



**SPECIAL MEETING OF THE BOARD OF DIRECTORS**

**Friday, July 13, 2018 – 9:30 a.m.  
Laguna Woods Village Community Center Board Room  
24351 El Toro Road**

**AGENDA**

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

**Items for Discussion and Consideration:**

6. Review Preliminary 2019 Business Plan, Version 1

**Concluding Business:**

7. Board Member Comments
8. Date of Next Budget Meeting – Friday, August 10, 2018 at 9:30 a.m. (Televised)
9. Adjournment





## STAFF REPORT

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**DATE:** July 13, 2018  
**FOR:** Board of Directors  
**SUBJECT:** 2019 Business Plan, Version 1

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### **RECOMMENDATION**

Staff recommends that board members review the proposed business plan and provide direction for change or revision. All components of the plan will be discussed at the special Board meeting on July 13, 2018.

### **BACKGROUND**

On May 23, 2018 the Landscape Committee reviewed a preliminary budget proposal specific to landscape programs funded from both operating and reserves, including assumptions and detailed scopes of work for over \$6MM in planned expenditures. On May 24, 2018 the Maintenance and Construction (M&C) Committee also reviewed preliminary budgets and discussed service levels for nearly \$16MM in planned expenditures from operations and reserves. Changes directed from these early budget meetings and subsequent discussions with Staff are included in Version 1.

The attached documents present an overview of the proposed 2019 Business Plan for Third Mutual. This version reflects a Total Basic Assessment of \$635.10 per manor per month, inclusive of the GRF portion, for a total increase of \$6.68 or 1.1% when compared to the current year.

### **DISCUSSION**

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

**Line1-2: Non-assessment revenues decreased \$64,768.** Revenue is generated through various fines, fees, and chargeable services to help offset administrative and operating costs. The budgets for these categories have been adjusted to reflect recent experience, with an overall reduction primarily due to an incorrect budget for chargeable services in the current year.

- Line 3: **Employee Compensation increased by \$127,293** or 2% due to increased staffing and the inclusion of planned wage adjustments. Staffing levels increased in Department of Resident Services to reflect current staffing requirements for extended call center hours and training, and in Office of the Chief Executive Officer (CEO) for enhanced communications and records management programs. These increases were partially offset by the reclassification of certain major repair programs to reserve (see Line 5).
- Line 5: **Materials and Supplies decreased by (\$85,239)** due to a move to reserves; several programs considered major repair of Mutual components were reclassified as reserve expenditures including paving maintenance, touch up paint, and building rehab.
- Line 7: **Sewer increased by \$39,600** due to increases in the per-meter charges put into effect on July 1, 2018 by El Toro Water District (ETWD) to fund ongoing operations and maintenance program.
- Line 8: **Water increased by \$178,120** due to increases in the per-meter charges put into effect on July 1, 2018 by ETWD to fund ongoing operations and maintenance program. Although tiered water rates did not increase in the current year, an incorrect budget assumption for these rates was fixed for 2019.
- Line 10: **Legal fees decreased by (\$90,000)** this is a contingency budget and will vary based on experience and projections.
- Line 11: **Professional Fees increased by \$27,675** due to more consulting services related to structural engineering, resulting from higher resident requests for inspections.
- Line 14: **Outside Services decreased by (\$304,246)** due to fewer outside services planned as chargeable services; an offset is found in Line 2. Also, roof repairs were categorized as reserve expenditures.
- Line 16: **Other Operating Expense increased by \$36,576** primarily due to a contingency for higher uniform and shoe requirements that are currently under management review.
- Line 18: **Property Insurance increased by \$63,033** due to an incorrect allocation. A correction will be included in the next version of the budget, which will show a slight overall decrease in this line item.
- Line 19: **Uncollectible Accounts increased by \$38,200** based on recent provision activity.
- Line 20: **Allocated Expenses decreased (\$50,645)**, the net result of inter-departmental allocations.
- Line 21: **Replacement Fund contributions increased from \$135.00 to \$140.00** per manor per month based on a revised 30-year expenditures plan which now includes certain major repair programs (see Lines 5 and 14).
- Line 22: **Elevator Replacement Fund contributions increased from \$5.00 to \$6.00** per manor per month based on a the 30-year expenditures plan.
- Line 23: **Laundry Replacement Fund increased from \$0.00 to \$1.70**; contributions were removed from Surcharges and added to the basic monthly assessment beginning in 2019 to support common area laundry facilities.
- Line 25: **Unappropriated Expenditures Fund contributions decreased from \$10.00 to \$6.00** per manor per month based on a 30-year expenditures plan.

**Line 28: GRF Assessment increased by \$178,979** primarily due to planned wage adjustments, service enhancements in compliance, communications, and records management, and a contingency for higher programming fees. The increase was partially offset by a decrease in the contribution to reserve funds.

### **FINANCIAL ANALYSIS**

The financial impact of this proposed business plan would be a Mutual basic assessment of \$434.09 per manor per month (PMPM), an increase of \$4.24 or 1.0% when compared to current year. The GRF portion is still under review by the Golden Rain Foundation.

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

**Reviewed By:** Siobhan Foster, Chief Operating Officer  
Brad Hudson, Chief Executive Officer

### **ATTACHMENT(S)**

- ATT1 – 2019 Third Business Plan
- ATT2 – 2019 Revenue and Expenditure Report
- ATT3 – 2019 Landscape Expenditures by Program - Operating
- ATT4 – 2019 Maintenance Expenditures by Program - Operating
- ATT5 – 2019 Reserves Plan

## THIRD LAGUNA HILLS MUTUAL 2019 BUSINESS PLAN

DESCRIPTION	2015 ACTUAL	2016 ACTUAL	2017 ACTUAL	2018 PLAN	2019 PLAN	Per Manor Per Month		Increase/ (Decrease)
						2018 ASSESSMENT	2019	
<b>REVENUES:</b>								
<b>Non-assessment Revenues:</b>								
1 Fees and Charges to Residents	\$501,914	\$375,549	\$330,901	\$563,238	\$478,771	\$7.69	\$6.54	\$1.15
2 Miscellaneous	663,769	426,317	766,421	581,301	601,000	7.94	8.21	(0.27)
<b>Total Revenues</b>	<b>\$1,165,683</b>	<b>\$801,866</b>	<b>\$1,097,323</b>	<b>\$1,144,539</b>	<b>\$1,079,771</b>	<b>\$15.63</b>	<b>\$14.75</b>	<b>(\$0.88)</b>
<b>EXPENSES:</b>								
3 Employee Compensation	\$8,323,161	\$6,509,988	\$6,410,860	\$6,510,804	\$6,638,097	\$88.92	\$90.65	\$1.73
4 Expenses Related to Compensation	3,721,558	2,606,548	2,605,941	2,822,616	2,814,260	38.55	38.43	(0.12)
5 Material and Supplies	1,259,373	709,061	716,470	741,380	656,141	10.12	8.96	(1.16)
6 Electricity	478,787	421,327	376,806	246,561	246,561	3.37	3.37	0.00
7 Sewer	1,522,237	1,588,795	1,639,467	1,677,000	1,716,600	22.90	23.44	0.54
8 Water	2,335,660	2,575,110	2,706,828	2,532,507	2,710,627	34.59	37.02	2.43
9 Trash	488,455	454,293	458,710	529,881	534,407	7.24	7.30	0.06
10 Legal Fees	114,242	109,975	230,869	290,000	200,000	3.96	2.73	(1.23)
11 Professional Fees	93,175	126,157	103,610	156,914	184,589	2.14	2.52	0.38
12 Management Fee	147,192	0	0	0	0	0.00	0.00	0.00
13 Equipment Rental	17,504	17,229	7,661	14,388	7,244	0.20	0.10	(0.10)
14 Outside Services	1,142,703	1,487,505	1,351,796	1,396,431	1,092,185	19.07	14.92	(4.15)
15 Repairs and Maintenance	70,622	16,969	8,394	6,537	12,001	0.09	0.16	0.07
16 Other Operating Expense	131,704	274,059	136,139	134,080	170,656	1.83	2.33	0.50
17 Insurance	456,355	437,532	469,396	458,551	460,084	6.26	6.28	0.02
18 Property Insurance	681,034	665,445	703,375	857,745	920,778	11.71	12.57	0.86
19 Uncollectible Accounts	141,735	90,013	118,609	100,000	138,200	1.37	1.89	0.52
20 Allocated Expenses	1,153,924	852,374	772,014	1,132,329	1,081,684	15.46	14.77	(0.69)
<b>Total Expenses</b>	<b>\$22,279,422</b>	<b>\$18,942,380</b>	<b>\$18,816,944</b>	<b>\$19,607,724</b>	<b>\$19,584,114</b>	<b>\$267.78</b>	<b>\$267.44</b>	<b>(\$0.34)</b>
<b>RESERVE CONTRIBUTIONS:</b>								
21 Replacement Fund	\$5,125,680	\$9,885,240	\$9,885,240	\$9,885,240	\$10,251,360	\$135.00	\$140.00	\$5.00
22 Elevator Replacement Fund	292,896	366,120	366,120	366,120	439,344	5.00	6.00	1.00
23 Laundry Replacement Fund					124,481	0.00	1.70	1.70
24 Disaster Fund	2,050,272	2,196,720	2,196,720	2,028,305	2,028,305	27.70	27.70	0.00
25 Unappropriated Exp. Fund	439,344	439,344	805,464	732,240	439,344	10.00	6.00	(4.00)
<b>Total Reserve Contributions</b>	<b>\$7,908,192</b>	<b>\$12,887,424</b>	<b>\$13,253,544</b>	<b>\$13,011,905</b>	<b>\$13,282,834</b>	<b>\$177.70</b>	<b>\$181.40</b>	<b>\$3.70</b>
<b>TOTAL MUTUAL</b>	<b>\$29,021,931</b>	<b>\$31,027,938</b>	<b>\$30,973,166</b>	<b>\$31,475,090</b>	<b>\$31,787,177</b>	<b>\$429.85</b>	<b>\$434.09</b>	<b>\$4.24</b>
<b>GOLDEN RAIN FOUNDATION</b>								
26 GRF OPERATING	\$13,404,429	\$12,690,372	\$12,420,562	\$13,075,237	\$13,473,888	\$178.57	184.01	\$5.44
27 GRF RESERVE CONTRIBUTIONS	2,416,392	1,537,704	1,757,376	1,464,480	1,244,808	20.00	17.00	(\$3.00)
<b>28 TOTAL GRF</b>	<b>\$15,820,821</b>	<b>\$14,228,076</b>	<b>\$14,177,938</b>	<b>\$14,539,717</b>	<b>\$14,718,696</b>	<b>\$198.57</b>	<b>\$201.01</b>	<b>\$2.44</b>
<b>28 TOTAL BASIC ASSESSMENTS</b>	<b>\$44,842,752</b>	<b>\$45,256,014</b>	<b>\$45,151,104</b>	<b>\$46,014,807</b>	<b>\$46,505,873</b>	<b>\$628.42</b>	<b>\$635.10</b>	<b>\$6.68</b>
<b>SURCHARGES (unique to units with common laundry facilities, elevators, and/or Garden Villa Rec Rooms)</b>								
29 Laundry Revenue	(\$108,614)	(\$101,554)	(\$113,421)	(\$108,000)	(\$220,000)	(\$2.61)	(5.31)	(\$2.70)
30 Laundry Operating	269,621	280,874	267,167	194,927	220,020	4.70	5.31	0.61
31 Elevator Operating	301,843	346,146	328,855	329,190	337,230	14.86	15.22	0.36
32 Laundry Replacement Fund	124,344	124,344	82,896	82,896	0	2.00	0.00	(2.00)
33 Garden Villa Rec Room Fund	74,520	74,520	59,616	59,616	124,481	4.00	8.35	4.35
	\$661,714	\$724,330	\$625,114	\$558,629	\$461,731	\$22.95	\$23.57	\$0.62
<b>TOTAL BUSINESS PLAN</b>	<b>\$45,504,466</b>	<b>\$45,980,344</b>	<b>\$45,776,218</b>	<b>\$46,573,436</b>	<b>\$46,967,603</b>			

ATTACHMENT 2

2019 BUSINESS PLAN  
Revenue and Expenditure Report  
THIRD LAGUNA HILLS MUTUAL

	2018 Budget	2019 Budget	VAR\$ B/(W)	VAR %
<b>Non-Assessment Revenues:</b>				
<b>Fees and Charges for Services to Residents</b>				
46501000 - Permit Fee	\$67,500	\$72,592	\$5,092	8%
46501500 - Inspection Fee	57,161	51,965	(5,196)	(9%)
46502000 - Resident Maintenance Fee	438,577	354,214	(84,363)	(19%)
<b>Total Fees and Charges for Services to Residents</b>	<b>563,238</b>	<b>478,771</b>	<b>(84,467)</b>	<b>(15%)</b>
<b>Laundry</b>				
46005000 - Coin Op Laundry Machine	108,000	220,000	112,000	104%
<b>Total Laundry</b>	<b>108,000</b>	<b>220,000</b>	<b>112,000</b>	<b>104%</b>
<b>Miscellaneous</b>				
46004500 - Resident Violations		10,000	10,000	0%
44501510 - Lease Processing Fee - Third	204,000	225,000	21,000	10%
44502500 - Non-Sale Transfer Fee - Third	13,000	3,000	(10,000)	(77%)
44503520 - Resale Processing Fee - Third	193,901	200,000	6,099	3%
44505500 - Hoa Certification Fee	6,000	9,000	3,000	50%
44507000 - Golf Cart Electric Fee	68,000	68,000		0%
44507200 - Electric Vehicle Plug-In Fee	12,000	6,000	(6,000)	(50%)
44507500 - Cartport Space Rental Fee	3,000	3,000		0%
47001500 - Late Fee Revenue	48,000	60,000	12,000	25%
47002020 - Collection Administrative Fee - Third	9,000		(9,000)	(100%)
47002500 - Collection Interest Revenue	22,000	12,000	(10,000)	(45%)
47501000 - Recycling	2,400	5,000	2,600	108%
<b>Total Miscellaneous</b>	<b>581,301</b>	<b>601,000</b>	<b>19,699</b>	<b>3%</b>
<b>Total Non-Assessment Revenue</b>	<b>1,252,539</b>	<b>1,299,771</b>	<b>47,232</b>	<b>4%</b>
<b>Expenses:</b>				
51011000 - Salaries & Wages - Regular	2,276,484	2,585,733	(309,249)	(14%)
51021000 - Union Wages - Regular	5,684,742	5,763,645	(78,903)	(1%)
51041000 - Wages - Overtime	40,308	25,095	15,213	38%
51051000 - Union Wages - Overtime	37,449	37,244	205	1%
51061000 - Holiday & Vacation	321,801	338,204	(16,403)	(5%)
51071000 - Sick	262,522	275,903	(13,381)	(5%)
51091000 - Missed Meal Penalty	1,758	858	900	51%
51101000 - Temporary Help	53,884	36,664	17,220	32%
51981000 - Compensation Accrual		5,826	(5,826)	0%
<b>Total Employee Compensation</b>	<b>8,678,947</b>	<b>9,069,171</b>	<b>(390,224)</b>	<b>(4%)</b>
52411000 - F.I.C.A.	647,182	677,822	(30,640)	(5%)
52421000 - F.U.I.	9,719	13,091	(3,372)	(35%)
52431000 - S.U.I.	48,533	56,128	(7,595)	(16%)
52441000 - Union Medical	1,902,800	1,913,209	(10,409)	(1%)
52451000 - Workers' Compensation Insurance	623,917	668,005	(44,088)	(7%)
52461000 - Non Union Medical & Life Insurance	233,653	267,211	(33,558)	(14%)
52471000 - Union Retirement Plan	310,962	312,663	(1,701)	(1%)
52481000 - Non-Union Retirement Plan	94,496	108,372	(13,876)	(15%)
52981000 - Compensation Related Accrual		970	(970)	0%
<b>Total Expenses Related to Employee Compensation</b>	<b>3,871,261</b>	<b>4,017,470</b>	<b>(146,209)</b>	<b>(4%)</b>
<b>Materials and Supplies</b>				
53001000 - Materials & Supplies	358,452	466,288	(107,835)	(30%)
53002500 - Printed Membership Materials	194		194	100%
53003000 - Materials Direct	1,200,324	1,120,622	79,702	7%
<b>Total Materials and Supplies</b>	<b>1,558,970</b>	<b>1,586,910</b>	<b>(27,939)</b>	<b>(2%)</b>
<b>Utilities and Telephone</b>				

2019 BUSINESS PLAN  
Revenue and Expenditure Report  
THIRD LAGUNA HILLS MUTUAL

	2018 Budget	2019 Budget	VAR\$ B/(W)	VAR %
53301000 - Electricity	325,000	325,000		0%
53301500 - Sewer	1,677,000	1,716,600	(39,600)	(2%)
53302000 - Water	2,532,507	2,710,627	(178,120)	(7%)
53302500 - Trash	530,455	546,690	(16,235)	(3%)
<b>Total Utilities and Telephone</b>	<b>5,064,962</b>	<b>5,298,917</b>	<b>(233,955)</b>	<b>(5%)</b>
<b>Legal Fees</b>				
53401500 - Legal Fees	290,000	200,000	90,000	31%
<b>Total Legal Fees</b>	<b>290,000</b>	<b>200,000</b>	<b>90,000</b>	<b>31%</b>
<b>Professional Fees</b>				
53402000 - Audit & Tax Preparation Fees	48,000	57,600	(9,600)	(20%)
53403500 - Consulting Fees	34,614	6,053	28,561	83%
53403520 - Consulting Fees - Third	74,300	120,936	(46,636)	(63%)
<b>Total Professional Fees</b>	<b>156,914</b>	<b>184,589</b>	<b>(27,675)</b>	<b>(18%)</b>
<b>Equipment Rental</b>				
53501500 - Equipment Rental/Lease Fees	25,462	40,090	(14,628)	(57%)
<b>Total Equipment Rental</b>	<b>25,462</b>	<b>40,090</b>	<b>(14,628)</b>	<b>(57%)</b>
<b>Outside Services</b>				
53601000 - Bank Fees	3,929	3,929		0%
53704000 - Outside Services	77,476	121,479	(44,002)	(57%)
54603500 - Outside Services CC	10,377,739	10,652,534	(274,795)	(3%)
<b>Total Outside Services</b>	<b>10,459,144</b>	<b>10,777,942</b>	<b>(318,797)</b>	<b>(3%)</b>
<b>Repairs and Maintenance</b>				
53701000 - Equipment Repair & Maint	12,108	16,240	(4,132)	(34%)
53703000 - Elevator /Lift Maintenance	320,480	328,520	(8,040)	(3%)
<b>Total Repairs and Maintenance</b>	<b>332,588</b>	<b>344,760</b>	<b>(12,172)</b>	<b>(4%)</b>
<b>Other Operating Expense</b>				
53801000 - Mileage & Meal Allowance	7,694	14,506	(6,812)	(89%)
53801500 - Travel & Lodging	1,574	968	606	39%
53802000 - Uniforms	70,674	111,250	(40,576)	(57%)
53802500 - Dues & Memberships	3,204	1,992	1,212	38%
53803000 - Subscriptions & Books	1,851	2,004	(153)	(8%)
53803500 - Training & Education	11,016	14,901	(3,885)	(35%)
53901500 - Volunteer Support	1,175	1,175		0%
53903000 - Safety	41	186	(145)	(352%)
54001000 - Board Relations	5,000	3,666	1,333	27%
54001020 - Board Relations - Third	4,000	10,000	(6,000)	(150%)
54002000 - Postage	51,712	47,672	4,040	8%
54002500 - Filing Fees / Permits	1,497	761	736	49%
<b>Total Other Operating Expense</b>	<b>159,438</b>	<b>209,083</b>	<b>(49,645)</b>	<b>(31%)</b>
<b>Insurance</b>				
54401000 - Hazard & Liability Insurance	403,965	405,194	(1,229)	0%
54401500 - D&O Liability	47,514	47,818	(304)	(1%)
54402000 - Property Insurance	857,745	920,778	(63,033)	(7%)
54403000 - General Liability Insurance	7,072	7,072		0%
<b>Total Insurance</b>	<b>1,316,295</b>	<b>1,380,862</b>	<b>(64,566)</b>	<b>(5%)</b>
<b>Uncollectible Accounts</b>				
54602000 - Bad Debt Expense	100,000	138,200	(38,200)	(38%)
<b>Total Uncollectible Accounts</b>	<b>100,000</b>	<b>138,200</b>	<b>(38,200)</b>	<b>(38%)</b>



2019 BUSINESS PLAN  
 Revenue and Expenditure Report  
 THIRD LAGUNA HILLS MUTUAL

	<u>2018 Budget</u>	<u>2019 Budget</u>	<u>VAR\$ B/(W)</u>	<u>VAR %</u>
<b>Total Expenses</b>	<b><u>32,013,982</u></b>	<b><u>33,247,993</u></b>	<b><u>(1,234,012)</u></b>	<b><u>(4%)</u></b>
<b>Unallocated Revenue / (Expense)</b>	<b><u>(\$30,761,443)</u></b>	<b><u>(\$31,948,222)</u></b>	<b><u>(\$1,186,779)</u></b>	<b><u>(4%)</u></b>
<b>Allocated Expenses</b>				
Allocated From Departments	1,279,046	1,209,599	69,447	5%
<b>Total Allocated Expenses</b>	<b><u>1,279,046</u></b>	<b><u>1,209,599</u></b>	<b><u>69,447</u></b>	<b><u>5%</u></b>
<b>Net Revenue / (Expense)</b>	<b><u>(\$32,040,489)</u></b>	<b><u>(\$33,157,821)</u></b>	<b><u>(\$1,117,333)</u></b>	<b><u>(3%)</u></b>

**THIRD LAGUNA HILLS MUTUAL  
2019 BUSINESS PLAN  
Landscape Expenditures by Program**

DESCRIPTION	2015 ACTUALS	2016 ACTUALS	2017 ACTUALS	2018 BUDGET	2019 BUDGET	Increase/(Decrease)	
						\$	%
<b>OPERATING FUND</b>							
1 LAWN MAINTENANCE	\$1,205,299	\$1,209,523	\$1,414,141	\$1,315,839	\$1,398,052	\$82,213	6%
2 SHRUB-BED MAINTENANCE	2,199,557	2,255,070	2,010,200	2,300,782	2,388,340	87,558	4%
3 SLOPE MAINTENANCE	314,442	327,497	282,570	335,045	412,655	77,610	23%
4 TREE MAINTENANCE	733,911	0	4,031	0	0	0	0%
5 RESIDENT CHARGEABLE SERVICES	0	0	0	0	0	0	0%
6 PEST CONTROL	74,089	130,250	132,306	155,466	148,673	(6,793)	(4%)
7 CARPORT CLEANING	12,856	0	0	0	0	0	0%
8 GARDEN VILLA MAINTENANCE	67,656	139,786	107,962	65,718	50,127	(15,591)	(24%)
9 MISCELLANEOUS TASKS	146,175	137,668	287,394	148,723	177,586	28,863	19%
10 SUPPORT	524,295	314,800	381,147	422,727	430,059	7,332	2%
<b>TOTAL OPERATING FUND</b>	<b>\$5,278,280</b>	<b>\$4,514,594</b>	<b>\$4,619,751</b>	<b>\$4,744,300</b>	<b>\$5,005,492</b>	<b>\$261,192</b>	<b>6%</b>

**THIRD LAGUNA HILLS MUTUAL  
2019 BUSINESS PLAN  
Maintenance Expenditures by Program**

DESCRIPTION	2015	2016	2017	2018	2019	Increase/(Decrease)	
	ACTUALS	ACTUALS	ACTUAL	BUDGET	BUDGET	\$	%
<b>OPERATING FUND</b>							
1 JANITORIAL SERVICE	\$657,065	\$653,906	\$701,593	\$785,925	\$1,003,247	\$217,322	28%
2 PLUMBING SERVICE	540,721	676,691	776,888	562,159	676,567	114,408	20%
3 CARPENTRY SERVICE	359,579	418,726	469,859	370,816	387,119	16,303	4%
4 CONCRETE REPAIR/REPLACEMENT	256,288	272,459	344,015	277,636	376,684	99,048	36%
5 PEST CONTROL	212,391	240,244	279,081	298,968	260,405	(38,563)	(13%)
6 FIRE PROTECTION	82,236	71,824	72,010	100,820	175,556	74,736	74%
7 GUTTER CLEANING	128,022	206,502	144,723	166,799	151,614	(15,185)	(9%)
8 ELECTRICAL SERVICE	106,550	122,876	115,399	142,279	122,304	(19,975)	(14%)
9 APPLIANCE REPAIRS	89,256	113,354	129,690	93,901	95,863	1,962	2%
10 WELDING	54,814	41,294	97,283	75,046	85,715	10,669	14%
11 MISCELLANEOUS REPAIRS BY OUTSIDE SERVICES	43,599	71,831	41,725	66,061	58,050	(8,011)	(12%)
12 TRAFFIC CONTROL	17,830	14,495	15,717	29,721	30,459	737	2%
13 SOLAR MAINTENANCE	0	0	0	40,000	25,000	(15,000)	(38%)
14 CURB CUTS	0	0	0	20,000	10,000	(10,000)	(50%)
15 PAINT PROGRAM	1,553,188	4,005	0	0	0	0	0%
16 REPAIRS PRIOR-TO-PAINT	988,080	6,138	0	0	0	0	0%
17 GV MAILROOM RENOVATIONS	10,036	8,504	53,786	0	0	0	0%
18 BALCONY/BREEZEWAY RESURFACING	575,227	373,619	291,946	411,008	0	(411,008)	(100%)
19 BUILDING REHAB/DRY ROT	114,569	116,009	154,877	320,666	0	(320,666)	(100%)
20 ROOF REPAIRS	338,275	245,943	349,416	290,000	0	(290,000)	(100%)
21 PAINT- TOUCHUP	103,060	128,039	165,742	118,034	0	(118,034)	(100%)
22 PAVING MAINTENANCE & REPAIRS	149,686	129,474	84,634	163,751	0	(163,751)	(100%)
23 STAIR TREAD REPLACEMENTS	0	0	0	0	0	0	0%
<b>TOTAL MAINTENANCE</b>	<b>\$6,380,471</b>	<b>\$3,915,932</b>	<b>\$4,288,384</b>	<b>\$4,333,590</b>	<b>\$3,458,583</b>	<b>(\$875,007)</b>	<b>(20%)</b>

Lines 18-23 moved to reserves in 2019.

Line 17 moved to reserves in 2018.

Lines 15 and 16 moved to the reserves in 2016.

**THIRD LAGUNA HILLS MUTUAL  
2019 RESERVES PLAN  
Projected Fund Balances**

<i>Fund</i>	<i>Year</i>	<i>Beginning Balance</i>	<i>Interest</i>	<i>Contributions</i>	<i>Assessment PMPM</i>	<i>Planned Expenditures</i>	<i>ENDING BALANCE</i>
<b>REPLACEMENT RESERVE FUND</b>	2018	\$ 14,097,022	\$ 186,332	\$ 9,885,240	\$ 135.00	\$ (11,460,472)	\$ 12,708,122
	<b>2019</b>	<b>\$ 12,708,122</b>	<b>\$ 165,419</b>	<b>\$ 10,251,360</b>	<b>\$ 140.00</b>	<b>\$ (12,036,371)</b>	<b>\$ 11,088,530</b>
	2020	\$ 11,088,530	\$ 182,934	\$ 10,617,480	\$ 145.00	\$ (11,887,768)	\$ 10,001,175
	2021	\$ 10,001,175	\$ 161,672	\$ 10,983,600	\$ 150.00	\$ (12,509,180)	\$ 8,637,267
	2022	\$ 8,637,267	\$ 150,183	\$ 11,349,720	\$ 155.00	\$ (11,460,439)	\$ 8,676,731
	2023	\$ 8,676,731	\$ 151,719	\$ 11,715,840	\$ 160.00	\$ (11,729,991)	\$ 8,814,299
<b>ELEVATOR REPLACEMENT RESERVE FUND</b>	2018	\$ 1,627,889	\$ 23,042	\$ 366,120	\$ 5.00	\$ (330,189)	\$ 1,686,862
	<b>2019</b>	<b>\$ 1,686,862</b>	<b>\$ 24,265</b>	<b>\$ 439,344</b>	<b>\$ 6.00</b>	<b>\$ (346,698)</b>	<b>\$ 1,803,773</b>
	2020	\$ 1,803,773	\$ 32,449	\$ 439,344	\$ 6.00	\$ (338,444)	\$ 1,937,122
	2021	\$ 1,937,122	\$ 35,349	\$ 512,568	\$ 7.00	\$ (346,905)	\$ 2,138,134
	2022	\$ 2,138,134	\$ 36,984	\$ 585,792	\$ 8.00	\$ (635,365)	\$ 2,125,545
	2023	\$ 2,125,545	\$ 36,624	\$ 585,792	\$ 8.00	\$ (651,250)	\$ 2,096,711
<b>DISASTER FUND</b>	2018	\$ 8,728,229	\$ 123,972	\$ 2,028,305	\$ 27.70	\$ (1,774,461)	\$ 9,106,045
	<b>2019</b>	<b>\$ 9,106,045</b>	<b>\$ 129,680</b>	<b>\$ 2,028,305</b>	<b>\$ 27.70</b>	<b>\$ (1,714,691)</b>	<b>\$ 9,549,339</b>
	2020	\$ 9,549,339	\$ 135,583	\$ 2,028,305	\$ 27.70	\$ (1,758,000)	\$ 9,955,227
	2021	\$ 9,955,227	\$ 140,957	\$ 2,028,305	\$ 27.70	\$ (1,802,000)	\$ 10,322,489
	2022	\$ 10,322,489	\$ 145,784	\$ 2,028,305	\$ 27.70	\$ (1,847,000)	\$ 10,649,578
	2023	\$ 10,649,578	\$ 150,041	\$ 2,028,305	\$ 27.70	\$ (1,893,000)	\$ 10,934,924
<b>UNAPPROPRIATED EXPENDITURES FUND</b>	2018	\$ 2,762,888	\$ 40,811	\$ 1,141,085	\$ 10.00	\$ (836,680)	\$ 3,108,104
	<b>2019</b>	<b>\$ 3,108,104</b>	<b>\$ 43,089</b>	<b>\$ 439,344</b>	<b>\$ 6.00</b>	<b>\$ (500,000)</b>	<b>\$ 3,090,537</b>
	2020	\$ 3,090,537	\$ 42,752	\$ 439,344	\$ 6.00	\$ (513,000)	\$ 3,059,633
	2021	\$ 3,059,633	\$ 42,228	\$ 439,344	\$ 6.00	\$ (526,000)	\$ 3,015,205
	2022	\$ 3,015,205	\$ 41,515	\$ 439,344	\$ 6.00	\$ (539,000)	\$ 2,957,064
	2023	\$ 2,957,064	\$ 40,610	\$ 439,344	\$ 6.00	\$ (552,000)	\$ 2,885,018
<b>LAUNDRY REPLACEMENT RESERVE FUND</b>	<b>2019</b>	<b>\$ 913,076</b>	<b>\$ 13,202</b>	<b>\$ 124,481</b>	<b>\$ 1.70</b>	<b>\$ (64,645)</b>	<b>\$ 986,113</b>
	2020	\$ 986,113	\$ 17,678	\$ 124,481	\$ 1.70	\$ (76,329)	\$ 1,051,944
	2021	\$ 1,051,944	\$ 18,814	\$ 124,481	\$ 1.70	\$ (78,237)	\$ 1,117,001
	2022	\$ 1,117,001	\$ 19,629	\$ 124,481	\$ 1.70	\$ (115,125)	\$ 1,145,986
	2023	\$ 1,145,986	\$ 20,111	\$ 124,481	\$ 1.70	\$ (118,003)	\$ 1,172,575
<b>TOTAL</b>	2018	\$ 27,216,028	\$ 374,157	\$ 13,420,750	\$ 177.70	\$ (14,401,802)	\$ 26,609,133
	<b>2019</b>	<b>\$ 27,522,208</b>	<b>\$ 375,655</b>	<b>\$ 13,282,834</b>	<b>\$ 181.40</b>	<b>\$ (14,662,405)</b>	<b>\$ 26,518,292</b>
	2020	\$ 26,518,292	\$ 411,396	\$ 13,648,954	\$ 186.40	\$ (14,573,541)	\$ 26,005,101
	2021	\$ 26,005,101	\$ 399,020	\$ 14,088,298	\$ 192.40	\$ (15,262,322)	\$ 25,230,097
	2022	\$ 25,230,097	\$ 394,095	\$ 14,527,642	\$ 198.40	\$ (14,596,929)	\$ 25,554,904
	2023	\$ 25,554,904	\$ 399,105	\$ 14,893,762	\$ 203.40	\$ (14,944,244)	\$ 25,903,527
<b><u>SURCHARGE:</u></b>							
<b>LAUNDRY REPLACEMENT RESERVE</b>	2018	\$ 814,024	\$ 12,006	\$ 146,448	\$ 2.00	\$ (59,402)	\$ 913,076
	<i>Note: Laundry Replacement Fund is transferred to shared cost in 2019.</i>						
<b><u>SURCHARGE:</u></b>							
<b>GARDEN VILLA REC ROOM FUND</b>	2018	\$ 63,639	\$ 824	\$ 59,616	\$ 4.00	\$ (69,139)	\$ 54,940
	<b>2019</b>	<b>\$ 54,940</b>	<b>\$ 412</b>	<b>\$ 74,520</b>	<b>\$ 5.00</b>	<b>\$ (125,478)</b>	<b>\$ 4,394</b>
	2020	\$ 4,394	\$ 191	\$ 89,424	\$ 6.00	\$ (70,900)	\$ 23,109
	2021	\$ 23,109	\$ 441	\$ 89,424	\$ 6.00	\$ (72,700)	\$ 40,274
	2022	\$ 40,274	\$ 773	\$ 104,328	\$ 7.00	\$ (74,500)	\$ 70,875
	2023	\$ 70,875	\$ 1,188	\$ 104,328	\$ 7.00	\$ (76,400)	\$ 99,991
<i>Note: Garden Villa Rec Room Fund surcharge applies only to manors within Garden Villa buildings.</i>							

**THIRD LAGUNA HILLS MUTUAL  
2019 RESERVES PLAN  
Reserve Expenditures by Program**

DESCRIPTION	2015	2016	2017	2018	2019	Increase/(Decrease)	
	ACTUALS	ACTUALS	ACTUAL	BUDGET	BUDGET	\$	%
1 ALARM SYSTEMS	\$7,880	\$9,790	\$0	\$0	\$0	\$0	0%
2 BUILDING NUMBERS	0	2,391	4,196	33,970	33,970	0	0%
3 BUILDING STRUCTURES	1,057,800	1,448,293	1,588,675	3,152,327	2,706,875	(445,452)	(14%)
4 ELECTRICAL SYSTEMS	22,148	14,868	5,322	55,046	58,610	3,564	6%
5 ENERGY PROJECTS	0	40,000	5,157	50,000	50,000	0	0%
6 EXTERIOR LIGHTING	34,147	0	112,857	500,000	750,000	250,000	50%
7 FENCING	67,073	35,618	107,210	0	137,315	137,315	100%
8 GARDEN VILLA LOBBY	7,978	42,485	36,751	114,126	119,560	5,434	5%
9 GARDEN VILLA MAILROOM	0	0	0	23,649	70,383	46,734	198%
10 GARDEN VILLA RECESSED AREAS	0	0	36,350	195,000	250,440	55,440	28%
11 GARDEN VILLA REC ROOM HEAT PUMP/WATER HEATER	489	941	6,313	18,000	19,508	1,508	8%
12 GUTTERS	79,831	66,379	272,815	137,118	37,000	(100,118)	(73%)
13 LANDSCAPE MODERNIZATION	(3,164)	0	0	250,000	999,958	749,958	300%
14 MAILBOXES	11,104	2,454	12,988	19,389	36,558	17,170	89%
15 PAINT PROGRAM	0	1,347,231	1,703,787	1,602,744	2,013,705	410,961	26%
16 PRIOR TO PAINT	0	830,582	640,460	857,243	1,281,545	424,302	49%
17 PAVING/CONCRETE	68,128	273,304	296,129	597,000	795,118	198,118	33%
18 ROOFS	1,154,649	1,644,110	1,210,590	1,598,050	1,311,937	(286,113)	(18%)
19 TREE MAINTENANCE	0	88,966	738,686	826,476	213,889	(612,587)	(74%)
20 EXTERIOR WALLS	4,863	0	15,375	75,000	200,000	125,000	167%
21 WASTE LINE REMEDIATION	507,671	292,004	750,800	750,000	750,000	0	0%
22 WATER LINES - COPPER PIPE REMEDIATION	59,764	119,843	109,199	100,000	200,000	100,000	100%
23 ELEVATORS	295,105	306,727	306,380	330,189	346,698	16,509	5%
24 LAUNDRY COUNTERTOP/FLOOR REPLACEMENT	12,675	16,619	32,872	34,688	54,790	20,102	58%
25 LAUNDRY APPLIANCES REPLACEMENTS	41,461	32,890	17,075	24,714	9,855	(14,859)	(60%)
OTHER SUPPL. APPROPRIATIONS	0	0	0	0	0	0	0%
<b>TOTAL REPLACEMENT FUNDS</b>	<b>\$3,429,602</b>	<b>\$6,615,496</b>	<b>\$8,009,987</b>	<b>\$11,344,729</b>	<b>\$12,447,714</b>	<b>\$1,102,986</b>	<b>10%</b>

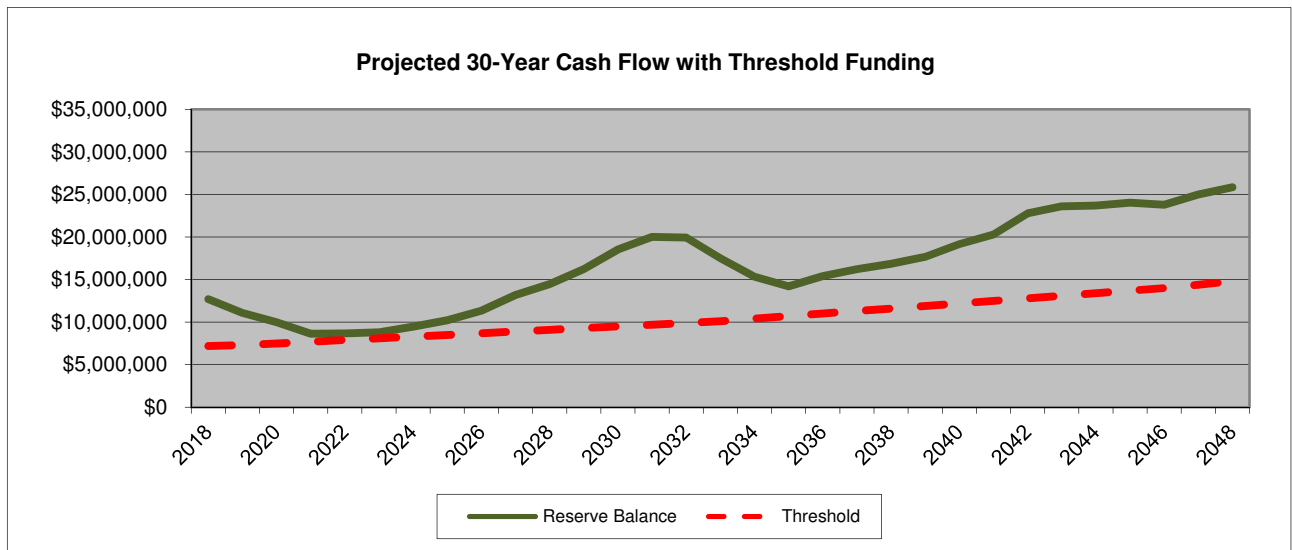
Lines 3, 15, 16, 17 and 18 include major repairs moved from operations in 2019.  
Line 7 was moved to operating in 2018 under Carpentry Services.  
Line 9 was moved from operations to reserves in 2018.  
Line 9 was moved from operations to reserves in 2018.

GARDEN VILLA RECREATION ROOMS	\$46,517	\$65,036	\$114,123	\$69,139	\$125,478	\$56,338	81%
<b>TOTAL GARDEN VILLA RECREATION ROOM FUND</b>	<b>\$46,517</b>	<b>\$65,036</b>	<b>\$114,123</b>	<b>\$69,139</b>	<b>\$125,478</b>	<b>\$56,338</b>	<b>81%</b>

## THIRD LAGUNA HILLS MUTUAL 2019 RESERVES PLAN Replacement Reserve 30-Year Funding Plan

**Threshold (Min Balance):**      \$ 7,300,000  
Indexed for projected inflation

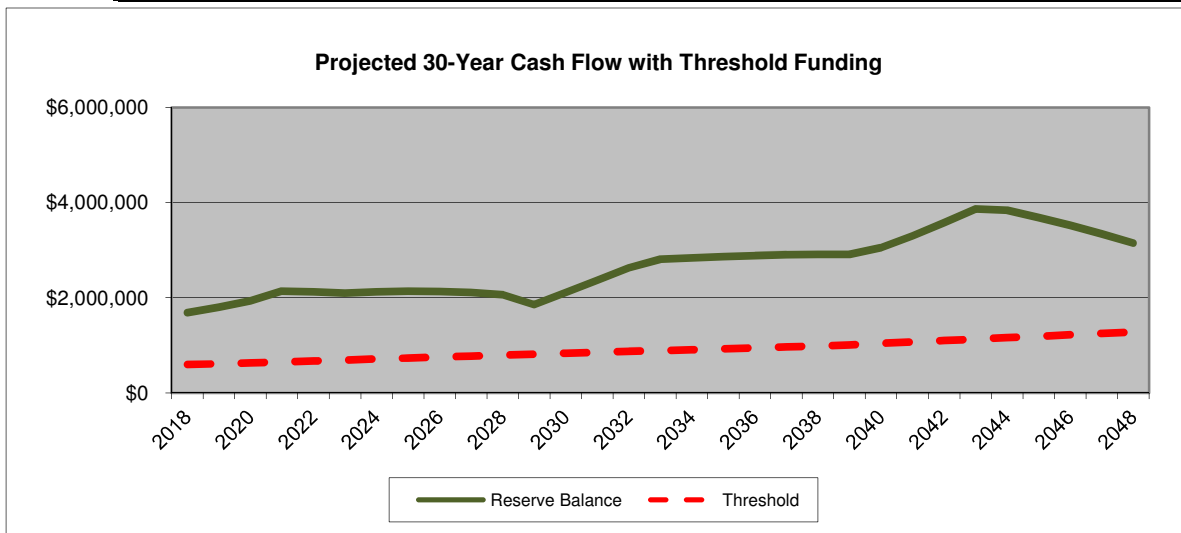
Year	Assessment		Interest Earnings	Other Additions	Planned Expenditures	Reserve Balance
	Per Manor Per Month	Total Contribution				
2018	\$ 135.00	\$ 9,885,240	\$ 186,332		\$ 11,460,472	\$ 12,708,122
<b>2019</b>	<b>\$ 140.00</b>	<b>\$ 10,251,360</b>	<b>\$ 165,419</b>		<b>\$ 12,036,371</b>	<b>\$ 11,088,530</b>
2020	\$ 145.00	\$ 10,617,480	\$ 182,934		\$ 11,887,768	\$ 10,001,175
2021	\$ 150.00	\$ 10,983,600	\$ 161,672		\$ 12,509,180	\$ 8,637,267
2022	\$ 155.00	\$ 11,349,720	\$ 150,183		\$ 11,460,439	\$ 8,676,731
2023	\$ 160.00	\$ 11,715,840	\$ 151,719		\$ 11,729,991	\$ 8,814,299
2024	\$ 165.00	\$ 12,081,960	\$ 158,564		\$ 11,588,991	\$ 9,465,832
2025	\$ 170.00	\$ 12,448,080	\$ 170,731		\$ 11,867,663	\$ 10,216,979
2026	\$ 175.00	\$ 12,814,200	\$ 187,096		\$ 11,865,789	\$ 11,352,486
2027	\$ 175.00	\$ 12,814,200	\$ 212,855		\$ 11,192,845	\$ 13,186,696
2028	\$ 175.00	\$ 12,814,200	\$ 239,834		\$ 11,778,028	\$ 14,462,702
2029	\$ 175.00	\$ 12,814,200	\$ 266,268		\$ 11,309,026	\$ 16,234,144
2030	\$ 175.00	\$ 12,814,200	\$ 301,567		\$ 10,817,728	\$ 18,532,183
2031	\$ 175.00	\$ 12,814,200	\$ 334,240		\$ 11,679,674	\$ 20,000,949
2032	\$ 175.00	\$ 12,814,200	\$ 346,351		\$ 13,233,133	\$ 19,928,367
2033	\$ 175.00	\$ 12,814,200	\$ 324,700		\$ 15,562,327	\$ 17,504,940
2034	\$ 175.00	\$ 12,814,200	\$ 284,879		\$ 15,266,507	\$ 15,337,512
2035	\$ 175.00	\$ 12,814,200	\$ 256,274		\$ 14,200,806	\$ 14,207,180
2036	\$ 175.00	\$ 12,814,200	\$ 256,932		\$ 11,864,902	\$ 15,413,410
2037	\$ 175.00	\$ 12,814,200	\$ 274,331		\$ 12,288,915	\$ 16,213,027
2038	\$ 180.00	\$ 13,180,320	\$ 286,768		\$ 12,832,870	\$ 16,847,245
2039	\$ 185.00	\$ 13,546,440	\$ 299,394		\$ 13,024,510	\$ 17,668,569
2040	\$ 190.00	\$ 13,912,560	\$ 319,429		\$ 12,743,502	\$ 19,157,056
2041	\$ 195.00	\$ 14,278,680	\$ 342,231		\$ 13,480,647	\$ 20,297,320
2042	\$ 200.00	\$ 14,644,800	\$ 373,642		\$ 12,537,456	\$ 22,778,306
2043	\$ 205.00	\$ 15,010,920	\$ 402,254		\$ 14,595,696	\$ 23,595,784
2044	\$ 210.00	\$ 15,377,040	\$ 410,159		\$ 15,693,342	\$ 23,689,640
2045	\$ 215.00	\$ 15,743,160	\$ 413,922		\$ 15,817,049	\$ 24,029,673
2046	\$ 220.00	\$ 16,109,280	\$ 414,709		\$ 16,773,346	\$ 23,780,316
2047	\$ 225.00	\$ 16,475,400	\$ 422,945		\$ 15,699,463	\$ 24,979,198
2048	\$ 230.00	\$ 16,841,520	\$ 440,805		\$ 16,422,160	\$ 25,839,362



**THIRD LAGUNA HILLS MUTUAL  
2019 RESERVES PLAN  
Elevator Reserve 30-Year Funding Plan**

**Threshold (Min Balance): \$ 610,000**  
Indexed for projected inflation

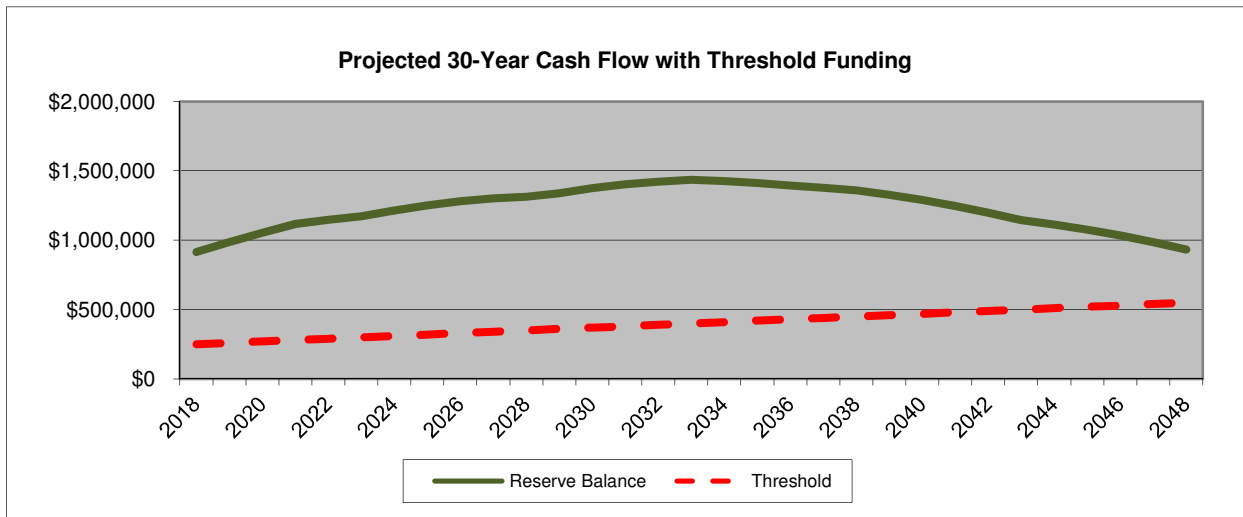
Year	Assessment		Interest Earnings	Planned Expenditures	Reserve Balance
	Per Manor Per Month	Total Contribution			
2018	\$ 5.00	\$ 366,120	\$ 23,042	\$ 330,189	\$ 1,686,862
2019	\$ 6.00	\$ 439,344	\$ 24,265	\$ 346,698	\$ 1,803,773
2020	\$ 6.00	\$ 439,344	\$ 32,449	\$ 338,444	\$ 1,937,122
2021	\$ 7.00	\$ 512,568	\$ 35,349	\$ 346,905	\$ 2,138,134
2022	\$ 8.00	\$ 585,792	\$ 36,984	\$ 635,365	\$ 2,125,545
2023	\$ 8.00	\$ 585,792	\$ 36,624	\$ 651,250	\$ 2,096,711
2024	\$ 9.00	\$ 659,016	\$ 36,618	\$ 667,531	\$ 2,124,815
2025	\$ 9.00	\$ 659,016	\$ 36,964	\$ 684,219	\$ 2,136,575
2026	\$ 9.00	\$ 659,016	\$ 37,020	\$ 701,325	\$ 2,131,287
2027	\$ 9.00	\$ 659,016	\$ 36,774	\$ 718,858	\$ 2,108,219
2028	\$ 9.00	\$ 659,016	\$ 36,213	\$ 736,829	\$ 2,066,619
2029	\$ 9.00	\$ 659,016	\$ 34,002	\$ 906,300	\$ 1,853,337
2030	\$ 3.00	\$ 219,672	\$ 34,356	\$ -	\$ 2,107,365
2031	\$ 3.00	\$ 219,672	\$ 38,801	\$ -	\$ 2,365,838
2032	\$ 3.00	\$ 219,672	\$ 43,324	\$ -	\$ 2,628,834
2033	\$ 3.00	\$ 219,672	\$ 47,170	\$ 86,432	\$ 2,809,244
2034	\$ 3.00	\$ 219,672	\$ 48,977	\$ 240,808	\$ 2,837,086
2035	\$ 3.00	\$ 219,672	\$ 49,454	\$ 242,013	\$ 2,864,199
2036	\$ 3.00	\$ 219,672	\$ 49,875	\$ 248,063	\$ 2,885,682
2037	\$ 3.00	\$ 219,672	\$ 50,197	\$ 254,265	\$ 2,901,286
2038	\$ 3.00	\$ 219,672	\$ 50,414	\$ 260,622	\$ 2,910,751
2039	\$ 3.00	\$ 219,672	\$ 50,514	\$ 268,097	\$ 2,912,839
2040	\$ 3.00	\$ 219,672	\$ 51,751	\$ 130,964	\$ 3,053,299
2041	\$ 3.00	\$ 219,672	\$ 55,102	\$ 28,929	\$ 3,299,143
2042	\$ 3.00	\$ 219,672	\$ 59,657	\$ -	\$ 3,578,472
2043	\$ 3.00	\$ 219,672	\$ 64,545	\$ -	\$ 3,862,689
2044	\$ 3.00	\$ 219,672	\$ 66,803	\$ 310,411	\$ 3,838,753
2045	\$ 3.00	\$ 219,672	\$ 65,270	\$ 437,745	\$ 3,685,950
2046	\$ 3.00	\$ 219,672	\$ 62,500	\$ 448,689	\$ 3,519,433
2047	\$ 3.00	\$ 219,672	\$ 59,488	\$ 459,906	\$ 3,338,686
2048	\$ 3.00	\$ 219,672	\$ 56,224	\$ 471,404	\$ 3,143,179



**THIRD LAGUNA HILLS MUTUAL  
2019 RESERVES PLAN  
Laundry Reserve 30-Year Funding Plan**

**Threshold (Min Balance):**           \$       **260,000**  
**Indexed for projected inflation**

Year	Assessment		Interest Earnings	Planned Expenditures	Reserve Balance
	Per Manor Per Month	Total Contribution			
2018	\$ 2.00	\$ 146,448	\$ 12,006	\$ 59,402	\$ 913,076
<b>2019</b>	<b>\$ 1.70</b>	<b>\$ 124,481</b>	<b>\$ 13,202</b>	<b>\$ 64,645</b>	<b>\$ 986,113</b>
2020	\$ 1.70	\$ 124,481	\$ 17,678	\$ 76,329	\$ 1,051,944
2021	\$ 1.70	\$ 124,481	\$ 18,814	\$ 78,237	\$ 1,117,001
2022	\$ 1.70	\$ 124,481	\$ 19,629	\$ 115,125	\$ 1,145,986
2023	\$ 1.70	\$ 124,481	\$ 20,111	\$ 118,003	\$ 1,172,575
2024	\$ 1.70	\$ 124,481	\$ 20,694	\$ 104,593	\$ 1,213,157
2025	\$ 1.70	\$ 124,481	\$ 21,381	\$ 107,208	\$ 1,251,811
2026	\$ 1.70	\$ 124,481	\$ 21,976	\$ 116,502	\$ 1,281,765
2027	\$ 1.70	\$ 124,481	\$ 22,416	\$ 126,194	\$ 1,302,468
2028	\$ 1.70	\$ 124,481	\$ 22,690	\$ 136,298	\$ 1,313,340
2029	\$ 1.70	\$ 124,481	\$ 22,991	\$ 123,591	\$ 1,337,221
2030	\$ 1.70	\$ 124,481	\$ 23,527	\$ 110,163	\$ 1,375,065
2031	\$ 1.70	\$ 124,481	\$ 24,099	\$ 120,401	\$ 1,403,244
2032	\$ 1.70	\$ 124,481	\$ 24,499	\$ 131,081	\$ 1,421,143
2033	\$ 1.70	\$ 124,481	\$ 24,784	\$ 134,358	\$ 1,436,049
2034	\$ 1.70	\$ 124,481	\$ 24,826	\$ 159,358	\$ 1,425,999
2035	\$ 1.70	\$ 124,481	\$ 24,615	\$ 163,342	\$ 1,411,753
2036	\$ 1.70	\$ 124,481	\$ 24,330	\$ 167,425	\$ 1,393,138
2037	\$ 1.70	\$ 124,481	\$ 24,040	\$ 163,341	\$ 1,378,318
2038	\$ 1.70	\$ 124,481	\$ 23,745	\$ 167,425	\$ 1,359,118
2039	\$ 1.70	\$ 124,481	\$ 23,296	\$ 180,299	\$ 1,326,597
2040	\$ 1.70	\$ 124,481	\$ 22,688	\$ 184,806	\$ 1,288,959
2041	\$ 1.70	\$ 124,481	\$ 21,989	\$ 189,426	\$ 1,246,003
2042	\$ 1.70	\$ 124,481	\$ 21,203	\$ 193,311	\$ 1,198,375
2043	\$ 1.70	\$ 124,481	\$ 20,327	\$ 198,144	\$ 1,145,039
2044	\$ 1.70	\$ 124,481	\$ 19,585	\$ 176,290	\$ 1,112,815
2045	\$ 1.70	\$ 124,481	\$ 18,982	\$ 180,697	\$ 1,075,581
2046	\$ 1.70	\$ 124,481	\$ 18,291	\$ 185,214	\$ 1,033,139
2047	\$ 1.70	\$ 124,481	\$ 17,508	\$ 189,845	\$ 985,283
2048	\$ 1.70	\$ 124,481	\$ 16,629	\$ 194,591	\$ 931,802





# THIRD LAGUNA HILLS MUTUAL

## 2019 RESERVES PLAN

### Replacement Reserves Planned Expenditures

<i>Program</i>	<i>Alarm Systems</i>	<i>Building Numbers</i>	<i>Building Structures</i>	<i>Building Rehab Dry Rot (New)</i>	<i>Electrical Alternate Heat Source</i>	<i>Electrical Systems</i>	<i>Energy Projects</i>	<i>Exterior Lighting</i>
Life in Years	40	40	Various		30	50	Various	As Needed
Quantity	81	3,397	Various		6,102	6,102	Various	Various
Unit	ea	ea	Various		ea	Manors	Various	Street Lights
Unit Cost	\$35,000	\$100	Various		\$356 - \$1,326	Various	Various	Various
Total Cost	\$2,835,000	\$339,700			\$9,223,052	Various		\$3,070,000
2019	\$0	\$33,970	\$2,400,492	\$306,383	\$8,610	\$50,000	\$50,000	\$750,000
2020	\$51,250	\$34,819	\$2,774,447	\$202,567	\$5,172	\$51,250	\$51,250	\$82,000
2021	\$441,263	\$35,690	\$2,851,426	\$217,655	\$5,301	\$52,531	\$52,531	\$84,050
2022	\$452,294	\$36,582	\$1,797,911	\$221,667	\$5,434	\$53,845	\$53,845	\$86,151
2023	\$463,601	\$37,497	\$1,851,413	\$149,813	\$5,570	\$55,191	\$55,191	\$88,305
2024	\$0	\$38,434	\$1,906,750	\$174,859	\$5,709	\$56,570	\$56,570	\$90,513
2025	\$0	\$39,395	\$1,962,536	\$132,406	\$5,852	\$57,985	\$57,985	\$92,775
2026	\$0	\$40,380	\$1,568,814	\$139,456	\$5,998	\$59,434	\$59,434	\$95,095
2027	\$0	\$0	\$1,082,598	\$188,004	\$6,148	\$60,920	\$60,920	\$97,472
2028	\$0	\$0	\$1,109,663	\$400,468	\$6,302	\$62,443	\$0	\$99,909
2029	\$0	\$0	\$1,137,405	\$392,196	\$6,459	\$64,004	\$0	\$102,407
2030	\$0	\$0	\$1,165,840	\$259,303	\$6,621	\$65,604	\$0	\$104,967
2031	\$0	\$0	\$1,194,986	\$278,617	\$6,786	\$67,244	\$0	\$107,591
2032	\$0	\$0	\$1,224,861	\$283,753	\$6,956	\$68,926	\$0	\$110,281
2033	\$0	\$0	\$1,255,482	\$191,773	\$7,130	\$70,649	\$0	\$113,038
2034	\$0	\$0	\$1,286,869	\$223,835	\$7,308	\$72,415	\$0	\$115,864
2035	\$0	\$0	\$1,319,041	\$169,491	\$7,491	\$74,225	\$0	\$118,760
2036	\$0	\$0	\$1,352,017	\$178,516	\$7,678	\$76,081	\$0	\$121,729
2037	\$0	\$0	\$886,349	\$240,660	\$7,870	\$77,983	\$0	\$124,773
2038	\$0	\$0	\$908,508	\$512,633	\$8,067	\$79,933	\$0	\$127,892
2039	\$0	\$0	\$931,221	\$502,045	\$8,268	\$81,931	\$0	\$131,089
2040	\$0	\$0	\$954,501	\$331,930	\$8,475	\$83,979	\$0	\$134,367
2041	\$0	\$0	\$978,364	\$356,653	\$8,687	\$86,079	\$0	\$137,726
2042	\$0	\$0	\$1,002,823	\$363,228	\$8,904	\$88,231	\$0	\$141,169
2043	\$0	\$0	\$1,027,894	\$245,486	\$9,127	\$90,436	\$0	\$144,698
2044	\$0	\$0	\$1,053,591	\$286,527	\$9,355	\$92,697	\$0	\$148,316
2045	\$0	\$0	\$1,079,931	\$216,963	\$9,589	\$95,015	\$0	\$152,023
2046	\$0	\$0	\$1,106,929	\$228,515	\$9,829	\$97,390	\$0	\$155,824
2047	\$0	\$0	\$1,134,602	\$308,066	\$10,074	\$99,825	\$0	\$159,720
2048	\$0	\$0	\$1,162,967	\$656,213	\$10,326	\$102,320	\$0	\$163,713
<b>TOTAL</b>	<b>\$1,408,408</b>	<b>\$296,766</b>	<b>\$41,470,234</b>	<b>\$8,359,682</b>	<b>\$225,097</b>	<b>\$2,195,135</b>	<b>\$497,726</b>	<b>\$4,182,216</b>

# THIRD LAGUNA HILLS MUTUAL

## 2019 RESERVES PLAN

### Replacement Reserves Planned Expenditures

<i>Program</i>	<i>Fencing Split Rail</i>	<i>Garden Villa Lobby</i>	<i>Garden Villa Mailrooms</i>	<i>Garden Villa Recessed Area</i>	<i>GV Rec Room Heat Pumps</i>	<i>GV Rec Room Water Heaters</i>	<i>Gutter Replacement</i>	<i>Landscape Modernization</i>
Life in Years	10	20	10	Various	15	10	Various	As Needed
Quantity	70,000	53	53	53	53	53	Various	
Unit	Linear Feet	Building	Building	Building	ea	ea	Various	
Unit Cost	\$15	\$11,956	\$5,000	\$79,044	\$932	\$647	Various	
Total Cost	\$1,019,050	\$633,668	\$265,000	\$4,189,332	\$49,396	\$34,291	\$5,205,020	
	10%							
2019	\$137,315	\$119,560	\$70,383	\$250,440	\$18,000	\$1,508	\$37,000	\$999,958
2020	\$104,453	\$122,549	\$15,375	\$272,076	\$3,375	\$3,316	\$37,925	\$1,107,000
2021	\$107,064	\$125,613	\$0	\$278,878	\$3,460	\$3,399	\$38,873	\$1,134,675
2022	\$109,741	\$64,377	\$0	\$285,850	\$3,546	\$3,484	\$39,845	\$1,163,042
2023	\$112,484	\$0	\$0	\$292,996	\$3,635	\$3,571	\$40,841	\$993,432
2024	\$115,296	\$0	\$0	\$300,321	\$3,726	\$3,660	\$41,862	\$1,018,267
2025	\$118,179	\$0	\$0	\$307,829	\$3,819	\$3,752	\$42,909	\$1,043,724
2026	\$121,133	\$0	\$59,434	\$315,525	\$3,914	\$3,845	\$43,981	\$950,949
2027	\$124,161	\$0	\$60,920	\$323,413	\$4,012	\$3,942	\$45,081	\$974,722
2028	\$127,265	\$0	\$62,443	\$331,498	\$4,113	\$4,040	\$46,208	\$999,090
2029	\$130,447	\$0	\$64,004	\$339,786	\$4,215	\$4,141	\$47,363	\$1,024,068
2030	\$133,708	\$0	\$65,604	\$348,280	\$4,321	\$4,245	\$48,547	\$787,252
2031	\$137,051	\$0	\$20,173	\$356,987	\$4,429	\$4,351	\$49,761	\$806,933
2032	\$140,477	\$82,407	\$0	\$365,912	\$4,540	\$4,459	\$51,005	\$827,107
2033	\$143,989	\$84,468	\$0	\$375,060	\$4,653	\$4,571	\$52,280	\$847,784
2034	\$147,589	\$0	\$0	\$384,436	\$4,769	\$4,685	\$53,587	\$868,979
2035	\$151,279	\$0	\$0	\$394,047	\$4,889	\$4,802	\$54,927	\$890,703
2036	\$155,061	\$0	\$76,081	\$61,534	\$5,011	\$4,922	\$56,300	\$912,971
2037	\$158,937	\$186,473	\$77,983	\$63,073	\$5,136	\$5,045	\$57,707	\$935,795
2038	\$162,910	\$191,135	\$79,933	\$64,649	\$5,264	\$5,172	\$59,150	\$959,190
2039	\$166,983	\$195,913	\$81,931	\$66,266	\$5,396	\$5,301	\$60,629	\$983,170
2040	\$171,158	\$200,811	\$83,979	\$67,922	\$5,531	\$5,433	\$272,092	\$1,007,749
2041	\$175,437	\$205,831	\$25,824	\$69,620	\$5,669	\$5,569	\$278,895	\$1,032,943
2042	\$179,823	\$63,293	\$0	\$71,361	\$5,811	\$5,709	\$285,867	\$1,058,766
2043	\$184,318	\$0	\$0	\$73,145	\$5,956	\$5,851	\$293,014	\$1,085,236
2044	\$188,926	\$0	\$0	\$74,973	\$6,105	\$5,998	\$300,339	\$1,112,366
2045	\$193,649	\$0	\$0	\$76,848	\$6,258	\$6,147	\$307,847	\$1,140,176
2046	\$198,491	\$0	\$97,390	\$78,769	\$6,414	\$6,301	\$315,544	\$1,168,680
2047	\$203,453	\$0	\$99,825	\$80,738	\$6,575	\$6,459	\$323,432	\$1,197,897
2048	\$208,539	\$0	\$102,320	\$82,757	\$6,739	\$6,620	\$101,297	\$1,227,844
<b>TOTAL</b>	<b>\$4,509,315</b>	<b>\$1,642,429</b>	<b>\$1,143,603</b>	<b>\$6,454,990</b>	<b>\$159,281</b>	<b>\$140,298</b>	<b>\$3,484,108</b>	<b>\$30,260,469</b>

# THIRD LAGUNA HILLS MUTUAL

## 2019 RESERVES PLAN

### Replacement Reserves Planned Expenditures

<i>Program</i>	<i>Mailboxes</i>	<i>Paint Exterior</i>	<i>Touch Up Paint (New)</i>	<i>Prior to Paint</i>	<i>Balcony Breezeway Resurfacing (New)</i>	<i>Paving: Asphalt</i>	<i>Concrete and Paving Repairs (New)</i>	<i>Paving: Parkway Concrete</i>
Life in Years	40	10		10		30		60
Quantity	4,271	16,495,223		16,495,223		3,010,084		Varies
Unit	Manor	Sq ft		Sq ft		sf		SF
Unit Cost	\$233			Various		\$4.13		\$9.50
Total Cost	\$995,236	\$17,996,443		\$9,943,320		\$12,431,600		\$0
	2%					50%		
2019	\$36,558	\$1,817,868	\$195,837	\$851,778	\$429,766	\$543,223	\$129,595	\$50,000
2020	\$25,503	\$1,867,371	\$200,733	\$995,710	\$2,402	\$584,401	\$12,103	\$153,750
2021	\$26,141	\$1,877,337	\$205,751	\$1,027,506	\$284,909	\$441,775	\$69,059	\$157,594
2022	\$26,794	\$1,936,820	\$210,895	\$1,051,310	\$325,852	\$135,064	\$81,570	\$161,534
2023	\$27,464	\$1,981,693	\$216,167	\$1,073,781	\$335,740	\$138,440	\$55,681	\$165,572
2024	\$28,150	\$2,025,173	\$221,571	\$1,120,339	\$360,552	\$141,901	\$126,112	\$169,711
2025	\$28,854	\$2,113,281	\$227,111	\$1,119,052	\$666,119	\$145,449	\$110,087	\$173,954
2026	\$29,576	\$2,110,238	\$232,789	\$1,158,248	\$446,687	\$149,085	\$94,277	\$178,303
2027	\$30,315	\$2,183,501	\$238,608	\$1,185,064	\$354,757	\$152,812	\$65,967	\$182,760
2028	\$31,073	\$2,234,825	\$244,573	\$1,212,541	\$513,293	\$156,633	\$187,774	\$187,329
2029	\$31,850	\$2,308,640	\$250,688	\$1,090,348	\$550,137	\$160,548	\$165,892	\$192,013
2030	\$32,646	\$2,390,705	\$256,955	\$925,966	\$3,074	\$164,562	\$15,493	\$196,813
2031	\$33,462	\$2,403,261	\$263,379	\$955,770	\$364,707	\$168,676	\$88,401	\$201,733
2032	\$34,299	\$2,480,631	\$269,963	\$977,849	\$417,118	\$172,893	\$104,416	\$206,777
2033	\$35,156	\$2,538,518	\$276,712	\$998,620	\$429,775	\$177,215	\$71,276	\$211,946
2034	\$36,035	\$2,590,507	\$283,630	\$1,042,590	\$461,537	\$181,646	\$161,434	\$217,245
2035	\$36,936	\$2,691,918	\$290,721	\$1,040,413	\$852,689	\$186,187	\$140,921	\$222,676
2036	\$37,859	\$2,689,969	\$297,989	\$1,077,240	\$571,797	\$190,842	\$120,682	\$228,243
2037	\$38,806	\$2,783,457	\$305,439	\$1,102,107	\$454,119	\$195,613	\$84,443	\$233,949
2038	\$39,776	\$2,847,903	\$313,075	\$1,127,588	\$657,058	\$200,503	\$240,367	\$239,798
2039	\$40,770	\$2,943,799	\$320,902	\$1,336,813	\$704,222	\$205,516	\$212,356	\$245,792
2040	\$41,790	\$3,049,798	\$328,924	\$1,185,315	\$3,935	\$210,653	\$19,832	\$251,937
2041	\$42,834	\$3,063,562	\$337,147	\$1,223,467	\$466,856	\$215,920	\$113,161	\$258,236
2042	\$43,905	\$3,160,732	\$345,576	\$1,251,730	\$533,946	\$221,318	\$133,662	\$264,692
2043	\$45,003	\$3,234,986	\$354,215	\$1,278,318	\$550,148	\$226,851	\$91,239	\$271,309
2044	\$46,128	\$3,303,864	\$363,071	\$1,334,603	\$590,807	\$232,522	\$206,650	\$278,092
2045	\$47,281	\$3,446,329	\$372,147	\$1,331,817	\$1,091,514	\$238,335	\$180,390	\$285,044
2046	\$48,463	\$3,443,564	\$381,451	\$1,378,958	\$731,949	\$244,293	\$154,483	\$292,170
2047	\$49,675	\$3,565,292	\$390,987	\$1,410,790	\$581,311	\$250,401	\$108,095	\$299,474
2048	\$50,916	\$3,648,472	\$400,762	\$1,443,408	\$841,090	\$256,661	\$307,690	\$306,961
<b>TOTAL</b>	<b>\$1,104,016</b>	<b>\$78,734,014</b>	<b>\$8,597,770</b>	<b>\$34,309,039</b>	<b>\$14,577,868</b>	<b>\$6,689,938</b>	<b>\$3,653,108</b>	<b>\$6,485,405</b>

# THIRD LAGUNA HILLS MUTUAL

## 2019 RESERVES PLAN

### Replacement Reserves Planned Expenditures

<i>Program</i>	<i>Paving: Seal Coat</i>	<i>Roofs Built-Up PVC Cool Roof</i>	<i>Roofs Metal</i>	<i>Roofs Tile</i>	<i>Roofs Preventive Maint.</i>	<i>Roof Emergency Repairs (New)</i>	<i>Tree Maintenance</i>	<i>Common Walls</i>
Life in Years	4	25	40	40	20		As Needed	As Needed
Quantity	3,006,420	4,027,825	502,525	3,760,897	4,023,624			
Unit	sf	sf	sf	sf	sf			
Unit Cost	\$0.11	\$6.65	\$4.69	\$4.43	\$0.36			
Total Cost	\$322,649	\$26,785,000	\$2,356,800	\$16,660,800	\$1,448,505			\$25,000/yr
2019	\$72,300	\$1,098,632	\$0	\$0	\$103,305	\$110,000	\$213,889	\$25,000
2020	\$47,713	\$1,048,271	\$0	\$0	\$126,140	\$251,893	\$546,876	\$25,625
2021	\$64,363	\$1,012,897	\$0	\$0	\$63,572	\$285,692	\$426,449	\$26,266
2022	\$69,562	\$1,112,125	\$0	\$0	\$72,035	\$214,983	\$522,211	\$26,922
2023	\$70,886	\$1,177,687	\$0	\$0	\$70,208	\$277,003	\$795,007	\$27,595
2024	\$73,156	\$1,206,873	\$0	\$0	\$48,095	\$436,328	\$597,589	\$28,285
2025	\$74,992	\$1,226,850	\$0	\$0	\$31,986	\$387,110	\$442,249	\$28,992
2026	\$76,675	\$1,284,579	\$0	\$0	\$86,693	\$292,349	\$976,186	\$29,717
2027	\$78,703	\$1,301,971	\$0	\$0	\$57,882	\$425,730	\$587,681	\$30,460
2028	\$80,201	\$1,351,371	\$0	\$0	\$160,513	\$362,170	\$454,641	\$31,222
2029	\$82,769	\$1,362,682	\$0	\$0	\$136,293	\$140,809	\$1,034,580	\$32,002
2030	\$84,847	\$1,409,227	\$701,896	\$16,392	\$141,834	\$322,445	\$663,170	\$32,802
2031	\$86,751	\$1,452,194	\$1,176,127	\$0	\$47,324	\$365,709	\$527,423	\$33,622
2032	\$89,045	\$1,478,470	\$1,305,974	\$508,586	\$190,829	\$275,196	\$1,027,809	\$34,463
2033	\$90,740	\$0	\$0	\$5,805,868	\$184,720	\$354,587	\$700,658	\$35,324
2034	\$93,645	\$2,089,187	\$0	\$2,723,042	\$296,451	\$558,536	\$696,351	\$36,207
2035	\$95,996	\$3,374,651	\$0	\$0	\$38,010	\$495,534	\$863,555	\$37,113
2036	\$98,150	\$1,700,761	\$0	\$0	\$0	\$374,231	\$771,270	\$38,040
2037	\$100,746	\$1,927,161	\$0	\$0	\$0	\$544,970	\$974,904	\$38,991
2038	\$102,664	\$1,878,300	\$0	\$0	\$0	\$463,609	\$824,494	\$39,966
2039	\$105,951	\$1,286,694	\$0	\$931,324	\$0	\$180,248	\$773,980	\$40,965
2040	\$108,611	\$597,966	\$0	\$1,427,782	\$0	\$412,756	\$1,247,373	\$41,990
2041	\$111,048	\$1,729,735	\$0	\$631,822	\$0	\$468,139	\$909,302	\$43,039
2042	\$113,985	\$1,210,583	\$0	\$411,264	\$0	\$352,275	\$663,130	\$44,115
2043	\$116,155	\$2,126,832	\$0	\$631,670	\$0	\$453,901	\$1,480,340	\$45,218
2044	\$119,874	\$1,943,291	\$0	\$1,720,174	\$144,776	\$714,973	\$894,227	\$46,349
2045	\$122,883	\$1,943,437	\$0	\$1,379,329	\$233,856	\$634,326	\$691,790	\$47,507
2046	\$125,641	\$1,877,855	\$0	\$1,896,971	\$117,859	\$479,048	\$1,583,087	\$48,695
2047	\$128,964	\$2,061,816	\$0	\$831,699	\$133,548	\$697,608	\$997,973	\$49,912
2048	\$131,418	\$2,183,365	\$0	\$975,965	\$130,162	\$593,458	\$744,982	\$51,160
<b>TOTAL</b>	<b>\$2,818,434</b>	<b>\$45,455,463</b>	<b>\$3,183,996</b>	<b>\$19,891,890</b>	<b>\$2,616,090</b>	<b>\$11,925,617</b>	<b>\$23,633,175</b>	<b>\$1,097,568</b>

# THIRD LAGUNA HILLS MUTUAL

## 2019 RESERVES PLAN

### Replacement Reserves Planned Expenditures

<i>Program</i>	<i>Perimeter Walls</i>	<i>Waste Lines</i>	<i>Waste Lines GV Garage</i>	<i>Water Lines Copper</i>	<i>Total Replacement Fund</i>	<i>Elevator Cab Door</i>	<i>Elevator Cab Door Operators</i>	<i>Elevator Cab Refurbish</i>
Life in Years	70	70	35	70		30	30	40
Quantity	30,184	6,102	53	6,102		82	82	82
Unit	lf	Manors	Building	Manors		ea	ea	ea
Unit Cost	\$300	\$8,000	\$19,900	\$5,125		\$12,234	\$4,733	\$8,160
Total Cost	\$9,055,261	\$8,500,000	\$1,054,700	\$31,272,750		\$1,003,188	\$388,106	\$669,120
				25%				
2019	\$175,000	\$750,000	\$0	\$200,000	\$12,036,371	\$0	\$47,739	\$81,600
2020	\$173,020	\$768,750	\$0	\$138,683	\$11,887,768	\$0	\$48,932	\$83,640
2021	\$177,346	\$787,969	\$0	\$142,150	\$12,509,180	\$0	\$50,156	\$85,731
2022	\$181,779	\$807,668	\$0	\$145,703	\$11,460,439	\$0	\$0	\$0
2023	\$186,324	\$827,860	\$0	\$149,346	\$11,729,991	\$0	\$0	\$0
2024	\$190,982	\$848,556	\$0	\$153,080	\$11,588,991	\$0	\$0	\$0
2025	\$195,756	\$869,770	\$0	\$156,907	\$11,867,663	\$0	\$0	\$0
2026	\$200,650	\$891,514	\$0	\$160,829	\$11,865,789	\$0	\$0	\$0
2027	\$205,666	\$913,802	\$0	\$164,850	\$11,192,845	\$0	\$0	\$0
2028	\$210,808	\$936,647	\$0	\$168,971	\$11,778,028	\$0	\$0	\$0
2029	\$216,078	\$64,004	\$0	\$173,195	\$11,309,026	\$0	\$0	\$0
2030	\$221,480	\$65,604	\$0	\$177,525	\$10,817,728	\$0	\$0	\$0
2031	\$227,017	\$67,244	\$0	\$181,963	\$11,679,674	\$0	\$0	\$0
2032	\$232,693	\$68,926	\$0	\$186,513	\$13,233,133	\$0	\$0	\$0
2033	\$238,510	\$70,649	\$0	\$191,175	\$15,562,327	\$86,432	\$0	\$0
2034	\$244,473	\$72,415	\$115,285	\$195,955	\$15,266,507	\$212,622	\$0	\$0
2035	\$250,585	\$74,225	\$118,167	\$200,854	\$14,200,806	\$217,937	\$0	\$0
2036	\$256,849	\$76,081	\$121,121	\$205,875	\$11,864,902	\$223,386	\$0	\$0
2037	\$263,270	\$77,983	\$124,149	\$211,022	\$12,288,915	\$228,970	\$0	\$0
2038	\$269,852	\$79,933	\$127,253	\$216,297	\$12,832,870	\$234,695	\$0	\$0
2039	\$40,965	\$81,931	\$130,434	\$221,705	\$13,024,510	\$240,562	\$0	\$0
2040	\$41,990	\$83,979	\$133,695	\$227,247	\$12,743,502	\$102,740	\$0	\$0
2041	\$43,039	\$86,079	\$137,037	\$232,929	\$13,480,647	\$0	\$0	\$0
2042	\$44,115	\$88,231	\$140,463	\$238,752	\$12,537,456	\$0	\$0	\$0
2043	\$45,218	\$90,436	\$143,975	\$244,721	\$14,595,696	\$0	\$0	\$0
2044	\$46,349	\$92,697	\$147,574	\$188,129	\$15,693,342	\$0	\$87,743	\$0
2045	\$47,507	\$95,015	\$151,263	\$192,832	\$15,817,049	\$0	\$107,924	\$0
2046	\$48,695	\$97,390	\$155,045	\$197,653	\$16,773,346	\$0	\$110,623	\$0
2047	\$49,912	\$99,825	\$158,921	\$202,594	\$15,699,463	\$0	\$113,388	\$0
2048	\$51,160	\$102,320	\$162,894	\$207,659	\$16,422,160	\$0	\$116,223	\$0
<b>TOTAL</b>	<b>\$4,777,089</b>	<b>\$10,037,502</b>	<b>\$2,067,274</b>	<b>\$5,675,113</b>	<b>\$393,760,126</b>	<b>\$1,547,343</b>	<b>\$682,729</b>	<b>\$250,971</b>

# THIRD LAGUNA HILLS MUTUAL

## 2019 RESERVES PLAN

### Replacement Reserves Planned Expenditures

<i>Program</i>	<i>Elevator Flooring</i>	<i>Elevator Call Buttons</i>	<i>Elevator Controllers</i>	<i>Elevator Hoistway Doors (3 stop)</i>	<i>Elevator Hoistway Doors (4 stop)</i>	<i>Elevator Machine Room Power Units</i>	<i>Elevator Door Protective Devices</i>	<i>Elevator Fuse</i>
Life in Years	40	30	30	30	30	30	40	30
Quantity	82	82	82	29	53	82	82	82
Unit	ea	ea	ea	ea	ea	ea	ea	ea
Unit Cost	\$2,040	\$8,400	\$50,600	\$4,906	\$4,906	\$9,557	\$1,836	\$10,000
Total Cost	\$167,280	\$688,800	\$4,149,200	\$142,280	\$260,029	\$783,707	\$150,552	\$820,000
2019	\$33,592	\$0	\$0	\$0	\$49,544	\$96,700	\$18,475	\$2,244
2020	\$17,510	\$0	\$0	\$0	\$50,783	\$99,118	\$18,937	\$2,300
2021	\$17,948	\$0	\$0	\$0	\$52,052	\$101,595	\$19,410	\$2,358
2022	\$0	\$90,459	\$544,907	\$0	\$0	\$0	\$0	\$0
2023	\$0	\$92,720	\$558,529	\$0	\$0	\$0	\$0	\$0
2024	\$0	\$95,038	\$572,493	\$0	\$0	\$0	\$0	\$0
2025	\$0	\$97,414	\$586,805	\$0	\$0	\$0	\$0	\$0
2026	\$0	\$99,850	\$601,475	\$0	\$0	\$0	\$0	\$0
2027	\$0	\$102,346	\$616,512	\$0	\$0	\$0	\$0	\$0
2028	\$0	\$104,904	\$631,925	\$0	\$0	\$0	\$0	\$0
2029	\$0	\$129,033	\$777,267	\$0	\$0	\$0	\$0	\$0
2030	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2031	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2032	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2033	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2034	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2035	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2036	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2037	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2038	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2039	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2040	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2041	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2042	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2043	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2044	\$0	\$0	\$0	\$0	\$45,479	\$177,189	\$0	\$0
2045	\$0	\$0	\$0	\$111,879	\$0	\$217,942	\$0	\$0
2046	\$0	\$0	\$0	\$114,676	\$0	\$223,391	\$0	\$0
2047	\$0	\$0	\$0	\$117,542	\$0	\$228,976	\$0	\$0
2048	\$0	\$0	\$0	\$120,481	\$0	\$234,700	\$0	\$0
<b>TOTAL</b>	<b>\$69,050</b>	<b>\$811,764</b>	<b>\$4,889,912</b>	<b>\$464,578</b>	<b>\$197,858</b>	<b>\$1,379,611</b>	<b>\$56,822</b>	<b>\$6,902</b>

# THIRD LAGUNA HILLS MUTUAL

## 2019 RESERVES PLAN

### Replacement Reserves Planned Expenditures

<i>Program</i>	<i>Elevator Solid State Soft Starters</i>	<i>TOTAL ELEVATOR FUND</i>	<i>Laundry Counters</i>	<i>Laundry Floors</i>	<i>Laundry Dryers</i>	<i>Laundry Washers</i>	<i>Laundry Water Heaters</i>	<i>TOTAL LAUNDRY FUND</i>
Life in Years	20		20	25	10	15	10	
Quantity	82		287	243	415	457	159	
Unit	ea		ea	ea	ea	ea	ea	
Unit Cost	\$224		\$482	\$2,017	\$1,025	\$1,646	\$437	
Total Cost	\$18,401		\$138,334	\$383,993	\$467,400	\$684,600	\$69,483	
2019	\$16,804	\$346,698	\$14,947	\$39,843	\$0	\$5,939	\$3,916	\$64,645
2020	\$17,224	\$338,444	\$15,316	\$37,214	\$0	\$13,497	\$10,302	\$76,329
2021	\$17,655	\$346,905	\$15,698	\$38,144	\$0	\$13,835	\$10,560	\$78,237
2022	\$0	\$635,365	\$15,572	\$39,098	\$0	\$49,632	\$10,824	\$115,125
2023	\$0	\$651,250	\$15,961	\$40,075	\$0	\$50,873	\$11,094	\$118,003
2024	\$0	\$667,531	\$0	\$41,077	\$0	\$52,144	\$11,372	\$104,593
2025	\$0	\$684,219	\$0	\$42,104	\$0	\$53,448	\$11,656	\$107,208
2026	\$0	\$701,325	\$0	\$43,156	\$6,614	\$54,784	\$11,947	\$116,502
2027	\$0	\$718,858	\$0	\$44,235	\$13,559	\$56,154	\$12,246	\$126,194
2028	\$0	\$736,829	\$0	\$45,341	\$20,847	\$57,558	\$12,552	\$136,298
2029	\$0	\$906,300	\$0	\$23,237	\$28,491	\$58,997	\$12,866	\$123,591
2030	\$0	\$0	\$0	\$0	\$36,504	\$60,471	\$13,188	\$110,163
2031	\$0	\$0	\$0	\$0	\$44,900	\$61,983	\$13,517	\$120,401
2032	\$0	\$0	\$0	\$0	\$53,693	\$63,533	\$13,855	\$131,081
2033	\$0	\$86,432	\$0	\$0	\$55,035	\$65,121	\$14,202	\$134,358
2034	\$28,186	\$240,808	\$21,640	\$0	\$56,411	\$66,749	\$14,557	\$159,358
2035	\$24,076	\$242,013	\$22,181	\$0	\$57,821	\$68,418	\$14,921	\$163,342
2036	\$24,678	\$248,063	\$22,736	\$0	\$59,267	\$70,128	\$15,294	\$167,425
2037	\$25,295	\$254,265	\$15,035	\$0	\$60,749	\$71,882	\$15,676	\$163,341
2038	\$25,927	\$260,622	\$15,411	\$0	\$62,267	\$73,679	\$16,068	\$167,425
2039	\$27,535	\$268,097	\$24,484	\$0	\$63,824	\$75,521	\$16,470	\$180,299
2040	\$28,224	\$130,964	\$25,096	\$0	\$65,420	\$77,409	\$16,881	\$184,806
2041	\$28,929	\$28,929	\$25,724	\$0	\$67,055	\$79,344	\$17,304	\$189,426
2042	\$0	\$0	\$25,516	\$0	\$68,732	\$81,327	\$17,736	\$193,311
2043	\$0	\$0	\$26,154	\$0	\$70,450	\$83,361	\$18,180	\$198,144
2044	\$0	\$310,411	\$0	\$0	\$72,211	\$85,445	\$18,634	\$176,290
2045	\$0	\$437,745	\$0	\$0	\$74,016	\$87,581	\$19,100	\$180,697
2046	\$0	\$448,689	\$0	\$0	\$75,867	\$89,770	\$19,577	\$185,214
2047	\$0	\$459,906	\$0	\$0	\$77,763	\$92,014	\$20,067	\$189,845
2048	\$0	\$471,404	\$0	\$0	\$79,708	\$94,315	\$20,568	\$194,591
<b>TOTAL</b>	<b>\$264,532</b>	<b>\$10,622,071</b>	<b>\$301,473</b>	<b>\$433,525</b>	<b>\$1,271,206</b>	<b>\$1,914,909</b>	<b>\$435,131</b>	<b>\$4,356,243</b>