



**SPECIAL MEETING OF THE BOARD OF DIRECTORS**

**Thursday, July 11, 2019 – 9:30 a.m.  
Laguna Woods Village Community Center Board Room  
24351 El Toro Road**

**AGENDA**

1. Call to Order
2. Acknowledgment of Media
3. Approval of the Agenda
4. Chair Remarks
5. Member Comments (Items Not on the Agenda)

**Items for Discussion and Consideration:**

6. Review Preliminary 2020 Business Plan, Version 1

**Concluding Business:**

7. Board Member Comments
8. Date of Next Budget Meeting – Friday, August 9, 2019 at 10:00 a.m. (Televised)
9. Adjournment



## STAFF REPORT

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DATE: July 11, 2019  
FOR: United Laguna Woods Mutual Board of Directors  
SUBJECT: 2020 Business Plan – Version 1

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### **RECOMMENDATION**

Staff recommends that board members review the proposed business plan and provide direction for change or revision. All components of the plan will be discussed at the special Board meeting on July 11, 2019.

### **BACKGROUND**

On May 30, 2019 the Landscape Committee reviewed preliminary budgets and discussed service levels for over \$6MM in planned expenditures from operations and reserves. Changes directed from these early budget meetings and subsequent discussions with Staff are included in Version 1.

On May 31, 2019 the Maintenance & Construction (M&C) Committee also reviewed a preliminary budget proposal specific to maintenance programs funded from both operating and reserves, including assumptions and detailed scopes of work for over \$18MM in planned expenditures.

### **DISCUSSION**

The attached documents present an overview of the proposed 2020 Business Plan for United Mutual. This version reflects a Total Mutual Assessment of \$419.52 per manor per month, an increase of \$43.83 or 12% when compared to the current year.

Brief notations of the budgetary line items with significant change are noted below as increases or (decreases), and listed in order of appearance on the proposed Business Plan:

**Lines 1-4: Non-assessment revenues decreased \$128,763.** Revenue is generated through various fines, fees, chargeable services, and coin-operated laundry facilities to help offset administrative and operating costs. The budgets for these categories have been adjusted to reflect recent experience, with an overall reduction primarily to Resale Processing fee.

**Line 5: Employee Compensation increased by \$1,030,485** due to increased staffing and the inclusion of planned wage adjustments. Staffing levels increased primarily in Landscape Services to reflect staffing required to meet service levels and to eliminate an assumption for turnover. Maintenance & Construction compensation increased to reflect increased plumbing work required in the Mutual. Although overall plumbing staffing levels remained constant, hours are planned to be moved from the water heater replacement program to general plumbing; water heater replacement program is paid from reserves and conducted by an outside service provider. The increase was furthered by the addition of Inspector.

Temporary help and overtime were increased in Resident Services to reflect current staffing requirements for extended call center hours and training.

- Line 6: Expenses Related to Compensation increased by \$242,331 primarily due to taxes and benefits on additional staffing and wage adjustments as well as a slight increase in Workers Compensation.
- Line 7: Materials and Supplies increased by \$218,823 due to planned use of fertilizers and increased use of materials for lawn and shrub-bed maintenance. Also, price increase was included for appliances.
- Lines 9-10: Sewer and water increased by \$53,400 and \$78,116, respectively, based on historical consumption at projected rates. Water rates increased per El Toro Water adopted budget and went into effect July 1, 2019.
- Line 13: Legal Fees increased by \$249,985 to reflect current trends. This is a contingency budget and will vary based on experience and projections. This category also includes a new allocation for potential labor related legal fees.
- Line 16: Outside Services increased by \$185,348 due to a high fumigation cost projection in 2020 due to tenting, motel bills, and pest control fees. To a lesser extent, an addition of outside services budget is required for Orange County document recording fees in Resident Services.
- Line 18: Other Operating increased by \$20,738, primarily due to a contingency for higher uniform and shoe requirements and an increase in postage fees.
- Line 20: Income Taxes increased by \$25,000 due to an addition of income tax provision; this contingency line was previously unbudgeted.
- Line 21: Property and Sales Tax increased by \$1,301,215 for the cooperatives, in anticipation of higher assessed property values.
- Line 23: Property Insurance increased by \$32,101, due to increased property values and projected rates.
- Line 24: Net Allocation to Mutuals increased by \$429,676, the net result of inter-departmental allocations.
- Line 25: Uncollectible Accounts increased by \$59,600, due to an increase in the provision for uncollectible accounts reflecting current year trend, previously unbudgeted.
- Line 28: Reserve Fund Contribution increased from \$148.00 to \$155.78 per manor per month based on the reserves funding plan recommended by the contracted reserve specialist.
- Line 33: GRF: Added to the Mutual portion is the GRF Assessment, a preliminary budget of \$205.82 per manor per month. This reflects an increase of \$2.99 or about 1.5% compared to current year. Although net operating costs are decreasing due to the elimination of Fox Sports West channels, reserve contributions are up by \$2.00 per manor per month based on the projected 30-year expenditures plan and another \$2.00 to replenish contingency funds used to cover unexpected operating expenditures.

**Prepared By:** Jose Campos, Financial Services Manager  
Betty Parker, Chief Financial Officer

**Reviewed By:** Jeff Parker, Chief Executive Officer

**ATTACHMENT(S)**

ATT1 – 2020 United Business Plan

ATT2 – 2020 United Business Plan by Department

ATT3 – 2020 Budget Comparison Report

ATT4 – 2020 Landscape Expenditures by Work Center

ATT5 – 2020 Maintenance Expenditures by Program - Operating

ATT6 – 2020 Reserves Plan

- ♦ 2020 Reserve Expenditures
- ♦ Five-Year Cash Flow
- ♦ Contracted Reserve Study - Excerpts

## UNITED LAGUNA WOODS MUTUAL 2020 BUSINESS PLAN - BY ACCOUNT

DESCRIPTION	2016 ACTUAL	2017 ACTUAL	2018 ACTUAL	2019 PLAN	2020 PLAN	Per Manor Per Month			
						2019 ASSESSMENT	2020	Increase/ (Decrease)	
<b>REVENUES:</b>									
<b>Non-assessment Revenues:</b>									
1	Merchandise Sales	\$22,660	\$20,663	\$16,489	\$30,000	\$20,000	\$0.40	\$0.26	\$0.14
2	Fees and Charges to Residents	544,319	184,245	513,803	475,138	479,668	6.26	6.32	(0.06)
3	Laundry	136,742	188,260	271,454	280,000	270,000	3.69	3.56	0.13
4	Miscellaneous	495,298	503,794	597,370	640,500	527,207	8.44	6.95	1.49
	<b>Total Revenue</b>	<b>\$1,199,019</b>	<b>\$896,962</b>	<b>\$1,399,116</b>	<b>\$1,425,638</b>	<b>\$1,296,875</b>	<b>\$18.79</b>	<b>\$17.09</b>	<b>\$1.70</b>
<b>EXPENSES:</b>									
5	Employee Compensation	6,155,669	6,769,342	7,101,334	7,001,825	8,032,310	92.27	105.86	13.59
6	Expenses Related to Compensation	2,349,011	2,533,803	2,950,772	2,865,444	3,107,775	37.76	40.96	3.20
7	Material and Supplies	959,608	782,393	847,345	850,996	1,071,319	11.22	14.12	2.90
8	Electricity	317,548	192,576	151,523	185,320	189,000	2.44	2.49	0.05
9	Sewer	1,754,382	1,736,044	1,723,347	1,776,600	1,830,000	23.41	24.12	0.71
10	Water	1,567,174	1,888,496	1,898,155	1,850,960	1,929,076	24.39	25.42	1.03
11	Trash	355,500	379,488	407,744	408,533	426,644	5.38	5.62	0.24
12	Telephone	1,193	664	669	0	685	0.00	0.01	0.01
13	Legal Fees	255,120	193,400	253,208	175,000	424,985	2.31	5.60	3.29
14	Professional Fees	113,206	100,513	174,191	167,915	151,979	2.21	2.00	(0.21)
15	Equipment Rental	11,975	8,246	5,878	8,291	3,654	0.11	0.05	(0.06)
16	Outside Services	660,350	759,101	1,215,518	656,053	841,401	8.65	11.09	2.44
17	Repairs and Maintenance	49,794	22,235	45,347	42,470	41,588	0.56	0.55	(0.01)
18	Other Operating	126,613	162,176	128,831	148,834	169,572	1.96	2.23	0.27
19	(Gain)/Loss on Sale	(1,463)	(2,047)	(886)	(7,500)	(7,500)	(0.10)	(0.10)	0.00
20	Income Taxes	4,737	19,849	(371,167)	0	25,000	0.00	0.33	0.33
21	Property and Sales Tax*	9,406,606	10,062,623	10,765,612	9,810,779	11,111,994	***	***	***
22	Property Insurance*	654,843	617,222	634,590	799,133	831,234	***	***	***
23	Insurance	477,379	512,394	476,748	492,920	501,191	6.50	6.61	0.11
24	Net Allocations to Mutuals	806,145	790,755	969,562	941,869	1,371,545	12.41	18.08	5.67
25	Uncollectible Accounts	0	26495	44785	0	59600	0.00	0.79	0.79
	<b>Total Expenses</b>	<b>\$26,025,390</b>	<b>\$27,555,768</b>	<b>\$29,423,106</b>	<b>28,175,442</b>	<b>\$32,113,052</b>	<b>\$231.48</b>	<b>\$265.83</b>	<b>\$34.35</b>
26	(Surplus)/Deficit Recovery	0	0	0	0	0	0.00	0.00	0.00
27	<b>Total Operating</b>	<b>\$24,826,371</b>	<b>\$26,658,806</b>	<b>\$28,023,990</b>	<b>\$26,749,804</b>	<b>\$30,816,177</b>	<b>\$212.69</b>	<b>\$248.74</b>	<b>\$36.05</b>
<b>RESERVE CONTRIBUTIONS:</b>									
28	Reserve Fund	10,471,647	10,850,268	10,850,268	11,229,648	11,820,000	148.00	155.78	7.78
29	Contingency Fund	1,442,403	1,441,644	1,062,464	1,138,140	1,138,140	15.00	15.00	0.00
	<b>Total Reserve Contributions</b>	<b>\$11,914,050</b>	<b>\$12,291,912</b>	<b>\$11,912,732</b>	<b>\$12,367,788</b>	<b>\$12,958,140</b>	<b>\$163.00</b>	<b>\$170.78</b>	<b>\$7.78</b>
30	<b>TOTAL MUTUAL</b>	<b>\$36,740,421</b>	<b>\$38,950,718</b>	<b>\$39,936,722</b>	<b>\$39,117,592</b>	<b>\$43,774,317</b>	<b>\$375.69</b>	<b>\$419.52</b>	<b>\$43.83</b>
<b>GOLDEN RAIN FOUNDATION</b>									
31	GRF OPERATING	13,149,988	12,870,405	13,871,562	13,947,912	13,871,562	183.83	182.82	(1.01)
32	GRF RESERVE CONTRIBUTIONS	1,593,396	1,821,024	1,745,148	1,441,644	1,745,148	19.00	23.00	4.00
33	<b>Total GRF</b>	<b>\$14,743,384</b>	<b>\$14,691,429</b>	<b>\$15,616,710</b>	<b>\$15,389,556</b>	<b>\$15,616,710</b>	<b>\$202.83</b>	<b>\$205.82</b>	<b>\$2.99</b>
34	<b>TOTAL BASIC ASSESSMENTS</b>	<b>\$51,483,805</b>	<b>\$53,642,147</b>	<b>\$55,553,432</b>	<b>\$54,507,148</b>	<b>\$59,391,027</b>	<b>\$578.52</b>	<b>\$625.34</b>	<b>\$46.82</b>

\* The asterisks indicate an assessment that varies per manor.

**UNITED LAGUNA WOODS MUTUAL  
2020 BUSINESS PLAN - BY DEPARTMENT**

DESCRIPTION	2016 ACTUAL	2017 ACTUAL	2018 ACTUAL	2019 PLAN	2020 PLAN	Per Manor Per Month		
						2019 ASSESSMENT	2020	Increase/ (Decrease)
<b>Department</b>								
Non Work Center	\$3,919,114	\$4,114,686	\$4,039,524	\$3,941,266	\$4,455,583	\$51.94	\$58.72	\$6.78
Property and Sales Tax*	9,406,606	10,062,623	10,765,612	9,810,779	11,111,994	***	***	***
Property Insurance*	654,843	617,222	634,590	799,133	831,234	***	***	***
Office of the CEO	559,669	400,879	444,173	453,934	532,563	5.98	7.02	1.04
Resident Services	387,909	528,113	817,030	588,939	1,124,382	7.76	14.82	7.06
General Services	766,401	801,875	1,084,821	868,410	1,084,553	11.45	14.29	2.84
Landscape Services	3,252,548	3,396,200	3,529,499	3,771,161	4,249,253	49.70	56.00	6.30
Information Services	17,419	41,401	46,022	46,269	0	0.61	0.00	(0.61)
Financial Services	975,314	1,102,583	694,923	1,130,455	1,227,930	14.90	16.18	1.28
Security Services	147,570	123,268	102,445	162,680	153,004	2.14	2.02	(0.12)
Human Resource Services	0	0	0	0	149,985	0.00	1.98	1.98
Maintenance & Construction	4,738,978	5,469,956	5,865,351	5,176,778	5,895,696	68.21	77.71	9.50
<b>Net Operating</b>	<b>\$24,826,371</b>	<b>\$26,658,806</b>	<b>\$28,023,990</b>	<b>26,749,804</b>	<b>\$30,816,177</b>	<b>\$212.69</b>	<b>\$248.74</b>	<b>\$36.05</b>
<b>RESERVE CONTRIBUTIONS:</b>								
Reserve Fund	10,471,647	10,850,268	10,850,268	11,229,648	11,820,000	148.00	155.78	7.78
Contingency Fund	1,442,403	1,441,644	1,062,464	1,138,140	1,138,140	15.00	15.00	0.00
<b>Total Reserve Contributions</b>	<b>\$11,914,050</b>	<b>\$12,291,912</b>	<b>\$11,912,732</b>	<b>\$12,367,788</b>	<b>\$12,958,140</b>	<b>163.00</b>	<b>\$170.78</b>	<b>\$7.78</b>
<b>TOTAL MUTUAL</b>	<b>\$36,740,421</b>	<b>\$38,950,718</b>	<b>\$39,936,722</b>	<b>\$39,117,592</b>	<b>\$43,774,317</b>	<b>\$375.69</b>	<b>\$419.52</b>	<b>\$43.83</b>
<b>GOLDEN RAIN FOUNDATION</b>								
GRF OPERATING	13,149,988	12,870,405	13,871,562	13,947,912	13,871,562	183.83	182.82	(1.01)
GRF RESERVE CONTRIBUTIONS	1,593,396	1,821,024	1,745,148	1,441,644	1,745,148	19.00	23.00	4.00
<b>Total GRF</b>	<b>\$14,743,384</b>	<b>\$14,691,429</b>	<b>\$15,616,710</b>	<b>\$15,389,556</b>	<b>\$15,616,710</b>	<b>\$202.83</b>	<b>\$205.82</b>	<b>\$2.99</b>
<b>TOTAL BASIC ASSESSMENTS</b>	<b>\$51,483,805</b>	<b>\$53,642,147</b>	<b>\$55,553,432</b>	<b>\$54,507,148</b>	<b>\$59,391,027</b>	<b>\$578.52</b>	<b>\$625.34</b>	<b>\$46.82</b>

\* The asterisks indicate an assessment that varies per manor.







**United Laguna Woods Mutual  
Budget Comparison Report by Account  
12/31/2020  
UNITED LAGUNA WOODS MUTUAL**

	<u>2016 Actuals</u>	<u>2017 Actuals</u>	<u>2018 Actuals</u>	<u>2019 Budget</u>	<u>2020 Budget</u>	<u>Increase/ (Decrease)</u>	<u>VAR %</u>
<b>Uncollectible Accounts</b>							
54602000 - Bad Debt Expense	0	26,495	44,785	0	59,600	59,600	0%
<b>Total Uncollectible Accounts</b>	<b>0</b>	<b>26,495</b>	<b>44,785</b>	<b>0</b>	<b>59,600</b>	<b>59,600</b>	<b>0%</b>
<b>(Gain)/Loss on Sale or Trade</b>							
54101000 - (Gain)/Loss - Warehouse Sales	(1,463)	(2,047)	(886)	(7,500)	(7,500)	0	0%
54101500 - (Gain)/Loss On Investments	(11,908)	0	2,939	0	0	0	0%
<b>Total (Gain)/Loss on Sale or Trade</b>	<b>(13,371)</b>	<b>(2,047)</b>	<b>2,053</b>	<b>(7,500)</b>	<b>(7,500)</b>	<b>0</b>	<b>0%</b>
<b>Total Expenses</b>	<b>39,535,913</b>	<b>37,832,707</b>	<b>42,454,919</b>	<b>42,962,698</b>	<b>46,547,410</b>	<b>3,584,712</b>	<b>8%</b>
<b>Excess of Revenues Over Expenses</b>	<b>(\$37,855,148)</b>	<b>(\$36,586,901)</b>	<b>(\$40,655,700)</b>	<b>(\$41,248,127)</b>	<b>(\$44,768,239)</b>	<b>\$3,520,112</b>	<b>9%</b>

**UNITED LAGUNA WOODS MUTUAL  
2020 BUSINESS PLAN  
Landscape Expenditures by Work Center**

DESCRIPTION	2016 ACTUALS	2017 ACTUALS	2018 ACTUALS	2019 BUDGET	2020 BUDGET	Increase/(Decrease) \$	%
<b>OPERATING FUND</b>							
LANDSCAPE ADMINISTRATION	\$60,748	\$109,833	\$88,852	\$114,356	\$122,141	7,785	7%
NURSERY	126,904	129,084	122,883	126,283	152,464	26,181	21%
COMPOSTING	63,828	58,566	75,597	69,117	64,276	(4,841)	(7%)
GROUND MAINTENANCE	2,697,057	2,792,048	2,952,638	2,380,085	2,680,685	300,600	13%
Shrub-Bed Maintenance	1,594,640	1,433,979	1,524,880	1,668,444	1,943,293	\$274,850	16%
Turf Maintenance	853,858	1,171,751	1,231,879	569,346	615,043	45,697	8%
Miscellaneous Tasks	128,457	101,238	106,433	83,000	94,381	11,381	14%
Slope Maintenance	120,101	85,080	89,446	59,294	27,967	(31,327)	(53%)
IRRIGATION				661,629	800,297		
SMALL EQUIPMENT REPAIR	159,811	179,812	197,138	200,219	199,608	(611)	(0%)
PEST CONTROL	100,889	98,952	104,030	219,469	229,781	10,311	5%
<b>TOTAL OPERATING FUND</b>	<b>\$3,209,237</b>	<b>\$3,368,295</b>	<b>\$3,541,137</b>	<b>\$3,771,158</b>	<b>\$4,249,252</b>	<b>\$630,325</b>	<b>17%</b>
<b>RESERVE FUND</b>							
LANDSCAPE RENOVATION	\$248,032	\$228,164	\$87,670	350,000	451,543	\$101,543	29%
TREE MAINTENANCE	880,681	587,330	416,257	1,232,529	864,754	(367,776)	(30%)
<b>TOTAL RESERVE FUND</b>	<b>\$1,128,713</b>	<b>\$815,494</b>	<b>\$503,927</b>	<b>\$1,582,529</b>	<b>\$1,316,297</b>	<b>(\$266,232)</b>	<b>(17%)</b>

**UNITED LAGUNA WOODS MUTUAL  
2020 BUSINESS PLAN  
Maintenance Expenditures by Program**

DESCRIPTION	2016 ACTUALS	2017 ACTUALS	2018 ACTUALS	2019 BUDGET	2020 BUDGET	INCREASE/(DECREASE) \$	%
<b>OPERATING FUND</b>							
1 PLUMBING SERVICE	\$1,203,640	\$1,386,190	\$1,546,049	\$1,239,218	\$1,650,104	\$410,886	33%
2 CARPENTRY SERVICE	465,818	631,345	602,580	483,906	507,489	23,583	5%
3 ELECTRICAL SERVICE	296,655	297,572	279,917	411,587	447,722	36,136	9%
4 JANITORIAL SERVICE	202,548	243,623	370,083	369,615	402,283	32,668	9%
5 INTERIOR PREVENTIVE MAINTENANCE	311,148	300,972	325,221	347,649	394,532	46,883	13%
6 CONCRETE SERVICE	248,400	385,931	491,793	369,203	373,112	3,909	1%
7 APPLIANCE REPAIRS	344,118	340,302	334,729	306,455	367,404	60,949	20%
8 PEST CONTROL	48,228	75,577	123,057	148,987	300,980	151,993	102%
9 GUTTER CLEANING	170,982	182,962	158,314	174,032	192,872	18,840	11%
10 COUNTERTOP/FLOOR/TILE REPAIRS	120,576	120,770	159,360	146,872	128,480	(18,392)	(13%)
11 WELDING	92,419	57,120	120,028	83,626	101,275	17,649	21%
12 ENERGY PROGRAM	0	32,725	33,439	50,000	25,000	(25,000)	(50%)
13 MISCELLANEOUS REPAIRS BY OUTSIDE SERVICES	71,097	19,056	16,125	25,000	25,000	0	0%
14 TRAFFIC CONTROL	8,891	12,040	19,606	16,935	15,010	(1,925)	(11%)
15 FIRE PROTECTION	7,364	8,873	19,891	12,700	12,700	0	0%
16 BALCONY/BREEZEWAY RESURFACING	177,630	295,054	131,853	0	0	0	0%
17 BUILDING REHAB/DRY ROT	68,641	84,844	43,115	0	0	0	0%
18 PAINT-TOUCHUP	148,975	186,571	186,228	0	0	0	0%
19 ROOF REPAIR	107,714	162,439	146,113	0	0	0	0%
20 PAVING MAINTENANCE & REPAIRS	47,417	46,950	69,408	0	0	0	0%
<b>TOTAL MAINTENANCE</b>	<b>\$4,142,263</b>	<b>\$4,870,916</b>	<b>\$5,176,908</b>	<b>\$4,185,785</b>	<b>\$4,943,964</b>	<b>\$758,180</b>	<b>18%</b>

Lines 16-20 were moved into reserves in 2019.

**UNITED LAGUNA WOODS MUTUAL  
2020 RESERVES PLAN  
Reserve Expenditures by Program**

DESCRIPTION	2016 ACTUALS	2017 ACTUALS	2018 ACTUALS	2019 BUDGET	2020 BUDGET	INCREASE/(DECREASE) \$	%
<b>RESERVE FUND</b>							
1 BUILDING STRUCTURES	\$417,044	\$550,274	\$450,881	\$898,320	\$669,022	(\$229,298)	(26%)
2 ELECTRICAL SYSTEMS	215,209	415,152	391,326	458,610	459,495	885	0%
3 EXTERIOR WALKWAY LIGHTING	13,708	25,816	42,568	60,691	75,230	14,539	24%
4 FOUNDATIONS	0	10,396	9,540	43,836	43,836	0	0%
5 GUTTER REPLACEMENT	43,889	44,926	32,607	47,383	98,023	50,640	107%
6 LANDSCAPE RENOVATION	248,032	262,629	87,667	350,000	451,543	101,543	29%
7 PAINT - EXTERIOR	1,973,387	1,783,176	1,962,079	1,823,867	1,876,062	52,195	3%
8 PRIOR TO PAINT	995,384	796,926	731,676	987,116	1,007,596	20,480	2%
9 PAVING	118,142	140,802	223,490	512,560	465,109	(47,450)	(9%)
10 ROOFS	944,670	966,357	1,197,055	753,209	930,804	177,595	24%
11 TREE MAINTENANCE	880,681	587,110	416,257	1,232,529	864,754	(367,776)	(30%)
12 WALL REPLACEMENT	1,925	14,205	140,900	180,365	195,365	15,000	8%
13 WASTE LINE REMEDIATION	872,545	1,067,364	1,890,122	2,100,000	2,300,000	200,000	10%
14 WATER LINE - COPPER PIPE REMEDIATION	0	0	225,632	250,000	200,000	(50,000)	(20%)
15 WINDOW/SLIDING SCREEN DOOR OTHER SUPPL. APPROPRIATIONS	34,058 526	74,238 2,792	140,117 0	86,676 0	119,245 0	32,569 0	38% 0%
<b>APPLIANCE AND FIXTURES:</b>							
16 COOKTOPS	65,659	79,079	57,585	70,999	71,007	8	0%
17 DISHWASHERS	76,586	103,150	107,052	85,280	85,298	18	0%
18 FIXTURES - BASINS/FAUCETS/SINKS/TOILETS	526,855	325,963	300,042	317,250	238,508	(78,742)	(25%)
19 GARBAGE DISPOSALS	92,755	100,858	159,923	115,257	115,275	18	0%
20 HOODS	36,976	38,629	26,507	35,574	35,582	8	0%
21 KITCHEN/BATH COUNTERS, FLOORS, MISC.	986,927	958,559	1,114,485	1,228,721	1,392,191	163,469	13%
22 OVENS	95,420	132,318	95,335	110,999	111,007	8	0%
23 RANGES	36,936	8,756	4,392	25,000	12,417	(12,583)	(50%)
24 REFRIGERATORS	198,378	267,847	167,413	227,359	227,388	30	0%
25 WATER HEATERS & PERMITS	79,769	90,493	1,042,161	1,133,990	818,058	(315,932)	(28%)
26 DRYERS - LAUNDRY	21,982	3,282	0	13,474	35,709	22,235	165%
27 WASHING MACHINES - LAUNDRY RESALE INSPECTION REPLACEMENTS	55,944 (4,012)	7,882 0	1,858 0	29,200 0	90,710 0	61,510 0	211% 0%
TOTAL APPLIANCE AND FIXTURES	\$2,270,174	\$2,116,816	\$3,076,754	\$3,393,103	\$3,233,149	(\$159,954)	(5%)
<b>TOTAL RESERVE FUND</b>	<b>\$9,029,374</b>	<b>\$8,858,979</b>	<b>\$11,018,670</b>	<b>\$13,178,267</b>	<b>\$12,989,234</b>	<b>(\$189,031)</b>	<b>(1%)</b>

Lines 1, 7, 8,9 and 10 include major repairs moved from operations in 2019.  
 Lines 7 and 8 were moved from operating into reserves in 2016.  
 Line 13, Waste Line Remediation: Board authorized an early release of \$200,000 from the adopted 2019 Business Plan for additional work in 2018.

**UNITED LAGUNA WOODS MUTUAL  
2020 RESERVES PLAN  
Reserve Expenditures by Program**

DESCRIPTION	2016 ACTUALS	2017 ACTUALS	2018 ACTUALS	2019 BUDGET	2020 BUDGET	INCREASE/(DECREASE) \$	%
<b>CONTINGENCY FUND</b>							
1							
2							
3							
4							
5							
<b>TOTAL CONTINGENCY FUND</b>	<b>\$1,766,168</b>	<b>\$1,211,822</b>	<b>\$1,448,894</b>	<b>\$1,372,257</b>	<b>\$1,408,394</b>	<b>\$36,137</b>	<b>3%</b>

1	MOISTURE INTRUSION - RAIN LEAKS	\$200,300	\$78,401	\$225,537	\$152,000	(\$73,537)	(33%)
2	MOISTURE INTRUSION - PLUMBING LEAKS	572,607	867,771	644,752	755,390	110,638	17%
3	MOISTURE INTRUSION - PLUMBING STOPPAGES	247,715	356,680	278,926	278,926	0	0%
4	MOISTURE INTRUSION - MISCELLANEOUS	69,970	140,546	78,786	78,786	0	0%
5	DAMAGE RESTORATION SERVICES	121,230	5,496	144,256	143,292	(964)	(1%)

**UNITED LAGUNA WOODS MUTUAL  
2020 RESERVES PLAN  
Projected Fund Balances**

<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>RESERVE FUND</b>	2019	\$ 19,285,690	\$ 55,657	\$ 11,229,648	\$ 148.00	\$ (13,378,267)	\$ 17,192,728
	<b>2020</b>	<b>\$ 17,192,728</b>	<b>\$ 324,317</b>	<b>\$ 11,820,000</b>	<b>\$ 155.78</b>	<b>\$ (14,070,000)</b>	<b>\$ 15,267,045</b>
	2021	\$ 15,267,045	\$ 292,103	\$ 12,676,950	\$ 167.07	\$ (14,267,560)	\$ 13,968,538
	2022	\$ 13,968,538	\$ 264,135	\$ 13,596,029	\$ 179.19	\$ (15,360,824)	\$ 12,467,878
	2023	\$ 12,467,878	\$ 243,277	\$ 14,581,741	\$ 192.18	\$ (15,412,040)	\$ 11,880,856
	2024	\$ 11,880,856	\$ 240,590	\$ 15,638,917	\$ 206.11	\$ (15,561,397)	\$ 12,198,966
<b>CONTINGENCY FUND</b>	2019	\$ 3,146,840	\$ 43,211	\$ 1,062,264	\$ 14.00	\$ (1,182,879)	\$ 3,069,436
	<b>2020</b>	<b>\$ 3,069,436</b>	<b>\$ 41,333</b>	<b>\$ 1,138,140</b>	<b>\$ 15.00</b>	<b>\$ (1,372,257)</b>	<b>\$ 2,876,652</b>
	2021	\$ 2,876,652	\$ 43,737	\$ 1,214,016	\$ 16.00	\$ (1,413,400)	\$ 2,721,005
	2022	\$ 2,721,005	\$ 41,549	\$ 1,289,892	\$ 17.00	\$ (1,455,800)	\$ 2,596,646
	2023	\$ 2,596,646	\$ 39,844	\$ 1,365,768	\$ 18.00	\$ (1,499,500)	\$ 2,502,758
	2024	\$ 2,502,758	\$ 38,608	\$ 1,441,644	\$ 19.00	\$ (1,544,500)	\$ 2,438,510
<b>TOTAL</b>	2019	\$ 22,432,530	\$ 98,868	\$ 12,291,912	\$ 162.00	\$ (14,561,146)	\$ 20,262,164
	<b>2020</b>	<b>\$ 20,262,164</b>	<b>\$ 365,650</b>	<b>\$ 12,958,140</b>	<b>\$ 170.78</b>	<b>\$ (15,442,257)</b>	<b>\$ 18,143,697</b>
	2021	\$ 18,143,697	\$ 335,840	\$ 13,890,966	\$ 183.07	\$ (15,680,960)	\$ 16,689,543
	2022	\$ 16,689,543	\$ 305,684	\$ 14,885,921	\$ 196.19	\$ (16,816,624)	\$ 15,064,524
	2023	\$ 15,064,524	\$ 283,121	\$ 15,947,509	\$ 210.18	\$ (16,911,540)	\$ 14,383,614
	2024	\$ 14,383,614	\$ 279,198	\$ 17,080,561	\$ 225.11	\$ (17,105,897)	\$ 14,637,476

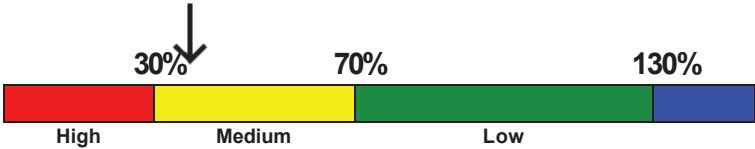
**Executive Summary**

**Association:** United Laguna Woods Mutual **Assoc. #: 36560-0**  
**Location:** Laguna Woods, CA **# of Units: 6,323**  
**Report Period:** January 1, 2020 through December 31, 2020

**Findings/Recommendations as-of: January 1, 2020**

Project Starting Reserve Balance	\$17,192,728
Current Full Funding Reserve Balance	\$45,823,391
Average Reserve Deficit (Surplus) Per Unit	\$4,528
Percent Funded	37.5 %
Recommended 2020 "Annual Full Funding Contributions"	\$11,820,000
Baseline contributions to keep Reserve above \$10,400,000	\$11,535,000
Most Recent Reserve Contribution Rate	\$11,229,648

Reserves % Funded: 37.5%



Special Assessment Risk:

**Economic Assumptions:**

**Net Annual "After Tax" Interest Earnings Accruing to Reserves** .....2.00 %  
**Annual Inflation Rate** .....3.00 %

This is an Update "With-Site-Visit" Reserve Study, and is based on a prior Report prepared by the management team for your 2019 Fiscal Year. We performed the site inspection over a period of multiple days beginning on 3/20/2019 and ending on 4/4/2019. This Reserve Study was prepared by a credentialed Reserve Specialist, Sean Erik Andersen RS #68. Sean Kargari RS #115, Kevin Leonard RS #294 and Sabrina C. Willison RS #334 and Dusty Burgmans all participated in site inspection work and research for the study.

The Reserve Fund is above the 30% funded level at 37.5 % Funded, which is a fair position for the fund to be in. This means that the Mutual's special assessment & deferred maintenance risk is currently medium. The objective of your multi-year Funding Plan is to Fully Fund Reserves and ultimately achieve a position of strength in the fund, where the Mutual will enjoy a low risk of Reserve cash flow problems.

Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is to increase your Reserve contributions to \$11,820,000.

The Alternative Contribution rate, is the rate to keep the Reserve Funds above the \$10,400,000 threshold. This figure for the Mutual is \$11,535,000.

## Executive Summary

36560-0

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Concrete Repairs and Replacement				
103	Concrete - Repair/Replace	1	0	\$150,000
Cul de Sac Asphalt Seal Coat				
202	Cul-de-sacs - Seal Coat	1	0	\$50,500
Cul de Sac Asphalt Resurface/Repairs and Replacements				
201	Asphalt - Resurface (2020)	25	0	\$397,300
201	Asphalt - Resurface (2021)	25	1	\$370,500
201	Asphalt - Resurface (2022)	25	2	\$342,450
201	Asphalt - Resurface (2023)	25	3	\$402,400
201	Asphalt - Resurface (2024)	25	4	\$345,500
201	Asphalt - Resurface (2025)	25	5	\$380,400
201	Asphalt - Resurface (2026)	25	6	\$336,300
201	Asphalt - Resurface (2027)	25	7	\$385,500
201	Asphalt - Resurface (2028)	25	8	\$421,600
201	Asphalt - Resurface (2029)	25	9	\$413,500
201	Asphalt - Resurface (2035)	25	15	\$318,500
201	Asphalt - Resurface (2036)	25	16	\$338,200
201	Asphalt - Resurface (2037)	25	17	\$304,200
201	Asphalt - Resurface (2038)	25	18	\$321,000
201	Asphalt - Resurface (2039)	25	19	\$252,400
201	Asphalt - Resurface (2040)	25	20	\$246,400
201	Asphalt - Resurface (2041)	25	21	\$371,000
201	Asphalt - Resurface (2042)	25	22	\$81,000
201	Asphalt - Resurface (2043)	25	23	\$534,400
201	Asphalt - Resurface (2044)	25	24	\$216,800
Roofs - Built-Up				
1302	Built-Up/PVC - Replace (2020)	25	0	\$601,000
1302	Built-Up/PVC - Replace (2021)	25	1	\$597,000
1302	Built-Up/PVC - Replace (2022)	25	2	\$587,000
1302	Built-Up/PVC - Replace (2023)	25	3	\$611,000
1302	Built-Up/PVC - Replace (2024)	25	4	\$594,000
1302	Built-Up/PVC - Replace (2025)	25	5	\$600,000
1302	Built-Up/PVC - Replace (2026)	25	6	\$607,000
1302	Built-Up/PVC - Replace (2027)	25	7	\$602,000
1302	Built-Up/PVC - Replace (2028)	25	8	\$601,000
1302	PVC Cool Roof - Replace (2034)	25	14	\$862,000
1302	PVC Cool Roof - Replace (2035)	25	15	\$879,000
1302	PVC Cool Roof - Replace (2036)	25	16	\$1,057,000
1302	PVC Cool Roof - Replace (2037)	25	17	\$1,470,000
1302	PVC Cool Roof - Replace (2038)	25	18	\$1,836,000
1302	PVC Cool Roof - Replace (2039)	25	19	\$1,641,000
1302	PVC Cool Roof - Replace (2040)	25	20	\$1,273,000
1302	PVC Cool Roof - Replace (2041)	25	21	\$890,000
1302	PVC Cool Roof - Replace (2042)	25	22	\$735,000
1302	PVC Cool Roof - Replace (2043)	25	23	\$463,000
1302	PVC Cool Roof - Replace (2044)	25	24	\$2,155,000



#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
<b>Roofs - Comp Shingle</b>				
1308	Comp Shingle Roof - Replace (2023)	40	3	\$321,000
1308	Comp Shingle Roof - Replace (2041)	40	21	\$804,000
1308	Comp Shingle Roof - Replace (2042)	40	22	\$712,000
1308	Comp Shingle Roof - Replace (2043)	40	23	\$474,000
1308	Comp Shingle Roof - Replace (2044)	40	24	\$905,000
1308	Comp Shingle Roof - Replace (2045)	40	25	\$511,000
1308	Comp Shingle Roof - Replace (2046)	40	26	\$2,260,000
1308	Comp Shingle Roof - Replace (2047)	40	27	\$1,134,000
1308	Comp Shingle Roof - Replace (2048)	40	28	\$1,655,000
1308	Comp Shingle Roof - Replace (2049)	40	29	\$992,000
1308	Comp Shingle Roof - Replace (2050)	40	30	\$801,000
1308	Comp Shingle Roof - Replace (2051)	40	31	\$1,065,000
1308	Comp Shingle Roof - Replace (2052)	40	32	\$619,000
1308	Comp Shingle Roof - Replace (2053)	40	33	\$265,000
<b>Roofs - Tile</b>				
1311	Tile Roof - Replace (2044)	40	24	\$283,000
1311	Tile Roof - Replace (2046)	40	26	\$565,000
1311	Tile Roof - Replace (2047)	40	27	\$330,000
1311	Tile Roof - Replace (2048)	40	28	\$354,000
1311	Tile Roof - Replace (2049)	40	29	\$366,000
1311	Tile Roof - Replace (2050)	40	30	\$355,000
1311	Tile Roof - Replace (2051)	40	31	\$355,000
1311	Tile Roof - Replace (2052)	40	32	\$355,000
1311	Tile Roof - Replace (2053)	40	33	\$381,000
1311	Tile Roof - Replace (2054)	40	34	\$294,000
<b>Infrastructure/Buildings</b>				
504	Metal Railings (bldg) - Par Replace	1	0	\$225,000
1330	Gutter/Downspouts - Partial Replace	1	0	\$59,500
1350	Skylights - Replace	1	0	\$100,000
1863	Fire Extinguisher Cabinets- Replace	30	10	\$171,000
2004	Smoke Alarms - Replace (2023)	10	3	\$72,300
2004	Smoke Alarms - Replace (2024)	10	4	\$300,000
2004	Smoke Alarms - Replace (2025)	10	5	\$300,800
2006	Windows - Replace	1	0	\$60,000
2007	Sliding Screen Doors	1	0	\$26,800
2008	Vertical Lifts - R & R	20	2	\$1,350,000
<b>Carport Siding Renovation</b>				
1112	Carport Siding Renovations (2032)	35	12	\$100,900
1112	Carport Siding Renovations (2033)	35	13	\$138,000
1112	Carport Siding Renovations (2034)	35	14	\$131,600
1112	Carport Siding Renovations (2035)	35	15	\$152,900
1112	Carport Siding Renovations (2036)	35	16	\$162,000
1112	Carport Siding Renovations (2037)	35	17	\$138,900
1112	Carport Siding Renovations (2038)	35	18	\$157,600
1112	Carport Siding Renovations (2039)	35	19	\$162,300
1112	Carport Siding Renovations (2040)	35	20	\$103,000
1112	Carport Siding Renovations (2041)	35	21	\$53,900
1112	Carport Siding Renovations (2042)	35	22	\$111,600

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
<b>Manor Components</b>				
983	Heat Pumps - Replace	1	0	\$4,000
984	Wall Heater - Replace	1	0	\$1,100
3001	Cooktops - Replace	1	0	\$101,200
3002	Dishwashers - Replace	1	0	\$150,500
3003	Fixtures - Bath Basins	1	0	\$23,400
3004	Fixtures - Faucets	1	0	\$105,000
3005	Fixtures - Kitchen Sinks	1	0	\$30,600
3006	Fixtures - Toilets	1	0	\$8,000
3006	Fixtures - Toilets (2020)	0	0	\$19,600
3007	Garbage Disposals	1	0	\$90,700
3008	Manor Hoods	1	0	\$35,000
3009	Kitchen/Bath Counters (2019-29)	1	0	\$640,000
3009	Kitchen/Bath Counters (2030-50)	1	10	\$500,000
3010	Bathroom Flooring - Reimburseable	1	0	\$112,500
3010	Bathroom Flooring - Staff Install	1	0	\$112,700
3010	Kitchen Flooring - Reimbursable	1	0	\$85,100
3010	Kitchen Flooring - Staff Install	1	0	\$84,800
3010	Kitchen/Bath Flooring Asbestos	1	0	\$85,400
3011	Bath Mirrors - Replace	1	0	\$21,000
3012	Bath Enclosure Doors - Replace	1	0	\$192,000
3013	Bathroom Tile - Replace (2020-2029)	1	0	\$116,000
3013	Bathroom Tile - Replace (2030-2050)	1	10	\$172,000
3014	Ovens - Replace	1	0	\$138,400
3015	Ranges - Replace	1	0	\$47,000
3016	Refrigerators - Replace	1	0	\$236,000
3017	Water Heaters - Replace (2020)	0	0	\$909,000
3017	Water Heaters - Replace (2021-2027)	1	1	\$909,000
3017	Water Heaters - Replace (2028-2050)	1	8	\$454,000
<b>Lighting &amp; Electrical</b>				
340	Electrical Panels - Replace	1	0	\$25,000
340	Pushmatic Panels - Replace/Upgrade	1	0	\$411,500
340	Solar System Program Replacement	1	12	\$115,000
362	Pagoda Walkway Lights - Replace	1	0	\$25,000
364	Block Wall Lights - Replace	20	5	\$292,500
370	Building Wall Lights - Replace	20	5	\$732,000
<b>Laundry Rooms</b>				
332	Laundry Water Heaters - Replace	15	10	\$120,000
800	Doors - Replace	1	0	\$3,900
908	Counter Tops - Replace	1	0	\$14,000
909	Laundry Sinks - Replace	25	3	\$87,500
951	Bathrooms - Refurbish	24	3	\$14,000
991	Washers - Replace	1	0	\$80,000
992	Dryers - Replace	1	0	\$35,000
1110	Interior Laundry - Repaint	10	3	\$109,500
<b>Prior To Painting</b>				
149	Asbestos Testing PTP	1	0	\$5,000
152	Decking Repairs PTP (2020)	10	0	\$129,000
152	Decking Repairs PTP (2021)	10	1	\$138,000

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
152 Decking Repairs PTP (2022)	10	2	\$126,000
152 Decking Repairs PTP (2023)	10	3	\$127,000
152 Decking Repairs PTP (2024)	10	4	\$122,000
152 Decking Repairs PTP (2025)	10	5	\$134,000
152 Decking Repairs PTP (2026)	10	6	\$133,000
152 Decking Repairs PTP (2027)	10	7	\$131,000
152 Decking Repairs PTP (2028)	10	8	\$117,000
152 Decking Repairs PTP (2029)	10	9	\$123,000
<b>153 Balcony Repairs PTP (2020)</b>	<b>10</b>	<b>0</b>	<b>\$11,800</b>
153 Balcony Repairs PTP (2021)	10	1	\$11,900
153 Balcony Repairs PTP (2022)	10	2	\$11,400
153 Balcony Repairs PTP (2023)	10	3	\$12,500
153 Balcony Repairs PTP (2024)	10	4	\$12,400
153 Balcony Repairs PTP (2025)	10	5	\$11,500
153 Balcony Repairs PTP (2026)	10	6	\$12,000
153 Balcony Repairs PTP (2027)	10	7	\$12,900
153 Balcony Repairs PTP (2028)	10	8	\$11,800
153 Balcony Repairs PTP (2029)	10	9	\$11,900
1119 Wood Rot Repair PTP (2026)	10	6	\$602,000
<b>1119 Wood Rot Repair PTP (2020)</b>	<b>10</b>	<b>0</b>	<b>\$584,000</b>
1119 Wood Rot Repair PTP (2021)	10	1	\$627,000
1119 Wood Rot Repair PTP (2022)	10	2	\$572,000
1119 Wood Rot Repair PTP (2023)	10	3	\$576,000
1119 Wood Rot Repair PTP (2024)	10	4	\$555,000
1119 Wood Rot Repair PTP (2025)	10	5	\$607,000
1119 Wood Rot Repair PTP (2027)	10	7	\$597,000
1119 Wood Rot Repair PTP (2029)	10	9	\$555,000
<b>1903 Lexan Bldg. Signs - Remove/Replace</b>	<b>1</b>	<b>0</b>	<b>\$14,000</b>
<b>Interior &amp; Exterior Painting</b>			
<b>150 Deck Top - Reseal (2020)</b>	<b>10</b>	<b>0</b>	<b>\$40,600</b>
150 Deck Top - Reseal (2021)	10	1	\$43,500
150 Deck Top - Reseal (2022)	10	2	\$39,700
150 Deck Top - Reseal (2023)	10	3	\$40,000
150 Deck Top - Reseal (2024)	10	4	\$38,500
150 Deck Top - Reseal (2025)	10	5	\$42,100
150 Deck Top - Reseal (2026)	10	6	\$41,800
150 Deck Top - Reseal (2027)	10	7	\$41,500
150 Deck Top - Reseal (2028)	10	8	\$36,900
150 Deck Top - Reseal (2029)	10	9	\$38,900
<b>1113 Metal Railings (building) - Repaint</b>	<b>1</b>	<b>0</b>	<b>\$126,000</b>
<b>1115 Building Exteriors - Repaint (2020)</b>	<b>10</b>	<b>0</b>	<b>\$1,632,900</b>
1115 Building Exteriors - Repaint (2021)	10	1	\$1,750,600
1115 Building Exteriors - Repaint (2022)	10	2	\$1,596,500
1115 Building Exteriors - Repaint (2023)	10	3	\$1,609,500
1115 Building Exteriors - Repaint (2024)	10	4	\$1,550,100
1115 Building Exteriors - Repaint (2025)	10	5	\$1,695,300
1115 Building Exteriors - Repaint (2026)	10	6	\$1,683,000
1115 Building Exteriors - Repaint (2027)	10	7	\$1,669,100
1115 Building Exteriors - Repaint (2028)	10	8	\$1,485,300
1115 Building Exteriors - Repaint (2029)	10	9	\$1,563,700

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1116	Exterior Paint Touch-Up	1	0	\$100,000
1119	Interior Paint Touch-Up	1	0	\$70,000
Walls, Fencing, Railings & Gates				
501	Walls - Perimeter Top Rail - R&R	1	0	\$150,000
502	Walls - Perimeter Block - R&R	1	0	\$8,500
503	Walls - Common Area Block - R&R	1	0	\$22,400
504	Metal Hand Railings (Grounds) - Rep	1	0	\$10,000
Grounds & Miscellaneous				
1007	Weather Station - Replace	15	13	\$1,750
1009	V-Ditch (Swales) - Repair	1	0	\$50,000
1020	Tree Maintenance (2020)	5	0	\$1,477,200
1020	Tree Maintenance (2021)	5	1	\$1,136,900
1020	Tree Maintenance (2022)	5	2	\$677,400
1020	Tree Maintenance (2023)	5	3	\$944,900
1020	Tree Maintenance (2024)	5	4	\$1,032,000
1022	Landscape Refurbish - Additional	5	4	\$100,000
1022	Landscape Refurbish - Annual	1	0	\$50,000
1022	Landscape Refurbish (2020-2028)	1	0	\$250,000
Contingency Components				
1316	Roof Repairs - Emergency	1	0	\$86,500
1317	Roof Repairs - Preventative	1	0	\$46,750
1901	Lead Testing and Abatement	1	0	\$6,000
2001	Building Structures	1	0	\$135,000
2001	Building Structures Dry Rot Repairs	1	0	\$300,000
2002	Building Structures Maint Ops	1	0	\$270,000
2003	Building Structures Carpentry	1	0	\$285,000
2006	Building Foundations - Repair	1	0	\$43,850
Plumbing				
328	Waste Lines - Repair	1	6	\$50,000
328	Waste Lines Epoxy Re-Line (2020-24)	1	0	\$2,300,000
328	Waste Lines Epoxy Re-Line (2025)	1	5	\$1,200,000
329	Copper Water Lines Re-Pipe	1	0	\$252,000
<b>209 Total Funded Components</b>				

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

## Budget Summary

36560-0  
WSV

	Useful Life		2020 Rem. Useful Life		Estimated Replacement Cost in 2020	2020 Expenditures	01/01/2020 Fully Funded Balance	2020 Contributions
	Min	Max	Min	Max				
Concrete Repairs and Replacement	1	1	0	0	\$150,000	\$150,000	\$150,000	\$105,854
Cul de Sac Asphalt Seal Coat	1	1	0	0	\$50,500	\$50,500	\$50,500	\$35,637
Cul de Sac Asphalt Resurface/Repairs and Replacements	25	25	0	24	\$6,779,350	\$397,300	\$3,767,898	\$191,365
Roofs - Built-Up	25	25	0	24	\$18,661,000	\$601,000	\$7,632,400	\$526,757
Roofs - Comp Shingle	40	40	3	33	\$12,518,000	\$0	\$4,293,200	\$220,847
Roofs - Tile	40	40	24	34	\$3,638,000	\$0	\$975,450	\$64,183
Infrastructure/Buildings	1	30	0	10	\$2,665,400	\$471,300	\$2,181,310	\$431,750
Carport Siding Renovation	35	35	12	22	\$1,412,700	\$0	\$736,654	\$28,484
Manor Components	0	1	0	10	\$5,384,000	\$3,349,000	\$3,349,000	\$3,144,143
Lighting & Electrical	1	20	0	12	\$1,601,000	\$461,500	\$1,229,875	\$442,981
Laundry Rooms	1	25	0	10	\$463,900	\$132,900	\$338,800	\$110,041
Prior To Painting	1	10	0	9	\$6,694,100	\$743,800	\$3,917,090	\$484,465
Interior & Exterior Painting	1	10	0	9	\$16,935,500	\$1,969,500	\$9,537,460	\$1,383,122
Walls, Fencing, Railings & Gates	1	1	0	0	\$190,900	\$190,900	\$190,900	\$134,717
Grounds & Miscellaneous	1	15	0	13	\$5,720,150	\$1,827,200	\$3,747,753	\$1,004,763
Contingency Components	1	1	0	0	\$1,173,100	\$1,173,100	\$1,173,100	\$827,848
Plumbing	1	1	0	6	\$3,802,000	\$2,552,000	\$2,552,000	\$2,683,043
					\$87,839,600	\$14,070,000	\$45,823,391	\$11,820,000

**30-Year Reserve Plan Summary**

**36560-0  
WSV**

Fiscal Year Start: 2020

Interest: 2.00 %

Inflation: 3.00 %

<b>Reserve Fund Strength Calculations: (All values of Fiscal Year Start Date)</b>	<b>Projected Reserve Balance Changes</b>
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Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	Reserve Contribs.	Loan or Special Assmts	Interest Income	Reserve Expenses
2020	\$17,192,728	\$45,823,391	37.5 %	Medium	\$11,820,000	\$0	\$324,317	\$14,070,000
2021	\$15,267,045	\$47,392,249	32.2 %	Medium	\$12,676,950	\$0	\$292,103	\$14,267,560
2022	\$13,968,537	\$49,245,275	28.4 %	High	\$13,596,029	\$0	\$264,135	\$15,360,824
2023	\$12,467,878	\$50,481,634	24.7 %	High	\$14,581,741	\$0	\$243,277	\$15,412,040
2024	\$11,880,855	\$52,169,751	22.8 %	High	\$15,638,917	\$0	\$240,590	\$15,561,397
2025	\$12,198,964	\$52,960,914	23.0 %	High	\$16,772,739	\$0	\$247,619	\$16,634,887
2026	\$12,584,435	\$51,754,587	24.3 %	High	\$17,108,193	\$0	\$288,344	\$13,706,049
2027	\$16,274,924	\$53,452,844	30.4 %	Medium	\$17,450,357	\$0	\$372,652	\$13,075,404
2028	\$21,022,529	\$55,703,118	37.7 %	Medium	\$17,799,364	\$0	\$480,225	\$12,260,561
2029	\$27,041,557	\$58,826,948	46.0 %	Medium	\$18,155,352	\$0	\$603,314	\$12,458,105
2030	\$33,342,118	\$62,258,081	53.6 %	Medium	\$18,518,459	\$0	\$725,707	\$13,294,827
2031	\$39,291,457	\$65,365,269	60.1 %	Medium	\$18,888,828	\$0	\$851,910	\$13,058,862
2032	\$45,973,332	\$69,420,672	66.2 %	Medium	\$19,266,605	\$0	\$993,386	\$12,781,946
2033	\$53,451,377	\$74,349,314	71.9 %	Low	\$19,651,937	\$0	\$1,136,823	\$13,910,759
2034	\$60,329,377	\$78,743,480	76.6 %	Low	\$20,044,975	\$0	\$1,260,565	\$15,798,546
2035	\$65,836,372	\$81,819,804	80.5 %	Low	\$20,445,875	\$0	\$1,355,029	\$17,853,372
2036	\$69,783,903	\$83,381,542	83.7 %	Low	\$20,854,792	\$0	\$1,440,755	\$17,663,004
2037	\$74,416,447	\$85,711,095	86.8 %	Low	\$21,271,888	\$0	\$1,535,189	\$17,988,106
2038	\$79,235,418	\$88,316,310	89.7 %	Low	\$21,697,326	\$0	\$1,633,563	\$18,303,879
2039	\$84,262,428	\$91,231,283	92.4 %	Low	\$22,131,272	\$0	\$1,725,556	\$19,676,617
2040	\$88,442,638	\$93,393,340	94.7 %	Low	\$22,573,898	\$0	\$1,806,295	\$20,479,495
2041	\$92,343,336	\$95,384,055	96.8 %	Low	\$23,025,376	\$0	\$1,877,209	\$21,705,731
2042	\$95,540,189	\$96,779,953	98.7 %	Low	\$23,485,883	\$0	\$1,936,218	\$22,712,915
2043	\$98,249,376	\$97,807,066	100.5 %	Low	\$23,955,601	\$0	\$2,009,669	\$21,323,023
2044	\$102,891,622	\$100,942,122	101.9 %	Low	\$24,434,713	\$0	\$2,056,478	\$26,448,481
2045	\$102,934,333	\$99,556,915	103.4 %	Low	\$24,923,407	\$0	\$2,059,507	\$26,722,469
2046	\$103,194,778	\$98,532,798	104.7 %	Low	\$25,421,876	\$0	\$2,051,267	\$28,558,229
2047	\$102,109,692	\$96,292,525	106.0 %	Low	\$25,930,313	\$0	\$2,067,656	\$25,272,605
2048	\$104,835,057	\$98,095,797	106.9 %	Low	\$26,448,919	\$0	\$2,116,295	\$26,422,476
2049	\$106,977,795	\$99,517,159	107.5 %	Low	\$26,977,898	\$0	\$2,158,918	\$27,013,546