



REGULAR MEETING OF THE FINANCE COMMITTEE

**Tuesday, September 28, 2021 – 1:30 p.m.
Laguna Woods Village Board Room & Zoom
24351 El Toro Road**

AGENDA

1. Call to Order
2. Acknowledgment of Media
3. Approval of the Agenda
4. Approval of the Meeting Report for August 31, 2021
5. Chair Remarks
6. Member Comments (Items Not on the Agenda)

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/85040223813> or call the one tap number using your mobile phone [+16699006833](tel:+16699006833), [85040223813](tel:+185040223813) or email meeting@vmsinc.org to request to speak.

7. Department Head Update

Reports

8. Preliminary Financial Statements dated August 31, 2021
 - a. Items for Correction (Oral Update)
 - b. Compensation and Outside Services
 - c. United Leasing Report

Items for Discussion and Consideration

9. Temporary Borrowing (Issued at meeting)
10. Bank Fee Comparison (Issue at meeting)
11. Reserve Payment Approval (Issue at meeting)
12. Endorsements from Standing Committees

Future Agenda Items

Concluding Business:

13. Committee Member Comments
14. Date of Next Meeting – Tuesday, October 26, 2021 at 1:30 p.m.
15. Recess to Closed Session

Azar Asgari, Chair
Steve Hormuth, Staff Officer
Telephone: 949-597-4201



OPEN MEETING

**FINANCE COMMITTEE MEETING
REPORT OF THE REGULAR OPEN SESSION**

Tuesday, August 31, 2021 – 1:30 p.m.
Board Room/Virtual Meeting
24351 El Toro Road

MEMBERS PRESENT: Azar Asgari – Chair, Carl Randazzo, Andre Torng, Diane Casey,
Advisor: Dick Rader

MEMBERS ABSENT: Sue Margolis

OTHERS PRESENT: United – Elsie Addington, Manuel Armendariz
VMS – Juanita Skillman, Dan Quirk (SageView)

STAFF PRESENT: Jeff Parker, Siobhan Foster, Steve Hormuth, Jose
Campos, Richu Saju, Ada Montesinos, Grant Schultz

Call to Order

Director Azar Asgari, President, chaired the meeting and called it to order at 1:30 p.m. and established there was a quorum.

Acknowledgment of Media

The meeting is recorded and is available via Zoom for members of the community to participate.

Approval of Agenda

By consensus, the agenda was approved as presented.

Approval of the Regular Meeting Report of July 31, 2021

By consensus, the committee meeting report was approved as presented.

Chair Remarks

One of the highest motivations for any resident to be a director on a board should be making good decisions both to benefit residents and the corporation. Taking only one side of these two and ignore the other eventually may bring trouble for the village such as getting quality service or getting special assessment. One of the biggest enemies for making right decision is putting one's ego in front of considering facts and benefits of the matter. Self-ego, or a title as board member should not interfere with voting correctly to benefit residents (who are the only creator of income to run services for the village).

We are in the middle of two big events for the village 1) passing budget for 2022 2) electing new board members.

I am asking all united residents to actively be involved in these two events since every vote for election matters and every comment for improving the budget is important.

As Paul Wellstone said “We do better when we all do better”.

Member Comments (Items Not on the Agenda)

None

Department Head Update

Steve Hormuth, Interim Financial Services Director, provided updates on the 2022 budget process, banking services, insurance and reserve payment approvals.

Review Preliminary Financial Statements dated July 31, 2021

The committee reviewed financial statements for July 31, 2021 and questions were addressed.

Advisor Rader and Director Randazzo suggested to schedule a Special Budget Meeting to discuss the Budget reductions proposed by staff before the United Board meeting on September 14, 2021.

Mr. Hormuth responded by stating that a Special Budget meeting will be scheduled on Wednesday, September 8, 2021 at 9:00 A.M. to review the proposed changes compiled by staff.

Director Randazzo suggested staff to present how much investments have grown from the initial investment.

Mr. Hormuth took Director Randazzo’s suggestion into consideration and assured that going forward staff will present accordingly.

A motion was made by Director Randazzo, seconded by Chair Asgari, to remove supplemental appropriation carryover for 2019 fumigation program. Motion was passed without any objection.

Compensation and Outside Services

The committee reviewed the report. No actions were requested or taken.

United Leasing Report

The committee reviewed the report. No actions were requested or taken.

Investments Review – 2021 Q2

Dan Quirk presented a summary of the 2021 Investment for Q2. The committee reviewed the report and questions were addressed. No actions were requested or taken.

Endorsements from Standing Committees

None.

Future Agenda Items

None.

Committee Member Comments

None.

Date of Next Meeting

Tuesday, September 28, 2021 at 1:30 p.m.

Recess to Closed Session

The meeting recessed to closed session at 4:20 p.m.

DRAFT

Azar Asgari, Chair

MEMORANDUM

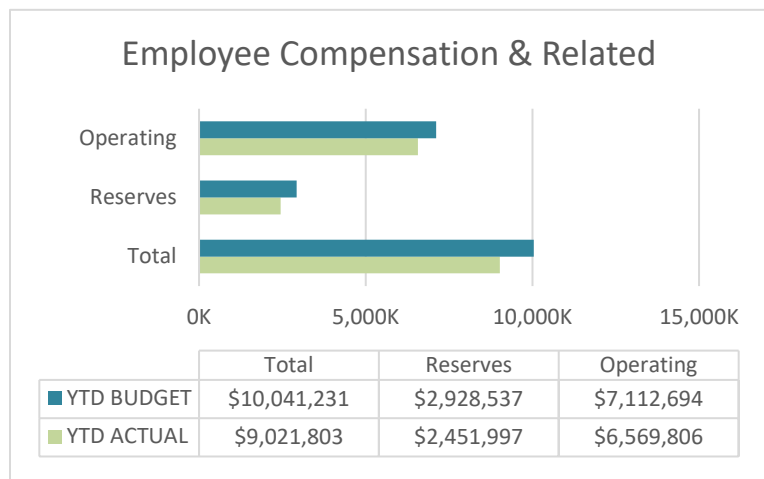
To: United Finance Committee
 From: Steve Hormuth, Interim Finance Director
 Date: September 28, 2021
 Re: Department Head Update

Financial Highlights

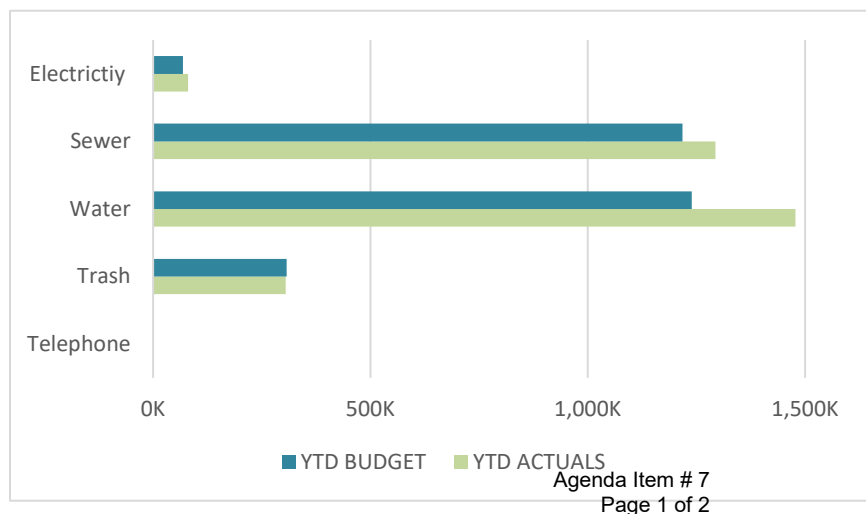
- **SUMMARY:** For the year-to-date period ending August 31, 2021, United Mutual was better than budget by \$3,941K primarily due to timing of expenditures, affecting the areas of outside services \$2,785K, compensation \$1,019K, and materials \$557K.

INCOME STATEMENT			
	Actual	Budget	Variance
Assessment Revenues	\$30,180,177	\$30,170,859	\$9,318
Other Revenues	874,265	1,198,262	(323,997)
Expenses	28,947,825	33,203,998	4,256,173
Revenue / (Expense)	\$2,106,617	(\$1,834,877)	\$3,941,494

- **COMPENSATION:** Actual compensation and related costs came in at \$9.0 million, with \$6.6 million in operations and \$2.4 million in reserves. Combined, this category is 10% favorable to budget. For United, the most significant variances were in Maintenance and Landscape due to outsourcing, open positions, and a change from a 10 year paint cycle to a 15 year paint cycle.



- **UTILITIES:** In total, this category was unfavorable to budget by (\$324K) primarily due to water expenses coming in higher than budget; water consumption was higher due to less rainfall than prior years. Additionally, sewer was overstated by \$144K. Accounting will reverse the entry in September. Electricity, trash, and telephone expenditures remained within budget.



Discussions

2022 Business Plan: On September 14, 2021, United Board of Directors approved the 2022 Business Plan via resolution 01-21-61. The United portion of the basic assessment remained unchanged compared to current year. Including the assessment for Golden Rain Foundation, total basic assessment will increase by \$11.90 or 1.98% when compared to current year.

Banking Services: At the direction of the Finance Committee and in agreement with GRF and Third boards, VMS staff contacted additional banks, two headquartered in CA and one national, to request pricing quotes for similar services. Staff have prepared a Bank Fee Comparison for review and presentation under Items for Discussion and Consideration.

Insurance: Marsh, the insurance broker for United, has obtained quotes for casualty, D&O, and property insurance lines. The quotes with different limit options for the October 1st renewal were presented at the All Boards All Director meeting on September 24th.

Reserve Payment Approvals: Checks issued by Accounts Payable from the Reserve bank account are being approved by two board members in a routine manner. A revision to the process is being presented under Items for Discussion and Consideration as an opportunity to expedite the approvals.

Fee Review: A procedure to formalize the review of all fees is underway. The targeted outcome is an explicit plan to lists all fees within the mutual, a justification for the fee, a market comparison and a specific timeline for approval (i.e. yearly, every other year, etc).

Calendar

- Sep 28, 2021 @ 1:30 p.m. United Finance Committee Meeting (August Financials)
- Oct 1, 2021 @ 9:30 a.m. United Board Tabulation Meeting
- Oct 12, 2021 @ 9:30 a.m. United Board Annual/Organizational Meeting
- Oct 26, 2021 @ 1:30 p.m. United Finance Committee Meeting (September Financials)
- Oct 28, 2021 @ 2:00 p.m. United Board Agenda Prep Meeting
- Nov 9, 2021 @ 9:30 a.m. United Board Meeting

September 2021							October 2021							November 2021						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4						1	2		1	2	3	4	5	6
5	6	7	8	9	10	11	3	4	5	6	7	8	9	7	8	9	10	11	12	13
12	13	14	15	16	17	18	10	11	12	13	14	15	16	14	15	16	17	18	19	20
19	20	21	22	23	24	25	17	18	19	20	21	22	23	21	22	23	24	25	26	27
26	27	28	29	30			24	25	26	27	28	29	30	28	29	30				
							31													

United Laguna Woods Mutual
Statement of Revenues & Expenses - Preliminary
8/31/2021
(\$ IN THOUSANDS)

	CURRENT MONTH			YEAR TO DATE			PRIOR YEAR	TOTAL
	ACTUAL	BUDGET	VARIANCE	ACTUAL	BUDGET	VARIANCE	ACTUAL	BUDGET
Revenues:								
Assessments:								
1 Operating	\$2,811	\$2,810	\$1	\$22,490	\$22,481	\$10	\$20,282	\$33,721
2 Additions to restricted funds	961	961		7,690	7,690		8,196	11,535
3 Total assessments	3,773	3,771	1	30,180	30,171	9	28,477	45,256
Non-assessment revenues:								
4 Merchandise sales	1		1	10		10	5	
5 Fees and charges for services to residents	69	53	16	422	418	4	237	629
6 Laundry	13	23	(9)	169	180	(11)	171	270
7 Investment income	14	20	(5)	104	156	(52)	186	234
8 Unrealized gain/(loss) on AFS investments	(45)	10	(55)	(221)	83	(304)	468	125
9 Miscellaneous	53	45	8	391	360	30	318	541
10 Total non-assessment revenue	105	150	(45)	874	1,198	(324)	1,385	1,799
11 Total revenue	3,878	3,922	(44)	31,054	31,369	(315)	29,863	47,055
Expenses:								
12 Employee compensation and related	1,006	1,269	263	9,022	10,041	1,019	7,646	15,045
13 Materials and supplies	203	253	50	1,500	2,057	557	1,066	3,087
14 Utilities and telephone	511	413	(98)	3,157	2,833	(324)	2,820	4,359
15 Legal fees	8	29	21	115	233	118	171	350
16 Professional fees	7	6	(1)	50	92	43	46	116
17 Equipment rental		2	1	31	13	(18)	11	20
18 Outside services	700	890	190	3,172	5,957	2,785	3,612	9,229
19 Repairs and maintenance	3	4	1	23	32	9	18	49
20 Other Operating Expense	10	16	6	81	135	54	71	206
21 Property and sales tax	1,031	1,013	(18)	8,046	8,105	60	7,726	12,158
22 Insurance	406	320	(86)	2,736	2,558	(178)	1,360	3,838
23 Investment expense	3		(3)	8	6	(2)	5	11
24 Uncollectible Accounts	6		(6)	(16)	15	31	4	30
25 (Gain)/loss on sale or trade				(36)		36	55	
26 Depreciation and amortization	16	16		131	131		132	196
27 Net allocation to mutuals	115	124	9	928	995	67	946	1,484
28 Total expenses	4,024	4,355	330	28,948	33,204	4,256	25,691	50,177
29 Excess of revenues over expenses	(\$147)	(\$433)	\$286	\$2,107	(\$1,835)	\$3,941	\$4,172	(\$3,122)

**United Laguna Woods Mutual
Operating Statement
8/31/2021
UNITED LAGUNA WOODS MUTUAL**

	Actual	YEAR TO DATE Budget	VAR\$ B/(W)	VAR% B/(W)	TOTAL BUDGET
Revenues:					
Assessments:					
Operating					
41001000 - Monthly Assessments	\$12,360,706	\$12,361,129	(\$423)	0.00%	\$18,541,694
41007000 - Monthly Assessments - Property Taxes	7,922,332	8,105,333	(183,002)	(2.26%)	12,158,000
41007500 - Monthly Assessments - Supplemental Property Taxes	192,956	0	192,956	0.00%	0
41008000 - Monthly Assessments - Property Insurance	2,014,402	2,014,396	6	0.00%	3,021,594
Total Operating	22,490,397	22,480,859	9,538	0.04%	33,721,288
Additions To Restricted Funds					
41001500 - Monthly Assessments - Contingency Fund	505,840	505,840	0	0.00%	758,760
41003500 - Monthly Assessments - Replacement Fund	7,183,940	7,184,160	(220)	0.00%	10,776,240
Total Additions To Restricted Funds	7,689,780	7,690,000	(220)	0.00%	11,535,000
Total Assessments	30,180,177	30,170,859	9,318	0.03%	45,256,288
Non-Assessment Revenues:					
Merchandise Sales					
41501500 - Merchandise Sales - Warehouse	9,632	0	9,632	0.00%	0
Total Merchandise Sales	9,632	0	9,632	0.00%	0
Fees and Charges for Services to Residents					
46501000 - Permit Fee	205,660	110,260	95,400	86.52%	165,393
46501500 - Inspection Fee	53,239	52,860	379	0.72%	79,294
46502000 - Resident Maintenance Fee	163,140	255,375	(92,236)	(36.12%)	384,271
Total Fees and Charges for Services to Residents	422,039	418,496	3,543	0.85%	628,957
Laundry					
46005000 - Coin Op Laundry Machine	168,782	180,000	(11,218)	(6.23%)	270,000
Total Laundry	168,782	180,000	(11,218)	(6.23%)	270,000
Investment Income					
49001000 - Investment Income - Nondiscretionary	0	12,000	(12,000)	(100.00%)	18,000
49002000 - Investment Income - Discretionary	103,756	144,000	(40,244)	(27.95%)	216,000
Investment Interest Income	103,756	156,000	(52,244)	(33.49%)	234,000
Unrealized Gain/(Loss) On AFS Investments					
49008100 - Unrealized Gain/(Loss) On Available For Sale Investments	(220,857)	83,333	(304,190)	(365.03%)	125,000
Total Unrealized Gain/(Loss) On AFS Investments	(220,857)	83,333	(304,190)	(365.03%)	125,000
Miscellaneous					
46004500 - Resident Violations	5,000	20,000	(15,000)	(75.00%)	30,000
44501000 - Additional Occupant Fee	28,200	26,664	1,536	5.76%	40,000
44501500 - Lease Processing Fee - United	85,220	82,344	2,876	3.49%	123,526
44502000 - Variance Processing Fee	0	2,664	(2,664)	(100.00%)	4,000
44503000 - Stock Transfer Fee	4,800	10,264	(5,464)	(53.23%)	15,405
44503510 - Resale Processing Fee - United	113,050	85,488	27,562	32.24%	128,233
44507000 - Golf Cart Electric Fee	37,288	40,000	(2,712)	(6.78%)	60,000
44507200 - Electric Vehicle Plug-In Fee	12,793	9,336	3,457	37.02%	14,000
44507500 - Cartport/Carport Space Rental Fee	1,550	1,336	214	16.02%	2,000
47001500 - Late Fee Revenue	30,760	33,336	(2,576)	(7.73%)	50,000
47002000 - Collection Administrative Fee	725	0	725	0.00%	0
47002010 - Collection Administrative Fee - United	67,400	41,000	26,400	64.39%	61,500
47002500 - Collection Interest Revenue	1,567	6,664	(5,097)	(76.49%)	10,000
47501000 - Recycling	2,852	1,336	1,516	113.50%	2,000
49009000 - Miscellaneous Revenue	(290)	0	(290)	0.00%	0
Total Miscellaneous	390,913	360,432	30,481	8.46%	540,664
Total Non-Assessment Revenue	874,265	1,198,262	(323,997)	(27.04%)	1,798,621
Total Revenue	31,054,441	31,369,120	(314,679)	(1.00%)	47,054,909
Expenses:					
Employee Compensation					
51011000 - Salaries & Wages - Regular	1,815,530	1,972,830	157,300	7.97%	2,966,423

United Laguna Woods Mutual
Operating Statement
8/31/2021
UNITED LAGUNA WOODS MUTUAL

	YEAR TO DATE				TOTAL
	Actual	Budget	VAR\$ B/(W)	VAR% B/(W)	BUDGET
51021000 - Union Wages - Regular	3,591,802	4,247,660	655,858	15.44%	6,380,230
51041000 - Wages - Overtime	19,566	15,719	(3,847)	(24.47%)	23,590
51051000 - Union Wages - Overtime	115,421	59,282	(56,139)	(94.70%)	88,955
51061000 - Holiday & Vacation	550,885	524,695	(26,189)	(4.99%)	788,381
51071000 - Sick	196,375	214,021	17,646	8.25%	321,577
51081000 - Sick - Part Time	38	166	128	76.94%	255
51091000 - Missed Meal Penalty	4,453	938	(3,515)	(374.59%)	1,426
51101000 - Temporary Help	35,703	15,929	(19,774)	(124.14%)	23,900
51981000 - Compensation Accrual	100,491	0	(100,491)	0.00%	0
Total Employee Compensation	6,430,263	7,051,241	620,978	8.81%	10,594,736
Compensation Related					
52411000 - F.I.C.A.	468,134	531,205	63,071	11.87%	793,354
52421000 - F.U.I.	7,813	10,882	3,069	28.20%	10,882
52431000 - S.U.I.	53,057	55,304	2,247	4.06%	55,304
52441000 - Union Medical	1,201,262	1,334,001	132,740	9.95%	2,001,002
52451000 - Workers' Compensation Insurance	274,690	386,112	111,421	28.86%	580,059
52461000 - Non Union Medical & Life Insurance	241,539	253,480	11,941	4.71%	380,221
52471000 - Union Retirement Plan	287,416	333,150	45,734	13.73%	500,411
52481000 - Non-Union Retirement Plan	43,041	85,855	42,814	49.87%	129,095
52981000 - Compensation Related Accrual	14,588	0	(14,588)	0.00%	0
Total Compensation Related	2,591,540	2,989,990	398,450	13.33%	4,450,327
Materials and Supplies					
53001000 - Materials & Supplies	324,432	433,211	108,779	25.11%	650,728
53003000 - Materials Direct	1,172,628	1,621,035	448,407	27.66%	2,431,902
53004000 - Freight	2,567	2,740	174	6.34%	4,141
Total Materials and Supplies	1,499,627	2,056,986	557,360	27.10%	3,086,771
Utilities and Telephone					
53301000 - Electricity	80,763	68,800	(11,963)	(17.39%)	120,000
53301500 - Sewer	1,293,858	1,218,200	(75,658)	(6.21%)	1,840,200
53302000 - Water	1,477,380	1,239,036	(238,344)	(19.24%)	1,937,476
53302500 - Trash	304,856	306,832	1,976	0.64%	460,254
53304000 - Telephone	437	472	35	7.32%	706
Total Utilities and Telephone	3,157,295	2,833,340	(323,954)	(11.43%)	4,358,636
Legal Fees					
53401500 - Legal Fees	114,930	233,326	118,396	50.74%	349,985
Total Legal Fees	114,930	233,326	118,396	50.74%	349,985
Professional Fees					
53402010 - Audit & Tax Preparation Fees - United	41,000	44,000	3,000	6.82%	45,400
53403500 - Consulting Fees	(119)	11,657	11,777	101.02%	15,920
53403510 - Consulting Fees - United	8,812	36,664	27,852	75.97%	55,000
Total Professional Fees	49,693	92,321	42,629	46.17%	116,320
Equipment Rental					
53501500 - Equipment Rental/Lease Fees	31,082	13,018	(18,063)	(138.75%)	19,993
Total Equipment Rental	31,082	13,018	(18,063)	(138.75%)	19,993
Outside Services					
53601000 - Bank Fees	21,786	21,276	(511)	(2.40%)	31,921
53601500 - Credit Card Transaction Fees	6,485	0	(6,485)	0.00%	0
54603500 - Outside Services Cost Collection	3,074,534	5,844,465	2,769,931	47.39%	9,059,495
53704000 - Outside Services	69,630	91,261	21,631	23.70%	137,221
Total Outside Services	3,172,435	5,957,002	2,784,567	46.74%	9,228,637
Repairs and Maintenance					
53701000 - Equipment Repair & Maint	3,743	11,748	8,005	68.14%	18,394
53703000 - Elevator /Lift Maintenance	18,968	20,110	1,143	5.68%	30,166
Total Repairs and Maintenance	22,711	31,858	9,147	28.71%	48,559
Other Operating Expense					
53801000 - Mileage & Meal Allowance	1,563	9,971	8,408	84.32%	14,993
53801500 - Travel & Lodging	0	1,883	1,883	100.00%	2,829
53802000 - Uniforms	43,988	60,893	16,905	27.76%	94,090
53802500 - Dues & Memberships	505	1,576	1,071	67.94%	2,557
53803000 - Subscriptions & Books	1,388	1,358	(30)	(2.21%)	2,048

United Laguna Woods Mutual
Operating Statement
8/31/2021
UNITED LAGUNA WOODS MUTUAL

	Actual	YEAR TO DATE Budget	VAR\$ B/(W)	VAR% B/(W)	TOTAL BUDGET
53803500 - Training & Education	1,678	14,965	13,287	88.79%	23,134
53903000 - Safety	559	515	(44)	(8.55%)	776
54001010 - Board Relations - United	371	5,016	4,645	92.60%	7,525
54002000 - Postage	31,256	38,552	7,296	18.93%	57,828
54002500 - Filing Fees / Permits	91	213	122	57.40%	348
Total Other Operating Expense	81,399	134,942	53,544	39.68%	206,128
Property and Sales Tax					
54301500 - State & Local Taxes	235	0	(235)	0.00%	0
54302000 - Property Taxes	8,045,297	8,105,336	60,039	0.74%	12,158,000
Total Property and Sales Tax	8,045,532	8,105,336	59,804	0.74%	12,158,000
Insurance					
54401000 - Hazard & Liability Insurance	535,141	494,887	(40,254)	(8.13%)	742,331
54401500 - D&O Liability	46,527	44,326	(2,202)	(4.97%)	66,490
54402000 - Property Insurance	2,153,603	2,014,395	(139,208)	(6.91%)	3,021,594
54403000 - General Liability Insurance	1,164	4,885	3,721	76.17%	7,328
Total Insurance	2,736,436	2,558,493	(177,943)	(6.95%)	3,837,743
Investment Expense					
54201000 - Investment Expense	8,017	5,590	(2,427)	(43.41%)	11,180
Total Investment Expense	8,017	5,590	(2,427)	(43.41%)	11,180
Uncollectible Accounts					
54602000 - Bad Debt Expense	(15,721)	15,000	30,721	204.81%	30,000
Total Uncollectible Accounts	(15,721)	15,000	30,721	204.81%	30,000
(Gain)/Loss on Sale or Trade					
54101500 - (Gain)/Loss On Investments	(35,842)	0	35,842	0.00%	0
Total (Gain)/Loss on Sale or Trade	(35,842)	0	35,842	0.00%	0
Depreciation and Amortization					
55001000 - Depreciation And Amortization	130,874	130,874	0	0.00%	196,310
Total Depreciation and Amortization	130,874	130,874	0	0.00%	196,310
Net Allocation to Mutals					
54602500 - Allocated Expenses	927,555	994,679	67,124	6.75%	1,484,039
Total Net Allocation to Mutals	927,555	994,679	67,124	6.75%	1,484,039
Total Expenses	28,947,824	33,203,997	4,256,173	12.82%	50,177,364
Excess of Revenues Over Expenses	\$2,106,617	(\$1,834,877)	\$3,941,494	214.81%	(\$3,122,455)

**United Laguna Woods Mutual
Balance Sheet - Preliminary
8/31/2021**

		<u>Current Month End</u>	<u>Prior Year December 31</u>
	Assets		
1	Cash and cash equivalents	\$11,792,670	\$3,703,195
2	Non-discretionary investments		1,999,972
3	Discretionary investments	15,342,723	15,431,999
4	Receivable/(Payable) from mutuals	17,046	1,217,853
5	Accounts receivable and interest receivable	696,277	751,495
6	Prepaid expenses and deposits	791,209	2,702,718
7	Property and equipment	91,989,605	91,989,605
8	Accumulated depreciation property and equipment	(83,761,294)	(83,759,253)
9	Beneficial interest in GRF of Laguna Hills Trust	5,474,873	5,603,705
10	Non-controlling interest in GRF	41,028,127	41,028,127
11	Total Assets	<u>\$83,371,235</u>	<u>\$80,669,417</u>
	Liabilities and Fund Balances		
	Liabilities:		
12	Accounts payable and accrued expenses	\$3,836,112	\$3,222,738
13	Accrued compensation and related costs	529,318	473,338
14	Deferred income	847,885	922,039
15	Asset retirement obligation	1,292,361	1,292,361
16	Total liabilities	<u>\$6,505,677</u>	<u>\$5,910,475</u>
	Fund balances:		
17	Fund balance prior years	74,758,941	71,244,405
18	Change in fund balance - current year	2,106,617	3,514,536
19	Total fund balances	<u>76,865,558</u>	<u>74,758,941</u>
20	Total Liabilities and Fund Balances	<u>\$83,371,235</u>	<u>\$80,669,417</u>

**United Laguna Woods Mutual
Fund Balance Sheet - Final
8/31/2021**

	<u>Operating Fund</u>	<u>Contingency Fund</u>	<u>Replacement Fund</u>	<u>Property Taxes Fund</u>	<u>Total</u>
Assets					
1 Cash and cash equivalents	\$206,505	\$776,754	\$8,762,518	\$2,046,892	\$11,792,670
2 Discretionary investments			15,342,723		15,342,723
3 Receivable/(Payable) from mutuals	17,046				17,046
4 Receivable/(Payable) from operating fund	1,139,342		(1,139,342)		
5 Accounts receivable and interest receivable	696,277				696,277
6 Prepaid expenses and deposits	791,209				791,209
7 Property and equipment	91,989,605				91,989,605
8 Accumulated depreciation property and equipment	(83,761,294)				(83,761,294)
9 Beneficial interest in GRF of Laguna Hills Trust	5,474,873				5,474,873
10 Non-controlling interest in GRF	41,028,127				41,028,127
11 Total Assets	<u>\$57,581,690</u>	<u>\$776,754</u>	<u>\$22,965,898</u>	<u>\$2,046,892</u>	<u>\$83,371,235</u>
Liabilities and Fund Balances					
Liabilities:					
12 Accounts payable and accrued expenses	\$385,372	\$22,727	\$1,451,113	\$1,976,901	\$3,836,113
13 Accrued compensation and related costs	529,318				529,318
14 Deferred income	847,885				847,885
15 Asset retirement obligation	1,292,361				1,292,361
16 Total liabilities	<u>\$3,054,936</u>	<u>\$22,727</u>	<u>\$1,451,113</u>	<u>\$1,976,901</u>	<u>\$6,505,677</u>
Fund balances:					
17 Fund balance prior years	54,192,607	370,641	20,195,692		74,758,941
18 Change in fund balance - current year	334,147	383,385	1,319,093	69,991	2,106,617
19 Total fund balances	<u>54,526,754</u>	<u>754,027</u>	<u>21,514,786</u>	<u>69,991</u>	<u>76,865,558</u>
20 Total Liabilities and Fund Balances	<u>\$57,581,690</u>	<u>\$776,754</u>	<u>\$22,965,898</u>	<u>\$2,046,892</u>	<u>\$83,371,235</u>

United Laguna Woods Mutual
Changes in Fund Balances - Preliminary
8/31/2021

		<u>Operating Fund</u>	<u>Contingency Fund</u>	<u>Replacement Fund</u>	<u>Property Taxes Fund</u>	<u>Total</u>
	Revenues:					
	Assessments:					
1	Operating	\$14,375,109			\$8,115,288	\$22,490,397
2	Additions to restricted funds		505,840	7,183,940		7,689,780
3	Total assessments	<u>14,375,109</u>	<u>505,840</u>	<u>7,183,940</u>	<u>8,115,288</u>	<u>30,180,177</u>
	Non-assessment revenues:					
4	Merchandise sales	3,470		6,162		9,632
5	Fees and charges for services to residents	417,906		4,133		422,039
6	Laundry	168,782				168,782
7	Interest income		5,367	98,389		103,756
8	Unrealized gain/(loss) on AFS investments		(13,351)	(207,507)		(220,857)
9	Miscellaneous	<u>390,913</u>				<u>390,913</u>
10	Total non-assessment revenue	<u>981,071</u>	<u>(7,983)</u>	<u>(98,823)</u>		<u>874,265</u>
11	Total revenue	<u>15,356,179</u>	<u>497,857</u>	<u>7,085,117</u>	<u>8,115,288</u>	<u>31,054,441</u>
	Expenses:					
12	Employee compensation and related	6,569,806		2,451,997		9,021,803
13	Materials and supplies	537,688	5,313	956,626		1,499,627
14	Utilities and telephone	3,151,411		5,883		3,157,295
15	Legal fees	114,930				114,930
16	Professional fees	49,693				49,693
17	Equipment rental	8,048		23,034		31,082
18	Outside services	914,180	109,728	2,148,527		3,172,435
19	Repairs and maintenance	21,179		1,532		22,711
20	Other Operating Expense	65,106		16,293		81,399
21	Property and sales tax	235			8,045,297	8,045,532
22	Insurance	<u>2,736,436</u>				<u>2,736,436</u>
23	Investment expense		479	7,538		8,017
24	Uncollectible Accounts	(15,721)				(15,721)
25	(Gain)/loss on sale or trade		(1,048)	(34,794)		(35,842)
26	Depreciation and amortization	130,874				130,874
27	Net allocations to mutuals	<u>738,168</u>		<u>189,388</u>		<u>927,555</u>
28	Total expenses	<u>15,022,033</u>	<u>114,471</u>	<u>5,766,023</u>	<u>8,045,297</u>	<u>28,947,824</u>
29	Excess of revenues over expenses	<u>\$334,147</u>	<u>\$383,385</u>	<u>\$1,319,093</u>	<u>\$69,991</u>	<u>\$2,106,617</u>
30	Excluding unrealized gain/(loss) and depreciation	<u>\$465,020</u>	<u>\$396,736</u>	<u>\$1,526,600</u>	<u>\$69,991</u>	<u>\$2,458,348</u>

INVESTMENT REPORT
August 1, 2021 - August 31, 2021



Envelope # BLJCVCBBBMRHH

UNITED LAGUNA WOODS MUTUAL
PO BOX 2220
LAGUNA HILLS CA 92654-2220

Brokerage UNITED LAGUNA WOODS MUTUAL

Your Account Value: **\$15,342,722.56**

Change from Last Period: ▼ **\$33,392.07**

	This Period	Year-to-Date
Beginning Account Value	\$15,376,114.63	\$15,431,999.32
Subtractions	-2,669.08	-8,017.46
Change in Investment Value *	-30,722.99	-81,259.30
Ending Account Value **	\$15,342,722.56	\$15,342,722.56
Accrued Interest (AI)	0.00	
Ending Account Value Incl. AI	\$15,342,722.56	

Your Advisor/Agent

SAGEVIEW ADVISORY GROUP, LLC
RANDALL LONG
4000 MACARTHUR BLVD
SUITE 1050
NEWPORT BEACH CA 92660

Phone: (949) 955-1395

- * Reflects appreciation or depreciation of your holdings due to price changes, transactions from Other Activity In or Out and Multi-currency transactions, plus any distribution and income earned during the statement period.
- ** Excludes unpriced securities.

Your Advisor is an independent organization and is not affiliated with Fidelity Investments. Brokerage services provided by **Fidelity Brokerage Services LLC** (**FBS**), Member NYSE, SIPC (800) 544-6666. Brokerage accounts carried with National Financial Services LLC (NFS), Member NYSE, SIPC.





Account Summary

Account Value: **\$15,342,722.56**

Change in Account Value ▼ **\$33,392.07**

	This Period	Year-to-Date
Beginning Account Value	\$15,376,114.63	\$15,431,999.32
Subtractions	-2,669.08	-8,017.46
Transaction Costs, Fees & Charges	-2,669.08	-8,017.46
Change in Investment Value *	-30,722.99	-81,259.30
Ending Account Value	\$15,342,722.56	\$15,342,722.56
Accrued Interest (AI)	0.00	
Ending Account Value Incl. AI	\$15,342,722.56	

* Reflects appreciation or depreciation of your holdings due to price changes, transactions from Other Activity In or Out and Multi-currency transactions, plus any distribution and income earned during the statement period.

Income Summary

	This Period	Year-to-Date
Taxable	\$14,012.17	\$139,597.83
Dividends	14,012.17	103,755.87
Short-term Capital Gains	-	774.43
Long-term Capital Gains	-	35,067.53
Total	\$14,012.17	\$139,597.83

Top Holdings

Description	Value	Percent of Account
Fidelity Short Term Treasury Bond Index	\$4,519,949.65	29%
Fid Inter Treasury Bond Index Fund	3,777,363.36	25
Vanguard Backed Securities Indx Adm	3,615,761.47	24
Vanguard Intermediate Term Corporate Bond ETF	1,407,606.66	9
Vanguard Short Term Corp Bd Index Admrl	1,152,584.40	8
Vanguard Short Term Treasury Admiral	754,011.31	5
Fidelity Government Cash Reserves	115,445.71	1
Total	\$15,342,722.56	100%

Core Account and Credit Balance Cash Flow

Core Account: FIDELITY GOVERNMENT CASH RESERVES

	This Period	Year-to-Date
Beginning Balance	\$104,102.62	\$224,970.82
Investment Activity		
Securities Bought	-	-\$241,105.48
Dividends, Interest & Other Income D	14,012.17	139,597.83
Total Investment Activity	\$14,012.17	-\$101,507.65
Cash Management Activity		
Fees & Charges	-2,669.08	-8,017.46
Total Cash Management Activity	-\$2,669.08	-\$8,017.46
Ending Balance	\$115,445.71	\$115,445.71

D Includes dividend reinvestments.





Account Summary

- ▶ The CARES Act temporarily suspended required minimum distributions (RMDs) for 2020 for certain defined contribution plans and IRAs. The suspension is no longer in effect for 2021 and beyond. You can take your RMD online at [Fidelity.com/learnRMD](https://www.fidelity.com/learnRMD) and set up an automatic withdrawal plan for 2021. 924400.2.0



Account Summary

Estimated Cash Flow

(Rolling as of August 31, 2021)

Month	Bond & CD Income	Bond & CD Principal	Stock Income	ETP Income	Mutual Fund Income	Other Income	Total Est. Cash Flow
September 2021	--	--	--	\$2,636	\$12,422	--	\$15,058
October	--	--	--	2,636	12,422	--	15,058
November	--	--	--	2,636	12,422	--	15,058
December	--	--	--	2,636	12,422	--	15,058
January 2022	--	--	--	2,636	12,422	--	15,058
February	--	--	--	2,636	12,422	--	15,058
March	--	--	--	2,636	12,422	--	15,058
April	--	--	--	2,636	12,422	--	15,058
May	--	--	--	2,636	12,422	--	15,058
June	--	--	--	2,636	12,422	--	15,058
July	--	--	--	2,636	12,422	--	15,058
August	--	--	--	2,636	12,422	--	15,058
Total	--	--	--	\$31,632	\$149,064	--	\$180,696

This table presents the estimated monthly interest and dividend income and return of principal that your current holdings may generate over the next rolling 12 months. The cash flows displayed are estimates provided for informational purposes only and there is no guarantee that you will actually receive any of the amounts displayed. These estimates should not be relied upon for making investment, trading or tax decisions. The estimates for fixed income are calculated using the security's coupon rate. The estimates for all other securities are calculated using an indicated annual dividend (IAD). The IAD is an estimate of a security's dividend payments for the next 12 months calculated based on prior and/or declared dividends for that security. IADs are sourced from third party vendors believed to be reliable, but no assurance can be made as to accuracy. There are circumstances in which these estimates will not be presented for a specific security you hold.

Bond & CD Income includes interest payments for fixed and variable rate bonds, international bonds that pay in USD, and Certificates of Deposit (CDs).

Bond & CD Principal includes maturing principal payments for fixed and variable rate bonds, international bonds that pay in USD, and Certificates of Deposit (CDs).

Stock Income includes estimated dividend payments for common stocks, preferred stocks, ADRs, closed-end mutual funds, and MLPs.

ETP Income includes estimated dividend payments for Exchange Traded Funds (ETFs) and Exchange Traded Notes (ETNs).

Mutual Fund Income includes estimated dividend payments for Fidelity and non-Fidelity mutual funds.

Other Income includes, but is not limited to estimated dividend payments for Unit Investment Trusts (UITs), REITs, and LPs.

This table does not include cash flow from foreign denominated fixed income.

-- not available





UNITED LAGUNA WOODS MUTUAL - CORPORATION

Holdings

Core Account

Description	Quantity	Price Per Unit	Total Market Value	Total Cost Basis	Unrealized Gain/Loss	Est. Annual Income (EAI)	Est. Yield (EY)
FIDELITY GOVERNMENT CASH RESERVES (FDRXX)	115,445.710	\$1.0000	\$115,445.71	not applicable	not applicable	\$11.55	0.010%
-- 7-day yield: 0.01%							
Total Core Account (1% of account holdings)			\$115,445.71			\$11.55	

Mutual Funds

Description	Quantity	Price Per Unit	Total Market Value	Total Cost Basis	Unrealized Gain/Loss	Est. Annual Income (EAI)	Est. Yield (EY)
Bond Funds							
FIDELITY SHORT TERM TREASURY BOND INDEX (FUMBX)	422,030.780	\$10.7100	\$4,519,949.65	\$4,438,080.57	\$81,869.08	\$39,768.08	0.880%
-- 30-day yield: 0.36%							
FID INTER TREASURY BOND INDEX FUND (FUAMX)	331,638.574	11.3900	3,777,363.36	3,846,426.15	-69,062.79	47,429.33	1.260
-- 30-day yield: 1.0%							
VANGUARD SHORT TERM TREASURY ADMIRAL (VFIRX)	70,402.550	10.7100	754,011.31	746,342.06	7,669.25	4,188.51	0.560
VANGUARD SHORT TERM CORP BD INDEX ADMRL (VSCSX)	51,248.751	22.4900	1,152,584.40	1,129,385.45	23,198.95	19,566.77	1.700
VANGUARD BACKED SECURITIES INDX ADM (VMBSX)	169,198.010	21.3700	3,615,761.47	3,595,929.47	19,832.00	38,103.39	1.050
Total Bond Funds (90% of account holdings)			\$13,819,670.19	\$13,756,163.70	\$63,506.49	\$149,056.08	
Total Mutual Funds (90% of account holdings)			\$13,819,670.19	\$13,756,163.70	\$63,506.49	\$149,056.08	





UNITED LAGUNA WOODS MUTUAL - CORPORATION

Holdings

Exchange Traded Products

Includes exchange-traded funds (ETFs), exchange-traded notes (ETNs), and other exchange-traded vehicles.

Description	Quantity	Price Per Unit	Total Market Value	Total Cost Basis	Unrealized Gain/Loss	Est. Annual Income (EAI)	Est. Yield (EY)
Fixed Income ETPs							
VANGUARD INTERMEDIATE TERM CORPORATE BOND ETF (VCIT)	14,727.000	\$95.5800	\$1,407,606.66	\$1,351,207.59	\$56,399.07	\$31,626.23	2.250%
Total Fixed Income ETPs(9% of account holdings)			1,407,606.66	1,351,207.59	56,399.07	31,626.23	
Total Exchange Traded Products (9% of account holdings)			\$1,407,606.66	\$1,351,207.59	\$56,399.07	\$31,626.23	

Total Holdings			\$15,342,722.56	\$15,107,371.29	\$119,905.56	\$180,693.86	
-----------------------	--	--	------------------------	------------------------	---------------------	---------------------	--

*Cost Basis - the original amount paid for a security, including the amount of reinvested dividends and capital gains, plus or minus certain adjustments. See last page of statement for details.
Total Cost Basis does not include the cost basis on core, money market or other positions where cost basis is unknown or not applicable.*

EAI **Estimated Annual Income (EAI) & Estimated Yield (EY)**- EAI is an estimate of annual income for a specific security position over the next rolling 12 months. EAI may be negative on short & EY positions. EY is calculated by dividing the current EAI for a security position by its statement closing date market value. EAI and EY are estimates only and may include return of principal and/or capital gains, which would render them overstated. Actual income and yield might be lower or higher than the estimated amounts. **For calculation details, refer to the "Additional Information and Endnotes" section.**

All positions held in cash account unless indicated otherwise.

Activity

Dividends, Interest & Other Income

(Includes dividend reinvestment)

Settlement Date	Security Name	Symbol/ CUSIP	Description	Quantity	Price	Amount
07/30	VANGUARD BACKED SECURITIES INDX ADM	92206C755	Dividend Received	-	-	\$2,944.05
07/30	VANGUARD SHORT TERM TREASURY ADMIRAL	922031851	Dividend Received	-	-	268.24





Activity

Dividends, Interest & Other Income (continued)

Settlement Date	Security Name	Symbol/CUSIP	Description	Quantity	Price	Amount
07/30	VANGUARD SHORT TERM CORP BD INDEX ADMRL	92206C607	Dividend Received	-	-	1,455.46
08/05	VANGUARD INTERMEDIATE TERM CORPORATE BOND ETF	92206C870	Dividend Received	-	-	2,634.66
08/31	FID INTER TREASURY BOND INDEX FUND	31635V257	Dividend Received	-	-	3,922.68
08/31	FIDELITY GOVERNMENT CASH RESERVES	316067107	Dividend Received	-	-	0.94
08/31	FIDELITY SHORT TERM TREASURY BOND INDEX	31635V216	Dividend Received	-	-	2,786.14
Total Dividends, Interest & Other Income						\$14,012.17

Fees and Charges

Date	Description	Amount
08/27	Advisor Fee	-\$2,669.08
Total Fees and Charge		-\$2,669.08

Core Fund Activity

For more information about the operation of your core account, please refer to your Customer Agreement.

Settlement Date	Account Type	Transaction	Description	Quantity	Price	Amount	Balance
08/02	CASH	You Bought	FIDELITY GOVERNMENT CASH RESERVES @ 1	268.240	\$1.0000	\$268.24	\$104,370.86
08/02	CASH	You Bought	FIDELITY GOVERNMENT CASH RESERVES MORNING TRADE @ 1	4,399.510	1.0000	4,399.51	108,770.37
08/05	CASH	You Bought	FIDELITY GOVERNMENT CASH RESERVES MORNING TRADE @ 1	2,634.660	1.0000	2,634.66	111,405.03
08/30	CASH	You Sold	FIDELITY GOVERNMENT CASH RESERVES @ 1 AS OF 08-27-21	-2,669.080	1.0000	-2,669.08	108,735.95
08/31	CASH	You Bought	FIDELITY GOVERNMENT CASH RESERVES @ 1	6,709.760	1.0000	6,709.76	115,445.71
Total Core Fund Activity						\$11,343.09	





Additional Information and Endnotes

A COPY OF YOUR INVESTMENT REPORT IS AVAILABLE TO:

SAGEVIEW ADVISORY GROUP, LLC
4000 MACARTHUR BLVD
SUITE 1050
NEWPORT BEACH CA 92660

STEVE HORMUTH
PO BOX 2220
LAGUNA HILLS CA 92654-2220

- If your brokerage account is established with asset based pricing, please review the terms and conditions governing this program:
<https://clearingcustody.fidelity.com/app/literature/item/868856.html>. If you have any questions, please contact your advisor. 911663.1.0

Estimated Annual Income (EAI) & Estimated Yield (EY) - EAI for fixed income is calculated using the coupon rate. For all other securities, EAI is calculated using an indicated annual dividend (IAD). The IAD is an estimate of a security's dividend payments for the next 12 months calculated based on prior and/or declared dividends for that security. EY reflects only the income generated by an investment and not changes in its price which may fluctuate. Interest and dividend rates are subject to change at any time and may be affected by current and future economic, political and business conditions. EAI and EY are provided for informational purposes only and should not be used or relied on for making investment, trading or tax decisions. EAI and EY are based on data obtained from information providers believed to be reliable, but no assurance can be made as to accuracy, timeliness or completeness.

If you have a question about your account or require service, please call your investment advisor/authorized agent.

Lost or Stolen Cards - For Fidelity® Debit Card, call 800-323-5353. For details refer to your Fidelity Check Card Agreement and Disclosure Statement.

Additional Investments with Fidelity - Please make all checks payable to Fidelity Brokerage Services LLC (FBS). Please include your account number on the check. Do not include trading instructions with check deposits. We mail statements at least quarterly for any account with a balance. Please review your statement and report any inaccuracies or discrepancies immediately. Questions regarding your brokerage account or the activity therein should be directed to FBS at 800-544-6666, and National Financial Services LLC ("NFS"), who carries your brokerage accounts, at 866-408-1138. Any oral communications regarding inaccuracies or discrepancies should be reconfirmed in writing to protect your rights, including those under the Securities Investor Protection Act ("SIPA"). Please contact Fidelity or your authorized agent promptly of any material changes in your investment objectives or financial situation related to your brokerage account(s). If you request a reprint of your statement, the disclosure information may not be the same as the original.

Terms and Conditions of the Statement - Other than with respect to Fidelity-advised products and services, Fidelity does not endorse or recommend any particular investment, trading activity, or investment advisor/authorized agent, or have any responsibility for and will not review, monitor or supervise suitability of trading by any investment advisor/authorized agent. Fidelity has not verified the content of any logo or artwork on this statement identifying a firm other than Fidelity. The firm represented by such a logo or artwork is not an agent of or affiliated with Fidelity.

Changes in Portfolio Value and Account Summary - Shows activity in your portfolio and in each of your accounts for the statement period. To confirm that an authorized, direct deposit was made to your Fidelity Account, call Fidelity at 1-800-544-5555.

Value by Account - Shows the value of your account(s), for the current and previous statement periods.

Income Summary - Shows income by tax status for the statement and year-to-date periods. Except for interest earned on, or distributed by, tax-exempt securities, Fidelity reports dividends and capital gains held in taxable accounts as taxable income. A portion of this **tax-exempt** income may be subject to state and local taxes and the federal alternative minimum tax. Fidelity reports earnings on investments in Traditional IRAs, Rollover IRAs, SEP-IRAs and Keoghs as tax-deferred income. Earnings on Roth-IRAs are reported as tax-exempt income, since distributions may be tax-exempt after meeting the five-year aging requirement and certain other conditions.

Cost Basis, Gain/Loss, and Holding Period Information - NFS is required to report certain cost basis and holding period information to the IRS on Form 1099-B. Unless otherwise specified, NFS applies the average cost method for open-end mutual funds and the first-in, first-out (FIFO) method for all other securities. Cost basis is adjusted for wash sales on securities with the same CUSIP held in the same account (unless your account receives mark-to-market reporting). Your statement may not reflect all adjustments required for tax purposes. Customers should consult their tax advisors for further information.

Cost - Fidelity provides purchase cost information for securities held in retirement accounts. Such information may be adjusted for certain transactions and does not reflect reinvestments of dividends or capital gains. Fidelity reports transaction profit or loss information when securities are sold within a retirement account. Transaction profit or loss is calculated by subtracting purchase cost from sales proceeds using the FIFO method if shares were purchased at different times or prices.

Contributions/Distributions - Summarizes Traditional IRA and Roth IRA contributions, and taxable and non-taxable retirement distributions for these statement and year-to-date periods.

Total Value - The reported market value of an investment at the beginning or end of a statement period.

Unrealized Gain/Loss - For long positions, ending market value minus cost basis in non-retirement accounts and ending market value minus cost in retirement accounts. For short positions, proceeds minus ending market value. Unrealized gain/loss is calculated for pending sales because they are still in holdings. Unrealized gain/loss is not calculated for pending purchases because they are not in holdings.

Holding Type Percentage - Percentages by holding type only include long positions. Holding type percentages are rounded to the nearest percent and summed. If the sum is less than 100%, the difference between 100% and the sum is added to the holding type with the largest percentage.

Account Protection - Securities in accounts carried by NFS, a Fidelity Investments company, are protected in accordance with the Securities Investor Protection Corporation (SIPC) up to \$500,000 (including cash claims limited to \$250,000). For more information, including the SIPC brochure, please see www.sipc.org or call 1-202-371-8300. NFS has arranged for additional protection for cash and covered securities to supplement its SIPC coverage. Neither coverage protects against a decline in the market value of securities. Mutual funds and/or other securities are not backed or guaranteed by any bank, nor are they insured by the FDIC and involve investment risk including possible loss of principal. Bank deposits are not securities and are not covered by SIPC. Funds used to purchase or sweep to a bank deposit are SIPC protected until deposited to a Program Bank at which time funds may be eligible for FDIC insurance.

Information About Mutual Funds and Their Performance - Before investing consider the fund's or insurance product's investment objectives, risks, charges and expenses. Contact Fidelity or visit Fidelity.com for a prospectus containing this information. Read it carefully before investing. Performance data shown represents past performance, and is no guarantee of future results. Investment return and principal value will fluctuate, so you may have a loss or a gain when shares are sold. Current performance may be higher or lower than that quoted. Visit Fidelity.com/performance for most recent month-end performance. Each fund reserves the right to terminate or modify its exchange privilege. Foreign investment, especially those in emerging markets, may involve greater risks than U.S. investments. **Sales Loads and Fees**. In connection with (i) access to, purchase or redemption of, and/or maintenance of positions in mutual funds and other investment products such as alternative investments or private placements ("funds") or (ii) infrastructure needed to support such funds, some funds, or their investment

affiliates, pay FBS and/or NFS sales loads and 12b-1 fees described in the Offering Materials as well as additional compensation for shareholder services, start-up fees, infrastructure support and maintenance, and marketing, engagement and analytics programs. Additional information about the source(s) and amount(s) of compensation as well as other remuneration received by FBS or NFS will be furnished to you upon written request. At the time you purchase shares of funds those shares will be assigned either a load, transaction fee (TF) or no transaction fee (NTF) status. When you subsequently sell those shares, any fees applicable to your transaction will be assessed based on the status assigned to the shares at the time of purchase.

Customer Free Credit Balance - Free credit balances (FCB) are funds payable to you on demand. FCB are subject to open commitments such as uncleared checks and exclude proceeds from sales of certificated securities without delivery of the certificate. If your FCB is swept to a core position, you can liquidate the core position and have the proceeds sent to you or held in your account subject to the terms of your account agreement. Required rule 10b-10(a) information not contained herein will be provided on written request. Fidelity may use this free credit balance in connection with its business, subject to applicable law.

Assets Separate From Your Brokerage Account - Only securities in the margin portion of your brokerage account contribute to margin and maintenance requirements. Other Assets, that may be reported on your statement, maintained with Fidelity Investments Life Insurance Company and mutual fund only accounts held directly with the fund (Fidelity Mutual Fund Accounts) are not carried by NFS, not covered by the Securities Investor Protection Corporation (SIPC) and do not count toward your margin and maintenance requirements. Assets held in brokerage accounts managed by Fidelity Personal and Workplace Advisors LLC (FPWA) are carried by NFS and covered by SIPC but do not contribute to your margin and maintenance requirements.

Short Account Balances - Securities sold short are held in a segregated short account. These securities are marked-to-market for margin purposes and increase or decrease from the short sale price is transferred weekly to your margin account. Your short account balance is shown as of the last weekly mark-to-market, not statement end date.

Information About Your Option Transactions - Each transaction confirmation previously delivered to you contains full information about commissions and other charges, and such information is available promptly upon request. Assignments of American and European-style options are allocated among customer short positions pursuant to a random allocation procedure, a description is available upon request. Short positions in American-style options are liable for assignment anytime. The writer of a European-style option is subject to exercise assignment only during the exercise period. For more information about these, please call Fidelity at 800-544-6666.

Equity Dividend Reinvestment - Shares credited to your account resulted from transactions by FBS acting as agent for your account, or the Depository Trust Company (DTC).

Price Information/Total Market Value - The Total Market Value has been calculated to 9 decimal places; however, the individual unit price is displayed in 5 decimal places. The Total Market Value represents prices obtained from various sources, may be impacted by the frequency with which such prices are reported and such prices are not guaranteed. Prices received from pricing vendors are generally based on current market quotes, but when such quotes are not available pricing vendors use a variety of techniques to estimate value. These estimates, particularly for fixed income securities, may be based on certain minimum principal amounts (e.g. \$1 million) and may not reflect all factors that affect the value of the security, including liquidity risk. The prices provided are not firm bids or offers. Certain securities may reflect N/A or unavailable where the price for such security is generally not available from a pricing source. The Market Value of a security, including those priced at par value, may differ from its purchase price and may not closely reflect the value at which the security may be sold or purchased based on various market factors. The sale or redemption of any fixed income security prior to maturity may result in a loss. Prices for Certificates of Deposit (CDs) are generally estimates and are not based on actual market prices. The secondary market for CDs is generally illiquid. You should always request a current valuation for your securities prior to making a financial decision or placing an order. In executing orders on the Floor, the Floor broker may permit the Designated Market Maker to trade on parity with the order for some or all of the executions associated with filling that order, where such permission would not be inconsistent with the brokers best execution obligations.

Fidelity Investments - Fidelity Distributors Company LLC (FDC) is the distributor for Fidelity Funds with marketing and shareholder services provided by FBS or NFS. Brokerage services are provided by FBS, which clears all transactions through its affiliate NFS. NFS carries all brokerage accounts. FBS and NFS are members of the NYSE and SIPC. Upon written request, Fidelity will mail a NFS financial statement, which is also available at its office. Fidelity Investments (with pyramid logo) is a trademark of FMR LLC. Insurance products are distributed by FBS, Fidelity Insurance Agency, Inc., and Fidelity Investments Insurance Agency of Texas, Inc. **FPWA Services** - Fidelity Go®, Fidelity® Personalized Planning & Advice and Fidelity® Strategic Disciplines are advisory services offered by FPWA, a registered investment adviser. Fidelity® Strategic Disciplines includes the Breckinridge Intermediate Municipal Strategy, the Fidelity® Equity-Income Strategy, the Fidelity® U.S. Large Cap Equity Strategy, the Fidelity® Tax-Managed U.S. Equity Index Strategy, the Fidelity® International Equity Strategy, the Fidelity® Tax-Managed International Equity Index Strategy, the Fidelity® Intermediate Municipal Strategy and the Fidelity® Core Bond Strategy. Fidelity® Wealth Services are advisory services offered by FPWA or Fidelity Personal Trust Company, FSB (FPTC), a federal savings bank. Nondeposit investment products and trust services offered by FPTC and its affiliates are not insured or guaranteed by the Federal Deposit Insurance Corporation or any other government agency, are not obligations of any bank, and are subject to risk, including possible loss of principal. **These advisory services are provided for a fee.** FBS, NFS, FDC, FPWA and FPTC are direct or indirect subsidiaries of FMR LLC.

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**UNITED LAGUNA WOODS MUTUAL
FUND EXPENDITURES REPORT
AS OF AUGUST 31, 2021**

DESCRIPTION	CURRENT MONTH		YEAR-TO-DATE		2021	%	VARIANCE	
	ACTUAL	BUDGET	ACTUAL	BUDGET	BUDGET	EXPENDED	\$	%
RESERVE FUND - MAINTENANCE & CONSTRUCTION								
REPLACEMENTS								
BUILDING STRUCTURES	\$29,875	\$129,288	\$225,734	\$1,032,719	\$1,548,984	15%	\$806,984	78%
ELECTRICAL SYSTEMS	29,330	38,290	253,238	306,320	459,495	55%	53,082	17%
EXTERIOR WALKWAY LIGHTING	1,596	8,386	19,842	66,931	100,391	20%	47,089	70%
FOUNDATIONS	0	3,653	0	29,224	43,836	0%	29,224	100%
GUTTER REPLACEMENT	8,901	8,559	32,893	68,160	102,215	32%	35,267	52%
PAINT - EXTERIOR	66,903	169,739	1,106,194	1,346,599	2,018,293	55%	240,405	18%
PRIOR TO PAINT	(51,356)	90,969	471,360	721,686	1,081,894	44%	250,326	35%
PLUMBING	55,669	53,157	171,817	423,834	635,618	27%	252,017	59%
PAVING	0	150,000	148,787	150,000	483,596	31%	1,213	1%
ROOF REPLACEMENTS	81,219	102,175	541,275	602,736	1,011,445	54%	61,461	10%
WALL REPLACEMENT	3,468	0	3,468	35,000	35,000	10%	31,532	90%
WASTE LINE REMEDIATION	92,239	191,666	659,414	1,533,328	2,300,000	29%	873,915	57%
WATER LINE - COPPER PIPE REMEDIATION	15,409	0	39,049	200,000	200,000	20%	160,951	80%
WINDOW/SLIDING SCREEN DOOR	16,472	10,354	57,481	82,507	123,735	46%	25,026	30%
SUB-TOTAL	\$349,726	\$956,236	\$3,730,553	\$6,599,045	\$10,144,502	37%	\$2,868,493	43%
APPLIANCE AND FIXTURE REPLACEMENTS								
COOKTOPS	\$2,360	\$5,988	\$38,027	\$47,814	\$71,716	53%	\$9,787	20%
DISHWASHERS	2,764	7,448	47,961	59,371	89,051	54%	11,409	19%
BASINS/SINKS/TOILETS	12,841	19,151	98,960	152,827	229,253	43%	53,867	35%
GARBAGE DISPOSALS	8,932	9,610	78,922	76,505	114,730	69%	(2,417)	(3%)
HOODS	1,564	3,036	12,979	24,199	36,299	36%	11,220	46%
COUNTER TOPS/FLOORS/SHOWER ENCLOSURES	89,694	114,047	492,497	909,775	1,364,445	36%	417,277	46%
OVENS	13,361	9,321	96,776	74,478	111,716	87%	(22,298)	(30%)
RANGES	896	1,072	6,260	8,533	12,799	49%	2,274	27%
REFRIGERATORS	12,034	19,201	125,539	153,281	229,892	55%	27,742	18%
WATER HEATERS & PERMITS	58,439	62,603	310,382	498,847	748,075	41%	188,465	38%
DRYERS	1,328	2,992	3,737	23,916	35,872	10%	20,180	84%
WASHING MACHINES	6,954	7,600	30,918	60,746	91,124	34%	29,828	49%
SUB-TOTAL	\$211,166	\$262,070	\$1,342,958	\$2,090,292	\$3,134,971	43%	\$747,334	36%
TOTAL RESERVE FUND	\$560,892	\$1,218,306	\$5,073,511	\$8,689,336	\$13,279,474	38%	\$3,615,825	42%
RESERVE FUND - GENERAL SERVICES								
PRIOR TO PAINT	\$748	\$803	\$5,165	\$6,371	\$9,546	54%	\$1,206	19%
PAVING	5,373	5,976	38,836	47,414	71,067	55%	8,579	18%
WALL REPLACEMENT	0	2,532	0	20,256	30,400	0%	20,256	100%
TOTAL	\$6,121	\$9,311	\$44,001	\$74,041	\$111,013	40%	\$30,040	41%

**UNITED LAGUNA WOODS MUTUAL
FUND EXPENDITURES REPORT
AS OF AUGUST 31, 2021**

DESCRIPTION	CURRENT MONTH		YEAR-TO-DATE		2021	%	VARIANCE	
	ACTUAL	BUDGET	ACTUAL	BUDGET	BUDGET	EXPENDED	\$	%

RESERVE FUND - LANDSCAPE

REPLACEMENTS

LANDSCAPE MODIFICATION	\$51,590	\$14,063	\$98,474	\$112,391	\$168,591	58%	\$13,917	12%
IMPROVEMENTS & RESTORATION	(23,621)	26,555	153,581	211,016	316,330	49%	57,435	27%
TREE MAINTENANCE	41,614	78,144	423,712	622,422	933,558	45%	198,709	32%
TOTAL RESERVE FUND	\$69,584	\$118,762	\$675,767	\$945,829	\$1,418,479	48%	\$270,061	29%

OPERATING EXPENDITURES - MAINTENANCE & CONSTRUCTION

PLUMBING SERVICE	\$140,823	\$97,432	\$886,713	\$771,999	\$1,157,218	77%	(\$114,715)	(15%)
DAMAGE RESTORATION	78,687	62,501	413,081	500,008	750,051	55%	86,927	17%
CARPENTRY SERVICE	52,294	45,034	338,982	357,000	535,154	63%	18,018	5%
ELECTRICAL SERVICE	29,468	34,850	246,833	276,121	413,911	60%	29,287	11%
APPLIANCE REPAIRS	21,453	26,961	155,141	213,866	320,663	48%	58,725	27%
INTERIOR PREVENTIVE MAINTENANCE	23,118	29,538	157,459	234,016	350,791	45%	76,557	33%
PEST CONTROL	14,057	29,921	98,387	104,840	200,000	49%	6,453	6%
COUNTERTOP/FLOOR/TILE REPAIRS	7,577	10,161	65,694	80,578	120,807	54%	14,883	18%
ENERGY PROGRAM	6,537	2,083	10,889	16,664	25,000	44%	5,775	35%
MISC. REPAIRS BY OUTSIDE SERVICE	0	2,083	9,641	16,664	25,000	39%	7,023	42%
FIRE PROTECTION	23,388	2,752	30,554	21,983	32,981	93%	(8,571)	(39%)
TOTAL	\$397,402	\$343,316	\$2,413,375	\$2,593,738	\$3,931,576	61%	\$180,363	7%

OPERATING EXPENDITURES - GENERAL SERVICES

CONCRETE REPAIR/REPLACEMENT	\$36,999	\$32,514	\$258,408	\$258,021	\$386,661	67%	(\$387)	(0%)
JANITORIAL SERVICE	30,101	30,239	237,025	240,239	359,689	66%	3,214	1%
GUTTER CLEANING	4,451	16,296	29,481	130,043	195,013	15%	100,562	77%
WELDING	8,173	8,843	68,467	70,159	105,144	65%	1,692	2%
TRAFFIC CONTROL	1,247	1,313	9,159	10,412	15,610	59%	1,253	12%
TOTAL	\$80,970	\$89,205	\$602,540	\$708,874	\$1,062,117	57%	\$106,334	15%

OPERATING EXPENDITURES - LANDSCAPE SERVICES

LANDSCAPE ADMINISTRATION	\$17,451	\$19,817	\$115,920	\$156,858	\$234,842	49%	\$40,938	26%
NURSERY & COMPOSTING	12,946	15,637	126,589	124,777	187,358	68%	(1,812)	(1%)
GROUNDS MAINTENANCE	224,512	229,805	1,683,670	1,829,643	2,742,171	61%	145,974	8%
IRRIGATION	62,790	63,946	470,087	507,666	761,282	62%	37,578	7%
SMALL EQUIPMENT REPAIR	12,532	17,517	68,914	139,299	208,891	33%	70,385	51%
PEST CONTROL	23,631	18,949	181,880	150,507	225,820	81%	(31,372)	(21%)
TOTAL CONTINGENCY FUND	\$353,861	\$365,670	\$2,647,059	\$2,908,750	\$4,360,364	61%	\$261,691	9%

CONTINGENCY FUND - MAINTENANCE & CONSTRUCTION

MOISTURE INTRUSION - RAIN LEAKS	\$2,400	\$0	\$5,907	\$0	\$0	0%	(\$5,907)	0%
MOISTURE INTRUSION - PLUMBING LEAKS	95,585	0	52,868	0	0	0%	(52,868)	0%
MOISTURE INTRUSION - PLUMBING STOPPAGES	23,680	0	49,462	0	0	0%	(49,462)	0%
MOISTURE INTRUSION - MISCELLANEOUS	20,520	0	18,389	0	0	0%	(18,389)	0%
DAMAGE RESTORATION SERVICES	924	0	(11,585)	0	0	0%	11,585	0%
TOTAL CONTINGENCY FUND	\$143,110	\$0	\$115,041	\$0	\$0	0%	(\$115,041)	0%

**UNITED LAGUNA WOODS MUTUAL
MAINTENANCE PROGRAMS EXPENDITURES REPORT
AS OF AUGUST 31, 2021**

DESCRIPTION	YTD ACTUAL			
	TOTAL EXPENDITURES	LABOR	MATERIALS	OUTSIDE SERVICES

RESERVE FUND - MAINTENANCE & CONSTRUCTION

BUILDING STRUCTURES	\$225,734	\$137,531	\$18,005	\$70,198
ELECTRICAL SYSTEMS	253,238	0	(58)	253,296
EXTERIOR WALKWAY LIGHTING	19,842	10,667	0	9,175
FOUNDATIONS	0	0	0	0
GUTTER REPLACEMENT	32,893	29,997	2,896	0
PAINT - EXTERIOR	1,106,194	955,145	133,249	17,800
PRIOR TO PAINT	471,360	413,466	57,894	0
PLUMBING	171,817	125,268	0	46,549
PAVING	148,787	0	0	148,787
ROOF REPLACEMENTS	541,275	0	0	541,275
WALL REPLACEMENT	3,468	0	0	3,468
WASTE LINE REMEDIATION	659,414	0	70	659,343
WATER LINE - COPPER PIPE REMEDIATION	39,049	0	(80)	39,129
WINDOW/SLIDING SCREEN DOOR	57,481	31,092	24,489	1,900
COOKTOPS	38,027	7,316	17,648	13,062
DISHWASHERS	47,961	18,523	21,344	8,094
BASINS/SINKS/TOILETS	98,960	35,346	63,614	0
GARBAGE DISPOSALS	78,922	35,610	43,313	0
HOODS	12,979	6,637	4,228	2,115
COUNTER TOPS/FLOORS/SHOWER ENCLOSURES	492,497	217,595	189,949	84,953
OVENS	96,776	7,254	56,001	33,520
RANGES	6,260	3,171	1,271	1,818
REFRIGERATORS	125,539	27,135	66,643	31,761
WATER HEATERS & PERMITS	310,382	178,079	132,303	0
DRYERS	3,737	1,574	2,163	0
WASHING MACHINES	30,918	3,791	27,127	0
TOTAL	\$5,073,511	\$2,245,197	\$862,070	\$1,966,244

RESERVE FUND - GENERAL SERVICES

PRIOR TO PAINT	\$5,165	\$5,165	\$0	\$0
PAVING	38,836	37,379	1,457	0
WALL REPLACEMENT	0	0	0	0
TOTAL	\$44,001	\$42,544	\$1,457	\$0

RESERVE FUND - LANDSCAPE

LANDSCAPE MODIFICATION	\$98,474	\$62,034	\$0	\$36,440
IMPROVEMENTS & RESTORATION	153,581	153,581	0	0
TREE MAINTENANCE	423,712	280,619	0	143,094
TOTAL	\$675,767	\$496,234	\$0	\$179,534

**UNITED LAGUNA WOODS MUTUAL
MAINTENANCE PROGRAMS EXPENDITURES REPORT
AS OF AUGUST 31, 2021**

DESCRIPTION	YTD ACTUAL			
	TOTAL EXPENDITURES	LABOR	MATERIALS	OUTSIDE SERVICES

OPERATING EXPENDITURES - MAINTENANCE & CONSTRUCTION

PLUMBING SERVICE	\$886,713	\$763,465	\$70,535	\$52,713
DAMAGE RESTORATION	413,081	0	0	413,081
CARPENTRY SERVICE	338,982	303,942	35,040	0
ELECTRICAL SERVICE	246,833	221,733	22,535	2,564
APPLIANCE REPAIRS	155,141	138,857	16,284	0
INTERIOR PREVENTIVE MAINTENANCE	157,459	157,459	0	0
PEST CONTROL	98,387	0	0	98,387
COUNTERTOP/FLOOR/TILE REPAIRS	65,694	59,126	2,783	3,785
ENERGY PROGRAM	10,889	0	0	10,889
MISC. REPAIRS BY OUTSIDE SERVICE	9,641	0	0	9,641
FIRE PROTECTION	30,554	3,589	2,755	24,210
TOTAL	\$2,413,375	\$1,648,172	\$149,933	\$615,270

OPERATING EXPENDITURES - GENERAL SERVICES

CONCRETE REPAIR/REPLACEMENT	\$258,408	\$232,918	\$25,490	\$0
JANITORIAL SERVICE	237,025	237,025	0	0
GUTTER CLEANING	29,481	31,035	0	(1,553)
WELDING	68,467	66,387	1,598	482
TRAFFIC CONTROL	9,159	9,159	0	0
TOTAL	\$602,540	\$576,523	\$27,088	(\$1,071)

OPERATING EXPENDITURES - LANDSCAPE SERVICES

LANDSCAPE ADMINISTRATION	\$115,920	\$115,920	\$0	\$0
NURSERY & COMPOSTING	126,589	126,589	0	0
GROUNDS MAINTENANCE	1,683,670	1,556,762	3,615	123,293
IRRIGATION	470,087	412,794	57,293	0
SMALL EQUIPMENT REPAIR	68,914	68,914	0	0
PEST CONTROL	181,880	181,880	0	0
TOTAL	\$2,647,059	\$2,462,858	\$60,908	\$123,293

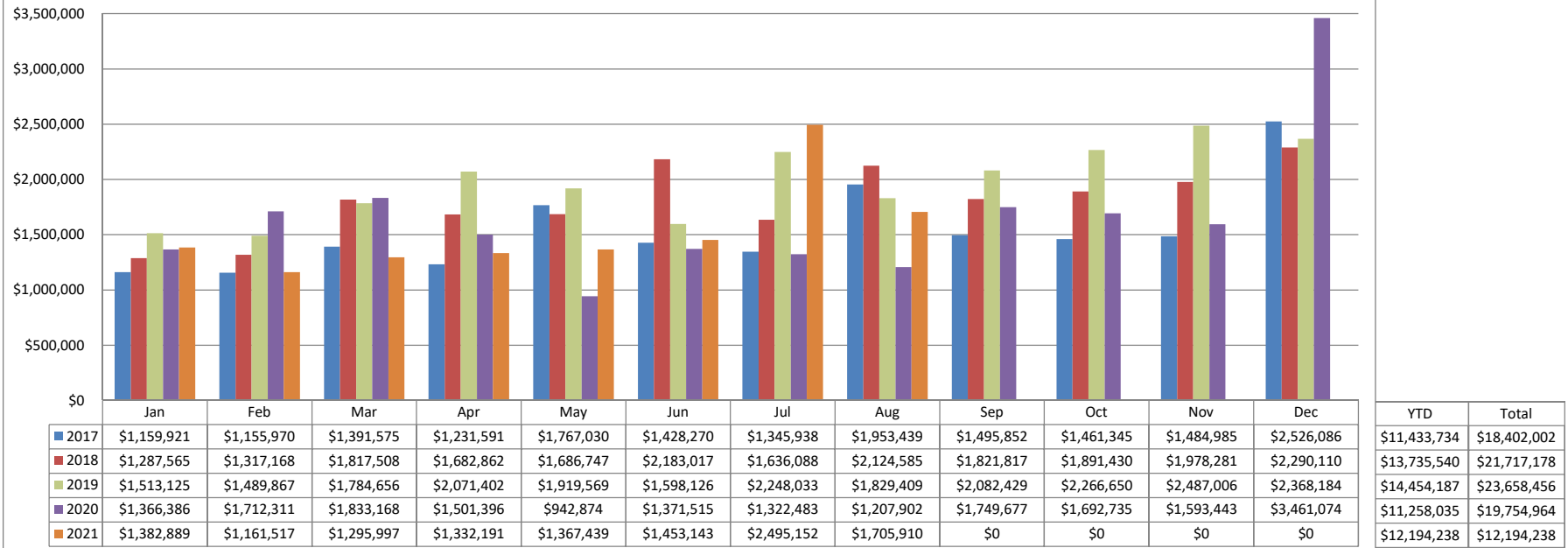
OPERATING EXPENDITURES - CHARGEABLE SERVICES

CHARGEABLE SERVICES	\$215,658	\$69,894	\$65,689	\$80,076
TOTAL	\$215,658	\$69,894	\$65,689	\$80,076

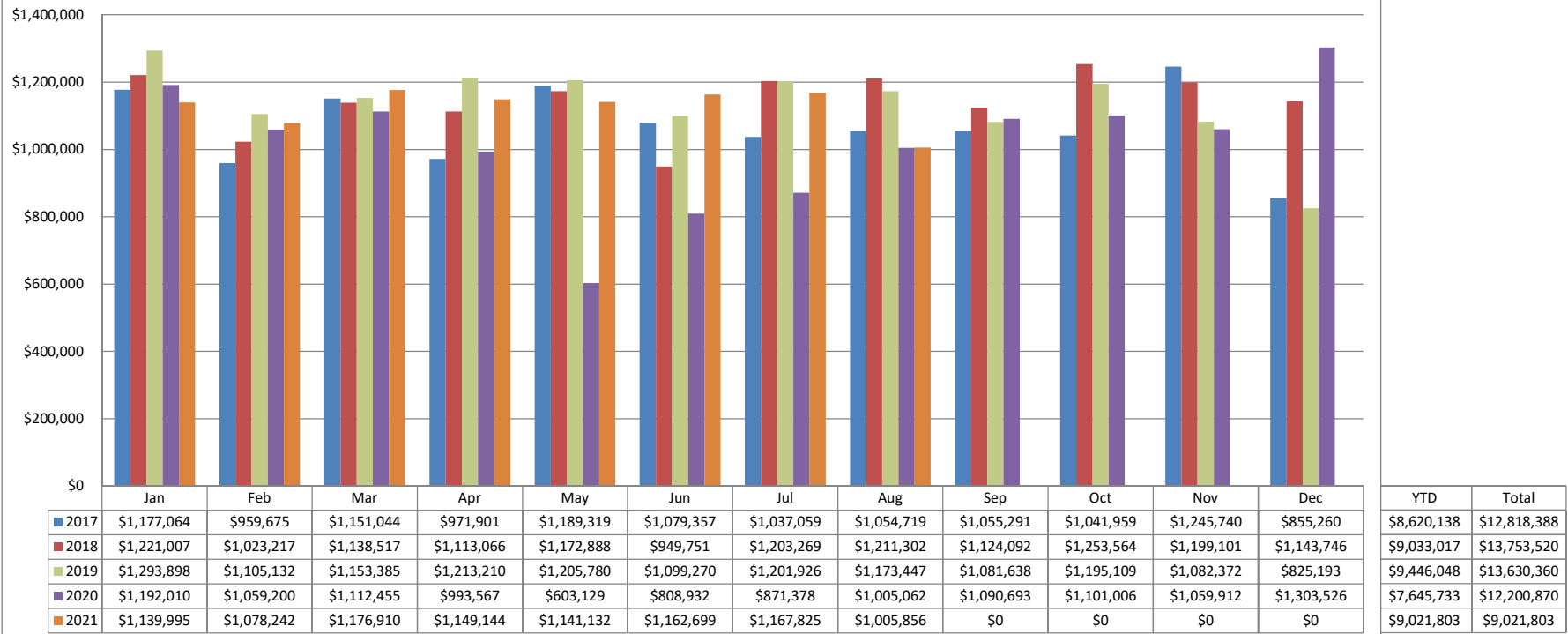
CONTINGENCY FUND - MAINTENANCE & CONSTRUCTION

MOISTURE INTRUSION - RAIN LEAKS	\$5,907	\$0	\$0	\$5,907
MOISTURE INTRUSION - PLUMBING LEAKS	52,868	0	0	52,868
MOISTURE INTRUSION - PLUMBING STOPPAGES	49,462	0	0	49,462
MOISTURE INTRUSION - MISCELLANEOUS	18,389	0	0	18,389
DAMAGE RESTORATION SERVICES	(11,585)	0	5,313	(16,898)
TOTAL	\$115,041	\$0	\$5,313	\$109,728

United Mutual Employee Compensation, Related, and Outside Services



United Mutual Employee Compensation & Related



United Mutual Outside Services

\$2,450,000

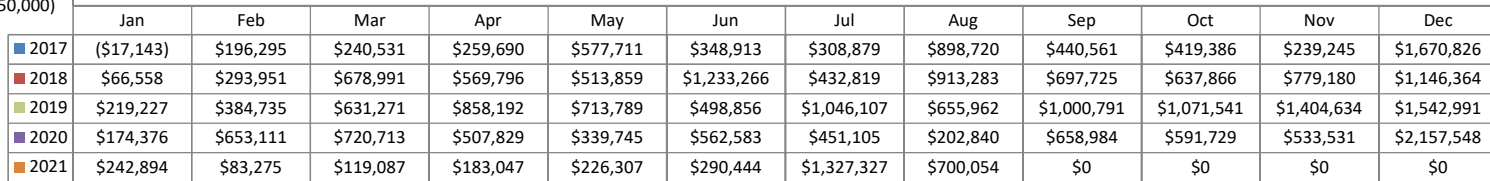
\$1,950,000

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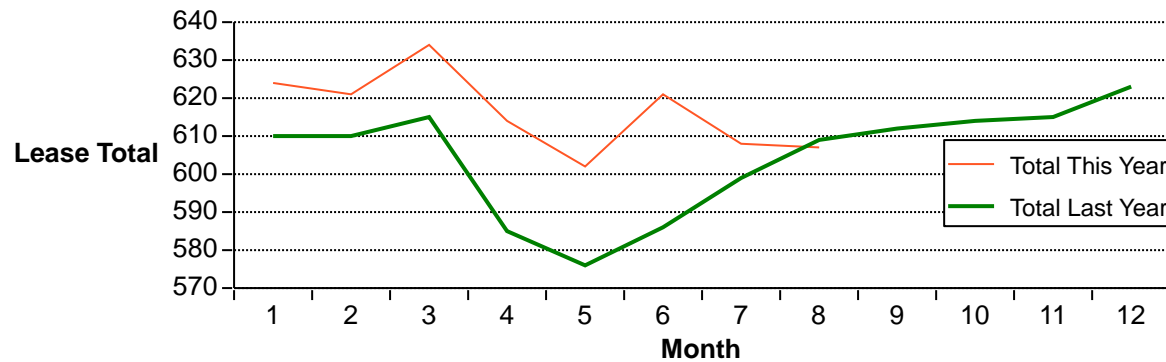
\$450,000

(\$50,000)



YTD	Total
\$2,813,596	\$5,583,614
\$4,702,523	\$7,963,658
\$5,008,139	\$10,028,096
\$3,612,302	\$7,554,094
\$3,172,435	\$3,172,435

Monthly Active Leasing Report 2021 Period 8 (Mutual 1)



Year	Month	1 to 3 Month	4 to 6 Month	7 to 12 Month	12+ Month	Total This Year	Total Last Year	% Leased	% Leased Last Year	% Change	Total Renewals	Total Expirations
2021	January	19	20	117	468	624	610	9.9	9.6	0.3	0	26
2021	February	12	16	131	462	621	610	9.8	9.6	0.2	7	12
2021	March	15	18	145	456	634	615	10.0	9.7	0.3	48	31
2021	April	12	19	149	434	614	585	9.7	9.3	0.4	29	38
2021	May	9	18	153	422	602	576	9.5	9.1	0.4	29	22
2021	June	18	21	168	414	621	586	9.8	9.3	0.5	55	42
2021	July	25	23	167	393	608	599	9.6	9.5	0.1	46	28
2021	August	28	20	178	381	607	609	9.6	9.6	0.0	29	33
2021	September						612					
2021	October						614					
2021	November						615					
2021	December						623					