

LAGUNA WOODS MUTUAL NO. FIFTY

2019 RESERVES PLAN

Assessment and Reserve Funding Disclosure Summary For the Fiscal Year Ending 12/31/2019

- (1) The planned 2019 *basic* regular assessment per unit is \$2,006.77 per month which includes \$202.83 per month collected on behalf of the Golden Rain Foundation.

Note: If assessments vary by the size or type of ownership interest, the assessment applicable to this ownership may be found on page 3 in this package. ***Additional charges apply for Housekeeping, Electricity and Gas operating expenses incurred for individual units, which vary depending on unit size. Also, assessments are higher for units with a second occupant, or units with an enclosed patio.***

- (2) Additional regular or special assessments that have already been schedule to be imposed or charged, regardless of the purpose, if they have been approved by the board and/or members: ***The Board of Directors does not anticipate any special assessments that will be required to repair, replace, or restore any major component to the reserve program.***
- (3) Based upon the most recent reserve study and other information available to the board of directors, will currently projected reserve account balances 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 v No

- (4) If the answer to #3 is no, what additional assessments or other contributions to reserves would be necessary to ensure that sufficient reserve funds will be available each year during the next 30 years that have not yet been approved by the board or the members?
- (5) All major components are included in the reserve study and are included in its calculations.
- (6) Based on the method of calculation in paragraph (4) of subdivision (b) of Section 5570, the estimated amount required in the replacement reserve funds at the end of the planned fiscal year is **\$5,776,642**, based in whole or in part on the last reserve study or update prepared by the managing agent as of October 2017. The projected replacement reserve funds cash balances at the end of the planned fiscal year are **\$3,230,325**. ***To adequately plan for future expenditures, the Mutual has adopted via resolution a 30-Year Funding Plan that projects contributions and disbursements to the replacement funds over the next thirty years.***
- (7) Based on the method of calculation in paragraph (4) of subdivision (b) of Section 5570 of the Civil Code, the estimated amount required in the reserve funds at the end of each of the next five budget years is *shown in column A*, and the projected reserve funds cash balances in each of those years, taking into account only assessments already approved other known

revenues, is *represented in column B*, leaving the reserve at **C** percent funding. If the *alternative* reserve funding plan approved by the association is implemented, the projected reserve funds cash balances in each of those years will be **D**, leaving the reserve at **E** percent funded.

Theoretical Funding Plan (Component method)

	A Amount Required	B Projected Cash Balance	C Percent Funded
2019	\$5,776,642	\$3,230,325	55%
2020	\$5,638,068	\$3,871,229	68%
2021	\$6,115,631	\$3,823,526	62%
2022	\$5,902,111	\$4,197,543	71%
2023	\$6,117,000	\$4,201,856	69%

Approved Funding Plan (Baseline method)

	D Projected Cash Balance	E Percent Funded
2019	\$3,230,325	100%
2020	\$3,871,229	100%
2021	\$3,823,526	100%
2022	\$4,197,543	100%
2023	\$4,201,856	100%

NOTE: The financial representations set forth in this summary are based on the best estimates of the preparer at the time. The estimates are subject to change. At the time this summary was prepared, the assumed long-term before-tax interest rate earned on reserves funds was 2.0 percent per year, and the assumed long-term inflation rate to be applied to major components repair and replacement cost was 1.76 percent per year.

DISCLAIMER: The information contained in this disclosure is a Projection Only. Because the reserve study is a projection, the estimated lives and costs components will likely change over time depending on a variety of factors such as (i) future inflation rates, (ii) levels of maintenance applied to future boards, unknown defects in materials that may lead to premature failures, remaining useful lives, etc. As a result, some components may experience longer lives while others will experience premature failures. Some components may cost less at the time of replacement while others may cost more.

SUMMARY:**LAGUNA WOODS MUTUAL NO. FIFTY**

The following is a summary of the results of the Financial Analysis portion of the Reserve Study for the period indicated below. The recommended monthly reserve contribution is based on **Funding Plan #3** (also see "Comparison of Funding Plans" schedule). However, this funding plan, while being the most equitable, reflects minimum funding and may only marginally cover the total annual expenditures in some years. The "Per Unit" amounts reflect the "Total" amounts divided by the number of units - no adjustments have been made for any variable rate assessments.

ASSUMPTIONS:

(A) FISCAL (12 MONTH) PERIOD RESERVE STUDY IS TO COVER:	1/1/2019	through	12/31/2019
(B) INFLATION FACTOR (10 year running average CPI per Bureau of Labor Statistics - calculated annually):			1.69%
(C) INTEREST % ON RESERVE FUNDS (informed any interest income goes to operating fund):			0.0000%
(D) BEGINNING RESERVE BALANCE (per association, estimated as of	1/1/2019)	\$3,209,888
(E) NUMBER OF UNITS:			311

ANALYSIS OF RESERVE CONTRIBUTION

		TOTAL	PER UNIT
(F) AMOUNT BUDGETED MONTHLY (PER ASSOCIATION) AS OF	12/31/2018 :	\$96,854.92	\$311.43
(G) RECOMMENDED MONTHLY FOR PERIOD	1/1/2019 through 12/31/2019 :	\$99,082.58	\$318.59
(see <u>Funding Plan #3</u> for specific details)			
(H) <u>DOLLAR</u> INCREASE / (DECREASE) (item "G" less item "F"):		\$2,227.66	\$7.16
(I) <u>PERCENTAGE</u> INCREASE / (DECREASE) (item "H" divided by item "F"):		2.30%	2.30%
(J) SPECIAL ASSESSMENT FOR PERIOD	1/1/2019 through 12/31/2019 :	\$0.00	\$0.00
(in addition to "AMOUNT RECOMMENDED" from above [item "G"])			
(K) FUTURE <u>ANNUAL</u> PERCENTAGE INCREASES / (DECREASES)	1/1/2020 - 1/1/2021	2.30%	2.30%

ANALYSIS OF TOTAL BUDGETED ASSESSMENT (DUES) FROM ALL OWNERS:

		TOTAL	PER UNIT
(L) AMOUNT BUDGETED MONTHLY (PER ASSOCIATION) AS OF	12/31/2018 :	678,081.92	2,180.33
(M) RESERVE CONTRIBUTION % OF TOTAL ASSESSMENT (DUES) (item "F" divided by "L")		14.28%	14.28%
(N) % INCREASE/(DECREASE) IN TOTAL MONTHLY ASSESSMENT (DUES) ("h" divided by "L")		0.33%	0.33%
(if recommended monthly reserve contribution implemented)			

OVERAGE / (DEFICIT) - between "actual" and "ideal" reserve balance: (3,482,897) (11,199)

FUNDS TO COVER THE COST OF COMPONENTS THAT NEED TO BE REPLACED WITHIN 5 YEARS **\$4,890,462.15**

PERCENT FUNDED AS OF: 1/1/2019 (excluding "unknown" amounts from Component Inventory) **47.96%**

actual reserve balance (item "D" above): 3,209,888
divided by
accumulated depreciation (see Component Inventory): 6,692,785

PERCENT FUNDED AS OF: 12/31/2019 (if Funding Plan #3 recommended above is followed) **43.74%**



“Your Future is Our Business”

Assessment and Reserve Funding Disclosure Summary

per California Civil Code section 5570 for the calendar year 1/1/2019 through 12/31/2019

LAGUNA WOODS MUTUAL NO. FIFTY

- 1) The current regular assessment is \$2,291.58 per ownership interest per month and the portion allocated to reserves is \$324.83 per ownership interest per month (note: if assessments vary by the size or type of ownership interest, the assessments listed above are averages, and the assessment applicable to this ownership interest may be found on a separate “variable” schedule attached).
- 2) Additional regular or special 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 (note: if assessments vary by the size or type of ownership interest, the assessments listed below are averages, and the assessment applicable to this ownership interest may be found on a separate “variable” schedule attached).

DATE ASSESSMENT WILL BE DUE	PURPOSE	AMOUNT PER OWNERSHIP INTEREST
Total:		\$0.00

- 3) Based upon the most recent Reserve Study and other information available to the board of directors, will currently projected reserve account balances 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 ☐ X ☒ , provided the funding plan attached, based on the most recently completed Reserve Study Update (November 21, 2018 for the 1/1/2019 calendar year), is followed and updated on an annual basis.
- 4) If the answer to #3 is no, what additional assessments or other contributions to reserves would be necessary to ensure that sufficient reserve funds will be available each year during the next 30 years that have not been approved by the board or the members?

APPROXIMATE DATE ASSESSMENT WILL BE DUE	DESCRIPTION	AMOUNT PER OWNERSHIP INTEREST
	N/A	
Total:		\$0.00

- 5) All major components are included in the Reserve Study and are included in its calculations.
- 6) Based on the method of calculation in paragraph (4) of subdivision (b) of section 5570 of the Civil Code, the estimated amount required in the reserve fund at the end of the fiscal year is \$5,579,827 based in whole or in part on the last Reserve Study Update prepared by Reserve Studies Incorporated as of November 21, 2018 for the 1/1/2019 calendar year. The projected reserve fund cash balance at the end of the fiscal year is \$2,440,839, resulting in reserves being 43.74% funded at this date.



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- 7) Based on the method of calculation in paragraph (4) of subdivision (b) of section 5570 of the Civil Code (i.e. **Funding Plan #3 per the study**), at the end of each of the next five budget years the estimated amount required in the reserve fund, the projected reserve fund cash balance in each of those years, taking into account only assessments already approved and other known revenues, and the percent funded is as follows:

YEAR	ESTIMATED AMOUNT REQUIRED IN THE RESERVE FUND	PROJECTED RESERVE FUND CASH BALANCE	PERCENT FUNDED
12/31/2019	5,579,827	2,440,839	43.74%
12/31/2020	6,080,688	3,259,388	53.60%
12/31/2021	5,870,343	3,404,502	57.99%
12/31/2022	6,082,590	3,953,758	65.00%
12/31/2023	6,265,752	4,457,695	71.14%

If the reserve funding plan **approved by the association** is implemented, the projected reserve fund cash balance in each of those years, taking into account only assessments already approved and other known revenues, and the percent funded is as follows:

YEAR	ESTIMATED AMOUNT REQUIRED IN THE RESERVE FUND	PROJECTED RESERVE FUND CASH BALANCE	PERCENT FUNDED
12/31/2019	5,579,827	2,464,107	44.16%
12/31/2020	6,080,688	3,282,656	53.98%
12/31/2021	5,870,343	3,427,770	58.39%
12/31/2022	6,082,590	3,977,026	65.38%
12/31/2023	6,265,752	4,480,963	71.52%

NOTE: The financial representations set forth in this summary are based on the best estimates of the preparer at that time. The estimates are subject to change. At the time this summary was prepared, the assumed long-term before-tax interest rate earned on reserve funds was 0.00% per year, and the assumed long-term inflation rate to be applied to major component repair and replacement costs was 1.69% per year. **It has been assumed that a reserve funding plan has been adopted by the board of directors at an open meeting before the membership of the association as described in California Civil Code Section 5560 (a).**

For the purposes of preparing a summary pursuant to this section:

- "Estimated remaining useful life" means the time reasonably calculated to remain before a major component will require replacement.
- "Major component" has the meaning used in Section 5550. Components with an estimated remaining useful life of more than 30 years may be included in a study as a capital asset or disregarded from the reserve calculation, so long as the decision is revealed in the Reserve Study and reported in the Assessment and Reserve Funding Disclosure Summary.



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- 3) The form set out in subdivision (a) shall accompany each pro forma operating budget or summary thereof that is delivered pursuant to this article. The form may be supplemented or modified to clarify the information delivered, so long as the minimum information set out in subdivision (a) is provided.
- 4) For the purpose of the report and summary, the amount of reserves needed to be accumulated for a component at a given time shall be computed as the current cost of replacement or repair multiplied by the number of years the component has been in service divided by the useful life of the component. This shall not be construed to require the board to fund reserves in accordance with this calculation.

PREPARED BY: Les Weinberg, RS, MBA – Reserve Studies Incorporated

FOR THE CALENDAR YEAR BEGINNING 1/1/2019

DATE: November 21, 2018

FUNDING PLAN FOR ASSESSMENT AND RESERVE FUNDING DISCLOSURE SUMMARY - ANNUAL BASIS
LAGUNA WOODS MUTUAL NO. FIFTY

DESCRIPTION	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033
RESERVE CONTRIBUTION	1,212,259	1,216,338	1,244,314	1,244,314	1,244,314	1,244,314	1,244,314	1,244,314	1,244,314	1,244,314	1,244,314	1,244,314	1,244,314	1,244,314	1,244,314
SPECIAL ASSESSMENT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INTEREST INCOME (a)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COMPONENT COSTS (b)	(1,958,040)	(397,788)	(1,099,200)	(695,056)	(740,376)	(743,298)	(1,157,470)	(269,375)	(2,901,185)	(186,253)	(471,736)	(413,491)	(662,813)	(350,098)	(132,904)
NET RCPTS/(DISBURSE)	(745,781)	818,549	145,114	549,256	503,938	501,015	86,844	974,938	(1,656,871)	1,058,060	772,578	830,823	581,501	894,215	1,111,410
CASH BALANCE: begin year	3,209,888	2,464,107	3,282,656	3,427,770	3,977,026	4,480,963	4,981,979	5,068,823	6,043,761	4,386,890	5,444,950	6,217,528	7,048,351	7,629,852	8,524,067
CASH BALANCE: end year	2,464,107	3,282,656	3,427,770	3,977,026	4,480,963	4,981,979	5,068,823	6,043,761	4,386,890	5,444,950	6,217,528	7,048,351	7,629,852	8,524,067	9,635,477
COMPONENT ACCUMULATED DEPRECIATION (c)	6,692,785	5,579,827	6,080,688	5,870,343	6,082,590	6,265,752	6,482,243	6,252,643	7,061,535	5,092,701	5,879,426	6,401,035	7,017,461	7,391,043	8,094,018
less: beginning cash bal	3,209,888	2,464,107	3,282,656	3,427,770	3,977,026	4,480,963	4,981,979	5,068,823	6,043,761	4,386,890	5,444,950	6,217,528	7,048,351	7,629,852	8,524,067
over/(under) funded-total	(3,482,897)	(3,115,720)	(2,798,031)	(2,442,573)	(2,105,564)	(1,784,789)	(1,500,264)	(1,183,821)	(1,017,774)	(705,811)	(434,476)	(183,507)	30,890	238,808	430,049
" " per unit	(11,199)	(10,018)	(8,997)	(7,854)	(6,770)	(5,739)	(4,824)	(3,806)	(3,273)	(2,269)	(1,397)	(590)	99	768	1,383

DESCRIPTION	1/1/2034	1/1/2035	1/1/2036	1/1/2037	1/1/2038	1/1/2039	1/1/2040	1/1/2041	1/1/2042	1/1/2043	1/1/2044	1/1/2045	1/1/2046	1/1/2047	1/1/2048
RESERVE CONTRIBUTION	1,244,314	1,244,314	1,244,314	1,244,314	1,244,314	1,244,314	1,244,314	1,244,314	1,244,314	1,244,314	1,244,314	1,244,314	1,244,314	1,244,314	1,244,314
SPECIAL ASSESSMENT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INTEREST INCOME (a)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COMPONENT COSTS (b)	(579,595)	(610,329)	(361,529)	(4,267,489)	(319,212)	(1,090,005)	(1,501,047)	(640,659)	(404,560)	(1,477,902)	(1,031,208)	(395,959)	(1,318,443)	(4,700,282)	(134,781)
NET RCPTS/(DISBURSE)	664,719	633,984	882,785	(3,023,175)	925,102	154,309	(256,734)	603,655	839,754	(233,589)	213,105	848,354	(74,129)	(3,455,968)	1,109,532
CASH BALANCE: begin year	9,635,477	10,300,195	10,934,180	11,816,965	8,793,789	9,718,891	9,873,200	9,616,466	10,220,121	11,059,875	10,826,286	11,039,392	11,887,746	11,813,617	8,357,648
CASH BALANCE: end year	10,300,195	10,934,180	11,816,965	8,793,789	9,718,891	9,873,200	9,616,466	10,220,121	11,059,875	10,826,286	11,039,392	11,887,746	11,813,617	8,357,648	9,467,181
COMPONENT ACCUMULATED DEPRECIATION (c)	9,066,688	9,618,957	10,153,681	11,152,927	8,025,845	8,914,661	9,071,605	8,789,871	9,384,993	10,299,601	10,135,456	10,411,385	11,401,050	11,649,900	8,266,389
less: beginning cash bal	9,635,477	10,300,195	10,934,180	11,816,965	8,793,789	9,718,891	9,873,200	9,616,466	10,220,121	11,059,875	10,826,286	11,039,392	11,887,746	11,813,617	8,357,648
over/(under) funded-total	568,789	681,238	780,499	664,038	767,945	804,230	801,595	826,596	835,128	760,274	690,830	628,006	486,696	163,717	91,259
" " per unit	1,829	2,190	2,510	2,135	2,469	2,586	2,577	2,658	2,685	2,445	2,221	2,019	1,565	526	293

FOOTNOTES:

- (a) Interest income calculated on average balance less Federal & State income taxes of 39.3%
(b) See "Reserve Expenditures By Year Schedule"
(c) See "Component Accumulated Depreciation Analysis"

Rate: 0.0000%

COMPONENT INVENTORY
LAGUNA WOODS MUTUAL NO. FIFTY

threshold = \$3,000

AS OF: 1/1/2019

CATEGORY / COMPONENT	ID#	APPROXIMATE QUANTITY	LIFE IN YRS		CURRENT COST	ANNUAL DEPRE	RESERVES			MONTHLY CONTRIBUTION	
			USEFUL	REMAIN			ACTUAL	ACCUM DEPRE	SURPLUS/ (DEFICIT)	CURRENT	RECOMMEND
ROOF/DECKS											
modified cap sheet roof	0101	16,900 sq ft	20	3	212,950 ³	10,648	86,812	181,008	(94,196)	2,619.46	2,679.71
concrete tile roof	0102	69,350 sq ft	30	6	726,900 ²	24,230	278,899	581,520	(302,621)	8,415.49	8,609.05
membrane roof	0103	3,300 sq ft	30	12	47,350 ¹	1,578	13,626	28,410	(14,784)	411.14	420.59
membrane decks-units (rsrf)	0104	18,800 sq ft	20	5	166,250 ¹	8,313	59,801	124,688	(64,887)	1,804.43	1,845.93
membrane decks-units (coat)	0105	18,800 sq ft	10	8	54,650 ³	5,465	5,242	10,930	(5,688)	158.17	161.81
membrane decks-common (rsrf)	0106	2,400 sq ft	15	2	19,350 ¹	1,290	8,043	16,770	(8,727)	242.69	248.27
membrane decks-common (coat)	0107	2,400 sq ft	5	1	6,950 ²	1,390	2,667	5,560	(2,893)	80.46	82.31
gutters & downspouts	0108	operating budget	n/a	n/a	0	0	0	0	0	0.00	0.00
STRUCTURE											
foundations/structural frame	0201	3 buildings	30+	30+	0	0	0	0	0	0.00	0.00
structural pest control	0202	lifetime	30+	30+	0	0	0	0	0	0.00	0.00
building waterproofing caulk & seal	0203	allowance	10	8	87,450 ²	8,745	8,388	17,490	(9,102)	253.11	258.93
carports	0204	60,000 sq ft	30	12	303,850 ⁴	10,128	87,437	182,310	(94,873)	2,638.31	2,698.99
automatic doors	0205	2 doors	20	13	14,350 ²	718	2,409	5,023	(2,614)	72.69	74.36
window replacement	0206	allowance	1	0	3,050 ²	3,050	1,463	3,050	(1,587)	44.14	45.15
PAINT											
exterior flatwork	0301	224,000 sq ft	10	8	716,750 ³	71,675	68,751	143,350	(74,599)	2,074.50	2,122.21
trim/railings/windows	0302	3 buildings	10	8	903,950 ³	90,395	86,708	180,790	(94,082)	2,616.31	2,676.49
doors	0303	1,248 sides	5	0	68,200 ¹	13,640	32,709	68,200	(35,491)	986.96	1,009.66
wallpaper	0304	1,000 sq ft	8	1	3,150 ⁴	394	1,322	2,756	(1,434)	39.88	40.80
interior flatwork-internal halls (ph1)	0305	112,000 sq ft	5	0	100,000 ¹	20,000	47,960	100,000	(52,040)	1,447.15	1,480.44
interior flatwork-internal halls (ph2)	0306	112,000 sq ft	5	1	100,000 ¹	20,000	38,368	80,000	(41,632)	1,157.72	1,184.35
interior flatwork-rec rooms	0307	39,800 sq ft	8	1	35,900 ¹	4,488	15,066	31,413	(16,347)	454.59	465.05
interior flatwork-administration	0308	22,800 sq ft	10	4	20,150 ¹	2,015	5,798	12,090	(6,292)	174.96	178.99
ironwork-exterior (grounds)	0309	operating budget	n/a	n/a	0	0	0	0	0	0.00	0.00
ironwork-exterior (towers)	0310	2 towers	10	8	227,350 ³	22,735	21,808	45,470	(23,662)	658.02	673.16
ironwork-interior	0311	3,400 sq ft	15	8	8,500 ¹	567	1,903	3,967	(2,064)	57.41	58.73
parking stripes & curbing	0312	400 spaces & 2,200 lf	5	0	8,000 ⁴	1,600	3,837	8,000	(4,163)	115.77	118.44

COMPONENT INVENTORY

LAGUNA WOODS MUTUAL NO. FIFTY

threshold = \$3,000

AS OF: 1/1/2019

CATEGORY / COMPONENT	ID#	APPROXIMATE QUANTITY	LIFE IN YRS		CURRENT COST	ANNUAL DEPRE	RESERVES			MONTHLY CONTRIBUTION	
			USEFUL	REMAIN			ACTUAL	ACCUM DEPRE	SURPLUS/ (DEFICIT)	CONTRIBUTION	
										CURRENT	RECOMMEND
MECHANICAL/PLUMBING/ELECTRICAL											
cooling tower	0401	1 cooling tower	30	17	101,300 ⁵	3,377	21,053	43,897	(22,844)	635.26	649.87
cooling tower fan motors	0402	2 fan motors	15	4	9,700 ⁵	647	3,411	7,113	(3,702)	102.94	105.30
centrifugal pumps	0403	2 pumps	15	5	18,600 ⁵	1,240	5,947	12,400	(6,453)	179.45	183.57
chemical treatment	0404	operating budget	n/a	n/a	0	0	0	0	0	0.00	0.00
pump control centers	0405	2 control centers	15	3	8,300 ⁵	553	3,185	6,640	(3,455)	96.09	98.30
emergency power generator	0406	1 generator	40	36	200,200 ³	5,005	9,602	20,020	(10,418)	289.72	296.38
generator battery charger	0407	1 battery charger	15	6	5,400 ⁵	360	1,554	3,240	(1,686)	46.89	47.97
exhauster	0408	1 exhauster	25	8	5,500 ⁵	220	1,794	3,740	(1,946)	54.12	55.37
central chiller plants	0409	2 chiller plants	35	21	665,350 ⁵	19,010	127,642	266,140	(138,498)	3,851.46	3,940.04
purge units	0410	2 purge units	15	1	10,900 ⁵	727	4,879	10,173	(5,294)	147.22	150.61
frequency drive units	0411	2 drive units	20	6	20,200 ⁵	1,010	6,782	14,140	(7,358)	204.63	209.33
halogen alarm center	0412	1 alarm center	25	12	10,350 ⁵	414	2,581	5,382	(2,801)	77.89	79.68
chilled water pumps	0413	2 pumps	15	5	19,350 ⁵	1,290	6,187	12,900	(6,713)	186.68	190.98
frequency drive units	0414	2 drive units	20	6	9,150 ⁵	458	3,072	6,405	(3,333)	92.69	94.82
electrical transformer	0415	1 transformer	30	16	6,800 ⁵	227	1,522	3,173	(1,651)	45.92	46.97
hot water boilers-towers	0416	2 boilers	25	22	127,000 ³	5,080	7,309	15,240	(7,931)	220.55	225.62
hot water boiler-kitchen	0417	1 boiler	25	22	47,250 ³	1,890	2,719	5,670	(2,951)	82.05	83.94
hot water boilers-closed loop sys	0418	2 boilers	25	20	131,200 ³	5,248	12,585	26,240	(13,655)	379.73	388.47
hot water boiler-closed loop sys-2000	0419	2 boilers	25	22	131,350 ³	5,254	7,560	15,762	(8,202)	228.10	233.35
domestic water pumps	0420	2 pumps	15	12	20,450 ⁵	1,363	1,962	4,090	(2,128)	59.19	60.55
closed loop pumps	0421	2 pumps	15	12	19,150 ⁵	1,277	1,837	3,830	(1,993)	55.43	56.70
hot water storage tanks	0422	2 tanks	30	10	31,200 ⁵	1,040	9,976	20,800	(10,824)	301.01	307.93
hot water tank	0423	1 tank	25	13	3,550 ⁵	142	817	1,704	(887)	24.66	25.23

COMPONENT INVENTORY
LAGUNA WOODS MUTUAL NO. FIFTY

threshold = \$3,000

AS OF: 1/1/2019

CATEGORY / COMPONENT	ID#	APPROXIMATE QUANTITY	LIFE IN YRS		CURRENT COST	ANNUAL DEPRE	RESERVES			MONTHLY CONTRIBUTION	
			USEFUL	REMAIN			ACTUAL	ACCUM DEPRE	SURPLUS/ (DEFICIT)	CONTRIBUTION	
										CURRENT	RECOMMEND
circulating pumps	0424	2 pumps	15	12	2,000 ⁵	133	192	400	(208)	5.79	5.92
back flow prevention device	0425	1 device	40	37	29,100 ⁵	728	1,047	2,183	(1,136)	31.59	32.32
vertical exhausters	0426	3 exhausters	20	5	7,950 ⁵	398	2,860	5,963	(3,103)	86.29	88.28
electrical switch gear-switch	0427	1 switch	20	0	30,300 ²	1,515	14,532	30,300	(15,768)	438.49	448.57
electrical switch gear-refurbishment	0428	allowance	40	7	202,000 ²	5,050	79,926	166,650	(86,724)	2,411.68	2,467.15
automatic transfer switch	0429	1 switch	30+	30+	0	0	0	0	0	0.00	0.00
variable frequency drive	0430	2 drives	20	17	28,200 ³	1,410	2,029	4,230	(2,201)	61.21	62.62
motor control panel	0431	1 control panel	40	35	9,600 ⁵	240	576	1,200	(624)	17.37	17.77
fire pump	0432	1 pump	40	36	41,250 ⁵	1,031	1,978	4,125	(2,147)	59.70	61.07
fire pump controller	0433	1 controller	40	36	8,300 ⁵	208	398	830	(432)	12.01	12.29
automatic transfer switch	0434	1 switch	40	36	10,350 ⁵	259	496	1,035	(539)	14.98	15.32
jockey pump controller	0435	1 controller	40	36	2,950 ⁵	74	141	295	(154)	4.27	4.37
jockey pump	0436	1 pump	20	16	4,400 ⁵	220	422	880	(458)	12.73	13.03
fuel storage tank-generator	0437	1 tank	30+	30+	0	0	0	0	0	0.00	0.00
backflow prevention device-fire line	0438	1 device	40	0	18,600 ⁵	465	8,921	18,600	(9,679)	269.17	275.36
electrical transformers	0439	42 transformers	40	38	203,150 ³	5,079	4,872	10,158	(5,286)	147.00	150.38
air side fan coil units	0440	operating budget	n/a	n/a	0	0	0	0	0	0.00	0.00
fan coil unit s-5	0441	1 unit	35	2	35,100 ⁵	1,003	15,872	33,094	(17,222)	478.92	489.94
25 horsepower blower motor	0442	1 blower motor	15	2	8,150 ⁵	543	3,387	7,063	(3,676)	102.21	104.56
variable frequency drive-fan coil unit s-5	0443	1 drive	20	2	5,400 ⁵	270	2,331	4,860	(2,529)	70.33	71.95
motor control panel	0444	1 panel	40	36	8,750 ⁵	219	420	875	(455)	12.66	12.95
fan coil unit s-4	0445	1 unit	35	2	28,700 ⁵	820	12,978	27,060	(14,082)	391.60	400.61
7.5 horsepower blower- motor- s-4	0446	1 blower motor	15	14	5,950 ³	397	190	397	(207)	5.75	5.88
variable frequency drive-fan coil unit s-4	0447	1 drive	20	16	5,400 ⁵	270	518	1,080	(562)	15.63	15.99
kitchen fire suppression system	0448	1 system	15	6	6,400 ⁵	427	1,842	3,840	(1,998)	55.57	56.85
fire sprinkler system-test/repl	0449	5 yr test/32 sta	5	4	19,200 ²	3,840	1,842	3,840	(1,998)	55.57	56.85
fan coil unit s-10	0450	1 unit	35	2	26,050 ⁵	744	11,780	24,561	(12,781)	355.44	363.61
7.5 horsepower blower motor-s-10	0451	1 blower motor	15	14	3,900 ³	260	125	260	(135)	3.76	3.85
fan coil unit s-11	0452	1 unit	35	2	21,850 ⁵	624	9,880	20,601	(10,721)	298.13	304.99

COMPONENT INVENTORY

LAGUNA WOODS MUTUAL NO. FIFTY

threshold = \$3,000

AS OF: 1/1/2019

CATEGORY / COMPONENT	ID#	APPROXIMATE QUANTITY	LIFE IN YRS		CURRENT COST	ANNUAL DEPRE	RESERVES			MONTHLY CONTRIBUTION	
			USEFUL	REMAIN			ACTUAL	ACCUM DEPRE	SURPLUS/ (DEFICIT)	CURRENT	RECOMMEND
thermostats	0453	311 units	20	18	331,950 ³	16,598	15,920	33,195	(17,275)	480.38	491.43
closed loop plumbing system	0454	1 system	40	0	785,300 ²	19,633	376,633	785,300	(408,667)	11,364.50	11,625.89
energy management system	0455	1 system	30	28	621,250 ³	20,708	19,864	41,417	(21,553)	599.37	613.15
make-up air units-a	0456	2 units	30	2	28,600 ⁵	953	12,802	26,693	(13,891)	386.29	395.17
make-up air units-b	0457	2 units	30	2	14,750 ⁵	492	6,603	13,767	(7,164)	199.23	203.81
expansion tank-2000	0458	1 tank	35	16	8,650 ⁵	247	2,252	4,696	(2,444)	67.96	69.52
expansion tank-2002	0459	1 tank	35	18	7,650 ⁵	219	1,782	3,716	(1,934)	53.78	55.01
fire alarm station	0460	1 station	30	9	34,800 ²	1,160	11,683	24,360	(12,677)	352.53	360.63
fire control centers	0461	2 control centers	30	9	20,650 ⁵	688	6,933	14,455	(7,522)	209.19	214.00
elevators-mechanical	0462	4 @ 15 stop	25	2	709,800 ²	28,392	313,189	653,016	(339,827)	9,450.15	9,667.50
elevators-cab remodel	0463	4 cabs	15	3	347,550 ³	23,170	133,349	278,040	(144,691)	4,023.67	4,116.21
trash chutes/doors	0464	allowance	15	5	5,100 ²	340	1,631	3,400	(1,769)	49.20	50.33
distribution piping	0465	allowance	1	0	6,950 ²	6,950	3,333	6,950	(3,617)	100.58	102.89
drainage/sewer piping	0466	operating budget	n/a	n/a	0	0	0	0	0	0.00	0.00
cctv system-cameras	0467	2 cameras	12	2	3,600 ⁴	300	1,439	3,000	(1,561)	43.41	44.41
cctv system-monitor	0468	operating budget	n/a	n/a	0	0	0	0	0	0.00	0.00
cctv system-recorder	0469	operating budget	n/a	n/a	0	0	0	0	0	0.00	0.00
fire annunciator system	0470	allowance	4	0	2,600 ²	650	1,247	2,600	(1,353)	37.63	38.49
lighting-emergency	0471	15 fixtures	20	18	5,200 ⁴	260	249	520	(271)	7.53	7.70
lighting-exit signs	0472	30 fixtures	20	18	3,200 ⁴	160	153	320	(167)	4.63	4.74
lighting-interior	0473	610 fixtures	20	18	252,500 ³	12,625	12,110	25,250	(13,140)	365.41	373.81
lighting-walkways	0474	84 fixtures	20	19	35,200 ³	1,760	844	1,760	(916)	25.47	26.06
lighting-landscape	0475	operating budget	n/a	n/a	0	0	0	0	0	0.00	0.00
main system/distribution	0476	operating budget	n/a	n/a	0	0	0	0	0	0.00	0.00
accelerographs	0477	3 units	10	5	7,050 ³	705	1,691	3,525	(1,834)	51.01	52.19

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			USEFUL	REMAIN			ACTUAL	ACCUM DEPRE	SURPLUS/ (DEFICIT)	CONTRIBUTION	
										CURRENT	RECOMMEND
KITCHEN											
remote refrigeration compressor-a	0501	1 compressor	15	0	6,500 ⁵	433	3,117	6,500	(3,383)	94.07	96.23
remote refrigeration compressor-b	0502	1 compressor	15	3	5,800 ⁵	387	2,225	4,640	(2,415)	67.15	68.69
refrigeration coil-1998	0503	1 coil	20	0	5,700 ⁵	285	2,734	5,700	(2,966)	82.49	84.39
pre-fab walk-in freezer	0504	1 freezer	40	6	34,800 ⁵	870	14,187	29,580	(15,393)	428.07	437.91
refrigeration coil-2004	0505	1 coil	20	5	6,100 ⁵	305	2,194	4,575	(2,381)	66.21	67.73
refrigeration coil-2005	0506	1 coil	20	6	5,300 ⁵	265	1,779	3,710	(1,931)	53.69	54.92
pre-fab walk-in cooler	0507	1 cooler	40	26	21,350 ⁵	534	3,584	7,473	(3,889)	108.15	110.63
refrigeration condensing unit	0508	1 unit	15	13	12,450 ⁵	830	796	1,660	(864)	24.02	24.58
remote air cooled refrig condenser	0509	1 condenser	30	0	14,050 ⁵	468	6,738	14,050	(7,312)	203.33	208.00
commercial ice machine	0510	1 ice machine	15	14	11,050 ³	737	353	737	(384)	10.67	10.91
self-contained reach-in refrig units-1997-a	0511	2 units	20	0	6,900 ⁵	345	3,309	6,900	(3,591)	99.85	102.15
self-contained reach-in refrig unit-1995	0512	1 unit	20	19	2,700 ³	135	65	135	(70)	1.95	2.00
self-contained reach-in refrig unit-1997-b	0513	1 unit	20	0	6,000 ²	300	2,878	6,000	(3,122)	86.83	88.83
self-contained reach-in refrig unit-1992	0514	1 unit	20	19	6,000 ³	300	144	300	(156)	4.34	4.44
self-contained reach-in refrig unit-2000	0515	1 unit	20	1	4,300 ⁵	215	1,959	4,085	(2,126)	59.12	60.48
refrigeration display case	0516	1 case	15	0	24,950 ⁵	1,663	11,966	24,950	(12,984)	361.06	369.37
yoqurt server	0517	1 server	20	18	6,300 ⁵	315	302	630	(328)	9.12	9.33
merchandizing chest freezer	0518	1 chest freezer	15	13	1,750 ⁵	117	112	233	(121)	3.37	3.45
commercial dishwasher	0519	1 dishwasher	25	0	37,500 ⁵	1,500	17,985	37,500	(19,515)	542.68	555.16

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			USEFUL	REMAIN			ACTUAL	ACCUM DEPRE	SURPLUS/ (DEFICIT)	CURRENT	RECOMMEND
food prep station	0520	1 station	40	0	6,300 ⁵	158	3,022	6,300	(3,278)	91.17	93.27
food prep sink	0521	1 sink	40	0	3,650 ⁵	91	1,751	3,650	(1,899)	52.82	54.04
steam cooker	0522	1 steam cooker	15	0	11,250 ⁵	750	5,396	11,250	(5,854)	162.80	166.55
dual convection oven	0523	1 convection oven	20	19	8,700 ³	435	209	435	(226)	6.30	6.44
chef's proofing oven	0524	1 proofing oven	20	0	5,700 ⁵	285	2,734	5,700	(2,966)	82.49	84.39
chef's holding oven	0525	2 holding ovens	20	16	1,850 ⁵	93	177	370	(193)	5.35	5.48
braising pan	0526	1 pan	25	0	11,250 ⁵	450	5,396	11,250	(5,854)	162.80	166.55
deep fryer	0527	1 deep fryer	15	0	3,750 ⁵	250	1,799	3,750	(1,951)	54.27	55.52
salamander line cooker	0528	1 line cooker	25	0	10,150 ⁵	406	4,868	10,150	(5,282)	146.89	150.26
chef's cooking line up	0529	1 cooking line up	30	18	21,150 ⁵	705	4,057	8,460	(4,403)	122.43	125.25
food holding cabinet	0530	1 cabinet	25	0	1,500 ⁵	60	719	1,500	(781)	21.71	22.21
commercial toaster oven	0531	1 toaster oven	20	11	1,850 ⁵	93	400	833	(433)	12.05	12.33
commercial food processor	0532	1 food processor	15	11	1,750 ⁵	117	224	467	(243)	6.76	6.91
commercial dough mixer	0533	1 mixer	25	23	6,800 ⁵	272	261	544	(283)	7.87	8.05
utensil wash station	0534	1 wash station	40	0	9,050 ⁵	226	4,340	9,050	(4,710)	130.97	133.98
dual island exhaust hood	0535	1 exhaust hood	40	19	81,550 ⁵	2,039	20,534	42,814	(22,280)	619.58	633.84
kitchen hood exhauster	0536	1 hood exhauster	30	19	10,800 ⁵	360	1,899	3,960	(2,061)	57.31	58.63
char broiler	0537	1 char broiler	25	21	5,700 ⁵	228	437	912	(475)	13.20	13.50
incandescent dimmers	0538	10 dimmers	25	6	9,850 ⁵	394	3,590	7,486	(3,896)	108.33	110.83
equipment electrical panel	0539	1 panel	30	0	7,200 ⁵	240	3,453	7,200	(3,747)	104.20	106.59
electrical transformer-300 kva	0540	1 transformer	35	31	19,350 ⁵	553	1,060	2,211	(1,151)	32.00	32.73
slicer	0541	1 slicer	15	11	3,650 ³	243	467	973	(506)	14.08	14.40

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										CURRENT	RECOMMEND
FLOORING											
carpeting-hallways	0601	6,500 sq yds	8	0	236,400 ⁴	29,550	113,378	236,400	(123,022)	3,421.07	3,499.76
carpeting-recreation	0602	940 sq yds	8	0	34,450 ⁴	4,306	16,522	34,450	(17,928)	498.54	510.01
carpeting-administration	0603	220 sq yds	10	3	7,650 ⁴	765	2,568	5,355	(2,787)	77.50	79.28
vinyl	0604	operating budget	n/a	n/a	0	0	0	0	0	0.00	0.00
tile polish	0605	operating budget	n/a	n/a	0	0	0	0	0	0.00	0.00
tile-recreation	0606	3,000 sq ft	30	28	32,950 ⁴	1,098	1,054	2,197	(1,143)	31.79	32.53
tile-administration	0607	5,600 sq ft	30	5	61,450 ⁴	2,048	24,560	51,208	(26,648)	741.06	758.10
LANDSCAPE/HARDSCAPE											
asphalt seal coat	0701	148,000 sq ft	5	0	123,050 ²	24,610	59,015	123,050	(64,035)	1,780.72	1,821.68
asphalt replacement	0702	148,000 sq ft	20	4	571,500 ¹	28,575	219,275	457,200	(237,925)	6,616.39	6,768.57
concrete flatwork	0703	allowance	1	0	2,000 ²	2,000	959	2,000	(1,041)	28.94	29.61
concrete-stamped	0704	operating budget	30+	30+	0	0	0	0	0	0.00	0.00
irrigation equipment	0705	operating budget	n/a	n/a	0	0	0	0	0	0.00	0.00
landscaping	0706	allowance	1	0	10,100 ²	10,100	4,844	10,100	(5,256)	146.16	149.52
koi pond-lining	0707	operating budget	n/a	n/a	0	0	0	0	0	0.00	0.00
koi pond-equipment	0708	operating budget	n/a	n/a	0	0	0	0	0	0.00	0.00
courtyard patio	0709	operating budget	n/a	n/a	0	0	0	0	0	0.00	0.00

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RECREATION FACILITIES											
furnishings-administration/maintenance	0801	16 items	20	13	5,150 ⁴	258	865	1,803	(938)	26.09	26.69
furnishings-administration/finance	0802	56 items	20	6	28,000 ¹	1,400	9,400	19,600	(10,200)	283.64	290.17
furnishings-administration/conference	0803	38 items	20	6	11,550 ¹	578	3,878	8,085	(4,207)	117.00	119.69
furnishings-administration/kitchen	0804	13 items	20	6	6,250 ¹	313	2,098	4,375	(2,277)	63.31	64.77
furnishings-administration/house	0805	10 items	20	9	5,950 ¹	298	1,570	3,273	(1,703)	47.37	48.45
furnishings-recreation/lobby	0806	213 items	20	13	125,000 ¹	6,250	20,983	43,750	(22,767)	633.13	647.69
furnishings-recreation/halls	0807	252 items	10	1	147,000 ¹	14,700	63,452	132,300	(68,848)	1,914.59	1,958.62
furnishings-recreation/crystal dining	0808	157 items	20	13	72,100 ¹	3,605	12,103	25,235	(13,132)	365.19	373.59
furnishings-recreation/calif dining	0809	174 items	20	0	71,300 ¹	3,565	34,196	71,300	(37,104)	1,031.82	1,055.55
furnishings-recreation/calif patio	0810	97 items	8	3	21,100 ⁴	2,638	6,325	13,188	(6,863)	190.85	195.24
furnishings-recreation/key club	0811	137 items	20	8	71,050 ⁴	3,553	20,446	42,630	(22,184)	616.92	631.11
furnishings-recreation/bridge rm	0812	127 items	20	17	36,750 ¹	1,838	2,644	5,513	(2,869)	79.78	81.62
furnishings-recreation/rendezvous	0813	39 items	20	0	12,300 ¹	615	5,899	12,300	(6,401)	178.00	182.09
furnishings-recreation/orchester hall	0814	75 items	20	0	38,500 ¹	1,925	18,465	38,500	(20,035)	557.15	569.97
furnishings-recreation/orchester sound	0815	19 items	10	2	45,000 ²	4,500	17,266	36,000	(18,734)	520.98	532.96
furnishings-recreation/library	0816	43 items	20	2	30,450 ¹	1,523	13,144	27,405	(14,261)	396.59	405.71
furnishings-recreation/guest suite	0817	allowance	20	9	6,750 ²	338	1,781	3,713	(1,932)	53.73	54.97
furnishings-recreation/zen garden	0818	45 items	20	0	23,300 ¹	1,165	11,175	23,300	(12,125)	337.19	344.94
furnishings-recreation/koi pond	0819	12 items	5	0	3,100 ⁴	620	1,487	3,100	(1,613)	44.86	45.89
furnishings-kitchen/key club	0820	6 items	20	0	7,850 ¹	393	3,765	7,850	(4,085)	113.60	116.21
furnishings-kitchen/residential	0821	9 items	20	2	9,400 ¹	470	4,057	8,460	(4,403)	122.43	125.25
furnishings-kitchen/employee tower	0822	49 items	30	0	26,950 ¹	898	12,925	26,950	(14,025)	390.01	398.98
furnishings-kitchen/emp maint	0823	49 items	30	0	8,550 ¹	285	4,101	8,550	(4,449)	123.73	126.58
furnishings-restrooms/key club	0824	19 items	20	12	18,500 ⁴	925	3,549	7,400	(3,851)	107.09	109.55
furnishings-restrooms/lobby-dining	0825	15 items	20	8	13,950 ⁴	698	4,014	8,370	(4,356)	121.13	123.91
furnishings-restrooms/lobby-rec desk	0826	26 items	20	8	27,600 ⁴	1,380	7,942	16,560	(8,618)	239.65	245.16
furnishings-restrooms/employee tower	0827	29 items	30	15	16,650 ⁴	555	3,993	8,325	(4,332)	120.48	123.25
furnishings-restrooms/employee maint	0828	operating budget	n/a	n/a	0	0	0	0	0	0.00	0.00
furnishings-restrooms/food svc	0829	25 items	30	0	18,400 ⁴	613	8,825	18,400	(9,575)	266.28	272.40
music equipment	0830	5 items	10	1	19,050 ²	1,905	8,223	17,145	(8,922)	248.11	253.82
bingo equipment	0831	allowance	10	4	10,100 ³	1,010	2,906	6,060	(3,154)	87.70	89.71

COMPONENT INVENTORY
LAGUNA WOODS MUTUAL NO. FIFTY

threshold = \$3,000

AS OF: 1/1/2019

CATEGORY / COMPONENT	ID#	APPROXIMATE QUANTITY	LIFE IN YRS		CURRENT COST	ANNUAL DEPRE	RESERVES			MONTHLY CONTRIBUTION	
			USEFUL	REMAIN			ACTUAL	ACCUM DEPRE	SURPLUS/ (DEFICIT)	CURRENT	RECOMMEND
MISCELLANEOUS											
fire extinguishers	0901	operating budget	n/a	n/a	0	0	0	0	0	0.00	0.00
mailboxes	0902	312 mailboxes	20	1	19,150 ⁴	958	8,725	18,193	(9,468)	263.28	269.34
directory boards	0903	operating budget	n/a	n/a	0	0	0	0	0	0.00	0.00
signage	0904	operating budget	n/a	n/a	0	0	0	0	0	0.00	0.00
monuments	0905	4 monuments	20	0	9,000 ⁴	450	4,316	9,000	(4,684)	130.24	133.24
laundry equipment	0906	replace 3 sets/ year	1	0	4,050 ²	4,050	1,942	4,050	(2,108)	58.61	59.96
tractors	0907	6 tractors	10	0	20,250 ²	2,025	9,712	20,250	(10,538)	293.05	299.79
maintenance equipment	0908	allowance	10	5	30,650 ²	3,065	7,350	15,325	(7,975)	221.78	226.88
ford ranger	0909	1 truck	12	0	20,850 ²	1,738	10,000	20,850	(10,850)	301.73	308.67
CONTINGENCY RESERVE											
1001	5% of total annual expenditures - see "Reserve Expenditures by Year" schedule for details										
					93,240	93,240	44,718	93,240	(48,522)	1,349.33	1,380.36
TOTALS					12,119,290	826,965	3,209,888	6,692,785	(3,482,897)	96,854.92	99,082.58

COST SOURCES

- 1) In-house database. Developed from experience of costs for recent repairs, replacements, or restoration of components in similar properties.
- 2) Based on contractor proposal provided by association and/or information from association's vendors.
- 3) Based on actual cost of recent repair, replacement, or restoration of component - information provided by association.
- 4) National cost guide (National Construction Estimator, R.S. Means, LSI, etc.)
- 5) Per Mechanical Engineering Evaluation
- 6) Per information in previous non-RSI study

Percent Funded: ratio of the actual reserve balance to the component accumulated depreciation

47.96%