

SPECIAL OPEN MEETING

SPECIAL MEETING OF UNITED BOARD OF DIRECTORS A CALIFORNIA NON-PROFIT MUTUAL BENEFIT CORPORATION

Wednesday, September 8, 2021- 9:00 a.m. 24351 El Toro Road, Laguna Woods, California Board Room/Virtual Meeting

NOTICE OF MEETING AND AGENDA

The purpose of this meeting is to review the proposed 2022 Business Plan – Version 3B

- 1. Call to Order / Establish Quorum President Margolis
- 2. State Purpose of Meeting President Margolis
- 3. Acknowledgement Media
- 4. Approval of Agenda
- 5. Chair Remarks
- 6. Open Forum (Three Minutes per Speaker) At this time Members only may address the Board of Directors regarding items not on the agenda and within the jurisdiction of this Board of Directors. The Board reserves the right to limit the total amount of time allotted for the Open Forum. Members can join the Zoom Meeting by clicking on the link https://us06web.zoom.us/j/84048008864 or call (669) 900-6833 using meeting id 84048008864# or email meeting@vmsinc.org to request to speak.
- 7. Responses to Open Forum Speaker
- 8. Unfinished Business None
- 9. New Business
 - a. Review proposed 2022 Business Plan Version 3B
- 10. Director's Comments
- 11. Adjournment



STAFF REPORT

DATE: September 8, 2021 FOR: Board of Directors

SUBJECT: 2022 Business Plan - Possible Reductions from the 8/12/21 Review

RECOMMENDATION

Staff recommends the Board approve the proposed 2022 Business Plan – Version 3, as presented at the televised meeting on August 12, 2021, showing a Total Mutual Assessment of \$406.78 per manor per month (PMPM), reflecting a net increase of \$10.40 or 2.7% when compared to current year.

At that meeting the Board directed staff to identify areas where the assessment could be changed to result in a net assessment decrease of \$10.00 PMPM compared to the Version 3 Business Plan. Potential changes are found below.

DISCUSSION

Staff reviewed each account to look for areas that could be changed to reflect an assessment decrease for United and found the following areas for possible reduction. Operating Revenue may be increased by approximately \$120,000, decreasing the assessment by (\$1.58) PMPM, Operating Expenses may be decreased by approximately \$285,000 or (\$3.75) PMPM, and the contribution to the contribution to the Contingency Fund may decrease by approximately \$75,000 or (\$1.00) PMPM.

Further, three options are presented to arrive at the requested \$10.00 PMPM reduction. Under Option A, United would temporarily suspend the PM3Y Preventive Maintenance Program. Under Option B, United would eliminate the contribution to the Contingency Fund for 2022, and under Option C, United would temporarily reduce the Grounds Maintenance program. Details are included below.

OPERATING REVENUE (\$1.58) PMPM

The following revenue areas were identified as having an opportunity to increase the 2022 Operating Revenue.

Damage Restoration (\$0.99) PMPM

United has a backlog of approximately 220 cases where Damage Restoration was paid by the mutual and may be a chargeable service to an owner. However, for United to be able to pass on the charge to the owner, documentation has to be gathered and a hearing needs to be held.

To that end, United can hire temporary help to prepare packages to address the backlog for the purpose of generating the additional revenue. Staff estimates that if \$75,000 is spent on temporary help to prepare the chargeable service packets, an additional \$150,000 of revenue would be generated. If these changes are incorporated into the 2022 Business Plan, the assessment would decrease by (\$0.99) PMPM.

Permits (\$0.33) PMPM

Version 3 of the proposed 2022 Business Plan includes a revenue increase in the Permits Department of \$127,000. Staff reassessed recent trends and reconsidered the 2022 increased Permits staffing. Based on the most recent information available, the revenue assumption may be increased by \$25,000, decreasing the assessment by (\$0.33) PMPM.

Miscellaneous Revenue (\$0.26) PMPM

Revenue can be increased by \$20,000 decreasing the assessment by (\$0.26) PMPM, based on assumption changes in other areas, such as Laundry, Golf Cart Electric Fee, Electric Vehicle Fee, and Recycling Revenue.

OPERATING EXPENDITURES (\$3.75) PMPM

The following expenditure areas were identified as having an opportunity to decrease the 2022 Assessment contribution.

Miscellaneous (\$1.44) PMPM

Staff reviewed all areas of operations and proposes cuts across several areas, including approximately \$45,000 in materials, \$25,000 in consulting, \$20,000 in water, and about \$20,000 across multiple accounts. Reductions are based on recent experience, and the removal of contingencies. The impact would be a reduction of (\$1.44) PMPM.

Legal (\$1.32) PMPM

At the August 12, 2021 meeting, the Board specifically suggested reviewing the Legal expense budget. Updating assumptions and removing contingencies, the budget could be decreased by \$100,000. Should unexpected significant expenditures arise, staff would approach the Board for funding.

Eliminate Paving Trade Helper (\$0.99) PMPM

Version 3 of the Business Plan included the addition of two new staff persons (one for United and one for Third) to help in the Streets and Sidewalks work center and to conduct a portion of the gutter cleaning program using in-house labor. Specifically, the additional staffing would perform gutter cleaning on single story buildings. Gutter cleaning for two- and three-story buildings will continue to be contracted. United can consider cutting their additional staff person assigned to single story gutter cleaning. Although the budget will still have provisions for some outsourced gutter cleaning, less work will be conducted than originally planned, and gutter work

would have to be prioritized. Should unexpected significant need arise, staff would approach the Board for funding.

CONTINGENCY FUND CONTRIBUTION (\$1.00) PMPM

The Contingency Fund is used for the repair or replacement of mutual assets damaged by uninsured or unexpected expenditures in addition to providing for unanticipated significant expenditures not otherwise identified in the business plan.

Decrease the Contingency Contribution by (\$1.00) PMPM

Beginning in 2021, funding for damage restoration cleanup was moved to operations and funding for damage restoration construction was moved to reserves. The end result is that planned expenditures from the Contingency Fund were eliminated. With no planned expenditures from the Contingency Fund, the Board may consider reducing the contribution to the fund for 2022. The 2021 contribution is \$10.00 PMPM. Version 3 of the Business Plan included funding of \$5.00 PMPM. To reach the desired \$10.00 PMPM reduction, the Board may consider decreasing the contribution to \$4.00 PMPM.

THREE OPTIONS FOR THE ADDITIONAL (\$4.00) PMPM REDUCTION

To reach the desired \$10 PMPM reduction, staff provides three options for Board consideration:

Option A: Temporarily Suspend the PM3Y Preventive Maintenance Program

United currently has a Manor Preventive Maintenance Program, that has preventive maintenance crews moving through the Mutual manors on an approximate 3-year schedule. The following items are addressed:

- Inventory appliances and note any alterations
- Change exhaust fan filters
- Caulk sinks, basins, tub/shower enclosures, and tub/shower tile
- Lubricate and adjust window and sliding glass door rollers
- Remove, clean, lubricate, and reinstall bathroom exhaust fan
- Remove dust from the coils behind and beneath refrigerators
- Tighten and adjust closet door rollers
- Perform leak testing on toilets using blue tablets
- Inspect sink, toilet, and basin risers for leaks
- Inspect and test all valves and supply lines for signs of deterioration
- Report any service needs

Preventive maintenance crews primarily clean, lubricate, and report service needs. If the program is suspended for 2022, residents can report their service needs on their own and cleaning, lubrication, and filters will go 4 years instead of the 3 years as originally planned. If the Board elects this option, the 3 FTE currently assigned to this program will either be reassigned or laid off. Savings generated by temporarily suspending the program are approximately \$304,000 or (\$4.00) PMPM, consisting of salaries and materials.

Option B: Eliminating the Contribution to the Contingency Fund for 2022

As discussed above, there are no planned expenditures from the Contingency Fund for 2022. The fund is not required by Civil Code and is not included in the reserve plan calculations. To reach its goal of a \$10 PMPM reduction, the Board may elect to eliminate the contribution to the Contingency Fund in 2022. Staff anticipates that the approximate beginning balance of Contingency Fund will be \$1.1M in 2022.

Option C: Reduce Planned Grounds Maintenance 2022

Grounds Maintenance work center crews perform the routine maintenance tasks which include shrub bed maintenance.

Components required for shrub-bed maintenance consist of all pruning, raking, weeding, mulching, re-planting, and edging of the planters around buildings. The shrub-bed maintenance cycle varies seasonally and is performed on 75 shrub-bed acres in United Mutual. Currently, United uses three 8-person crews to perform 4 cycles per year.

Option C would reduce the size of the crews to be three 6-person crews. Using three 6-person crews, staff would perform 3 cycles per year. Savings generated by temporarily reducing a total of 6 staff years is approximately \$368,000 or (\$4.86) PMPM.

FINANCIAL ANALYSIS

The chart below summarizes the financial impact of the options provided above. The first column shows Version 3, as presented at the August 12, 2021 meeting and shows a \$10.40 PMPM increase compared to the current year. Options A and B show no assessment increase compared to the current year and Option C shows an assessment decrease of (\$0.85) PMPM, respectively, compared to the current year.

	Version 3	Option A	Option B	Option C
Non-Assessment Revenue	(\$19.59)	(\$22.20)	(\$22.20)	(\$22.20)
Expense	279.35	272.56	276.56	271.71
Subtotal: Net Operating	\$259.76	\$250.36	\$254.36	\$249.51
Reserve Contribution	142.02	142.02	142.02	142.02
Contingency Contribution	5.00	4.00	0.00	4.00
Total 2022 Mutual Contribution	\$406.78	\$396.38	\$396.38	\$395.53
2021 Mutual Contribution	396.38	396.38	396.38	396.38
Change from Last Year	\$10.40	\$0.00	\$0.00	(\$0.85)

Prepared By: Jose Campos, Financial Services Manager

Reviewed By: Steve Hormuth, Interim Finance Director

Jeff Parker, Chief Executive Officer

ATTACHMENT(S)

ATT1 – Option A: 2022 Business Plans, Programs Reports, and Definition of Funds ATT2 – Option B: 2022 Business Plans, Programs Reports, and Definition of Funds ATT3 – Option C: 2022 Business Plans, Programs Reports, and Definition of Funds

UNITED LAGUNA WOODS MUTUAL 2022 BUSINESS PLAN - BY ACCOUNT

Per Name							A	SSESSMEN	NT
REVENUES Non-assessment Revenues Non-assessment Revenues Section Non-assessment Revenues Non-assessment Revenues Non-assessment Revenues Non-assessment Revenues Section Non-assessment Revenues Section S		2018	2019	2020	2021	2022	Per M	anor Per N	lonth
Non-Assessment Revneuse Non-Assessment R	DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	PLAN	PLAN	2021	2022	Change
Non-Assessment Revneuse Non-Assessment R									
Merchandise Sales \$16,489 \$1,840 \$1,245 \$5,00 \$3,001 \$0,00 \$0,									
Fees and Charges to Residents	Non-Assessment Revenues								
Laundry 271.454 253.604 243.779 270.000 270.000 3.56 3.56 0.000 Niscellaneous 336.363 555.4172 480.929 540.664 622.955 7.13 8.21 (1.08) Total Revenue \$1,185,385 \$1,412,062 \$1,099,373 \$1,439,622 \$1,684,526 \$18.98 \$22.20 (\$3.22) \$22.00	Merchandise Sales	\$16,489	\$1,840	\$1,245	\$0	\$3,001	\$0.00	\$0.04	(\$0.04)
Total Revenue	Fees and Charges to Residents	513,803	602,446	373,420	628,958	788,570	8.29	10.39	(2.10)
EXPENSES Employee Compensation \$7,101,304 \$6,772,640 \$6,825,159 \$7,591,769 \$7,895,418 \$100.05 \$104.05 \$4.01 Expenses Related to Compensation Material and Supplies 847,345 831,110 618,146 837,297 746,456 11.04 9.84 (1.20) 618,145 618	Laundry	271,454	253,604	243,779	270,000	270,000	3.56	3.56	0.00
Expenses Related to Compensation \$7,101,334 \$6,772,640 \$6,825,159 \$7,591,769 \$7,895,418 \$100.05 \$104.06 \$4.01 \$4.00 \$4.0	Miscellaneous	383,639	554,172	480,929	540,664	622,955	7.13	8.21	(1.08)
Expenses Related to Compensation Expenses Related to Compensation Alterial and Supplies 4.01 Expenses Related to Compensation 2,950,772 (2,525,920 2,827,770 3,064,495 3,208,301 40.39 42.29 1.89 Material and Supplies 847,345 831,110 618,146 837,297 746,456 11.04 9.84 (1.20) Electricity 151,523 161,483 68,478 120,000 130,769 1.58 1.72 0.14 Sewer 1,723,347 1,745,577 1,746,512 1,840,200 18,98,400 42.25 25.00 0.77 Water 1,898,155 1,790,236 1,940,632 1,937,476 2,127,288 25.53 28.04 2.51 Trash 407,744 422,299 431,734 450,459 246,652 4.61 3.25 (1.36) 2.09 1 1,940,632 1,937,476 2,127,288 25.53 28.04 2.51 Trash 252,3208 239,961 267,853 349,955 246,632 4.61 3.25 (1.36) Professional Fees 253,208 239,961 267,853 349,955 246,632 4.61 3.25 (1.36) Professional Fees 174,191 99,831 77,833 116,320 96,041 1.53 1.27 (0.26) Equipment Rental 5,878 5,960 6,996 4,533 7,977 0.06 0.11 0.05 0.01 0.05 0.05 0.05 0.05 0.05	Total Revenue	\$1,185,385	\$1,412,062	\$1,099,373	\$1,439,622	\$1,684,526	\$18.98	\$22.20	(\$3.22)
Expenses Related to Compensation Expenses Related to Compensation Alterial and Supplies 4.01 Expenses Related to Compensation 2,950,772 (2,525,920 2,827,770 3,064,495 3,208,301 40.39 42.29 1.89 Material and Supplies 847,345 831,110 618,146 837,297 746,456 11.04 9.84 (1.20) Electricity 151,523 161,483 68,478 120,000 130,769 1.58 1.72 0.14 Sewer 1,723,347 1,745,577 1,746,512 1,840,200 18,98,400 42.25 25.00 0.77 Water 1,898,155 1,790,236 1,940,632 1,937,476 2,127,288 25.53 28.04 2.51 Trash 407,744 422,299 431,734 450,459 246,652 4.61 3.25 (1.36) 2.09 1 1,940,632 1,937,476 2,127,288 25.53 28.04 2.51 Trash 252,3208 239,961 267,853 349,955 246,632 4.61 3.25 (1.36) Professional Fees 253,208 239,961 267,853 349,955 246,632 4.61 3.25 (1.36) Professional Fees 174,191 99,831 77,833 116,320 96,041 1.53 1.27 (0.26) Equipment Rental 5,878 5,960 6,996 4,533 7,977 0.06 0.11 0.05 0.01 0.05 0.05 0.05 0.05 0.05	FXPENSES								
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Equipment Rental	Legal Fees	253,208	238,961	267,853	349,985	246,652	4.61	3.25	(1.36)
Outside Services 1,215,518 1,180,521 1,216,177 1,451,221 1,477,541 19.13 19,47 0.34 Repairs and Maintenance 45,347 35,538 26,862 41,873 37,848 0.55 0.50 (0.05) Other Operating Income Taxes 128,831 135,553 107,018 166,044 167,044 2.19 2.20 0.01 Income Taxes (371,167) (13,391) (265) 0 0 0.00 0.00 0.00 Property Tax* 10,765,612 11,375,124 11,899,352 12,158,000 0 0 0.00 0.00 0.00 Property Insurance* 634,590 952,802 1,817,403 3,021,594 3,219,547 **** **** ***** Insurance 476,748 529,725 698,112 816,149 928,502 10.76 12,24 1.48 Net Allocation to Mutuals 969,562 1,045,78 1,303,774 1,627,89 1,171,082 153,2 154,3 0.1 Uncollectible A	Professional Fees	174,191	99,831	77,833	116,320	96,041	1.53	1.27	(0.26)
Repairs and Maintenance	Equipment Rental	5,878	5,960	6,996	4,533	7,977	0.06	0.11	0.05
Other Operating Income Taxes 128,831 135,553 107,018 166,044 167,044 2.19 2.20 0.01 Income Taxes (371,167) (13,931) (265) 0 0 0.00 0.00 0.00 Property Tax* 10,765,612 11,375,124 11,899,352 12,158,000 0	Outside Services	1,215,518	1,180,521	1,216,177	1,451,221	1,477,541	19.13	19.47	0.34
Income Taxes (371,167) (13,931) (265) 0 0 0.00 0.00 0.00 Property Tax* 10,765,612 11,375,124 11,899,352 12,158,000 0 0 0.00 Property Insurance* 634,590 952,802 1,817,403 3,021,594 3,219,547 1 1 1 1 1 1 1 1 1	Repairs and Maintenance	45,347	35,538	26,862	41,873	37,648	0.55	0.50	(0.05)
Income Taxes (371,167) (13,931) (265) 0 0 0.00 0.00 0.00 Property Tax* 10,765,612 11,375,124 11,899,352 12,158,000 0 0 0.00 Property Insurance* 634,590 952,802 1,817,403 3,021,594 3,219,547 1 1 1 1 1 1 1 1 1	Other Operating Income Taxes	128.831	135.553	107.018	166.044	167.044	2.19	2.20	0.01
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FUND CONTRIBUTIONS Reserve Fund \$10,850,268 \$11,229,648 \$11,534,670 \$10,776,240 \$142.02 \$0.00 Contingency Fund 1,062,464 1,138,140 758,760 758,760 303,504 10.00 4.00 (6.00) Property Tax Fund 0 0 0 0 12,401,160 **** **** Total Fund Contributions \$11,912,732 \$12,367,788 \$12,293,430 \$11,535,000 \$23,480,904 \$152.02 \$146.02 (\$6.00) \$10,000 \$10									
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Contingency Fund Property Tax Fund 0 0 0 0 0 12,401,160 12,401,160 14.00 (6.00) 12,401,160 12,401,160 14.00 (6.00) 12,401,160 14.00 12,401,160 14.00 12,401,160 14.00 12,401,160 14.00 12,401,160 14.00 12,401,160 14.00 12,401,160 14.00 12,401,160 14.00 12,401,160 14.00 12,401,160 14.00 12,401,160 14.00 12,401,160 14.00 12,401,160 14.00 12,401,160 14.00 12,401,160 14.00 12,401,160 14.00 12,401,160 14.00 12,401,160 14.00 12,401,160 14.00 12,401,160 12	FUND CONTRIBUTIONS								
Property Tax Fund Total Fund Contributions 0 0 0 0 12,401,160 ****	Reserve Fund	\$10,850,268	\$11,229,648	\$11,534,670	\$10,776,240	\$10,776,240	\$142.02	\$142.02	\$0.00
Property Tax Fund Total Fund Contributions 0 0 0 0 12,401,160 ****	Contingency Fund	1.062.464	1.138.140	758.760	758.760	303.504	10.00	4.00	(6.00)
Total Fund Contributions \$11,912,732 \$12,367,788 \$12,293,430 \$11,535,000 \$23,480,904 \$152.02 \$146.02 \$(\$6.00) TOTAL MUTUAL \$40,150,453 \$40,780,844 \$43,069,382 \$45,256,288 \$45,695,473 \$396.38 \$396.38 \$0.00 GOLDEN RAIN FOUNDATION GRF Operating \$13,548,791 \$13,947,912 \$13,779,082 \$14,158,135 \$14,834,611 \$186.60 \$195.50 \$8.90 GRF Reserve Contributions 1,441,644 1,289,892 1,441,644 1,441,644 1,289,892 19.00 17.00 (2.00) GRF Contingency Contributions 75,876 151,752 379,380 0 379,380 0.00 5.00 5.00 5.00 Total GRF \$15,066,311 \$15,389,556 \$15,600,106 \$15,599,779 \$16,503,883 \$205.60 \$217.50 \$11.90			, ,	,	,				
GOLDEN RAIN FOUNDATION GRF Operating \$13,548,791 \$13,947,912 \$13,779,082 \$14,158,135 \$14,834,611 \$186.60 \$195.50 \$8.90 GRF Reserve Contributions 1,441,644 1,289,892 1,441,644 1,441,644 1,289,892 19.00 17.00 (2.00) GRF Contingency Contributions 75,876 151,752 379,380 0 379,380 0.00 5.00 5.00 Total GRF \$15,066,311 \$15,389,556 \$15,600,106 \$15,599,779 \$16,503,883 \$205.60 \$217.50 \$11.90						, ,	\$152.02	\$146.02	(\$6.00)
GOLDEN RAIN FOUNDATION GRF Operating \$13,548,791 \$13,947,912 \$13,779,082 \$14,158,135 \$14,834,611 \$186.60 \$195.50 \$8.90 GRF Reserve Contributions 1,441,644 1,289,892 1,441,644 1,441,644 1,289,892 19.00 17.00 (2.00) GRF Contingency Contributions 75,876 151,752 379,380 0 379,380 0.00 5.00 5.00 Total GRF \$15,066,311 \$15,389,556 \$15,600,106 \$15,599,779 \$16,503,883 \$205.60 \$217.50 \$11.90	TOTAL MUTUAL	\$40 150 453	\$40 780 844	\$43 069 382	\$45 256 288	\$45 695 473	\$396.38	\$396.38	\$0.00
GRF Operating \$13,548,791 \$13,947,912 \$13,779,082 \$14,158,135 \$14,834,611 \$186.60 \$195.50 \$8.90 GRF Reserve Contributions 1,441,644 1,289,892 1,441,644 1,441,644 1,289,892 19.00 17.00 (2.00) GRF Contingency Contributions 75,876 151,752 379,380 0 379,380 0.00 5.00 5.00 Total GRF \$15,066,311 \$15,389,556 \$15,600,106 \$15,599,779 \$16,503,883 \$205.60 \$217.50 \$11.90	TOTAL MOTOAL	ψ+0,130,433	Ψ-10,700,0-1-	ψ -1 3,003,302	ψ+3,230,200	Ψ-0,000,-10	ψ330.30	ψ550.50	ψ0.00
GRF Reserve Contributions 1,441,644 1,289,892 1,441,644 1,441,644 1,289,892 19.00 17.00 (2.00) GRF Contingency Contributions 75,876 151,752 379,380 0 379,380 0.00 5.00 5.00 5.00 Total GRF \$15,066,311 \$15,389,556 \$15,600,106 \$15,599,779 \$16,503,883 \$205.60 \$217.50 \$11.90		040 540 70 :	040.047.045	440 770 000	044.450.405	011001011	0100.55	0.405.53	40.00
GRF Contingency Contributions 75,876 151,752 379,380 0 379,380 0.00 5.00 5.00 Total GRF \$15,066,311 \$15,389,556 \$15,600,106 \$15,599,779 \$16,503,883 \$205.60 \$217.50 \$11.90						. , , ,			
Total GRF \$15,066,311 \$15,389,556 \$15,600,106 \$15,599,779 \$16,503,883 \$205.60 \$217.50 \$11.90									
	· ·								
TOTAL BASIC ASSESSMENTS \$55,216,764 \$56,170,400 \$58,669,488 \$60,856,067 \$62,199,356 \$601.98 \$613.88 \$11.90	Total GRF	\$15,066,311	\$15,389,556	\$15,600,106	\$15,599,779	\$16,503,883	\$205.60	\$217.50	\$11.90
	TOTAL BASIC ASSESSMENTS	\$55,216,764	\$56,170,400	\$58,669,488	\$60,856,067	\$62,199,356	\$601.98	\$613.88	\$11.90

^{*}The asterisk indicates an assessment that varies per manor.

UNITED LAGUNA WOODS MUTUAL 2022 BUSINESS PLAN - BY DEPARTMENT

						A	SSESSMEN	NT
	2018	2019	2020	2021	2022	Per M	lanor Per N	l onth
DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	PLAN	PLAN	2021	2022	Change
OPERATING:								
Office of the CEO	\$516,987	\$407,504	\$457,914	\$416,441	\$454,410	\$5.49	\$5.99	\$0.50
Information Services	790,235	692,763	827,453	1,023,876	990,901	13.49	13.06	(0.43)
General Services	1,084,821	892,168	1,070,576	1,062,117	988,458	14.00	13.03	(0.97)
Financial Services	212,803	628,139	704,561	792,649	804,625	10.45	10.60	0.15
Security Services	102,444	133,112	169,388	163,674	174,611	2.16	2.30	0.14
Landscape Services	3,529,499	3,591,107	4,127,897	4,360,364	4,492,774	57.47	59.21	1.74
Human Resource Services	5,374	7,296	143,579	158,162	156,830	2.08	2.07	(0.01)
Property Insurance*	634,590	952,802	1,817,403	3,021,595	3,219,547	***	***	***
All Other Insurance	476,748	529,725	698,111	816,148	928,502	10.76	12.24	1.48
Maintenance & Construction	5,865,351	5,209,544	4,914,630	5,593,594	5,642,808	73.70	74.38	0.68
Non Work Center	4,253,257	3,993,772	3,945,087	4,154,668	4,361,103	54.76	57.48	2.72
Property Tax*	10,765,612	11,375,124	11,899,352	12,158,000	0	***	***	***
Net Operating	\$28,237,721	\$28,413,056	\$30,775,951	\$33,721,288	\$22,214,569	\$244.36	\$250.36	\$6.00
FUND CONTRIBUTIONS								
Reserve Fund	\$10.850.268	\$11,229,648	\$11,534,670	\$10,776,240	\$10,776,240	\$142.02	\$142.02	\$0.00
Contingency Fund	1,062,464	1,138,140	758,760	758,760	303,504	10.00	4.00	(6.00)
Property Tax Fund	0	0	0	0	12,401,160	***	***	***
Total Fund Contributions	\$11,912,732	\$12,367,788	\$12,293,430	\$11,535,000	\$23,480,904	\$152.02	\$146.02	(\$6.00)
TOTAL MUTUAL	\$40,150,453	\$40,780,844	\$43,069,381	\$45,256,288	\$45,695,473	\$396.38	\$396.38	\$0.00
GOLDEN RAIN FOUNDATION								
GRF Operating	\$13.548.791	\$13,947,912	\$13,779,082	\$14,158,135	\$14,834,611	\$186.60	\$195.50	\$8.90
GRF Reserve Contributions	1,441,644	1,289,892	1,441,644	1,441,644	1,289,892	19.00	17.00	(2.00)
GRF Contingency Contributions	75,876	151,752	379,380	0	379,380	0.00	5.00	5.00
Total GRF	\$15,066,311	\$15,389,556	\$15,600,106	\$15,599,779	\$16,503,883	\$205.60	\$217.50	\$11.90
TOTAL BASIC ASSESSMENTS	\$55,216,764	\$56,170,400	\$58,669,487	\$60,856,067	\$62,199,356	\$601.98	\$613.88	\$11.90

^{*}The asterisk indicates an assessment that varies per manor.

		2018	2019	2020	2021	2022	ASSESSMEN INCREASE/(DECR	
	DESCRIPTION	ACTUALS	ACTUALS	ACTUALS	BUDGET	BUDGET	\$	%
	OPE	RATING FUN	ID - MAINTEN	IANCE & CON	NSTRUCTION			
1	PLUMBING SERVICE	\$1,546,049	\$1,674,053	\$1,678,492	\$1,157,218	\$1,216,186	\$58,968	5%
2	DAMAGE RESTORATION	0	0	0	750,051	750,051	0	0%
3	CARPENTRY SERVICE	602,580	188,134	472,259	535,154	567,600	32,446	6%
4	INTERIOR PREVENTIVE MAINTENANCE	325,221	345,817	264,354	350,791	73,545	(277,246)	(79%)
5	ELECTRICAL SERVICE	279,917	315,789	314,055	413,911	372,361	(41,550)	(10%)
6	APPLIANCE REPAIRS	334,729	316,893	263,734	320,663	329,044	8,381	3%
7	PEST CONTROL	123,057	176,611	79,544	200,000	186,500	(13,500)	(7%)
8	COUNTERTOP/FLOOR/TILE REPAIRS	159,360	164,092	104,693	120,807	127,371	6,564	5%
9	FIRE PROTECTION	19,891	11,819	11,603	32,981	32,430	(551)	(2%)
10	ENERGY PROGRAM	33,439	28,285	18,020	25,000	25,000	, O	0%
11	MISCELLANEOUS REPAIRS BY OUTSIDE SERVICES	16,125	27,017	21,389	25,000	25,000	0	0%
12	GUTTER CLEANING	133,645	140,566	30,596	0	0	0	0%
13	BALCONY/BREEZEWAY RESURFACING	131,853	0	0	0	0	0	0%
14	BUILDING REHAB/DRY ROT	43,115	0	0	0	0	0	0%
15	PAINT-TOUCHUP	186,228	0	0	0	0	0	0%
16	ROOF REPAIR	146,113	0	0	0	0	0	0%
	TOTAL	\$4,081,320	\$3,389,076	\$3,258,737	\$3,931,576	\$3,705,088	(\$226,488)	(6%)

Line 2 includes damage restoration cleanup costs moved from contingency in 2021.

Line 12 was moved to General Services in 2020.

Lines 13-16 were moved to reserves in 2019.

OPERATING FUND - GENERAL SERVICES

17	CONCRETE SERVICE	\$491,793	\$437,408	\$372,289	\$386,661	\$401,524	\$14,863	4%
18	JANITORIAL SERVICE	370,083	318,622	437,293	359,689	369,653	9,964	3%
19	GUTTER CLEANING	24,669	66,425	146,092	195,013	85,351	(109,662)	(56%)
20	WELDING	120,028	71,405	63,817	105,144	116,345	11,201	11%
21	TRAFFIC CONTROL	19,606	8,821	8,778	15,610	15,587	(23)	(0%)
22	PAVING MAINTENANCE & REPAIRS	69,408	0	0	0	0	0	0%
	TOTAL	\$1,095,587	\$902,681	\$1,028,269	\$1,062,117	\$988,460	(\$73,657)	(7%)

Line 22 was moved to reserves in 2019.

OPERATING FUND - LANDSCAPE SERVICES

28 29	PEST CONTROL TREE MAINTENANCE	191,790 2,358 \$3.529.496	219,894 (24,714) \$3.591.107	229,312 5,504 \$4,127,897	225,820 0	274,512 0 \$4,492,774	48,692 0 \$132.410	22% 0% 3%
27	SMALL EQUIPMENT REPAIR	188,412	188,316	190,463	208,891	209,627	736	0%
26	IRRIGATION	678.226	612.789	784.777	761.282	819.029	57.747	8%
25	GROUNDS MAINTENANCE	2,198,830	2.282.873	2.585.229	2.742.171	2,760,599	18.428	1%
23 24	LANDSCAPE ADMINISTRATION NURSERY & COMPOSTING	\$80,126 189.754	\$126,159 185,790	\$121,344 211.268	\$234,842 187.358	\$241,405 187.602	\$6,563 244	3% 0%

						ASSESSMENT		
DESCRIPTION	2018 ACTUALS	2019 ACTUALS	2020 ACTUALS	2021 BUDGET	2022 BUDGET	INCREASE/(DECR \$	REASE) %	
	RESERVE FUN	D - MAINTEN	ANCE & CON	STRUCTION				
30 BUILDING STRUCTURES	\$450,881	\$600,963	\$1,235,622	\$1,548,984	\$1,492,903	(\$56,081)	(4%)	
31 CDS SIGNAGE	0	0	29,078	0	0	\$0	0%	
32 ELECTRICAL SYSTEMS	391,326	447,860	319,500	459,495	660,595	\$201,100	44%	
33 EXTERIOR WALKWAY LIGHTING	42,568	36,202	7,671	100,391	75,635	(\$24,756)	(25%)	
34 FOUNDATIONS	9,540	41,608	0	43,836	43,436	(\$400)	(1%)	
35 GUTTER REPLACEMENT	32,607	67,711	83,051	102,215	126,889	\$24,674	24%	
36 PAINT - EXTERIOR	1,962,079	1,920,691	1,224,288	2,018,293	1,739,285	(\$279,008)	(14%)	
37 PLUMBING	0	0	0	635,618	646,769	\$11,151 [°]	2%	
38 PRIOR TO PAINT	727,998	938,463	776,863	1,081,894	882,584	(\$199,310)	(18%)	
39 PAVING	223,490	392,760	368,865	483,596	389,319	(\$94,277)	(19%)	
40 ROOFS	1,197,055	814,112	927,506	1,011,445	1,020,439	\$8,994	1%	
41 WALLS	0	151,736	24,600	35,000	35,000	\$0	0%	
42 WASTE LINE REMEDIATION	1,890,122	2,126,216	1,349,975	2,300,000	2,300,000	\$0	0%	
43 WATER LINE - COPPER PIPE REMEDIATION	N 225,632	245,552	169,746	200,000	100,000	(\$100,000)	(50%)	
44 WINDOW/SLIDING SCREEN DOOR	140,117	60,896	71,372	123,735	133,896	\$10,161 [°]	`8%	
OTHER SUPPL. APPROPRIATIONS	0	915,107	6,389	0	0	\$0	0%	
APPLIANCE AND FIXTURES:								
45 COOKTOPS	57,585	106,637	55,479	71,716	70,442	(\$1,274)	(2%)	
46 DISHWASHERS	107,052	93,094	52,993	89,051	97,526	\$8,475	10%	
47 FIXTURES - BASINS/FAUCETS/SINKS/TOI	LETS 300,042	255,597	133,986	229,253	232,333	\$3,080	1%	
48 GARBAGE DISPOSALS	159,923	110,654	74,176	114,730	117,647	\$2,917	3%	
49 HOODS	26,507	21,474	10,264	36,299	40,005	\$3,706	10%	
50 KITCHEN/BATH COUNTERS, FLOORS, MI		992,888	550,095	1,364,445	1,363,867	(\$578)	(0%)	
51 OVENS	95,335	130,533	98,684	111,716	134,125	\$22,409	20%	
52 RANGES	4,392	10,628	4,474	12,799	12,613	(\$186)	(1%)	
53 REFRIGERATORS	167,413	185,323	97,109	229,892	223,842	(\$6,050)	(3%)	
54 WATER HEATERS & PERMITS	1,042,161	1,205,084	282,448	748,075	762,029	\$13,954	2%	
55 DRYERS - LAUNDRY	0	3,551	1,152	35,872	38,246	\$2,374	7%	
56 WASHING MACHINES - LAUNDRY	1,858	2,717	64,094	91,124	91,380	\$256	0%	
RESALE INSPECTION REPLACEMENTS	0	0	0	0	0	\$0	0%	
TOTAL APPLIANCE AND FIXTURES	\$3,076,755	\$3,118,181	\$1,424,955	\$3,134,972	\$3,184,055	\$49,083	2%	
TOTAL	\$10,370,168	\$11,878,056	\$8,019,480	\$13,279,474	\$12,830,805	(\$448,669)	(3%)	

Line 30 includes major damage restoration construction costs moved from contingency in 2021.

Lines 30, 36, 38, 39, and 40 include major repairs moved from operations in 2019.

Line 37 was moved from operations in 2021.

	DESCRIPTION	2018 ACTUALS	2019 ACTUALS	2020 ACTUALS	2021 BUDGET	2022 BUDGET	ASSESSMEN INCREASE/(DECR \$	
		RESERV	E FUND - GEI	NERAL SERV	ICES			
57	PRIOR TO PAINT - WELDING	\$3,678	\$0	\$0	\$9,546	\$9,565	\$19	0%
58	PAVING	0	33,890	21,379	71,067	60,820	(10,247)	(14%
59	WALLS	140,900	0	0	30,400	15,400	(15,000)	(49%
	TOTAL	\$144,578	\$33,890	\$21,379	\$111,013	\$85,785	(\$25,228)	(23%
	Line 58 includes major repairs moved from operations in 2019	•						
		RESERVE	FUND - LANI	OSCAPE SER	VICES			
60	LANDSCAPE RENOVATION	\$87,667	\$104,142	\$257,365	\$168,591	\$111,925	(\$56,666)	(34%
61	IMPROVEMENT & RESTORATION	0	0	0	316,330	373,214	56,884	18%
62	TREE MAINTENANCE	416,257	1,118,879	877,273	933,558	947,656	14,098	2%
	TOTAL	\$503,924	\$1,223,021	\$1,134,638	\$1,418,479	\$1,432,795	\$14,316	1%
	CON	TINGENCY FL	JND - MAINTE	ENANCE & CO	NSTRUCTION	l		
63	MOISTURE INTRUSION - RAIN LEAKS	\$78,401	\$464,866	\$264,914	\$0	\$0	\$0	0%
64	MOISTURE INTRUSION - PLUMBING LEAKS	867,771	1,381,962	797,699	0	0	0	0%
65	MOISTURE INTRUSION - PLUMBING STOPPAGES	356,680	409,223	257,338	0	0	0	0%
66	MOISTURE INTRUSION - MISCELLANEOUS	140,546	250,780	185,784	0	0	0	0%
67	DAMAGE RESTORATION SERVICES	5,496	207,406	25,645	0	0	0	0%
	OTHER SUPPL. APPROPRIATIONS	0	100,369	(58,843)	0	0	0	0%
	TOTAL	\$1,448,894	\$2,814,606	\$1,472,538	\$0	\$0	\$0	0%

PROPERTY TAXES FUND - NON WORK CENTER

\$0

\$0

\$0

\$0

\$0

\$12,401,160

\$12,401,160

TOTAL \$0 \$0 Line 68 - Expenditures were moved from operations beginning 2022. Expenses are billed directly to each manor and vary by manor.

\$0

100%

100%

\$12,401,160

\$12,401,160

68 PROPERTY TAXES



DEFINITION OF FUNDS

RESERVE FUND

This fund was established at the original construction of the Mutuals. The purpose of the Reserve Fund is to provide for repair, restoration, replacement, or maintenance of structural elements and mechanical equipment within the Mutual including, but not limited to, replacement of designated appliances, roofs, paving, laundry equipment, walls, vertical lifts, and windows.

Year		Beginning Investment Balance Income		C	ontributions	Assessment PMPM		Ex	Planned (penditures*	I	ENDING BALANCE
2021	\$	20,195,691	\$ 142,178	\$	10,776,240	\$	142.02	\$	(13,761,149)	\$	17,352,960
2022	\$	17,352,960	\$ 328,022	\$	10,776,240	\$	142.02	\$	(14,349,385)	\$	14,107,837
2023	\$	14,107,837	\$ 281,949	\$	12,837,727	\$	169.19	\$	(16,026,800)	\$	11,200,713
2024	\$	11,200,713	\$ 237,030	\$	13,832,651	\$	182.31	\$	(15,658,354)	•••••	9,612,040
2025	\$	9,612,040	\$ 211,185	\$	14,904,682	\$	196.43	\$	(16,113,899)	\$	8,614,008
2026	\$	8,614,008	\$ 203,192	\$	15,351,822	\$	202.33	\$	(15,357,005)	\$	8,812,017
'Planne	d e	xpenditures ma	ay differ from the	con	tracted reserv	e st	udy based o	n b	udget submitte	d a	nd projections

RESTRICTED FUNDS

Contingency Fund

The Contingency Fund is used for the repair or replacement of mutual assets damaged by uninsured or unexpected disasters in addition to providing for unanticipated significant expenditures not otherwise identified in the business plan. This fund may also be used for write-offs of uncollectible accounts according to original definition of the General Operating Fund. This fund <u>is not</u> required by Civil Code and is not included in the reserve plan calculations.

Year	Beginning Investment Balance Income				Assessment PMPM		Planned Expenditures		ENDING BALANCE		
2021	\$	359,381	\$ 6,917	\$	758,760	\$	10.00	\$	0	\$	1,125,058
2022	\$	1,125,058	\$ 25,536	\$	303,504	\$	4.00	\$	0	\$	1,454,098
2023	\$	1,454,098	\$ 36,985	\$	379,380	\$	5.00	\$	0	\$	1,870,463
2024	\$	1,870,463	\$ 47,207	\$	455,256	\$	6.00	\$	0	\$	2,372,926
2025	\$	2,372,926	\$ 59,366	\$	531,132	\$	7.00	\$	0	\$	2,963,424
2026	\$	2,963,424	\$ 73,506	\$	607,008	\$	8.00	\$	0	\$	3,643,938



Property Taxes Fund

The Property Taxes Fund is used for property taxes, which are generally based on the most recent purchase price of the individual manor. Expenses are billed directly to each manor and vary by manor. The fund was established in 2022 and <u>is not</u> required by Civil Code and is not included in the reserve plan calculations.

Year	Beginning Investment Balance Income		Coi	ntributions	Assessment PMPM	Ε	Planned xpenditures	ENDING BALANCE	
2021 2022	\$ \$	0 \$ 0 \$	0 3	\$ \$	12,158,000 12,401,160	Varies Varies	\$ \$	(12,158,000) (12,401,160)	
2023	\$	0 \$	0 5	\$	12,649,183	Varies	\$	(12,649,183)	\$ (
2024	\$	0 \$	0 5	\$	12,902,167	Varies	\$	(12,902,167)	\$ (
2025	\$	0 \$	0 5	\$	13,160,210	Varies	\$	(13,160,210)	\$ (
2026	\$	0 \$	0 5	\$	13,423,414	Varies	\$	(13,423,414)	\$ (

UNITED LAGUNA WOODS MUTUAL 2022 BUSINESS PLAN - BY ACCOUNT

						A	SSESSMEN	NT
	2018	2019	2020	2021	2022		lanor Per N	
DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	PLAN	PLAN	2021	2022	Change
DEVENUE								
REVENUES								
Non-Assessment Revenues					** ***		****	/** - · ·
Merchandise Sales	\$16,489	\$1,840	\$1,245	\$0	\$3,001	\$0.00	\$0.04	(\$0.04)
Fees and Charges to Residents	513,803	602,446	373,420	628,958	788,570	8.29	10.39	(2.10)
Laundry	271,454	253,604	243,779	270,000	270,000	3.56	3.56	0.00
Miscellaneous	383,639	554,172	480,929	540,664	622,955	7.13	8.21	(1.08)
Total Revenue	\$1,185,385	\$1,412,062	\$1,099,373	\$1,439,622	\$1,684,526	\$18.98	\$22.20	(\$3.22)
EXPENSES								
Employee Compensation	\$7,101,334	\$6,772,640	\$6,825,159	\$7,591,769	\$8,095,575	\$100.05	\$106.69	\$6.64
Expenses Related to Compensation	2,950,772	2,525,920	2,827,770	3,064,495	3,299,711	40.39	43.49	3.10
Material and Supplies	847,345	831,110	618,146	837,297	759,099	11.04	10.00	(1.04)
Electricity	151,523	161,483	68,478	120,000	130,789	1.58	1.72	0.14
Sewer	1,723,347	1,743,577	1,746,512	1,840,200	1,898,400	24.25	25.02	0.77
Water	1,898,155	1,790,236	1,940,632	1,937,476	2,127,288	25.53	28.04	2.51
Trash	407,744	422,299	431,734	450,459	524,703	5.94	6.92	0.98
Telephone	669	638	642	706	706	0.01	0.01	0.00
Legal Fees	253,208	238,961	267,853	349,985	246,652	4.61	3.25	(1.36)
Professional Fees	174,191	99,831	77,833	116,320	96,041	1.53	1.27	(0.26)
Equipment Rental	5,878	5,960	6,996	4,533	7,977	0.06	0.11	0.05
Outside Services	1,215,518	1,180,521	1,216,177	1,451,221	1,477,541	19.13	19.47	0.03
Repairs and Maintenance	45,347	35,538	26,862	41,873	37,648	0.55	0.50	(0.05)
Other Operating Income Taxes	128,831	135,553	107,018	166,044	167,044	2.19	2.20	0.03)
Income Taxes	,	,	,	100,044	107,044	0.00	0.00	0.00
	(371,167)	(13,931)	(265)	-	0	0.00	0.00	U.UU ***
Property Tax*	10,765,612	11,375,124	11,899,352	12,158,000	~	***	***	***
Property Insurance*	634,590	952,802	1,817,403	3,021,594	3,219,547			
Insurance	476,748	529,725	698,112	816,149	928,502	10.76	12.24	1.48
Net Allocation to Mutuals	969,562	1,004,578	1,303,774	1,162,789	1,171,082	15.32	15.43	0.11
Uncollectible Accounts	44,785	32,610	1,462	30,000	15,000	0.40	0.20	(0.20)
(Gain)/Loss on Sale	(886)	(57)	(6,325)	0	0	0.00	0.00	0.00
Total Expenses	\$29,423,106	\$29,825,118	\$31,875,325	\$35,160,910	\$24,203,305	\$263.34	\$276.56	\$13.22
(Surplus)/Deficit Recovery	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0.00	\$0.00
Total Operating	\$28,237,721	\$28,413,056	\$30,775,952	\$33,721,288	\$22,518,779	\$244.36	\$254.36	\$10.00
FUND CONTRIBUTIONS								
Reserve Fund	\$10,850,268	\$11,229,648	\$11,534,670	\$10,776,240	\$10,776,240	\$142.02	\$142.02	\$0.00
Contingency Fund	1,062,464	1,138,140	758,760	758,760	0	10.00	0.00	(10.00)
Property Tax Fund	1,002,404	1,130,140	730,700	730,700	12,401,160	***	***	(10.00)
Total Fund Contributions	\$11,912,732	\$12,367,788	\$12,293,430	\$11,535,000	\$23,177,400	\$152.02	\$142.02	(\$10.00)
Total Fulld Contributions	\$11,912,732	\$12,307,700	\$ 12,293,430	φ11,535,000	\$23,177,400	φ152.U2	\$142.UZ	(Φ10.00)
TOTAL MUTUAL	\$40,150,453	\$40,780,844	\$43,069,382	\$45,256,288	\$45,696,179	\$396.38	\$396.38	\$0.00
GOLDEN RAIN FOUNDATION								
GRF Operating	\$13,548,791	\$13,947,912	\$13,779,082	\$14,158,135	\$14,834,611	\$186.60	\$195.50	\$8.90
GRF Reserve Contributions	1,441,644	1,289,892	1,441,644	1,441,644	1,289,892	19.00	17.00	(2.00)
GRF Contingency Contributions	75,876	151,752	379,380	0	379,380	0.00	5.00	5.00
Total GRF	\$15,066,311	\$15,389,556	\$15,600,106	\$15,599,779	\$16,503,883	\$205.60	\$217.50	\$11.90
TOTAL BASIC ASSESSMENTS	\$55,216,764	\$56,170,400	\$58,669,488	\$60,856,067	\$62,200,062	\$601.98	\$613.88	\$11.90
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^{*}The asterisk indicates an assessment that varies per manor.

UNITED LAGUNA WOODS MUTUAL 2022 BUSINESS PLAN - BY DEPARTMENT

						A:	SSESSMEI	NT
	2018	2019	2020	2021	2022	Per M	lanor Per N	/lonth
DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	PLAN	PLAN	2021	2022	Change
OPERATING:								
Office of the CEO	\$516,987	\$407,504	\$457,914	\$416,441	\$454,410	\$5.49	\$5.99	\$0.50
Information Services	790,235	692,763	827,453	1,023,876	990,901	13.49	13.06	(0.43)
General Services	1,084,821	892,168	1,070,576	1,062,117	988,458	14.00	13.03	(0.97)
Financial Services	212,803	628,139	704,561	792,649	804,625	10.45	10.60	0.15
Security Services	102,444	133,112	169,388	163,674	174,611	2.16	2.30	0.14
Landscape Services	3,529,499	3,591,107	4,127,897	4,360,364	4,492,774	57.47	59.21	1.74
Human Resource Services	5,374	7,296	143,579	158,162	156,830	2.08	2.07	(0.01)
Property Insurance*	634,590	952,802	1,817,403	3,021,595	3,219,547	***	***	***
All Other Insurance	476,748	529,725	698,111	816,148	928,502	10.76	12.24	1.48
Maintenance & Construction	5,865,351	5,209,544	4,914,630	5,593,594	5,947,018	73.70	78.38	4.68
Non Work Center	4,253,257	3,993,772	3,945,087	4,154,668	4,361,103	54.76	57.48	2.72
Property Tax*	10,765,612	11,375,124	11,899,352	12,158,000	0	***	***	***
Net Operating	\$28,237,721	\$28,413,056	\$30,775,951	\$33,721,288	\$22,518,779	\$244.36	\$254.36	\$10.00
FUND CONTRIBUTIONS								
Reserve Fund	\$10.850.268	\$11,229,648	\$11,534,670	\$10.776.240	\$10,776,240	\$142.02	\$142.02	\$0.00
Contingency Fund	1,062,464	1,138,140	758,760	758,760	0	10.00	0.00	(10.00)
Property Tax Fund	0	0	0	0	12,401,160	***	***	***
Total Fund Contributions	\$11,912,732	\$12,367,788	\$12,293,430	\$11,535,000	\$23,177,400	\$152.02	\$142.02	(\$10.00)
TOTAL MUTUAL	\$40,150,453	\$40,780,844	\$43,069,381	\$45,256,288	\$45,696,179	\$396.38	\$396.38	\$0.00
GOLDEN RAIN FOUNDATION								
GRF Operating	\$13.548.791	\$13,947,912	\$13,779,082	\$14.158.135	\$14.834.611	\$186.60	\$195.50	\$8.90
GRF Reserve Contributions	1.441.644	1.289.892	1.441.644	1.441.644	1.289.892	19.00	17.00	(2.00)
GRF Contingency Contributions	75,876	151.752	379.380	0	379.380	0.00	5.00	5.00
Total GRF	\$15,066,311	\$15,389,556	\$15,600,106	\$15,599,779	\$16,503,883	\$205.60	\$217.50	\$11.90
TOTAL BASIC ASSESSMENTS	\$55,216,764	\$56,170,400	\$58,669,487	\$60,856,067	\$62,200,062	\$601.98	\$613.88	\$11.90
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^{*}The asterisk indicates an assessment that varies per manor.

	DESCRIPTION	2018 ACTUALS	2019 ACTUALS	2020 ACTUALS	2021 BUDGET	2022 BUDGET	ASSESSMEN INCREASE/(DECR	
						DODGE!	¥	70
	OPE	RATING FUN	ID - MAINTEN	IANCE & CON	NSTRUCTION			
1	PLUMBING SERVICE	\$1,546,049	\$1,674,053	\$1,678,492	\$1,157,218	\$1,216,186	\$58,968	5%
2	DAMAGE RESTORATION	0	0	0	750,051	750,051	0	0%
3	CARPENTRY SERVICE	602,580	188,134	472,259	535,154	567,600	32,446	6%
4	INTERIOR PREVENTIVE MAINTENANCE	325,221	345,817	264,354	350,791	377,755	26,964	8%
5	ELECTRICAL SERVICE	279,917	315,789	314,055	413,911	372,361	(41,550)	(10%)
6	APPLIANCE REPAIRS	334,729	316,893	263,734	320,663	329,044	8,381	3%
7	PEST CONTROL	123,057	176,611	79,544	200,000	186,500	(13,500)	(7%)
8	COUNTERTOP/FLOOR/TILE REPAIRS	159,360	164,092	104,693	120,807	127,371	6,564	5%
9	FIRE PROTECTION	19,891	11,819	11,603	32,981	32,430	(551)	(2%)
10	ENERGY PROGRAM	33,439	28,285	18,020	25,000	25,000	0	0%
11	MISCELLANEOUS REPAIRS BY OUTSIDE SERVICES	16,125	27,017	21,389	25,000	25,000	0	0%
12	GUTTER CLEANING	133,645	140,566	30,596	0	0	0	0%
13	BALCONY/BREEZEWAY RESURFACING	131,853	0	0	0	0	0	0%
14	BUILDING REHAB/DRY ROT	43,115	0	0	0	0	0	0%
15	PAINT-TOUCHUP	186,228	0	0	0	0	0	0%
16	ROOF REPAIR	146,113	0	0	0	0	0	0%
	TOTAL	\$4,081,320	\$3,389,076	\$3,258,737	\$3,931,576	\$4,009,298	\$77,722	2%

Line 2 includes damage restoration cleanup costs moved from contingency in 2021.

Line 12 was moved to General Services in 2020.

Lines 13-16 were moved to reserves in 2019.

OPERATING FUND - GENERAL SERVICES

17	CONCRETE SERVICE	\$491,793	\$437,408	\$372,289	\$386,661	\$401,524	\$14,863	4%
18	JANITORIAL SERVICE	370,083	318,622	437,293	359,689	369,653	9,964	3%
19	GUTTER CLEANING	24,669	66,425	146,092	195,013	85,351	(109,662)	(56%)
20	WELDING	120,028	71,405	63,817	105,144	116,345	11,201	11%
21	TRAFFIC CONTROL	19,606	8,821	8,778	15,610	15,587	(23)	(0%)
22	PAVING MAINTENANCE & REPAIRS	69,408	0	0	0	0	0	0%
	TOTAL	\$1,095,587	\$902,681	\$1,028,269	\$1,062,117	\$988,460	(\$73,657)	(7%)

Line 22 was moved to reserves in 2019.

OPERATING FUND - LANDSCAPE SERVICES

23	LANDSCAPE ADMINISTRATION	\$80.126	\$126.159	\$121.344	\$234.842	\$241.405	\$6,563	3%
24	NURSERY & COMPOSTING	189,754	185,790	211,268	187,358	187,602	244	0%
25	GROUNDS MAINTENANCE	2,198,830	2,282,873	2,585,229	2,742,171	2,760,599	18,428	1%
26	IRRIGATION	678,226	612,789	784,777	761,282	819,029	57,747	8%
27	SMALL EQUIPMENT REPAIR	188,412	188,316	190,463	208,891	209,627	736	0%
28	PEST CONTROL	191,790	219,894	229,312	225,820	274,512	48,692	22%
29	TREE MAINTENANCE	2,358	(24,714)	5,504	0	0	0	0%
	TOTAL	\$3,529,496	\$3,591,107	\$4,127,897	\$4,360,364	\$4,492,774	\$132,410	3%

		2018	2019	2019 2020 2021		2022	ASSESSMEN INCREASE/(DECR	
	DESCRIPTION	ACTUALS	ACTUALS	ACTUALS	BUDGET	BUDGET	\$	% %
	F	RESERVE FUN	D - MAINTENA	ANCE & CON	STRUCTION			
30	BUILDING STRUCTURES	\$450,881	\$600,963	\$1,235,622	\$1,548,984	\$1,492,903	(\$56,081)	(4%)
31	CDS SIGNAGE	0	0	29,078	0	0	\$0	0%
32	ELECTRICAL SYSTEMS	391,326	447,860	319,500	459,495	660,595	\$201,100	44%
33	EXTERIOR WALKWAY LIGHTING	42,568	36,202	7,671	100,391	75,635	(\$24,756)	(25%)
34	FOUNDATIONS	9,540	41,608	0	43,836	43,436	(\$400)	(1%)
35	GUTTER REPLACEMENT	32,607	67,711	83,051	102,215	126,889	\$24,674	24%
36	PAINT - EXTERIOR	1,962,079	1,920,691	1,224,288	2,018,293	1,739,285	(\$279,008)	(14%)
37	PLUMBING	0	0	0	635,618	646,769	\$11,151 [°]	2%
38	PRIOR TO PAINT	727,998	938,463	776,863	1,081,894	882,584	(\$199,310)	(18%)
39	PAVING	223,490	392,760	368,865	483,596	389,319	(\$94,277)	(19%)
40	ROOFS	1,197,055	814,112	927,506	1,011,445	1,020,439	\$8,994	` 1% [´]
41	WALLS	0	151,736	24,600	35,000	35,000	\$0	0%
42	WASTE LINE REMEDIATION	1,890,122	2,126,216	1,349,975	2,300,000	2,300,000	\$0	0%
43	WATER LINE - COPPER PIPE REMEDIATION	225,632	245,552	169,746	200,000	100,000	(\$100,000)	(50%)
44	WINDOW/SLIDING SCREEN DOOR	140,117	60,896	71,372	123,735	133,896	\$10,161	8%
	OTHER SUPPL. APPROPRIATIONS	0	915,107	6,389	0	0	\$0	0%
	APPLIANCE AND FIXTURES:							
45	COOKTOPS	57,585	106,637	55,479	71,716	70,442	(\$1,274)	(2%)
46	DISHWASHERS	107,052	93,094	52,993	89,051	97,526	\$8,475	10%
47	FIXTURES - BASINS/FAUCETS/SINKS/TOILETS	300,042	255,597	133,986	229,253	232,333	\$3,080	1%
48	GARBAGE DISPOSALS	159,923	110,654	74,176	114,730	117,647	\$2,917	3%
49	HOODS	26,507	21,474	10,264	36,299	40,005	\$3,706	10%
50	KITCHEN/BATH COUNTERS, FLOORS, MISC.	1,114,485	992,888	550,095	1,364,445	1,363,867	(\$578)	(0%)
51	OVENS	95,335	130,533	98,684	111,716	134,125	\$22,409	20%
52	RANGES	4,392	10,628	4,474	12,799	12,613	(\$186)	(1%)
53	REFRIGERATORS	167,413	185,323	97,109	229,892	223,842	(\$6,050)	(3%)
54	WATER HEATERS & PERMITS	1,042,161	1,205,084	282,448	748,075	762,029	\$13,954	2%
55	DRYERS - LAUNDRY	0	3,551	1,152	35,872	38,246	\$2,374	7%
56	WASHING MACHINES - LAUNDRY	1,858	2,717	64,094	91,124	91,380	\$256	0%
	RESALE INSPECTION REPLACEMENTS	0	_,	0 .,55 .	0.,	0	\$0	0%
	TOTAL APPLIANCE AND FIXTURES	\$3,076,755	\$3,118,181	\$1,424,955	\$3,134,972	\$3,184,055	\$49,083	2%
	TOTAL	\$10,370,168	\$11,878,056	\$8,019,480	\$13,279,474	\$12,830,805	(\$448,669)	(3%)

Line 30 includes major damage restoration construction costs moved from contingency in 2021.

Lines 30, 36, 38, 39, and 40 include major repairs moved from operations in 2019.

Line 37 was moved from operations in 2021.

			_					
		2018	2019	2020	2021	2022	ASSESSMEN INCREASE/(DECR	
	DESCRIPTION	ACTUALS	ACTUALS	ACTUALS	BUDGET	BUDGET	\$	%
							*	7.0
		RESERV	E FUND - GEI	NERAL SERV	ICES			
57	PRIOR TO PAINT - WELDING	\$3,678	\$0	\$0	\$9,546	\$9,565	\$19	0%
58	PAVING	0	33,890	21,379	71,067	60,820	(10,247)	(14%)
59	WALLS	140,900	0	0	30,400	15,400	(15,000)	(49%)
	TOTAL	\$144,578	\$33,890	\$21,379	\$111,013	\$85,785	(\$25,228)	(23%)
	Line 58 includes major repairs moved from operations in 2019.							
		RESERVE	FUND - LANI	OSCAPE SER	VICES			
60	LANDSCAPE RENOVATION	\$87,667	\$104,142	\$257,365	\$168,591	\$111,925	(\$56,666)	(34%)
61	IMPROVEMENT & RESTORATION	0	0	0	316,330	373,214	56,884	18%
62	TREE MAINTENANCE	416,257	1,118,879	877,273	933,558	947,656	14,098	2%
	TOTAL	\$503,924	\$1,223,021	\$1,134,638	\$1,418,479	\$1,432,795	\$14,316	1%
		FINOENOV EI	IND MAINTE		NOTPHOTION			
	CONT	INGENCTIC	JND - MAIN I E	INANCE & CC	DNSTRUCTION	•		
63	MOISTURE INTRUSION - RAIN LEAKS	\$78,401	\$464,866	\$264,914	\$0	\$0	\$0	0%
64	MOISTURE INTRUSION - PLUMBING LEAKS	867,771	1,381,962	797,699	0	0	0	0%
65	MOISTURE INTRUSION - PLUMBING STOPPAGES	356,680	409,223	257,338	0	0	0	0%
66	MOISTURE INTRUSION - MISCELLANEOUS	140,546	250,780	185,784	0	0	0	0%
67	DAMAGE RESTORATION SERVICES	5,496	207,406	25,645	0	0	0	0%
	OTHER SUPPL. APPROPRIATIONS	0	100,369	(58,843)	0	0	0	0%
	TOTAL	\$1,448,894	\$2,814,606	\$1,472,538	\$0	\$0	\$0	0%

Lines 63-67: funding for damage restoration cleanup was moved to operations and damage restoration construction was moved to reserves in 2021.

PROPERTY TAXES FUND - NON WORK CENTER

68	PROPERTY TAXES	\$0	\$0	\$0	\$0	\$12,401,160	\$12,401,160	100%
	TOTAL	\$0	\$0	\$0	\$0	\$12,401,160	\$12,401,160	100%

Line 68 - Expenditures were moved from operations beginning 2022. Expenses are billed directly to each manor and vary by manor.

Version 3B - Option B



DEFINITION OF FUNDS

RESERVE FUND

This fund was established at the original construction of the Mutuals. The purpose of the Reserve Fund is to provide for repair, restoration, replacement, or maintenance of structural elements and mechanical equipment within the Mutual including, but not limited to, replacement of designated appliances, roofs, paving, laundry equipment, walls, vertical lifts, and windows.

Year	ı	Beginning Balance	lı	nvestment Income	С	ontributions	As	ssessment PMPM	E	Planned (penditures*		NDING ALANCE
2021	\$	20.195.691	\$	142.178	\$	10.776.240	\$	142.02	\$	(13.761.149)	\$	17.352.960
2022	\$	17,352,960	\$	328,022	\$	10,776,240	\$	142.02	\$	(14,349,385)	\$	14,107,837
2023	\$	14,107,837	\$	281,949	\$	12,837,727	\$	169.19	\$	(16,026,800)	\$	11,200,713
2024	\$	11,200,713	\$	237,030	\$	13,832,651	\$	182.31	\$	(15,658,354)	\$	9,612,040
2025	\$	9,612,040	\$	211,185	\$	14,904,682	\$	196.43	\$	(16,113,899)	\$	8,614,008
2026	\$	8,614,008	\$	203,192	\$	15,351,822	\$	202.33	\$	(15,357,005)	\$	8,812,017
*Planne	d ex	xpenditures m	ay d	iffer from the o	on	tracted reserve	e st	tudy based o	n b	udget submitted	and	d projections.

RESTRICTED FUNDS

Contingency Fund

The Contingency Fund is used for the repair or replacement of mutual assets damaged by uninsured or unexpected disasters in addition to providing for unanticipated significant expenditures not otherwise identified in the business plan. This fund may also be used for write-offs of uncollectible accounts according to original definition of the General Operating Fund. This fund <u>is not</u> required by Civil Code and is not included in the reserve plan calculations.

Year			Income Contributions			Assessment PMPM			Planned xpenditures	ENDING BALANCE		
2021	\$	359,381	\$	6.917	\$	758,760	\$	10.00	\$	0	\$	1.125.058
2022	\$	1,125,058	\$	22,501	\$	0	\$	0	\$	0	\$	1,147,559
2023	\$	1,147,559	\$	26,674	\$	75,876	\$	1.00	\$	0	\$	1,250,109
2024	\$	1,250,109	\$	29,835	\$	151,752	\$	2.00	\$	0	\$	1,431,696
2025	\$	1,431,696	\$	34,774	\$	227,628	\$	3.00	\$	0	\$	1,694,098
2026	\$	1,694,098	\$	41,532	\$	303,504	\$	4.00	\$	0	\$	2,039,134



Property Taxes Fund

The Property Taxes Fund is used for property taxes, which are generally based on the most recent purchase price of the individual manor. Expenses are billed directly to each manor and vary by manor. The fund was established in 2022 and <u>is not</u> required by Civil Code and is not included in the reserve plan calculations.

Year	Beginning Balance		tment ome C	ontribut		Assessment PMPM	E	Planned openditures	ENDING BALANCE	
2021	•	0 \$	n . s	12.158	2 000	Varies	¢	(12,158,000)	<u>¢</u>	0
2022	\$	0 \$	0 \$	12,401		Varies	\$	(12,401,160)		Ö
2023	\$	0 \$	0 \$	12,649	9,183	Varies	\$	(12,649,183)	\$	0
2024	\$	0 \$	0 \$	12,902	2,167	Varies	\$	(12,902,167)	\$	0
2025	\$	0 \$	0 \$	13,160),210	Varies	\$	(13,160,210)	\$	0
2026	\$	0 \$	0 \$	13,423	3,414	Varies	\$	(13,423,414)	\$	0

UNITED LAGUNA WOODS MUTUAL 2022 BUSINESS PLAN - BY ACCOUNT

REVENUES							A	SSESSMEN	NT
REVENUES Non-assessment Revenues Non-assessment Revenues Section Non-assessment Revenues Section Non-assessment Revenues Section Non-assessment Revenues Section Section Section Non-assessment Revenue Section		2018	2019	2020	2021	2022	Per M	lanor Per N	lonth
Non-Assessment Revneuse Non-Assessment R	DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	PLAN	PLAN	2021	2022	Change
Non-Assessment Revneuse Non-Assessment R		·							
Merchandiss Sales \$16,489 \$1,840 \$1,245 \$5,00 \$3,001 \$0,00 \$0,04 \$0,004 \$0,004 \$1,304 \$									
Fees and Charges to Residents 513,803 602,446 373,420 628,958 788,570 3.29 10.39 (2.10)									
Laundry 271.454 253.604 243.779 270.000 270.000 3.56 3.56 0.000 0.	Merchandise Sales	\$16,489	\$1,840	\$1,245		\$3,001	\$0.00		(\$0.04)
Total Revenue	Fees and Charges to Residents	513,803	602,446	373,420	628,958	788,570	8.29	10.39	(2.10)
EXPENSES Employee Compensation \$7,101,334 \$6,772,640 \$6,825,159 \$7,591,769 \$7,874,055 \$100,05 \$103,75 \$3,373 \$1,439,622 \$1,684,526 \$18,98 \$22,20 \$2,327 \$2,525,920 \$2,827,770 \$3,084,495 \$3,152,676 \$40,39 \$41,55 \$1.60 \$1,000 \$1	Laundry	271,454	253,604	243,779	270,000	270,000	3.56	3.56	0.00
Expenses Related to Compensation Employee Compensation Expenses Related to Compensation 2,950,772 2,255,920 2,827,770 3,084,495 3,152,676 40.39 41.55 1.16 Material and Supplies 847,345 831,110 618,146 837,227 759,099 11.04 1.00 (1.04) Electricity 151,523 161,483 884,78 120,000 130,788 1.88 1.72 0,14 Sewer 1,723,347 1,745,572 1,745,572 1,746,572 1,746,572 1,746,572 1,746,572 1,746,572 1,746,572 1,746,572 1,746,572 1,746,572 1,746,572 1,746,572 1,746,572 1,746,572 1,746,572 1,746,572 1,746,572 1,746,572 1,746,772 1,747,744 1,747,744 1,747,744 1,747,744 1,747,744 1,747,744 1,747,744 1,747,744 1,747,744 1,747,744 1,747,744 1,747,744 1,747,744 1,747,744 1,747,744 1,747,744 1,747,744 1,747,744	Miscellaneous	383,639	554,172	480,929	540,664	622,955	7.13	8.21	(1.08)
Expenses Related to Compensation Expenses Related to Compensation Material and Supplies 47.742 (2.525,920) 2,827,770 (3.064,495) 3,152,676 (40.39 41.55 1.16 Material and Supplies 847.345 (831,110 618,146 837,297 759,099 11.04 10.00 (1.04) Electricity 151,523 161,483 68,478 120,000 130,769 1.58 1.72 0.14 Sewer 1,723,347 1,745,577 1,746,512 1,840,200 1,898,400 24.25 25.00 0.77 Water 1,898,155 1,799,236 1,940,632 1,937,476 2,127,288 25.53 28.04 2.51 Trash 407,744 422,299 431,734 450,459 264,652 4.61 3.25 (1.36) 20.99 1 1.04 10.00 0.00 1.00 0.00 1.00 0.00 1.00 0.0	Total Revenue	\$1,185,385	\$1,412,062	\$1,099,373	\$1,439,622	\$1,684,526	\$18.98	\$22.20	(\$3.22)
Expenses Related to Compensation Expenses Related to Compensation Material and Supplies 47.742 (2.525,920) 2,827,770 (3.064,495) 3,152,676 (40.39 41.55 1.16 Material and Supplies 847.345 (831,110 618,146 837,297 759,099 11.04 10.00 (1.04) Electricity 151,523 161,483 68,478 120,000 130,769 1.58 1.72 0.14 Sewer 1,723,347 1,745,577 1,746,512 1,840,200 1,898,400 24.25 25.00 0.77 Water 1,898,155 1,799,236 1,940,632 1,937,476 2,127,288 25.53 28.04 2.51 Trash 407,744 422,299 431,734 450,459 264,652 4.61 3.25 (1.36) 20.99 1 1.04 10.00 0.00 1.00 0.00 1.00 0.00 1.00 0.0	EXPENSES								
Expenses Relafed to Compensation 2,950,772 2,525,920 2,827,770 3,064,495 3,152,676 40,39 41,55 1,16 Material and Supplies 847,345 831,110 618,146 837,297 759,099 11,04 10,00 (1,04) Electricity 151,523 161,483 68,478 120,000 130,789 1,58 1,72 0,14 Sewer 1,723,347 1,743,577 1,746,512 1,840,200 1,898,400 24,25 25,02 0,77 Water 1,898,155 1,790,226 1,937,476 2,127,288 25,53 28,04 2,51 71rsh 407,744 422,299 431,734 450,459 524,703 5,94 6,92 0,98 71elephone 669 638 642 706 706 0,01 0,01 0,00 0,		\$7 101 334	\$6 772 640	\$6 825 159	\$7 501 760	\$7 874 055	\$100.05	\$103.78	\$3.73
Maletrial and Supplies		. , ,	. , ,	. , ,	. , ,	. , ,			
Electricity	·								
Sewer 1,723,347 1,743,577 1,746,512 1,840,200 1,898,400 24,25 25,02 0.77	• • • • • • • • • • • • • • • • • • • •	,	,	,	,	,			, ,
Water 1,898,155 1,790,236 1,940,632 1,937,476 2,127,288 25,53 28,04 2,51 Traighhone 669 638 642 706 706 0.01 0.01 0.00 Legal Fees 255,208 238,961 267,853 349,985 246,652 4.61 3.25 (1,36) Professional Fees 174,191 99,831 77,833 116,20 96,041 1.53 1.27 (0,26) Equipment Rental 5,878 5,960 6,996 4,533 7,977 0.06 0.11 0.05 Outside Services 12,15,518 1,180,521 1,216,177 1,451,221 1,477,441 19,13 19,47 0.34 Repairs and Maintenance 45,347 35,538 26,862 41,873 37,648 0.55 0.50 (0,05) Other Operating Income Taxes 128,831 135,553 107,018 166,044 167,044 2.19 2.20 0.01 Income Taxes 12,68,311 13,75,124 <td< td=""><td>•</td><td></td><td></td><td>,</td><td>,</td><td>,</td><td></td><td></td><td></td></td<>	•			,	,	,			
Trash Telephone 669 638 642 706 706 706 706 0.01 0.00 0.00 0.00 0.00 0.00 0.00 0.					, ,				
Telephone		, ,	, ,						
Legal Fees		,	,	,	,	,			
Professional Fees	•								
Equipment Rental	•	,	,	,	,				, ,
Outside Services 1,215,518 1,180,521 1,216,177 1,451,221 1,477,541 19.13 19,47 0.34 Repairs and Maintenance 45,347 35,538 26,862 41,873 37,648 0.55 0.50 (0.05) Other Operating Income Taxes 128,831 135,553 107,018 166,044 167,044 2.19 2.20 0.01 Income Taxes (371,167) (13,391) (265) 0 0 0.00 0.00 0.00 Property Tax* 10,765,612 11,375,124 11,899,352 12,158,000 0		,	,	,	,	,			, ,
Repairs and Maintenance Other Operating Income Taxes (128,831) 45,347 35,538 26,862 41,873 37,648 0.55 0.50 (0.05) Other Operating Income Taxes (171,167) 128,831 135,553 107,018 166,044 167,044 2.19 2.20 0.01 Income Taxes (371,167) (13,931) (265) 0 0 0.00 0.00 0.00 Property Tax* 10,765,612 11,375,124 11,899,352 12,158,000 0 0	• •	,	,	,	,				
Other Operating Income Taxes Income Taxes 128,831 (371,167) 135,553 (13,931) 107,018 (265) (25) (25) (25) (25) (25) (25) (25) (2	Outside Services	1,215,518	1,180,521	1,216,177	1,451,221	1,477,541	19.13	19.47	0.34
Income Taxes (371,167) (13,931) (265) 0 0 0.00 0.00 0.00 Property Tax* 10,765,612 11,375,124 11,899,352 12,158,000 0 0 0.00 Property Insurance* 634,590 952,802 1,817,403 3,021,594 3,219,547 1 1 1 1 1 1 1 1 1	Repairs and Maintenance	45,347	35,538	26,862	41,873	37,648	0.55	0.50	(0.05)
Property Tax*	Other Operating Income Taxes	128,831	135,553	107,018	166,044	167,044	2.19	2.20	0.01
Property Insurance* 634,590 952,802 1,817,403 3,021,594 3,219,547 *** **** Insurance 476,748 529,725 698,112 816,149 928,502 10.76 12.24 1.48 Net Allocation to Mutuals 969,562 1,004,578 1,303,774 1,162,789 1,171,082 15.32 15.43 0.11 Uncollectible Accounts 447,85 32,610 1,462 30,000 15,000 0.40 0.20 0.20 (Gain)/Loss on Sale (886) (57) (6,325) 0 0 0 0.00 0.	Income Taxes	(371,167)	(13,931)	(265)	0	0	0.00	0.00	
Property Insurance* 634,590 952,802 1,817,403 3,021,594 3,219,547 **** ***** Insurance 476,748 529,725 698,112 816,149 928,502 10.76 12.24 1.48	Property Tax*	10,765,612	11,375,124	11,899,352	12,158,000	0	***	***	***
Net Allocation to Mutuals 969,562 1,004,578 1,303,774 1,162,789 1,171,082 15.32 15.43 0.11 Uncollectible Accounts 44,785 32,610 1,462 30,000 15,000 0.40 0.20 (0.20) (Gain)/Loss on Sale (886) (57) (6,325) 0 0 0.00 0.00 0.00 Total Expenses \$29,423,106 \$29,825,118 \$31,875,325 \$35,160,910 \$23,834,750 \$263.34 \$271.71 \$8.37 (Surplus)/Deficit Recovery \$0 \$0 \$0 \$0 \$0 \$0.00 \$0.00 \$0.00 Total Operating \$10,850,268 \$11,229,648 \$11,534,670 \$10,776,240 \$142.02 \$142.02 \$0.00 Contingency Fund \$1,062,464 \$1,138,140 758,760 758,760 303,504 \$10.00 \$4.00 \$10.00 \$10.00 \$10.00 \$10.00 \$10.00 \$10.00 \$10.00 \$10.00 \$10.00 \$10.00 \$10.00 \$10.00 \$10.00 \$10.00	Property Insurance*	634,590		1,817,403	3,021,594	3,219,547	***	***	***
Uncollectible Accounts (B86) 32,610 1,462 30,000 15,000 0.40 0.20 (0.20) (Gain)/Loss on Sale (886) (57) (6,325) 0 0 0 0.00 0.00 0.00 0.00 0.00 0.00 0	Insurance	476.748	529.725	698.112	816.149	928.502	10.76	12.24	1.48
Uncollectible Accounts (B86) 32,610 1,462 30,000 15,000 0.40 0.20 (0.20) (Gain)/Loss on Sale (886) (57) (6,325) 0 0 0 0.00 0.00 0.00 0.00 0.00 0.00 0	Net Allocation to Mutuals	969,562	1.004.578	1.303.774	1.162.789	1.171.082	15.32	15.43	0.11
(Gain)/Loss on Sale Total Expenses (886) (57) (6,325) 0 0 0.00 0.00 0.00 Total Expenses \$29,423,106 \$29,825,118 \$31,875,325 \$35,160,910 \$23,834,750 \$263.34 \$271.71 \$8.37 (Surplus)/Deficit Recovery Total Operating \$0 \$0 \$0 \$0 \$0 \$0.00 \$0.00 \$0.00 Total Operating \$28,237,721 \$28,413,056 \$30,775,952 \$33,721,288 \$22,150,224 \$244.36 \$249.51 \$5.15 FUND CONTRIBUTIONS Reserve Fund \$10,850,268 \$11,229,648 \$11,534,670 \$10,776,240 \$142.02 \$142.02 \$0.00 Contingency Fund 1,062,464 1,138,140 758,760 758,760 303,504 10.00 4.00 (6.00) Property Tax Fund 0 0 0 0 12,401,160 **** **** **** Total Fund Contributions \$11,912,732 \$12,367,788 \$12,293,430 \$11,535,000 \$23,480,904 \$152.02 <td< td=""><td>Uncollectible Accounts</td><td></td><td></td><td></td><td></td><td></td><td>0.40</td><td>0.20</td><td></td></td<>	Uncollectible Accounts						0.40	0.20	
Total Expenses \$29,423,106 \$29,825,118 \$31,875,325 \$35,160,910 \$23,834,750 \$263.34 \$271.71 \$8.37		,		, -	,	-,			(/
FUND CONTRIBUTIONS \$28,237,721 \$28,413,056 \$30,775,952 \$33,721,288 \$22,150,224 \$244.36 \$249.51 \$5.15 FUND CONTRIBUTIONS Reserve Fund \$10,850,268 \$11,229,648 \$11,534,670 \$10,776,240 \$142.02 \$142.02 \$0.00 Contingency Fund 1,062,464 1,138,140 758,760 758,760 303,504 10.00 4.00 (6.00) Property Tax Fund 0 0 0 0 12,401,160 **** **** **** **** **** **** Total Fund Contributions \$11,912,732 \$12,367,788 \$12,293,430 \$11,535,000 \$23,480,904 \$152.02 \$146.02 (\$6.00) TOTAL MUTUAL \$40,150,453 \$40,780,844 \$43,069,382 \$45,256,288 \$45,631,128 \$396.38 \$395.53 (\$0.85) GOLDEN RAIN FOUNDATION GRF Operating \$13,548,791 \$13,947,912 \$13,779,082 \$14,158,135 \$14,834,611 \$186.60 \$195.50 \$8.90 GRF Reserve Contributions 75,876 151,	, ,								
FUND CONTRIBUTIONS \$28,237,721 \$28,413,056 \$30,775,952 \$33,721,288 \$22,150,224 \$244.36 \$249.51 \$5.15 FUND CONTRIBUTIONS Reserve Fund \$10,850,268 \$11,229,648 \$11,534,670 \$10,776,240 \$142.02 \$142.02 \$0.00 Contingency Fund 1,062,464 1,138,140 758,760 758,760 303,504 10.00 4.00 (6.00) Property Tax Fund 0 0 0 0 12,401,160 **** **** **** **** **** **** Total Fund Contributions \$11,912,732 \$12,367,788 \$12,293,430 \$11,535,000 \$23,480,904 \$152.02 \$146.02 (\$6.00) TOTAL MUTUAL \$40,150,453 \$40,780,844 \$43,069,382 \$45,256,288 \$45,631,128 \$396.38 \$395.53 (\$0.85) GOLDEN RAIN FOUNDATION GRF Operating \$13,548,791 \$13,947,912 \$13,779,082 \$14,158,135 \$14,834,611 \$186.60 \$195.50 \$8.90 GRF Reserve Contributions 75,876 151,	(O	Φ0		40	40	# 0	#0.00	00.00	#0.00
FUND CONTRIBUTIONS Reserve Fund \$10,850,268 \$11,229,648 \$11,534,670 \$10,776,240 \$10,776,240 \$142.02 \$0.00 Contingency Fund \$1,062,464 \$1,138,140 \$758,760 \$758,760 \$303,504 \$10.00 \$4.00 \$(6.00) Property Tax Fund \$0 \$0 \$0 \$0 \$12,401,160 \$*** *** *** Total Fund Contributions \$11,912,732 \$12,367,788 \$12,293,430 \$11,535,000 \$23,480,904 \$152.02 \$146.02 \$(\$6.00) \$10,000,000 \$10,000 \$10,000,000 \$10,000,000 \$10,000,000 \$10,000,000 \$10,000,000 \$10,000,000 \$10,000,000 \$10,000,000 \$10,000,000 \$10,000,000 \$10,000 \$10,000,000 \$10									
Reserve Fund \$10,850,268 \$11,229,648 \$11,534,670 \$10,776,240 \$10,776,240 \$142.02 \$142.02 \$0.00 Contingency Fund 1,062,464 1,138,140 758,760 758,760 303,504 10.00 4.00 (6.00) Property Tax Fund 0 0 0 0 12,401,160 **** **** **** Total Fund Contributions \$11,912,732 \$12,367,788 \$12,293,430 \$11,535,000 \$23,480,904 \$152.02 \$146.02 (\$6.00) TOTAL MUTUAL \$40,150,453 \$40,780,844 \$43,069,382 \$45,256,288 \$45,631,128 \$396.38 \$395.53 (\$0.85) GOLDEN RAIN FOUNDATION GRF Operating \$13,548,791 \$13,947,912 \$13,779,082 \$14,158,135 \$14,834,611 \$186.60 \$195.50 \$8.90 GRF Reserve Contributions 1,441,644 1,289,892 1,441,644 1,441,644 1,441,644 1,289,892 19.00 17.00 (2.00) GRF Contingency Contributions 75,876 151	l otal Operating	\$28,237,721	\$28,413,056	\$30,775,952	\$33,721,288	\$22,150,224	\$244.36	\$249.51	\$5.15
Contingency Fund Property Tax Fund 0 0 0 0 0 12,401,160 12,401,160 14.00 (6.00) 12,401,160 12,401,160 14.00 (6.00) 12,401,160 14.00 12,401,160 14.00 12,401,160 14.00 12,401,160 14.00 12,401,160 14.00 12,401,160 14.00 12,401,160 14.00 12,401,160 14.00 12,401,160 14.00 12,401,160 14.00 12,401,160 14.00 12,401,160 14.00 12,401,160 14.00 12,401,160 14.00 12,401,160 14.00 12,401,160 14.00 12,401,160 14.00 12,401,160 14.00 12,401,160 14.00 12,401,160 12,401,160 14.00 12,401,160 12,401,	FUND CONTRIBUTIONS								
Property Tax Fund Total Fund Contributions 0 0 0 0 12,401,160 ****	Reserve Fund	\$10,850,268	\$11,229,648	\$11,534,670	\$10,776,240	\$10,776,240	\$142.02	\$142.02	\$0.00
Property Tax Fund Total Fund Contributions 0 0 0 0 12,401,160 ****	Contingency Fund	1,062,464	1,138,140	758,760	758,760	303,504	10.00	4.00	(6.00)
Total Fund Contributions \$11,912,732 \$12,367,788 \$12,293,430 \$11,535,000 \$23,480,904 \$152.02 \$146.02 \$6.00 TOTAL MUTUAL \$40,150,453 \$40,780,844 \$43,069,382 \$45,256,288 \$45,631,128 \$396.38 \$395.53 (\$0.85) GOLDEN RAIN FOUNDATION GRF Operating GRF Reserve Contributions GRF Contingency Contributions GRF Contingency Contributions Total GRF \$13,548,791 \$13,947,912 \$13,779,082 \$14,158,135 \$14,834,611 \$186.60 \$195.50 \$8.90 GRF Contingency Contributions Total GRF \$151,752 379,380 0 379,380 0.00 5.00 5.00 \$15,066,311 \$15,389,556 \$15,600,106 \$15,599,779 \$16,503,883 \$205.60 \$217.50 \$11.90		0	0	0	0	12.401.160	***	***	***
GOLDEN RAIN FOUNDATION GRF Operating \$13,548,791 \$13,947,912 \$13,779,082 \$14,158,135 \$14,834,611 \$186.60 \$195.50 \$8.90 GRF Reserve Contributions 1,441,644 1,289,892 1,441,644 1,441,644 1,289,892 19.00 17.00 (2.00) GRF Contingency Contributions 75,876 151,752 379,380 0 379,380 0.00 5.00 5.00 Total GRF \$15,066,311 \$15,389,556 \$15,600,106 \$15,599,779 \$16,503,883 \$205.60 \$217.50 \$11.90	Total Fund Contributions	\$11,912,732	\$12,367,788	\$12,293,430	\$11,535,000	\$23,480,904	\$152.02	\$146.02	(\$6.00)
GOLDEN RAIN FOUNDATION GRF Operating \$13,548,791 \$13,947,912 \$13,779,082 \$14,158,135 \$14,834,611 \$186.60 \$195.50 \$8.90 GRF Reserve Contributions 1,441,644 1,289,892 1,441,644 1,441,644 1,289,892 19.00 17.00 (2.00) GRF Contingency Contributions 75,876 151,752 379,380 0 379,380 0.00 5.00 5.00 Total GRF \$15,066,311 \$15,389,556 \$15,600,106 \$15,599,779 \$16,503,883 \$205.60 \$217.50 \$11.90	TOTAL MUTUAL	\$40,150.453	\$40,780.844	\$43,069.382	\$45,256,288	\$45,631,128	\$396.38	\$395.53	(\$0.85)
GRF Operating \$13,548,791 \$13,947,912 \$13,779,082 \$14,158,135 \$14,834,611 \$186.60 \$195.50 \$8.90 GRF Reserve Contributions 1,441,644 1,289,892 1,441,644 1,441,644 1,289,892 19.00 17.00 (2.00) GRF Contingency Contributions 75,876 151,752 379,380 0 379,380 0.00 5.00 5.00 Total GRF \$15,066,311 \$15,389,556 \$15,600,106 \$15,599,779 \$16,503,883 \$205.60 \$217.50 \$11.90		*,,	, ,,	*,,	, ,,	,,,	*******	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	(4000)
GRF Reserve Contributions 1,441,644 1,289,892 1,441,644 1,441,644 1,289,892 19.00 17.00 (2.00) GRF Contingency Contributions 75,876 151,752 379,380 0 379,380 0.00 5.00 5.00 5.00 Total GRF \$15,066,311 \$15,389,556 \$15,600,106 \$15,599,779 \$16,503,883 \$205.60 \$217.50 \$11.90		040 540 70 :	040.047.045	040 770 000	M44450405	044.004.044	# 400.00	0405.50	AC 00
GRF Contingency Contributions 75,876 151,752 379,380 0 379,380 0.00 5.00 5.00 5.00 Total GRF \$15,066,311 \$15,389,556 \$15,600,106 \$15,599,779 \$16,503,883 \$205.60 \$217.50 \$11.90									
Total GRF \$15,066,311 \$15,389,556 \$15,600,106 \$15,599,779 \$16,503,883 \$205.60 \$217.50 \$11.90									
	· ·								
TOTAL BASIC ASSESSMENTS \$55,216,764 \$56,170,400 \$58,669,488 \$60,856,067 \$62,135,011 \$601.98 \$613.03 \$11.05	Total GRF	\$15,066,311	\$15,389,556	\$15,600,106	\$15,599,779	\$16,503,883	\$205.60	\$217.50	\$11.90
	TOTAL BASIC ASSESSMENTS	\$55,216,764	\$56,170,400	\$58,669,488	\$60,856,067	\$62,135,011	\$601.98	\$613.03	\$11.05

^{*}The asterisk indicates an assessment that varies per manor.

UNITED LAGUNA WOODS MUTUAL 2022 BUSINESS PLAN - BY DEPARTMENT

						A	SSESSMEN	NT
	2018	2019	2020	2021	2022	Per M	lanor Per N	l onth
DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	PLAN	PLAN	2021	2022	Change
OPERATING:								
Office of the CEO	\$516,987	\$407,504	\$457,914	\$416,441	\$454,410	\$5.49	\$5.99	\$0.50
Information Services	790,235	692,763	827,453	1,023,876	990,901	13.49	13.06	(0.43)
General Services	1,084,821	892,168	1,070,576	1,062,117	988,458	14.00	13.03	(0.97)
Financial Services	212,803	628,139	704,561	792,649	804,625	10.45	10.60	0.15
Security Services	102,444	133,112	169,388	163,674	174,611	2.16	2.30	0.14
Landscape Services	3,529,499	3,591,107	4,127,897	4,360,364	4,492,774	57.47	59.21	1.74
Human Resource Services	5,374	7,296	143,579	158,162	156,830	2.08	2.07	(0.01)
Property Insurance*	634,590	952,802	1,817,403	3,021,595	3,219,547	***	***	***
All Other Insurance	476,748	529,725	698,111	816,148	928,502	10.76	12.24	1.48
Maintenance & Construction	5,865,351	5,209,544	4,914,630	5,593,594	5,578,463	73.70	73.53	(0.17)
Non Work Center	4,253,257	3,993,772	3,945,087	4,154,668	4,361,103	54.76	57.48	2.72
Property Tax*	10,765,612	11,375,124	11,899,352	12,158,000	0	***	***	***
Net Operating	\$28,237,721	\$28,413,056	\$30,775,951	\$33,721,288	\$22,150,224	\$244.36	\$249.51	\$5.15
FUND CONTRIBUTIONS								
Reserve Fund	\$10.850.268	\$11,229,648	\$11,534,670	\$10,776,240	\$10,776,240	\$142.02	\$142.02	\$0.00
Contingency Fund	1,062,464	1,138,140	758,760	758,760	303,504	10.00	4.00	(6.00)
Property Tax Fund	0	0	0	0	12,401,160	***	***	***
Total Fund Contributions	\$11,912,732	\$12,367,788	\$12,293,430	\$11,535,000	\$23,480,904	\$152.02	\$146.02	(\$6.00)
TOTAL MUTUAL	\$40,150,453	\$40,780,844	\$43,069,381	\$45,256,288	\$45,631,128	\$396.38	\$395.53	(\$0.85)
GOLDEN RAIN FOUNDATION								
GRF Operating	\$13.548.791	\$13,947,912	\$13,779,082	\$14,158,135	\$14,834,611	\$186.60	\$195.50	\$8.90
GRF Reserve Contributions	1,441,644	1,289,892	1,441,644	1,441,644	1,289,892	19.00	17.00	(2.00)
GRF Contingency Contributions	75,876	151,752	379,380	0	379,380	0.00	5.00	5.00
Total GRF	\$15,066,311	\$15,389,556	\$15,600,106	\$15,599,779	\$16,503,883	\$205.60	\$217.50	\$11.90
TOTAL BASIC ASSESSMENTS	\$55,216,764	\$56,170,400	\$58,669,487	\$60,856,067	\$62,135,011	\$601.98	\$613.03	\$11.05

^{*}The asterisk indicates an assessment that varies per manor.

	DESCRIPTION	2018 ACTUALS	2019 ACTUALS	2020 ACTUALS	2021 BUDGET	2022 BUDGET	ASSESSMEN INCREASE/(DECR \$	
	OPE	RATING FUN	ID - MAINTEN	IANCE & CON	ISTRUCTION			
1	PLUMBING SERVICE	\$1,546,049	\$1,674,053	\$1,678,492	\$1,157,218	\$1,216,186	\$58,968	5%
2	DAMAGE RESTORATION	0	0	0	750,051	750,051	0	0%
3	CARPENTRY SERVICE	602,580	188,134	472,259	535,154	567,600	32,446	6%
4	INTERIOR PREVENTIVE MAINTENANCE	325,221	345,817	264,354	350,791	377,755	26,964	8%
5	ELECTRICAL SERVICE	279,917	315,789	314,055	413,911	372,361	(41,550)	(10%)
6	APPLIANCE REPAIRS	334,729	316,893	263,734	320,663	329,044	8,381	3%
7	PEST CONTROL	123,057	176,611	79,544	200,000	186,500	(13,500)	(7%)
8	COUNTERTOP/FLOOR/TILE REPAIRS	159,360	164,092	104,693	120,807	127,371	6,564	5%
9	FIRE PROTECTION	19,891	11,819	11,603	32,981	32,430	(551)	(2%)
10	ENERGY PROGRAM	33,439	28,285	18,020	25,000	25,000	` ó	0%
11	MISCELLANEOUS REPAIRS BY OUTSIDE SERVICES	16,125	27,017	21,389	25,000	25,000	0	0%
12	GUTTER CLEANING	133,645	140,566	30,596	0	0	0	0%
13	BALCONY/BREEZEWAY RESURFACING	131,853	0	0	0	0	0	0%
14	BUILDING REHAB/DRY ROT	43,115	0	0	0	0	0	0%
15	PAINT-TOUCHUP	186,228	0	0	0	0	0	0%
16	ROOF REPAIR	146,113	0	0	0	0	0	0%
	TOTAL	\$4,081,320	\$3,389,076	\$3,258,737	\$3,931,576	\$4,009,298	\$77,722	2%

Line 2 includes damage restoration cleanup costs moved from contingency in 2021.

Line 12 was moved to General Services in 2020.

Lines 13-16 were moved to reserves in 2019.

OPERATING FUND - GENERAL SERVICES

17	CONCRETE SERVICE	\$491,793	\$437,408	\$372,289	\$386,661	\$401,524	\$14,863	4%
18	JANITORIAL SERVICE	370,083	318,622	437,293	359,689	369,653	9,964	3%
19	GUTTER CLEANING	24,669	66,425	146,092	195,013	85,351	(109,662)	(56%)
20	WELDING	120,028	71,405	63,817	105,144	116,345	11,201	11%
21	TRAFFIC CONTROL	19,606	8,821	8,778	15,610	15,587	(23)	(0%)
22	PAVING MAINTENANCE & REPAIRS	69,408	0	0	0	0	0	0%
	TOTAL	\$1,095,587	\$902,681	\$1,028,269	\$1,062,117	\$988,460	(\$73,657)	(7%)

Line 22 was moved to reserves in 2019.

OPERATING FUND - LANDSCAPE SERVICES

23	LANDSCAPE ADMINISTRATION	\$80,126	\$126,159	\$121,344	\$234,842	\$241,405	\$6,563	3%
24	NURSERY & COMPOSTING	189,754	185,790	211,268	187,358	187,602	244	0%
25	GROUNDS MAINTENANCE	2,198,830	2,282,873	2,585,229	2,742,171	2,392,044	(350,127)	(13%)
	Shrub-Bed Maintenance	771,072	0	0	1,805,843	1,531,504	(274,339)	(15%)
	Turf Maintenance	1,231,879	0	0	649,641	615,977	(33,664)	(5%)
	Miscellaneous Tasks	106,433	0	0	276,340	234,077	(42,263)	(15%)
	Slope Maintenance	89,446	0	0	10,347	10,486	139	1%
26	IRRIGATION	678,226	612,789	784,777	761,282	819,029	57,747	8%
27	SMALL EQUIPMENT REPAIR	188,412	188,316	190,463	208,891	209,627	736	0%
28	PEST CONTROL	191,790	219,894	229,312	225,820	274,512	48,692	22%
29	TREE MAINTENANCE	2,358	(24,714)	5,504	0	0	0	0%
	TOTAL	\$3,529,496	\$3,591,107	\$4,127,897	\$4,360,364	\$4,124,219	(\$236,145)	(5%)

		2018	2019	2020	2021	2022	ASSESSMENT INCREASE/(DECREASE)		
	DESCRIPTION	ACTUALS	ACTUALS	ACTUALS	BUDGET	BUDGET	\$	%	
		RESERVE FUN	D - MAINTEN	ANCE & CON	STRUCTION				
30	BUILDING STRUCTURES	\$450,881	\$600,963	\$1,235,622	\$1,548,984	\$1,492,903	(\$56,081)	(4%)	
31	CDS SIGNAGE	0	0	29,078	0	0	\$0	0%	
32	ELECTRICAL SYSTEMS	391,326	447,860	319,500	459,495	660,595	\$201,100	44%	
33	EXTERIOR WALKWAY LIGHTING	42,568	36,202	7,671	100,391	75,635	(\$24,756)	(25%)	
34	FOUNDATIONS	9,540	41,608	0	43,836	43,436	(\$400)	(1%)	
35	GUTTER REPLACEMENT	32,607	67,711	83,051	102,215	126,889	\$24,674	24%	
36	PAINT - EXTERIOR	1,962,079	1,920,691	1,224,288	2,018,293	1,739,285	(\$279,008)	(14%)	
37	PLUMBING	0	0	0	635,618	646,769	\$11,151	2%	
38	PRIOR TO PAINT	727,998	938,463	776,863	1,081,894	882,584	(\$199,310)	(18%)	
39	PAVING	223,490	392,760	368,865	483,596	389,319	(\$94,277)	(19%)	
40	ROOFS	1,197,055	814,112	927,506	1,011,445	1,020,439	\$8,994	1%	
41	WALLS	0	151,736	24,600	35,000	35,000	\$0	0%	
42	WASTE LINE REMEDIATION	1,890,122	2,126,216	1,349,975	2,300,000	2,300,000	\$0	0%	
43	WATER LINE - COPPER PIPE REMEDIATION	225,632	245,552	169,746	200,000	100,000	(\$100,000)	(50%)	
44	WINDOW/SLIDING SCREEN DOOR	140,117	60,896	71,372	123,735	133,896	\$10,161	8%	
	OTHER SUPPL. APPROPRIATIONS	0	915,107	6,389	0	0	\$0	0%	
	APPLIANCE AND FIXTURES:								
45	COOKTOPS	57,585	106,637	55,479	71,716	70,442	(\$1,274)	(2%)	
46	DISHWASHERS	107,052	93,094	52,993	89,051	97,526	\$8,475	10%	
47	FIXTURES - BASINS/FAUCETS/SINKS/TOILETS	300,042	255,597	133,986	229,253	232,333	\$3,080	1%	
48	GARBAGE DISPOSALS	159,923	110,654	74,176	114,730	117,647	\$2,917	3%	
49	HOODS	26,507	21,474	10,264	36,299	40,005	\$3,706	10%	
50	KITCHEN/BATH COUNTERS, FLOORS, MISC.	1,114,485	992,888	550,095	1,364,445	1,363,867	(\$578)	(0%)	
51	OVENS	95,335	130,533	98,684	111,716	134,125	\$22,409	20%	
52	RANGES	4,392	10,628	4,474	12,799	12,613	(\$186)	(1%)	
53	REFRIGERATORS	167,413	185,323	97,109	229,892	223,842	(\$6,050)	(3%)	
54	WATER HEATERS & PERMITS	1,042,161	1,205,084	282,448	748,075	762,029	\$13,954	2%	
55	DRYERS - LAUNDRY	0	3,551	1,152	35,872	38,246	\$2,374	7%	
56	WASHING MACHINES - LAUNDRY	1,858	2,717	64,094	91,124	91,380	\$256	0%	
	RESALE INSPECTION REPLACEMENTS	0	0	0	0	0	\$0	0%	
	TOTAL APPLIANCE AND FIXTURES	\$3,076,755	\$3,118,181	\$1,424,955	\$3,134,972	\$3,184,055	\$49,083	2%	
	TOTAL	\$10,370,168	\$11,878,056	\$8,019,480	\$13,279,474	\$12,830,805	(\$448,669)	(3%)	

Line 30 includes major damage restoration construction costs moved from contingency in 2021.

Line 37 was moved from operations in 2021.

Lines 30, 36, 38, 39, and 40 include major repairs moved from operations in 2019.

		2018	2019	2020	2021	2022	ASSESSMENT INCREASE/(DECREASE)		
	DESCRIPTION	ACTUALS	ACTUALS	ACTUALS	BUDGET	BUDGET	\$	%	
		RESERV	E FUND - GEI	NERAL SERV	ICES				
57 58	PRIOR TO PAINT - WELDING PAVING	\$3,678 0	\$0 33,890	\$0 21,379	\$9,546 71,067	\$9,565 60,820	\$19 (10,247)	0% (14%)	
59	WALLS	140,900	0	0	30,400	15,400	(15,000)	(49%)	
	TOTAL	\$144,578	\$33,890	\$21,379	\$111,013	\$85,785	(\$25,228)	(23%)	
	Line 58 includes major repairs moved from operations in 2019.								
		RESERVE	FUND - LANI	DSCAPE SER	VICES				
60	LANDSCAPE RENOVATION	\$87,667	\$104,142	\$257,365	\$168,591	\$111,925	(\$56,666)	(34%)	
61 62	IMPROVEMENT & RESTORATION TREE MAINTENANCE	0 416,257	0 1,118,879	0 877,273	316,330 933,558	373,214 947,656	56,884 14,098	18% 2%	
	TOTAL	\$503.924	\$1,223,021	\$1,134,638	\$1,418,479	\$1,432,795	\$14.316	1%	
		7777,1	¥ -1,1	7-1	+ -,,		¥1,5		
	CON	TINGENCY FU	JND - MAINTE	ENANCE & CO	INSTRUCTION				
63	MOISTURE INTRUSION - RAIN LEAKS	\$78,401	\$464,866	\$264,914	\$0	\$0	\$0	0%	
64	MOISTURE INTRUSION - PLUMBING LEAKS	867,771	1,381,962	797,699	0	0	0	0%	
65 66	MOISTURE INTRUSION - PLUMBING STOPPAGES MOISTURE INTRUSION - MISCELLANEOUS	356,680 140,546	409,223 250,780	257,338 185,784	0	0	0	0% 0%	
67	DAMAGE RESTORATION SERVICES	5,496	207,406	25.645	0	0	0	0%	
•	OTHER SUPPL. APPROPRIATIONS	0	100,369	(58,843)	0	0	0	0%	
	TOTAL	\$1,448,894	\$2,814,606	\$1,472,538	\$0	\$0	\$0	0%	
	Lines 63-67: funding for damage restoration cleanup was move	d to operations and	damage restoration	construction was m	oved to reserves in 2	021.			
		PROPERTY 1	AXES FUND	- NON WORK	CENTER				
68	PROPERTY TAXES	\$0	\$0	\$0	\$0	\$12,401,160	\$12,401,160	100%	

\$0

\$0

\$12,401,160

\$12,401,160

Line 68 - Expenditures were moved from operations beginning 2022. Expenses are billed directly to each manor and vary by manor.

\$0

100%

TOTAL



DEFINITION OF FUNDS

RESERVE FUND

This fund was established at the original construction of the Mutuals. The purpose of the Reserve Fund is to provide for repair, restoration, replacement, or maintenance of structural elements and mechanical equipment within the Mutual including, but not limited to, replacement of designated appliances, roofs, paving, laundry equipment, walls, vertical lifts, and windows.

Year		Beginning Balance		estment icome	Co	ontributions	As	sessment PMPM	Ex	Planned penditures*		ENDING BALANCE
2021	\$	20,195,691	\$	142,178	\$	10,776,240	\$	142.02	\$	(13,761,149)	\$	17,352,960
2022	\$	17,352,960	\$	328,022	\$	10,776,240	\$	142.02	\$	(14,349,385)	\$	14,107,837
2023	\$	14,107,837	\$	281,949	\$	12,837,727	\$	169.19	\$	(16,026,800)	\$	11,200,713
2024	\$	11,200,713	\$	237,030	\$	13,832,651	\$	182.31	\$	(15,658,354)	\$	9,612,040
2025	\$	9,612,040	\$	211,185	\$	14,904,682	\$	196.43	\$	(16,113,899)	\$	8,614,008
2026	\$	8,614,008	\$	203,192	\$	15,351,822	\$	202.33	\$	(15,357,005)	\$	8,812,017
*Planne	d e	xpenditures m	ay diffe	er from the o	cont	racted reserve	e st	udy based o	n b	udget submitte	d ar	nd projections.

RESTRICTED FUNDS

Contingency Fund

The Contingency Fund is used for the repair or replacement of mutual assets damaged by uninsured or unexpected disasters in addition to providing for unanticipated significant expenditures not otherwise identified in the business plan. This fund may also be used for write-offs of uncollectible accounts according to original definition of the General Operating Fund. This fund <u>is not</u> required by Civil Code and is not included in the reserve plan calculations.

Year	Beginning Balance				Со	Contributions		Assessment PMPM		Planned Expenditures		ENDING BALANCE		
2021	\$	359,381	\$	6,917	\$	758,760	\$	10.00	\$	0	\$	1,125,058		
2022	\$	1,125,058	\$	25,536	\$	303,504	\$	4.00	\$	0	\$	1,454,098		
2023	\$	1,454,098	\$	36,985	\$	379,380	\$	5.00	\$	0	\$	1,870,463		
2024	\$	1,870,463	\$	47,207	\$	455,256	\$	6.00	\$	0	\$	2,372,926		
2025	\$	2,372,926	\$	59,366	\$	531,132	\$	7.00	\$	0	\$	2,963,424		
2026	\$	2,963,424	\$	73,506	\$	607,008	\$	8.00	\$	0	\$	3,643,938		



Property Taxes Fund

The Property Taxes Fund is used for property taxes, which are generally based on the most recent purchase price of the individual manor. Expenses are billed directly to each manor and vary by manor. The fund was established in 2022 and <u>is not</u> required by Civil Code and is not included in the reserve plan calculations.

	Beg	Beginning Balance		ing Investment				Assessment		Planned	ENDING BALANCE	
Year	В			Income		Contributions		РМРМ	Expenditures			
	v				·····							
2021	\$	0	\$	0	\$	12,15	8,000	Varies	\$	(12,158,000)	\$	0
2022	\$	0	\$	0	\$	12,40	1,160	Varies	\$	(12,401,160)	\$	0
2023	\$	0	\$	0	\$	12,64	9,183	Varies	\$	(12,649,183)	\$	0
2024	\$	0	\$	0	\$	12,90	2,167	Varies	\$	(12,902,167)	\$	0
2025	\$	0	\$	0	\$	13,16	0,210	Varies	\$	(13,160,210)	\$	0
2026	\$	0	\$	0	\$	13.42	3.414	Varies	\$	(13.423.414)	\$	0