

**SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE
GOLDEN RAIN FOUNDATION OF LAGUNA WOODS
A CALIFORNIA NON-PROFIT MUTUAL BENEFIT CORPORATION**

Monday, May 23, 2022, at 1:30 p.m.
24351 El Toro Road, Laguna Woods, California
Hybrid Meeting

NOTICE OF THE AGENDA

The purpose of this meeting is to review the proposed 2023 Capital Plan Proposals and Five Year CIP

1. Call Meeting to Order / Establish Quorum – President Bunny Carpenter
2. State Purpose of Meeting – President Carpenter
3. Approval of the Agenda
4. Chair Remarks
5. Open Forum (Three Minutes per Speaker)

At this time Members only may address the Board of Directors regarding items not on the agenda and within the jurisdiction of this Board of Directors. The Board reserves the right to limit the total amount of time allotted for the Open Forum. Members can attend the meeting by joining the Zoom link <https://us06web.zoom.us/j/88917300370> or by calling (949) 268-2020 or email meeting@vmsinc.org to request to speak.

6. Responses to Open Forum Speakers
7. Review of the 2023 Capital Plan Proposals and Five Year CIP
8. Adjournment

Bunny Carpenter, Chair
Steve Hormuth, Staff Officer
Telephone: 949-597-4201

STAFF REPORT

DATE: May 23, 2022
FOR: Board of Directors
SUBJECT: 2023 Capital Plan Proposals

RECOMMENDATION

Staff recommends the Board review the proposed 2023 Capital Plan and provide direction for change or revision at the meetings on May 23 and June 6, 2022, if necessary.

BACKGROUND

At its May 23 and June 6, 2022 (if necessary) meetings, the GRF Board will review a Five-Year Capital Improvement Plan (CIP) (see Attachment 1) to prioritize upcoming projects. Based on input received at the meeting and subsequent discussions, staff will refine the CIP as included in this agenda.

The CIP of this corporation reflects the funding necessary to maintain, repair, replace or restore major common-area components with funding provided from various reserve funds over the next 30 years.

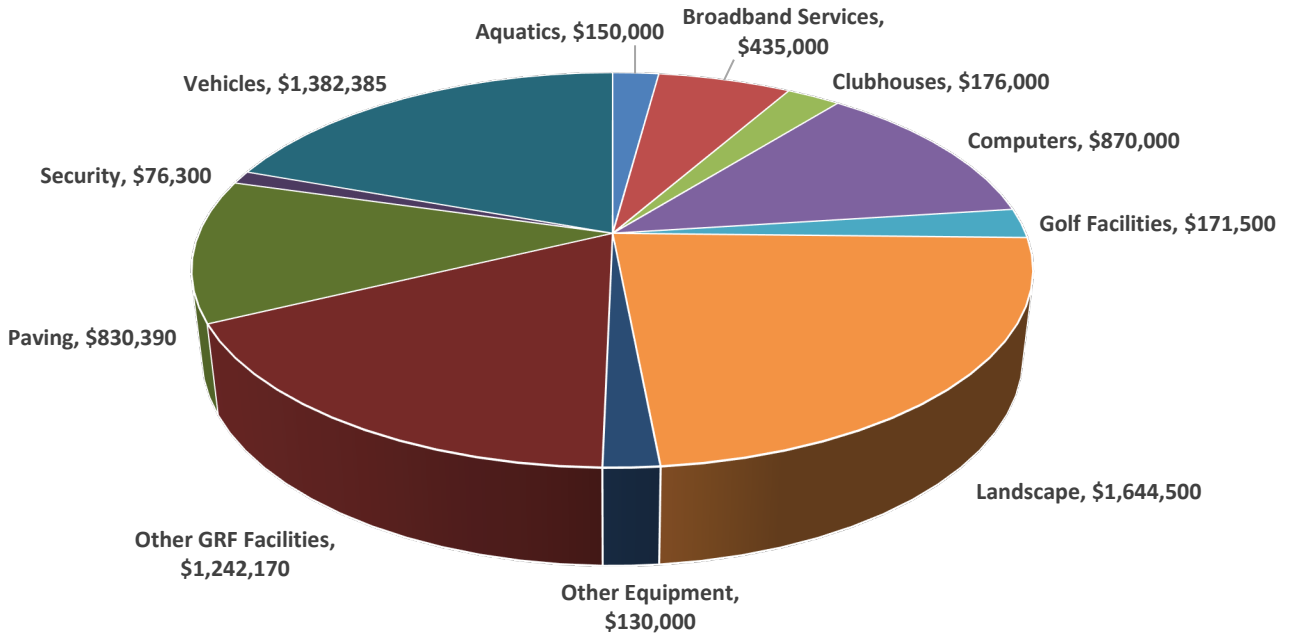
- The Equipment Reserve Fund is used for the purchase of new and replacement equipment, including but not limited to vehicles, machinery, office equipment, and furniture. This fund receives monies through assessments, investment earnings, and a transfer of operating surplus if directed by the board.
- 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 over the next five years is provided by the CIP. This document details the proposed projects and budgetary estimates for all GRF equipment and facility needs. A summary of the five-year CIP is reflected in Table 1 below. Annual funding is obtained as part of the business planning process.

Table 1

	Proposed 2023	Estimated 2024	Estimated 2025	Estimated 2026	Estimated 2027	TOTAL
CIP Total	\$7,108,245	\$16,413,400	\$10,086,385	\$9,417,460	\$10,741,880	\$53,767,370

The proposed 2023 funding of \$7,108,245 is \$5,824,555 less than the \$12,932,800 projected for 2023 in the current year reserves plan, primarily attributable to deferral of Clubhouse 1 improvements to reflect a more realistic timeline. A pie graph of proposed expenditures is presented below:



FINANCIAL ANALYSIS

The proposed projects for 2023 total \$7,108,245, as summarized below. This report provides a brief description of each project recommended for the upcoming budget year, divided into the categories commensurate with the location of the projects.

	Equipment	Facilities	Total
Aquatics			\$150,000
CH 1 Pool Replastering		\$100,000	\$100,000
CH 2 Pool Deck Resurfacing		\$25,000	\$25,000
CH 5 Commercial Pool Equipment/Pumps	\$25,000		\$25,000

- Funding of \$100,000 is recommended to replace the deteriorated plaster surface coating for the Clubhouse 1 pool. The plaster is exhibiting major cracking and discoloration due to surpassing its useful life.
- Funding of \$25,000 is recommended to resurface the Clubhouse 2 pool deck. The pool deck paint is severely chipped and will be removed and recoated with a compatible surface treatment to withstand the elements and usage.
- Funding of \$25,000 is recommended to replace the CH 5 pool pumps and associated equipment at Clubhouse 5. The equipment has surpassed its useful life and needs to be replaced.

	Equipment	Facilities	Total
Broadband Services			\$435,000
Set Top Boxes	\$200,000		\$200,000
Infrastructure	\$200,000		\$200,000
Village Television Studio Equipment (Server)	\$35,000		\$35,000

- Funding of \$200,000 is recommended for the purchase of approximately 650 set top boxes for digital video services and replacement of failed units at the end of their useful lives.
- Funding of \$200,000 is recommended to replace aging cable infrastructure. The existing cable infrastructure is 20-years old. It is normal that metal enclosures and underground conduits deteriorate over time. By reinvesting in this infrastructure project, it is anticipated to add an additional 20 years of service to this system. Splitting the nodes for additional service capacity (spectrum/bandwidth) will be needed to support resident bandwidth growth as identified in The Broadband Group analysis. Funds will be utilized to immediately repair failed components and to continue the inspection of the entire network to determine future repairs.
- Funding of \$35,000 is recommended to replace the Village Television video server which was originally purchased in 2015. The video server controls the recording, playback and scheduling of all Village Television programming.

	Equipment	Facilities	Total
Clubhouses			\$176,000
CH 1 Fountain Replaster & Tile		\$25,000	\$25,000
CH 1 Mounted Projector – Ballroom	\$20,000		\$20,000
CH 1 Commercial Dishwasher and Booster	\$15,000		\$15,000
CH 2 Parking Lot Power Outlets		\$100,000	\$100,000
CH 5 Stage Lighting - Dimmer Rack	\$10,000		\$10,000
CH 5 Projector (Ballroom)	\$6,000		\$6,000

- For Clubhouse 1, funding of \$25,000 is recommended to replace the deteriorated plaster and tile surface coating for the Clubhouse 1 fountain. The plaster and tile surfacing are exhibiting major cracking and discoloration due to surpassing its useful life. Funding of \$20,000 is recommended to install a mounted projector in the Ballroom; funding of \$15,000 is recommended for the replacement of the commercial dishwasher and booster, which has reached the end of its useful life.
- For Clubhouse 2, funding of \$100,000 is recommended for engineering and construction of outdoor power outlets in the parking lot to provide a reliable power source for concerts and other outdoor activities.
- For Clubhouse 5, funding of \$10,000 is recommended to improve stage lighting and funding of \$6,000 is recommended for a portable ballroom projector.

	Equipment	Facilities	Total
Computers			\$870,000
Network Server Hardware & Software	\$500,000		\$500,000
Phone System	\$370,000		\$370,000

- Funding of \$500,000 is recommended for network hardware and software. The current corporate server equipment will be six years old next year and in need of replacement. These servers are the heart of the local area computer network and contain much of the centralized file distribution, computer storage, application databases, community access databases, controls, scanning, and document imaging for all community administrative functions. The computer servers are part of a virtual server hyper-converged computing environment, a pool of host server processors and RAM, in conjunction with a pool of storage arrays providing the hardware necessary for "virtual" software servers to function. The servers and storage hardware have reached the end of their useful life and are necessary to keep operating systems, database management systems, virus control, and backup disaster preparedness systems up to date.
- Funding of \$370,000 is recommended to update the phone system needed to improve the user experience and ease of use. Current phone system is 8 years old and is at the end of support in 2023.

	Equipment	Facilities	Total
Golf Facilities			\$171,500
Riding Greens Mower	\$56,500		\$56,500
Rough Mower	\$45,000		\$45,000
Bunker Rake	\$24,100		\$24,100
Greens Roller	\$22,000		\$22,000
Push Greens Mower	\$15,600		\$15,600
Turf Roller	\$8,300		\$8,300

- Funding of \$171,500 is recommended for the replacement of various golf facilities maintenance equipment items which 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			\$1,644,500
Centralized Irrigation System (Phase 4)	\$1,313,000		\$1,313,000
48" Lawn Mowers (3)	\$108,000		\$108,000
Mini Skid Steer Trencher	\$45,000		\$45,000
Stump Cutter (Grinder)	\$35,000		\$35,000
Gas Power Sprayers (2)	\$13,500		\$13,500
Grapple Rakes (2)	\$10,000		\$10,000
Plasma Cutter	\$5,000		\$5,000
Battery Equipment	\$85,000		\$85,000
Repair Shop Electrical Upgrade	\$30,000		\$30,000

- Funding of \$1,313,000 is recommended for phase 4 of the five-year replacement of the centralized irrigation system. The current centralized irrigation system was installed in 2001. The current system cannot be utilized to track problems in the field, requiring staff to physically visit every system to verify functionality. The GRF Board approved replacement of the system over the course of five years. Initial funding of \$300,000 was approved in 2020 and 2021; \$200,000 was approved in 2022. Based on updated cost estimates, funding for the final phases of \$1,313,000 is recommended in 2023 and 2024.
- Funding of \$216,500 is recommended to replace mowers and a variety of miscellaneous landscaping equipment that requires replacement due to age.
- Funding of \$115,000 is recommended for battery equipment and to upgrade the repair shop electrical system.

	Equipment	Facilities	Total
Other Equipment			\$130,000
Maintenance Operations Equipment	\$50,000		\$50,000
Maintenance Services Equipment	\$50,000		\$50,000
Miscellaneous Fleet/Paving Equipment	\$30,000		\$30,000

- Funding of \$50,000 is recommended for building maintenance operations equipment. By including this 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 recommended for maintenance services equipment. Funding for miscellaneous tools and equipment allows for timely purchases of equipment, if needed, to support maintenance service levels.
- Funding of \$30,000 is recommended for the replacement or addition of miscellaneous equipment as needed for fleet, paving, and janitorial use.

	Equipment	Facilities	Total
Other GRF Facilities			\$1,242,170
Building E Design Development and Construction		\$750,000	\$750,000
Slope Renovation		\$167,170	\$167,170
Miscellaneous Projects		\$125,000	\$125,000
Equestrian Center Arena Lighting System		\$100,000	\$100,000
Equestrian Center Security Fencing and Gate		\$75,000	\$75,000
Equestrian Center Trim and Door Painting		\$25,000	\$25,000

- Funding of \$750,000 is recommended for Building E design phase. In January 2022, the Board approved a contract for a feasibility study to assess options for replacing the existing Building E structure. The building contains administrative support offices for Landscape, Security, and Maintenance Departments. Upon completion of the feasibility study, the Board will be requested to consider moving forward with the design phase for the project.
- Funding of \$167,170 is recommended for Slope Renovation, previously budgeted in operations. A vendor will be contracted to renovate GRF slopes so in-house crews can continue to provide existing service levels.
- Funding of \$125,000 is recommended for miscellaneous projects. By including this funding in the Capital Plan, unforeseen small capital projects can be completed in an economical and timely fashion without going through the formal board review process required for supplemental appropriations. Projects under \$25,000 will be completed at the discretion of the CEO and projects over \$25,000 must follow normal board approval process.
- Funding of \$100,000 is recommended for a new Equestrian Center Arena Lighting System needed to provide lighting for arenas and pathways. The new lighting will enhance safety for resident boarders and their horses. Many residents prefer to visit the center in the evenings and the lighting will also assist in attracting additional boarders to our facility.
- Funding of \$75,000 is recommended for construction and installation of new security fencing and gate needed to properly secure the facility. The new fencing will also discourage unauthorized personnel from entering the facility after hours.
- Funding of \$25,000 is recommended for Equestrian Center Wood Trim and Stall Door Painting. The wood trim and stall door paint is deteriorated and needs to be repainted to protect the structure from pests and weathering.

	Equipment	Facilities	Total
Paving			\$830,390
Asphalt Paving and Sealcoat Programs		\$630,390	\$630,390
Parkway Concrete Repairs		\$200,000	\$200,000

- Funding of \$630,390 is recommended 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 recommended asphalt paving budget is \$544,160 and sealcoat budget is \$86,230. Sealcoat work for GRF pavement is completed on a seven-year cycle.
- Funding of \$200,000 is recommended for parkway concrete repairs. In coordination with paving, staff has identified concrete areas that require repair or replacement. With recommended funding of \$200,000, the parkway concrete repairs program is designed to repair damaged GRF curb/gutter, 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
Security			\$76,300
Shepherd's Crook		\$70,000	\$70,000
Emergency Portable Generators (2)	\$6,300		\$6,300

- Funding of \$70,000 is recommended for approximately 600 LF of new Shepherd's Crook to replace the existing barbed wire fencing along GRF property. The City of Laguna Woods discontinued allowing the use of barbed wire in perimeter barriers in 2017.
- Funding of \$6,300 is recommended for the purchase of two portable generators that will be used for emergencies or power outages to power two Gatehouses at the same time. The generators produce "clean power" that not only can connect to the Gatehouse's transfer switch, but safely power the computers and kiosk which require "clean power."

	Equipment	Facilities	Total
Vehicles			\$1,382,385
Small Pickup Truck (9)	\$227,625		\$227,625
Full Size Truck (5)	\$230,145		\$230,145
Security Vehicle (4)	\$216,130		\$216,130
Transportation Bus	\$200,000		\$200,000
Transit Work Van (4)	\$192,660		\$192,660
Utility Vehicle (8)	\$118,225		\$118,225
Misc Vehicle Purchases	\$100,000		\$100,000
Equipment Trailer (3)	\$45,000		\$45,000
Equestrian Horse Trailer	\$27,600		\$27,600
In-Car Video Surveillance Equipment	\$25,000		\$25,000

Vehicle Maintenance is responsible for 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 costly. To minimize expense and downtime, replacement of certain equipment is necessary.

- **REPLACEMENTS:** Staff evaluated the fleet and recommend funding of \$1,382,385 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
 Siobhan Foster, Chief Executive Officer

ATTACHMENT(S)
 ATT1: 2023 CIP 5-Year

ATTACHMENT 1
GOLDEN RAIN FOUNDATION
5 YEAR CAPITAL IMPROVEMENT PLAN

Category/Fund/Description	2023	2024	2025	2026	2027	Total
Aquatics						
Equipment Fund						
CH 5 Pool Heaters	\$ -	\$ 18,000	\$ -	\$ -	\$ -	\$ 18,000
CH 5 Commercial Pool Equipment/pumps	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ 25,000
CH1 Pool Cover	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 15,000
CH2 Pool Cover	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 15,000
CH4 Pool Cover	\$ -	\$ -	\$ -	\$ 15,000	\$ -	\$ 15,000
Facility Fund						
CH 1 Pool Plastering	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000
CH 2 Pool Deck Resurfacing	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ 25,000
CH 2 Pool Replastering	\$ -	\$ -	\$ 55,000	\$ -	\$ -	\$ 55,000
CH 4 Pool Replastering	\$ -	\$ -	\$ -	\$ -	\$ 55,000	\$ 55,000
CH 6 Pool Replastering	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ 25,000
Aquatics Total	\$ 150,000	\$ 18,000	\$ 55,000	\$ 15,000	\$ 110,000	\$ 348,000
Broadband Services						
Equipment Fund						
Board Room Cameras & Equipment	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ 100,000
Broadband Fiber Network Calibration	\$ -	\$ 105,000	\$ -	\$ -	\$ -	\$ 105,000
Broadband Infrastructure	\$ 200,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 1,200,000
Broadband Set Top Boxes	\$ 200,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 1,400,000
Broadband Signal Receivers and Transcoders	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ 25,000
Broadband Standby Satellite Dish	\$ -	\$ -	\$ 12,000	\$ -	\$ -	\$ 12,000
Broadband UPS Battery for Power Supplies	\$ -	\$ -	\$ -	\$ -	\$ 22,000	\$ 22,000
Control Room Digital Upgrade	\$ -	\$ -	\$ 75,000	\$ -	\$ -	\$ 75,000
Remote Broadcast Cameras at CHs	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ 100,000
Studio Cameras & Aux. Equipment	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ 150,000
Village Television Studio Equipment (Server)	\$ 35,000	\$ 17,500	\$ 17,500	\$ 17,500	\$ 17,500	\$ 105,000
Broadband Services Total	\$ 435,000	\$ 872,500	\$ 679,500	\$ 567,500	\$ 739,500	\$ 3,294,000
Clubhouses						
Equipment Fund						
CH 1 Commercial Appliances	\$ -	\$ -	\$ -	\$ -	\$ 74,000	\$ 74,000
CH 1 Commercial Dishwasher and booster	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ 15,000
CH 1 Fountain Equipment	\$ -	\$ -	\$ 6,000	\$ -	\$ -	\$ 6,000
CH 1 Pool & Locker Rm Shower Heaters	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ 100,000
CH 2 Commercial Appliances	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ 25,000
CH 2 Convection Oven	\$ -	\$ -	\$ 15,000	\$ -	\$ -	\$ 15,000
CH 5 Convection Oven	\$ -	\$ -	\$ -	\$ 15,000	\$ -	\$ 15,000
CH 6 Commercial Appliances	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ 30,000
CH1 Clubhouse Tables	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ 50,000
CH1 Main Lounge Sound System	\$ -	\$ 40,000	\$ -	\$ -	\$ -	\$ 40,000
CH1 Mounted Projector - Ballroom and Main Lounge	\$ 20,000	\$ 20,000	\$ -	\$ -	\$ -	\$ 40,000
CH5 Portable Stages	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000

GOLDEN RAIN FOUNDATION
5 YEAR CAPITAL IMPROVEMENT PLAN

Category/Fund/Description	2023	2024	2025	2026	2027	Total
CH5 Projector (Ballroom)	\$ 6,000	\$ -	\$ -	\$ -	\$ -	\$ 6,000
CH5 Screen (Ballroom)	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ 15,000
CH5 Sound Board	\$ -	\$ 7,000	\$ -	\$ -	\$ -	\$ 7,000
CH5 Stage Lighting - Dimmer Rack	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ 10,000
CH5 Video Switcher	\$ -	\$ -	\$ -	\$ 11,000	\$ -	\$ 11,000
CH6 Sound System	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000
CH7 Tables	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ 20,000
PAC Pool Tables	\$ -	\$ -	\$ 16,000	\$ -	\$ -	\$ 16,000
Facility Fund						
CH 1 Assessment / Renovation	\$ -	\$ 4,625,000	\$ 4,625,000	\$ -	\$ -	\$ 9,250,000
CH 1 Fountain Replaster & Tile	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ 25,000
CH 2 Annex Building Assessment / Renovation	\$ -	\$ 50,000	\$ 250,000	\$ 1,850,000	\$ -	\$ 2,150,000
CH 2 Parking Lot Power Outlets	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000
CH 4 Assessment / Renovation	\$ -	\$ -	\$ 80,000	\$ 500,000	\$ 3,700,000	\$ 4,280,000
CH 4 Expanded Community Gathering Area	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ 100,000
CH 4 Lounge renovation	\$ -	\$ 75,000	\$ -	\$ -	\$ -	\$ 75,000
CH 5 Assessment / Renovation	\$ -	\$ -	\$ -	\$ 80,000	\$ 250,000	\$ 330,000
CH 5 Bar Area Flooring	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000
CH 5 Flooring	\$ -	\$ -	\$ 6,000	\$ -	\$ -	\$ 6,000
CH 6 Assessment / Renovation	\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ 50,000
CH 7 Assessment / Renovation	\$ -	\$ -	\$ -	\$ -	\$ 80,000	\$ 80,000
CH 7 Flat Roof Replacement	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ 25,000
CH 7 HVAC System	\$ -	\$ 175,000	\$ -	\$ -	\$ -	\$ 175,000
CH 7 Wood Floor - Main Lounge	\$ -	\$ -	\$ -	\$ -	\$ 11,000	\$ 11,000
CH4 Metal Raku Roof Cover	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ 25,000
PAC Roof Replacement	\$ -	\$ -	\$ -	\$ 350,000	\$ -	\$ 350,000
Clubhouses Total	\$ 176,000	\$ 5,242,000	\$ 5,123,000	\$ 2,856,000	\$ 4,150,000	\$ 17,547,000
Computers						
Equipment Fund						
Access Control System Refresh ID Cards	\$ -	\$ -	\$ -	\$ 89,000	\$ -	\$ 89,000
CAD Format Plotter	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000
Community WiFi Hotspots - RUCKS	\$ -	\$ 60,000	\$ -	\$ -	\$ -	\$ 60,000
Fleet/Fuel Management Software	\$ -	\$ 35,000	\$ -	\$ -	\$ -	\$ 35,000
HR Management and Payroll Software - Hosted	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ 100,000
Network Server Hardware and Software	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000
Network Switching, Routing, and Security Hardware	\$ -	\$ -	\$ -	\$ 350,000	\$ -	\$ 350,000
Phone System	\$ 370,000	\$ -	\$ -	\$ -	\$ -	\$ 370,000
Vehicle Computers	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000	\$ 40,000
Computers Total	\$ 870,000	\$ 115,000	\$ 100,000	\$ 439,000	\$ 30,000	\$ 1,554,000
Fitness						
Equipment Fund						
CH1 Elliptical Trainers	\$ -	\$ -	\$ -	\$ 22,100	\$ -	\$ 22,100

GOLDEN RAIN FOUNDATION
5 YEAR CAPITAL IMPROVEMENT PLAN

Category/Fund/Description	2023	2024	2025	2026	2027	Total
CH1 Recumbent Cross Trainer	\$ -	\$ -	\$ 17,000	\$ -	\$ -	\$ 17,000
CH1 Treadmills	\$ -	\$ 27,000	\$ 27,000	\$ 27,000	\$ 27,000	\$ 108,000
CH1 Update Fitness Equipment	\$ -	\$ -	\$ -	\$ 85,000	\$ -	\$ 85,000
Community Center CFC Equipment	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000
Facility Fund						
CH 1 Fitness Center HVAC	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ 100,000
CH 1 Mini Gym HVAC	\$ -	\$ -	\$ -	\$ -	\$ 120,000	\$ 120,000
Fitness Total	\$ -	\$ 27,000	\$ 144,000	\$ 134,100	\$ 197,000	\$ 502,100
Golf Facilities						
Equipment Fund						
Greens Roller	\$ 22,000	\$ -	\$ -	\$ -	\$ -	\$ 22,000
Chemical Sprayer	\$ -	\$ 56,300	\$ -	\$ -	\$ -	\$ 56,300
Core Processor	\$ -	\$ -	\$ -	\$ 31,000	\$ -	\$ 31,000
Golf 9-Hole Patio Cover	\$ -	\$ -	\$ -	\$ 13,000	\$ -	\$ 13,000
Golf 9-Hole Patio Furniture	\$ -	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ 10,000
Irrigation Component; 250 Saddles	\$ -	\$ -	\$ -	\$ 325,000	\$ -	\$ 325,000
Irrigation System Components; Heads	\$ -	\$ -	\$ 175,000	\$ -	\$ -	\$ 175,000
Riding Greens Mower	\$ 56,500	\$ -	\$ -	\$ -	\$ -	\$ 56,500
Par Three Course Irrigation Renovation	\$ -	\$ 800,000	\$ -	\$ -	\$ -	\$ 800,000
Rough Mower	\$ 45,000	\$ 48,000	\$ -	\$ -	\$ 48,000	\$ 141,000
Rough Mower; 72"	\$ -	\$ -	\$ 45,000	\$ -	\$ -	\$ 45,000
Bunker Rake	\$ 24,100	\$ -	\$ -	\$ -	\$ -	\$ 24,100
Push Greens Mower	\$ 15,600	\$ -	\$ -	\$ -	\$ -	\$ 15,600
Turf Roller	\$ 8,300	\$ -	\$ -	\$ -	\$ -	\$ 8,300
Tow Behind Top Dresser	\$ -	\$ -	\$ -	\$ 16,800	\$ -	\$ 16,800
VG - Cafe Furniture	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ 20,000
VG - Cart Barn Air Compressor	\$ -	\$ -	\$ -	\$ 7,500	\$ -	\$ 7,500
VG - Commercial Appliances	\$ -	\$ -	\$ -	\$ 110,000	\$ -	\$ 110,000
VG - Lounge Furniture	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000
VG - Water and Ice Machine	\$ -	\$ 8,000	\$ -	\$ -	\$ -	\$ 8,000
Facility Fund						
Golf 27-Hole Restrooms	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000
Golf Course Starter Shacks	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ 200,000
VG - HVAC System	\$ -	\$ -	\$ -	\$ 115,000	\$ -	\$ 115,000
VG - Renovation	\$ -	\$ 600,000	\$ -	\$ -	\$ -	\$ 600,000
Golf Facilities Total	\$ 171,500	\$ 1,722,300	\$ 245,000	\$ 618,300	\$ 73,000	\$ 2,830,100
Landscape						
Equipment Fund						
48" Lawn Mowers w/Mulch Kits	\$ 108,000	\$ 78,000	\$ 91,000	\$ 112,000	\$ 70,000	\$ 459,000
60" Mower w/Mulch Kit	\$ -	\$ -	\$ 15,000	\$ 15,750	\$ 16,540	\$ 47,290
Centralized Irrigation System	\$ 1,313,000	\$ 1,313,000	\$ -	\$ -	\$ -	\$ 2,626,000
Gas Power Sprayer (2)	\$ 13,500	\$ -	\$ -	\$ -	\$ 15,000	\$ 28,500

GOLDEN RAIN FOUNDATION
5 YEAR CAPITAL IMPROVEMENT PLAN

Category/Fund/Description	2023	2024	2025	2026	2027	Total
Hydraulic Sprayer John Bean	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ 20,000
Mini Skid Steer Trencher 07	\$ 45,000	\$ -	\$ -	\$ -	\$ -	\$ 45,000
Mini Skid Steer Trencher Dingo 2000	\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ 50,000
Navigator Mowers - Walkers	\$ -	\$ 17,000	\$ 72,000	\$ 37,000	\$ 57,000	\$ 183,000
Utility Tractor w/Loader Kubota	\$ -	\$ -	\$ -	\$ 47,470	\$ -	\$ 47,470
Root Cutter Dosco	\$ -	\$ -	\$ -	\$ 45,000	\$ -	\$ 45,000
Battery Equipment	\$ 85,000	\$ -	\$ 169,000	\$ 164,200	\$ 182,700	\$ 600,900
Repair Shop Electrical Upgrade (Battery Equipment)	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ 30,000
Plasma Cutter	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Grapple Rakes (2)	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Stump Cutter (Grinder)	\$ 35,000	\$ -	\$ -	\$ -	\$ -	\$ 35,000
Landscape Total	\$ 1,644,500	\$ 1,408,000	\$ 347,000	\$ 471,420	\$ 361,240	\$ 4,232,160
Other Equipment						
Equipment Fund						
Maintenance Operations Equipment	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 250,000
Community Center Emergency Generator	\$ -	\$ -	\$ -	\$ -	\$ 350,000	\$ 350,000
EQ Arena Groomer/Planer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EQ Hot Walker/Horse Conditioner	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ 15,000
EQ Sun Shades	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lawn Bowling Patio Furniture	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000
Lawn Bowling Shade Covers	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ 30,000
Maintenance Services Equipment	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 250,000
Misc Fleet/Paving Equipment	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 150,000
Misc Painting Equipment	\$ -	\$ -	\$ 61,000	\$ -	\$ -	\$ 61,000
Miscellaneous Equipment	\$ -	\$ -	\$ 7,000	\$ -	\$ -	\$ 7,000
Tennis windscreens	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 15,000
Other Equipment Total	\$ 130,000	\$ 175,000	\$ 198,000	\$ 130,000	\$ 505,000	\$ 1,138,000
Other GRF Facilities						
Facility Fund						
Building D Assessment and Design Development	\$ -	\$ -	\$ 50,000	\$ 180,000	\$ 2,000,000	\$ 2,230,000
Building E Design Development and Construction	\$ 750,000	\$ 4,250,000	\$ -	\$ -	\$ -	\$ 5,000,000
Community Center Building/Site Renovation	\$ -	\$ -	\$ -	\$ 1,600,000	\$ -	\$ 1,600,000
Community Center HVAC System	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000
EMS System	\$ -	\$ -	\$ -	\$ -	\$ 160,000	\$ 160,000
EMS System - Consultant Fee	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ 30,000
EQ Lighting Musco System	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000
EQ Replacement of Large Arena Footing	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000
EQ Security Fencing and Gate	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ 75,000
EQ Trim and Stall Door Painting	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Equipment Covered Shelter-550 Landscape	\$ -	\$ 80,000	\$ -	\$ -	\$ -	\$ 80,000
GRF Reserves Study	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ 25,000
Library HVAC System	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ 200,000

GOLDEN RAIN FOUNDATION
5 YEAR CAPITAL IMPROVEMENT PLAN

Category/Fund/Description	2023	2024	2025	2026	2027	Total
Maintenance Center - Building C Roof	\$ -	\$ 11,500	\$ -	\$ -	\$ -	\$ 11,500
Maintenance Center - Building E Roof	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ 50,000
Miscellaneous Projects	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 625,000
Slope Renovation	\$ 167,170	\$ 167,170	\$ 167,170	\$ 172,185	\$ 172,185	\$ 845,880
Tennis Court Resurfacing	\$ -	\$ -	\$ -	\$ 60,000	\$ -	\$ 60,000
Tennis Facility Bldg/Site Renovate	\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ 50,000
Vehicle Maintenance HVAC	\$ -	\$ -	\$ 60,000	\$ -	\$ -	\$ 60,000
Vehicle Maintenance Roof	\$ -	\$ -	\$ 97,500	\$ -	\$ -	\$ 97,500
Other GRF Facilities Total	\$ 1,242,170	\$ 4,683,670	\$ 554,670	\$ 2,187,185	\$ 2,767,185	\$ 11,434,880
Paving						
Facility Fund						
Asphalt Paving and Sealcoat Programs	\$ 630,390	\$ 627,930	\$ 630,215	\$ 618,955	\$ 618,955	\$ 3,126,445
Parkway Concrete Repairs	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 1,000,000
Paving Total	\$ 830,390	\$ 827,930	\$ 830,215	\$ 818,955	\$ 818,955	\$ 4,126,445
Security						
Equipment Fund						
(2) Solar powered radar signs	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000
(2) Emergency Portable Generators	\$ 6,300	\$ -	\$ -	\$ -	\$ -	\$ 6,300
Facility Fund						
Camera Surveillance System	\$ -	\$ -	\$ 425,000	\$ -	\$ -	\$ 425,000
Shepherds Crook	\$ 70,000	\$ 35,000	\$ -	\$ -	\$ -	\$ 105,000
Security Total	\$ 76,300	\$ 35,000	\$ 425,000	\$ -	\$ 10,000	\$ 546,300
Vehicles						
Equipment Fund						
Electric/Hybrid Vehicles (4)	\$ -	\$ -	\$ 150,000	\$ -	\$ -	\$ 150,000
Equipment Trailer (3)	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 225,000
Full Size Truck (5)	\$ 230,145	\$ 140,000	\$ 140,000	\$ 140,000	\$ 140,000	\$ 790,145
Transit Work Van (4)	\$ 192,660	\$ 160,000	\$ 160,000	\$ 160,000	\$ 160,000	\$ 832,660
In-Car Video Surveillance Equipment	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Miscellaneous Vehicle Purchases	\$ 100,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 900,000
Utility Vehicles (8)	\$ 118,225	\$ 120,000	\$ 120,000	\$ 120,000	\$ 120,000	\$ 598,225
Security Vehicles (4)	\$ 216,130	\$ 140,000	\$ 140,000	\$ 140,000	\$ 140,000	\$ 776,130
Small Pick up Truck (9)	\$ 227,625	\$ 175,000	\$ 175,000	\$ 175,000	\$ 175,000	\$ 927,625
Tractor/Loader	\$ -	\$ -	\$ 55,000	\$ -	\$ -	\$ 55,000
Transportation Bus	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ -	\$ 800,000
Ford Escape Hybrid (3)	\$ -	\$ 107,000	\$ -	\$ -	\$ -	\$ 107,000
Equestrian Horse Trailer	\$ 27,600	\$ -	\$ -	\$ -	\$ -	\$ 27,600
Vehicles Total	\$ 1,382,385	\$ 1,287,000	\$ 1,385,000	\$ 1,180,000	\$ 980,000	\$ 6,214,385
Grand Total	\$ 7,108,245	\$ 16,413,400	\$ 10,086,385	\$ 9,417,460	\$ 10,741,880	\$ 53,767,370