</u>	<u>9%</u>

2024 BUSINESS PLAN
Revenue and Expenditure Report
020 - CABLE TV NETWORK

	2020 Actual	2021 Actual	2022 Actual	2023 Budget	2024 Budget	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Merchandise Sales	\$17,125	\$17,112	\$18,108	\$17,250	\$15,000	\$2,250	13%
Clubhouse Rentals and Event Fees	756	0	0	0	0	0	0%
Broadband Services	2,385,725	2,352,276	2,276,968	2,347,000	2,235,500	111,500	5%
Miscellaneous	5,163	3,627	6,187	4,000	4,000	0	0%
Total Non-Assessment Revenue	2,408,769	2,373,015	2,301,263	2,368,250	2,254,500	113,750	5%
Expenses:							
Employee Compensation	657,551	606,127	640,974	716,223	669,081	(47,142)	(7%)
Expenses Related to Employee Compensation	156,987	123,199	125,769	203,725	170,436	(33,289)	(16%)
Materials and Supplies	32,960	28,202	38,495	38,500	39,500	1,000	3%
Utilities and Telephone	143,400	154,899	166,286	132,796	162,110	29,314	22%
Legal Fees	0	0	0	2,500	5,000	2,500	100%
Professional Fees	0	0	0	70,000	0	(70,000)	(100%)
Outside Services	609,177	705,554	701,375	667,850	729,255	61,405	9%
Repairs and Maintenance	23,356	25,699	26,265	25,000	25,500	500	2%
Other Operating Expense	4,894	7,238	9,575	14,400	14,450	50	0%
Property and Sales Tax	1,232	1,231	1,302	1,700	1,500	(200)	(12%)
Cable Programming/Copyright/Franchise	3,739,723	3,905,911	4,142,052	4,352,000	5,092,000	740,000	17%
Uncollectible Accounts	1,416	8,770	3,244	7,500	8,000	500	7%
Total Expenses	5,370,696	5,566,830	5,855,338	6,232,194	6,916,832	684,638	11%
Net Cost (before allocations)	\$2,961,927	\$3,193,815	\$3,554,074	\$3,863,944	\$4,662,332	\$798,388	21%
Allocated To Departments	0	(362,857)	(379,064)	(236,795)	(216,092)	20,703	9%
Allocated From Departments	268,734	33,531	25,766	27,860	28,177	317	1%
Net Cost	\$3,230,661	\$2,864,489	\$3,200,777	\$3,655,010	\$4,474,417	\$819,408	22%

2024 BUSINESS PLAN
Revenue and Expenditure Report
030 - TV STUDIO

	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Budget</u>	<u>2024 Budget</u>	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Broadband Services	\$108,375	\$149,652	\$125,555	\$110,600	\$99,600	\$11,000	10%
Miscellaneous	0	0	21	0	0	0	0%
Total Non-Assessment Revenue	<u>108,375</u>	<u>149,652</u>	<u>125,576</u>	<u>110,600</u>	<u>99,600</u>	<u>11,000</u>	<u>10%</u>
Expenses:							
Employee Compensation	364,583	420,622	382,963	339,904	412,145	72,240	21%
Expenses Related to Employee Compensation	76,065	78,833	74,067	85,743	93,709	7,967	9%
Materials and Supplies	3,616	10,051	7,132	6,600	7,200	600	9%
Outside Services	83,926	71,953	31,864	38,000	33,825	(4,175)	(11%)
Repairs and Maintenance	1,963	299	840	1,000	1,000	0	0%
Other Operating Expense	0	0	0	1,000	1,000	0	0%
Property and Sales Tax	21	6	4	250	300	50	20%
Cable Programming/Copyright/Franchise	14,773	27,428	32,831	33,500	32,658	(842)	(3%)
Uncollectible Accounts	0	0	0	100	0	(100)	(100%)
Total Expenses	<u>544,948</u>	<u>609,192</u>	<u>529,701</u>	<u>506,097</u>	<u>581,837</u>	<u>75,740</u>	<u>15%</u>
Net Cost (before allocations)	<u>\$436,573</u>	<u>\$459,540</u>	<u>\$404,125</u>	<u>\$395,497</u>	<u>\$482,237</u>	<u>\$86,740</u>	<u>22%</u>
Allocated From Departments	201,011	156,623	160,534	14,558	12,193	(2,365)	(16%)
Net Cost	<u>\$637,585</u>	<u>\$616,162</u>	<u>\$564,659</u>	<u>\$410,055</u>	<u>\$494,430</u>	<u>\$84,375</u>	<u>21%</u>

2024 BUSINESS PLAN
Revenue and Expenditure Report
040 - MEDIA SERVICES

	2020 Actual	2021 Actual	2022 Actual	2023 Budget	2024 Budget	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Broadband Services	\$823,585	\$590,984	\$836,547	\$700,000	\$925,000	(\$225,000)	(32%)
Total Non-Assessment Revenue	823,585	590,984	836,547	700,000	925,000	(225,000)	(32%)
Expenses:							
Employee Compensation	220,452	229,235	254,812	261,144	273,883	12,739	5%
Expenses Related to Employee Compensation	33,481	35,029	41,794	53,144	51,648	(1,496)	(3%)
Materials and Supplies	2,402	2,125	1,487	1,550	1,500	(50)	(3%)
Outside Services	9,950	14,983	22,427	17,250	17,750	500	3%
Repairs and Maintenance	96	539	67	1,000	1,000	0	0%
Other Operating Expense	1,042	15	172	7,600	5,100	(2,500)	(33%)
Cable Programming/Copyright/Franchise	37,559	33,169	21,529	30,000	18,702	(11,298)	(38%)
Uncollectible Accounts	0	1,750	900	4,500	5,000	500	11%
Total Expenses	304,983	316,845	343,188	376,188	374,583	(1,605)	0%
Net Cost (before allocations)	(\$518,602)	(\$274,139)	(\$493,359)	(\$323,812)	(\$550,417)	(\$226,605)	(70%)
Allocated From Departments	0	155,858	158,858	25,473	19,374	(6,098)	(24%)
Net Cost	(\$518,602)	(\$118,281)	(\$334,501)	(\$298,339)	(\$531,043)	(\$232,704)	(78%)

2024 BUSINESS PLAN
Revenue and Expenditure Report
050 - INTERNET SERVICE

	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Budget</u>	<u>2024 Budget</u>	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Broadband Services	\$1,700,794	\$1,791,697	\$1,890,309	\$2,204,200	\$2,704,200	(\$500,000)	(23%)
Total Non-Assessment Revenue	<u>1,700,794</u>	<u>1,791,697</u>	<u>1,890,309</u>	<u>2,204,200</u>	<u>2,704,200</u>	<u>(500,000)</u>	<u>(23%)</u>
Expenses:							
Materials and Supplies	0	0	2	0	0	0	0%
Repairs and Maintenance	0	12,244	18,367	50,000	30,000	(20,000)	(40%)
Total Expenses	<u>0</u>	<u>12,244</u>	<u>18,368</u>	<u>50,000</u>	<u>30,000</u>	<u>(20,000)</u>	<u>(40%)</u>
Net Cost (before allocations)	<u>(\$1,700,794)</u>	<u>(\$1,779,452)</u>	<u>(\$1,871,941)</u>	<u>(\$2,154,200)</u>	<u>(\$2,674,200)</u>	<u>(\$520,000)</u>	<u>(24%)</u>
Allocated From Departments	50,173	362,857	379,064	236,795	216,092	(20,703)	(9%)
Net Cost	<u>(\$1,650,622)</u>	<u>(\$1,416,595)</u>	<u>(\$1,492,877)</u>	<u>(\$1,917,405)</u>	<u>(\$2,458,108)</u>	<u>(\$540,703)</u>	<u>(28%)</u>

2024 BUSINESS PLAN
Revenue and Expenditure Report
320 - COMMUNITY CENTER FACILITY

	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Budget</u>	<u>2024 Budget</u>	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Rentals	\$1,440	\$0	\$0	\$0	\$0	\$0	0%
Miscellaneous	4,588	8,837	29,529	9,456	9,456	0	0%
Total Non-Assessment Revenue	<u>6,028</u>	<u>8,837</u>	<u>29,529</u>	<u>9,456</u>	<u>9,456</u>	<u>0</u>	<u>0%</u>
Expenses:							
Materials and Supplies	38,742	14,078	26,630	44,300	44,300	0	0%
Utilities and Telephone	476,262	488,202	548,197	543,036	531,559	(11,477)	(2%)
Equipment Rental	124,393	147,433	142,691	149,088	149,088	0	0%
Outside Services	55,484	52,978	52,998	55,978	56,138	160	0%
Repairs and Maintenance	211,974	181,862	224,930	256,311	248,880	(7,431)	(3%)
Other Operating Expense	3,247	5,720	10,343	780	910	130	17%
Property and Sales Tax	28	28	28	28	28	0	0%
Total Expenses	<u>910,130</u>	<u>890,301</u>	<u>1,005,815</u>	<u>1,049,521</u>	<u>1,030,903</u>	<u>(18,618)</u>	<u>(2%)</u>
Net Cost (before allocations)	<u>\$904,102</u>	<u>\$881,464</u>	<u>\$976,286</u>	<u>\$1,040,065</u>	<u>\$1,021,447</u>	<u>(\$18,618)</u>	<u>(2%)</u>
Net Cost	<u>\$904,102</u>	<u>\$881,464</u>	<u>\$976,286</u>	<u>\$1,040,065</u>	<u>\$1,021,447</u>	<u>(\$18,618)</u>	<u>(2%)</u>

2024 BUSINESS PLAN
Revenue and Expenditure Report
935 - JANITORIAL

	2020 Actual	2021 Actual	2022 Actual	2023 Budget	2024 Budget	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Fees and Charges for Services to Residents	\$0	\$0	\$13	\$0	\$0	\$0	0%
Total Non-Assessment Revenue	0	0	13	0	0	0	0%
Expenses:							
Employee Compensation	728,018	688,439	672,385	692,214	718,114	25,900	4%
Expenses Related to Employee Compensation	424,027	446,180	447,093	467,654	488,709	21,055	5%
Materials and Supplies	29,855	44,898	48,523	34,350	49,350	15,000	44%
Cost of Goods Sold	40	(1,579)	63	100	100	0	0%
Outside Services	2,338	1,726	805	0	800	800	0%
Repairs and Maintenance	0	0	0	2,400	700	(1,700)	(71%)
Other Operating Expense	9,283	9,236	9,480	11,000	11,300	300	3%
Total Expenses	1,193,561	1,188,900	1,178,349	1,207,718	1,269,072	61,354	5%
Net Cost (before allocations)	\$1,193,561	\$1,188,900	\$1,178,336	\$1,207,718	\$1,269,072	\$61,354	5%
Allocated From Departments	208,515	174,076	169,846	140,093	160,415	20,322	15%
Net Cost	\$1,402,076	\$1,362,976	\$1,348,182	\$1,347,811	\$1,429,487	\$81,676	6%

2024 BUSINESS PLAN
Revenue and Expenditure Report
936 - STREETS & SIDEWALKS

	2020 Actual	2021 Actual	2022 Actual	2023 Budget	2024 Budget	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Fees and Charges for Services to Residents	\$121	\$2,484	\$2,825	\$8,601	\$3,289	\$5,312	62%
Total Non-Assessment Revenue	121	2,484	2,825	8,601	3,289	5,312	62%
Expenses:							
Employee Compensation	714,157	809,899	698,218	781,648	811,619	29,971	4%
Expenses Related to Employee Compensation	369,013	417,922	381,695	416,760	439,782	23,022	6%
Materials and Supplies	138,448	180,230	157,559	239,250	203,250	(36,000)	(15%)
Cost of Goods Sold	(7)	799	(5,535)	800	800	0	0%
Outside Services	244,789	213,090	170,343	245,950	292,950	47,000	19%
Repairs and Maintenance	174	225	520	2,500	500	(2,000)	(80%)
Other Operating Expense	11,425	13,636	10,575	14,900	15,400	500	3%
Total Expenses	1,477,999	1,635,801	1,413,375	1,701,808	1,764,301	62,493	4%
Net Cost (before allocations)	\$1,477,878	\$1,633,317	\$1,410,550	\$1,693,207	\$1,761,012	\$67,806	4%
Allocated From Departments	189,384	215,825	250,262	314,301	351,629	37,328	12%
Net Cost	\$1,667,262	\$1,849,142	\$1,660,812	\$2,007,508	\$2,112,642	\$105,134	5%

2024 BUSINESS PLAN
Revenue and Expenditure Report
940 - SERVICE CENTER FAC

	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Budget</u>	<u>2024 Budget</u>	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Rentals	\$0	\$0	\$0	\$24,000	\$26,364	(\$2,364)	(10%)
Total Non-Assessment Revenue	0	0	0	24,000	26,364	(2,364)	(10%)
Expenses:							
Materials and Supplies	979	0	0	500	500	0	0%
Utilities and Telephone	224,639	231,434	183,631	225,508	168,971	(56,537)	(25%)
Equipment Rental	900	1,051	1,051	1,100	1,100	0	0%
Outside Services	440	550	941	600	950	350	58%
Property and Sales Tax	51	51	51	51	51	0	0%
Total Expenses	227,010	233,085	185,672	227,759	171,572	(56,187)	(25%)
Net Cost (before allocations)	\$227,010	\$233,085	\$185,672	\$203,759	\$145,208	(\$58,551)	(29%)
Allocated To Departments	(3,219)	(2,614)	(2,531)	(3,085)	(2,754)	330	11%
Net Cost	\$223,790	\$230,472	\$183,141	\$200,674	\$142,454	(\$58,221)	(29%)

2024 BUSINESS PLAN
Revenue and Expenditure Report
945 - GRF JANITORIAL SVCS

	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Budget</u>	<u>2024 Budget</u>	Assessment Increase/ (Decrease)	VAR %
Expenses:							
Employee Compensation	\$488,670	\$482,562	\$482,509	\$586,427	\$569,018	(\$17,409)	(3%)
Expenses Related to Employee Compensation	349,704	330,654	330,876	387,686	381,029	(6,657)	(2%)
Materials and Supplies	80,605	102,446	137,287	130,000	137,000	7,000	5%
Cost of Goods Sold	125	(8,153)	318	0	300	300	0%
Outside Services	44,152	22,755	139,773	200,000	200,000	0	0%
Repairs and Maintenance	16,297	16,463	31,831	17,300	16,800	(500)	(3%)
Other Operating Expense	9,644	8,616	6,960	11,000	9,000	(2,000)	(18%)
Total Expenses	<u>989,197</u>	<u>955,343</u>	<u>1,129,554</u>	<u>1,332,413</u>	<u>1,313,147</u>	<u>(19,267)</u>	<u>(1%)</u>
 Net Cost (before allocations)	 <u>989,197</u>	 <u>955,343</u>	 <u>1,129,554</u>	 <u>1,332,413</u>	 <u>1,313,147</u>	 <u>(19,267)</u>	 <u>(1%)</u>
 Allocated From Departments	 105,417	 147,397	 162,126	 142,881	 161,987	 19,106	 13%
 Net Cost	 <u>1,094,614</u>	 <u>1,102,740</u>	 <u>1,291,680</u>	 <u>1,475,294</u>	 <u>1,475,133</u>	 <u>(\$161)</u>	 <u>0%</u>

2024 BUSINESS PLAN
Revenue and Expenditure Report
960 - FLEET MAINTENANCE

	2020 Actual	2021 Actual	2022 Actual	2023 Budget	2024 Budget	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Merchandise Sales	\$86,160	\$173,557	\$215,192	\$198,403	\$228,831	(\$30,428)	(15%)
Total Non-Assessment Revenue	86,160	173,557	215,192	198,403	228,831	(30,428)	(15%)
Expenses:							
Employee Compensation	637,989	680,618	684,552	732,440	764,485	32,045	4%
Expenses Related to Employee Compensation	283,508	312,348	339,297	332,954	348,458	15,504	5%
Materials and Supplies	176,346	249,122	221,616	236,500	231,000	(5,500)	(2%)
Cost of Goods Sold	86,161	170,340	213,230	198,403	228,831	30,428	15%
Fuel and Oil	370,940	489,252	723,392	628,490	627,894	(596)	0%
Equipment Rental	1,622	23,949	28,236	7,500	14,600	7,100	95%
Outside Services	117,157	141,217	123,331	180,000	180,000	0	0%
Repairs and Maintenance	23,572	30,733	30,298	33,276	35,276	2,000	6%
Other Operating Expense	26,538	141,720	95,674	158,684	154,684	(4,000)	(3%)
Property and Sales Tax	104,489	1,824	1,266	0	1,300	1,300	0%
(Gain)/Loss on Sale or Trade Investments	0	0	18,641	0	0	0	0%
Total Expenses	1,828,322	2,241,124	2,479,533	2,508,247	2,586,529	78,281	3%
Net Cost (before allocations)	\$1,742,162	\$2,067,566	\$2,264,341	\$2,309,844	\$2,357,698	\$47,853	2%
Allocated To Departments	(1,585,951)	(1,894,397)	(2,191,305)	(2,158,544)	(2,195,573)	(37,029)	(2%)
Allocated From Departments	0	0	58,626	66,663	75,896	9,233	14%
Net Cost	\$156,211	\$173,170	\$131,662	\$217,963	\$238,020	\$20,057	9%

2024 BUSINESS PLAN
Revenue and Expenditure Report
970 - TRANSPORTATION

	2020 Actual	2021 Actual	2022 Actual	2023 Budget	2024 Budget	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Rentals	\$70	\$0	\$877	\$0	\$0	\$0	0%
Miscellaneous	24,800	34,800	35,982	35,000	35,000	0	0%
Total Non-Assessment Revenue	24,870	34,800	36,859	35,000	35,000	0	0%
Expenses:							
Employee Compensation	701,118	670,024	617,496	793,687	677,164	(116,523)	(15%)
Expenses Related to Employee Compensation	193,029	189,327	187,795	283,439	171,905	(111,534)	(39%)
Materials and Supplies	10,769	3,566	2,175	8,100	7,500	(600)	(7%)
Utilities and Telephone	0	0	833	0	0	0	0%
Outside Services	28,680	23,880	61,924	85,025	93,025	8,000	9%
Repairs and Maintenance	0	0	0	2,000	1,000	(1,000)	(50%)
Other Operating Expense	7,825	14,041	11,054	12,387	10,387	(2,000)	(16%)
Property and Sales Tax	22	0	0	0	0	0	0%
(Gain)/Loss on Sale or Trade Investments	0	(172,441)	(125)	0	0	0	0%
Total Expenses	941,442	728,397	881,152	1,184,638	960,980	(223,657)	(19%)
Net Cost (before allocations)	\$916,572	\$693,597	\$844,293	\$1,149,638	\$925,980	(\$223,657)	(19%)
Allocated From Departments	567,700	524,602	600,290	610,286	646,748	36,462	6%
Net Cost	\$1,484,272	\$1,218,198	\$1,444,583	\$1,759,924	\$1,572,728	(\$187,196)	(11%)



DEPARTMENT OF FINANCIAL SERVICES

Laguna Woods Village®

Department Head: Steve Hormuth

Provide administration, accounting, budget and financial planning, purchasing, mail and copy services, and warehouse functions for all entities. Coordinate and manage banking relationships, investments, audits, tax preparation and collection services. Provide compensation research and guidelines for VMS.

Administration

Coordinate and direct department activities. Negotiate and administer banking relationships, including treasury, investment and lending requirements. Liaise with the boards of directors by staffing finance committees and related subcommittees. Disseminate financial information, including financial statements and business plans, in a timely and meaningful manner. Coordinate audits and reviews including financial, operational and internal controls.

Accounting

Provide accounting services for corporations, operating departments and trust. Prepare financial statements and maintain general ledgers. Prepare data for accounts payable and biweekly payroll and related reports. Prepare various sales and tax returns. Manage working capital and reconcile bank accounts. Invest funds in accordance with each corporation's investment policy. Coordinate annual financial statement audits and provide information to internal auditors. Collect resident fees, manor assessments and chargeable services payments. Initiate collection activities, including liens, foreclosures and small-claims filings for delinquent assessment accounts. Provide collection services for increased complex delinquency activity. Provide accounting books and records information to Laguna Woods Village members upon request. Account for acquisition and sale of mutual-owned units.

Budget and Financial Planning

Provide business planning, budgeting, analytical and control services for corporations, operating departments and trust. Prepare annual plans for operations, reserves, cash flow and capital purchases. Review monthly operating schedules/financial statements and prepare budget variance reports. Monitor monthly cost allocations for operating departments. Perform financial analyses as required. Support delinquency and collection activities.

Purchasing

Coordinate procurement of goods and services. Monitor and evaluate vendor performance. Maintain purchase order, contract and product information files. Provide projected cost data to support operating and capital budgets. Prepare and execute all major facility improvements and service contracts.

Mail and Copy Services

Deliver all mail services required for the associations, administration and clubs. Fee-based services for residents include copying, folding, collating, stapling, heat binding, cutting, laminating, faxing and shredding.

DEPARTMENT OF FINANCIAL SERVICES

Department Head: Steve Hormuth



Warehouse

Maintain centralized receiving and warehouse services, deliver merchandise and equipment received to operating departments, and manage disposal of obsolete equipment, and sales to residents.

2024 BUSINESS PLAN
Revenue and Expenditure Report
SUMMARY: DEPARTMENT OF FINANCIAL SERVICES

	2020 Actual	2021 Actual	2022 Actual	2023 Budget	2024 Budget	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Merchandise Sales	\$21,834	\$34,760	\$20,846	\$32,000	\$20,000	\$12,000	38%
Miscellaneous	197,277	182,156	192,469	252,600	249,000	3,600	1%
Total Non-Assessment Revenue	219,111	216,916	213,315	284,600	269,000	15,600	5%
Expenses:							
Employee Compensation	2,188,892	2,093,513	2,178,328	2,294,358	2,413,093	118,735	5%
Expenses Related to Employee Compensation	532,240	503,938	484,329	591,155	574,500	(16,654)	(3%)
Materials and Supplies	119,080	97,659	436,570	115,400	112,683	(2,717)	(2%)
Cost of Goods Sold	336	(5,388)	36,453	0	0	0	0%
Legal Fees	250	0	858	0	0	0	0%
Professional Fees	335,399	382,525	424,547	369,350	372,332	2,982	1%
Equipment Rental	12,923	13,675	13,067	13,400	13,400	0	0%
Outside Services	174,197	154,395	213,974	170,000	52,200	(117,800)	(69%)
Repairs and Maintenance	9,222	588	2,523	3,000	2,000	(1,000)	(33%)
Other Operating Expense	116,632	120,347	116,393	123,768	109,365	(14,403)	(12%)
Income Taxes	609,154	(548,927)	191	1,000	1,000	0	0%
Property and Sales Tax	5,265	14,069	788	3,900	3,600	(300)	(8%)
(Gain)/Loss on Sale or Trade Investments	(63,247)	(868)	(859)	0	(900)	(900)	0%
Total Expenses	4,040,344	2,825,528	3,907,162	3,685,331	3,653,273	(32,058)	(1%)
Net Cost (before allocations)	\$3,821,233	\$2,608,612	\$3,693,847	\$3,400,731	\$3,384,273	(\$16,458)	0%
Allocated To Departments	(113,415)	(100,410)	(105,179)	(118,720)	(125,844)	(7,124)	(6%)
Allocated From Departments	114,936	122,193	136,086	131,619	138,516	6,897	5%
Net Cost	\$3,822,754	\$2,630,395	\$3,724,754	\$3,413,630	\$3,396,945	(\$16,685)	0%

2024 BUSINESS PLAN
Revenue and Expenditure Report
300 - FINANCIAL SERVICES

	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Budget</u>	<u>2024 Budget</u>	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Miscellaneous	\$176,195	\$160,415	\$136,797	\$187,600	\$197,000	(\$9,400)	(5%)
Total Non-Assessment Revenue	<u>176,195</u>	<u>160,415</u>	<u>136,797</u>	<u>187,600</u>	<u>197,000</u>	<u>(9,400)</u>	<u>(5%)</u>
Expenses:							
Employee Compensation	1,552,668	1,454,180	1,510,847	1,625,901	1,645,880	19,979	1%
Expenses Related to Employee Compensation	364,436	346,904	319,911	386,211	356,789	(29,422)	(8%)
Materials and Supplies	26,831	27,847	35,735	24,800	24,083	(717)	(3%)
Legal Fees	250	0	858	0	0	0	0%
Professional Fees	335,399	382,525	424,547	369,350	372,332	2,982	1%
Outside Services	147,026	152,995	104,576	130,000	20,000	(110,000)	(85%)
Repairs and Maintenance	0	588	402	0	0	0	0%
Other Operating Expense	3,209	1,489	1,576	2,400	3,179	779	32%
Property and Sales Tax	4,549	13,553	244	3,000	3,000	0	0%
(Gain)/Loss on Sale or Trade Investments	(63,247)	(868)	(859)	0	(900)	(900)	0%
Total Expenses	<u>2,371,121</u>	<u>2,379,215</u>	<u>2,397,837</u>	<u>2,541,662</u>	<u>2,424,364</u>	<u>(117,298)</u>	<u>(5%)</u>
Net Cost (before allocations)	<u>\$2,194,926</u>	<u>\$2,218,800</u>	<u>\$2,261,040</u>	<u>\$2,354,062</u>	<u>\$2,227,364</u>	<u>(\$126,698)</u>	<u>(5%)</u>
Allocated From Departments	104,981	104,726	117,562	117,166	128,233	11,067	9%
Net Cost	<u>\$2,299,907</u>	<u>\$2,323,525</u>	<u>\$2,378,602</u>	<u>\$2,471,228</u>	<u>\$2,355,596</u>	<u>(\$115,631)</u>	<u>(5%)</u>

2024 BUSINESS PLAN
Revenue and Expenditure Report
241 - MAIL AND COPY SERVICE

	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Budget</u>	<u>2024 Budget</u>	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Miscellaneous	\$21,082	\$21,745	\$50,679	\$65,000	\$52,000	\$13,000	20%
Total Non-Assessment Revenue	<u>21,082</u>	<u>21,745</u>	<u>50,679</u>	<u>65,000</u>	<u>52,000</u>	<u>13,000</u>	<u>20%</u>
Expenses:							
Employee Compensation	140,426	141,849	138,975	161,894	167,266	5,372	3%
Expenses Related to Employee Compensation	30,401	31,222	30,122	48,281	44,765	(3,516)	(7%)
Materials and Supplies	46,157	11,841	28,018	36,000	33,500	(2,500)	(7%)
Cost of Goods Sold	0	(5,077)	5,614	0	0	0	0%
Equipment Rental	12,923	13,675	13,067	13,400	13,400	0	0%
Outside Services	27,171	1,400	109,397	40,000	32,200	(7,800)	(20%)
Repairs and Maintenance	7,052	0	198	3,000	2,000	(1,000)	(33%)
Other Operating Expense	111,774	117,192	112,328	117,168	100,500	(16,668)	(14%)
Property and Sales Tax	374	0	0	400	0	(400)	(100%)
Total Expenses	<u>376,277</u>	<u>312,101</u>	<u>437,720</u>	<u>420,143</u>	<u>393,630</u>	<u>(26,512)</u>	<u>(6%)</u>
Net Cost (before allocations)	<u>\$355,195</u>	<u>\$290,356</u>	<u>\$387,041</u>	<u>\$355,143</u>	<u>\$341,630</u>	<u>(\$13,512)</u>	<u>(4%)</u>
Allocated To Departments	(16,733)	(14,065)	(14,027)	(18,559)	(18,443)	116	1%
Allocated From Departments	6,180	12,796	12,870	10,365	6,677	(3,687)	(36%)
Net Cost	<u>\$344,643</u>	<u>\$289,086</u>	<u>\$385,884</u>	<u>\$346,948</u>	<u>\$329,865</u>	<u>(\$17,083)</u>	<u>(5%)</u>

2024 BUSINESS PLAN
Revenue and Expenditure Report
311 - WAREHOUSE

	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Budget</u>	<u>2024 Budget</u>	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Merchandise Sales	\$21,834	\$34,760	\$20,846	\$32,000	\$20,000	\$12,000	38%
Miscellaneous	0	(5)	4,993	0	0	0	0%
Total Non-Assessment Revenue	<u>21,834</u>	<u>34,756</u>	<u>25,838</u>	<u>32,000</u>	<u>20,000</u>	<u>12,000</u>	<u>38%</u>
Expenses:							
Employee Compensation	164,442	159,853	166,245	172,598	186,752	14,154	8%
Expenses Related to Employee Compensation	71,569	61,681	66,515	77,804	81,751	3,947	5%
Materials and Supplies	43,985	53,930	367,163	49,600	51,100	1,500	3%
Cost of Goods Sold	336	(311)	30,839	0	0	0	0%
Repairs and Maintenance	2,170	0	1,923	0	0	0	0%
Other Operating Expense	1,649	1,667	2,489	3,700	3,150	(550)	(15%)
Property and Sales Tax	342	516	544	500	600	100	20%
Total Expenses	<u>284,493</u>	<u>277,336</u>	<u>635,718</u>	<u>304,201</u>	<u>323,353</u>	<u>19,151</u>	<u>6%</u>
Net Cost (before allocations)	<u>\$262,659</u>	<u>\$242,581</u>	<u>\$609,880</u>	<u>\$272,201</u>	<u>\$303,353</u>	<u>\$31,151</u>	<u>11%</u>
Allocated To Departments	(96,682)	(86,345)	(91,152)	(100,161)	(107,401)	(7,240)	(7%)
Allocated From Departments	3,775	4,671	5,654	4,089	3,606	(483)	(12%)
Net Cost	<u>\$169,752</u>	<u>\$160,907</u>	<u>\$524,382</u>	<u>\$176,130</u>	<u>\$199,558</u>	<u>\$23,428</u>	<u>13%</u>

2024 BUSINESS PLAN
Revenue and Expenditure Report
370 - PURCHASING

	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Budget</u>	<u>2024 Budget</u>	Assessment Increase/ (Decrease)	VAR %
Expenses:							
Employee Compensation	\$331,357	\$337,632	\$362,260	\$333,966	\$413,195	\$79,229	24%
Expenses Related to Employee Compensation	65,835	64,131	67,781	78,859	91,195	12,337	16%
Materials and Supplies	2,107	4,041	5,654	5,000	4,000	(1,000)	(20%)
Other Operating Expense	0	0	0	500	2,536	2,036	407%
Total Expenses	<u>399,299</u>	<u>405,804</u>	<u>435,696</u>	<u>418,325</u>	<u>510,926</u>	<u>92,601</u>	<u>22%</u>
 Net Cost (before allocations)	 <u>\$399,299</u>	 <u>\$405,804</u>	 <u>\$435,696</u>	 <u>\$418,325</u>	 <u>\$510,926</u>	 <u>\$92,601</u>	 <u>22%</u>
 Net Cost	 <u>\$399,299</u>	 <u>\$405,804</u>	 <u>\$435,696</u>	 <u>\$418,325</u>	 <u>\$510,926</u>	 <u>\$92,601</u>	 <u>22%</u>

2024 BUSINESS PLAN
Revenue and Expenditure Report
380 - TAXES

	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Budget</u>	<u>2024 Budget</u>	Assessment Increase/ (Decrease)	VAR %
Expenses:							
Income Taxes	\$609,154	(\$548,927)	\$191	\$1,000	\$1,000	\$0	0%
Total Expenses	<u>609,154</u>	<u>(\$548,927)</u>	<u>191</u>	<u>1,000</u>	<u>1,000</u>	<u>0</u>	<u>0%</u>
Net Cost (before allocations)	<u>\$609,154</u>	<u>(\$548,927)</u>	<u>\$191</u>	<u>\$1,000</u>	<u>\$1,000</u>	<u>\$0</u>	<u>0%</u>
Net Cost	<u>\$609,154</u>	<u>(\$548,927)</u>	<u>\$191</u>	<u>\$1,000</u>	<u>\$1,000</u>	<u>\$0</u>	<u>0%</u>



SECURITY SERVICES

Department Head: Eric R. Nuñez

Provide oversight of all security operations to include field supervision, routine security patrols, traffic enforcement and education, 24/7 multipoint security dispatch center, secure gate access and video monitoring, and taking all reports to assist compliance investigations. Assist local law enforcement agencies and maintain relations with Orange County Sheriff, Orange County Fire Authority and other outside agencies as necessary to enhance public safety and achieve compliance within the community. Provide social services, including individual and family counseling, caregiver facilitation, bereavement and support groups, and referrals to community programs, agencies and long-term services.

Security Services

Monitor access at Gates 1 - 12, 14 pedestrian gates, RV Lot A and B gates, the golf cart gate at the Lutheran church; the Service Center; and the Community Center by way of camera and/or telephone dispatch. Provide 24-hour security operations for the approximately 3.9 square miles of Laguna Woods Village to include field supervision, resident lock-outs, routine security patrols, routine foot patrols and manning a professional multipoint security dispatch center. Handle all after-hours calls for service, including plumbing, electrical, irrigation, maintenance or other emergencies. Respond to and document alleged violations of all rules and regulations of Laguna Woods Village. Provide customer service to residents regarding various issues, as they arise. Respond to and assist local law enforcement agencies with suspected criminal activity investigations within the community and traffic incidents. A special unit of gate ambassadors serve as coin collection team, which services coinboxes for every common-area laundry room and the Tennis Center.

Commands the Emergency Operations Center, during major events, including earthquakes. Conducts drills related to these emergencies.

Enhance public safety on the roadways by maintaining a strategic traffic enforcement and education program. Liaise with the boards of directors by staffing the Traffic Hearing Committee, Security and Community Access Committee and the Disaster Preparedness Task Force via agenda, meeting reports and scheduling administration. Participates in the Executive Safety Committee meetings to enhance safe employee practices and procedures. Participates in the ASAPP (Accident Safety and Prevention Program) related to vehicle safety.

Compliance

Liaise with the boards of directors by staffing the Governing Documents Committee for the mutuals. Provide support to housing mutual boards and the Golden Rain Foundation in matters pertaining to member discipline. Administer rules-enforcement program by receiving alleged violations, investigating complaints, attempting to achieve compliance, tracking satisfactory compliance and presenting hearings to the board of directors. Facilitate boards' directives regarding member discipline, including, but not limited to, imposing fines based on the monetary fee schedule, suspending member



SECURITY SERVICES

Department Head: Eric R. Nuñez

privileges and/or taking legal action. Administer the community's inspection program to ensure compliance of all mutual rules and regulations. Maintain relations with OC Sheriff, OC Fire Authority, OC Mental Health, City of Laguna Woods and Laguna Beach Animal Control to assist as necessary to achieve compliance within Laguna Woods Village.

Social Services

Help residents maintain independence and enhance quality of life. Offer comprehensive in-home or in-office biopsychosocial assessments to identify needs, create a care plan and provide linkages to resources. Offer short-term counseling, educational seminars, support groups, short and long-term planning and resources and referrals (home care organizations, transportation, meal delivery services, mental health programs, dementia care, socialization, bereavement and healthy aging resources). Collaborate with community agencies, (i.e., OCSD, OCFA, Adult Protective Services, local nonprofit organizations and others). Partner with outside community agencies to place social workers into the Social Services department. Provide direct services to Laguna Woods Village residents at no additional costs. Partner with The Foundation of Laguna Woods Village to provide temporary emergency financial assistance to qualifying Village residents. Services are confidential.

2024 BUSINESS PLAN
Revenue and Expenditure Report
SUMMARY: DEPARTMENT OF SECURITY SERVICES

	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Budget</u>	<u>2024 Budget</u>	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Fees and Charges for Services to Residents	\$916	\$12,290	\$6,553	\$0	\$0	\$0	0%
Miscellaneous	197,785	165,647	214,393	412,100	302,545	109,555	27%
Total Non-Assessment Revenue	<u>198,701</u>	<u>177,937</u>	<u>220,946</u>	<u>412,100</u>	<u>302,545</u>	<u>109,555</u>	<u>27%</u>
Expenses:							
Employee Compensation	4,531,611	4,489,763	5,005,472	5,520,989	5,433,983	(87,005)	(2%)
Expenses Related to Employee Compensation	1,036,198	1,043,592	1,165,039	1,388,047	1,281,195	(106,853)	(8%)
Materials and Supplies	66,523	47,820	48,774	77,740	60,795	(16,945)	(22%)
Cost of Goods Sold	108	3,604	783	10,000	0	(10,000)	(100%)
Utilities and Telephone	57,563	59,291	73,978	63,414	68,525	5,111	8%
Professional Fees	0	0	0	10,000	10,000	0	0%
Outside Services	65,161	27,228	22,032	11,286	20,550	9,264	82%
Repairs and Maintenance	22,893	30,709	12,860	8,600	9,600	1,000	12%
Other Operating Expense	43,592	48,183	52,198	57,898	63,799	5,901	10%
Property and Sales Tax	379	379	379	380	380	0	0%
Insurance	35	118	35	350	467	117	33%
Total Expenses	<u>5,824,064</u>	<u>5,750,688</u>	<u>6,381,550</u>	<u>7,148,704</u>	<u>6,949,294</u>	<u>(199,410)</u>	<u>(3%)</u>
Net Cost (before allocations)	<u>\$5,625,363</u>	<u>\$5,572,751</u>	<u>\$6,160,604</u>	<u>\$6,736,604</u>	<u>\$6,646,749</u>	<u>(\$89,855)</u>	<u>(1%)</u>
Allocated From Departments	582,088	524,418	678,102	718,496	573,479	(145,017)	(20%)
Net Cost	<u>\$6,207,451</u>	<u>\$6,097,169</u>	<u>\$6,838,706</u>	<u>\$7,455,100</u>	<u>\$7,220,227</u>	<u>(\$234,872)</u>	<u>(3%)</u>

2024 BUSINESS PLAN
Revenue and Expenditure Report
400 - SECURITY SERVICES

	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Budget</u>	<u>2024 Budget</u>	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Fees and Charges for Services to Residents	\$916	\$2,667	\$0	\$0	\$0	\$0	0%
Miscellaneous	197,785	148,897	171,143	292,100	280,460	11,640	4%
Total Non-Assessment Revenue	<u>198,701</u>	<u>151,564</u>	<u>171,143</u>	<u>292,100</u>	<u>280,460</u>	<u>11,640</u>	<u>4%</u>
Expenses:							
Employee Compensation	4,184,206	3,717,526	4,206,574	4,535,185	4,439,453	(95,732)	(2%)
Expenses Related to Employee Compensation	982,651	894,576	993,629	1,126,613	1,044,966	(81,647)	(7%)
Materials and Supplies	62,943	34,658	40,701	57,200	47,200	(10,000)	(17%)
Cost of Goods Sold	108	3,604	783	10,000	0	(10,000)	(100%)
Utilities and Telephone	57,563	59,291	73,978	63,414	68,525	5,111	8%
Professional Fees	0	0	0	10,000	10,000	0	0%
Outside Services	65,161	10,366	12,578	11,236	20,550	9,314	83%
Repairs and Maintenance	22,893	30,709	12,860	8,600	9,600	1,000	12%
Other Operating Expense	43,114	39,420	45,517	48,264	51,740	3,476	7%
Property and Sales Tax	379	379	379	380	380	0	0%
Total Expenses	<u>5,419,019</u>	<u>4,790,530</u>	<u>5,386,999</u>	<u>5,870,893</u>	<u>5,692,415</u>	<u>(178,478)</u>	<u>(3%)</u>
Net Cost (before allocations)	<u>\$5,220,318</u>	<u>\$4,638,966</u>	<u>\$5,215,856</u>	<u>\$5,578,793</u>	<u>\$5,411,955</u>	<u>(\$166,838)</u>	<u>(3%)</u>
Allocated From Departments	582,088	524,418	678,102	718,496	573,479	(145,017)	(20%)
Net Cost	<u>\$5,802,406</u>	<u>\$5,163,384</u>	<u>\$5,893,958</u>	<u>\$6,297,289</u>	<u>\$5,985,433</u>	<u>(\$311,855)</u>	<u>(5%)</u>

2024 BUSINESS PLAN
Revenue and Expenditure Report
210 - COMPLIANCE

	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Budget</u>	<u>2024 Budget</u>	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Fees and Charges for Services to Residents	\$0	\$9,623	\$6,553	\$0	\$0	\$0	0%
Miscellaneous	0	16,750	43,250	120,000	22,085	97,915	82%
Total Non-Assessment Revenue	0	26,373	49,803	120,000	22,085	97,915	82%
Expenses:							
Employee Compensation	0	428,507	451,297	550,848	515,558	(35,290)	(6%)
Expenses Related to Employee Compensation	0	87,284	107,036	151,239	128,867	(22,372)	(15%)
Materials and Supplies	0	3,008	3,447	0	3,000	3,000	0%
Outside Services	0	16,863	9,454	50	0	(50)	(100%)
Other Operating Expense	0	5,734	2,217	4,769	4,869	100	2%
Total Expenses	0	541,395	573,452	706,907	652,294	(54,613)	(8%)
Net Cost (before allocations)	\$0	\$515,022	\$523,649	\$586,907	\$630,209	\$43,302	7%
Net Cost	\$0	\$515,022	\$523,649	\$586,907	\$630,209	\$43,302	7%

2024 BUSINESS PLAN
Revenue and Expenditure Report
220 - SOCIAL SERVICES

	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Budget</u>	<u>2024 Budget</u>	Assessment Increase/ (Decrease)	VAR %
Expenses:							
Employee Compensation	\$347,405	\$343,730	\$347,601	\$434,955	\$478,972	\$44,017	10%
Expenses Related to Employee Compensation	53,548	61,733	64,373	110,195	107,361	(2,833)	(3%)
Materials and Supplies	3,580	10,154	4,626	20,540	10,595	(9,945)	(48%)
Other Operating Expense	477	3,028	4,464	4,865	7,190	2,325	48%
Insurance	35	118	35	350	467	117	33%
Total Expenses	<u>405,045</u>	<u>418,763</u>	<u>421,099</u>	<u>570,905</u>	<u>604,585</u>	<u>33,681</u>	<u>6%</u>
 Net Cost (before allocations)	 <u>405,045</u>	 <u>418,763</u>	 <u>421,099</u>	 <u>570,905</u>	 <u>604,585</u>	 <u>33,681</u>	 <u>6%</u>
 Net Cost	 <u>405,045</u>	 <u>418,763</u>	 <u>421,099</u>	 <u>570,905</u>	 <u>604,585</u>	 <u>33,681</u>	 <u>6%</u>

DEPARTMENT OF LANDSCAPE SERVICES

Department Head: Kurt Wiemann

Provide the following major functions pertaining to community landscaping:

Landscape Administration

Manage, organize, plan and coordinate all landscape operations. Investigate and implement new methods and practices. Provide advice and information to all corporations and staff regarding landscape maintenance, drainage, recycling, composting, nursery operations, tree maintenance, pest control, irrigation design and modification, and other horticultural practices.

Improvement/Restoration

Replace aging, dead plantings and relandscape difficult to maintain and irrigate areas.

Nursery, Composting

Support landscape maintenance operations, including purchasing and producing annual color, trees and plantings. Produce valuable compost used throughout the community for a variety of applications such as shrub-bed mulch and soil amendment.

GRF and Grounds Maintenance

Perform routine landscape and maintenance of GRF and housing mutual grounds, including mowing, edging, pruning, fertilizing, planting, aerating, trimming, weeding, lawn renovation, mulch application, horse trail maintenance and relandscaping.

Irrigation

Schedule, install, inspect, maintain and repair all irrigation system components. Program the centralized irrigation system.

Small Equipment Repair

Purchase, schedule, inspect and repair air-cooled landscape maintenance equipment.

Pest Control

Inspect, diagnose and identify turf, tree and ornamental pests and diseases. Schedule and apply herbicide, insecticide, miticide, bactericide and growth retardants. Set traps and bait for rodents and other horticultural pests. Respond to reports of bee incidents, eliminate swarms and remove hives.

Tree Maintenance

Perform tree inspection, diagnosis, structural and maintenance pruning, and removal. Grind and remove stumps. Maintain tree inventory database.

2024 BUSINESS PLAN
Revenue and Expenditure Report
SUMMARY: DEPARTMENT OF LANDSCAPE SERVICES

	2020 Actual	2021 Actual	2022 Actual	2023 Budget	2024 Budget	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Chargeable Service	\$0	\$20	\$0	\$0	\$0	\$0	0%
Rentals	0	171	0	0	0	0	0%
Fees and Charges for Services to Residents	7,045	25,254	10,455	29,135	25,133	4,002	14%
Miscellaneous	0	0	68	0	0	0	0%
Total Non-Assessment Revenue	7,045	25,445	10,523	29,135	25,133	4,002	14%
Expenses:							
Employee Compensation	6,155,168	6,385,171	6,090,312	7,242,106	7,595,531	353,424	5%
Expenses Related to Employee Compensation	3,096,631	3,338,323	3,296,027	3,895,005	4,049,721	154,716	4%
Materials and Supplies	588,238	656,726	642,304	591,117	706,050	114,933	19%
Cost of Goods Sold	4	60	(980)	35	35	0	0%
Community Events	0	0	100	0	0	0	0%
Utilities and Telephone	10,950	8,050	7,980	7,240	8,704	1,464	20%
Professional Fees	7,419	44,672	20,337	45,000	40,000	(5,000)	(11%)
Outside Services	2,473,680	1,910,631	2,809,302	1,869,944	3,990,857	2,120,913	113%
Repairs and Maintenance	2,051	5,632	2,228	5,100	4,700	(400)	(8%)
Other Operating Expense	68,361	82,053	76,715	107,800	128,660	20,860	19%
Property and Sales Tax	912	230	230	230	230	0	0%
(Gain)/Loss on Sale or Trade Investments	0	(7,678)	0	0	0	0	0%
Total Expenses	12,403,416	12,423,870	12,944,555	13,763,577	16,524,488	2,760,911	20%
Net Cost (before allocations)	\$12,396,370	\$12,398,425	\$12,934,032	\$13,734,443	\$16,499,355	\$2,764,912	20%
Allocated To Departments	(892,137)	(694,860)	(755,001)	(534,587)	(618,601)	(84,014)	(16%)
Allocated From Departments	1,587,772	1,601,302	1,709,058	1,456,708	1,589,634	132,926	9%
Net Cost	\$13,092,006	\$13,304,867	\$13,888,089	\$14,656,563	\$17,470,388	\$2,813,824	19%

2024 BUSINESS PLAN
Revenue and Expenditure Report
500 - LANDSCAPE ADMIN

	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Budget</u>	<u>2024 Budget</u>	Assessment Increase/ (Decrease)	VAR %
Expenses:							
Employee Compensation	\$799,603	\$851,126	\$917,797	\$986,127	\$1,021,176	\$35,049	4%
Expenses Related to Employee Compensation	197,253	208,947	218,004	272,962	222,497	(50,465)	(18%)
Materials and Supplies	22,298	8,734	14,796	10,900	12,425	1,525	14%
Community Events	0	0	100	0	0	0	0%
Professional Fees	7,400	4,800	4,052	5,000	5,000	0	0%
Outside Services	9,660	23,723	13,187	17,000	17,000	0	0%
Other Operating Expense	3,027	12,811	12,114	15,700	33,645	17,945	114%
Property and Sales Tax	230	230	230	230	230	0	0%
Total Expenses	<u>1,039,470</u>	<u>1,110,371</u>	<u>1,180,281</u>	<u>1,307,919</u>	<u>1,311,973</u>	<u>4,054</u>	<u>0%</u>
 Net Cost (before allocations)	 <u>\$1,039,470</u>	 <u>\$1,110,371</u>	 <u>\$1,180,281</u>	 <u>\$1,307,919</u>	 <u>\$1,311,973</u>	 <u>\$4,054</u>	 <u>0%</u>
 Allocated To Departments	 (892,137)	 (694,860)	 (755,001)	 (534,587)	 (618,601)	 (84,014)	 (16%)
Allocated From Departments	217,301	266,130	297,249	288,427	344,082	55,654	19%
 Net Cost	 <u>\$364,635</u>	 <u>\$681,641</u>	 <u>\$722,529</u>	 <u>\$1,061,759</u>	 <u>\$1,037,453</u>	 <u>(\$24,305)</u>	 <u>(2%)</u>

2024 BUSINESS PLAN
Revenue and Expenditure Report
510 - IMPROVEMENT/RESTORATION

	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Budget</u>	<u>2024 Budget</u>	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Fees and Charges for Services to Residents	\$0	\$0	\$0	\$0	\$5,566	(\$5,566)	0%
Miscellaneous	0	0	10	0	0	0	0%
Total Non-Assessment Revenue	0	0	10	0	5,566	(5,566)	0%
Expenses:							
Employee Compensation	0	184,244	134,273	212,734	230,602	17,867	8%
Expenses Related to Employee Compensation	0	103,137	80,006	132,003	140,544	8,541	6%
Materials and Supplies	0	2,810	3,366	5,100	11,025	5,925	116%
Outside Services	0	0	403,004	2,500	1,753,200	1,750,700	70028%
Other Operating Expense	19	2,449	1,962	3,150	3,550	400	13%
Total Expenses	19	292,640	622,610	355,488	2,138,920	1,783,433	502%
Net Cost (before allocations)	\$19	\$292,640	\$622,600	\$355,488	\$2,133,354	\$1,777,867	500%
Allocated From Departments	0	86,232	87,154	0	8,360	8,360	0%
Net Cost	\$19	\$378,872	\$709,755	\$355,488	\$2,141,714	\$1,786,227	502%

2024 BUSINESS PLAN
Revenue and Expenditure Report
511 - NURSERY/COMPOSTING

	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Budget</u>	<u>2024 Budget</u>	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Miscellaneous	\$0	\$0	\$14	\$0	\$0	\$0	0%
Total Non-Assessment Revenue	<u>0</u>	<u>0</u>	<u>14</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0%</u>
Expenses:							
Employee Compensation	185,470	247,240	213,802	236,357	214,466	(21,891)	(9%)
Expenses Related to Employee Compensation	86,335	117,217	108,179	127,497	106,740	(20,757)	(16%)
Materials and Supplies	14,696	33,993	18,206	15,800	23,700	7,900	50%
Utilities and Telephone	0	0	602	0	1,644	1,644	0%
Outside Services	4,314	12,359	11,285	13,250	13,950	700	5%
Other Operating Expense	2,248	2,526	2,295	3,635	3,635	0	0%
Total Expenses	<u>293,062</u>	<u>413,335</u>	<u>354,368</u>	<u>396,538</u>	<u>364,134</u>	<u>(32,404)</u>	<u>(8%)</u>
Net Cost (before allocations)	<u>\$293,062</u>	<u>\$413,335</u>	<u>\$354,354</u>	<u>\$396,538</u>	<u>\$364,134</u>	<u>(\$32,404)</u>	<u>(8%)</u>
Allocated From Departments	25,756	86,239	108,888	81,193	73,920	(7,274)	(9%)
Net Cost	<u>\$318,818</u>	<u>\$499,574</u>	<u>\$463,242</u>	<u>\$477,732</u>	<u>\$438,054</u>	<u>(\$39,678)</u>	<u>(8%)</u>

2024 BUSINESS PLAN
Revenue and Expenditure Report
512 - COMPOSTING

	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Budget</u>	<u>2024 Budget</u>	Assessment Increase/ (Decrease)	VAR %
Expenses:							
Employee Compensation	\$71,894	\$748	\$0	\$0	\$0	\$0	0%
Expenses Related to Employee Compensation	27,878	0	0	0	0	0	0%
Materials and Supplies	1,314	(161)	0	0	0	0	0%
Utilities and Telephone	4,067	0	0	0	0	0	0%
Outside Services	4,531	161	0	0	0	0	0%
Other Operating Expense	554	0	0	0	0	0	0%
Total Expenses	<u>110,238</u>	<u>748</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0%</u>
 Net Cost (before allocations)	 <u>\$110,238</u>	 <u>\$748</u>	 <u>\$0</u>	 <u>\$0</u>	 <u>\$0</u>	 <u>\$0</u>	 <u>0%</u>
 Allocated From Departments	 53,241	 0	 0	 0	 0	 0	 0%
Net Cost	<u>\$163,479</u>	<u>\$748</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>0%</u>

2024 BUSINESS PLAN
Revenue and Expenditure Report
520 - GRF GROUNDS

	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Budget</u>	<u>2024 Budget</u>	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Rentals	\$0	\$171	\$0	\$0	\$0	\$0	0%
Total Non-Assessment Revenue	0	171	0	0	0	0	0%
Expenses:							
Employee Compensation	282,278	279,261	182,488	325,811	345,613	19,802	6%
Expenses Related to Employee Compensation	169,702	175,189	124,677	209,110	221,340	12,230	6%
Materials and Supplies	2,673	18,283	9,120	7,650	10,650	3,000	39%
Professional Fees	0	39,872	6,615	40,000	35,000	(5,000)	(13%)
Outside Services	23,730	9,313	55,292	2,000	2,000	0	0%
Other Operating Expense	4,142	3,501	3,298	4,500	4,500	0	0%
Property and Sales Tax	82	0	0	0	0	0	0%
Total Expenses	482,608	525,420	381,490	589,071	619,103	30,032	5%
Net Cost (before allocations)	\$482,608	\$525,249	\$381,490	\$589,071	\$619,103	\$30,032	5%
Allocated From Departments	49,211	24,547	28,883	38,893	46,110	7,217	19%
Net Cost	\$531,819	\$549,796	\$410,373	\$627,964	\$665,213	\$37,249	6%

2024 BUSINESS PLAN
Revenue and Expenditure Report
530 - GROUNDS MAINTENANCE

	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Budget</u>	<u>2024 Budget</u>	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Fees and Charges for Services to Residents	\$0	\$2,036	\$1,784	\$14,659	\$16,544	(\$1,885)	(13%)
Total Non-Assessment Revenue	0	2,036	1,784	14,659	16,544	(1,885)	(13%)
Expenses:							
Employee Compensation	2,745,952	2,791,899	2,595,321	3,279,230	3,603,379	324,149	10%
Expenses Related to Employee Compensation	1,681,301	1,767,678	1,766,377	2,104,262	2,309,462	205,200	10%
Materials and Supplies	105,159	80,029	78,157	92,067	121,900	29,833	32%
Cost of Goods Sold	0	0	(834)	0	0	0	0%
Professional Fees	19	0	7,185	0	0	0	0%
Outside Services	1,586,680	1,055,100	1,222,479	799,229	856,261	57,032	7%
Repairs and Maintenance	110	315	689	500	1,000	500	100%
Other Operating Expense	36,962	37,283	33,661	49,050	50,350	1,300	3%
(Gain)/Loss on Sale or Trade Investments	0	(7,678)	0	0	0	0	0%
Total Expenses	6,156,182	5,724,627	5,703,037	6,324,338	6,942,351	618,013	10%
Net Cost (before allocations)	\$6,156,182	\$5,722,591	\$5,701,253	\$6,309,679	\$6,925,808	\$616,129	10%
Allocated From Departments	726,432	612,412	602,953	616,396	676,745	60,350	10%
Net Cost	\$6,882,614	\$6,335,003	\$6,304,206	\$6,926,075	\$7,602,553	\$676,478	10%

2024 BUSINESS PLAN
Revenue and Expenditure Report
540 - IRRIGATION

	2020 Actual	2021 Actual	2022 Actual	2023 Budget	2024 Budget	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Chargeable Service	\$0	\$20	\$0	\$0	\$0	\$0	0%
Fees and Charges for Services to Residents	2,641	5,799	5,013	14,476	3,023	11,453	79%
Miscellaneous	0	0	45	0	0	0	0%
Total Non-Assessment Revenue	2,641	5,819	5,058	14,476	3,023	11,453	79%
Expenses:							
Employee Compensation	1,028,051	928,216	951,076	1,030,882	1,022,446	(8,436)	(1%)
Expenses Related to Employee Compensation	453,209	452,267	469,573	494,132	492,974	(1,158)	0%
Materials and Supplies	261,037	271,137	297,018	278,100	299,400	21,300	8%
Cost of Goods Sold	4	3	(74)	15	15	0	0%
Utilities and Telephone	6,884	8,050	7,379	7,240	7,060	(180)	(2%)
Outside Services	(29,977)	22,523	38,031	23,000	20,000	(3,000)	(13%)
Repairs and Maintenance	1,941	4,506	1,538	4,500	3,500	(1,000)	(22%)
Other Operating Expense	10,297	9,590	9,113	13,650	13,650	0	0%
Total Expenses	1,731,446	1,696,292	1,773,654	1,851,519	1,859,045	7,526	0%
Net Cost (before allocations)	\$1,728,805	\$1,690,473	\$1,768,596	\$1,837,043	\$1,856,022	\$18,978	1%
Allocated From Departments	288,700	248,118	271,038	240,234	260,748	20,513	9%
Net Cost	\$2,017,505	\$1,938,591	\$2,039,634	\$2,077,278	\$2,116,769	\$39,492	2%

2024 BUSINESS PLAN
Revenue and Expenditure Report
550 - SMALL EQUIPMENT REPAIR

	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Budget</u>	<u>2024 Budget</u>	Assessment Increase/ (Decrease)	VAR %
Expenses:							
Employee Compensation	\$204,307	\$197,306	\$208,566	\$215,072	\$223,725	\$8,653	4%
Expenses Related to Employee Compensation	97,716	102,913	106,541	112,229	118,475	6,245	6%
Materials and Supplies	89,733	138,461	124,830	70,500	104,000	33,500	48%
Outside Services	980	5,627	(3,048)	3,910	4,400	490	13%
Repairs and Maintenance	0	810	0	100	0	(100)	(100%)
Other Operating Expense	2,645	2,723	2,653	3,155	3,500	345	11%
Property and Sales Tax	600	0	0	0	0	0	0%
Total Expenses	<u>395,981</u>	<u>447,840</u>	<u>439,543</u>	<u>404,966</u>	<u>454,100</u>	<u>49,133</u>	<u>12%</u>
 Net Cost (before allocations)	 <u>\$395,981</u>	 <u>\$447,840</u>	 <u>\$439,543</u>	 <u>\$404,966</u>	 <u>\$454,100</u>	 <u>\$49,133</u>	 <u>12%</u>
 Allocated From Departments	 32,959	 37,391	 40,356	 26,587	 28,878	 2,291	 9%
Net Cost	<u>\$428,940</u>	<u>\$485,231</u>	<u>\$479,899</u>	<u>\$431,553</u>	<u>\$482,977</u>	<u>\$51,424</u>	<u>12%</u>

2024 BUSINESS PLAN
Revenue and Expenditure Report
560 - PEST CONTROL

	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Budget</u>	<u>2024 Budget</u>	Assessment Increase/ (Decrease)	VAR %
Expenses:							
Employee Compensation	\$304,849	\$382,609	\$383,441	\$423,838	\$379,030	(\$44,807)	(11%)
Expenses Related to Employee Compensation	133,771	177,588	188,546	203,369	184,341	(19,029)	(9%)
Materials and Supplies	82,941	97,838	87,655	103,000	113,900	10,900	11%
Outside Services	0	0	566	0	0	0	0%
Other Operating Expense	4,473	5,601	5,468	8,610	8,480	(130)	(2%)
Total Expenses	<u>526,034</u>	<u>663,636</u>	<u>665,676</u>	<u>738,817</u>	<u>685,751</u>	<u>(53,066)</u>	<u>(7%)</u>
 Net Cost (before allocations)	 <u>526,034</u>	 <u>663,636</u>	 <u>665,676</u>	 <u>738,817</u>	 <u>685,751</u>	 <u>(53,066)</u>	 <u>(7%)</u>
 Allocated From Departments	 52,624	 54,992	 60,605	 45,040	 49,757	 4,717	 10%
Net Cost	<u>578,658</u>	<u>718,628</u>	<u>726,281</u>	<u>783,856</u>	<u>735,508</u>	<u>(48,349)</u>	<u>(6%)</u>

2024 BUSINESS PLAN
Revenue and Expenditure Report
570 - TREE MAINTENANCE

	2020 Actual	2021 Actual	2022 Actual	2023 Budget	2024 Budget	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Fees and Charges for Services to Residents	\$4,404	\$17,419	\$3,658	\$0	\$0	\$0	0%
Total Non-Assessment Revenue	4,404	17,419	3,658	0	0	0	0%
Expenses:							
Employee Compensation	532,764	522,522	503,548	532,056	555,095	23,039	4%
Expenses Related to Employee Compensation	249,467	233,387	234,124	239,441	253,350	13,909	6%
Materials and Supplies	8,387	5,601	9,156	8,000	9,050	1,050	13%
Cost of Goods Sold	0	56	(73)	20	20	0	0%
Professional Fees	0	0	2,485	0	0	0	0%
Outside Services	873,763	781,825	1,068,507	1,009,055	1,324,046	314,991	31%
Repairs and Maintenance	0	0	0	0	200	200	0%
Other Operating Expense	3,993	5,569	6,150	6,350	7,350	1,000	16%
Total Expenses	1,668,374	1,548,961	1,823,896	1,794,922	2,149,111	354,189	20%
Net Cost (before allocations)	\$1,663,970	\$1,531,543	\$1,820,238	\$1,794,922	\$2,149,111	\$354,189	20%
Allocated From Departments	141,549	185,240	211,932	119,937	101,035	(18,903)	(16%)
Net Cost	\$1,805,519	\$1,716,783	\$2,032,169	\$1,914,859	\$2,250,145	\$335,286	18%



DEPARTMENT OF RECREATION SERVICES

Laguna Woods Village®

Department Head: Alison Giglio

Plan and execute comprehensive recreation programs and events for Laguna Woods Village residents. Ensure Village residents enjoy active living by providing superior programs through excellence in customer service and innovation that will enhance the residents' quality of life.

Manage the following facilities, services, programs and activities:

Badminton courts (3)	Golf 27-hole course and maintenance
Basketball, half court	Golf par-3 9-hole course and maintenance
Billiard rooms (2)	Golf driving range
Bocce courts (3)	Golf pro shop
Bridge room	Mini gymnasium
Card rooms (3)	Hot pools (4)
Classes	Lawn bowling greens and clubhouse
Clubhouses (7)	Library
Computer rooms; PC classroom, PC Workshop and Mac Learning Center	Pickleball/paddle tennis courts (7)
	Performing Arts Center, 814 seats
Arts and crafts workshops: Art studio, lapidary, ceramics, jewelry, slip casting, photography, video, glass, metal shop, woodshop, sewing	Shuffleboard courts (6)
	Cycling classes
	Swimming pools with chair lifts (5) and maintenance
	Table tennis
Dance programs	Tennis courts (10) and clubhouse
Saddleback College Emeritus programs	Village Greens clubhouse
Equestrian center	19 Restaurant & Lounge
Fitness centers (3)	Volleyball court
Garden centers (2)	Fitness studio
History Center	Indoor pickleball
Video lab and studio	Audio/visual technical services
Bar services	Lifeguard services
Drop-in lounge	Archery
Radio room	Facility rentals
Catering services	Volunteer program



Laguna Woods Village®

DEPARTMENT OF RECREATION SERVICES

Department Head: Alison Giglio

Support 250 Village clubs and coordinate approximately 200 special events and activities to improve resident enjoyment of recreational facilities, including, but not limited to, concerts, movies, dinners, theater events, fee-based personal training, classes and lessons, sporting events and the Saddleback College Emeritus Institute program.

2024 BUSINESS PLAN
GRF FACILITY/SERVICE COST REPORT
In Order of Net Cost

This report is a compilation of frequently requested cost information for certain GRF facilities and services. Shown are the planned operating expenses (net of user fee revenue), the monthly assessment, and what percentage of the net facility cost is shared equally in the assessment.

	2024 PLAN	PER MANOR PER MONTH	PERCENTAGE SHARED	PERCENTAGE FEES
Facility/Service (Note)				
Golf Courses	\$ 1,384,035	\$ 9.06	35%	65%
Aquatics	\$ 1,021,523	\$ 6.68	100%	0%
Equestrian	\$ 604,069	\$ 3.95	71%	29%
Performing Arts Center	\$ 571,121	\$ 3.74	61%	39%
Fitness Centers	\$ 564,611	\$ 3.69	84%	16%
Clubhouse 4	\$ 522,686	\$ 3.42	98%	2%
Clubhouse 1	\$ 501,679	\$ 3.28	88%	12%
Recreation Administration	\$ 481,483	\$ 3.15	82%	18%
Clubhouse 2	\$ 470,628	\$ 3.08	91%	9%
Clubhouse 5	\$ 467,514	\$ 3.06	74%	26%
Clubhouse 7	\$ 295,784	\$ 1.94	85%	15%
Clubhouse 6	\$ 223,482	\$ 1.46	91%	9%
Garden Centers	\$ 206,468	\$ 1.35	73%	27%
Library	\$ 32,743	\$ 0.21	100%	0%
Bar Services	\$ 4,913	\$ 0.03	8%	92%
Village Greens Café	\$ (18,636)	\$ (0.12)	0%	100%
TOTAL	\$ 7,334,103	\$ 47.99	65%	35%

Note: The facility costs detailed above include operating costs from Recreation, Landscape, Maintenance, and allocated support costs (i.e. Payroll, Vehicle Maintenance). These figures do not include planned capital expenditures or depreciation.

2024 BUSINESS PLAN
Revenue and Expenditure Report
SUMMARY: DEPARTMENT OF RECREATION SERVICES

	2020 Actual	2021 Actual	2022 Actual	2023 Budget	2024 Budget	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Golf Green Fees	\$1,241,594	\$1,656,161	\$1,777,020	\$1,744,500	\$1,814,600	(\$70,100)	(4%)
Golf Operations	273,504	318,827	363,750	379,300	377,400	1,900	1%
Merchandise Sales	150,749	320,689	369,315	365,926	382,174	(16,248)	(4%)
Clubhouse Rentals and Event Fees	122,684	113,331	565,789	653,971	695,493	(41,522)	(6%)
Rentals	111,448	111,108	112,204	129,400	138,400	(9,000)	(7%)
Fees and Charges for Services to Residents	0	0	298	0	0	0	0%
Broadband Services	0	0	0	0	9,000	(9,000)	0%
Miscellaneous	161,838	199,539	468,892	469,004	505,023	(36,019)	(8%)
Total Non-Assessment Revenue	2,061,817	2,719,654	3,657,269	3,742,101	3,922,090	(179,989)	(5%)
Expenses:							
Employee Compensation	3,158,500	3,390,901	3,962,812	4,129,632	4,347,008	217,376	5%
Expenses Related to Employee Compensation	1,124,782	1,188,510	1,344,622	1,458,266	1,436,680	(21,586)	(1%)
Materials and Supplies	554,053	515,588	786,532	613,205	815,269	202,064	33%
Cost of Goods Sold	104,632	216,278	245,907	224,300	230,000	5,700	3%
Community Events	125,189	45,229	408,292	404,910	431,756	26,846	7%
Utilities and Telephone	1,177,893	1,451,329	1,822,654	1,619,909	1,758,502	138,593	9%
Equipment Rental	62,093	70,200	87,832	112,354	143,400	31,046	28%
Outside Services	467,898	843,712	1,052,735	797,013	961,471	164,458	21%
Repairs and Maintenance	41,327	46,851	81,168	70,603	87,974	17,371	25%
Other Operating Expense	53,702	61,696	98,039	111,282	110,232	(1,050)	(1%)
Property and Sales Tax	13,348	25,767	28,989	28,415	29,466	1,051	4%
Uncollectible Accounts	0	1,665	0	0	0	0	0%
Total Expenses	6,883,418	7,857,726	9,919,584	9,569,889	10,351,759	781,869	8%
Net Cost (before allocations)	\$4,821,601	\$5,138,072	\$6,262,315	\$5,827,788	\$6,429,669	\$601,880	10%
Allocated To Departments	(464,906)	(504,020)	(686,779)	(536,255)	(393,845)	142,410	27%
Allocated From Departments	1,113,250	1,195,659	1,372,530	1,436,548	1,298,280	(138,268)	(10%)
Net Cost	\$5,469,944	\$5,829,711	\$6,948,066	\$6,728,081	\$7,334,103	\$606,023	9%

2024 BUSINESS PLAN
Revenue and Expenditure Report
600 - RECREATION ADMIN

	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Budget</u>	<u>2024 Budget</u>	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Clubhouse Rentals and Event Fees	\$3,274	\$842	\$10,922	\$1,000	\$1,000	\$0	0%
Miscellaneous	6,581	2,467	67,027	46,000	103,100	(57,100)	(124%)
Total Non-Assessment Revenue	<u>9,855</u>	<u>3,308</u>	<u>77,949</u>	<u>47,000</u>	<u>104,100</u>	<u>(57,100)</u>	<u>(121%)</u>
Expenses:							
Employee Compensation	371,673	463,548	660,210	431,553	433,590	2,037	0%
Expenses Related to Employee Compensation	119,899	139,391	196,815	103,380	93,402	(9,978)	(10%)
Materials and Supplies	11,700	1,767	5,422	20,200	20,000	(200)	(1%)
Community Events	10,571	18,572	24,289	20,000	17,500	(2,500)	(13%)
Utilities and Telephone	681	694	751	912	1,644	732	80%
Outside Services	3,652	19,685	62,261	14,074	53,450	39,376	280%
Other Operating Expense	20,622	13,835	50,384	45,100	27,268	(17,832)	(40%)
Property and Sales Tax	86	86	86	86	86	0	0%
Total Expenses	<u>538,883</u>	<u>657,579</u>	<u>1,000,218</u>	<u>635,305</u>	<u>646,940</u>	<u>11,635</u>	<u>2%</u>
Net Cost (before allocations)	<u>\$529,028</u>	<u>\$654,270</u>	<u>\$922,270</u>	<u>\$588,305</u>	<u>\$542,840</u>	<u>(\$45,465)</u>	<u>(8%)</u>
Allocated To Departments	(434,464)	(466,359)	(647,183)	(497,975)	(341,735)	156,240	31%
Allocated From Departments	253,211	234,521	280,453	311,259	280,379	(30,880)	(10%)
Net Cost	<u>\$347,776</u>	<u>\$422,432</u>	<u>\$555,540</u>	<u>\$401,588</u>	<u>\$481,483</u>	<u>\$79,895</u>	<u>20%</u>

2024 BUSINESS PLAN
Revenue and Expenditure Report
521 - GARDEN CENTERS

	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Budget</u>	<u>2024 Budget</u>	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Clubhouse Rentals and Event Fees	\$0	\$0	\$790	\$0	\$0	\$0	0%
Rentals	57,448	57,108	57,799	75,400	75,400	0	0%
Miscellaneous	3	0	0	0	0	0	0%
Total Non-Assessment Revenue	<u>57,451</u>	<u>57,108</u>	<u>58,589</u>	<u>75,400</u>	<u>75,400</u>	<u>0</u>	<u>0%</u>
Expenses:							
Employee Compensation	64,790	49,979	76,814	96,685	97,751	1,066	1%
Expenses Related to Employee Compensation	27,586	29,809	30,482	45,878	45,909	31	0%
Materials and Supplies	9,729	10,317	22,129	11,500	17,590	6,090	53%
Community Events	0	0	2,491	0	0	0	0%
Utilities and Telephone	67,550	78,007	74,459	66,734	80,734	14,000	21%
Outside Services	8,366	9,295	1,324	9,077	17,525	8,448	93%
Other Operating Expense	530	531	546	1,000	1,360	360	36%
Property and Sales Tax	205	233	205	275	233	(42)	(15%)
Total Expenses	<u>178,756</u>	<u>178,172</u>	<u>208,450</u>	<u>231,149</u>	<u>261,103</u>	<u>29,954</u>	<u>13%</u>
Net Cost (before allocations)	<u>\$121,305</u>	<u>\$121,064</u>	<u>\$149,861</u>	<u>\$155,749</u>	<u>\$185,703</u>	<u>\$29,954</u>	<u>19%</u>
Allocated From Departments	5,247	8,091	7,582	8,765	20,765	12,000	137%
Net Cost	<u>\$126,552</u>	<u>\$129,155</u>	<u>\$157,443</u>	<u>\$164,515</u>	<u>\$206,468</u>	<u>\$41,953</u>	<u>26%</u>

2024 BUSINESS PLAN
Revenue and Expenditure Report
580 - GOLF MAINTENANCE - 27 HOLE

	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Budget</u>	<u>2024 Budget</u>	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Golf Green Fees	\$1,155,951	\$1,630,560	\$1,683,291	\$1,645,000	\$1,715,000	(\$70,000)	(4%)
Golf Operations	37,052	42,810	50,100	45,000	50,000	(5,000)	(11%)
Miscellaneous	0	0	9	0	0	0	0%
Total Non-Assessment Revenue	<u>1,193,003</u>	<u>1,673,370</u>	<u>1,733,400</u>	<u>1,690,000</u>	<u>1,765,000</u>	<u>(75,000)</u>	<u>(4%)</u>
Expenses:							
Employee Compensation	977,390	841,850	858,274	903,834	900,011	(3,823)	0%
Expenses Related to Employee Compensation	471,618	440,701	461,597	486,747	486,159	(588)	0%
Materials and Supplies	196,727	200,317	227,945	235,350	249,300	13,950	6%
Cost of Goods Sold	0	426	0	0	0	0	0%
Utilities and Telephone	377,710	436,324	474,470	419,538	434,208	14,670	3%
Equipment Rental	0	0	1,363	0	1,400	1,400	0%
Outside Services	97,319	207,604	235,010	181,350	245,000	63,650	35%
Repairs and Maintenance	0	0	9,733	0	0	0	0%
Other Operating Expense	11,505	10,948	10,441	15,525	14,050	(1,475)	(10%)
Total Expenses	<u>2,132,268</u>	<u>2,138,170</u>	<u>2,278,833</u>	<u>2,242,344</u>	<u>2,330,128</u>	<u>87,785</u>	<u>4%</u>
Net Cost (before allocations)	<u>\$939,266</u>	<u>\$464,801</u>	<u>\$545,433</u>	<u>\$552,344</u>	<u>\$565,128</u>	<u>\$12,785</u>	<u>2%</u>
Allocated From Departments	29,142	40,161	40,192	45,885	64,263	18,378	40%
Net Cost	<u>\$968,408</u>	<u>\$504,962</u>	<u>\$585,625</u>	<u>\$598,229</u>	<u>\$629,391</u>	<u>\$31,163</u>	<u>5%</u>

2024 BUSINESS PLAN
Revenue and Expenditure Report
581 - GOLF MAINTENANCE - 9 HOLE

	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Budget</u>	<u>2024 Budget</u>	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Golf Green Fees	\$85,643	\$25,601	\$93,729	\$99,500	\$99,600	(\$100)	0%
Total Non-Assessment Revenue	<u>85,643</u>	<u>25,601</u>	<u>93,729</u>	<u>99,500</u>	<u>99,600</u>	<u>(100)</u>	<u>0%</u>
Expenses:							
Employee Compensation	90,331	79,162	91,269	93,872	97,637	3,765	4%
Expenses Related to Employee Compensation	46,849	45,246	53,304	53,957	56,904	2,946	5%
Materials and Supplies	35,853	0	1,272	3,600	4,300	700	19%
Utilities and Telephone	42,093	61,244	53,691	56,622	48,700	(7,922)	(14%)
Outside Services	0	0	0	2,000	3,000	1,000	50%
Other Operating Expense	0	351	650	400	700	300	75%
Total Expenses	<u>215,126</u>	<u>186,003</u>	<u>200,185</u>	<u>210,451</u>	<u>211,240</u>	<u>789</u>	<u>0%</u>
Net Cost (before allocations)	<u>\$129,483</u>	<u>\$160,402</u>	<u>\$106,456</u>	<u>\$110,951</u>	<u>\$111,640</u>	<u>\$689</u>	<u>1%</u>
Allocated From Departments	996	0	0	0	3,491	3,491	0%
Net Cost	<u>\$130,479</u>	<u>\$160,402</u>	<u>\$106,456</u>	<u>\$110,951</u>	<u>\$115,132</u>	<u>\$4,180</u>	<u>4%</u>

2024 BUSINESS PLAN
Revenue and Expenditure Report
602 - BAR SERVICES

	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Budget</u>	<u>2024 Budget</u>	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Merchandise Sales	\$10,672	\$24,574	\$54,608	\$55,000	\$57,000	(\$2,000)	(4%)
Miscellaneous	100	428	1,221	800	800	0	0%
Total Non-Assessment Revenue	<u>10,772</u>	<u>25,002</u>	<u>55,828</u>	<u>55,800</u>	<u>57,800</u>	<u>(2,000)</u>	<u>(4%)</u>
Expenses:							
Employee Compensation	7,751	9,688	14,240	24,799	25,105	306	1%
Expenses Related to Employee Compensation	2,794	3,350	4,379	5,021	5,099	78	2%
Materials and Supplies	0	0	0	350	225	(125)	(36%)
Cost of Goods Sold	5,173	11,466	22,651	21,800	22,000	200	1%
Community Events	0	0	0	500	0	(500)	(100%)
Outside Services	21	10	145	100	50	(50)	(50%)
Other Operating Expense	455	0	0	3,180	3,060	(120)	(4%)
Property and Sales Tax	848	1,830	3,928	3,600	3,600	0	0%
Total Expenses	<u>17,042</u>	<u>26,343</u>	<u>45,342</u>	<u>59,350</u>	<u>59,139</u>	<u>(212)</u>	<u>0%</u>
Net Cost (before allocations)	<u>\$6,270</u>	<u>\$1,341</u>	<u>(\$10,486)</u>	<u>\$3,550</u>	<u>\$1,339</u>	<u>(\$2,212)</u>	<u>(62%)</u>
Allocated From Departments	7,589	8,328	11,557	8,892	3,574	(5,318)	(60%)
Net Cost	<u>\$13,859</u>	<u>\$9,669</u>	<u>\$1,071</u>	<u>\$12,443</u>	<u>\$4,913</u>	<u>(\$7,530)</u>	<u>(61%)</u>

2024 BUSINESS PLAN
Revenue and Expenditure Report
603 - LIBRARY

	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Budget</u>	<u>2024 Budget</u>	Assessment Increase/ (Decrease)	VAR %
Expenses:							
Materials and Supplies	\$7,658	\$8,201	\$11,648	\$10,000	\$10,000	\$0	0%
Utilities and Telephone	14,825	16,998	22,544	20,048	18,890	(1,158)	(6%)
Total Expenses	<u>22,483</u>	<u>25,199</u>	<u>34,191</u>	<u>30,048</u>	<u>28,890</u>	<u>(1,158)</u>	<u>(4%)</u>
 Net Cost (before allocations)	 <u>22,483</u>	 <u>25,199</u>	 <u>34,191</u>	 <u>30,048</u>	 <u>28,890</u>	 <u>(1,158)</u>	 <u>(4%)</u>
 Allocated From Departments	 0	 0	 0	 0	 3,853	 3,853	 0%
Net Cost	<u>22,483</u>	<u>25,199</u>	<u>34,191</u>	<u>30,048</u>	<u>32,743</u>	<u>2,695</u>	<u>9%</u>

2024 BUSINESS PLAN
Revenue and Expenditure Report
610 - COMMUNITY CENTER REC ROOMS

	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Budget</u>	<u>2024 Budget</u>	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Clubhouse Rentals and Event Fees	\$769	\$50	\$0	\$0	\$0	\$0	0%
Total Non-Assessment Revenue	769	50	0	0	0	0	0%
Expenses:							
Materials and Supplies	1,660	0	0	0	0	0	0%
Outside Services	11	18	0	0	0	0	0%
Total Expenses	1,671	18	0	0	0	0	0%
Net Cost (before allocations)	\$902	(\$32)	\$0	\$0	\$0	\$0	0%
Allocated From Departments	12,136	0	0	0	0	0	0%
Net Cost	\$13,037	(\$32)	\$0	\$0	\$0	\$0	0%

2024 BUSINESS PLAN
Revenue and Expenditure Report
611 - CLUBHOUSE 1

	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Budget</u>	<u>2024 Budget</u>	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Clubhouse Rentals and Event Fees	\$18,557	\$16,830	\$68,874	\$52,024	\$67,000	(\$14,976)	(29%)
Miscellaneous	865	352	5,073	4,300	4,300	0	0%
Total Non-Assessment Revenue	<u>19,422</u>	<u>17,182</u>	<u>73,946</u>	<u>56,324</u>	<u>71,300</u>	<u>(14,976)</u>	<u>(27%)</u>
Expenses:							
Employee Compensation	66,342	69,836	147,222	141,326	186,878	45,552	32%
Expenses Related to Employee Compensation	22,378	23,435	43,754	53,024	59,445	6,421	12%
Materials and Supplies	6,465	10,120	34,657	17,500	25,450	7,950	45%
Community Events	11,943	1,468	15,810	10,050	8,500	(1,550)	(15%)
Utilities and Telephone	81,687	114,732	166,820	137,031	162,392	25,361	19%
Outside Services	5,711	7,999	14,955	7,274	12,186	4,912	68%
Repairs and Maintenance	2,106	3,788	9,406	4,917	7,867	2,950	60%
Other Operating Expense	1,366	3,054	3,616	3,820	3,280	(540)	(14%)
Property and Sales Tax	74	74	74	74	74	0	0%
Total Expenses	<u>198,072</u>	<u>234,506</u>	<u>436,315</u>	<u>375,016</u>	<u>466,072</u>	<u>91,057</u>	<u>24%</u>
Net Cost (before allocations)	<u>\$178,650</u>	<u>\$217,324</u>	<u>\$362,369</u>	<u>\$318,692</u>	<u>\$394,772</u>	<u>\$76,081</u>	<u>24%</u>
Allocated From Departments	112,367	126,739	136,048	134,191	106,907	(27,284)	(20%)
Net Cost	<u>\$291,017</u>	<u>\$344,063</u>	<u>\$498,416</u>	<u>\$452,883</u>	<u>\$501,679</u>	<u>\$48,797</u>	<u>11%</u>

2024 BUSINESS PLAN
Revenue and Expenditure Report
612 - CLUBHOUSE 2

	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Budget</u>	<u>2024 Budget</u>	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Clubhouse Rentals and Event Fees	\$8,946	\$7,459	\$23,442	\$46,261	\$42,570	\$3,691	8%
Miscellaneous	2,931	7,192	6,430	14,550	5,750	8,800	60%
Total Non-Assessment Revenue	<u>11,877</u>	<u>14,651</u>	<u>29,871</u>	<u>60,811</u>	<u>48,320</u>	<u>12,491</u>	<u>21%</u>
Expenses:							
Employee Compensation	66,382	94,194	121,128	181,849	185,399	3,549	2%
Expenses Related to Employee Compensation	21,107	29,208	33,228	55,523	53,414	(2,109)	(4%)
Materials and Supplies	13,557	4,352	9,936	122	14,850	14,728	12072%
Community Events	18,988	8,365	20,174	36,400	17,500	(18,900)	(52%)
Utilities and Telephone	89,105	101,165	86,620	131,927	128,337	(3,590)	(3%)
Outside Services	2,284	2,837	4,931	3,336	8,234	4,898	147%
Repairs and Maintenance	236	122	822	900	1,050	150	17%
Other Operating Expense	1,048	3,015	3,119	5,118	3,184	(1,934)	(38%)
Property and Sales Tax	73	73	73	73	73	0	0%
Total Expenses	<u>212,780</u>	<u>243,330</u>	<u>280,031</u>	<u>415,248</u>	<u>412,041</u>	<u>(3,207)</u>	<u>(1%)</u>
Net Cost (before allocations)	<u>\$200,903</u>	<u>\$228,679</u>	<u>\$250,160</u>	<u>\$354,437</u>	<u>\$363,721</u>	<u>\$9,284</u>	<u>3%</u>
Allocated From Departments	121,853	137,149	150,494	145,306	106,907	(38,399)	(26%)
Net Cost	<u>\$322,757</u>	<u>\$365,828</u>	<u>\$400,654</u>	<u>\$499,744</u>	<u>\$470,628</u>	<u>(\$29,116)</u>	<u>(6%)</u>

2024 BUSINESS PLAN
Revenue and Expenditure Report
613 - PERFORMING ARTS CENTER

	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Budget</u>	<u>2024 Budget</u>	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Clubhouse Rentals and Event Fees	\$61,702	\$35,521	\$273,710	\$324,500	\$346,193	(\$21,693)	(7%)
Fees and Charges for Services to Residents	0	0	298	0	0	0	0%
Miscellaneous	5,254	9,345	11,867	38,350	12,550	25,800	67%
Total Non-Assessment Revenue	<u>66,956</u>	<u>44,866</u>	<u>285,875</u>	<u>362,850</u>	<u>358,743</u>	<u>4,107</u>	<u>1%</u>
Expenses:							
Employee Compensation	156,329	203,062	279,227	340,068	310,741	(29,327)	(9%)
Expenses Related to Employee Compensation	44,636	43,602	74,329	104,583	86,312	(18,271)	(17%)
Materials and Supplies	4,067	8,647	15,661	24,000	24,350	350	1%
Community Events	64,980	2,602	236,260	200,000	250,164	50,164	25%
Utilities and Telephone	62,671	71,429	124,932	107,986	116,459	8,473	8%
Equipment Rental	137	0	0	0	0	0	0%
Outside Services	11,546	9,072	32,660	8,657	28,975	20,318	235%
Repairs and Maintenance	2,118	2,250	4,997	6,700	9,930	3,230	48%
Other Operating Expense	2,242	2,726	3,076	3,785	4,110	325	9%
Property and Sales Tax	49	49	49	49	49	0	0%
Total Expenses	<u>348,774</u>	<u>343,439</u>	<u>771,191</u>	<u>795,828</u>	<u>831,090</u>	<u>35,262</u>	<u>4%</u>
Net Cost (before allocations)	<u>\$281,818</u>	<u>\$298,573</u>	<u>\$485,316</u>	<u>\$432,978</u>	<u>\$472,347</u>	<u>\$39,369</u>	<u>9%</u>
Allocated From Departments	91,498	104,504	104,701	111,124	98,773	(12,351)	(11%)
Net Cost	<u>\$373,315</u>	<u>\$403,077</u>	<u>\$590,017</u>	<u>\$544,102</u>	<u>\$571,121</u>	<u>\$27,018</u>	<u>5%</u>

2024 BUSINESS PLAN
Revenue and Expenditure Report
614 - CLUBHOUSE 4

	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Budget</u>	<u>2024 Budget</u>	Assessment Increase/ (Decrease)	<u>VAR %</u>
Non-Assessment Revenues:							
Clubhouse Rentals and Event Fees	\$489	\$2,040	\$1,940	\$2,040	\$2,000	\$40	2%
Rentals	0	0	(25)	0	0	0	0%
Miscellaneous	3,699	5,100	10,648	11,625	8,090	3,535	30%
Total Non-Assessment Revenue	<u>4,188</u>	<u>7,140</u>	<u>12,563</u>	<u>13,665</u>	<u>10,090</u>	<u>3,575</u>	<u>26%</u>
Expenses:							
Employee Compensation	140,734	178,674	184,375	179,781	204,782	25,001	14%
Expenses Related to Employee Compensation	50,141	61,395	64,915	59,022	63,686	4,665	8%
Materials and Supplies	28,395	19,890	37,661	43,855	50,625	6,770	15%
Community Events	0	2,760	2,610	3,260	3,393	133	4%
Utilities and Telephone	74,866	115,478	156,942	132,538	151,648	19,110	14%
Outside Services	716	275	464	5,909	8,325	2,416	41%
Repairs and Maintenance	5,899	2,080	9,048	6,194	9,220	3,026	49%
Other Operating Expense	1,195	3,667	4,049	3,233	4,833	1,600	49%
Property and Sales Tax	44	44	44	44	44	0	0%
Total Expenses	<u>301,990</u>	<u>384,263</u>	<u>460,107</u>	<u>433,836</u>	<u>496,557</u>	<u>62,721</u>	<u>14%</u>
Net Cost (before allocations)	<u>\$297,801</u>	<u>\$377,123</u>	<u>\$447,544</u>	<u>\$420,171</u>	<u>\$486,467</u>	<u>\$66,296</u>	<u>16%</u>
Allocated To Departments	(30,442)	(37,661)	(39,596)	(38,280)	(52,110)	(13,830)	(36%)
Allocated From Departments	1,158	920	41,267	70,267	88,328	18,061	26%
Net Cost	<u>\$268,518</u>	<u>\$340,383</u>	<u>\$449,215</u>	<u>\$452,158</u>	<u>\$522,685</u>	<u>\$70,527</u>	<u>16%</u>

2024 BUSINESS PLAN
Revenue and Expenditure Report
615 - CLUBHOUSE 5

	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Budget</u>	<u>2024 Budget</u>	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Clubhouse Rentals and Event Fees	\$7,850	\$29,018	\$125,381	\$152,800	\$156,830	(\$4,030)	(3%)
Miscellaneous	510	10,947	49,470	7,350	8,720	(1,370)	(19%)
Total Non-Assessment Revenue	<u>8,360</u>	<u>39,965</u>	<u>174,851</u>	<u>160,150</u>	<u>165,550</u>	<u>(5,400)</u>	<u>(3%)</u>
Expenses:							
Employee Compensation	88,777	83,061	130,221	152,016	157,863	5,847	4%
Expenses Related to Employee Compensation	31,035	19,781	28,714	52,698	51,065	(1,633)	(3%)
Materials and Supplies	13,840	12,883	13,507	2,600	7,400	4,800	185%
Community Events	12,632	11,161	92,184	102,900	108,150	5,250	5%
Utilities and Telephone	77,176	116,439	175,747	143,324	160,275	16,951	12%
Outside Services	934	3,643	13,261	7,848	12,158	4,310	55%
Repairs and Maintenance	2,652	3,120	2,714	5,600	5,880	280	5%
Other Operating Expense	1,079	3,678	4,374	4,135	21,250	17,115	414%
Property and Sales Tax	53	53	53	53	53	0	0%
Uncollectible Accounts	0	1,665	0	0	0	0	0%
Total Expenses	<u>228,177</u>	<u>255,485</u>	<u>460,774</u>	<u>471,174</u>	<u>524,094</u>	<u>52,920</u>	<u>11%</u>
Net Cost (before allocations)	<u>\$219,818</u>	<u>\$215,520</u>	<u>\$285,923</u>	<u>\$311,024</u>	<u>\$358,544</u>	<u>\$47,520</u>	<u>15%</u>
Allocated From Departments	104,715	117,040	122,181	124,771	108,970	(15,801)	(13%)
Net Cost	<u>\$324,532</u>	<u>\$332,560</u>	<u>\$408,104</u>	<u>\$435,795</u>	<u>\$467,514</u>	<u>\$31,718</u>	<u>7%</u>

2024 BUSINESS PLAN
Revenue and Expenditure Report
616 - CLUBHOUSE 6

	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Budget</u>	<u>2024 Budget</u>	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Clubhouse Rentals and Event Fees	\$3,948	\$2,100	\$2,301	\$22,000	\$21,000	\$1,000	5%
Miscellaneous	250	74	510	1,600	1,800	(200)	(13%)
Total Non-Assessment Revenue	<u>4,198</u>	<u>2,174</u>	<u>2,811</u>	<u>23,600</u>	<u>22,800</u>	<u>800</u>	<u>3%</u>
Expenses:							
Employee Compensation	29,916	47,680	6,958	72,274	74,884	2,610	4%
Expenses Related to Employee Compensation	7,867	15,665	4,737	30,345	28,774	(1,571)	(5%)
Materials and Supplies	631	44	5,803	5,000	4,700	(300)	(6%)
Utilities and Telephone	17,629	22,946	19,151	30,950	30,144	(806)	(3%)
Equipment Rental	0	0	0	200	0	(200)	(100%)
Outside Services	133	373	766	1,191	1,708	517	43%
Repairs and Maintenance	678	0	0	1,150	1,435	285	25%
Other Operating Expense	890	2,600	1,310	2,235	2,750	515	23%
Total Expenses	<u>57,745</u>	<u>89,308</u>	<u>38,725</u>	<u>143,345</u>	<u>144,395</u>	<u>1,050</u>	<u>1%</u>
Net Cost (before allocations)	<u>\$53,547</u>	<u>\$87,133</u>	<u>\$35,914</u>	<u>\$119,745</u>	<u>\$121,595</u>	<u>\$1,850</u>	<u>2%</u>
Allocated From Departments	60,349	67,004	85,470	123,868	101,887	(21,981)	(18%)
Net Cost	<u>\$113,896</u>	<u>\$154,137</u>	<u>\$121,384</u>	<u>\$243,613</u>	<u>\$223,481</u>	<u>(\$20,131)</u>	<u>(8%)</u>

2024 BUSINESS PLAN
Revenue and Expenditure Report
617 - CLUBHOUSE 7

	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Budget</u>	<u>2024 Budget</u>	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Clubhouse Rentals and Event Fees	\$4,946	\$4,486	\$4,551	\$32,640	\$25,000	\$7,640	23%
Miscellaneous	14,335	9,560	25,907	38,984	27,200	11,784	30%
Total Non-Assessment Revenue	<u>19,281</u>	<u>14,046</u>	<u>30,458</u>	<u>71,624</u>	<u>52,200</u>	<u>19,424</u>	<u>27%</u>
Expenses:							
Employee Compensation	55,833	54,279	55,634	124,944	124,652	(292)	0%
Expenses Related to Employee Compensation	14,230	17,068	19,143	35,852	33,981	(1,871)	(5%)
Materials and Supplies	8,713	2,963	7,335	1,140	7,100	5,960	523%
Community Events	5,292	0	84	5,000	0	(5,000)	(100%)
Utilities and Telephone	36,211	52,411	61,684	62,182	68,477	6,295	10%
Outside Services	3,137	1,715	6,790	5,066	7,810	2,744	54%
Repairs and Maintenance	130	160	42	500	500	0	0%
Other Operating Expense	589	2,009	2,567	3,495	3,400	(95)	(3%)
Property and Sales Tax	179	179	179	179	179	0	0%
Total Expenses	<u>124,313</u>	<u>130,782</u>	<u>153,456</u>	<u>238,358</u>	<u>246,098</u>	<u>7,741</u>	<u>3%</u>
Net Cost (before allocations)	<u>\$105,032</u>	<u>\$116,736</u>	<u>\$122,998</u>	<u>\$166,734</u>	<u>\$193,898</u>	<u>\$27,165</u>	<u>16%</u>
Allocated From Departments	56,555	62,840	79,692	119,422	101,887	(17,535)	(15%)
Net Cost	<u>\$161,586</u>	<u>\$179,577</u>	<u>\$202,689</u>	<u>\$286,155</u>	<u>\$295,785</u>	<u>\$9,630</u>	<u>3%</u>

2024 BUSINESS PLAN
Revenue and Expenditure Report
620 - EQUESTRIAN

	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Budget</u>	<u>2024 Budget</u>	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Clubhouse Rentals and Event Fees	\$7,110	\$11,337	\$28,201	\$11,000	\$7,350	\$3,650	33%
Broadband Services	0	0	0	0	9,000	(9,000)	0%
Miscellaneous	91,692	108,841	181,485	176,740	225,238	(48,498)	(27%)
Total Non-Assessment Revenue	<u>98,801</u>	<u>120,177</u>	<u>209,685</u>	<u>187,740</u>	<u>241,588</u>	<u>(53,848)</u>	<u>(29%)</u>
Expenses:							
Employee Compensation	188,553	252,557	303,131	281,023	389,452	108,430	39%
Expenses Related to Employee Compensation	46,471	60,682	61,462	99,877	120,732	20,855	21%
Materials and Supplies	105,767	106,792	205,093	134,464	203,948	69,484	52%
Community Events	23	142	8,252	9,300	8,100	(1,200)	(13%)
Utilities and Telephone	64,863	18,944	22,465	25,450	23,699	(1,751)	(7%)
Outside Services	5,045	29,150	25,844	4,793	20,450	15,657	327%
Repairs and Maintenance	16,416	17,652	17,967	16,000	21,200	5,200	33%
Other Operating Expense	3,052	2,493	1,522	3,819	4,289	470	12%
Property and Sales Tax	56	28	56	56	56	0	0%
Total Expenses	<u>430,247</u>	<u>488,441</u>	<u>645,792</u>	<u>574,782</u>	<u>791,927</u>	<u>217,145</u>	<u>38%</u>
Net Cost (before allocations)	<u>\$331,445</u>	<u>\$368,263</u>	<u>\$436,106</u>	<u>\$387,042</u>	<u>\$550,339</u>	<u>\$163,297</u>	<u>42%</u>
Allocated From Departments	42,730	47,099	56,618	45,600	53,730	8,130	18%
Net Cost	<u>\$374,175</u>	<u>\$415,363</u>	<u>\$492,725</u>	<u>\$432,642</u>	<u>\$604,069</u>	<u>\$171,427</u>	<u>40%</u>

2024 BUSINESS PLAN
Revenue and Expenditure Report
670 - GOLF OPERATIONS - 27 HOLE

	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Budget</u>	<u>2024 Budget</u>	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Golf Operations	\$235,173	\$274,432	\$310,718	\$332,900	\$326,000	\$6,900	2%
Merchandise Sales	139,787	296,061	314,534	310,000	325,000	(15,000)	(5%)
Clubhouse Rentals and Event Fees	3,088	4,659	25,085	7,700	21,550	(13,850)	(180%)
Miscellaneous	(150)	38	50	1,150	1,150	0	0%
Total Non-Assessment Revenue	<u>377,899</u>	<u>575,189</u>	<u>650,386</u>	<u>651,750</u>	<u>673,700</u>	<u>(21,950)</u>	<u>(3%)</u>
Expenses:							
Employee Compensation	537,511	580,118	607,767	575,295	635,130	59,836	10%
Expenses Related to Employee Compensation	107,630	121,816	120,411	125,714	135,184	9,470	8%
Materials and Supplies	29,956	48,544	55,120	30,400	42,700	12,300	40%
Cost of Goods Sold	99,459	204,387	223,256	202,500	208,000	5,500	3%
Community Events	0	0	255	1,500	1,500	0	0%
Utilities and Telephone	43,813	74,444	121,784	56,653	81,579	24,926	44%
Equipment Rental	42,508	43,586	61,083	52,154	62,000	9,846	19%
Outside Services	3,133	12,519	12,214	12,495	8,800	(3,695)	(30%)
Repairs and Maintenance	4,937	7,098	6,488	9,838	7,650	(2,188)	(22%)
Other Operating Expense	5,375	7,316	6,290	8,766	8,550	(216)	(2%)
Property and Sales Tax	11,534	22,988	24,105	23,801	24,881	1,080	5%
Total Expenses	<u>885,857</u>	<u>1,122,815</u>	<u>1,238,771</u>	<u>1,099,115</u>	<u>1,215,974</u>	<u>116,859</u>	<u>11%</u>
Net Cost (before allocations)	<u>\$507,958</u>	<u>\$547,626</u>	<u>\$588,385</u>	<u>\$447,365</u>	<u>\$542,274</u>	<u>\$94,909</u>	<u>21%</u>
Allocated From Departments	37,019	41,748	49,812	44,236	27,211	(17,026)	(38%)
Net Cost	<u>\$544,977</u>	<u>\$589,373</u>	<u>\$638,198</u>	<u>\$491,602</u>	<u>\$569,485</u>	<u>\$77,884</u>	<u>16%</u>

2024 BUSINESS PLAN
Revenue and Expenditure Report
672 - VILLAGE GREENS CAFÉ

	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Budget</u>	<u>2024 Budget</u>	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Clubhouse Rentals and Event Fees	\$0	\$0	(\$100)	\$0	\$0	\$0	0%
Rentals	54,000	54,000	54,430	54,000	63,000	(9,000)	(17%)
Total Non-Assessment Revenue	<u>54,000</u>	<u>54,000</u>	<u>54,330</u>	<u>54,000</u>	<u>63,000</u>	<u>(9,000)</u>	<u>(17%)</u>
Expenses:							
Materials and Supplies	1,443	0	0	0	0	0	0%
Utilities and Telephone	13,833	18,156	23,481	19,857	26,839	6,982	35%
Repairs and Maintenance	1,926	4,032	8,503	8,000	10,000	2,000	25%
Other Operating Expense	267	1,811	2,183	1,755	1,955	200	11%
Total Expenses	<u>17,469</u>	<u>23,999</u>	<u>34,168</u>	<u>29,612</u>	<u>38,794</u>	<u>9,182</u>	<u>31%</u>
Net Cost (before allocations)	<u>(\$36,531)</u>	<u>(\$30,001)</u>	<u>(\$20,162)</u>	<u>(\$24,388)</u>	<u>(\$24,206)</u>	<u>\$182</u>	<u>1%</u>
Allocated From Departments	7,589	8,328	11,557	8,892	5,570	(3,323)	(37%)
Net Cost	<u>(\$28,942)</u>	<u>(\$21,674)</u>	<u>(\$8,606)</u>	<u>(\$15,496)</u>	<u>(\$18,636)</u>	<u>(\$3,141)</u>	<u>(20%)</u>

2024 BUSINESS PLAN
Revenue and Expenditure Report
680 - GOLF OPERATIONS - 9 HOLE

	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Budget</u>	<u>2024 Budget</u>	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Golf Operations	<u>\$1,279</u>	<u>\$1,585</u>	<u>\$2,932</u>	<u>\$1,400</u>	<u>\$1,400</u>	<u>\$0</u>	<u>0%</u>
Total Non-Assessment Revenue	<u>1,279</u>	<u>1,585</u>	<u>2,932</u>	<u>1,400</u>	<u>1,400</u>	<u>0</u>	<u>0%</u>
Expenses:							
Employee Compensation	39,890	44,288	29,028	71,308	37,350	(33,958)	(48%)
Expenses Related to Employee Compensation	7,216	8,939	5,818	11,196	6,095	(5,102)	(46%)
Materials and Supplies	0	0	289	900	1,000	100	11%
Utilities and Telephone	1,057	1,159	1,086	2,871	2,327	(544)	(19%)
Other Operating Expense	320	0	0	0	400	400	0%
Property and Sales Tax	125	125	125	125	125	0	0%
Total Expenses	<u>48,607</u>	<u>54,511</u>	<u>36,346</u>	<u>86,400</u>	<u>47,296</u>	<u>(39,103)</u>	<u>(45%)</u>
Net Cost (before allocations)	<u>\$47,328</u>	<u>\$52,926</u>	<u>\$33,414</u>	<u>\$85,000</u>	<u>\$45,896</u>	<u>(\$39,103)</u>	<u>(46%)</u>
Allocated From Departments	26,199	29,529	33,464	31,282	24,133	(7,149)	(23%)
Net Cost	<u>\$73,527</u>	<u>\$82,455</u>	<u>\$66,878</u>	<u>\$116,282</u>	<u>\$70,029</u>	<u>(\$46,252)</u>	<u>(40%)</u>

2024 BUSINESS PLAN
Revenue and Expenditure Report
690 - AQUATICS

	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Budget</u>	<u>2024 Budget</u>	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Miscellaneous	\$0	\$0	\$1,448	\$0	\$0	\$0	0%
Total Non-Assessment Revenue	<u>0</u>	<u>0</u>	<u>1,448</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0%</u>
Expenses:							
Employee Compensation	73,501	66,818	63,431	67,834	70,942	3,108	5%
Expenses Related to Employee Compensation	25,553	28,845	28,743	29,685	31,414	1,728	6%
Materials and Supplies	56,585	64,863	117,527	59,625	114,370	54,745	92%
Utilities and Telephone	112,122	150,759	236,028	205,286	222,150	16,864	8%
Outside Services	314,905	529,159	611,098	505,000	505,000	0	0%
Repairs and Maintenance	20	0	0	0	0	0	0%
Other Operating Expense	2,632	2,894	3,408	3,500	2,925	(575)	(16%)
Total Expenses	<u>585,318</u>	<u>843,338</u>	<u>1,060,235</u>	<u>870,930</u>	<u>946,800</u>	<u>75,870</u>	<u>9%</u>
Net Cost (before allocations)	<u>\$585,318</u>	<u>\$843,338</u>	<u>\$1,058,787</u>	<u>\$870,930</u>	<u>\$946,800</u>	<u>\$75,870</u>	<u>9%</u>
Allocated From Departments	104,418	118,912	106,187	57,313	74,723	17,410	30%
Net Cost	<u>\$689,736</u>	<u>\$962,250</u>	<u>\$1,164,974</u>	<u>\$928,243</u>	<u>\$1,021,523</u>	<u>\$93,280</u>	<u>10%</u>

2024 BUSINESS PLAN
Revenue and Expenditure Report
691 - FITNESS

	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Budget</u>	<u>2024 Budget</u>	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Merchandise Sales	\$290	\$54	\$174	\$926	\$174	\$752	81%
Clubhouse Rentals and Event Fees	2,006	(1,010)	695	2,006	5,000	(2,994)	(149%)
Miscellaneous	35,768	45,196	107,748	127,555	106,325	21,230	17%
Total Non-Assessment Revenue	<u>38,064</u>	<u>44,240</u>	<u>108,617</u>	<u>130,487</u>	<u>111,499</u>	<u>18,988</u>	<u>15%</u>
Expenses:							
Employee Compensation	202,608	272,109	333,886	391,174	414,842	23,668	6%
Expenses Related to Employee Compensation	77,774	99,576	112,792	105,763	79,105	(26,657)	(25%)
Materials and Supplies	21,307	15,888	15,528	12,599	17,361	4,762	38%
Community Events	762	159	5,884	16,000	16,949	949	6%
Equipment Rental	19,449	26,614	25,386	60,000	80,000	20,000	33%
Outside Services	10,986	10,357	31,011	28,843	28,800	(43)	0%
Repairs and Maintenance	4,209	6,551	11,450	10,804	13,242	2,438	23%
Other Operating Expense	536	768	505	2,416	2,868	452	19%
Property and Sales Tax	21	4	13	0	13	13	0%
Total Expenses	<u>337,651</u>	<u>432,026</u>	<u>536,453</u>	<u>627,599</u>	<u>653,181</u>	<u>25,582</u>	<u>4%</u>
Net Cost (before allocations)	<u>\$299,587</u>	<u>\$387,786</u>	<u>\$427,836</u>	<u>\$497,112</u>	<u>\$541,682</u>	<u>\$44,570</u>	<u>9%</u>
Allocated From Departments	38,478	42,746	55,255	45,473	22,929	(22,544)	(50%)
Net Cost	<u>\$338,065</u>	<u>\$430,533</u>	<u>\$483,091</u>	<u>\$542,584</u>	<u>\$564,611</u>	<u>\$22,026</u>	<u>4%</u>

Develop, administer and implement all human resources and safety/environmental functions, ensuring that programs and policies are designed to meet organizational goals and protect the company, the community and staff in accordance with best practices and governmental laws and regulations.

Key Functional Areas

- Benefits administration
- Collective bargaining and contract negotiations
- Labor/Employee relations
- Legal and governmental compliance
- Legal investigations, mediations, arbitrations and documents
- Human resources information systems (HRIS)
- Equal employment opportunity (EEO)
- Safety/Environmental (including hazardous waste)
- Recruitment and onboarding
- Training programs (harassment prevention, management prevention, cultural sensitivity, customer service)
- Employee communication and programs
- Employee events
- Workers' compensation and industrial medical benefits
- South Coast Air Quality Management District compliance

Risk Management and Insurance

Capture the cost of insurance premiums and deductibles for property and disaster insurance on community facilities, general and auto liability coverage, directors' and officers' liability insurance, and other miscellaneous coverage. Coordinate insurance claims and interaction with residents, insurance providers and brokers.

2024 BUSINESS PLAN
Revenue and Expenditure Report
SUMMARY: DEPARTMENT OF HUMAN RESOURCE SERVICES

	2020 Actual	2021 Actual	2022 Actual	2023 Budget	2024 Budget	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Miscellaneous	\$6,069	\$3,992	\$5,769	\$250	\$5,500	(\$5,250)	(2100%)
Total Non-Assessment Revenue	6,069	3,992	5,769	250	5,500	(5,250)	(2100%)
Expenses:							
Employee Compensation	609,459	707,604	826,112	801,531	835,906	34,375	4%
Expenses Related to Employee Compensation	144,875	156,305	193,677	190,210	182,578	(7,632)	(4%)
Materials and Supplies	4,629	7,145	6,950	9,900	9,900	0	0%
Legal Fees	420,653	221,176	103,282	250,000	250,000	0	0%
Professional Fees	114,633	85,982	145,279	123,800	140,500	16,700	13%
Outside Services	48,437	54,432	76,931	54,676	45,200	(9,476)	(17%)
Other Operating Expense	179,824	266,551	336,904	380,005	396,230	16,225	4%
Insurance	7,353,437	13,248,207	15,108,675	16,512,236	18,853,220	2,340,984	14%
Total Expenses	8,875,948	14,747,401	16,797,810	18,322,358	20,713,534	2,391,176	13%
Net Cost (before allocations)	\$8,869,879	\$14,743,409	\$16,792,040	\$18,322,108	\$20,708,034	\$2,385,926	13%
Allocated To Departments	(964,858)	(1,127,668)	(1,347,580)	(1,357,894)	(1,374,415)	(16,521)	(1%)
Allocated From Departments	37,143	19,651	21,757	22,691	24,163	1,472	6%
Net Cost	\$7,942,163	\$13,635,392	\$15,466,217	\$16,986,905	\$19,357,782	\$2,370,876	14%

2024 BUSINESS PLAN
Revenue and Expenditure Report
700 - HUMAN RESOURCE SERVICES

	2020 Actual	2021 Actual	2022 Actual	2023 Budget	2024 Budget	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Miscellaneous	\$6,069	\$3,992	\$5,769	\$250	\$5,500	(\$5,250)	(2100%)
Total Non-Assessment Revenue	6,069	3,992	5,769	250	5,500	(5,250)	(2100%)
Expenses:							
Employee Compensation	609,459	707,604	826,112	801,531	835,906	34,375	4%
Expenses Related to Employee Compensation	144,875	156,305	193,677	190,210	182,578	(7,632)	(4%)
Materials and Supplies	4,629	7,145	6,950	9,900	9,900	0	0%
Legal Fees	420,653	221,176	103,282	250,000	250,000	0	0%
Professional Fees	114,633	111,983	105,678	108,800	105,500	(3,300)	(3%)
Outside Services	21,304	29,698	45,580	29,676	45,200	15,524	52%
Other Operating Expense	179,824	266,301	336,904	380,005	396,230	16,225	4%
Total Expenses	1,495,378	1,500,212	1,618,182	1,770,122	1,825,314	55,192	3%
Net Cost (before allocations)	\$1,489,309	\$1,496,221	\$1,612,413	\$1,769,872	\$1,819,814	\$49,942	3%
Allocated To Departments	(964,858)	(1,127,668)	(1,347,580)	(1,357,894)	(1,374,415)	(16,521)	(1%)
Allocated From Departments	37,143	19,651	21,757	22,691	24,163	1,472	6%
Net Cost	\$561,593	\$388,203	\$286,590	\$434,669	\$469,562	\$34,892	8%

2024 BUSINESS PLAN
Revenue and Expenditure Report
350 - INSURANCE

	2020 Actual	2021 Actual	2022 Actual	2023 Budget	2024 Budget	Assessment Increase/ (Decrease)	VAR %
Expenses:							
Professional Fees	\$0	(\$26,001)	\$39,601	\$15,000	\$35,000	\$20,000	133%
Outside Services	27,133	24,733	31,351	25,000	0	(25,000)	(100%)
Other Operating Expense	0	250	0	0	0	0	0%
Insurance	7,353,437	13,248,207	15,108,675	16,512,236	18,853,220	2,340,984	14%
Total Expenses	7,380,570	13,247,189	15,179,628	16,552,236	18,888,220	2,335,984	14%
Net Cost (before allocations)	7,380,570	13,247,189	15,179,628	16,552,236	18,888,220	2,335,984	14%
Net Cost	7,380,570	13,247,189	15,179,628	16,552,236	18,888,220	2,335,984	14%



DEPARTMENT OF MAINTENANCE & CONSTRUCTION

Laguna Woods Village®

Department Head: Manuel Gomez

Operate, maintain, repair and replace Laguna Woods Village's physical assets or resources via the following services:

Administration

Plan, organize, manage and implement maintenance operations and provide committee and board support. Liaise with GRF and housing mutual boards of directors, committees, task forces, individual directors and residents on annual and special maintenance activities. Study, analyze, report and recommend on wide-ranging maintenance subjects to improve community maintenance and department operation effectiveness/efficiencies.

Maintenance Services

Provide management, supervision and administrative support for mutual component replacement programs, service requests and annual maintenance projects, such as waste line and copper water pipe remediation. Provide oversight to the following work centers: appliance, electrical, plumbing and facility services that also maintain heating/cooling units and pools at GRF facilities.

Maintenance Operations

Provide management and oversight of building maintenance for interior carpentry, exterior general carpentry maintenance, dry rot, interior/exterior painting and interior manor components, such as vinyl flooring, countertops, shower/bath enclosures, ceramic tile and low-flow toilets. Provide oversight to the following programs and work centers: prior to paint, exterior paint, top coat, carpentry and interior component replacements, pest control and fumigation, and Garden Villa building renovations.

Manor Alterations

Manage and process consent and alteration variance applications for the housing mutuals. Perform resale inspections for compliance with mutual standards. Investigate and coordinate containment, testing and cleanup of mutual property damage resulting from member alterations. Provide technical and administrative support and make recommendations to the architectural controls and standards committees.

Damage Restoration

Evaluate moisture intrusion events, assess property damage and coordinate necessary remediation and restoration services with numerous vendors and in-house staff while following strict federal, state and local regulations regarding hazardous materials such as asbestos, mold, lead and bacteria. Report to the executive and member hearing committees regarding damages sustained from resident alterations, negligence or vehicle accidents.

Project Management

Prepare scopes of work and specifications for capital projects, create and monitor critical path project schedules and construction budgets, plan and inspect construction



DEPARTMENT OF MAINTENANCE & CONSTRUCTION

Laguna Woods Village®

Department Head: Manuel Gomez

work, manage requests for information and submittal approval process, research information on products and new construction methods, write detailed status reports and monitor elevator, roofing, shepherd's crook and asphalt annual contracts.

2024 BUSINESS PLAN
Revenue and Expenditure Report
SUMMARY: DEPARTMENT OF MAINTENANCE & CONSTRUCTION

	2020 Actual	2021 Actual	2022 Actual	2023 Budget	2024 Budget	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Chargeable Service	\$0	(\$20)	\$0	\$0	\$0	\$0	0%
Fees and Charges for Services to Residents	766,807	1,301,422	1,816,969	1,856,970	5,415,834	(3,558,863)	(192%)
Miscellaneous	1,650	0	31,639	31,775	55,500	(23,725)	(75%)
Total Non-Assessment Revenue	768,457	1,301,402	1,848,608	1,888,745	5,471,334	(3,582,588)	(190%)
Expenses:							
Employee Compensation	8,605,653	10,266,968	10,366,261	11,350,417	11,629,652	279,235	2%
Expenses Related to Employee Compensation	3,741,921	3,993,425	4,168,817	4,553,091	4,583,316	30,224	1%
Materials and Supplies	2,217,871	2,999,132	3,275,883	3,893,043	4,358,926	465,883	12%
Cost of Goods Sold	833	55,607	(12,857)	7,000	7,000	0	0%
Utilities and Telephone	13,372	29,348	27,745	40,140	40,140	0	0%
Professional Fees	72,473	29,505	123,301	151,900	205,500	53,600	35%
Equipment Rental	85,254	90,798	59,243	94,000	99,000	5,000	5%
Outside Services	15,624,233	14,865,643	15,081,823	16,476,260	18,376,940	1,900,680	12%
Repairs and Maintenance	28,866	59,270	45,240	118,000	516,967	398,967	338%
Other Operating Expense	82,413	88,130	88,029	164,190	168,560	4,370	3%
Total Expenses	30,472,889	32,477,828	33,223,486	36,848,041	39,986,000	3,137,959	9%
Net Cost (before allocations)	\$29,704,432	\$31,176,426	\$31,374,878	\$34,959,296	\$34,514,666	(\$444,630)	(1%)
Allocated To Departments	(471,574)	(540,763)	(470,098)	(775,188)	(782,558)	(7,371)	(1%)
Allocated From Departments	828,092	946,359	1,041,319	1,209,691	1,262,090	52,399	4%
Net Cost	\$30,060,951	\$31,582,022	\$31,946,099	\$35,393,800	\$34,994,198	(\$399,602)	(1%)

2024 BUSINESS PLAN
Revenue and Expenditure Report
900 - MAINTENANCE OPERATIONS

	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Budget</u>	<u>2024 Budget</u>	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Fees and Charges for Services to Residents	\$98	\$0	\$884	\$0	\$0	\$0	0%
Total Non-Assessment Revenue	98	0	884	0	0	0	0%
Expenses:							
Employee Compensation	531,102	504,511	623,563	698,611	732,880	34,269	5%
Expenses Related to Employee Compensation	115,878	99,402	89,273	149,935	144,694	(5,241)	(3%)
Materials and Supplies	823	890	3,103	3,500	3,500	0	0%
Outside Services	50,799	66,644	81,828	100,100	105,000	4,900	5%
Repairs and Maintenance	50	0	0	0	0	0	0%
Other Operating Expense	699	2,579	(229)	9,080	7,250	(1,830)	(20%)
Total Expenses	699,352	674,027	797,538	961,226	993,324	32,098	3%
Net Cost (before allocations)	\$699,253	\$674,027	\$796,655	\$961,226	\$993,324	\$32,098	3%
Allocated From Departments	312,235	404,848	374,138	453,086	491,191	38,105	8%
Net Cost	\$1,011,488	\$1,078,875	\$1,170,792	\$1,414,312	\$1,484,515	\$70,203	5%

2024 BUSINESS PLAN
Revenue and Expenditure Report
904 - MAINTENANCE SERVICES

	2020 Actual	2021 Actual	2022 Actual	2023 Budget	2024 Budget	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Miscellaneous	\$0	\$0	\$145	\$0	\$0	\$0	0%
Total Non-Assessment Revenue	0	0	145	0	0	0	0%
Expenses:							
Employee Compensation	402,437	486,167	477,853	463,898	464,578	680	0%
Expenses Related to Employee Compensation	124,185	132,046	119,657	134,457	124,906	(9,551)	(7%)
Materials and Supplies	4,918	7,196	9,699	9,500	9,500	0	0%
Professional Fees	0	0	0	5,000	5,000	0	0%
Outside Services	1,807,657	3,161,032	3,651,489	4,099,595	5,095,535	995,940	24%
Other Operating Expense	919	2,080	3,918	10,250	10,450	200	2%
Total Expenses	2,340,116	3,788,520	4,262,617	4,722,700	5,709,969	987,269	21%
Net Cost (before allocations)	\$2,340,116	\$3,788,520	\$4,262,472	\$4,722,700	\$5,709,969	\$987,269	21%
Allocated To Departments	(123,416)	(141,870)	(126,922)	(99,170)	(97,771)	1,399	1%
Allocated From Departments	686	142	2,599	2,673	3,067	395	15%
Net Cost	\$2,217,385	\$3,646,792	\$4,138,149	\$4,626,204	\$5,615,266	\$989,062	21%

2024 BUSINESS PLAN
Revenue and Expenditure Report
909 - DAMAGE RESTORATION

	2020 Actual	2021 Actual	2022 Actual	2023 Budget	2024 Budget	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Fees and Charges for Services to Residents	\$85,876	\$183,407	\$507,140	\$460,000	\$4,038,240	(\$3,578,240)	(778%)
Total Non-Assessment Revenue	85,876	183,407	507,140	460,000	4,038,240	(3,578,240)	(778%)
Expenses:							
Employee Compensation	300,537	406,957	507,557	607,586	894,937	287,352	47%
Expenses Related to Employee Compensation	63,195	64,062	103,518	176,919	166,702	(10,218)	(6%)
Materials and Supplies	12,785	13,515	6,718	12,450	12,450	0	0%
Outside Services	5,388,818	3,942,519	4,213,904	3,620,000	3,600,000	(20,000)	(1%)
Other Operating Expense	1,427	7,563	6,402	10,500	11,000	500	5%
Total Expenses	5,766,763	4,434,616	4,838,099	4,427,455	4,685,089	257,634	6%
Net Cost (before allocations)	\$5,680,887	\$4,251,209	\$4,330,960	\$3,967,455	\$646,849	(\$3,320,606)	(84%)
Allocated To Departments	(345)	(1,567)	0	0	0	0	0%
Allocated From Departments	849	1,138	2,309	2,981	5,464	2,482	83%
Net Cost	\$5,681,391	\$4,250,780	\$4,333,269	\$3,970,436	\$652,313	(\$3,318,123)	(84%)

2024 BUSINESS PLAN
Revenue and Expenditure Report
910 - BUILDING MAINTENANCE

	2020 Actual	2021 Actual	2022 Actual	2023 Budget	2024 Budget	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Fees and Charges for Services to Residents	\$0	\$11,726	\$20,625	\$2,000	\$2,100	(\$100)	(5%)
Miscellaneous	0	0	500	0	0	0	0%
Total Non-Assessment Revenue	0	11,726	21,125	2,000	2,100	(100)	(5%)
Expenses:							
Employee Compensation	539,269	585,724	591,197	680,785	650,775	(30,010)	(4%)
Expenses Related to Employee Compensation	141,224	144,688	170,808	209,961	195,042	(14,919)	(7%)
Materials and Supplies	116,925	21,208	13,412	10,325	10,325	0	0%
Cost of Goods Sold	0	0	406	0	0	0	0%
Professional Fees	11,284	3,050	28,140	41,400	103,000	61,600	149%
Outside Services	1,489,822	1,390,580	1,110,915	2,300,355	2,686,844	386,489	17%
Repairs and Maintenance	2,563	550	510	32,000	430,967	398,967	1247%
Other Operating Expense	9,937	8,873	9,380	24,500	24,500	0	0%
Total Expenses	2,311,024	2,154,673	1,924,769	3,299,326	4,101,452	802,126	24%
Net Cost (before allocations)	\$2,311,024	\$2,142,948	\$1,903,644	\$3,297,326	\$4,099,352	\$802,026	24%
Allocated To Departments	0	0	0	(156,159)	(148,526)	7,632	5%
Allocated From Departments	4,041	3,882	1,943	1,588	2,905	1,317	83%
Net Cost	\$2,315,066	\$2,146,830	\$1,905,588	\$3,142,755	\$3,953,731	\$810,976	26%

2024 BUSINESS PLAN
Revenue and Expenditure Report
911 - APPLIANCE

	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Budget</u>	<u>2024 Budget</u>	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Fees and Charges for Services to Residents	\$17,175	\$33,297	\$58,350	\$30,389	\$35,343	(\$4,954)	(16%)
Total Non-Assessment Revenue	<u>17,175</u>	<u>33,297</u>	<u>58,350</u>	<u>30,389</u>	<u>35,343</u>	<u>(4,954)</u>	<u>(16%)</u>
Expenses:							
Employee Compensation	240,684	248,369	280,686	302,744	311,792	9,048	3%
Expenses Related to Employee Compensation	121,141	126,177	139,992	144,892	152,621	7,729	5%
Materials and Supplies	368,470	398,111	548,577	666,174	681,810	15,636	2%
Cost of Goods Sold	139	4,733	(1,841)	3,500	3,500	0	0%
Outside Services	49,615	103,746	93,157	99,143	102,500	3,357	3%
Repairs and Maintenance	121	0	0	800	800	0	0%
Other Operating Expense	2,332	2,454	2,589	6,600	6,600	0	0%
Total Expenses	<u>782,503</u>	<u>883,589</u>	<u>1,063,161</u>	<u>1,223,853</u>	<u>1,259,623</u>	<u>35,770</u>	<u>3%</u>
Net Cost (before allocations)	<u>\$765,328</u>	<u>\$850,293</u>	<u>\$1,004,810</u>	<u>\$1,193,464</u>	<u>\$1,224,279</u>	<u>\$30,815</u>	<u>3%</u>
Allocated From Departments	45,229	50,793	50,563	36,319	36,075	(244)	(1%)
Net Cost	<u>\$810,556</u>	<u>\$901,085</u>	<u>\$1,055,373</u>	<u>\$1,229,783</u>	<u>\$1,260,354</u>	<u>\$30,571</u>	<u>2%</u>

2024 BUSINESS PLAN
Revenue and Expenditure Report
912 - CARPENTRY

	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Budget</u>	<u>2024 Budget</u>	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Fees and Charges for Services to Residents	\$7,858	(\$6,525)	\$33,530	\$160,587	\$164,181	(\$3,594)	(2%)
Miscellaneous	0	0	38	0	0	0	0%
Total Non-Assessment Revenue	<u>7,858</u>	<u>(6,525)</u>	<u>33,569</u>	<u>160,587</u>	<u>164,181</u>	<u>(3,594)</u>	<u>(2%)</u>
Expenses:							
Employee Compensation	1,655,220	1,987,268	2,113,645	2,225,698	2,236,470	10,772	0%
Expenses Related to Employee Compensation	911,531	946,068	1,016,497	1,046,941	1,072,816	25,875	2%
Materials and Supplies	474,869	702,890	690,922	809,789	907,566	97,777	12%
Cost of Goods Sold	42	2,169	(8,776)	0	0	0	0%
Utilities and Telephone	13,372	29,348	27,745	40,140	40,140	0	0%
Equipment Rental	39,542	52,639	34,672	40,000	45,000	5,000	13%
Outside Services	0	0	977	5,000	5,000	0	0%
Repairs and Maintenance	902	1,186	1,549	3,600	3,600	0	0%
Other Operating Expense	19,469	19,154	17,580	20,000	22,000	2,000	10%
Total Expenses	<u>3,114,946</u>	<u>3,740,721</u>	<u>3,894,812</u>	<u>4,191,168</u>	<u>4,332,592</u>	<u>141,424</u>	<u>3%</u>
Net Cost (before allocations)	<u>\$3,107,088</u>	<u>\$3,747,247</u>	<u>\$3,861,243</u>	<u>\$4,030,581</u>	<u>\$4,168,411</u>	<u>\$137,830</u>	<u>3%</u>
Allocated From Departments	125,499	118,457	139,938	173,996	198,241	24,245	14%
Net Cost	<u>\$3,232,587</u>	<u>\$3,865,704</u>	<u>\$4,001,181</u>	<u>\$4,204,577</u>	<u>\$4,366,652</u>	<u>\$162,075</u>	<u>4%</u>

2024 BUSINESS PLAN
Revenue and Expenditure Report
913 - ELECTRICAL

	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Budget</u>	<u>2024 Budget</u>	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Chargeable Service	\$0	\$300	\$0	\$0	\$0	\$0	0%
Fees and Charges for Services to Residents	33,369	45,784	51,399	48,397	45,020	3,377	7%
Total Non-Assessment Revenue	<u>33,369</u>	<u>46,084</u>	<u>51,399</u>	<u>48,397</u>	<u>45,020</u>	<u>3,377</u>	<u>7%</u>
Expenses:							
Employee Compensation	410,904	502,033	493,675	557,980	574,370	16,390	3%
Expenses Related to Employee Compensation	204,082	229,915	237,072	261,574	275,534	13,960	5%
Materials and Supplies	61,862	83,674	87,829	110,825	334,184	223,359	202%
Cost of Goods Sold	63	1,711	216	1,000	1,000	0	0%
Outside Services	34,122	54,449	116,100	114,000	104,000	(10,000)	(9%)
Repairs and Maintenance	0	0	0	400	400	0	0%
Other Operating Expense	4,261	4,415	4,879	7,000	7,500	500	7%
Total Expenses	<u>715,294</u>	<u>876,197</u>	<u>939,772</u>	<u>1,052,779</u>	<u>1,296,988</u>	<u>244,209</u>	<u>23%</u>
Net Cost (before allocations)	<u>\$681,924</u>	<u>\$830,113</u>	<u>\$888,373</u>	<u>\$1,004,382</u>	<u>\$1,251,968</u>	<u>\$247,586</u>	<u>25%</u>
Allocated From Departments	67,494	68,264	79,795	69,289	69,133	(156)	0%
Net Cost	<u>\$749,418</u>	<u>\$898,377</u>	<u>\$968,168</u>	<u>\$1,073,671</u>	<u>\$1,321,101</u>	<u>\$247,430</u>	<u>23%</u>

2024 BUSINESS PLAN
Revenue and Expenditure Report
914 - PLUMBING

	2020 Actual	2021 Actual	2022 Actual	2023 Budget	2024 Budget	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Chargeable Service	\$0	(\$320)	\$0	\$0	\$0	\$0	0%
Fees and Charges for Services to Residents	184,742	222,776	312,700	107,136	139,030	(31,894)	(30%)
Total Non-Assessment Revenue	184,742	222,456	312,700	107,136	139,030	(31,894)	(30%)
Expenses:							
Employee Compensation	1,367,644	1,476,430	1,357,923	1,472,038	1,513,829	41,791	3%
Expenses Related to Employee Compensation	602,586	644,299	632,610	663,559	699,003	35,444	5%
Materials and Supplies	552,234	716,137	825,523	898,894	932,360	33,466	4%
Cost of Goods Sold	541	30,722	1,940	2,500	2,500	0	0%
Outside Services	476,775	409,154	816,019	790,989	827,989	37,000	5%
Repairs and Maintenance	0	0	0	2,000	2,000	0	0%
Other Operating Expense	12,802	13,111	14,020	20,500	20,500	0	0%
Total Expenses	3,012,582	3,289,852	3,648,035	3,850,480	3,998,181	147,701	4%
Net Cost (before allocations)	\$2,827,840	\$3,067,397	\$3,335,334	\$3,743,344	\$3,859,152	\$115,807	3%
Allocated From Departments	144,319	152,232	204,746	189,514	199,208	9,694	5%
Net Cost	\$2,972,160	\$3,219,628	\$3,540,081	\$3,932,858	\$4,058,359	\$125,501	3%

2024 BUSINESS PLAN
Revenue and Expenditure Report
917 - INTERIOR COMPONENTS

	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Budget</u>	<u>2024 Budget</u>	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Fees and Charges for Services to Residents	\$1,247	\$0	\$32	\$0	\$0	\$0	0%
Miscellaneous	0	0	653	0	0	0	0%
Total Non-Assessment Revenue	<u>1,247</u>	<u>0</u>	<u>685</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0%</u>
Expenses:							
Employee Compensation	276,769	360,290	415,101	445,662	458,662	13,000	3%
Expenses Related to Employee Compensation	143,132	164,721	197,903	204,535	215,477	10,942	5%
Materials and Supplies	252,421	460,469	525,370	740,140	811,706	71,566	10%
Cost of Goods Sold	45	(4,041)	(1,904)	0	0	0	0%
Repairs and Maintenance	98	0	14	500	500	0	0%
Other Operating Expense	3,012	3,443	3,845	4,000	4,000	0	0%
Total Expenses	<u>675,475</u>	<u>984,882</u>	<u>1,140,329</u>	<u>1,394,837</u>	<u>1,490,345</u>	<u>95,508</u>	<u>7%</u>
Net Cost (before allocations)	<u>\$674,228</u>	<u>\$984,882</u>	<u>\$1,139,643</u>	<u>\$1,394,837</u>	<u>\$1,490,345</u>	<u>\$95,508</u>	<u>7%</u>
Allocated From Departments	19,397	14,445	19,204	76,918	67,573	(9,344)	(12%)
Net Cost	<u>\$693,625</u>	<u>\$999,328</u>	<u>\$1,158,847</u>	<u>\$1,471,755</u>	<u>\$1,557,919</u>	<u>\$86,164</u>	<u>6%</u>

2024 BUSINESS PLAN
Revenue and Expenditure Report
920 - CONSTRUCTION/PROJECT MANAGEMENT

	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Budget</u>	<u>2024 Budget</u>	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Fees and Charges for Services to Residents	\$6,985	\$23,170	\$44,444	\$53,376	\$46,778	\$6,598	12%
Miscellaneous	0	0	24,249	0	0	0	0%
Total Non-Assessment Revenue	<u>6,985</u>	<u>23,170</u>	<u>68,693</u>	<u>53,376</u>	<u>46,778</u>	<u>6,598</u>	<u>12%</u>
Expenses:							
Employee Compensation	579,847	574,766	656,774	687,483	604,283	(83,200)	(12%)
Expenses Related to Employee Compensation	156,012	152,983	189,754	181,565	158,729	(22,836)	(13%)
Materials and Supplies	810	2,996	3,822	5,000	5,000	0	0%
Professional Fees	61,189	26,455	59,781	103,500	87,500	(16,000)	(15%)
Outside Services	6,132,266	5,458,529	4,836,802	5,042,373	5,542,818	500,445	10%
Repairs and Maintenance	18,876	32,880	35,219	55,000	55,000	0	0%
Other Operating Expense	5,886	1,568	4,265	9,350	9,350	0	0%
Total Expenses	<u>6,954,886</u>	<u>6,250,178</u>	<u>5,786,416</u>	<u>6,084,271</u>	<u>6,462,680</u>	<u>378,409</u>	<u>6%</u>
Net Cost (before allocations)	<u>\$6,947,901</u>	<u>\$6,227,008</u>	<u>\$5,717,723</u>	<u>\$6,030,895</u>	<u>\$6,415,902</u>	<u>\$385,007</u>	<u>6%</u>
Allocated From Departments	3,814	4,347	5,388	10,547	10,929	381	4%
Net Cost	<u>\$6,951,715</u>	<u>\$6,231,355</u>	<u>\$5,723,110</u>	<u>\$6,041,443</u>	<u>\$6,426,830</u>	<u>\$385,388</u>	<u>6%</u>

2024 BUSINESS PLAN
Revenue and Expenditure Report
925 - MANOR ALTERATIONS AND PERMITS

	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Budget</u>	<u>2024 Budget</u>	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Fees and Charges for Services to Residents	\$427,565	\$786,074	\$782,170	\$991,000	\$941,000	\$50,000	5%
Miscellaneous	1,650	0	6,053	31,775	55,500	(23,725)	(75%)
Total Non-Assessment Revenue	<u>429,215</u>	<u>786,074</u>	<u>788,223</u>	<u>1,022,775</u>	<u>996,500</u>	<u>26,275</u>	<u>3%</u>
Expenses:							
Employee Compensation	474,991	901,053	912,459	1,020,183	991,567	(28,615)	(3%)
Expenses Related to Employee Compensation	128,249	220,274	262,101	304,616	276,475	(28,141)	(9%)
Materials and Supplies	51,341	93,144	69,322	4,850	4,850	0	0%
Cost of Goods Sold	0	(5,300)	0	0	0	0	0%
Professional Fees	0	0	35,380	2,000	10,000	8,000	400%
Outside Services	168,831	228,409	105,546	223,710	223,710	0	0%
Other Operating Expense	128	1,405	903	7,410	7,410	0	0%
Total Expenses	<u>823,541</u>	<u>1,438,985</u>	<u>1,385,711</u>	<u>1,562,769</u>	<u>1,514,013</u>	<u>(48,756)</u>	<u>(3%)</u>
Net Cost (before allocations)	<u>\$394,326</u>	<u>\$652,911</u>	<u>\$597,488</u>	<u>\$539,994</u>	<u>\$517,513</u>	<u>(\$22,481)</u>	<u>(4%)</u>
Allocated From Departments	6,315	8,570	10,623	9,794	10,032	238	2%
Net Cost	<u>\$400,642</u>	<u>\$661,481</u>	<u>\$608,111</u>	<u>\$549,788</u>	<u>\$527,545</u>	<u>(\$22,243)</u>	<u>(4%)</u>

2024 BUSINESS PLAN
Revenue and Expenditure Report
926 - FACILITIES MANAGEMENT

	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Budget</u>	<u>2024 Budget</u>	Assessment Increase/ (Decrease)	VAR %
Expenses:							
Employee Compensation	\$265,531	\$326,627	\$194,997	\$342,824	\$352,787	\$9,963	3%
Expenses Related to Employee Compensation	124,459	142,250	105,840	149,406	157,464	8,058	5%
Materials and Supplies	39,463	46,598	72,398	70,900	70,900	0	0%
Equipment Rental	875	967	0	4,000	4,000	0	0%
Outside Services	23,769	16,489	26,911	25,000	25,000	0	0%
Repairs and Maintenance	4,190	19,481	1,215	15,700	15,700	0	0%
Other Operating Expense	2,198	2,499	2,226	6,000	6,000	0	0%
Total Expenses	<u>460,483</u>	<u>554,910</u>	<u>403,587</u>	<u>613,830</u>	<u>631,851</u>	<u>18,021</u>	<u>3%</u>
 Net Cost (before allocations)	 <u>\$460,483</u>	 <u>\$554,910</u>	 <u>\$403,587</u>	 <u>\$613,830</u>	 <u>\$631,851</u>	 <u>\$18,021</u>	 <u>3%</u>
 Allocated To Departments	 (347,813)	 (397,325)	 (343,176)	 (519,859)	 (536,261)	 (16,402)	 (3%)
Allocated From Departments	38,224	40,856	47,896	42,516	42,647	132	0%
 Net Cost	 <u>\$150,895</u>	 <u>\$198,440</u>	 <u>\$108,307</u>	 <u>\$136,486</u>	 <u>\$138,237</u>	 <u>\$1,751</u>	 <u>1%</u>

2024 BUSINESS PLAN
Revenue and Expenditure Report
932 - PAINT

	<u>2020 Actual</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Budget</u>	<u>2024 Budget</u>	Assessment Increase/ (Decrease)	VAR %
Non-Assessment Revenues:							
Fees and Charges for Services to Residents	\$1,892	\$1,713	\$5,695	\$4,085	\$4,141	(\$56)	(1%)
Total Non-Assessment Revenue	<u>1,892</u>	<u>1,713</u>	<u>5,695</u>	<u>4,085</u>	<u>4,141</u>	<u>(\$56)</u>	<u>(1%)</u>
Expenses:							
Employee Compensation	1,560,718	1,906,774	1,740,831	1,844,924	1,842,719	(2,205)	0%
Expenses Related to Employee Compensation	906,248	926,540	903,792	924,731	943,854	19,123	2%
Materials and Supplies	280,951	452,305	419,188	550,696	574,775	24,079	4%
Cost of Goods Sold	3	25,613	(2,898)	0	0	0	0%
Equipment Rental	44,837	37,193	24,571	50,000	50,000	0	0%
Outside Services	1,758	34,092	28,174	55,995	58,544	2,549	5%
Repairs and Maintenance	2,067	5,173	6,733	8,000	8,000	0	0%
Other Operating Expense	19,342	18,986	18,250	29,000	32,000	3,000	10%
Total Expenses	<u>2,815,925</u>	<u>3,406,675</u>	<u>3,138,641</u>	<u>3,463,346</u>	<u>3,509,893</u>	<u>46,546</u>	<u>1%</u>
Net Cost (before allocations)	<u>\$2,814,033</u>	<u>\$3,404,962</u>	<u>\$3,132,946</u>	<u>\$3,459,261</u>	<u>\$3,505,752</u>	<u>\$46,490</u>	<u>1%</u>
Allocated From Departments	59,991	78,385	102,178	140,470	125,623	(14,847)	(11%)
Net Cost	<u>\$2,874,024</u>	<u>\$3,483,347</u>	<u>\$3,235,123</u>	<u>\$3,599,731</u>	<u>\$3,631,375</u>	<u>\$31,644</u>	<u>1%</u>