



## **SPECIAL OPEN SESSION**

### **SPECIAL OPEN MEETING OF THE THIRD LAGUNA HILLS MUTUAL BOARD OF DIRECTORS A CALIFORNIA NON-PROFIT MUTUAL BENEFIT CORPORATION**

**Monday, July 15, 2024- 9:30 a.m.  
Laguna Woods Village Board Room/Virtual Meeting  
24351 El Toro Road, Laguna Woods, California**

Laguna Woods Village owners/residents are welcome to participate in all open meetings in-person and virtually. To submit comments or questions virtually for meetings, please use one of the following options:

1. Join the meeting via Zoom by clicking this link:  
<https://us06web.zoom.us/j/92081839160> or by calling 1-669-900-6833, Webinar ID: 92081839160.
2. Via email to [meeting@vmsinc.org](mailto:meeting@vmsinc.org) any time before the meeting is scheduled to begin or during the meeting. Please use the name of the meeting in the subject line of the email. Name and unit number must be included.

### **NOTICE OF MEETING AND AGENDA**

*This Meeting May Be Recorded*

The purpose of this meeting is to review the proposed 2025 Third Business Plan – Version 2

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1. Call Meeting to Order / Establish Quorum – President Mark Laws
2. State Purpose of Meeting – President Laws
3. Acknowledgement of the Media
4. Approval of Agenda
5. Chair Remarks
6. Open Forum (Three Minutes per Speaker)
7. Responses to Open Forum Speakers
8. Review of the Proposed 2025 Third Business Plan – Version 2
9. Director's Comments
10. Adjournment





## STAFF REPORT

**DATE:** July 15, 2024  
**FOR:** Board of Directors  
**SUBJECT:** 2025 Business Plan – Version 2

### **RECOMMENDATION**

Staff recommends the Board review the Proposed 2025 Business Plan – Version 2 and provide direction for change or revision, if needed, at the meeting on July 15, 2024.

### **BACKGROUND**

The Board had meetings in May and June to discuss components of the 2025 Business Plan. Based on input received at the meetings and subsequent discussions, Staff refined the Business Plan and Reserves Plan as included in this agenda.

On August 19, 2024, the Third Board is scheduled to meet and review Version 3 of the proposed budget, inclusive of any changes or revisions made to the attached Business Plan. The proposed final Business Plan will be presented to the Board at their meeting on September 17, 2024.

### **DISCUSSION**

## **BUSINESS PLAN SUMMARY**

The proposed budget for 2025 plan year (Attachment 1) shows that the sum of \$45,177,375 is required by the Corporation to meet the Third Laguna Hills Mutual operating expenses and reserve contributions along with the \$508,852 in surcharges to units with common elevators and/or Garden Villa Rec Rooms for the year 2025. In addition, the sum of \$17,505,707 is required by the Corporation to meet the Golden Rain Foundation and Golden Rain Foundation Trust operating expenses and reserve contributions for the year 2025. Therefore, a total of \$63,191,934 is required to be collected from and paid by members of the Corporation as monthly assessments. The budget equates to a Total Basic Assessment of \$856.08 per manor per month (PMPM), reflecting a net increase of \$40.26 or 4.9% when compared to current year.

	2024	2025	\$ Increase	% Increase
<i>Third Portion</i>	\$587.60	\$616.98	\$29.38	5.0%
<i>GRF Portion</i>	\$228.22	\$239.10	\$10.88	4.8%
<i>Total Basic Assessment</i>	<b>\$815.82</b>	<b>\$856.08</b>	<b>\$40.26</b>	<b>4.9%</b>

Brief notations for line items with significant change from current year are noted below as increases or (decreases) in the assessment, and listed in order of appearance on the proposed Business Plan by Account – Version 2 (Attachment 1):

### Revenues:

**Line 1-1a: Fees and Charges to Residents** less revenue of (\$2,500,284) increased the assessment by \$34.15 PMPM due to revenue recovery efforts for the backlog of open chargeable damage tickets from prior years being completed in 2024.

**Line 3: Miscellaneous** less revenue of (\$66,334) increased the assessment by \$0.88 PMPM primarily due to an adjustment to correct the budget for additional occupant fees. This item was inadvertently budgeted twice in the previous Business Plan.

### Expenses:

**Line 4: Employee Compensation** increased by \$8,732 or \$0.10 PMPM primarily due to planned wage adjustments offset by a decrease in temporary help as the recovery efforts for the backlog of open chargeable damage tickets from prior years being completed in 2024. The increase is further offset by a decrease in union wages in Landscape as a result of a planned reduction in the Irrigation budget and the reclassification of some Nursery operating expenses to reserves.

**Line 5: Expenses Related to Compensation** increased by \$51,890 or \$0.71 PMPM primarily due to the anticipation of higher worker's compensation premiums based on recent actuarial estimates in addition to an anticipated rate increase for non-union medical & life insurance. The increases in these items were partially offset by a decrease in union medical insurance expenses in Landscape as a result of a planned reduction in the Irrigation budget and the reclassification of some Nursery operating expenses to reserves.

**Line 8-9: Sewer & Water** increased by \$348,850 or \$4.76 PMPM based on current consumption and published rate increases in July 2024 and projected rate increase in 2025.

**Line 10: Trash** increased by \$242,757 or \$3.32 PMPM due to final year of price correction which was budgeted to be 17% increase.

**Line 11: Legal Fees** increased by \$91,660 or \$1.25 PMPM based on recent trends of resident related legal issues.

**Line 14: Outside Services** increased by \$955,460 or \$13.05 PMPM based on the addition of funds to programs in Landscape and Maintenance & Construction. Landscape increased funding to outsource mowing in an effort to achieve more mowing cycles of shrub beds in 2025. Maintenance & Construction increased funding for fumigation as a higher number of fumigations are scheduled for 2025.

**Line 17: Income Tax** increased by \$150,000 or \$2.05 PMPM due to an anticipated income tax liability from investment income as a result of higher performing investments.

**Line 18: Insurance** increased by \$165,298 or \$2.26 PMPM due to increased Hazard & Liability Insurance to reflect anticipated premium increases at renewal.

**Line 19: Property Insurance** decreased by (\$700,000) or (\$9.56) PMPM as a result of a new joint property insurance policy with United. This combination lowers Third's premium for property insurance while maintaining coverages.

**Line 20: Uncollectable Accounts** increased by \$35,000 or \$0.48 PMPM due to an anticipated increase based on upward trend in long term unpaid assessments and chargeable services.

**Line 21: Cost Allocations** increased by \$35,894 or \$0.49 PMPM due to the net result of interdepartmental allocations in 2025 to reflect existing service levels throughout the departments.

**Line 22-24: Reserve Fund Contributions** increased by \$1,014,519 to adequately plan for future expenditures, the Mutual adopts a 30-Year Funding Plan that projects contributions and disbursements to Reserve Funds over the next 30 years. A reserve study was conducted by Association Reserves, Inc. Based on the funding plans included in the reserves study, the contribution to reserve funds is proposed to increase from \$163.00 to \$176.86 PMPM in 2025, an increase of \$13.86 PMPM.

**Line 25: Restricted Fund Contribution – Disaster Fund** decreased by (\$997,600) or (\$13.62) PMPM to help mitigate the overall increase in assessments as the balance of the fund is sufficient to cover budgeted expenses for 2025.

**Line 26: Restricted Fund Contribution – Unappropriated Expenditures Fund** was eliminated to help mitigate the overall increase in the 2025 assessment.

**Line 27-29: GRF Operating, Reserve, and Contingency Contribution** for Version 2, GRF shows an increase of \$794,525 or \$10.88 PMPM. GRF reviewed all aspects of Version 2 of their Business Plan at their meeting July 10.

## **FINANCIAL ANALYSIS**

The financial impact of this proposed Business Plan would be a Third Basic Assessment of \$616.98 PMPM, an increase of \$29.38 or 5.0%. Including the GRF contributions, the proposed Total Basic Assessment is \$856.08 PMPM, an increase of \$40.26 or 4.9%.

**Prepared By:** Jose Campos, Assistant Director of Financial Services

**Reviewed By:** Steve Hormuth, Director of Financial Services

## **ATTACHMENT(S)**

**Attachment 1: 2025 Third Business Plan by Account**

**Attachment 2: 2025 Third Business Plan by Department**

**Attachment 3: 2025 Third Budget Comparison Report – Operating**

**Attachment 4: 2025 Third Budget Comparison Report – by Fund**

**Attachment 5: Proposed 2025 Programs Report**

**Attachment 6: Definition of Funds**



## 2025 BUSINESS PLAN - BY ACCOUNT

						ASSESSMENT			
DESCRIPTION		2021 ACTUAL*	2022 ACTUAL	2023 ACTUAL	2024 PLAN	2025 PLAN	Per Manor Per Month		
							2024	2025	Change
OPERATING REVENUES									
Non-Assessment Revenues									
1	Fees and Charges to Residents	\$732,032	\$1,085,097	\$724,221	\$1,265,399	\$1,015,115	\$17.28	\$13.86	\$3.42
1a	Damage Restoration Reimbursement Backlog	0	0	881,537	2,250,000	\$0	30.73	0.00	30.73
2	Laundry Revenue	214,443	213,498	210,912	209,300	\$209,000	2.86	2.85	0.01
3	Miscellaneous	604,039	680,849	645,838	745,130	\$680,794	10.18	9.30	0.88
Total Revenue		\$1,550,514	\$1,979,444	\$2,462,508	\$4,469,829	\$1,904,909	\$61.05	\$26.01	\$35.04
OPERATING EXPENSES									
4	Employee Compensation	\$7,074,776	\$7,230,319	\$7,221,087	\$8,281,408	\$8,290,140	\$113.12	\$113.22	\$0.10
5	Expenses Related to Compensation	2,972,229	3,102,923	3,209,211	3,457,551	\$3,509,441	47.22	47.93	0.71
6	Material and Supplies	790,544	833,296	852,758	828,491	\$841,568	11.31	11.49	0.18
7	Electricity	348,719	602,032	444,557	454,730	\$466,784	6.21	6.37	0.16
8	Sewer	1,774,945	1,680,160	1,494,098	1,659,600	\$1,835,292	22.66	25.06	2.40
9	Water	3,093,848	2,895,128	2,752,049	3,219,638	\$3,392,796	43.97	46.33	2.36
10	Trash	583,345	678,406	1,079,914	1,428,914	\$1,671,671	19.51	22.83	3.32
11	Legal Fees	245,767	198,123	453,939	300,000	\$391,660	4.10	5.35	1.25
12	Professional Fees	62,024	116,969	75,309	167,827	\$182,297	2.29	2.49	0.20
13	Equipment Rental	9,043	6,437	6,830	8,714	\$8,778	0.12	0.12	0.00
14	Outside Services	1,638,025	2,111,894	2,464,731	1,342,248	\$2,297,708	18.33	31.38	13.05
15	Repairs and Maintenance	3,874	1,844	12,517	5,375	\$5,022	0.07	0.07	0.00
16	Other Operating Expense	112,266	115,229	107,124	154,338	\$162,990	2.11	2.23	0.12
17	Income Tax	3,128	(9,883)	0	0	\$150,000	0.00	2.05	2.05
18	Insurance	888,596	952,126	1,067,534	1,166,792	\$1,332,090	15.93	18.19	2.26
19	Property Insurance	2,658,682	7,359,685	7,516,977	8,000,000	\$7,300,000	109.25	99.69	(9.56)
20	Uncollectible Accounts	45,737	179,544	36,698	85,000	\$120,000	1.16	1.64	0.48
21	Cost Allocations	1,173,905	1,257,835	1,204,763	1,304,833	\$1,340,727	17.82	18.31	0.49
Total Expense		\$23,479,453	\$29,312,067	\$30,000,096	\$31,865,459	\$33,298,964	\$435.18	\$454.75	\$19.57
RESERVE CONTRIBUTIONS									
22	Replacement Fund	\$10,690,704	\$10,690,704	\$11,276,496	\$11,422,944	\$12,437,463	\$156.00	\$169.86	\$13.86
23	Elevator Replacement Fund	366,120	366,120	366,120	366,120	\$366,120	5.00	5.00	0.00
24	Laundry Replacement Fund	73,224	73,224	146,448	146,448	\$146,448	2.00	2.00	0.00
Total Reserve Contribution		\$11,130,048	\$11,130,048	\$11,789,064	\$11,935,512	\$12,950,031	\$163.00	\$176.86	\$13.86
RESTRICTED CONTRIBUTIONS									
25	Disaster Fund	\$1,830,600	\$1,591,890	\$897,726	\$1,830,600	\$833,289	\$25.00	\$11.38	(\$13.62)
26	Unappropriated Expenditures Fund	585,792	0	0	1,865,015	\$0	25.47	0.00	(25.47)
Total Restricted Contribution		\$2,416,392	\$1,591,890	\$897,726	\$3,695,615	\$833,289	\$50.47	\$11.38	(\$39.09)
Total Reserve/Restricted Contribution		\$13,546,440	\$12,721,938	\$12,686,790	\$15,631,127	\$13,783,320	\$213.47	\$188.24	(\$25.23)
TOTAL MUTUAL		\$35,475,379	\$40,054,561	\$40,224,378	\$43,026,757	\$45,177,375	\$587.60	\$616.98	\$29.38
GOLDEN RAIN FOUNDATION									
27	GRF Operating	\$13,663,283	\$14,316,115	\$14,960,469	\$15,466,374	\$16,260,899	\$211.22	\$222.10	\$10.88
28	GRF Reserve Contributions	1,391,256	1,244,808	1,244,808	1,244,808	\$1,244,808	17.00	\$17.00	0.00
29	GRF Contingency Contributions	0	366,120	0	0	\$0	0.00	0.00	0.00
Total GRF		\$15,054,539	\$15,927,043	\$16,205,277	\$16,711,182	\$17,505,707	\$228.22	\$239.10	\$10.88
TOTAL BASIC ASSESSMENT		\$50,529,918	\$55,981,604	\$56,429,655	\$59,737,939	\$62,683,082	\$815.82	\$856.08	\$40.26
SURCHARGES (unique to units with elevators and/or Garden Villa recreation rooms)									
30	Elevator Operating	\$315,135	\$352,283	\$366,252	\$350,852	\$404,524	15.83	18.25	2.42
31	Garden Villa Recreation Room Fund	89,424	89,424	93,150	96,876	\$104,328	6.50	7.00	0.50
		\$404,559	\$441,707	\$459,402	\$447,728	\$508,852	\$22.33	\$25.25	\$2.92
TOTAL BUSINESS PLAN		\$50,934,477	\$56,423,311	\$56,889,057	\$60,185,667	\$63,191,934			

\*2021 actuals were affected by COVID-19 Pandemic.



## 2025 BUSINESS PLAN - BY DEPARTMENT

DESCRIPTION	2021 ACTUAL*	2022 ACTUAL	2023 ACTUAL	2024 PLAN	2025 PLAN	ASSESSMENT Per Manor Per Month		
						2024	2025	Change
<b>OPERATING</b>								
Office of the CEO	\$297,452	\$324,591	\$328,280	\$386,153	\$450,881	\$5.27	\$6.16	\$0.89
Information Services	545,841	594,847	430,688	482,106	\$505,205	6.58	6.90	0.32
General Services	1,625,810	1,584,324	1,591,808	1,573,952	\$1,441,413	21.50	19.68	(1.82)
Financial Services	720,873	767,126	769,155	770,970	\$882,620	10.53	12.05	1.52
Security Services	156,251	161,006	439,225	357,617	\$489,222	4.88	6.68	1.80
Landscape Services	5,306,281	5,602,317	5,591,427	6,007,865	\$6,760,069	82.05	92.32	10.27
Human Resource Services	77,648	56,051	65,034	91,816	\$88,901	1.25	1.21	(0.04)
Insurance	3,547,279	8,311,811	8,584,511	9,166,792	\$8,632,090	125.19	117.89	(7.30)
Maintenance & Construction	3,979,830	4,143,727	4,809,286	4,153,337	\$4,568,801	56.72	62.39	5.67
Damage Restoration Reimbursement Backlog	0	0	(881,537)	(2,250,000)	\$0	(30.73)	0.00	30.73
Non Work Center	5,671,674	5,786,823	5,809,711	6,655,022	\$7,574,853	90.89	103.46	12.57
<b>Net Operating</b>	<b>\$21,928,939</b>	<b>\$27,332,623</b>	<b>\$27,537,588</b>	<b>\$27,395,630</b>	<b>\$31,394,055</b>	<b>\$374.13</b>	<b>\$428.74</b>	<b>\$54.61</b>
<b>RESERVE CONTRIBUTIONS</b>								
Replacement Fund	\$10,690,704	\$10,690,704	\$11,276,496	\$11,422,944	\$12,437,463	\$156.00	\$169.86	\$13.86
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	146,448	146,448	\$146,448	2.00	2.00	0.00
<b>Total Reserve Contribution</b>	<b>\$11,130,048</b>	<b>\$11,130,048</b>	<b>\$11,789,064</b>	<b>\$11,935,512</b>	<b>\$12,950,031</b>	<b>\$163.00</b>	<b>\$176.86</b>	<b>\$13.86</b>
<b>RESTRICTED CONTRIBUTIONS</b>								
Disaster Fund	\$1,830,600	\$1,591,890	\$897,726	\$1,830,600	\$833,289	\$25.00	\$11.38	(\$13.62)
Unappropriated Expenditures Fund	585,792	0	0	1,865,015	\$0	25.47	0.00	(25.47)
<b>Total Restricted Contribution</b>	<b>\$2,416,392</b>	<b>\$1,591,890</b>	<b>\$897,726</b>	<b>\$3,695,615</b>	<b>\$833,289</b>	<b>\$50.47</b>	<b>\$11.38</b>	<b>(\$39.09)</b>
<b>Total Reserve/Restricted Contribution</b>	<b>\$13,546,440</b>	<b>\$12,721,938</b>	<b>\$12,686,790</b>	<b>\$15,631,127</b>	<b>\$13,783,320</b>	<b>\$213.47</b>	<b>\$188.24</b>	<b>(\$25.23)</b>
<b>TOTAL MUTUAL</b>	<b>\$35,475,379</b>	<b>\$40,054,561</b>	<b>\$40,224,378</b>	<b>\$43,026,757</b>	<b>\$45,177,375</b>	<b>\$587.60</b>	<b>\$616.98</b>	<b>\$29.38</b>
<b>GOLDEN RAIN FOUNDATION</b>								
GRF Operating	\$13,663,283	\$14,316,115	\$14,960,469	\$15,466,374	\$16,260,899	\$211.22	\$222.10	\$10.88
GRF Reserve Contributions	1,391,256	1,244,808	1,244,808	1,244,808	\$1,244,808	17.00	17.00	0.00
GRF Contingency Contributions	0	366,120	0	0	\$0	0.00	0.00	0.00
<b>Total GRF</b>	<b>\$15,054,539</b>	<b>\$15,927,043</b>	<b>\$16,205,277</b>	<b>\$16,711,182</b>	<b>\$17,505,707</b>	<b>\$228.22</b>	<b>\$239.10</b>	<b>\$10.88</b>
<b>TOTAL BASIC ASSESSMENT</b>	<b>\$50,529,918</b>	<b>\$55,981,604</b>	<b>\$56,429,655</b>	<b>\$59,737,939</b>	<b>\$62,683,082</b>	<b>\$815.82</b>	<b>\$856.08</b>	<b>\$40.26</b>
<b>SURCHARGES</b> (unique to units with elevators and/or Garden Villa recreation rooms)								
Elevator Operating	\$315,135	\$352,283	\$366,252	\$350,852	\$404,524	15.83	18.25	2.42
Garden Villa Recreation Room Fund	89,424	89,424	93,150	96,876	\$104,328	6.50	7.00	0.50
	<b>\$404,559</b>	<b>\$441,707</b>	<b>\$459,402</b>	<b>\$447,728</b>	<b>\$508,852</b>	<b>\$22.33</b>	<b>\$25.25</b>	<b>\$2.92</b>
<b>TOTAL BUSINESS PLAN</b>	<b>\$50,934,477</b>	<b>\$56,423,311</b>	<b>\$56,889,057</b>	<b>\$60,185,667</b>	<b>\$63,191,934</b>			

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

**Third Laguna Hills Mutual  
Budget Comparison Report by Account  
12/31/2025  
THIRD LAGUNA HILLS MUTUAL**

Attachment 3

	<u>2021 Actuals</u>	<u>2022 Actuals</u>	<u>2023 Actuals</u>	<u>2024 Budget</u>	<u>2025 Budget</u>	<u>Assessment Increase/ (Decrease)</u>	<u>VAR %</u>
<b>Non-Assessment Revenues:</b>							
Fees and Charges for Services to Residents							
46501000 - Permit Fee	\$272,885	\$281,100	\$240,937	\$314,105	\$285,550	\$28,555	9%
46501500 - Inspection Fee	105,969	80,346	70,355	84,928	154,520	(69,592)	(82%)
46502000 - Resident Maintenance Fee	353,178	723,651	412,929	866,366	575,045	291,321	34%
46502999 - Resident Maintenance Fee Backlog	0	0	881,537	2,250,000	0	2,250,000	100%
Total Fees and Charges for Services to Residents	732,032	1,085,098	1,605,758	3,515,398	1,015,114	2,500,284	71%
<b>Laundry</b>							
46005000 - Coin Op Laundry Machine	214,443	213,498	210,912	209,300	209,000	300	0%
Total Laundry	214,443	213,498	210,912	209,300	209,000	300	0%
<b>Investment Income</b>							
49001000 - Investment Income	(29)	0	(19)	0	0	0	0%
Total Investment Income	(29)	0	(19)	0	0	0	0%
<b>Miscellaneous</b>							
46004500 - Resident Violations	10,675	23,750	6,226	62,022	27,565	34,456	56%
44501000 - Additional Occupant Fee	(1,200)	29,230	43,405	100,305	40,979	59,326	59%
44501510 - Lease Processing Fee - Third	242,720	267,410	267,450	249,803	250,000	(197)	0%
44502000 - Variance Processing Fee	0	4,050	2,700	1,500	2,550	(1,050)	(70%)
44502500 - Non-Sale Transfer Fee - Third	1,300	1,950	2,000	3,000	3,000	0	0%
44503520 - Resale Processing Fee - Third	201,568	172,704	148,288	163,200	163,200	0	0%
44505500 - Hoa Certification Fee	14,810	10,860	3,915	13,500	5,500	8,000	59%
44507000 - Golf Cart Electric Fee	62,436	60,883	65,324	66,000	66,000	0	0%
44507200 - Electric Vehicle Plug-In Fee	12,095	13,687	23,215	12,200	23,000	(10,800)	(89%)
44507500 - Cartport Space Rental Fee	4,320	3,360	3,753	4,200	4,000	200	5%
47001500 - Late Fee Revenue	49,965	89,452	73,510	59,200	78,000	(18,800)	(32%)
47002020 - Collection Administrative Fee - Third	375	0	25	1,300	1,000	300	23%
47002500 - Collection Interest Revenue	273	(446)	39	4,900	12,000	(7,100)	(145%)
47501000 - Recycling	4,861	4,722	5,972	4,000	4,000	0	0%
49009000 - Miscellaneous Revenue	(129)	(762)	35	0	0	0	0%
Total Miscellaneous	604,068	680,849	645,857	745,129	680,794	64,335	9%
Total Non-Assessment Revenue	1,550,514	1,979,445	2,462,508	4,469,827	1,904,908	2,564,919	57%
<b>Expenses:</b>							
<b>Employee Compensation</b>							
51011000 - Salaries & Wages - Regular	2,632,722	2,874,297	2,893,425	3,201,282	3,430,285	229,004	7%
51021000 - Union Wages - Regular	3,312,937	3,301,302	3,231,883	3,950,301	3,897,037	(53,265)	(1%)
51041000 - Wages - Overtime	29,057	35,049	25,815	52,310	16,616	(35,694)	(68%)
51051000 - Union Wages - Overtime	95,384	53,512	57,699	29,294	38,753	9,458	32%
51061000 - Holiday & Vacation	690,287	695,033	645,421	602,676	618,034	15,359	3%
51071000 - Sick	202,850	195,882	225,145	245,828	252,093	6,265	3%
51091000 - Missed Meal Penalty	4,201	4,286	3,455	2,886	1,947	(938)	(33%)
51101000 - Temporary Help	73,750	76,392	133,694	196,829	35,374	(161,454)	(82%)
51981000 - Compensation Accrual	33,589	(5,434)	4,549	0	0	0	0%
Total Employee Compensation	7,074,776	7,230,320	7,221,087	8,281,406	8,290,139	8,733	0%
<b>Compensation Related</b>							
52411000 - F.I.C.A.	515,150	532,289	527,264	607,337	621,600	14,264	2%
52421000 - F.U.I.	6,480	6,473	6,199	7,814	7,645	(169)	(2%)
52431000 - S.U.I.	43,611	32,380	30,072	39,833	38,979	(854)	(2%)
52441000 - Union Medical	1,249,956	1,265,109	1,239,715	1,407,741	1,336,476	(71,265)	(5%)
52451000 - Workers' Compensation Insurance	444,644	505,552	632,658	430,601	513,622	83,021	19%
52461000 - Non Union Medical & Life Insurance	331,603	353,760	337,007	371,869	404,134	32,265	9%
52471000 - Union Retirement Plan	307,830	333,571	346,365	452,030	436,240	(15,790)	(3%)
52481000 - Non-Union Retirement Plan	66,057	74,794	88,840	140,326	150,745	10,419	7%
52981000 - Compensation Related Accrual	6,897	(1,005)	1,092	0	0	0	0%
Total Compensation Related	2,972,229	3,102,923	3,209,211	3,457,551	3,509,441	51,890	2%
<b>Materials and Supplies</b>							
53001000 - Materials & Supplies	371,892	330,558	423,794	505,792	499,068	(6,724)	(1%)
53003000 - Materials Direct	416,701	501,134	427,044	320,602	338,791	18,189	6%
53004000 - Freight	1,950	1,604	1,921	2,097	3,709	1,612	77%
Total Materials and Supplies	790,544	833,296	852,758	828,491	841,568	13,078	2%

Community Events



**Third Laguna Hills Mutual  
Budget Comparison Report by Account  
12/31/2025  
THIRD LAGUNA HILLS MUTUAL**

Attachment 3

	2021 Actuals	2022 Actuals	2023 Actuals	2024 Budget	2025 Budget	Assessment Increase/ (Decrease)	VAR %
53201000 - Community Events	0	0	0	2,400	1,400	(1,000)	(42%)
Total Community Events	0	0	0	2,400	1,400	(1,000)	(42%)
Utilities and Telephone							
53301000 - Electricity	358,322	618,611	444,557	454,730	466,784	12,054	3%
53301500 - Sewer	1,774,945	1,680,160	1,494,098	1,659,600	1,835,292	175,692	11%
53302000 - Water	3,093,848	2,895,128	2,752,049	3,219,638	3,392,796	173,158	5%
53302500 - Trash	583,345	678,406	1,079,914	1,428,914	1,671,671	242,757	17%
53304000 - Telephone	0	4,244	0	0	0	0	0%
Total Utilities and Telephone	5,810,461	5,876,549	5,770,618	6,762,882	7,366,543	603,661	9%
Legal Fees							
53401500 - Legal Fees	382,074	268,778	475,459	300,000	391,660	91,660	31%
53401550 - Legal Fees Contra	(136,307)	(70,655)	(21,520)	0	0	0	0%
Total Legal Fees	245,767	198,124	453,939	300,000	391,660	91,660	31%
Professional Fees							
53402000 - Audit & Tax Preparation Fees	0	5,878	3,943	0	0	0	0%
53402020 - Audit & Tax Preparation Fees - Third	46,466	42,500	50,900	50,000	54,500	4,500	9%
53403500 - Consulting Fees	4,725	26,991	11,866	17,327	12,797	(4,530)	(26%)
53403520 - Consulting Fees - Third	10,833	41,600	8,600	100,500	115,000	14,500	14%
Total Professional Fees	62,024	116,969	75,309	167,827	182,297	14,470	9%
Equipment Rental							
53501500 - Equipment Rental/Lease Fees	9,043	6,437	6,830	8,714	8,778	64	1%
Total Equipment Rental	9,043	6,437	6,830	8,714	8,778	64	1%
Outside Services							
53601000 - Bank Fees	32,969	32,792	11,850	0	13,752	13,752	0%
53601500 - Credit Card Transaction Fees	10,787	14,163	15,497	10,000	16,000	6,000	60%
53603000 - Permit Fees	1,215	0	0	0	0	0	0%
53604500 - Marketing Expense	5,840	0	0	5,000	0	(5,000)	(100%)
54603500 - Outside Services CC	1,451,651	1,914,552	2,299,534	1,195,506	2,094,373	898,867	75%
53704000 - Outside Services	135,563	150,387	137,851	106,742	173,583	66,841	63%
Total Outside Services	1,638,025	2,111,894	2,464,731	1,317,248	2,297,708	980,460	74%
Repairs and Maintenance							
53701000 - Equipment Repair & Maint	3,874	1,844	1,194	5,375	5,022	(354)	(7%)
53702500 - Building Repair & Maint	0	0	11,323	0	0	0	0%
53703000 - Elevator /Lift Maintenance	305,532	335,704	390,036	350,852	404,524	53,672	15%
Total Repairs and Maintenance	309,406	337,547	402,553	356,227	409,546	53,319	15%
Other Operating Expense							
53801000 - Mileage & Meal Allowance	2,222	2,289	1,795	5,786	4,510	(1,277)	(22%)
53801500 - Travel & Lodging	36	9	0	749	749	0	0%
53802000 - Uniforms	51,419	49,074	47,643	63,754	66,536	2,781	4%
53802500 - Dues & Memberships	1,843	1,288	785	2,125	2,250	125	6%
53803000 - Subscriptions & Books	2,184	238	692	1,478	1,490	12	1%
53803500 - Training & Education	3,877	3,123	5,113	18,724	26,000	7,276	39%
53903000 - Safety	965	599	237	1,128	1,116	(12)	(1%)
54001020 - Board Relations - Third	5,024	4,644	6,172	10,000	10,500	500	5%
54001500 - Public Relations	0	(8)	0	0	0	0	0%
54002000 - Postage	57,709	48,392	44,229	47,786	47,966	180	0%
54002500 - Filing Fees / Permits	527	337	458	408	473	65	16%
Total Other Operating Expense	125,806	109,984	107,124	151,940	161,590	9,650	6%
Income, Property, and Sales Tax							
54301000 - State & Federal Income Taxes	0	(9,264)	197,886	0	150,000	150,000	0%
54302000 - Property Taxes	3,128	381	0	0	0	0	0%
Total Income, Property, and Sales Tax	3,128	(8,883)	197,886	0	150,000	150,000	0%
Insurance							
54401000 - Hazard & Liability Insurance	808,222	855,827	997,079	1,094,820	1,249,902	155,081	14%
54401500 - D&O Liability	75,135	79,236	58,780	68,436	68,436	0	0%
54402000 - Property Insurance	2,658,682	7,359,685	7,516,977	8,000,000	7,300,000	(700,000)	(9%)
54403000 - General Liability Insurance	5,239	17,063	11,676	3,536	13,752	10,215	289%
Total Insurance	3,547,279	8,311,811	8,584,511	9,166,792	8,632,089	(534,703)	(6%)
Cost Allocations							
54602500 - Allocated Expenses	1,173,905	1,257,835	1,204,763	1,304,833	1,340,730	35,897	3%

OPERATING FUND ONLY

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Version 2

**Third Laguna Hills Mutual**  
**Budget Comparison Report by Account**  
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Attachment 3

	<u>2021 Actuals</u>	<u>2022 Actuals</u>	<u>2023 Actuals</u>	<u>2024 Budget</u>	<u>2025 Budget</u>	<u>Assessment Increase/ (Decrease)</u>	<u>VAR %</u>
Total Cost Allocations	1,173,905	1,257,835	1,204,763	1,304,833	1,340,730	35,897	3%
Uncollectible Accounts							
54602000 - Bad Debt Expense	45,737	179,544	36,698	85,000	120,000	35,000	41%
Total Uncollectible Accounts	45,737	179,544	36,698	85,000	120,000	35,000	41%
(Gain)/Loss on Sale or Trade							
54101500 - (Gain)/Loss On Investments	(13,540)	0	0	0	0	0	0%
Total (Gain)/Loss on Sale or Trade	(13,540)	0	0	0	0	0	0%
Total Expenses	23,794,588	29,664,350	30,588,018	32,191,309	33,703,487	1,512,178	5%
Excess of Revenues Over Expenses	<u>(\$22,244,074)</u>	<u>(\$27,684,905)</u>	<u>(\$28,125,510)</u>	<u>(\$27,721,482)</u>	<u>(\$31,798,579)</u>	<u>\$4,077,097</u>	<u>15%</u>

**Third Laguna Hills Mutual  
Budget Comparison Report by Fund Type  
12/31/2025  
THIRD LAGUNA HILLS MUTUAL**

Attachment 4

	2025 Budget Operating	2025 Budget Reserves	2025 Budget Restricted	Total
Non-Assessment Revenues:				
Fees and Charges for Services to Residents				
46501000 - Permit Fee	\$285,550	\$0	\$0	\$285,550
46501500 - Inspection Fee	154,520	0	0	154,520
46502000 - Resident Maintenance Fee	575,045	0	0	575,045
Total Fees and Charges for Services to Residents	1,015,114	0	0	1,015,114
Laundry				
46005000 - Coin Op Laundry Machine	209,000	0	0	209,000
Total Laundry	209,000	0	0	209,000
Investment Income				
49001000 - Investment Income	0	1,100,000	0	1,100,000
Total Investment Income	0	1,100,000	0	1,100,000
Miscellaneous				
46004500 - Resident Violations	27,565	0	0	27,565
44501000 - Additional Occupant Fee	40,979	0	0	40,979
44501510 - Lease Processing Fee - Third	250,000	0	0	250,000
44502000 - Variance Processing Fee	2,550	0	0	2,550
44502500 - Non-Sale Transfer Fee - Third	3,000	0	0	3,000
44503520 - Resale Processing Fee - Third	163,200	0	0	163,200
44505500 - Hoa Certification Fee	5,500	0	0	5,500
44507000 - Golf Cart Electric Fee	66,000	0	0	66,000
44507200 - Electric Vehicle Plug-In Fee	23,000	0	0	23,000
44507500 - Cartport Space Rental Fee	4,000	0	0	4,000
47001500 - Late Fee Revenue	78,000	0	0	78,000
47002020 - Collection Administrative Fee - Third	1,000	0	0	1,000
47002500 - Collection Interest Revenue	12,000	0	0	12,000
47501000 - Recycling	4,000	0	0	4,000
Total Miscellaneous	680,794	0	0	680,794
Total Non-Assessment Revenue	1,904,908	1,100,000	0	3,004,908
Expenses:				
Employee Compensation				
51011000 - Salaries & Wages - Regular	3,430,285	11,431	0	3,441,716
51021000 - Union Wages - Regular	3,897,037	2,022,305	27,572	5,946,914
51041000 - Wages - Overtime	16,616	0	0	16,616
51051000 - Union Wages - Overtime	38,753	13,967	449	53,169
51061000 - Holiday & Vacation	618,034	173,084	2,347	793,465
51071000 - Sick	252,093	70,600	957	323,650
51091000 - Missed Meal Penalty	1,947	50	0	1,998
51101000 - Temporary Help	35,374	0	0	35,374
Total Employee Compensation	8,290,139	2,291,438	31,325	10,612,902
Compensation Related				
52411000 - F.I.C.A.	621,600	174,223	2,362	798,185
52421000 - F.U.I.	7,645	2,025	26	9,697
52431000 - S.U.I.	38,979	10,126	132	49,237
52441000 - Union Medical	1,336,476	564,075	7,387	1,907,938
52451000 - Workers' Compensation Insurance	513,622	209,841	2,845	726,308
52461000 - Non Union Medical & Life Insurance	404,134	1,467	0	405,600
52471000 - Union Retirement Plan	436,240	184,120	2,411	622,771
52481000 - Non-Union Retirement Plan	150,745	512	0	151,257
Total Compensation Related	3,509,441	1,146,388	15,164	4,670,993
Materials and Supplies				
53001000 - Materials & Supplies	499,068	162,518	2,871	664,457
53003000 - Materials Direct	338,791	697,145	34,278	1,070,214
53004000 - Freight	3,709	2,079	67	5,855

**Third Laguna Hills Mutual**  
**Budget Comparison Report by Fund Type**  
**12/31/2025**  
 THIRD LAGUNA HILLS MUTUAL

Attachment 4

	2025 Budget Operating	2025 Budget Reserves	2025 Budget Restricted	Total
Total Materials and Supplies	841,568	861,742	37,217	1,740,527
Community Events				
53201000 - Community Events	1,400	0	0	1,400
Total Community Events	1,400	0	0	1,400
Utilities and Telephone				
53301000 - Electricity	466,784	0	0	466,784
53301500 - Sewer	1,835,292	0	0	1,835,292
53302000 - Water	3,392,796	0	0	3,392,796
53302500 - Trash	1,671,671	14,794	257	1,686,722
Total Utilities and Telephone	7,366,543	14,794	257	7,381,594
Legal Fees				
53401500 - Legal Fees	391,660	0	0	391,660
Total Legal Fees	391,660	0	0	391,660
Professional Fees				
53402020 - Audit & Tax Preparation Fees - Third	54,500	0	0	54,500
53403500 - Consulting Fees	12,797	0	0	12,797
53403520 - Consulting Fees - Third	115,000	0	0	115,000
Total Professional Fees	182,297	0	0	182,297
Equipment Rental				
53501500 - Equipment Rental/Lease Fees	8,778	41,080	480	50,338
Total Equipment Rental	8,778	41,080	480	50,338
Outside Services				
53601000 - Bank Fees	13,752	0	0	13,752
53601500 - Credit Card Transaction Fees	16,000	0	0	16,000
54603500 - Outside Services CC	2,094,373	11,418,024	1,464,000	14,976,397
53704000 - Outside Services	173,583	11,111	63	184,758
Total Outside Services	2,297,708	11,429,135	1,464,063	15,190,906
Repairs and Maintenance				
53701000 - Equipment Repair & Maint	5,022	5,559	61	10,642
53703000 - Elevator /Lift Maintenance	404,524	0	0	404,524
Total Repairs and Maintenance	409,546	5,559	61	415,166
Other Operating Expense				
53801000 - Mileage & Meal Allowance	4,510	240	0	4,750
53801500 - Travel & Lodging	749	0	0	749
53802000 - Uniforms	66,536	30,614	402	97,551
53802500 - Dues & Memberships	2,250	82	0	2,332
53803000 - Subscriptions & Books	1,490	0	0	1,490
53803500 - Training & Education	26,000	1,224	7	27,230
53903000 - Safety	1,116	28	0	1,144
54001020 - Board Relations - Third	10,500	0	0	10,500
54002000 - Postage	47,966	0	0	47,966
54002500 - Filing Fees / Permits	473	50	0	523
Total Other Operating Expense	161,590	32,237	408	194,235
Income, Property, and Sales Tax				
54301000 - State & Federal Income Taxes	150,000	0	0	150,000
Total Income, Property, and Sales Tax	150,000	0	0	150,000
Insurance				
54401000 - Hazard & Liability Insurance	1,249,902	0	0	1,249,902
54401500 - D&O Liability	68,436	0	0	68,436
54402000 - Property Insurance	7,300,000	0	0	7,300,000
54403000 - General Liability Insurance	13,752	0	0	13,752
Total Insurance	8,632,089	0	0	8,632,089

**Third Laguna Hills Mutual**  
**Budget Comparison Report by Fund Type**  
**12/31/2025**  
 THIRD LAGUNA HILLS MUTUAL

Attachment 4

	<u>2025 Budget Operating</u>	<u>2025 Budget Reserves</u>	<u>2025 Budget Restricted</u>	<u>Total</u>
Cost Allocations				
54602500 - Allocated Expenses	<u>1,340,730</u>	<u>211,510</u>	<u>3,070</u>	<u>1,555,310</u>
Total Cost Allocations	<u>1,340,730</u>	<u>211,510</u>	<u>3,070</u>	<u>1,555,310</u>
Uncollectible Accounts				
54602000 - Bad Debt Expense	<u>120,000</u>	<u>0</u>	<u>0</u>	<u>120,000</u>
Total Uncollectible Accounts	<u>120,000</u>	<u>0</u>	<u>0</u>	<u>120,000</u>
Total Expenses	<u>33,703,487</u>	<u>16,033,884</u>	<u>1,552,045</u>	<u>51,289,416</u>
Excess of Revenues Over Expenses	<u>(\$31,798,579)</u>	<u>(\$14,933,884)</u>	<u>(\$1,552,045)</u>	<u>(\$48,284,508)</u>

### THIRD LAGUNA HILLS MUTUAL 2025 PLAN PROGRAMS REPORT

		2021	2022	2023	2024	2025					Assessment	
DESCRIPTION		ACTUALS	ACTUALS	ACTUALS	BUDGET	BUDGET	LABOR	MATERIALS	OUTSIDE SERVICES	HOURS	Increase/(Decrease)	%
											\$	%
OPERATING FUND - MAINTENANCE & CONSTRUCTION												
<b>1</b>	<b>PLUMBING SERVICE</b>	<b>\$716,714</b>	<b>\$691,819</b>	<b>\$782,057</b>	<b>\$786,186</b>	<b>\$845,544</b>	<b>\$663,544</b>	<b>\$62,000</b>	<b>\$120,000</b>	<b>8,500</b>	<b>\$59,357</b>	<b>8%</b>
914	A791000000 General Plumbing Service	598,524	583,457	615,852	605,852	650,449	468,449	62,000	120,000	6,000	44,597	7%
904	A791000000 General Plumbing Service	194	2,897	1,260	0	0	0	0	0	0	0	0%
914	A791007919 Leak Investigation	117,996	105,465	164,945	180,334	195,095	195,095	0	0	2,500	14,761	8%
<b>2</b>	<b>CARPENTRY SERVICE</b>	<b>\$424,622</b>	<b>\$535,988</b>	<b>\$625,276</b>	<b>\$586,661</b>	<b>\$592,980</b>	<b>\$499,480</b>	<b>\$75,750</b>	<b>\$17,750</b>	<b>7,050</b>	<b>\$6,319</b>	<b>1%</b>
912	A320010000 Carpentry Service DMO Only	415,221	456,551	536,038	558,237	572,821	502,821	70,000	0	6,175	14,585	3%
910	A320010000 Carpentry Service DMO Only	0	0	0	15,750	15,750	0	0	15,750	0	0	0%
912	A965900000 Chargeable Service-OPERATING FUND	0	19,540	23,285	0	0	(500)	500	0	100	0	0%
912	A320900000 Carpentry Service-Chargeable-OPERATING FUND	0	50,391	57,532	0	0	(5,000)	5,000	0	750	0	0%
910	A310120000 Lead Abatement - Carpentry Services	0	0	0	2,625	2,000	0	0	2,000	0	(625)	(24%)
932	A964050000 Support Scaffolding	6,008	5,698	4,680	4,988	0	0	0	0	0	(4,988)	(100%)
917	A917229910 Repair Elevator and Mailroom Tile Floors	513	0	0	0	0	0	0	0	0	0	0%
917	A917169916 Vinyl Floor Repairs	2,880	3,808	3,742	5,061	2,408	2,158	250	0	25	(2,653)	(52%)
<b>3</b>	<b>PEST CONTROL</b>	<b>\$366,892</b>	<b>\$180,881</b>	<b>\$335,580</b>	<b>\$377,116</b>	<b>\$655,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$655,000</b>	<b>0</b>	<b>\$277,884</b>	<b>74%</b>
910	A310080000 Fumigation- Motel Bills	45,528	7,758	49,676	51,616	90,000	0	0	90,000	0	38,384	74%
910	A320050000 Fumigation- Pest Control	32,500	60,538	50,760	47,250	70,000	0	0	70,000	0	22,750	48%
910	A320060000 Fumigation- Inspections	0	0	0	46,800	50,000	0	0	50,000	0	3,200	7%
910	A320080000 Fumigation- Tenting	253,368	104,017	214,540	194,700	400,000	0	0	400,000	0	205,300	105%
910	A310080S01 Fumigation - Landscaping	35,496	8,568	20,604	36,750	45,000	0	0	45,000	0	8,250	22%
<b>4</b>	<b>FIRE PROTECTION</b>	<b>\$88,415</b>	<b>\$142,282</b>	<b>\$78,254</b>	<b>\$151,185</b>	<b>\$154,874</b>	<b>\$3,527</b>	<b>\$2,197</b>	<b>\$149,150</b>	<b>60</b>	<b>\$3,690</b>	<b>2%</b>
400	A400090000 Fire Alarm Inspections for all multi-story buildings	(240)	0	0	0	0	0	0	0	0	0	0%
904	A400090000 Fire Alarm Inspections for all multi-story buildings	45,192	43,759	29,072	58,500	58,500	0	0	58,500	0	0	0%
904	A330000000 Fire Extinguisher Service	30,178	28,338	20,034	30,650	30,650	0	0	30,650	0	0	0%
904	A330030000 Sprinkler System Service	2,349	2,835	0	20,000	20,000	0	0	20,000	0	0	0%
904	A330040000 Standpipe Testing	0	41,080	0	8,000	8,000	0	0	8,000	0	0	0%
910	A310010S78 Dryer Vent Cleaning	5,418	19,773	21,403	26,250	30,000	0	0	30,000	0	3,750	14%
910	A330110000 Chimney Cleaning	1,161	784	1,390	2,100	2,000	0	0	2,000	0	(100)	(5%)
913	A380091000 Smoke Detector Repair/Replace	4,356	5,713	6,356	5,685	5,724	3,527	2,197	0	60	40	1%
<b>5</b>	<b>ELECTRICAL SERVICE</b>	<b>\$126,478</b>	<b>\$16,030</b>	<b>\$31,511</b>	<b>\$104,443</b>	<b>\$99,164</b>	<b>\$67,929</b>	<b>\$23,000</b>	<b>\$8,235</b>	<b>1,687</b>	<b>(\$5,279)</b>	<b>(5%)</b>
913	A300060000 Electrical Service DMO	126,478	117,107	120,162	104,443	99,164	77,229	13,700	8,235	1,325	(5,279)	(5%)
913	A340900000 Resident Maintenance Fees	0	16,030	31,511	0	0	(9,300)	9,300	0	362	0	0%
<b>6</b>	<b>APPLIANCE REPAIRS</b>	<b>\$84,181</b>	<b>\$87,868</b>	<b>\$73,374</b>	<b>\$115,384</b>	<b>\$118,899</b>	<b>\$104,599</b>	<b>\$14,300</b>	<b>\$0</b>	<b>1,383</b>	<b>\$3,515</b>	<b>3%</b>
911	A300050000 Miscellaneous Appliance Repairs	0	57	0	0	0	0	0	0	0	0	0%
911	A300100000 Emergency Service Access	1,840	2,168	1,846	2,404	2,518	2,518	0	0	33	113	5%
911	A350001401 Washing Machine Repairs	71,128	75,349	64,716	88,057	90,723	79,423	11,300	0	1,050	2,666	3%
911	A350001501 Dryer Repairs	11,212	10,294	6,811	24,922	25,658	22,658	3,000	0	300	736	3%
<b>7</b>	<b>MISCELLANEOUS REPAIRS BY OUTSIDE SERVICES</b>	<b>\$39,560</b>	<b>\$11,079</b>	<b>\$9,067</b>	<b>\$30,000</b>	<b>\$30,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$30,000</b>	<b>0</b>	<b>\$0</b>	<b>0%</b>
910	A310010000 Misc. Repairs by Outside Services	27,531	10,608	9,067	30,000	30,000	0	0	30,000	0	0	0%
909	B121327000 Caport 338	3,128	0	0	0	0	0	0	0	0	0	0%
909	Miscellaneous	8,901	472	0	0	0	0	0	0	0	0	0%
<b>8</b>	<b>SOLAR MAINTENANCE</b>	<b>\$14,348</b>	<b>\$23,539</b>	<b>\$50,516</b>	<b>\$36,000</b>	<b>\$37,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$37,000</b>	<b>0</b>	<b>\$1,000</b>	<b>3%</b>
900	A920201707 Third Solar O&M	14,348	23,539	50,516	36,000	37,000	0	0	37,000	0	1,000	3%
<b>9</b>	<b>STREET LIGHT MAINTENANCE</b>	<b>\$0</b>	<b>\$0</b>	<b>\$12,946</b>	<b>\$17,000</b>	<b>\$20,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$20,000</b>	<b>0</b>	<b>\$3,000</b>	<b>18%</b>
900	A900220000 Street Light O&M	0	0	12,946	17,000	20,000	0	0	20,000	0	3,000	18%
<b>TOTAL</b>		<b>\$1,891,197</b>	<b>\$1,689,487</b>	<b>\$1,998,581</b>	<b>\$2,203,975</b>	<b>\$2,553,461</b>	<b>\$1,339,079</b>	<b>\$177,247</b>	<b>\$1,037,135</b>	<b>18,680</b>	<b>\$349,485</b>	<b>16%</b>

Line 9 was moved from Reserves to Operating in 2023.

### THIRD LAGUNA HILLS MUTUAL 2025 PLAN PROGRAMS REPORT

		2021	2022	2023	2024	2025					Assessment	
DESCRIPTION		ACTUALS	ACTUALS	ACTUALS	BUDGET	BUDGET	LABOR	MATERIALS	OUTSIDE SERVICES	HOURS	Increase/(Decrease)	%
											\$	%
OPERATING FUND - GENERAL SERVICES												
10	JANITORIAL SERVICE	\$979,609	\$969,445	\$899,490	\$904,120	\$893,405	\$867,405	\$26,000	\$0	19,204	(\$10,715)	(1%)
935	A961001014 Bulky Item Pickup	67,290	66,983	26,509	0	0	0	0	0	0	0	0%
935	A961011001 Janitorial Svcs - Three-Story Buildings	783,007	771,456	712,542	777,929	769,558	757,558	12,000	0	16,770	(8,372)	(1%)
935	A961011002 Janitorial Svcs - Free Standing Laundries	62,023	66,510	56,790	73,457	72,807	58,807	14,000	0	1,303	(650)	(1%)
935	A961011004 Janitorial Svcs - Miscellaneous	21,638	19,101	48,495	14,724	14,563	14,563	0	0	323	(161)	(1%)
935	A961011005 Janitorial Svcs - Breezeways/Common Areas	19,263	19,101	30,906	24,828	23,440	23,440	0	0	520	(1,388)	(6%)
935	A961011006 Janitorial Svcs - Car Port Cleaning	26,388	26,296	24,248	13,181	13,037	13,037	0	0	288	(144)	(1%)
11	CONCRETE SERVICE	\$403,056	\$317,129	\$386,373	\$336,286	\$355,847	\$314,847	\$41,000	\$0	4,169	\$19,561	6%
936	A962050000 Concrete Repair/Replacement	363,393	277,998	342,934	323,259	342,100	302,100	40,000	0	4,000	18,841	6%
936	A962070000 Sweeping	0	0	0	0	0	0	0	0	0	0	0%
936	A962140000 Masonry	10,994	10,870	12,111	0	0	0	0	0	0	0	0%
936	A962150000 Chain Link Fence Repair/Replacement	557	580	646	0	0	0	0	0	0	0	0%
936	A962160000 Graffiti Removal	557	580	646	349	349	349	0	0	5	0	0%
936	A962190000 Sweeping/Scrubbing Garages	27,555	27,102	30,036	12,679	13,398	12,398	1,000	0	164	720	6%
12	GUTTER CLEANING	\$73,777	\$144,267	\$135,528	\$207,597	\$58,674	\$58,674	\$0	\$0	779	(\$148,924)	(72%)
936	A962100000 Gutter Cleaning	73,777	144,267	135,528	207,597	58,674	58,674	0	0	779	(148,924)	(72%)
13	WELDING	\$118,439	\$106,756	\$98,365	\$107,821	\$114,279	\$102,679	\$1,600	\$10,000	1,360	\$6,458	6%
936	A962350000 Dry Rot Balcony Welding Repairs	0	0	646	797	799	699	100	0	10	1	0%
936	A962330000 Stair Tread Replacements	16,778	16,232	18,086	3,486	3,842	3,842	0	0	50	355	10%
936	A962120000 Welding	93,226	82,753	79,632	93,537	99,639	98,139	1,500	0	1,300	6,102	7%
936	A310180000 Lead Abatement - Welding	8,435	7,770	0	10,000	10,000	0	0	10,000	0	0	0%
14	TRAFFIC CONTROL	\$20,648	\$18,999	\$21,334	\$18,129	\$19,209	\$19,209	\$0	\$0	255	\$1,080	6%
936	A962020000 Traffic Control	4,532	4,348	5,024	5,752	6,112	6,112	0	0	80	359	6%
936	A962360000 Traffic Paint Program	8,507	8,116	9,043	7,147	7,509	7,509	0	0	100	362	5%
936	A962500000 Sign Replacement	7,608	6,535	7,267	5,229	5,588	5,588	0	0	75	359	7%
TOTAL		\$1,595,528	\$1,556,596	\$1,541,090	\$1,573,953	\$1,441,413	\$1,362,813	\$68,600	\$10,000	25,767	(\$132,539)	(8%)
OPERATING FUND - LANDSCAPE												
15	LANDSCAPE ADMINISTRATION	\$316,948	\$340,320	\$362,103	\$393,940	\$414,722	\$414,722	\$0	\$0	0	\$20,782	5%
500	Landscape Administration	316,948	340,320	362,103	393,940	414,722	414,722	0	0	0	20,782	5%
16	NURSERY & COMPOSTING	\$276,053	\$260,595	\$234,999	\$229,670	\$114,553	\$114,553	\$0	\$0	1,709	(\$115,117)	(50%)
	Nursery	216,873	173,564	150,570	143,270	\$57,213	57,213	0	0	853	(\$86,057)	(60%)
511	A558001003 - Shrub-Bed Maintenance - Nursery	211,756	740	4,844	10,031	2,213	2,213	0	0	33	(7,818)	(78%)
511	A558001004 - Slope Maintenance - Nursery	3,038	0	0	0	0	0	0	0	0	0	0%
511	A558001006 - Miscellaneous Employee Training	2,078	3,070	1,722	1,647	1,221	1,221	0	0	18	(426)	(26%)
511	A558001007 - Production Work - Nursery	0	84,877	60,230	69,169	27,347	27,347	0	0	408	(41,821)	(60%)
511	A558001008 - Maintenance Work - Nursery	0	84,877	83,774	62,423	26,431	26,431	0	0	394	(35,991)	(58%)
	Composting	59,180	87,032	84,429	86,401	\$57,340	57,340	0	0	856	(\$29,060)	(34%)
511	A559000000 - Composting Services	58,661	61,162	54,669	62,160	43,323	43,323	0	0	646	(18,837)	(30%)
511	A559001010 - Recycling Work	0	23,346	29,151	23,743	13,712	13,712	0	0	205	(10,031)	(42%)
511	A559001011 - Yard Maintenance	0	1,757	179	87	0	0	0	0	0	(87)	(100%)
511	A558001006 - Miscellaneous Employee Training	519	767	431	412	305	305	0	0	5	(106)	(26%)
17	GROUNDMAINTENANCE	\$3,652,369	\$4,098,923	\$4,514,692	\$3,685,393	\$4,554,153	\$3,842,209	\$711,944	\$3,130,265	66,675	\$868,759	24%
	Shrub-Bed Maintenance	2,425,477	2,526,792	2,278,082	2,415,157	2,678,837	\$2,675,552	\$3,286	\$0	46,438	263,680	11%
530	A551001003 - Shrub-Bed Maintenance - Deadheading (P&W)	378	0	41	11,488	2,771	0	0	0	53	(8,717)	(76%)
530	A551001007 - Shrub-Bed Maintenance - Fertilizer Application	176,522	335,056	759	2,927	1,743	693	1,050	0	13	(1,184)	(40%)
530	A551001008 - Shrub-Bed Maintenance - Fertilizer Application	1,618,441	1,596,372	0	1,076	0	0	0	0	0	(1,076)	(100%)
530	A551001011 - Shrub-Bed Maintenance - Herbicide Application	2,021	2,558	156,624	241,934	211,993	211,993	0	0	3,676	(29,941)	(12%)
530	A551001012 - Slope Maintenance - Herbicide Application	6,776	959	1,338	5,406	4,850	4,850	0	0	90	(557)	(10%)
530	A551001016 - Shrub-Bed Maintenance - Mulch Distribution	6,433	731	96,988	199,359	190,517	190,517	0	0	3,300	(8,842)	(4%)
530	A551001020 - Shrub-Bed Maintenance - Pruning/Weeding Cycle	418,231	479,279	1,855,882	1,854,300	2,191,449	2,189,214	2,235	0	38,000	337,149	18%
530	A551001021 - Slope Maintenance - Pruning/Weeding Cycle	1,844	5,196	22,490	20,949	24,940	24,940	0	0	430	3,991	19%
530	A551001023 - Shrub-Bed Maintenance - Re-planting	72,157	58,532	17,141	65,552	24,248	24,248	0	0	420	(41,304)	(63%)
530	A551001024 - Slope Maintenance - Re-Planting	24,281	4,131	558	3,379	2,078	2,078	0	0	36	(1,301)	(38%)
530	A551001030 - Shrub-Bed Maintenance - Ticket Response (NC W)	82,390	33,189	126,262	8,785	24,248	24,248	0	0	420	15,462	176%
530	A551901033 - Chargeables	9,947	10,019	0	0	0	0	0	0	0	0	0%
530	A551990000 - Grounds Prepaid Resale Work	6,055	769	0	0	0	0	0	0	0	(0)	(100%)

### THIRD LAGUNA HILLS MUTUAL 2025 PLAN PROGRAMS REPORT

		2021	2022	2023	2024	2025	OUTSIDE				Assessment	
DESCRIPTION		ACTUALS	ACTUALS	ACTUALS	BUDGET	BUDGET	LABOR	MATERIALS	SERVICES	HOURS	Increase/(Decrease)	
											\$	%
<b>Turf Maintenance</b>		<b>187,205</b>	<b>213,904</b>	<b>660,322</b>	<b>729,102</b>	<b>1,365,615</b>	<b>\$657,457</b>	<b>\$8,159</b>	<b>\$700,000</b>	<b>11,406</b>		
530	A551001005 - Lawn Maintenance - Fertilizer Application	2,612	736	0	11,449	1,386	4,105	2,720	0	27	(7,343)	(64%)
530	A551001014 - Lawn Maintenance - Lawn Repair	3,308	0	10,423	14,152	11,674	6,235	5,439	0	109	(2,478)	(18%)
530	A551001015 - Lawn Maintenance - Mowing Cycle	35	0	561,721	523,740	1,225,827	525,827	0	700,000	9,123	702,087	134%
530	A551001029 - Lawn MaintenTicket Crew - Clippings Pick Up--MS	111,586	137,977	596	0	0	0	0	0	0	0	0%
530	A551001036 - Landscape Maintenance - Blowing	5,298	0	59,991	115,561	77,592	77,592	0	0	1,342	(37,968)	(33%)
530	A551001037 - Lawn Maintenance - Edging	64,367	75,190	27,593	64,200	46,417	46,417	0	0	805	(17,783)	(28%)
<b>Miscellaneous</b>		<b>311,868</b>	<b>469,255</b>	<b>389,465</b>	<b>459,540</b>	<b>422,601</b>	<b>\$422,601</b>	<b>\$0</b>	<b>\$0</b>	<b>7,331</b>		
530	A551001004 - Miscellaneous - Employee Training	155,484	352,113	17,107	24,329	63,044	63,044	0	0	1,095	38,715	159%
530	A551001010 - Miscellaneous - General Cleanup	37,856	7,587	91,966	224,364	88,677	88,677	0	0	1,533	(135,687)	(60%)
530	A551001019 - Shrub-Bed Maintenance - Ticket Crew - Tree Neec	24,773	0	0	0	0	0	0	0	0	0	0%
530	A551001025 - Lawn Maintenance - Root/Stump Removal	74,320	96,785	4,882	14,867	15,934	15,934	0	0	275	1,067	7%
530	A551001026 - Tree Maintenance - Root/Stump Removal	0	43	127,973	141,241	149,642	149,642	0	0	2,600	8,402	6%
530	A551001028 - Miscellaneous - Storm Cleanup	19,435	12,728	147,537	38,520	94,912	94,912	0	0	1,643	56,392	146%
530	A551001032 - Wood Splitting (Misc)	0	0	0	7,434	9,006	9,006	0	0	158	1,572	21%
530	A551003018 - Other Dept Assist	0	0	0	8,785	1,386	1,386	0	0	27	(7,400)	(84%)
<b>Garden Villa</b>		<b>114,373</b>	<b>102,907</b>	<b>68,518</b>	<b>81,595</b>	<b>87,099</b>	<b>\$86,599</b>	<b>\$500</b>	<b>\$0</b>	<b>1,500</b>		
530	A551001009 - Garden Villa Maintenance - Garden Villa Maintena	24,312	7,895	61,029	81,595	87,099	86,599	500	0	1,500	5,503	7%
530	A551001022 - Miscellaneous - Special Projects--MSO GROUND	89,847	94,567	7,197	0	0	0	0	0	0	0	0%
530	A553001018 - Other Dept Assist	214	445	292	0	0	0	0	0	0	0	0%
<b>18</b>	<b>IRRIGATION</b>	<b>\$1,009,848</b>	<b>\$1,024,963</b>	<b>\$948,494</b>	<b>\$1,092,124</b>	<b>\$993,681</b>	<b>\$993,181</b>	<b>\$500</b>	<b>\$0</b>	<b>9,736</b>	<b>(\$98,443)</b>	<b>(9%)</b>
540	A553000000 - Irrigation / Drainage Repair	121,781	136,723	16,554	0	0	0	0	0	0	0	0%
540	A553900000 - Irrigation / Drainage Charge	7,349	8,282	9,266	0	0	(500)	500	0	40	(0)	(75%)
540	A553001002 - Lawn Maintenance - Irrigation (Drainage)	148,693	109,951	100,945	83,214	157,548	157,548	0	0	1,537	74,334	89%
540	A553001003 - Shrub-Bed Maintenance - Irrigation (Drainage)	28,763	25,871	28,868	22,387	113,761	113,761	0	0	1,111	91,374	408%
540	A553001004 - Slope Maintenance - Irrigation (Drainage)	1,514	2,797	4,470	4,858	16,970	16,970	0	0	166	12,112	249%
540	A553001005 - Lawn Renovation - Irrigation (Retrofit)	16,820	10,838	6,891	422	838	838	0	0	8	416	98%
540	A553001006 - Relandscaping - Irrigation (Retrofit)	13,793	13,984	9,312	22,387	2,724	2,724	0	0	26	(19,664)	(88%)
540	A553001007 - Shrub-Bed Maintenance - Irrigation (Retrofit)	2,860	2,797	8,487	20,275	29,959	29,959	0	0	292	9,684	48%
540	A553001009 - Lawn Maintenance - Irrigation (Routine)	379,301	356,948	344,739	449,226	262,719	262,719	0	0	2,564	(186,507)	(42%)
540	A553001010 - Shrub-Bed Maintenance - Irrigation (Routine)	64,086	84,080	100,386	130,311	109,571	109,571	0	0	1,070	(20,740)	(16%)
540	A553001011 - Slope Maintenance - Irrigation (Routine)	3,532	4,195	4,008	9,082	6,704	6,704	0	0	66	(2,378)	(26%)
540	A553001012 - Miscellaneous - Employee Training	14,802	11,187	9,312	9,082	19,693	19,693	0	0	193	10,612	117%
540	A553001016 - Slope Renovation - Irrigation (Retrofit)	5,046	9,439	8,381	10,349	4,190	4,190	0	0	40	(6,159)	(60%)
540	A553001017 - System Check - Irrigation (Routine)	184,857	233,012	283,651	314,691	196,306	196,306	0	0	1,916	(118,385)	(38%)
540	A553001021 - Repair Project - Irrigation	0	0	0	6,758	64,318	64,318	0	0	627	57,559	852%
540	A554001009 - Miscellaneous - Other Department Assistance	16,652	14,858	13,223	9,082	4,190	4,190	0	0	40	(4,891)	(54%)
540	A553001022 - Special Project - Irrigation	0	0	0	0	4,190	4,190	0	0	40	4,190	100%
<b>19</b>	<b>SMALL EQUIPMENT REPAIR</b>	<b>\$233,039</b>	<b>\$233,928</b>	<b>\$183,142</b>	<b>\$235,451</b>	<b>\$241,579</b>	<b>\$241,579</b>	<b>\$0</b>	<b>\$0</b>	<b>2,438</b>	<b>\$6,127</b>	<b>3%</b>
550	Small Equipment Repair	233,039	233,928	183,142	235,451	241,579	241,579	0	0	2,438	6,127	3%
<b>20</b>	<b>PEST CONTROL</b>	<b>\$377,679</b>	<b>\$391,191</b>	<b>\$362,143</b>	<b>\$371,285</b>	<b>\$441,382</b>	<b>\$441,382</b>	<b>\$0</b>	<b>\$0</b>	<b>4,656</b>	<b>\$70,097</b>	<b>19%</b>
560	A555001001 - Pest Control - Ant Control	42,559	24,942	24,568	26,920	38,519	38,519	0	0	406	11,599	43%
560	A555001002 - Pest Control - Bee/Wasp Control	9,512	5,375	8,235	7,723	9,498	9,498	0	0	100	1,775	23%
560	A555001003 - Lawn Renovation - Herbicide Application (Turf PC)	0	47,734	0	20,226	4,925	4,925	0	0	52	(15,302)	(76%)
560	A555001004 - Pest Control - Other Vertebrate Control	3,100	1,792	824	736	3,430	3,430	0	0	36	2,694	366%
560	A555001007 - Shrub-Bed Maintenance - Pest Control (Gen LS PC)	66,305	52,321	147,479	92,674	118,634	118,634	0	0	1,252	25,960	28%
560	A555001008 - Slope Maintenance - Pest Control (Gen LS PC)	0	0	0	2,648	2,550	2,550	0	0	27	(98)	(4%)
560	A555001010 - Tree Maintenance - Pest Control (Tree PC)	564	358	480	441	1,935	1,935	0	0	20	1,494	339%
560	A555001011 - Laen Maintenance - Pest Control (Tree PC)	45,942	26,877	28,960	20,226	4,925	4,925	0	0	52	(15,302)	(76%)
560	A555001012 - Pest Control - RIFA Control	1,480	143	206	221	0	0	0	0	0	(221)	(100%)
560	A555001013 - Pest Control - Rodent Control	196,027	220,968	143,155	164,459	206,137	206,137	0	0	2,175	41,677	25%
560	A555001014 - Miscellaneous - Employee Training	12,190	10,679	8,235	6,105	8,091	8,091	0	0	85	1,986	33%
560	A555001016 - Miscellaneous - Other Department Assistance	0	0	0	736	5,277	5,277	0	0	56	4,541	617%
560	A555001017 - Turf Maintenance - Weed Control	0	0	0	26,258	35,001	35,001	0	0	369	8,743	33%
560	A555001019 - Shrub-Bed Maintenance - Growth Regulator	0	0	0	1,912	2,462	2,462	0	0	26	550	29%
<b>21</b>	<b>TREE MAINTENANCE</b>	<b>\$2,947</b>	<b>\$1,193</b>	<b>\$13,101</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>0</b>	<b>\$0</b>	<b>0%</b>
<b>TOTAL</b>		<b>\$5,306,282</b>	<b>\$5,602,317</b>	<b>\$6,618,673</b>	<b>\$6,007,865</b>	<b>\$6,760,069</b>	<b>\$6,047,625</b>	<b>\$712,444</b>	<b>\$3,130,265</b>	<b>85,214</b>	<b>\$752,205</b>	<b>13%</b>



### THIRD LAGUNA HILLS MUTUAL 2025 PLAN PROGRAMS REPORT

											Assessment	
DESCRIPTION		2021 ACTUALS	2022 ACTUALS	2023 ACTUALS	2024 BUDGET	2025 BUDGET	LABOR	MATERIALS	OUTSIDE SERVICES	HOURS	Increase/(Decrease) \$	%
RESERVE FUNDS - MAINTENANCE & CONSTRUCTION												
22	BUILDING NUMBERS	\$14,088	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	\$0	0%
910	A310100000 Illuminated Building Numbers	14,088	0	0	0	0	0	0	0	0	0	0%
23	BUILDING STRUCTURES	\$2,091,312	\$1,809,120	\$2,403,923	\$2,300,426	\$2,486,413	\$261,788	\$103,500	\$2,121,125	3,210	\$185,987	8%
910	A959100000 Building Structures (Maintenance Ops)	243,317	156,823	322,379	500,000	700,000	0	0	700,000	0	200,000	40%
912	A950210000 Carport Panel Replacements	11,410	4,456	6,283	10,233	4,275	1,775	2,500	0	20	(5,958)	(58%)
912	A959120000 Building Structures (Carpentry)	220,953	198,906	55,808	86,169	102,812	52,812	50,000	0	650	16,643	19%
920	A959200000 Building Structure Dry Rot	578,350	272,172	181,860	210,000	210,000	0	0	210,000	0	0	0%
920	A950050000 Building Structure Replacement (Third)	198,017	329,963	455,062	350,000	150,000	0	0	150,000	0	(200,000)	(57%)
920	A950011000 Balcony Inspection	0	0	74,328	92,495	0	0	0	0	0	(92,495)	(100%)
910	A959120000 Building Structures (Carpentry)	26,527	22,349	34,809	30,000	0	0	0	0	0	(30,000)	(100%)
917	A959120000 Building Structures (Carpentry)	4,716	6,455	3,389	5,710	4,498	3,498	1,000	0	40	(1,212)	(21%)
932	A959120000 Building Structures (Carpentry)	1,202	10,240	0	0	0	0	0	0	0	0	0%
920	A920201705 PARAPET WALL REMOVAL - THIRD	253,820	0	0	150,000	168,000	0	0	168,000	0	18,000	12%
920	A950220000 Foundations	19,142	23,575	35,872	25,000	25,000	0	0	25,000	0	0	0%
910	A310130000 Lead Abatement – Dry Rot	1,450	540	0	5,250	5,500	0	0	5,500	0	250	5%
912	A320100000 Dry Rot Repair- Tickets	132,533	157,813	170,867	167,944	253,702	203,702	50,000	0	2,500	85,759	51%
910	A320100000 Dry Rot Repair- Tickets	0	0	0	2,625	2,625	0	0	2,625	0	0	0%
909	A991020000 Moisture Intrusion - Rain Leaks Reserves	45,284	224,620	522,891	200,000	200,000	0	0	200,000	0	0	0%
909	A992020000 Moisture Intrusion - Plumbing Leaks Reserves	242,588	338,410	416,954	350,000	330,000	0	0	330,000	0	(20,000)	(6%)
909	A993020000 Moisture Intrusion - Plumbing Stoppages Reserves	40,199	82,189	71,075	65,000	65,000	0	0	65,000	0	0	0%
909	A994020000 Moisture Intrusion - Other Reserves	71,804	(19,392)	52,346	50,000	65,000	0	0	65,000	0	15,000	30%
920	A962102000 Dry Rot Roof Repair PTP	0	0	0	0	200,000	0	0	200,000	0	200,000	100%
24	ELECTRICAL SYSTEMS	\$16,588	\$0	\$0	\$30,000	\$62,000	\$0	\$0	\$62,000	0	\$32,000	107%
913	A950240000 Electrical Panel Maintenance	16,588	0	0	30,000	30,000	0	0	30,000	0	0	0%
904	A950020000 Electrical System Replacement	0	0	0	0	32,000	0	0	32,000	0	32,000	100%
25	EXTERIOR LIGHTING	\$24,840	\$14,473	\$12,062	\$12,500	\$12,925	\$75	\$0	\$12,850	1	\$425	3%
920	A910800000 Exterior Lighting	7,853	0	0	0	0	0	0	0	0	0	0%
913	A910800000 Exterior Lighting	0	1,850	12,850	12,500	12,925	75	0	12,850	1	425	0%
900	A910800000 Exterior Lighting	16,987	12,623	(788)	0	0	0	0	0	0	0	0%
26	FENCING	\$73,009	\$62,837	\$75,237	\$79,602	\$70,812	\$52,812	\$18,000	\$0	650	(\$8,790)	(11%)
912	A950200000 Split Rail Fence Replacements	73,009	62,837	75,237	79,602	70,812	52,812	18,000	0	650	(8,790)	(11%)
27	GARDEN VILLA LOBBY	\$111,882	\$1,418	\$0	\$0	\$0	\$0	\$0	\$0	0	\$0	0%
910	A950260000 Garden Villa Lobby Flooring	111,882	1,418	0	0	0	0	0	0	0	0	0%
28	GARDEN VILLA MAILROOM	\$300	\$285	\$293	\$562	\$577	\$327	\$250	\$0	5	\$15	3%
932	A950280000 Garden Villa Mailroom - Paint	300	285	293	562	577	327	250	0	5	15	3%
29	GARDEN VILLA REC ROOM	\$7,859	\$2,759	\$8,472	\$65,393	\$68,110	\$1,110	\$2,000	\$65,000	15	\$2,717	4%
914	A790127941 Rec Room Water Heater Replacement	5,788	907	2,136	3,004	3,110	1,110	2,000	0	15	106	4%
913	A790007941 Manor Water Heater Replacement	0	17	47	0	0	0	0	0	0	0	0%
910	A310010S32 Rec Room Window Replacement	0	0	0	60,000	60,000	0	0	60,000	0	0	0%
914	A790007941 Manor Water Heater Replacement	1,182	1,835	319	0	0	0	0	0	0	0	0%
910	A310090S91 Rec Room Heat Pump Replacement	888	0	5,971	2,389	5,000	0	0	5,000	0	2,611	109%
30	GUTTERS	(\$15,844)	\$29,973	\$67,264	\$126,486	\$203,659	\$81,659	\$12,000	\$110,000	1,000	\$77,172	61%
910	A950000000 Gutter Replacement	(44,280)	0	5,177	60,000	60,000	0	0	60,000	0	0	0%
912	A950000000 Gutter Replacement	28,436	29,973	62,087	66,486	93,659	81,659	12,000	0	1,000	27,172	41%
920	A962103000 Gutter Screen Installation	0	0	0	0	50,000	0	0	50,000	0	50,000	100%
31	MAILBOXES	\$37,175	\$2,743	\$11,811	\$27,582	\$27,653	\$12,403	\$15,250	\$0	160	\$71	0%
912	A950180000 LH 21 Mailbox Replacements	37,160	2,743	10,349	25,774	26,095	11,095	15,000	0	136	321	1%
932	A950180000 LH 21 Mailbox Replacements	15	0	1,463	1,809	1,558	1,308	250	0	24	(251)	(14%)
32	PAINT PROGRAM	\$1,527,920	\$1,413,218	\$1,445,812	\$1,613,075	\$1,759,377	\$1,507,627	\$224,000	\$27,750	25,900	\$146,302	9%
932	A971000000 Exterior Paint Program	1,233,999	1,094,433	1,146,112	1,260,747	1,353,989	1,163,989	190,000	0	20,000	93,242	7%
932	A971010000 Deck Topcoat Paint Follow-Up	51,735	32,630	43,087	42,297	85,970	69,970	16,000	0	1,200	43,673	103%
932	A971020000 Building Signs	0	11,827	9,126	52,500	20,000	0	0	20,000	0	(32,500)	(62%)
932	A963006502 Exterior Touch-up	167,784	201,509	172,388	173,353	218,698	203,698	15,000	0	3,500	45,345	26%
910	A310170000 Lead Abatement Touch-up	0	0	0	2,625	2,500	0	0	2,500	0	(125)	(5%)
932	A963010000 Interior Touch-up Mutual	74,402	70,419	70,643	76,304	72,970	69,970	3,000	0	1,200	(3,334)	(4%)
910	A971030000 Lead Testing and Abatement - Paint Program	0	2,400	4,455	5,250	5,250	0	0	5,250	0	0	0%

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	DESCRIPTION	2021	2022	2023	2024	2025	LABOR	MATERIALS	OUTSIDE SERVICES	HOURS	Assessment	
		ACTUALS	ACTUALS	ACTUALS	BUDGET	BUDGET					Increase/(Decrease)	%
											\$	%
33	PRIOR TO PAINT	\$1,024,160	\$1,042,713	\$1,161,592	\$1,222,353	\$1,438,812	\$1,193,812	\$180,000	\$65,000	14,650	\$216,458	18%
912	A981000000 Dry Rot Repairs - Prior-to-Paint	524,688	573,036	658,886	684,099	670,278	570,278	100,000	0	7,000	(13,821)	(2%)
912	A981010000 Decking Repairs (Prior to Paint)	77,504	85,958	126,879	104,882	274,532	244,532	30,000	0	3,000	169,649	162%
910	A981020000 Lead Testing and Abatement - Prior-to-Paint	52,546	8,312	54,942	57,750	65,000	0	0	65,000	0	7,250	13%
912	A965170000 Decking - Breezeway Common Area	114,089	116,992	126,041	142,983	180,873	162,873	18,000	0	2,000	37,890	26%
912	A965186702 Decking - Garden Villa Breezeway Program	146,352	153,235	182,951	220,465	233,702	203,702	30,000	0	2,500	13,238	6%
912	A965326703 Decking - Balcony Repairs	8,637	10,306	11,893	12,174	14,426	12,426	2,000	0	150	2,253	19%
912	A965330000 Decking- Balconies 5 Yr Topcoat Prgm	99,436	94,874	0	0	0	0	0	0	0	0	0%
914	A981000000 - Dry Rot Repairs - Prior-to-Paint	908	0	0	0	0	0	0	0	0	0	0%
34	PAVING/CONCRETE	\$618,985	\$423,955	\$429,521	\$431,851	\$255,915	\$0	\$0	\$255,915	0	(\$175,936)	(41%)
920	A920201703 Parkway Concrete Replacements	106,831	0	0	60,000	140,000	0	0	140,000	0	80,000	133%
920	A920180000 Golf Cart Parking and Striping	7,925	0	0	0	0	0	0	0	0	0	0%
920	A910940000 Major Asphalt Repairs	458,273	377,898	384,882	317,975	0	0	0	0	0	(317,975)	(100%)
920	A962010000 Seal Coat	45,956	46,057	44,639	53,876	115,915	0	0	115,915	0	62,039	115%
35	ROOFS	\$1,341,440	\$1,403,246	\$1,477,360	\$1,684,823	\$1,940,618	\$0	\$0	\$1,940,618	0	\$255,795	15%
920	A910860000 BUR Replacement - PVC Cool Roof	1,066,482	1,087,948	1,093,528	1,200,000	1,388,375	0	0	1,388,375	0	188,375	16%
920	A910040000 Preventive Roof Maintenance	66,585	76,182	74,077	46,845	34,470	0	0	34,470	0	(12,375)	(26%)
920	A910010000 Roof Repairs- Emergency	99,239	122,969	133,992	130,000	202,445	0	0	202,445	0	72,445	56%
920	A910865000 OS Roof Replacement - Lightweight Roofs	109,133	116,148	117,816	250,000	257,350	0	0	257,350	0	7,350	3%
920	A962101000 Flat Roof Debris Cleanup	0	0	57,947	57,978	57,978	0	0	57,978	0	0	0%
36	EXTERIOR WALLS	\$29,280	\$29,994	\$0	\$32,400	\$0	\$0	\$0	\$0	0	(\$32,400)	(100%)
920	A910855000 Perimeter Wall Shepherds Crook	29,280	29,994	0	32,400	0	0	0	0	0	(32,400)	(100%)
37	WASTE LINE REMEDIATION	\$530,595	\$617,558	\$935,789	\$1,500,000	\$500,000	\$0	\$0	\$500,000	0	(\$1,000,000)	(67%)
904	A370150000 Waste Line Replacement	530,595	617,558	935,789	1,500,000	500,000	0	0	500,000	0	(1,000,000)	(67%)
38	WATER LINES - COPPER PIPE REMEDIATION	\$367,397	\$196,116	\$196,116	\$1,000,000	\$500,000	\$0	\$0	\$500,000	0	(\$500,000)	(50%)
904	A370140000 Copper Piping Replacement	0	0	0	1,000,000	500,000	0	0	500,000	0	(500,000)	(50%)
920	A370140000 Copper Piping Replacement	367,397	196,116	196,116	0	0	0	0	0	0	0	0%
39	PLUMBING REPLACEMENT	\$0	\$0	\$0	\$200,000	\$200,000	\$0	\$0	\$200,000	0	\$0	0%
914	A794000000 General Plumbing Replacement	0	0	0	200,000	200,000	0	0	200,000	0	0	0%
40	ELEVATORS	\$151,170	\$89,872	\$98,680	\$125,000	\$205,800	\$0	\$0	\$205,800	0	\$80,800	65%
920	A910930000 Elevator Replacement	151,170	89,872	98,680	125,000	205,800	0	0	205,800	0	80,800	65%
41	LAUNDRY COUNTERTOP/FLOOR	\$40,498	\$14,977	\$13,411	\$59,173	\$42,422	\$6,922	\$5,500	\$30,000	80	(\$16,751)	(28%)
917	A917239923 Laundry Room Floors - 3 Story Buildings	9,511	8,137	10,682	17,710	4,817	4,317	500	0	50	(12,893)	(73%)
910	A310090S92 Abatement for Flooring Replacement	25,750	0	0	31,563	30,000	0	0	30,000	0	(1,563)	(5%)
917	A917409940 Countertops - Laundry - Third	5,237	6,840	2,730	9,900	7,605	2,605	5,000	0	30	(2,295)	(23%)
42	LAUNDRY APPLIANCES	\$60,836	\$92,085	\$170,745	\$109,593	\$164,520	\$29,925	\$131,595	\$3,000	389	\$54,927	50%
914	A790017941 Laundry Water Heater Replacement	14,909	16,178	20,576	30,389	30,321	13,321	17,000	0	170	(68)	(0%)
914	A790107941 Water Heater Permits	0	0	0	2,806	3,000	0	0	3,000	0	194	7%
911	A944101506 Laundry Dryer Replacement	0	15,047	40,606	14,407	14,556	4,556	10,000	0	60	148	1%
911	A944111406 Laundry Washing Machine Replacement	45,926	60,860	109,563	61,990	116,643	12,048	104,595	0	159	54,653	88%
911	J318060000 Coin-Operated Dryers and Laundry Pedestals -OS	0	0	1,817	0	0	0	0	0	0	0	0%
43	RENEWABLE ENERGY PROJECT	\$0	\$0	\$0	\$0	\$50,000	\$0	\$0	\$50,000	0	\$50,000	100%
900	A950250000 Renewable Energy Plan Consultant	0	0	0	0	50,000	0	0	50,000	0	50,000	100%
<b>TOTAL</b>		<b>\$8,053,489</b>	<b>\$7,247,341</b>	<b>\$8,508,089</b>	<b>\$10,620,819</b>	<b>\$9,989,613</b>	<b>\$3,148,460</b>	<b>\$692,095</b>	<b>\$6,149,058</b>	<b>46,060</b>	<b>(\$631,208)</b>	<b>(6%)</b>

#### RESERVE FUNDS - GENERAL SERVICES

44	PRIOR TO PAINT	\$10,437	\$10,869	\$12,112	\$14,418	\$15,318	\$15,018	\$300	\$0	200	\$900	6%
936	A981030000 PRIOR TO PAINT/DRY ROT BALCONY REP	10,437	10,869	12,112	14,418	15,318	15,018	300	0	200	900	6%
45	PAVING/CONCRETE	\$68,284	\$69,114	\$64,678	\$82,343	\$87,196	\$82,946	\$4,250	\$0	1,100	\$4,853	6%
936	A962000000 Gen. Maintenance & Street Repairs	8,350	8,136	9,043	10,783	11,501	11,351	150	0	150	717	7%
936	A962040000 Asphalt Repairs	29,478	39,384	31,574	46,532	49,228	45,228	4,000	0	600	2,695	6%
936	A962090000 Main Line Repair	5,567	5,362	5,975	7,247	7,609	7,509	100	0	100	362	5%
936	A962070000 Sweeping	11,112	2,754	3,068	0	0	0	0	0	0	0	0%
936	A962700000 Crack Filling	13,778	13,479	15,018	17,780	18,859	18,859	0	0	250	1,079	6%
46	EXTERIOR WALLS	\$5,600	\$0	\$0	\$24,150	\$24,150	\$0	\$0	\$24,150	0	\$0	0%
936	A910840000 Common Wall Replacement	0	0	0	10,000	10,000	0	0	10,000	0	0	0%
936	A910850000 Perimeter Wall Replacement	5,600	0	0	14,150	14,150	0	0	14,150	0	0	0%
<b>TOTAL</b>		<b>\$84,321</b>	<b>\$79,983</b>	<b>\$76,791</b>	<b>\$120,911</b>	<b>\$126,664</b>	<b>\$97,964</b>	<b>\$4,550</b>	<b>\$24,150</b>	<b>1,300</b>	<b>\$5,753</b>	<b>5%</b>

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2025 PLAN  
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											Assessment	
DESCRIPTION		2021 ACTUALS	2022 ACTUALS	2023 ACTUALS	2024 BUDGET	2025 BUDGET	LABOR	MATERIALS	OUTSIDE SERVICES	HOURS	Increase/(Decrease) \$	%
RESERVE FUNDS - LANDSCAPE												
47	LANDSCAPE MODERNIZATION	\$422,111	\$614,885	\$455,935	\$2,322,587	\$2,949,413	\$5,866	\$0	\$2,943,547	57	\$626,826	27%
530	A551001027 - Slope Maintenance Outsourced	10,363	9,632	7,403	25,423	0	0	0	0	0	(25,423)	(100%)
540	A553001014 - Turf Reduction Irrigation	13,625	8,216	16,017	4,435	5,866	5,866	0	0	57	1,431	32%
510	A390000000 Landscape – Prior to Paint – OS	0	0	0	1,750,000	2,322,228	0	0	2,322,228	0	572,228	33%
510	A553704000 Landscape Renovation	0	391,504	(59,134)	0	0	0	0	0	0	0	0%
530	A553704000 Landscape Revitalization	(65,506)	0	0	0	0	0	0	0	0	0	0%
530	A553705000 Landscape Renovation Slopes	463,630	205,534	491,650	542,730	621,319	0	0	621,319	0	78,589	14%
48	IMPROVEMENT & RESTORATION	\$120,344	\$253,565	\$266,553	\$195,858	\$1,783,965	\$283,465	\$500	\$1,500,000	4,465	\$1,588,107	811%
510	A553701100 Relandscape - Site Preparation	0	2,923	9,874	13,205	28,541	28,041	500	0	450	15,336	116%
510	A553701102 Turf Reduction - Hardscape	0	1,620	0	3,562	3,106	3,106	0	0	50	(455)	(13%)
510	A553702102 Relandscape - Planting	32,782	9,477	11,816	30,475	24,934	24,934	0	0	400	(5,541)	(18%)
510	A553702103 Relandscape - Irrigation	16,034	8,172	3,741	22,876	31,147	31,147	0	0	500	8,271	36%
510	A553702203 Turf Reduction - Planting	24,955	25,016	5,789	30,475	551,224	15,574	0	535,650	250	520,749	1709%
510	A553702200 Turf Reduction - Site Preparation	0	18,713	10,894	25,409	441,167	12,467	0	428,700	200	415,758	1636%
510	A553702204 Turf Reduction - Irrigation	9,013	20,356	2,883	24,143	551,224	15,574	0	535,650	250	527,081	2183%
510	A557001004 Mulch Distribution	7,711	16,538	3,015	34,314	34,254	34,254	0	0	550	(60)	(0%)
510	A557001007 Other Department Assist (Misc)	7,285	0	0	0	1,574	1,574	0	0	25	1,574	100%
510	A557001008 Replanting – Ticket Response	19,535	6,622	75,038	5,066	37,319	37,319	0	0	600	32,253	637%
510	A557001016 Miscellaneous - Employee Training	605	361	868	1,268	3,106	3,106	0	0	50	1,839	145%
511	A558001009 Plant Material for Land Improvements	0	0	0	0	76,369	76,369	0	0	1,140	76,369	100%
49	TREE MAINTENANCE	\$843,160	\$965,034	\$888,273	\$980,188	\$1,184,230	\$382,961	\$0	\$801,269	3,788	\$204,042	21%
570	A553703005 Ticket Response (Off Sched)	0	137,264	1,235	0	0	0	0	0	0	0	0%
570	A553703007 Miscellaneous - Employee Training	914	3,855	0	0	0	0	0	0	0	0	0%
570	A553703003 Tree Maintenance - Off Schedule	3,502	5,000	310,088	0	0	0	0	0	0	0	0%
570	A553703004 Tree Maintenance - Scheduled Tree Work	455,536	687,285	497,717	503,120	801,269	0	0	801,269	0	298,149	59%
570	A553703001 Relandscaping - Brush Grinding (Off Sched)	321	0	0	0	0	0	0	0	0	0	0%
570	A554001001 Relandscaping - Brush Grinding	1,676	0	5,368	6,360	7,605	7,605	0	0	75	1,245	20%
570	A554001003 Tree Maintenance - Off Schedule Tree Work	2,371	0	0	262,494	266,355	266,355	0	0	2,635	3,861	1%
570	A554001004 Tree Maintenance - Scheduled Tree Work	352,997	0	0	0	0	0	0	0	0	0	0%
570	A554001005 Tree Maintenance - Ticket Response	5,606	0	0	87,498	10,140	10,140	0	0	100	(77,358)	(88%)
570	A557001019 Miscellaneous - Other Department Assistance Total	0	8,957	32,730	7,814	30,325	30,325	0	0	300	22,511	288%
570	A554001006 Tree Maintenance - Stump Grinding	0	0	32,156	26,713	60,932	60,932	0	0	603	34,219	128%
570	A554001007 Miscellaneous - Employee Training	7,523	800	8,979	5,815	7,605	7,605	0	0	75	1,790	31%
TOTAL		\$1,385,616	\$1,833,485	\$1,610,761	\$3,498,633	\$5,917,608	\$672,292	\$500	\$5,244,816	8,310	\$2,418,975	69%

**THIRD LAGUNA HILLS MUTUAL  
2025 PLAN  
PROGRAMS REPORT**

DESCRIPTION	2021	2022	2023	2024	2025	LABOR	MATERIALS	OUTSIDE SERVICES	HOURS	Assessment		
	ACTUALS	ACTUALS	ACTUALS	BUDGET	BUDGET					Increase/(Decrease)	\$	%
DISASTER FUND - MAINTENANCE & CONSTRUCTION												
MOISTURE INTRUSION - RAIN LEAKS	\$253,951	\$242,184	\$545,258	\$220,000	\$220,000	\$0	\$0	\$220,000	0	\$0	0%	
A991000000 - OS	253,951	242,184	545,258	220,000	220,000	0	0	220,000	0	0	0%	
MOISTURE INTRUSION - PLUMBING LEAKS	\$614,090	\$183,156	\$844,881	\$650,000	\$800,000	\$0	\$0	\$800,000	0	\$150,000	23%	
A992000000 - OS	1,237,850	180,544	844,881	650,000	800,000	0	0	800,000	0	150,000	23%	
Miscellaneous	(623,760)	2,612	0	0	0	0	0	0	0	0		
MOISTURE INTRUSION - PLUMBING STOPPAGES	\$118,104	\$141,150	\$197,739	\$80,000	\$152,000	\$0	\$0	\$152,000	0	\$72,000	90%	
A993000000 - OS	118,104	141,150	197,739	80,000	152,000	0	0	152,000	0	72,000	90%	
MOISTURE INTRUSION - MISCELLANEOUS	\$14,507	\$49,599	\$62,836	\$50,000	\$42,000	\$0	\$0	\$42,000	0	(\$8,000)	(16%)	
A994000000 - OS	14,507	49,599	62,836	50,000	42,000	0	0	42,000	0	(8,000)	(16%)	
DAMAGE RESTORATION SERVICES	\$162,802	\$165,336	\$41,956	\$50,280	\$29,409	\$24,409	\$5,000	\$0	300	(\$20,871)	(42%)	
A380080000	43,514	36,043	41,956	50,280	29,409	24,409	5,000	0	300	(20,871)	(42%)	
A310060S61	(21,185)	0	0	0	0	0	0	0	0	0		
Various Historical Jobs	140,642	126,759	0	0	0	0	0	0	0	0	0%	
Miscellaneous	54,858	0	0	0	0	0	0	0	0	0		
TOTAL	\$1,163,454	\$781,424	\$1,692,671	\$1,050,280	\$1,243,409	\$24,409	\$5,000	\$1,214,000	300	\$193,129	18%	
DISASTER FUND - LANDSCAPE												
FIRE RISK MANAGEMENT	\$83,108	\$86,577	\$150,309	\$180,000	\$180,000	\$0	\$0	\$180,000	0	\$0	0%	
A551001052 - Landscape Risk Fire Management	83,367	83,108	150,309	180,000	180,000	0	0	180,000	0	0	0%	
A551001052 - Landscape Risk Fire Management	23,230	0	0	0	0	0	0	0	0	0	0%	
TOTAL	\$83,108	\$86,577	\$150,309	\$180,000	\$180,000	\$0	\$0	\$180,000	0	\$0	0%	
DISASTER FUND - FINANCIAL SERVICES												
INSURANCE PREMIUMS	\$1,931,334	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	\$0	0%	
54401000 - Hazard & Liability Insurance	107,315	16,313	0	0	0	0	0	0	0	0	0%	
54401500 - D&O Liability	16,218	6,897	0	0	0	0	0	0	0	0	0%	
54402000 - Property Insurance	794,899	1,908,124	0	0	0	0	0	0	0	0	0%	
TOTAL	\$1,931,334	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	\$0	0%	
GARDEN VILLA REC ROOM FUND - MAINTENANCE & CONSTRUCTION												
GARDEN VILLA RECREATION ROOMS	\$70,118	\$82,796	\$94,246	\$97,502	\$128,636	\$29,358	\$29,278	\$70,000	411	\$31,134	32%	
A310050000 - GV Rec Room Misc. Services	38,852	55,386	51,434	57,750	70,000	0	0	70,000	0	12,250	21%	
A320090000 Carpentry Service Garden Villa Interior	965	8	3,721	5,498	5,644	3,994	1,650	0	50	146	3%	
A350110000 Appliance PM Garden Villa Rec Rooms	81	0	301	566	583	360	223	0	5	16	3%	
A350120000 Appliance Replc. Garden Villa Rec Rooms	0	0	301	343	360	360	0	0	5	16	5%	
A340090000 Electrical Service Garden Villa Interior	726	0	584	734	755	600	155	0	10	22	3%	
A370090000 Repair/Replace Garden Villa Rec Rooms	0	0	466	837	905	555	350	0	6	68	8%	
A792000000 Plumbing Service Garden Villa Interior	1,378	0	2,798	3,828	3,853	3,053	800	0	40	25	1%	
A917259925 Replace Vinyl Floors in GV Rec Rooms	0	0	1,687	0	0	0	0	0	0	0	0%	
A917270000 Recreation Room Refurbishment	4,128	4,157	10,463	11,131	11,475	6,475	5,000	0	75	345	3%	
A917290000 Garden Villa Replacements	1,102	0	1,646	987	1,893	893	1,000	0	10	907	92%	
A917510000 Refrigerator Install/Replacement	1,693	0	0	800	800	0	800	0	0	0	0%	
A917520000 Range Install/Replacement	2,030	2,759	6,487	1,798	7,000	0	7,000	0	0	5,202	289%	
A917530000 Microwave Install/Replacement	2,248	1,122	2,326	1,023	2,500	0	2,500	0	0	1,477	144%	
A917550000 Sink Install/Replacement	3,404	5,378	3,905	964	7,105	2,605	4,500	0	30	6,141	637%	
A917560000 Faucet Install/Replacement	445	0	0	300	300	0	300	0	0	0	0%	
A963076501 Garden Villa Interior Touch-up	14,194	1,308	8,129	10,944	15,463	10,463	5,000	0	180	4,519	41%	
TOTAL	\$70,118	\$82,796	\$94,246	\$97,502	\$128,636	\$29,358	\$29,278	\$70,000	411	\$31,134	32%	



## 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>
<b>REPLACEMENT RESERVE FUND</b>	2024	\$ 20,391,502	\$ 1,101,012	\$ 11,422,944	\$ 156.00	\$ (13,568,200)	\$ 19,347,258
	<b>2025</b>	<b>\$ 19,347,258</b>	<b>\$ 415,561</b>	<b>\$ 12,437,463</b>	<b>\$ 169.86</b>	<b>\$ (15,621,143)</b>	<b>\$ 16,579,139</b>
	2026	\$ 16,579,139	\$ 270,767	\$ 14,379,968	\$ 196.38	\$ (20,873,032)	\$ 10,356,842
	2027	\$ 10,356,842	\$ 153,022	\$ 16,613,848	\$ 226.89	\$ (19,978,052)	\$ 7,145,660
	2028	\$ 7,145,660	\$ 130,540	\$ 19,109,586	\$ 260.97	\$ (17,906,356)	\$ 8,479,429
	2029	\$ 8,479,429	\$ 150,990	\$ 22,063,893	\$ 301.32	\$ (21,915,923)	\$ 8,778,389

*\*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>
<b>ELEVATOR REPLACEMENT RESERVE FUND</b>	2024	\$ 3,002,101	\$ 113,431	\$ 366,120	\$ 5.00	\$ (125,000)	\$ 3,356,652
	<b>2025</b>	<b>\$ 3,356,652</b>	<b>\$ 83,916</b>	<b>\$ 366,120</b>	<b>\$ 5.00</b>	<b>\$ (205,800)</b>	<b>\$ 3,600,889</b>
	2026	\$ 3,600,889	\$ 90,022	\$ 366,120	\$ 5.00	\$ (111,158)	\$ 3,945,873
	2027	\$ 3,945,873	\$ 98,647	\$ 366,120	\$ 5.00	\$ (114,493)	\$ 4,296,147
	2028	\$ 4,296,147	\$ 107,404	\$ 366,120	\$ 5.00	\$ (117,928)	\$ 4,651,743
	2029	\$ 4,651,743	\$ 116,294	\$ 366,120	\$ 5.00	\$ (121,465)	\$ 5,012,691



## 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	2024	\$ 309,143	\$ 16,438	\$ 146,448	\$ 2.00	\$ (166,569)	\$ 305,460
	<b>2025</b>	<b>\$ 305,460</b>	<b>\$ 7,636</b>	<b>\$ 146,448</b>	<b>\$ 2.00</b>	<b>\$ (206,942)</b>	<b>\$ 252,602</b>
	2026	\$ 252,602	\$ 6,315	\$ 146,448	\$ 2.00	\$ (83,170)	\$ 322,195
	2027	\$ 322,195	\$ 8,055	\$ 146,448	\$ 2.00	\$ (85,665)	\$ 391,033
	2028	\$ 391,033	\$ 9,776	\$ 219,672	\$ 3.00	\$ (88,235)	\$ 532,246
	2029	\$ 532,246	\$ 13,306	\$ 219,672	\$ 3.00	\$ (90,882)	\$ 674,342

## 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	2024	\$ 5,439,495	\$ 202,985	\$ 1,830,600	\$ 25.00	\$ (1,269,329)	\$ 6,203,751
	<b>2025</b>	<b>\$ 6,203,751</b>	<b>\$ 155,094</b>	<b>\$ 833,289</b>	<b>\$ 11.38</b>	<b>\$ (1,423,409)</b>	<b>\$ 5,768,725</b>
	2026	\$ 5,768,725	\$ 144,218	\$ 1,830,600	\$ 25.00	\$ (1,466,000)	\$ 6,277,543
	2027	\$ 6,277,543	\$ 156,939	\$ 1,830,600	\$ 25.00	\$ (1,510,000)	\$ 6,755,082
	2028	\$ 6,755,082	\$ 168,877	\$ 1,830,600	\$ 25.00	\$ (1,555,000)	\$ 7,199,559
	2029	\$ 7,199,559	\$ 179,989	\$ 1,830,600	\$ 25.00	\$ (1,602,000)	\$ 7,608,148



## 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>
<b>UNAPPROPRIATED EXPENDITURES FUND</b>	2024	\$ 3,649,618	\$ 49,730	\$ 1,865,015	\$ 25.47	\$ (300,000)	\$ 5,264,363
	<b>2025</b>	<b>\$ 5,264,363</b>	<b>\$ 131,609</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ (300,000)</b>	<b>\$ 5,095,972</b>
	2026	\$ 5,095,972	\$ 127,399	\$ 585,792	\$ 8.00	\$ (309,000)	\$ 5,500,163
	2027	\$ 5,500,163	\$ 137,504	\$ 585,792	\$ 8.00	\$ (318,000)	\$ 5,905,459
	2028	\$ 5,905,459	\$ 147,636	\$ 585,792	\$ 8.00	\$ (328,000)	\$ 6,310,887
	2029	\$ 6,310,887	\$ 157,772	\$ 585,792	\$ 8.00	\$ (338,000)	\$ 6,716,451

*\*The UEF fund has no planned expenditures. This amount is included as a contingency.*

## 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>
<b><u>SURCHARGE:</u> GARDEN VILLA REC ROOM FUND</b>	2024	\$ 113,559	\$ 4,202	\$ 96,876	\$ 6.50	\$ (97,502)	\$ 117,135
	<b>2025</b>	<b>\$ 117,135</b>	<b>\$ 2,928</b>	<b>\$ 104,328</b>	<b>\$ 7.00</b>	<b>\$ (128,636)</b>	<b>\$ 95,755</b>
	2026	\$ 95,755	\$ 2,394	\$ 111,780	\$ 7.50	\$ (132,500)	\$ 77,429
	2027	\$ 77,429	\$ 1,936	\$ 119,232	\$ 8.00	\$ (136,500)	\$ 62,097
	2028	\$ 62,097	\$ 1,552	\$ 126,684	\$ 8.50	\$ (140,600)	\$ 49,733
	2029	\$ 49,733	\$ 1,243	\$ 134,136	\$ 9.00	\$ (144,800)	\$ 40,312



# PRELIMINARY 2025 BUSINESS PLAN

Third Laguna Hills Mutual – Version 2  
July 15, 2024



1

DESCRIPTION	GRF Board	United Board	Third Board
Review of Existing (2024) Service Levels			
Department Workshops	Wed Mar 13 9:30 A.M.		
Landscape, Maintenance, and General Services Review		Mon Apr 8 9:30 A.M.	Wed Mar 27 1:30 P.M.
Internal Review			
Reserves / Capital	April / May		
Version 1			
Capital Review	Wed May 15 1:30 P.M.		
Operating Department Review	Wed May 29 1:30 P.M.		
Maintenance & General Services Review		Thu May 23 1:30 P.M.	Thu May 23 9:30 A.M.
Landscape Review		Mon Jun 3 9:30 A.M.	Mon Jun 3 1:30 P.M.
Capital Or Operating Review (if necessary)	Mon Jun 17 1:30 P.M.		
Version 2			
Business Plan Preparation	Deadline for Changes June 24, 2024 Issue Agendas Wednesday July 3, 2024		
Business Plan Review	Wed Jul 10 1:30 P.M.	Wed Jul 17 1:30 P.M.	Mon Jul 15 9:30 am
Version 3			
Business Plan Preparation	Deadline for Changes July 24, 2024 Issue Agendas Thursday August 1, 2024		
Business Plan Review (Televised)	Mon Aug 5 9:30 A.M.	Mon Aug 12 1:30 P.M.	Mon Aug 19 1:30 P.M.
Proposed Final			
Business Plan Adoption	Tue Sept 3 9:30 A.M.	Tue Sept 10 9:30 A.M.	Tue Sept 17 9:30 A.M.

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## Examples of External Forces Affecting Budgets



- Inflation
- Utilities
- Workers Compensation Insurance
- Union / Non-union wage adjustments

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## Third Business Plan



	2024	2025 (Version 2)	Assessment Increase/ (Decrease)
Total Basic Assessment (PMPM)	\$587.60	\$616.98	\$29.38
<b>Major Changes:</b>			
Removal of Damage Restoration Backlog Revenue		\$2,250,000	\$30.73
Addition to Reserves Contribution		\$1,014,519	\$13.86
Outsource Mowing and add 2 cycles of Shrub Bed Maintenance in 2025		\$700,000	\$9.56
Utilities		\$603,661	\$8.24
Reduction to Disaster Fund Contribution		(\$997,311)	(\$13.62)
Elimination of Unappropriated Expenditures Fund Contribution		(\$1,865,015)	(\$25.47)
		<b>Total</b>	<b>\$23.30</b>

**These 6 items account for 79% of total increase.**

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## Budget Development Process

- **February to April: Department heads reviewed actual and budgeted staffing levels for 2018-2024, with executive management determining:**
  - Vacant positions that can be eliminated
  - Reasonable 2025 staffing levels based on:
    - Efficiencies and process adjustments
    - Inherent turnover in current job market

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## Budget Development Process

- **April: Department directors input line item budgets**
- **May: Executive management reviewed budgets, recommended changes**
- **May: Executive management conducted departmental budget reviews**
- **June: Version 1 budget is starting point**
- **July: Version 2 vs. Version 1 reflects a reduced proposed Operating budget by (\$523,000) and (\$316,000) in Reserves**

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## Version 1 Vs Version 2 Changes - Operating



SUMMARY	Assessment Increase/ (Decrease)	PMPM Change
1. Property Insurance	(\$754,000)	(\$10.30)
2. Reduce Irrigation System Checks from 8 to 6 Annually (Reduction of 2 FTE)	(189,000)	(2.58)
3. Change Gutter Cleaning to "By Request" (Reduction of 1 FTE)	(136,000)	(1.86)
4. Reduce Propagation and Plant Maintenance (Reduction of 1 FTE)	(68,000)	(0.93)
5. Reclassification 40% of Nursery to RPF to replace aging plants*	(76,000)	(1.04)
6. Outsource Mowing and add 2 cycles of Shrub Bed Maintenance	700,000	9.57
<b>Total</b>	<b>(\$523,000)</b>	<b>(\$7.14)</b>

*\*Item reduced operating assessments but remain planned expenses for 2025*

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## Version 1 Vs Version 2 Changes - Reserves

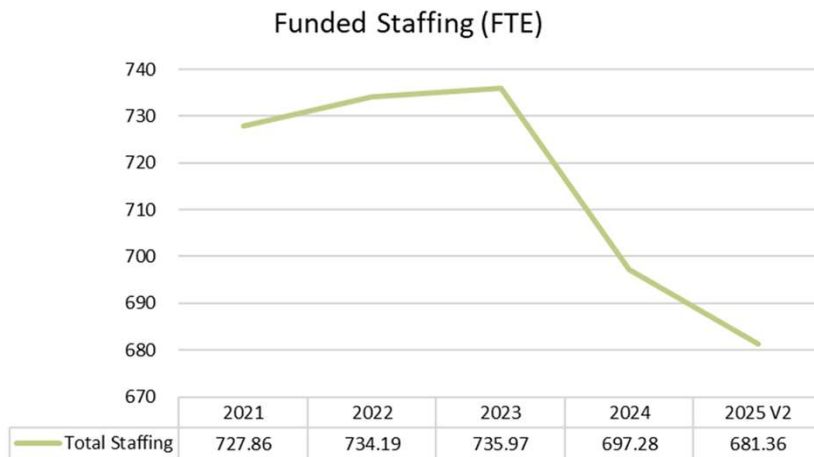


SUMMARY	Assessment Increase/ (Decrease)
1. Reduce Waste Line Replacements	(\$1,000,000)
2. Elimination of Major Asphalt Repairs in 2025	(606,000)
3. Reduce Copper Pipe Re-lining	(500,000)
4. Other	6,000
5. Addition for Consultant to create Renewable Energy Plan	50,000
6. Addition for Asphalt Seal Coat Program	60,000
7. Reclassification 40% of Nursery to RPF to replace aging plants*	76,000
8. Removal of 20 Problematic Ficus Trees	98,000
9. Landscape Turf Removal in Gates 11 and 14	1,500,000
<b>Total</b>	<b>(\$316,000)</b>

*\*Item reduced operating assessments but remain planned expenses for 2025*

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## Five-Year Funded Staffing Trend

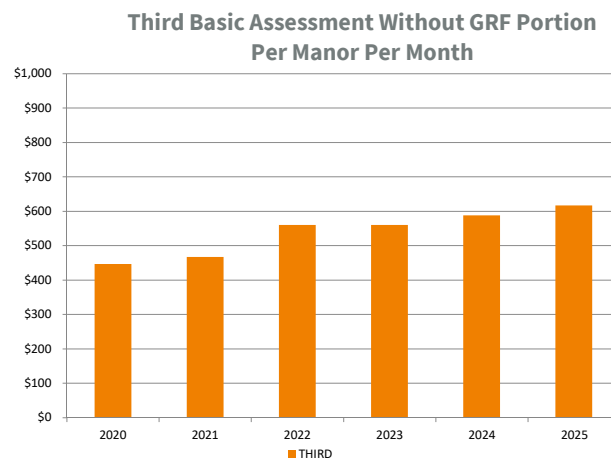


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## Third Basic Assessment History



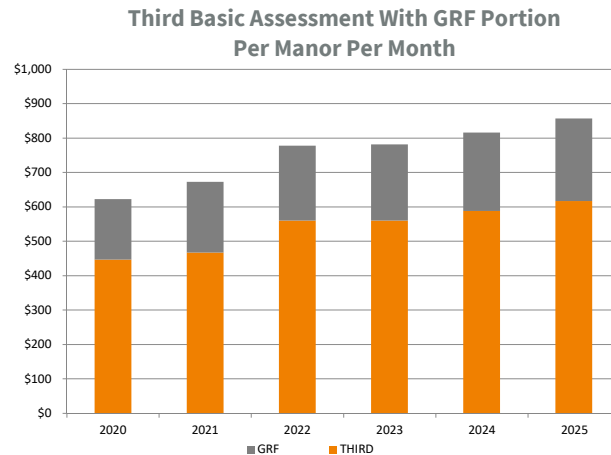
YEAR	Assessment
2021	\$446.62
2022	\$559.62
2023	\$559.62
2024	\$587.60
2025 (Proposed)	\$616.98



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## Third Total Basic Assessment History

YEAR	Assessment
2021	\$672.22
2022	\$777.12
2023	\$780.93
2024	\$815.82
2025 (Proposed)	\$856.08



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## Third Business Plan

Per Manor Per Month

	2024 Plan	2025 Plan	Assessment Increase/ (Decrease)
Total Non-Assessment Revenue	\$61.05	\$26.01	\$35.04
Total Expense	435.18	454.75	19.57
Net Operating	374.13	428.74	54.61
Reserve Contributions	163.00	176.86	13.86
Restricted Contributions	50.47	11.38	(39.09)
Third Basic Assessment	587.60	616.98	29.38
GRF	228.22	239.10	10.88
Total Basic Assessment	\$815.82	\$856.08	\$40.26

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## Third Business Plan

*Surcharges (unique to units with common laundry facilities, elevators, and/or Garden Villa Rec Rooms) Per Manor Per Month*



	2024 Plan	2025 Plan	Assessment Increase/ (Decrease)
Elevator Operating	15.83	18.25	2.42
Garden Villa Rec Room Fund	6.50	7.00	0.50

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## Third Business Plan

*Per Manor Per Month*



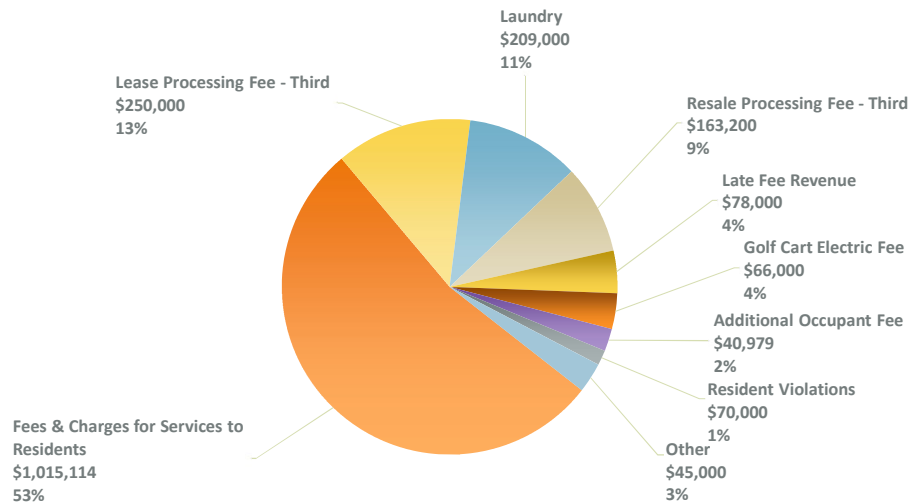
	2024 Plan	2025 Plan	Assessment Increase/ (Decrease)
Total Non-Assessment Revenue	\$61.05	\$26.01	\$35.04
Total Expense	435.18	454.75	19.57
Net Operating	374.13	428.74	54.61
Reserve Contributions	163.00	176.86	13.86
Restricted Contributions	50.47	11.38	(39.09)
Third Basic Assessment	587.60	616.98	29.38
GRF	228.22	239.10	10.88
Total Basic Assessment	\$815.82	\$856.08	\$40.26

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## Revenues



### Non-Assessment Operating Revenues \$1.9 Million



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## Revenues by Category

\$ in thousands



Revenues	2021 Actual	2022 Actual	2023 Actual	2024 Plan	2025 Plan	Assessment Increase/ (Decrease)
Fees & Charges	\$732	\$1,085	\$1,606	\$3,515	<b>\$1,015</b>	\$2,500
Laundry	\$214	\$213	\$211	\$209	<b>\$209</b>	\$0
Miscellaneous	\$604	\$681	\$646	\$745	<b>\$681</b>	\$65
Total	\$1,550	\$1,979	\$2,463	\$4,470	<b>\$1,905</b>	\$2,565

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## Third Business Plan

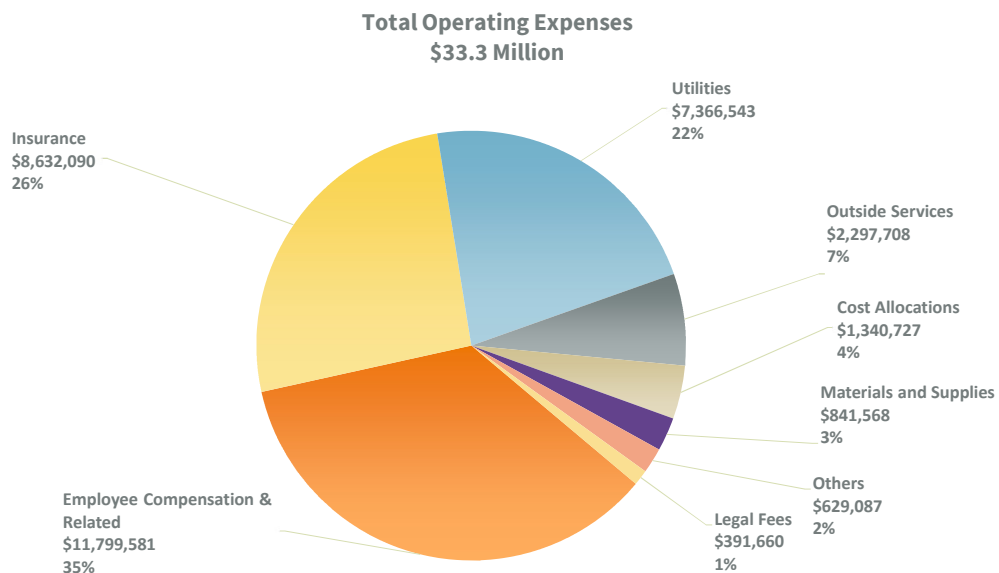
Per Manor Per Month



	2024 Plan	2025 Plan	Assessment Increase/ (Decrease)
Total Non-Assessment Revenue	\$61.05	\$26.01	\$35.04
Total Expense	435.18	454.75	19.57
Net Operating	374.13	428.74	54.61
Reserve Contributions	163.00	176.86	13.86
Restricted Contributions	50.47	11.38	(39.09)
Third Basic Assessment	587.60	616.98	29.38
GRF	228.22	239.10	10.88
Total Basic Assessment	\$815.82	\$856.08	\$40.26

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## Expenditures



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## Expenditures by Category

*\$ in thousands*



Expense	2021 Actual	2022 Actual	2023 Actual	2024 Plan	2025 Plan	Assessment Increase/ (Decrease)
Employee Compensation	\$7,075	\$7,230	\$7,221	\$8,281	<b>\$8,290</b>	\$9
Expenses Related to Compensation	\$2,972	\$3,103	\$3,209	\$3,457	<b>\$3,509</b>	\$52

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## Expenditures by Category

*\$ in thousands*



Expense	2021 Actual	2022 Actual	2023 Actual	2024 Plan	2025 Plan	Assessment Increase/ (Decrease)
Materials & Supplies	\$791	\$833	\$853	\$828	<b>\$842</b>	\$14
Electricity	\$358	\$618	\$444	\$455	<b>\$467</b>	\$12
Sewer	\$1,774	\$1,680	\$1,494	\$1,660	<b>\$1,835</b>	\$175
Water	\$3,094	\$2,895	\$2,752	\$3,220	<b>\$3,393</b>	\$173
Trash	\$583	\$678	\$1,080	\$1,429	<b>\$1,672</b>	\$243

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## Expenditures by Category

*\$ in thousands*



Expense	2021 Actual	2022 Actual	2023 Actual	2024 Plan	2025 Plan	Assessment Increase/ (Decrease)
Legal Fees	\$246	\$198	\$454	\$300	<b>\$392</b>	\$92
Professional Fees	\$62	\$117	\$75	\$168	<b>\$182</b>	\$14
Equipment Rental	\$9	\$6	\$8	\$9	<b>\$9</b>	\$0
Outside Services	\$1,638	\$2,112	\$2,245	\$1,317	<b>\$2,298</b>	\$981
Repairs & Maintenance	\$309	\$338	\$403	\$356	<b>\$410</b>	\$54

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## Expenditures by Category

*\$ in thousands*



Expense	2021 Actual	2022 Actual	2023 Actual	2024 Plan	2025 Plan	Assessment Increase/ (Decrease)
Other Operating Expense	\$125	\$110	\$107	\$152	<b>\$162</b>	\$10
Income Tax	\$0	\$0	\$0	\$0	<b>\$150</b>	\$150
Insurance	\$3,547	\$8,311	\$8,584	\$9,167	<b>\$8,632</b>	(\$535)
Uncollectible Accounts	\$46	\$180	\$37	\$85	<b>\$120</b>	\$35
Cost Allocations	\$1,174	\$1,258	\$1,205	\$1,305	<b>\$1,341</b>	\$36
Total	\$23,479	\$29,312	\$30,000	\$31,865	<b>\$33,299</b>	\$1,434

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## Third Business Plan

*Per Manor per Month*



	2024 Plan	2025 Plan	Assessment Increase/ (Decrease)
Total Non-Assessment Revenue	<b>\$61.05</b>	<b>\$26.01</b>	\$35.04
Total Expense	<b>435.18</b>	<b>454.75</b>	19.57
Net Operating	<b>374.13</b>	<b>428.74</b>	54.61
Reserve Contributions	<b>163.00</b>	<b>176.86</b>	13.86
Restricted Contributions	<b>50.47</b>	<b>11.38</b>	(39.09)
Third Basic Assessment	<b>587.60</b>	<b>616.98</b>	29.38
GRF	<b>228.22</b>	<b>239.10</b>	10.88
Total Basic Assessment	<b>\$815.82</b>	<b>\$856.08</b>	\$40.26

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## Third Business Plan – Reserve Fund Contributions

*\$ in thousands*



Expense	2021 Actual	2022 Actual	2023 Actual	2024 Plan	2025 Plan	Increase/ (Decrease)
Replacement Fund	\$10,691	\$10,691	\$11,276	\$11,423	<b>\$12,437</b>	\$1,014
Elevator Replacement Fund	\$366	\$366	\$366	\$366	<b>\$366</b>	\$0
Laundry Replacement Fund	\$73	\$73	\$146	\$146	<b>\$146</b>	\$0
Total	\$11,130	\$11,130	\$11,789	\$11,936	<b>\$12,950</b>	\$1,014

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## Replacement Reserve Fund



YEAR	ASSESSMENT PMPM TOTAL		INVESTMENT GAIN/(LOSS)	EXPENDITURES	ENDING BALANCE
2018	\$135.00	\$9,885,240	\$243,484	(\$9,878,734)	\$14,347,017
2019	\$140.00	\$10,251,360	\$378,930	(\$11,152,847)	\$13,824,460
2020	\$146.00	\$10,690,704	\$456,432	(\$9,750,637)	\$15,220,959
2021	\$146.00	\$10,690,704	\$55,833	(\$9,329,840)	\$16,637,656
2022	\$146.00	\$10,690,704	\$133,127	(\$8,953,179)	\$18,219,267
2023	\$154.00	\$12,193,726	\$827,621	(\$10,849,112)	\$20,391,502
2024	\$156.00	\$11,422,944	\$1,101,012	(\$13,568,200)	\$19,347,258
<b>2025*</b>	<b>\$169.86</b>	<b>\$12,437,463</b>	<b>\$415,561</b>	<b>(\$15,621,143)</b>	<b>\$16,579,139</b>
2026*	\$196.38	\$14,379,968	\$270,767	(\$20,873,032)	\$10,356,842
2027*	\$226.89	\$16,613,848	\$153,022	(\$19,978,052)	\$7,145,660
2028*	\$260.97	\$19,109,586	\$130,540	(\$17,906,356)	\$8,479,430
2029*	\$301.32	\$22,063,893	\$150,990	(\$21,915,923)	\$8,778,389

\*Projected based on 30-year reserve study

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## Elevator Replacement Reserve Fund



YEAR	ASSESSMENT PMPM TOTAL		INVESTMENT GAIN/(LOSS)	EXPENDITURES	ENDING BALANCE
2018	\$5.00	\$366,120	\$27,614	(\$313,014)	\$1,708,610
2019	\$6.00	\$439,344	\$39,938	(\$350,336)	\$1,837,556
2020	\$5.00	\$366,120	\$28,233	(\$114,224)	\$2,117,684
2021	\$5.00	\$366,120	\$786	(\$128,608)	\$2,355,983
2022	\$5.00	\$366,120	\$15,597	(\$90,156)	\$2,647,544
2023	\$5.00	\$366,120	\$88,917	(\$100,480)	\$3,002,101
2024	\$5.00	\$366,120	\$113,431	(\$125,000)	\$3,356,652
<b>2025*</b>	<b>\$5.00</b>	<b>\$366,120</b>	<b>\$83,916</b>	<b>(\$205,800)</b>	<b>\$3,600,888</b>
2026*	\$5.00	\$366,120	\$90,022	(\$111,158)	\$3,945,872
2027*	\$5.00	\$366,120	\$98,647	(\$114,493)	\$4,296,146
2028*	\$5.00	\$366,120	\$107,404	(\$117,928)	\$4,651,742
2029*	\$5.00	\$366,120	\$116,294	(\$121,465)	\$5,012,691

\*Projected based on 30-year reserve study

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## Laundry Replacement Reserve Fund



YEAR	ASSESSMENT PMPM TOTAL		INVESTMENT GAIN/(LOSS)	EXPENDITURES	ENDING BALANCE
2020	\$1.00	\$73,224	\$6,391	(\$108,647)	\$387,389
2021	\$1.00	\$73,224	\$178	(\$96,221)	\$364,571
2022	\$1.00	\$73,224	\$2,946	(\$107,116)	\$333,625
2023	\$2.00	\$146,448	\$13,226	(\$184,156)	\$309,143
2024	\$2.00	\$146,448	\$16,438	(\$166,569)	\$305,460
<b>2025*</b>	<b>\$2.00</b>	<b>\$146,448</b>	<b>\$7,636</b>	<b>(\$206,942)</b>	<b>\$252,602</b>
2026*	\$2.00	\$146,448	\$6,315	(\$83,170)	\$322,196
2027*	\$2.00	\$146,448	\$8,055	(\$85,665)	\$391,033
2028*	\$3.00	\$219,672	\$9,776	(\$88,235)	\$532,246
2029*	\$3.00	\$219,672	\$13,306	(\$90,882)	\$674,342

\*Projected based on 30-year reserve study

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## Expenditures by Program - Maintenance & Construction Reserve Fund



SUMMARY	2024	2025 V1	2025 V2
34. Paving/Concrete	\$431,851	\$801,915	\$255,915
37. Waste Line Remediation	1,500,000	1,500,000	500,000
38. Water Lines – Copper Pipe Remediation	1,000,000	1,000,000	500,000
43. Renewable Energy Project	0	0	50,000
<b>Total</b>	<b>\$2,931,851</b>	<b>\$3,301,915</b>	<b>\$1,305,915</b>

\*Item reduced operating assessments but remain planned expenses for 2025

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## Expenditures by Program - Landscape Reserve Fund



SUMMARY	2024	2025 V1	2025 V2
48. Improvement & Restoration	\$195,858	\$207,352	\$1,783,965
49. Tree Maintenance	980,188	1,084,835	1,184,230
<b>Total</b>	<b>\$1,176,046</b>	<b>\$1,292,187</b>	<b>\$2,968,195</b>

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## Third Business Plan

*Per Manor per Month*



	2024 Plan	2025 Plan	Assessment Increase/ (Decrease)
Total Non-Assessment Revenue	<b>\$61.05</b>	<b>\$26.01</b>	\$35.04
Total Expense	<b>435.18</b>	<b>454.75</b>	19.57
Net Operating	<b>374.13</b>	<b>428.74</b>	54.61
Reserve Contributions	<b>163.00</b>	<b>176.86</b>	13.86
Restricted Contributions	<b>50.47</b>	<b>11.38</b>	(39.09)
Third Basic Assessment	<b>587.60</b>	<b>616.98</b>	29.38
GRF	<b>228.22</b>	<b>239.10</b>	10.88
Total Basic Assessment	<b>\$815.82</b>	<b>\$856.08</b>	\$40.26

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## Third Business Plan – Restricted Fund Contributions

\$ in thousands



Expense	2021 Actuals	2022 Actuals	2023 Actuals	2024 Plan	2025 Plan	Increase/ (Decrease)
Disaster Fund	\$1,831	\$1,592	\$898	\$1,831	<b>\$833</b>	(\$786)
Unappropriated Exp. Fund	\$586	\$0	\$0	\$1,865	<b>\$0</b>	(\$1,865)
Total	\$2,417	\$1,592	\$898	\$3,696	<b>\$833</b>	(\$2,863)

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## Disaster Fund – Projected Balance



YEAR	ASSESSMENT PMPM TOTAL		INVESTMENT GAIN/(LOSS)	EXPENDITURES	ENDING BALANCE
2018	\$27.70	\$2,028,305	\$151,221	(\$1,690,951)	\$9,216,805
2019	\$27.70	\$2,028,305	\$210,688	(\$2,386,309)	\$9,069,489
2020	\$15.48	\$1,133,508	\$276,685	(\$3,494,112)	\$6,985,570
2021	\$25.00	\$1,830,600	\$27,134	(\$3,259,521)	\$5,583,783
2022	\$21.74	\$1,591,890	\$40,036	(\$936,744)	\$6,278,965
2023	\$12.26	\$897,726	\$166,440	(\$1,903,636)	\$5,439,495
2024	\$25.00	\$1,830,600	\$202,985	(\$1,269,329)	\$6,203,751
<b>2025</b>	<b>\$11.38</b>	<b>\$833,289</b>	<b>\$155,094</b>	<b>(\$1,423,409)</b>	<b>\$5,768,725</b>
2026	\$25.00	\$1,830,600	\$144,218	(\$1,466,000)	\$6,277,543
2027	\$25.00	\$1,830,600	\$156,939	(\$1,510,000)	\$6,755,082
2028	\$25.00	\$1,830,600	\$168,877	(\$1,555,000)	\$7,199,559
2029	\$25.00	\$1,830,600	\$179,989	(\$1,602,000)	\$7,608,148

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## Unappropriated Fund – Projected Balance



YEAR	ASSESSMENT PMPM TOTAL		INVESTMENT GAIN/(LOSS)	EXPENDITURES	ENDING BALANCE
2018	\$10.00	\$732,240	\$49,523	(\$331,670)	\$3,212,981
2019	\$8.00	\$585,792	\$73,256	(\$246,258)	\$3,625,772
2020	\$8.00	\$585,792	\$110,707	\$3,278	\$4,325,548
2021	\$8.00	\$585,792	\$11,408	(\$1,021,066)	\$3,901,682
2022	\$0.00	\$0	\$15,287	(\$62,472)	\$3,854,497
2023	\$0.00	\$0	\$45,574	(\$250,452)	\$3,649,619
2024	\$25.47	\$1,865,015	\$49,730	(\$300,000)	\$5,264,364
<b>2025</b>	<b>\$0.00</b>	<b>\$0</b>	<b>\$131,609</b>	<b>(\$300,000)</b>	<b>\$5,095,973</b>
2026	\$8.00	\$585,792	\$127,399	(\$309,000)	\$5,500,165
2027	\$8.00	\$585,792	\$137,504	(\$318,000)	\$5,905,461
2028	\$8.00	\$585,792	\$147,636	(\$328,000)	\$6,310,889
2029	\$8.00	\$585,792	\$157,772	(\$338,000)	\$6,716,453

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## Surcharge Garden Villa Rec Room Fund – Projected Balance



YEAR	Contribution PMPM TOTAL		INTEREST	EXPENDITURES	ENDING BALANCE
2024	\$6.50	\$96,876	\$4,202	(\$97,502)	\$117,135
<b>2025</b>	<b>\$7.00</b>	<b>\$104,328</b>	<b>\$2,928</b>	<b>(\$128,636)</b>	<b>\$95,755</b>
2026	\$7.50	\$111,780	\$2,394	(\$132,500)	\$77,429
2027	\$8.00	\$119,232	\$1,936	(\$136,500)	\$62,097
2028	\$8.50	\$126,684	\$1,552	(\$140,600)	\$49,733
2029	\$9.00	\$134,136	\$1,243	(\$144,800)	\$40,312

Note: Garden Villa Rec Room Fund surcharge applies only to manors within Garden Villa buildings.

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## Third Business Plan

Per Manor Per Month



	2024 Plan	2025 Plan	Assessment Increase/ (Decrease)
Total Non-Assessment Revenue	\$61.05	\$26.01	\$35.04
Total Expense	435.18	454.75	19.57
Net Operating	374.13	428.74	54.61
Reserve Contributions	163.00	176.86	13.86
Restricted Contributions	50.47	11.38	(39.09)
Third Basic Assessment	587.60	616.98	29.38
GRF	228.22	239.10	10.88
Total Basic Assessment	\$815.82	\$856.08	\$40.26

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## Third Business Plan



	2024	2025 (Version 2)	Assessment Increase/ (Decrease)
Total Basic Assessment (PMPM)	\$587.60	\$616.98	\$29.38
<b>Major Changes:</b>			
Removal of Damage Restoration Backlog Revenue		\$2,250,000	\$30.73
Addition to Reserves Contribution		\$1,014,519	\$13.86
Outsource Mowing and add 2 cycles of Shrub Bed Maintenance in 2025		\$700,000	\$9.56
Utilities		\$603,661	\$8.24
Reduction to Disaster Fund Contribution		(\$997,311)	(\$13.62)
Elimination of Unappropriated Expenditures Fund Contribution		(\$1,865,015)	(\$25.47)
		<b>Total</b>	<b>\$23.30</b>

**These 6 items account for 79% of total increase.**

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# Questions?