

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)

<u>Items for Discussion and Consideration:</u>

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

DATE: July 11, 2019

FOR: United Laguna Woods Mutual Board of Directors

SUBJECT: 2020 Business Plan – Version 1

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.

United Laguna Woods Mutual 2020 Business Plan, Version 1 July 11, 2019 Page 3

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

							Per I	Manor Per Mo	nth
	DESCRIPTION	2016 ACTUAL	2017 ACTUAL	2018 ACTUAL	2019 PLAN	2020 PLAN	2019 ASSES	2020 SMENT	Increase/ (Decrease)
	REVENUES:								
	Non-assessment Revenues:								
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
	Total Revenue	\$1,199,019	\$896,962	\$1,399,116	\$1,425,638	\$1,296,875	\$18.79	\$17.09	\$1.70
	EXPENSES:								
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
	Total Expenses	\$26,025,390	\$27,555,768	\$29,423,106	28,175,442	\$32,113,052	\$231.48	\$265.83	\$34.35
26	(Surplus)/Deficit Recovery	0	0	0	0	0	0.00	0.00	0.00
27	Total Operating	\$24,826,371	\$26,658,806	\$28,023,990	\$26,749,804	\$30,816,177	\$212.69	\$248.74	\$36.05
	RESERVE CONTRIBUTIONS:						_		
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
	Total Reserve Contributions	\$11,914,050	\$12,291,912	\$11,912,732	\$12,367,788	\$12,958,140	\$163.00	\$170.78	\$7.78
30	TOTAL MUTUAL	\$36,740,421	\$38,950,718	\$39,936,722	\$39,117,592	\$43,774,317	\$375.69	\$419.52	\$43.83
	GOLDEN RAIN FOUNDATION								
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	Total GRF	\$14,743,384	\$14,691,429	\$15,616,710	\$15,389,556	\$15,616,710	\$202.83	\$205.82	\$2.99
34	TOTAL BASIC ASSESSMENTS	\$51,483,805	\$53,642,147	\$55,553,432	\$54,507,148	\$59,391,027	\$578.52	\$625.34	\$46.82

 $^{{}^{\}star}$ The asterisks indicate an assessment that varies per manor.

UNITED LAGUNA WOODS MUTUAL 2020 BUSINESS PLAN - BY DEPARTMENT

						Per N	lanor Per Mo	nth
	2016	2017	2018	2019	2020	2019	2020	Increase/
DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	PLAN	PLAN	ASSESS	SMENT	(Decrease)
Department								
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
Net Operating	\$24,826,371	\$26,658,806	\$28,023,990	26,749,804	\$30,816,177	\$212.69	\$248.74	\$36.05
DESERVE CONTRIBUTIONS								
RESERVE CONTRIBUTIONS: Reserve Fund	10,471,647	10,850,268	10,850,268	11 220 640	11 020 000	140.00	155.70	7.70
Contingency Fund			, ,	11,229,648	11,820,000	148.00	155.78	7.78
Total Reserve Contributions	1,442,403	1,441,644	1,062,464	1,138,140	1,138,140	15.00	15.00	0.00
Total Reserve Contributions	\$11,914,050	\$12,291,912	\$11,912,732	\$12,367,788	\$12,958,140	163.00	\$170.78	\$7.78
TOTAL MUTUAL	\$36,740,421	\$38,950,718	\$39,936,722	\$39,117,592	\$43,774,317	\$375.69	\$419.52	\$43.83
GOLDEN RAIN FOUNDATION								
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
Total GRF	\$14,743,384	\$14,691,429	\$15,616,710	\$15,389,556	\$15,616,710	\$202.83	\$205.82	\$2.99
TOTAL BASIC ASSESSMENTS	\$51,483,805	\$53,642,147	\$55,553,432	\$54,507,148	\$59,391,027	\$578.52	\$625.34	\$46.82

^{*} 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

	2016 Actuals	2017 Actuals	2018 Actuals	2019 Budget	2020 Budget	Increase/ (Decrease)	VAR %
Non-Assessment Revenues: Merchandise Sales							
41501500 - Merchandise Sales - Warehouse 41505000 - Bar Sales	\$33,808 3,783	\$38,515 0	\$25,495 0	\$30,000 0	\$20,000 0	\$10,000 0	33% 0%
Total Merchandise Sales	37,591	38,515	25,495	30,000	20,000	10,000	33%
Fees and Charges for Services to Residents 46501000 - Permit Fee	67,762	70,387	107,902	75,223	76,335	(1,112)	(1%)
46501500 - Inspection Fee	36,617	50,419	61,842	53,849	53,849	0	0%
46502000 - Resident Maintenance Fee Total Fees and Charges for Services to Residents	443,008 547,387	63,439 184,245	344,059 513,803	346,066 475,138	349,484 479,667	(3,418) (4,530)	(1%) (1%)
Laundry							
46005000 - Coin Op Laundry Machine Total Laundry	136,742 136,742	188,260 188,260	271,454 271,454	280,000 280,000	270,000 270,000	10,000 10,000	4% 4%
Interest Income							
49001000 - Interest Income - Treasury Notes 49001500 - Interest Income - Treasury Notes - Discretionary	28,137 146,358	40,861 166,482	89,572 196,466	71,522 151,391	107,501 244,207	(35,979) (92,816)	(50%) (61%)
49002000 - Interest Income - Money Market	3,087	1,524	6,911	1,576	8,590	(7,014)	(445%)
49002500 - Interest Income - Gnma Securities - Discretionary Total Interest Income	159,891 337,473	114,640 323,507	98,148 391,096	288,933	121,998 482,297	(57,554) (193,363)	<u>(89%)</u> (67%)
Miscellaneous							
46001000 - RV Storage Fee 46004500 - Resident Violations	(41) 13,950	0 21,385	0 80,160	0 10,000	0 37,500	0 (27,500)	0% (275%)
44501000 - Additional Occupant Fee	0	39,872	44,200	72,000	17,100	54,900	76%
44501500 - Lease Processing Fee - United 44502000 - Variance Processing Fee	124,222 12,300	101,860 11,510	113,580 8,100	120,000 12,500	119,207 12,500	793 0	1% 0%
44503000 - Stock Transfer Fee	13,260	12,780	15,110	13,000	17,000	(4,000)	(31%)
44503510 - Resale Processing Fee - United 44506500 - Auto Decal Fee	182,756 0	170,044 0	122,934 (125)	210,000 0	125,000 0	85,000 0	40% 0%
44507000 - Golf Cart Electric Fee	66,062	59,772	59,919	60,000	62,000	(2,000)	(3%)
44507200 - Electric Vehicle Plug-In Fee 44507500 - Carport Space Rental Fee	0 2,687	4,276 2,594	7,307 2,307	6,000 3,000	6,000 2,500	0 500	0% 17%
47001000 - Cash Discounts - Accounts Payable	0	(10)	2,307	0	2,300	0	0%
47001500 - Late Fee Revenue	22,897	24,594	47,967	48,000	48,000	0	0% 0%
47002000 - Collection Administrative Fee 47002010 - Collection Administrative Fee - United	3,120 49,840	48,230 1,800	0 63,890	0 72,000	0 72,000	0	0%
47002500 - Collection Interest Revenue	3,287	1,780	4,730	0	0	0	0%
47501000 - Recycling 48001000 - Legal Fee	670 290	2,313 1,707	5,888 4,435	4,000 10,000	4,000 4,400	0 5,600	0% 56%
49004000 - Insurance Reimbursement	126,274	7,485	0	0	0	0	0%
49009000 - Miscellaneous Revenue Total Miscellaneous	621,572	(712) 511,279	16,969 597,370	640,500	<u> </u>	113,293	0% 18%
Total Non-Assessment Revenue	1,680,766	1,245,806	1,799,220	1,714,571	1,779,171	(64,600)	(4%)
Expenses:							
Employee Compensation 51011000 - Salaries & Wages - Regular	2,109,352	2,300,668	2,544,753	2.629.806	2,875,607	245,801	9%
51021000 - Union Wages - Regular	5,527,931	5,715,196	5,608,553	6,529,655	6,451,708	(77,947)	(1%)
51041000 - Wages - Overtime 51051000 - Union Wages - Overtime	38,113 108,734	61,517	45,795 111,601	29,215	56,489	27,274	93% 49%
51061000 - Holiday & Vacation	782,201	132,807 580,847	111,691 892,739	64,364 773,571	95,736 787,236	31,373 13,665	2%
51071000 - Sick	230,902 0	264,766 0	281,990 0	315,535 0	321,110	5,575 24	2% 0%
51081000 - Sick - Part Time 51091000 - Missed Meal Penalty	1,258	3,159	3,018	910	24 1,321	412	45%
51101000 - Temporary Help	128,522	141,049	143,083	50,735	108,480	57,745	114%
51981000 - Compensation Accrual Total Employee Compensation	9,079,377	9,224,149	(35,646) 9,595,975	3,670 10,397,460	10,697,711	(3,670) 300,251	(100%) 3%
Compensation Related							
52411000 - F.I.C.A. 52421000 - F.U.I.	656,529 33,563	663,142 37,358	712,034 8,627	776,410 13,222	790,760 11,046	14,351 (2,176)	2% (16%)
52431000 - S.U.I.	47,873	49,683	76,267	58,909	56,190	(2,719)	(5%)
52441000 - Union Medical 52451000 - Workers' Compensation Insurance	1,565,756 599,928	1,782,086 394,354	1,839,814 686,085	2,114,466 765,713	1,940,799 651,338	(173,667) (114,374)	(8%) (15%)
52461000 - Non Union Medical & Life Insurance 52461500 - VUL Premium	266,122 0	274,815 0	343,755 17,367	296,801	337,566 0	40,765	14%
52461550 - VUL Interest	0	0	(548)	0	0	0	0%
52471000 - Union Retirement Plan 52481000 - Non-Union Retirement Plan	323,673 37,310	315,812 69,662	325,638 57,623	345,553 114,678	343,603 125,401	(1,950) 10,723	(1%) 9%
52981000 - Compensation Related Accrual	10,481	7,324	90,876	765	0	(765)	(100%)
Total Compensation Related	3,541,235	3,594,236	4,157,538	4,486,515	4,256,702	(229,813)	(5%)
Materials and Supplies 53001000 - Materials & Supplies	396,059	624,349	518,596	584,690	601,664	16,974	3%
53002500 - Printed Membership Materials	0	1,120	0	0	0	0	0%
53003000 - Materials Direct	2,377,812	1,771,159	2,523,338	2,483,765	3,013,660	529,895	21%

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

		00474		0040 5 4 4	0000 5	Increase/	
53004000 - Freight	2016 Actuals 460	2017 Actuals 9	2018 Actuals 35	2019 Budget 0	2020 Budget 100	(Decrease) 100	VAR % 0%
Total Materials and Supplies	2,774,331	2,396,637	3,041,969	3,068,455	3,615,423	546,968	18%
Utilities and Telephone							
53301000 - Electricity	317,548	192,576 1.736.044	151,523	185,320	189,000 1.830.000	3,680	2% 3%
53301500 - Sewer 53302000 - Water	1,754,382 1,567,174	1,736,044	1,723,347 1,898,155	1,776,600 1,850,960	1,929,076	53,400 78,116	3% 4%
53302500 - Trash	362,972	393,704	423,056	418,741	428,873	10,132	2%
53304000 - Telephone	1,193	664	669	0	685	685	0%
Total Utilities and Telephone	4,003,269	4,211,484	4,196,751	4,231,621	4,377,634	146,013	3%
Legal Fees	055.400	400 400	050.000	475.000	404.005	040.005	4.400/
53401500 - Legal Fees Total Legal Fees	255,120 255,120	193,400 193,400	253,208 253,208	175,000 175,000	424,985 424,985	249,985 249,985	143% 143%
· ·	255,120	193,400	253,206	175,000	424,303	249,905	143 76
Professional Fees 53402000 - Audit & Tax Preparation Fees	37,729	41,461	42,056	0	0	0	0%
53402010 - Audit & Tax Preparation Fees - United	0	0	0	57,600	44,500	(13,100)	(23%)
53403500 - Consulting Fees	0	3,629	23,496	7,116	12,479	5,363	75%
53403510 - Consulting Fees - United	75,477	55,423	108,639	103,199	95,000	(8,199)	(8%)
Total Professional Fees	113,206	100,513	174,191	167,915	151,979	(15,936)	(9%)
Equipment Rental 53501500 - Equipment Rental/Lease Fees	37,868	29,399	21,403	37,424	17,038	(20,387)	(54%)
Total Equipment Rental	37,868	29,399	21,403	37,424	17,038	(20,387)	(54%)
	37,000	23,333	21,403	37,424	17,000	(20,307)	(34 /0)
Outside Services	16.040	20.005	20 207	4.071	25,321	21,250	522%
53601000 - Bank Fees 54603500 - Outside Services Direct	16,940 7,781,983	20,985 5,512,896	20,207 7,825,530	4,071 7,710,601	8,429,214	718,613	522% 9%
53704000 - Outside Services	92,564	49,734	117,920	133,771	164,422	30,652	23%
Total Outside Services	7,891,487	5,583,615	7,963,656	7,848,443	8,618,957	770,515	10%
Repairs and Maintenance							
53701000 - Equipment Repair & Maint	16,211	11,234	7,350	15,823	16,863	1,040	7%
53702000 - Street Repair & Maint	182	0	0	0	0	0	0%
53702500 - Building Repair & Maint 53703000 - Elevator /Lift Maintenance	2,760 34,034	0 14,191	13,870 26,552	0 31,008	0 30,157	0 (851)	0% (3%)
Total Repairs and Maintenance	53,188	25,425	47,773	46,831	47,020	189	0%
·	00,100	20,420	47,770	40,001	47,020	100	0 70
Other Operating Expense 53801000 - Mileage & Meal Allowance	5,325	4,262	6,269	15,244	15,153	(91)	(1%)
53801500 - Travel & Lodging	462	169	401	1,031	3,027	1,996	194%
53802000 - Uniforms	65,411	94,610	74,759	85,428	90,276	4,848	6%
53802500 - Dues & Memberships	2,821	906	924	2,054	1,687	(367)	(18%)
53803000 - Subscriptions & Books	926	2,994	3,225	1,992	2,026	34	2%
53803500 - Training & Education 53804000 - Staff Support	6,843 0	6,949 0	4,622 0	16,324 0	19,684 1,409	3,360 1,409	21% 0%
53901000 - Benefit Administrative Fees	0	27	Õ	0	0	0	0%
53901500 - Volunteer Support	0	0	0	1,626	1,668	42	3%
53903000 - Safety	0	95	0	182	508	326	179%
54001000 - Board Relations 54001010 - Board Relations - United	0 13,288	3,747 5,183	3,657 3,388	3,666 5,000	0 7,500	(3,666) 2,500	(100%) 50%
54001500 - Public Relations	210	448	11	0,000	0	2,300	0%
54002000 - Postage	60,700	55,074	56,245	52,439	58,717	6,278	12%
54002500 - Filing Fees / Permits	243	297	330	1,239	847	(392)	(32%)
Total Other Operating Expense	156,229	174,759	153,830	186,226	202,503	16,277	9%
Income Taxes 54301000 - State & Federal Income Taxes	4 707	19,849	(274 467)	0	25,000	25,000	00/
Total Income Taxes	4,737 4,737	19,849	(371,167) (371,167)	<u>0</u>	25,000	25,000 25,000	0% 0%
	4,737	13,043	(371,107)	· ·	25,000	23,000	0 70
Property and Sales Tax 54301500 - State & Local Taxes	0	6,400	0	0	0	0	0%
54302000 - State & Local Taxes 54302000 - Property Taxes	9,406,606	10,056,223	10,765,612	9,810,779	11,111,994	1,301,215	13%
Total Property and Sales Tax	9,406,606	10,062,623	10,765,612	9,810,779	11,111,994	1,301,215	13%
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Insurance 54401000 - Hazard & Liability Insurance	408,228	428,519	405,480	419,942	427,451	7,509	2%
54401500 - D&O Liability	64,423	79,525	64,121	65,650	66,412	761	1%
54402000 - Property Insurance	654,843	617,222	764,251	799,133	831,234	32,101	4%
54403000 - General Liability Insurance Total Insurance	4,728 1,132,222	4,350 1,129,616	7,147 1,240,999	7,328 1,292,054	7,328 1,332,425	40,371	<u>0%</u>
	.,	.,.20,010	.,10,000	.,_02,004	.,,	.0,011	0,0
Investment Expense 54201000 - Investment Expense	36,924	36,956	37,110	36,732	36,732	0	0%
Total Investment Expense	36,924	36,956	37,110	36,732	36,732	0	0%
Net Allocation to Mutuals							
48502500 - Mutual General Operating	(39,522)	0	0	0	0	0	0%
54602500 - Allocated Expenses	1,103,008	1,025,598	1,129,234	1,184,743	1,579,208	394,465	33%
Total Net Allocation To Mutuals	1,063,485	1,025,598	1,129,234	1,184,743	1,579,208	394,465	33%
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United Laguna Woods Mutual Budget Comparison Report by Account 12/31/2020 UNITED LAGUNA WOODS MUTUAL

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

UNITED LAGUNA WOODS MUTUAL 2020 BUSINESS PLAN

	andscape Expenditures by Work Center	
Ì	Landscape	

	2016	2017	2018	2019	110000	Increase/(Decrease)	rease)
DESCRIPTION	ACTORES	ACIDALS	ACTOALS	BUDGEI	ZUZU BUDGEI	?	0/
		OPERATING FUND	OND:				
LANDSCAPE ADMINISTRATION	\$60,748	\$109,833	\$88,852	\$114,356	\$122,141	7,785	%2
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)	(%/)
GROUNDS 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)	(23%)
IRRIGATION				661,629	800,297	138,668	21%
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	2%
TOTAL OPERATING FUND	\$3,209,237	\$3,368,295	\$3,541,137	\$3,771,158	\$4,249,252	\$630,325	17%

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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%)
TOTAL RESERVE FUND	\$1,128,713	\$815,494	\$503,927	\$1,582,529	\$1,316,297	(\$266,232)	(11%)

UNITED LAGUNA WOODS MUTUAL 2020 BUSINESS PLAN Maintenance Expenditures by Program

	DESCRIPTION	2016 ACTUALS	2017 ACTUALS	2018 ACTUALS	2019 BUDGET	2020 BUDGET	INCREASE/(DECREASE) \$	%
			OPERATING FUND	GND:				
-	PLUMBING SERVICE	\$1,203,640	\$1,386,190	\$1,546,049	\$1,239,218	\$1,650,104	\$410,886	33%
7	CARPENTRY SERVICE	465,818	631,345	602,580	483,906	507,489	23,583	2%
m	ELECTRICAL SERVICE	296,655	297,572	279,917	411,587	447,722	36,136	%6
4	JANITORIAL SERVICE	202,548	243,623	370,083	369,615	402,283	32,668	%6
2	INTERIOR PREVENTIVE MAINTENANCE	311,148	300,972	325,221	347,649	394,532		13%
9	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%
œ	PEST CONTROL	48,228	75,577	123,057	148,987	300,980	151,993	102%
6	GUTTER CLEANING	170,982	182,962	158,314	174,032	192,872	18,840	11%
9	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)	(20%)
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
70	PAVING MAINTENANCE & REPAIRS	47,417	46,950	69,408	0	0	0	%0
	TOTAL MAINTENANCE	\$4,142,263	\$4,870,916	\$5,176,908	\$4,185,785	\$4,943,964	\$758,180	18%

Lines 16-20 were moved into reserves in 2019.

Reserve Expenditures by Program UNITED LAGUNA WOODS MUTUAL 2020 RESERVES PLAN

DESCRIPTION	2016 ACTUALS	2017 ACTUALS	2018 ACTUALS	2019 BUDGET	2020 BUDGET	INCREASE/(DECREASE) \$	%
		RESERVE FUND	OND				
BUILDING STRUCTURES	\$417,044	\$550,274	\$450,881	\$898,320	\$669,022	(\$229,298)	(56%)
ELECTRICAL SYSTEMS	215,209	415,152	391,326	458,610	459,495	885	%0
EXTERIOR WALKWAY LIGHTING	13,708	25,816	42,568	60,691	75,230	14,539	24%
FOUNDATIONS	0	10,396	9,540	43,836	43,836	0	%0
GUTTER REPLACEMENT	43,889	44,926	32,607	47,383	98,023	50,640	107%
LANDSCAPE RENOVATION	248,032	262,629	87,667	350,000	451,543	101,543	73%
PAINT - EXTERIOR	1,973,387	1,783,176	1,962,079	1,823,867	1,876,062	52,195	3%
PRIOR TO PAINT	995,384	796,926	731,676	987,116	1,007,596	20,480	7%
PAVING	118,142	140,802	223,490	512,560	465,109	(47,450)	(%6)
ROOFS	944,670	966,357	1,197,055	753,209	930,804	177,595	24%
TREE MAINTENANCE	880,681	587,110	416,257	1,232,529	864,754	(367,776)	(30%)
WALL REPLACEMENT	1,925	14,205	140,900	180,365	195,365	15,000	8%
WASTE LINE REMEDIATION	872,545	1,067,364	1,890,122	2,100,000	2,300,000	200,000	10%
WATER LINE - COPPER PIPE REMEDIATION	0	0	225,632	250,000	200,000	(20,000)	(50%)
WINDOW/SLIDING SCREEN DOOR	34,058	74,238	140,117	86,676	119,245	32,569	38%
OTHER SUPPL. APPROPRIATIONS	526	2,792	0	0	0	0	%0
APPLIANCE AND FIXTURES:							
COOKTOPS	62,659	79,079	57,585	666,02	71,007	8	%0
DISHWASHERS	76,586	103,150	107,052	85,280	85,298	18	%0
FIXTURES - BASINS/FAUCETS/SINKS/TOILETS	526,855	325,963	300,042	317,250	238,508	(78,742)	(52%)
GARBAGE DISPOSALS	92,755	100,858	159,923	115,257	115,275	18	%0
НООВЅ	36,976	38,629	26,507	35,574	35,582		%0
KITCHEN/BATH COUNTERS, FLOORS, MISC.	986,927	958,559	1,114,485	1,228,721	1,392,191	163,469	13%
OVENS	95,420	132,318	95,335	110,999	111,007	8	%0
RANGES	36,936	8,756	4,392	25,000	12,417	(12,583)	(20%)
REFRIGERATORS	198,378	267,847	167,413	227,359	227,388	30	%0
WATER HEATERS & PERMITS	19,769	90,493	1,042,161	1,133,990	818,058	(315,932)	(58%)
DRYERS - LAUNDRY	21,982	3,282	0	13,474	35,709		165%
WASHING MACHINES - LAUNDRY	55,944	7,882	1,858	29,200	90,710	61,51	211%
RESALE INSPECTION REPLACEMENTS	(4,012)	0	0	0	0	0	%0
TOTAL APPLIANCE AND FIXTURES	\$2,270,174	\$2,116,816	\$3,076,754	\$3,393,103	\$3,233,149	(\$159,954)	(%5)

Lines 1, 7, 8,9 and 10 include major repairs moved from operations in 2019.

TOTAL RESERVE FUND

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.

\$11,018,670

\$8,858,979

\$9,029,374

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

	DESCRIPTION	2016 ACTUALS	2017 ACTUALS	2018 ACTUALS	2019 BUDGET	2020 BUDGET	INCREASE/(DECREASE)	%	
			CONTINGENCY FUND	FUND					
7	MOISTURE INTRUSION - RAIN LEAKS	\$79,088	\$200,300	\$78,401	\$225,537	\$152,000	(\$73,537)	(33%)	
7	MOISTURE INTRUSION - PLUMBING LEAKS	1,070,698	572,607	867,771	644,752	755,390		17%	
m	MOISTURE INTRUSION - PLUMBING STOPPAGES	414,525	247,715	356,680	278,926	278,926	0	%0	
4	MOISTURE INTRUSION - MISCELLANEOUS	133,006	026'69	140,546	78,786	78,786	0	%0	
2	DAMAGE RESTORATION SERVICES	68,851	121,230	5,496	144,256	143,292	(964)	(1%)	
	TOTAL CONTINGENCY FUND	\$1.766.168	\$1.211.822	\$1.448.894	\$1.372.257	\$1,408,394	\$36.137	3%	

UNITED LAGUNA WOODS MUTUAL 2020 RESERVES PLAN Projected Fund Balances

		Danin						A	lssessment		Planned	ENDING
Fund	Year	ведіп	ning Balance		Interest		Contributions		РМРМ		Expenditures	BALANCE
DECEDVE	2010	<u> </u>	10 205 600	^	FF 6F7	.	11 220 640	<u>^</u>	140.00	^	(12.270.267) 6	17 102 72
RESERVE	2019	\$	19,285,690	\$	55,657	\$	11,229,648	\$	148.00	\$	(13,378,267) \$	17,192,72
FUND	2020	\$	17,192,728	\$	324,317	\$		\$	155.78	\$	(14,070,000) \$	15,267,04
	2021	\$	15,267,045	\$	292,103	\$	12,676,950	\$	167.07	\$	(14,267,560) \$	13,968,53
	2022	\$	13,968,538	\$	264,135	\$	13,596,029	\$	179.19	\$	(15,360,824) \$ (15,412,040) \$	12,467,87
	2023	\$	12,467,878 11,880,856	\$	243,277 240,590	\$	14,581,741 15,638,917	\$	192.18 206.11	\$	(15,412,040) \$ (15,561,397) \$	11,880,85 12,198,96
CONTINGENCY	2019	\$	3,146,840	\$	43,211	\$	1,062,264	\$	14.00	\$	(1,182,879) \$	3,069,43
FUND	2020	\$	3,069,436	\$	41,333	\$	1,138,140	\$	15.00	\$	(1,372,257) \$	2,876,65
	2021	\$	2,876,652	\$	43,737	\$	1,214,016	\$	16.00	\$	(1,413,400) \$	2,721,00
	2022	\$	2,721,005	\$	41,549	\$	1,289,892	\$	17.00	\$	(1,455,800) \$	2,596,64
	2023	\$	2,596,646	\$	39,844	\$	1,365,768	\$	18.00	\$	(1,499,500) \$	2,502,75
	2024	\$	2,502,758	\$	38,608	\$	1,441,644	\$	19.00	\$	(1,544,500) \$	2,438,5
TOTAL	2019	\$	22,432,530	\$	98,868	\$	12,291,912	\$	162.00	\$	(14,561,146) \$	20,262,16
TOTAL	2020	\$	20,262,164	\$	365,650	\$, ,	\$	170.78	\$	(15,442,257) \$	18,143,69
	2021	\$	18,143,697	\$	335,840	\$	13,890,966	\$	183.07	\$	(15,680,960) \$	16,689,54
	2021	\$	16,689,543	\$	305,684	\$	14,885,921	\$	196.19	\$	(16,816,624) \$	15,064,52
	2022	\$	15,064,524	\$	283,121	\$	15,947,509	\$	210.18	\$	(16,911,540) \$	14,383,61
	2023	\$	14,383,614	\$	279,198	\$	17,080,561	\$	225.11	\$	(17,105,897) \$	14,637,47
	2024	Ş	14,303,014	Ş	213,130	Ş	11,000,361	Ş	223.11	Ş	(11,100,031) \$	14,031,41

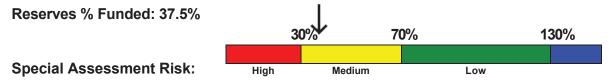
Executive Summary

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
Percent Funded
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



Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserve	s2.00 %
Annual Inflation Rate	

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
	Built-Up/PVC - Replace (2022)	25	2	\$587,000
	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
	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
	PVC Cool Roof - Replace (2034)	25	14	\$862,000
	PVC Cool Roof - Replace (2035)	25	15	\$879,000
	PVC Cool Roof - Replace (2036)	25	16	\$1,057,000
	PVC Cool Roof - Replace (2037)	25	17	\$1,470,000
	PVC Cool Roof - Replace (2038)	25	18	\$1,836,000
	PVC Cool Roof - Replace (2039)	25	19	\$1,641,000
	PVC Cool Roof - Replace (2040)	25	20	\$1,273,000
	PVC Cool Roof - Replace (2041)	25	21	\$890,000
	PVC Cool Roof - Replace (2042)	25	22	\$735,000
	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
	Roofs - Comp Shingle			
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
	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
	Roofs - Tile			
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
	Infrastructure/Buildings			
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
	Carport Siding Renovation			
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
	Carport Siding Renovations (2038)	35	18	\$157,600
	Carport Siding Renovations (2039)	35	19	\$162,300
	Carport Siding Renovations (2040)	35	20	\$103,000
	Carport Siding Renovations (2041)	35	21	\$53,900
	Carport Siding Renovations (2042)	35	22	\$111,600
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#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
	Manor Components			
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
	Water Heaters - Replace (2020)	0	0	\$909,000
	Water Heaters - Replace (2021-2027)	1	1	\$909,000
	Water Heaters - Replace (2028-2050)	1	8	\$454,000
	Lighting & Electrical			
340	Electrical Panels - Replace	1	0	\$25,000
	Pushmatic Panels - Replace/Upgrade	1	0	\$411,500
	Solar System Program Replacement	1	12	\$115,000
	Pagoda Walkway Lights - Replace	1		
			0	\$25,000 \$292,500
	Block Wall Lights - Replace	20	5	
370	Building Wall Lights - Replace	20	5	\$732,000
	Laundry Rooms			
	Laundry Water Heaters - Replace	15	10	\$120,000
	Doors - Replace	1	0	\$3,900
	Counter Tops - Replace	1	0	\$14,000
	Laundry Sinks - Replace	25	3	\$87,500
	Bathrooms - Refurbish	24	3	\$14,000
	Washers - Replace	1	0	\$80,000
	Dryers - Replace	1	0	\$35,000
1110	Interior Laundry - Repaint	10	3	\$109,500
	Prior To Painting			
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
153	Balcony Repairs PTP (2020)	10	0	\$11,800
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
1119	Wood Rot Repair PTP (2020)	10	0	\$584,000
1119	Wood Rot Repair PTP (2021)	10	1	\$627,000
	Wood Rot Repair PTP (2022)	10	2	\$572,000
	Wood Rot Repair PTP (2023)	10	3	\$576,000
	Wood Rot Repair PTP (2024)	10	4	\$555,000
	Wood Rot Repair PTP (2025)	10	5	\$607,000
	Wood Rot Repair PTP (2027)	10	7	\$597,000
	Wood Rot Repair PTP (2029)	10	9	\$555,000
	Lexan Bldg. Signs - Remove/Replace	1	0	\$14,000
	Interior & Exterior Painting			***,***
150	Deck Top - Reseal (2020)	10	0	\$40,600
	Deck Top - Reseal (2021)	10	1	
	. , ,			\$43,500
	Deck Top - Reseal (2022)	10	2	\$39,700
	Deck Top - Reseal (2023)	10	3	\$40,000
	Deck Top - Reseal (2024)	10	4	\$38,500
	Deck Top - Reseal (2025)	10	5	\$42,100
	Deck Top - Reseal (2026)	10	6	\$41,800
	Deck Top - Reseal (2027)	10	7	\$41,500
150	Deck Top - Reseal (2028)	10	8	\$36,900
	Deck Top - Reseal (2029)	10	9	\$38,900
	Metal Railings (building) - Repaint	1	0	\$126,000
	Building Exteriors - Repaint (2020)	10	0	\$1,632,900
	Building Exteriors - Repaint (2021)	10	1	\$1,750,600
	Building Exteriors - Repaint (2022)	10	2	\$1,596,500
	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
				Agonda Itom # 6

Association Reserves, 36560-0

Agenda Item # 6 Page 18 of 21

1116 Exterior Paint Touch-Up 1 0 \$100,000 1119 Interior Paint Touch-Up 1 0 \$70,000 Walls - Rencing, Railings & Gates 501 Walls - Perimeter Block - R&R 1 0 \$85,000 502 Walls - Perimeter Block - R&R 1 0 \$85,000 503 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 \$1,38,600 1020 Tree Maintenance (2022) 5 3 \$944,900 1020 Tree Maintenance (2023) 5 3 \$944,900 1020 Tree Maintenance (2023) 5 4 \$1,032,000 1022 Landscape Refurbish - Annual 1 0 \$50,000 1022 Landscape Refurbish - A	#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
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 (2023) 5 3 \$944,900 1020 Tree Maintenance (2024) 5 4 \$1,032,000 1022 Landscape Refurbish - Additional 5 4 \$10,000 1022 Landscape Refurbish - Additional 5 4 \$10,000 1022 Landscape Refurbish	1116	Exterior Paint Touch-Up	1	0	\$100,000
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 University of Weather Station - Replace 15 13 \$1,750 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 (2023) 5 2 \$677,400 1020 Tree Maintenance (2023) 5 3 \$944,900 1020 Tree Maintenance (2024) 5 4 \$1,032,000 1021 Tree Maintenance (2024) 5 4 \$100,000 1022 Landscape Refurbish - Additional 5 4 \$100,000 1022 Landscape Refurbish (2020-2028) 1 0 \$56,000 1032 Landscape Refurbish (2020-2028) 1 </td <td>1119</td> <td>Interior Paint Touch-Up</td> <td>1</td> <td>0</td> <td>\$70,000</td>	1119	Interior Paint Touch-Up	1	0	\$70,000
502 Walls - Perimeter Block - R&R 1 0 \$82,400 503 Walls - Common Area Block - R&R 1 0 \$22,400 504 Metal Hand Rallings (Grounds) - Rep 1 0 \$10,000 Grounds & Miscellaneous Unor 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 1022 Tree Maintenance (2024) 5 4 \$100,000 1022 Landscape Refurbish - Additional 5 4 \$100,000 1022 Landscape Refurbish - Additional 1 0 \$50,000 1022 Landscape Refurbish (2020-2028) 1 0 \$66,000 1022 Landscape Refurbish (2020-2028) 1 0 \$86,500 <		Walls, Fencing, Railings & Gates			
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 1099 V-Ditch (Swales) - Repair 1 0 \$50,000 1020 Tree Maintenance (2020) 5 0 \$1,477,200 1020 Tree Maintenance (2021) 5 1 \$1,369,000 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 \$10,000 1022 Landscape Refurbish (2020-2028) 1 0 \$50,000 1022 Landscape Refurbish (2020-2028) 1 0 \$65,000 1318 Roof Repairs - Emergency 1 0 \$66,500 1317 </td <td>501</td> <td>Walls - Perimeter Top Rail - R&R</td> <td>1</td> <td>0</td> <td>\$150,000</td>	501	Walls - Perimeter Top Rail - R&R	1	0	\$150,000
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 \$1,36,900 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 \$50,000 1022 Landscape Refurbish (2020-2028) 1 0 \$86,500 1316 Roof Repairs - Emergency 1 0 \$86,500 1317 Roof Repairs - Preventative 1 0 \$6,000 2001 Building Structures 1 0 \$30,000 <tr< td=""><td>502</td><td>Walls - Perimeter Block - R&R</td><td>1</td><td>0</td><td>\$8,500</td></tr<>	502	Walls - Perimeter Block - R&R	1	0	\$8,500
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 (2022) 5 3 \$944,900 1020 Tree Maintenance (2023) 5 3 \$944,900 1020 Tree Maintenance (2024) 5 4 \$1,032,000 1020 Tree Maintenance (2024) 5 4 \$100,000 1021 Landscape Refurbish - Annual 1 0 \$50,000 1022 Landscape Refurbish - Annual 1 0 \$50,000 1023 Landscape Refurbish (2020-2028) 1 0 \$250,000 1024 Landscape Refurbish (2020-2028) 1 0 \$86,500 1316 Roof Repairs - Emergency 1 0 \$86,500 1317 Roof Repairs - Preventative 1 0 \$6,000 1318 Roof Repairs - Preventative 1 0 \$135,000 2010 Building Structures Dry Rot Repairs 1 0 \$300,000 2021 Building Structures Dry Rot Repairs 1 0 \$270,000 2022 Building Structures Carpentry 1 0 \$285,000 2033 Building Structures Carpentry 1 0 \$285,000 2046 Building Foundations - Repair 1 0 \$285,000 2058 Building Foundations - Repair 1 0 \$2300,000 2088 Waste Lines - Repair 1 0 \$2,300,000 2088 Waste Lines - Repair 1 0 \$2,300,000 2080 Waste Lines - Repair 1 5 \$1,200,000 2080 Waste Lines - Repair	503	Walls - Common Area Block - R&R	1	0	\$22,400
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 1022 Landscape Refurbish - Additional 5 4 \$100,000 1022 Landscape Refurbish - Annual 1 0 \$50,000 1022 Landscape Refurbish (2020-2028) 1 0 \$56,000 1022 Landscape Refurbish (2020-2028) 1 0 \$86,500 1316 Roof Repairs - Emergency 1 0 \$86,500 1317 Roof Repairs - Preventative 1 0 \$6,000 2011 Building Structures 1 0 \$33,000 2001 Building Structures Dry Rot Repairs 1 0 \$30,000 2002 Building Structures Maint Ops 1 0 \$28,000 2003 Building Structures Carpentry	504	Metal Hand Railings (Grounds) - Rep	1	0	\$10,000
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 - Adnual 1 0 \$50,000 1022 Landscape Refurbish (2020-2028) 1 0 \$50,000 1022 Landscape Refurbish (2020-2028) 1 0 \$50,000 1022 Landscape Refurbish (2020-2028) 1 0 \$50,000 Contingency Components Unitingency Components 1316 Roof Repairs - Emergency 1 0 \$86,500 1317 Roof Repairs - Preventative 1 0 \$6,000 1301 Lead Testing and Abatement 1 0 \$300,000 2001 Building Structures Dry Rot Repairs 1 0 \$300,000 2002		Grounds & Miscellaneous			
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 \$6,000 1318 Roof Repairs - Preventative 1 0 \$6,000 1317 Roof Repairs - Preventative 1 0 \$6,000 1318 Roof Repairs - Preventative 1 0 \$6,000 2001 Building Structures 1 0 \$300,000 2002 Building Structures Maint Ops 1 0 \$270,000	1007	Weather Station - Replace	15	13	\$1,750
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 \$6,000 1901 Lead Testing and Abatement 1 0 \$6,000 2001 Building Structures 1 0 \$330,000 2002 Building Structures Dry Rot Repairs 1 0 \$270,000 2003 Building Structures Maint Ops 1 0 \$285,000 2006 Building Foundations - Repair 1 0 \$300,000 328 Waste Lines - Repair 1 6 \$50,000 328 Waste Lines Epoxy Re-Line (2020-24) 1 5 <td< td=""><td>1009</td><td>V-Ditch (Swales) - Repair</td><td>1</td><td>0</td><td>\$50,000</td></td<>	1009	V-Ditch (Swales) - Repair	1	0	\$50,000
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 \$6,000 1901 Lead Testing and Abatement 1 0 \$135,000 2001 Building Structures 1 0 \$300,000 2001 Building Structures Maint Ops 1 0 \$270,000 2002 Building Structures Carpentry 1 0 \$285,000 2003 Building Structures Carpentry 1 0 \$285,000 2006 Building Foundations - Repair 1 0 \$2,300,000 328 Waste Lines Epoxy Re-Line (2020-24) 1 0 \$2,300,000 328 Waste Lines Epoxy Re-Line (2025) 1 <td< td=""><td>1020</td><td>Tree Maintenance (2020)</td><td>5</td><td>0</td><td>\$1,477,200</td></td<>	1020	Tree Maintenance (2020)	5	0	\$1,477,200
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 \$135,000 2001 Building Structures 1 0 \$300,000 2002 Building Structures Dry Rot Repairs 1 0 \$270,000 2003 Building Structures Maint Ops 1 0 \$285,000 2006 Building Foundations - Repair 1 0 \$33,850 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	1020	Tree Maintenance (2021)	5	1	\$1,136,900
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 \$6,000 1901 Lead Testing and Abatement 1 0 \$6,000 2001 Building Structures 1 0 \$300,000 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 \$50,000 328 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 \$1,200,000 328 Waste Lines Epoxy Re-Line (2025)	1020	Tree Maintenance (2022)	5	2	\$677,400
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 \$330,000 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	1020	Tree Maintenance (2023)	5	3	\$944,900
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	1020	Tree Maintenance (2024)	5	4	\$1,032,000
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	1022	Landscape Refurbish - Additional	5	4	\$100,000
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	1022	Landscape Refurbish - Annual	1	0	\$50,000
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	1022	Landscape Refurbish (2020-2028)	1	0	\$250,000
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		Contingency Components			
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	1316	Roof Repairs - Emergency	1	0	\$86,500
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	1317	Roof Repairs - Preventative	1	0	\$46,750
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	1901	Lead Testing and Abatement	1	0	\$6,000
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	2001	Building Structures	1	0	\$135,000
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	2001	Building Structures Dry Rot Repairs	1	0	\$300,000
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	2002	Building Structures Maint Ops	1	0	\$270,000
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	2003	Building Structures Carpentry	1	0	\$285,000
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	2006	Building Foundations - Repair	1	0	\$43,850
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		Plumbing			
328 Waste Lines Epoxy Re-Line (2025) 1 5 \$1,200,000	328	Waste Lines - Repair	1	6	\$50,000
	328	Waste Lines Epoxy Re-Line (2020-24)	1	0	\$2,300,000
329 Copper Water Lines Re-Pipe 1 0 \$252,000	328	Waste Lines Epoxy Re-Line (2025)	1	5	\$1,200,000
	329	Copper Water Lines Re-Pipe	1	0	\$252,000

209 Total Funded Components

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

Budget Summary 36560-0 WSV

	Useful Life		2020 Usefu	Rem. ıl 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



Fiscal Year Start: 2020 Interest: 2.00 % Inflation: 3.00 % Reserve Fund Strength Calculations: (All values of Fiscal Year **Projected Reserve Balance Changes** Start Date) Starting Fully Special Loan or Reserve Funded Percent Assmt Special Interest Reserve Reserve Risk Contribs. Year **Balance Balance Funded** Assmts Income **Expenses** 2020 \$17,192,728 \$45,823,391 37.5 % Medium \$11,820,000 \$324,317 \$14,070,000 \$0 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 \$14,581,741 \$0 2023 \$12,467,878 \$50.481.634 24 7 % High \$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 23.0 % \$0 \$52,960,914 High \$16,772,739 \$247,619 \$16,634,887 2026 \$12,584,435 \$51,754,587 24.3 % High \$17,108,193 \$0 \$288,344 \$13,706,049 30.4 % \$0 2027 \$16,274,924 \$53,452,844 Medium \$17,450,357 \$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 \$13,058,862 \$851.910 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 % \$19,651,937 \$0 \$1,136,823 \$13,910,759 Low 76.6 % 2034 \$60,329,377 \$78,743,480 Low \$20,044,975 \$0 \$1,260,565 \$15,798,546 2035 \$65,836,372 \$81,819,804 80.5 % \$20,445,875 Low \$0 \$1.355.029 \$17,853,372 2036 \$69,783,903 83.7 % \$83,381,542 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 \$19,676,617 \$1,725,556 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 % \$23,485,883 \$0 \$1,936,218 \$22,712,915 Low 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 % \$24,434,713 \$0 \$26,448,481 Low \$2,056,478 2045 \$102,934,333 \$99,556,915 103.4 % Low \$24,923,407 \$0 \$2,059,507 \$26,722,469 \$103,194,778 \$25,421,876 2046 \$98,532,798 104 7 % \$0 Iow \$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

Low

Low

\$26,448,919

\$26,977,898

\$0

\$0

\$2,116,295

\$2,158,918

\$26,422,476

\$27,013,546

2048

2049

\$104,835,057

\$106,977,795

\$98,095,797

\$99,517,159

106.9 %

107.5 %