



**SPECIAL MEETING OF THE BOARD OF DIRECTORS**

**Friday, August 10, 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 2

**Concluding Business:**

7. Board Member Comments
8. Date of Next Meeting – Tuesday, September 18, 2018
9. Adjournment





## STAFF REPORT

---

**DATE:** August 10, 2018  
**FOR:** Board of Directors  
**SUBJECT:** 2019 Business Plan, Version 2

---

### **RECOMMENDATION**

Staff recommends the Board review the Proposed 2019 Business Plan and provide direction for change or revision at the televised meeting on August 10, 2018. Resolutions to adopt the budget will be presented at the regular Board meeting on September 11, 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.

On July 13, 2018 the Board reviewed Version 1 the proposed 2019 Business Plan, inclusive of all planned revenues, expenditures, and reserve contributions. Changes directed from these early budget meetings and subsequent discussions with Staff are included in Version 2.

### **DISCUSSION**

The attached documents present an overview of the proposed 2019 Business Plan for Third Mutual. This version reflects a Total Basic Assessment of \$637.21 per manor per month, inclusive of the GRF portion, for a total increase of \$8.79 or 1.40% when compared to the current year.

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 \$65,099.** 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 \$128,943 or 1.98% 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 including paving maintenance, touch up paint, and building rehab.
- Line 5:** Materials and Supplies decreased by (\$95,239) 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 (\$70,000); 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. Also, major repair of Mutual components were reclassified as reserve expenditures including roof repairs.
- Line 16:** Other Operating Expense increased by \$20,462 primarily due to a contingency for higher uniform and shoe requirements that are currently under management review.
- Line 19:** Uncollectible Accounts increased by \$38,200 based on recent provision activity.
- Line 20:** Allocated Expenses decreased (\$54,306), 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.
- 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 \$1.00; 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 \$8.00 per manor per month based on a 30-year expenditures plan.

**Line 28: GRF Assessment increased by \$312,429** 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 \$434.38 per manor per month (PMPM), an increase of \$4.53 or 1.05% when compared to current year. The GRF portion of the assessment will be reviewed August 8, 2018.

**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	\$478,440	\$7.69	\$6.53	\$1.16
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>\$1,079,440</b>	<b>\$15.63</b>	<b>\$14.74</b>	<b>(\$0.89)</b>
<b>EXPENSES:</b>								
3 Employee Compensation	\$8,323,161	\$6,509,988	\$6,410,860	\$6,510,804	\$6,639,747	\$88.92	\$90.68	\$1.76
4 Expenses Related to Compensation	3,721,558	2,606,548	2,605,941	2,822,616	2,814,402	38.55	38.44	(0.11)
5 Material and Supplies	1,259,373	709,061	716,470	741,380	646,141	10.12	8.82	(1.30)
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	220,000	3.96	3.00	(0.96)
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	154,542	1.83	2.11	0.28
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	852,719	11.71	11.65	(0.06)
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	1,078,023	15.46	14.72	(0.74)
<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>\$19,508,072</b>	<b>\$267.78</b>	<b>\$266.42</b>	<b>(\$1.36)</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					585,792	0.00	8.00	8.00
24 Disaster Fund	2,050,272	2,196,720	2,196,720	2,028,305	73,224	27.70	1.00	(26.70)
25 Unappropriated Exp. Fund	439,344	439,344	805,464	732,240	2,028,305	10.00	27.70	17.70
<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>\$13,378,025</b>	<b>\$177.70</b>	<b>\$182.70</b>	<b>\$5.00</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>\$31,806,657</b>	<b>\$429.85</b>	<b>\$434.38</b>	<b>\$4.53</b>
<b>GOLDEN RAIN FOUNDATION</b>								
26 GRF OPERATING	\$13,404,429	\$12,690,372	\$12,420,562	\$13,075,237	\$13,460,890	\$178.57	183.83	\$5.26
27 GRF RESERVE CONTRIBUTIONS	2,416,392	1,537,704	1,757,376	1,464,480	1,391,256	20.00	19.00	(\$1.00)
28 <b>TOTAL GRF</b>	<b>\$15,820,821</b>	<b>\$14,228,076</b>	<b>\$14,177,938</b>	<b>\$14,539,717</b>	<b>\$14,852,146</b>	<b>\$198.57</b>	<b>\$202.83</b>	<b>\$4.26</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>\$46,658,803</b>	<b>\$628.42</b>	<b>\$637.21</b>	<b>\$8.79</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	81,972	4.00	5.50	1.50
	\$661,714	\$724,330	\$625,114	\$558,629	\$419,222	\$22.95	\$20.72	(\$2.23)
<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>\$47,078,025</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	353,883	(84,694)	(19%)
<b>Total Fees and Charges for Services to Residents</b>	<b>563,238</b>	<b>478,440</b>	<b>(84,798)</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>1,299,440</b>	<b>46,901</b>	<b>4%</b>
<b>Expenses:</b>				
51011000 - Salaries & Wages - Regular	2,276,484	2,587,269	(310,785)	(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	338,267	(16,466)	(5%)
51071000 - Sick	262,522	275,954	(13,432)	(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>9,070,821</b>	<b>(391,874)</b>	<b>(5%)</b>
52411000 - F.I.C.A.	647,182	677,880	(30,698)	(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	668,021	(44,104)	(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	108,438	(13,942)	(15%)
52981000 - Compensation Related Accrual		970	(970)	0%
<b>Total Expenses Related to Employee Compensation</b>	<b>3,871,261</b>	<b>4,017,611</b>	<b>(146,350)</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	1,088,103	112,221	9%
<b>Total Materials and Supplies</b>	<b>1,558,970</b>	<b>1,554,391</b>	<b>4,580</b>	<b>0%</b>

2019 BUSINESS PLAN  
Revenue and Expenditure Report  
THIRD LAGUNA HILLS MUTUAL

	2018 Budget	2019 Budget	VAR\$ B/(W)	VAR %
<b>Utilities and Telephone</b>				
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	220,000	70,000	24%
<b>Total Legal Fees</b>	<b>290,000</b>	<b>220,000</b>	<b>70,000</b>	<b>24%</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	10,846,711	(468,972)	(5%)
<b>Total Outside Services</b>	<b>10,459,144</b>	<b>10,972,119</b>	<b>(512,974)</b>	<b>(5%)</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	82,843	(12,169)	(17%)
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>180,676</b>	<b>(21,238)</b>	<b>(13%)</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	852,719	5,026	1%
54403000 - General Liability Insurance	7,072	7,072		0%
<b>Total Insurance</b>	<b>1,316,295</b>	<b>1,312,803</b>	<b>3,493</b>	<b>0%</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>

Version 2



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>	<u><b>32,013,982</b></u>	<u><b>33,334,976</b></u>	<u><b>(1,320,995)</b></u>	<u><b>(4%)</b></u>
<b>Unallocated Revenue / (Expense)</b>	<u><b>(\$30,761,443)</b></u>	<u><b>(\$32,035,536)</b></u>	<u><b>(\$1,274,093)</b></u>	<u><b>(4%)</b></u>
<b>Allocated Expenses</b>				
Allocated From Departments	<u>1,279,046</u>	<u>1,204,781</u>	<u>74,264</u>	<u>6%</u>
<b>Total Allocated Expenses</b>	<u><b>1,279,046</b></u>	<u><b>1,204,781</b></u>	<u><b>74,264</b></u>	<u><b>6%</b></u>
<b>Net Revenue / (Expense)</b>	<u><b>(\$32,040,489)</b></u>	<u><b>(\$33,240,317)</b></u>	<u><b>(\$1,199,829)</b></u>	<u><b>(4%)</b></u>

ATTACHMENT 3

DESCRIPTION	2015	2016	2017	2018	2019	Increase/(Decrease)	
	ACTUALS	ACTUALS	ACTUALS	BUDGET	BUDGET	\$	%
<b>OPERATING FUND</b>							
1 LAWN MAINTENANCE	\$1,205,299	\$1,209,523	\$1,414,141	\$1,315,839	\$1,396,777	\$80,938	6%
2 SHRUB-BED MAINTENANCE	2,199,557	2,255,070	2,010,200	2,300,782	2,385,680	84,898	4%
3 SLOPE MAINTENANCE	314,442	327,497	282,570	335,045	412,199	77,154	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	148,623	(6,843)	(4%)
7 CARPORT CLEANING	12,856	0	0	0	0	0	0%
8 GARDEN VILLA MAINTENANCE	67,656	139,786	107,962	65,718	50,063	(15,655)	(24%)
9 MISCELLANEOUS TASKS	146,175	137,668	287,394	148,723	177,375	28,652	19%
10 SUPPORT	524,295	314,800	381,147	422,727	429,628	6,901	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>\$5,000,344</b>	<b>\$256,044</b>	<b>5%</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	\$995,799	\$209,874	27%
2 PLUMBING SERVICE	540,721	676,691	776,888	562,159	674,483	112,324	20%
3 CARPENTRY SERVICE	359,579	418,726	469,859	370,816	385,731	14,915	4%
4 CONCRETE REPAIR/REPLACEMENT	256,288	272,459	344,015	277,636	375,171	97,535	35%
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	151,554	(15,246)	(9%)
8 ELECTRICAL SERVICE	106,550	122,876	115,399	142,279	121,615	(20,665)	(15%)
9 APPLIANCE REPAIRS	89,256	113,354	129,690	93,901	85,379	(8,522)	(9%)
10 WELDING	54,814	41,294	97,283	75,046	85,307	10,260	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	30,360	639	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>\$3,434,408</b>	<b>(\$899,182)</b>	<b>(21%)</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>\$ 163,915</b>	<b>\$ 10,251,360</b>	<b>\$ 140.00</b>	<b>\$ (12,251,169)</b>	<b>\$ 10,872,227</b>
	2020	\$ 10,872,227	\$ 178,445	\$ 10,617,480	\$ 145.00	\$ (11,968,171)	\$ 9,699,982
	2021	\$ 9,699,982	\$ 155,680	\$ 10,983,600	\$ 150.00	\$ (12,591,593)	\$ 8,247,669
	2022	\$ 8,247,669	\$ 142,626	\$ 11,349,720	\$ 155.00	\$ (11,544,912)	\$ 8,195,103
	2023	\$ 8,195,103	\$ 142,533	\$ 11,715,840	\$ 160.00	\$ (11,816,576)	\$ 8,236,900
<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	\$ 33,090	\$ 512,568	\$ 7.00	\$ (338,444)	\$ 2,010,987
	2021	\$ 2,010,987	\$ 36,642	\$ 512,568	\$ 7.00	\$ (346,905)	\$ 2,213,292
	2022	\$ 2,213,292	\$ 37,658	\$ 512,568	\$ 7.00	\$ (635,365)	\$ 2,128,153
	2023	\$ 2,128,153	\$ 36,029	\$ 512,568	\$ 7.00	\$ (651,250)	\$ 2,025,500
<b>LAUNDRY REPLACEMENT RESERVE FUND</b>	<b>2019</b>	<b>\$ 849,079</b>	<b>\$ 11,948</b>	<b>\$ 73,224</b>	<b>\$ 1.00</b>	<b>\$ (64,542)</b>	<b>\$ 869,709</b>
	2020	\$ 869,709	\$ 15,193	\$ 73,224	\$ 1.00	\$ (76,337)	\$ 881,790
	2021	\$ 881,790	\$ 15,387	\$ 73,224	\$ 1.00	\$ (78,245)	\$ 892,156
	2022	\$ 892,156	\$ 15,241	\$ 73,224	\$ 1.00	\$ (115,652)	\$ 864,969
	2023	\$ 864,969	\$ 15,386	\$ 146,448	\$ 2.00	\$ (118,012)	\$ 908,791
<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	\$ 37,949	\$ 732,240	\$ 10.00	\$ (836,680)	\$ 2,696,397
	<b>2019</b>	<b>\$ 2,696,397</b>	<b>\$ 38,350</b>	<b>\$ 585,792</b>	<b>\$ 8.00</b>	<b>\$ (500,000)</b>	<b>\$ 2,820,539</b>
	2020	\$ 2,820,539	\$ 39,997	\$ 585,792	\$ 8.00	\$ (513,000)	\$ 2,933,328
	2021	\$ 2,933,328	\$ 41,485	\$ 585,792	\$ 8.00	\$ (526,000)	\$ 3,034,605
	2022	\$ 3,034,605	\$ 42,812	\$ 585,792	\$ 8.00	\$ (539,000)	\$ 3,124,209
	2023	\$ 3,124,209	\$ 43,975	\$ 585,792	\$ 8.00	\$ (552,000)	\$ 3,201,976
<b>TOTAL</b>	2018	\$ 27,216,028	\$ 371,295	\$ 13,011,905	\$ 177.70	\$ (14,401,802)	\$ 26,197,426
	<b>2019</b>	<b>\$ 27,046,504</b>	<b>\$ 368,158</b>	<b>\$ 13,378,025</b>	<b>\$ 182.70</b>	<b>\$ (14,877,100)</b>	<b>\$ 25,915,588</b>
	2020	\$ 25,915,588	\$ 402,308	\$ 13,817,369	\$ 188.70	\$ (14,653,951)	\$ 25,481,314
	2021	\$ 25,481,314	\$ 390,151	\$ 14,183,489	\$ 193.70	\$ (15,344,742)	\$ 24,710,211
	2022	\$ 24,710,211	\$ 384,121	\$ 14,549,609	\$ 198.70	\$ (14,681,929)	\$ 24,962,012
	2023	\$ 24,962,012	\$ 387,964	\$ 14,988,953	\$ 204.70	\$ (15,030,837)	\$ 25,308,092
<b>SURCHARGE:</b>							
<b>LAUNDRY REPLACEMENT RESERVE</b>	2018	\$ 814,024	\$ 11,561	\$ 82,896	\$ 2.00	\$ (59,402)	\$ 849,079
	<i>Note: Laundry Replacement Fund is transferred to shared cost in 2019.</i>						
<b>SURCHARGE:</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>\$ 660</b>	<b>\$ 81,972</b>	<b>\$ 5.50</b>	<b>\$ (97,579)</b>	<b>\$ 39,993</b>	
2020	\$ 39,993	\$ 637	\$ 81,972	\$ 5.50	\$ (70,900)	\$ 51,702	
2021	\$ 51,702	\$ 789	\$ 81,972	\$ 5.50	\$ (72,700)	\$ 61,763	
2022	\$ 61,763	\$ 917	\$ 81,972	\$ 5.50	\$ (74,500)	\$ 70,152	
2023	\$ 70,152	\$ 1,021	\$ 81,972	\$ 5.50	\$ (76,400)	\$ 76,745	
	<i>Note: Garden Villa Rec Room Fund surcharge applies only to manors within Garden Villa buildings.</i>						

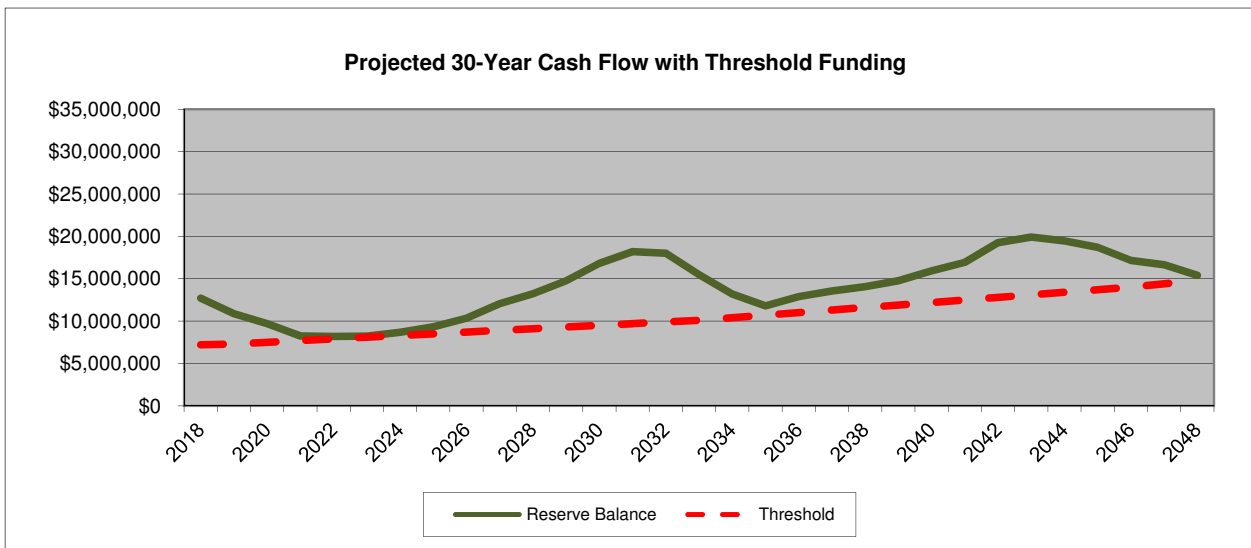
**THIRD LAGUNA HILLS MUTUAL  
2019 RESERVES PLAN  
Reserve Expenditures by Program**

DESCRIPTION	2015 ACTUALS	2016 ACTUALS	2017 ACTUAL	2018 BUDGET	2019 BUDGET	Increase/(Decrease)	
						\$	%
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	2,732,992	(419,334)	(13%)
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	800,000	300,000	60%
7 FENCING	67,073	35,618	107,210	0	136,816	136,816	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	70,173	46,524	197%
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	19,505	1,505	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	1,099,890	849,890	340%
14 MAILBOXES	11,104	2,454	12,988	19,389	36,483	17,094	88%
15 PAINT PROGRAM	0	1,347,231	1,703,787	1,602,744	2,008,631	405,886	25%
16 PRIOR TO PAINT	0	830,582	640,460	857,243	1,277,033	419,790	49%
17 PAVING/CONCRETE	68,128	273,304	296,129	597,000	844,499	247,499	41%
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	213,630	(612,846)	(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	54,697	20,010	58%
25 LAUNDRY APPLIANCES REPLACEMENTS	41,461	32,890	17,075	24,714	9,844	(14,870)	(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>\$12,662,409</b>	<b>\$1,317,680</b>	<b>12%</b>
<p>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.</p>							
GARDEN VILLA RECREATION ROOMS	\$46,517	\$65,036	\$114,123	\$69,139	\$97,579	\$28,440	41%
<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>\$97,579</b>	<b>\$28,440</b>	<b>41%</b>

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

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

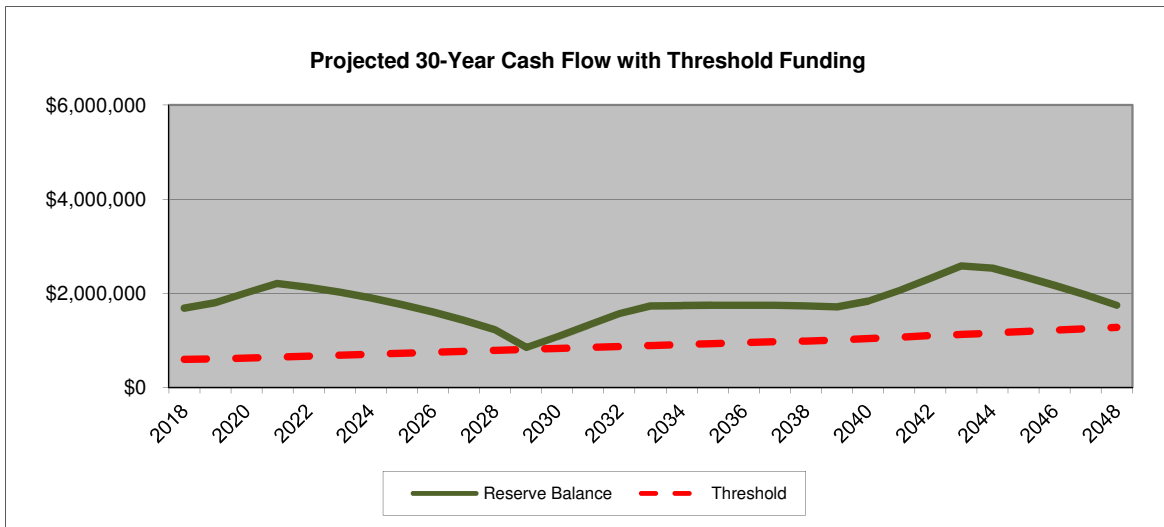
Year	Assessment		Interest Earnings	Other Additions	Planned Expenditures	Reserve Balance
	Per Manor Per Month	Total Contribution				
2018	\$ 135.00	\$ 9,885,240	\$ 186,332		\$ 11,460,472	\$ 12,708,122
2019	\$ 140.00	\$ 10,251,360	\$ 163,915		\$ 12,251,169	\$ 10,872,227
2020	\$ 145.00	\$ 10,617,480	\$ 178,445		\$ 11,968,171	\$ 9,699,982
2021	\$ 150.00	\$ 10,983,600	\$ 155,680		\$ 12,591,593	\$ 8,247,669
2022	\$ 155.00	\$ 11,349,720	\$ 142,626		\$ 11,544,912	\$ 8,195,103
2023	\$ 160.00	\$ 11,715,840	\$ 142,533		\$ 11,816,576	\$ 8,236,900
2024	\$ 165.00	\$ 12,081,960	\$ 146,693		\$ 11,790,881	\$ 8,674,672
2025	\$ 170.00	\$ 12,448,080	\$ 156,089		\$ 11,958,631	\$ 9,320,210
2026	\$ 175.00	\$ 12,814,200	\$ 170,586		\$ 11,959,031	\$ 10,345,965
2027	\$ 175.00	\$ 12,814,200	\$ 194,405		\$ 11,288,418	\$ 12,066,152
2028	\$ 175.00	\$ 12,814,200	\$ 219,367		\$ 11,875,991	\$ 13,223,728
2029	\$ 175.00	\$ 12,814,200	\$ 242,704		\$ 11,524,096	\$ 14,756,535
2030	\$ 175.00	\$ 12,814,200	\$ 273,947		\$ 11,019,056	\$ 16,825,626
2031	\$ 175.00	\$ 12,814,200	\$ 303,747		\$ 11,751,547	\$ 18,192,027
2032	\$ 175.00	\$ 12,814,200	\$ 314,050		\$ 13,306,802	\$ 18,013,474
2033	\$ 175.00	\$ 12,814,200	\$ 290,529		\$ 15,637,838	\$ 15,480,365
2034	\$ 175.00	\$ 12,814,200	\$ 248,771		\$ 15,343,906	\$ 13,199,430
2035	\$ 175.00	\$ 12,814,200	\$ 216,864		\$ 14,428,590	\$ 11,801,903
2036	\$ 175.00	\$ 12,814,200	\$ 214,128		\$ 11,946,219	\$ 12,884,012
2037	\$ 175.00	\$ 12,814,200	\$ 229,337		\$ 12,372,265	\$ 13,555,284
2038	\$ 180.00	\$ 13,180,320	\$ 239,510		\$ 12,918,304	\$ 14,056,811
2039	\$ 185.00	\$ 13,546,440	\$ 249,944		\$ 13,094,991	\$ 14,758,203
2040	\$ 190.00	\$ 13,912,560	\$ 266,243		\$ 13,001,219	\$ 15,935,787
2041	\$ 195.00	\$ 14,278,680	\$ 285,054		\$ 13,572,650	\$ 16,926,870
2042	\$ 200.00	\$ 14,644,800	\$ 313,834		\$ 12,631,759	\$ 19,253,745
2043	\$ 205.00	\$ 15,010,920	\$ 339,728		\$ 14,692,357	\$ 19,912,037
2044	\$ 205.00	\$ 15,010,920	\$ 341,632		\$ 15,791,353	\$ 19,473,235
2045	\$ 205.00	\$ 15,010,920	\$ 331,186		\$ 16,107,540	\$ 18,707,801
2046	\$ 205.00	\$ 15,010,920	\$ 311,064		\$ 16,876,319	\$ 17,153,466
2047	\$ 205.00	\$ 15,010,920	\$ 293,237		\$ 15,805,010	\$ 16,652,613
2048	\$ 205.00	\$ 15,010,920	\$ 278,126		\$ 16,530,347	\$ 15,411,312



**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
<b>2019</b>	<b>\$ 6.00</b>	<b>\$ 439,344</b>	<b>\$ 24,265</b>	<b>\$ 346,698</b>	<b>\$ 1,803,773</b>
2020	\$ 7.00	\$ 512,568	\$ 33,090	\$ 338,444	\$ 2,010,987
2021	\$ 7.00	\$ 512,568	\$ 36,642	\$ 346,905	\$ 2,213,292
2022	\$ 7.00	\$ 512,568	\$ 37,658	\$ 635,365	\$ 2,128,153
2023	\$ 7.00	\$ 512,568	\$ 36,029	\$ 651,250	\$ 2,025,500
2024	\$ 7.00	\$ 512,568	\$ 34,090	\$ 667,531	\$ 1,904,628
2025	\$ 7.00	\$ 512,568	\$ 31,829	\$ 684,219	\$ 1,764,805
2026	\$ 7.00	\$ 512,568	\$ 29,232	\$ 701,325	\$ 1,605,281
2027	\$ 7.00	\$ 512,568	\$ 26,287	\$ 718,858	\$ 1,425,278
2028	\$ 7.00	\$ 512,568	\$ 22,980	\$ 736,829	\$ 1,223,997
2029	\$ 7.00	\$ 512,568	\$ 17,975	\$ 906,300	\$ 848,240
2030	\$ 3.00	\$ 219,672	\$ 16,766	\$ -	\$ 1,084,678
2031	\$ 3.00	\$ 219,672	\$ 20,904	\$ -	\$ 1,325,254
2032	\$ 3.00	\$ 219,672	\$ 25,114	\$ -	\$ 1,570,040
2033	\$ 3.00	\$ 219,672	\$ 28,642	\$ 86,432	\$ 1,731,922
2034	\$ 3.00	\$ 219,672	\$ 30,124	\$ 240,808	\$ 1,740,911
2035	\$ 3.00	\$ 219,672	\$ 30,270	\$ 242,013	\$ 1,748,840
2036	\$ 3.00	\$ 219,672	\$ 30,356	\$ 248,063	\$ 1,750,804
2037	\$ 3.00	\$ 219,672	\$ 30,336	\$ 254,265	\$ 1,746,547
2038	\$ 3.00	\$ 219,672	\$ 30,206	\$ 260,622	\$ 1,735,804
2039	\$ 3.00	\$ 219,672	\$ 29,953	\$ 268,097	\$ 1,717,331
2040	\$ 3.00	\$ 219,672	\$ 30,829	\$ 130,964	\$ 1,836,869
2041	\$ 3.00	\$ 219,672	\$ 33,814	\$ 28,929	\$ 2,061,425
2042	\$ 3.00	\$ 219,672	\$ 37,997	\$ -	\$ 2,319,094
2043	\$ 3.00	\$ 219,672	\$ 42,506	\$ -	\$ 2,581,272
2044	\$ 3.00	\$ 219,672	\$ 44,378	\$ 310,411	\$ 2,534,911
2045	\$ 3.00	\$ 219,672	\$ 42,453	\$ 437,745	\$ 2,359,291
2046	\$ 3.00	\$ 219,672	\$ 39,284	\$ 448,689	\$ 2,169,558
2047	\$ 3.00	\$ 219,672	\$ 35,865	\$ 459,906	\$ 1,965,188
2048	\$ 3.00	\$ 219,672	\$ 32,188	\$ 471,404	\$ 1,745,645

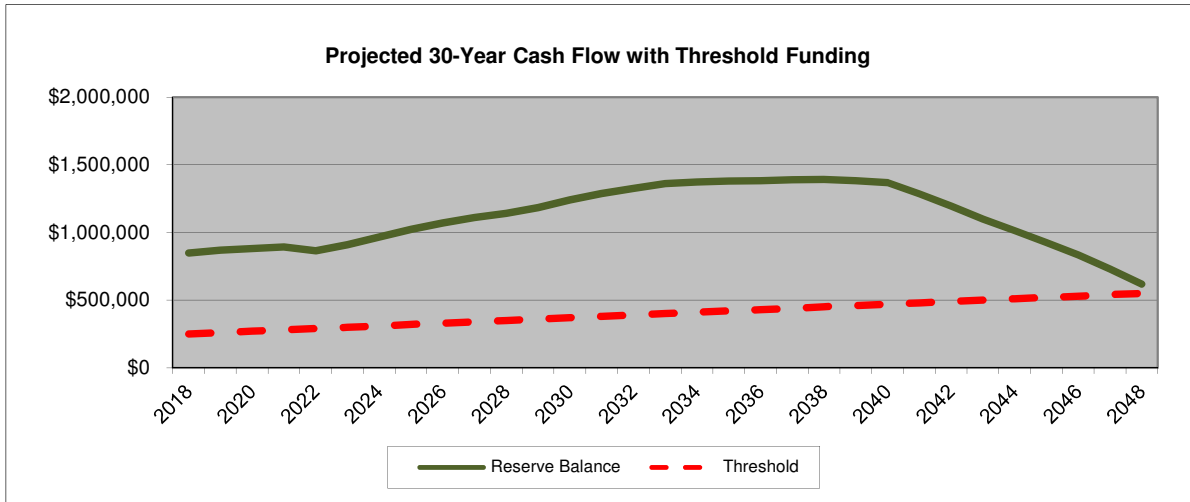


**THIRD LAGUNA HILLS MUTUAL  
2019 RESERVES PLAN  
Laundry Reserve 30-Year Funding Plan**

**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	\$ 82,896	\$ 11,561	\$ 59,402	\$ 849,079
<b>2019</b>	<b>\$ 1.00</b>	<b>\$ 73,224</b>	<b>\$ 11,948</b>	<b>\$ 64,542</b>	<b>\$ 869,709</b>
2020	\$ 1.00	\$ 73,224	\$ 15,193	\$ 76,337	\$ 881,790
2021	\$ 1.00	\$ 73,224	\$ 15,387	\$ 78,245	\$ 892,156
2022	\$ 1.00	\$ 73,224	\$ 15,241	\$ 115,652	\$ 864,969
2023	\$ 2.00	\$ 146,448	\$ 15,386	\$ 118,012	\$ 908,791
2024	\$ 2.00	\$ 146,448	\$ 16,270	\$ 104,602	\$ 966,907
2025	\$ 2.00	\$ 146,448	\$ 17,264	\$ 107,217	\$ 1,023,403
2026	\$ 2.00	\$ 146,448	\$ 18,171	\$ 116,511	\$ 1,071,510
2027	\$ 2.00	\$ 146,448	\$ 18,929	\$ 126,204	\$ 1,110,684
2028	\$ 2.00	\$ 146,448	\$ 19,526	\$ 136,308	\$ 1,140,350
2029	\$ 2.00	\$ 146,448	\$ 20,156	\$ 123,596	\$ 1,183,358
2030	\$ 2.00	\$ 146,448	\$ 21,026	\$ 110,163	\$ 1,240,668
2031	\$ 2.00	\$ 146,448	\$ 21,940	\$ 120,401	\$ 1,288,656
2032	\$ 2.00	\$ 146,448	\$ 22,686	\$ 131,081	\$ 1,326,708
2033	\$ 2.00	\$ 146,448	\$ 23,323	\$ 134,358	\$ 1,362,121
2034	\$ 2.00	\$ 146,448	\$ 23,724	\$ 159,358	\$ 1,372,935
2035	\$ 2.00	\$ 146,448	\$ 23,879	\$ 163,342	\$ 1,379,921
2036	\$ 2.00	\$ 146,448	\$ 23,965	\$ 167,425	\$ 1,382,909
2037	\$ 2.00	\$ 146,448	\$ 24,053	\$ 163,341	\$ 1,390,068
2038	\$ 2.00	\$ 146,448	\$ 24,143	\$ 167,425	\$ 1,393,234
2039	\$ 2.00	\$ 146,448	\$ 24,086	\$ 180,235	\$ 1,383,533
2040	\$ 2.00	\$ 146,448	\$ 23,876	\$ 184,806	\$ 1,369,051
2041	\$ 2.00	\$ 146,448	\$ 23,035	\$ 251,943	\$ 1,286,591
2042	\$ 2.00	\$ 146,448	\$ 21,537	\$ 258,241	\$ 1,196,335
2043	\$ 2.00	\$ 146,448	\$ 19,909	\$ 263,826	\$ 1,098,866
2044	\$ 2.00	\$ 146,448	\$ 18,324	\$ 250,066	\$ 1,013,572
2045	\$ 2.00	\$ 146,448	\$ 16,834	\$ 249,703	\$ 927,151
2046	\$ 2.00	\$ 146,448	\$ 15,267	\$ 255,946	\$ 832,920
2047	\$ 2.00	\$ 146,448	\$ 13,562	\$ 262,345	\$ 730,585
2048	\$ 2.00	\$ 146,448	\$ 11,714	\$ 268,903	\$ 619,844

\*Transferred from Surcharge to Shared Cost in 2019





# THIRD LAGUNA HILLS MUTUAL

## 2019 RESERVES PLAN

### Replacement Reserves Planned Expenditures

Program	Alarm Systems	Building Numbers	Building Structures		Electrical Systems			Energy Projects	Exterior Lighting	Fencing Split Rail
			Building Structures	Building Rehab Dry Rot (New)	Electrical Alternate Heat Source	Electrical Panel Maintenance	Electrical Systems			
Life in Years	40	40	Various	As Needed	30	As Needed	50	As Needed	As Needed	10
Quantity	81	3,397	Various		Various		6,102		Various	70,000
Unit	ea	ea	Various		ea		Manors		Street Lights	Linear Feet
Unit Cost	\$35,000	\$100	Various		\$356 - \$1,326		Various	Various	Various	\$14.56
Total Cost	\$2,835,000	\$339,700	\$146,162,450		\$9,223,052		\$0	\$50,000	\$3,120,000	\$1,019,050
2019	\$0	\$33,970	\$2,427,578	\$305,414	\$8,610	\$50,000	\$0	\$50,000	\$800,000	\$136,816
2020	\$51,250	\$34,819	\$2,774,447	\$202,567	\$5,088	\$51,250	\$51,250	\$51,250	\$82,000	\$104,453
2021	\$441,263	\$35,690	\$2,851,426	\$217,655	\$5,215	\$52,531	\$52,531	\$52,531	\$84,050	\$107,064
2022	\$452,294	\$36,582	\$1,797,911	\$221,667	\$5,345	\$53,845	\$53,845	\$53,845	\$86,151	\$109,741
2023	\$463,601	\$37,497	\$1,851,413	\$149,813	\$5,479	\$55,191	\$55,191	\$55,191	\$88,305	\$112,484
2024	\$0	\$38,434	\$1,906,750	\$174,859	\$5,616	\$56,570	\$56,570	\$56,570	\$90,513	\$115,296
2025	\$0	\$39,395	\$1,962,536	\$132,406	\$5,756	\$57,985	\$57,985	\$57,985	\$92,775	\$118,179
2026	\$0	\$40,380	\$1,568,814	\$139,456	\$5,900	\$59,434	\$59,434	\$59,434	\$95,095	\$121,133
2027	\$0	\$0	\$1,082,598	\$188,004	\$6,047	\$60,920	\$60,920	\$60,920	\$97,472	\$124,161
2028	\$0	\$0	\$1,109,663	\$400,468	\$6,199	\$62,443	\$62,443	\$0	\$99,909	\$127,265
2029	\$0	\$0	\$1,137,405	\$390,956	\$6,354	\$64,004	\$64,004	\$0	\$102,407	\$130,447
2030	\$0	\$0	\$1,165,840	\$259,303	\$6,512	\$65,604	\$65,604	\$0	\$104,967	\$133,708
2031	\$0	\$0	\$1,194,986	\$278,617	\$6,675	\$67,244	\$67,244	\$0	\$107,591	\$137,051
2032	\$0	\$0	\$1,224,861	\$283,753	\$6,842	\$68,926	\$68,926	\$0	\$110,281	\$140,477
2033	\$0	\$0	\$1,255,482	\$191,773	\$7,013	\$70,649	\$70,649	\$0	\$113,038	\$143,989
2034	\$0	\$0	\$1,286,869	\$223,835	\$7,189	\$72,415	\$72,415	\$0	\$115,864	\$147,589
2035	\$0	\$0	\$1,319,041	\$169,491	\$7,368	\$74,225	\$74,225	\$0	\$118,760	\$151,279
2036	\$0	\$0	\$1,352,017	\$178,516	\$7,552	\$76,081	\$76,081	\$0	\$121,729	\$155,061
2037	\$0	\$0	\$886,349	\$240,660	\$7,741	\$77,983	\$77,983	\$0	\$124,773	\$158,937
2038	\$0	\$0	\$908,508	\$512,633	\$7,935	\$79,933	\$79,933	\$0	\$127,892	\$162,910
2039	\$0	\$0	\$931,221	\$500,457	\$8,133	\$81,931	\$81,931	\$0	\$131,089	\$166,983
2040	\$0	\$0	\$954,501	\$331,930	\$8,337	\$83,979	\$83,979	\$0	\$134,367	\$171,158
2041	\$0	\$0	\$978,364	\$356,653	\$8,545	\$86,079	\$86,079	\$0	\$137,726	\$175,437
2042	\$0	\$0	\$1,002,823	\$363,228	\$8,759	\$88,231	\$88,231	\$0	\$141,169	\$179,823
2043	\$0	\$0	\$1,027,894	\$245,486	\$8,978	\$90,436	\$90,436	\$0	\$144,698	\$184,318
2044	\$0	\$0	\$1,053,591	\$286,527	\$9,202	\$92,697	\$92,697	\$0	\$148,316	\$188,926
2045	\$0	\$0	\$1,079,931	\$216,963	\$9,432	\$95,015	\$95,015	\$0	\$152,023	\$193,649
2046	\$0	\$0	\$1,106,929	\$228,515	\$9,668	\$97,390	\$97,390	\$0	\$155,824	\$198,491
2047	\$0	\$0	\$1,134,602	\$308,066	\$9,910	\$99,825	\$99,825	\$0	\$159,720	\$203,453
2048	\$0	\$0	\$1,162,967	\$656,213	\$10,157	\$102,320	\$102,320	\$0	\$163,713	\$208,539
<b>TOTAL</b>	<b>\$1,408,408</b>	<b>\$296,766</b>	<b>\$41,497,320</b>	<b>\$8,355,885</b>	<b>\$221,556</b>	<b>\$2,195,135</b>	<b>\$2,145,135</b>	<b>\$497,726</b>	<b>\$4,232,216</b>	<b>\$4,508,816</b>

# THIRD LAGUNA HILLS MUTUAL

## 2019 RESERVES PLAN

### Replacement Reserves Planned Expenditures

Program	Garden Villa Rec Room					Paint Program				
	Garden Villa Lobby	Garden Villa Mailrooms	Garden Villa Recessed Area	GV Rec Room Heat Pumps	GV Rec Room Water Heaters	Gutter Replacement	Landscape Modernization	Mailboxes	Paint Exterior	Touch Up Paint (New)
Life in Years	20	10	Various	15	10	Various	As Needed	40	10	As Needed
Quantity	53	53	53	53	53	Various		4,271	16,495,223	
Unit	Building	Building	Building	ea	ea	Various		Manor	Sq ft	
Unit Cost	\$11,956	\$5,000	\$4,044 - \$75,000	\$932	\$647	Various		\$233	Various	
Total Cost	\$633,668	\$265,000	\$4,189,332	\$49,396	\$34,291	\$5,205,020	\$17,039,890	\$995,236	\$17,996,443	
						0.9%				
2019	\$119,560	\$70,173	\$250,440	\$18,000	\$1,505	\$37,000	\$1,099,890	\$36,483	\$1,813,338	\$195,293
2020	\$122,549	\$15,375	\$274,563	\$3,375	\$3,515	\$37,925	\$1,107,000	\$25,503	\$1,867,371	\$200,175
2021	\$125,613	\$0	\$281,427	\$3,460	\$3,603	\$38,873	\$1,134,675	\$26,141	\$1,877,337	\$205,180
2022	\$64,377	\$0	\$288,463	\$3,546	\$3,693	\$39,845	\$1,163,042	\$26,794	\$1,936,820	\$210,309
2023	\$0	\$0	\$295,674	\$3,635	\$3,785	\$40,841	\$993,432	\$27,464	\$1,981,693	\$215,567
2024	\$0	\$0	\$303,066	\$3,726	\$3,880	\$41,862	\$1,131,408	\$28,150	\$2,025,173	\$220,956
2025	\$0	\$0	\$310,643	\$3,819	\$3,977	\$42,909	\$1,043,724	\$28,854	\$2,113,281	\$226,480
2026	\$0	\$59,434	\$318,409	\$3,914	\$4,076	\$43,981	\$950,949	\$29,576	\$2,110,238	\$232,142
2027	\$0	\$60,920	\$326,369	\$4,012	\$4,178	\$45,081	\$974,722	\$30,315	\$2,183,501	\$237,945
2028	\$0	\$62,443	\$334,528	\$4,113	\$4,282	\$46,208	\$999,090	\$31,073	\$2,234,825	\$243,894
2029	\$0	\$64,004	\$342,892	\$4,215	\$4,390	\$47,363	\$1,152,076	\$31,850	\$2,303,098	\$249,991
2030	\$0	\$65,604	\$351,464	\$4,321	\$4,499	\$48,547	\$918,461	\$32,646	\$2,390,705	\$256,241
2031	\$0	\$20,173	\$360,251	\$4,429	\$4,612	\$49,761	\$806,933	\$33,462	\$2,403,261	\$262,647
2032	\$82,407	\$0	\$369,257	\$4,540	\$4,727	\$51,005	\$827,107	\$34,299	\$2,480,631	\$269,213
2033	\$84,468	\$0	\$378,488	\$4,653	\$4,845	\$52,280	\$847,784	\$35,156	\$2,538,518	\$275,944
2034	\$0	\$0	\$387,950	\$4,769	\$4,966	\$53,587	\$868,979	\$36,035	\$2,590,507	\$282,842
2035	\$0	\$0	\$397,649	\$4,889	\$5,091	\$54,927	\$1,039,154	\$36,936	\$2,691,918	\$289,913
2036	\$0	\$76,081	\$65,226	\$5,011	\$5,218	\$56,300	\$912,971	\$37,859	\$2,689,969	\$297,161
2037	\$186,473	\$77,983	\$66,857	\$5,136	\$5,348	\$57,707	\$935,795	\$38,806	\$2,783,457	\$304,590
2038	\$191,135	\$79,933	\$68,528	\$5,264	\$5,482	\$59,150	\$959,190	\$39,776	\$2,847,903	\$312,205
2039	\$195,913	\$81,931	\$70,242	\$5,396	\$5,619	\$60,629	\$983,170	\$40,770	\$2,936,706	\$320,010
2040	\$200,811	\$83,979	\$71,998	\$5,531	\$5,759	\$272,092	\$1,175,707	\$41,790	\$3,049,798	\$328,010
2041	\$205,831	\$25,824	\$73,798	\$5,669	\$5,903	\$278,895	\$1,032,943	\$42,834	\$3,063,562	\$336,211
2042	\$63,293	\$0	\$75,643	\$5,811	\$6,051	\$285,867	\$1,058,766	\$43,905	\$3,160,732	\$344,616
2043	\$0	\$0	\$77,534	\$5,956	\$6,202	\$293,014	\$1,085,236	\$45,003	\$3,234,986	\$353,231
2044	\$0	\$0	\$79,472	\$6,105	\$6,357	\$300,339	\$1,112,366	\$46,128	\$3,303,864	\$362,062
2045	\$0	\$0	\$81,459	\$6,258	\$6,516	\$307,847	\$1,330,205	\$47,281	\$3,446,329	\$371,114
2046	\$0	\$97,390	\$83,495	\$6,414	\$6,679	\$315,544	\$1,168,680	\$48,463	\$3,443,564	\$380,391
2047	\$0	\$99,825	\$85,583	\$6,575	\$6,846	\$323,432	\$1,197,897	\$49,675	\$3,565,292	\$389,901
2048	\$0	\$102,320	\$87,722	\$6,739	\$7,017	\$101,297	\$1,227,844	\$50,916	\$3,648,472	\$399,649
<b>TOTAL</b>	<b>\$1,642,429</b>	<b>\$1,143,392</b>	<b>\$6,559,089</b>	<b>\$159,281</b>	<b>\$148,623</b>	<b>\$3,484,108</b>	<b>\$31,239,197</b>	<b>\$1,103,941</b>	<b>\$78,716,849</b>	<b>\$8,573,883</b>

# THIRD LAGUNA HILLS MUTUAL

## 2019 RESERVES PLAN

### Replacement Reserves Planned Expenditures

Program	Prior to Paint		Paving/Concrete					Roofs				
	Prior to Paint	Balcony Breezeway Resurfacing (New)	Paving: Asphalt	Paving: Parkway Concrete	Paving: Seal Coat	Concrete and Paving Repairs (New)	Golf Cart Parking & Striping (New)	Roofs Built-Up PVC Cool Roof	Roofs Metal	Roofs Tile	Roofs Preventive Maint.	Roof Emergency Repairs (New)
Life in Years	10	As Needed	30	60	5	As Needed		25	40	40	20	As Needed
Quantity	16,495,223		3,010,084	Varies	3,006,420		Varies	4,027,825	502,525	3,760,897	4,023,624	
Unit	Sq ft		sf	SF	sf		ea	sf	sf	sf	sf	
Unit Cost	Various		\$4.13	\$10	\$0.11		\$2,500	\$6.65	\$4.69	\$4.43	\$0.36	
Total Cost	\$9,943,320		\$12,431,600		\$322,649			\$26,785,000	\$2,356,800	\$16,660,800	\$1,448,505	
2019	\$848,669	\$428,364	\$543,223	\$50,000	\$72,300	\$128,976	\$50,000	\$1,098,632	\$0	\$0	\$103,305	\$110,000
2020	\$995,710	\$2,402	\$584,401	\$153,750	\$47,713	\$12,103	\$25,625	\$1,048,271	\$0	\$0	\$126,140	\$251,893
2021	\$1,027,506	\$284,909	\$441,775	\$157,594	\$64,363	\$69,059	\$26,266	\$1,012,897	\$0	\$0	\$63,572	\$285,692
2022	\$1,051,310	\$325,852	\$135,064	\$161,534	\$69,562	\$81,570	\$26,922	\$1,112,125	\$0	\$0	\$72,035	\$214,983
2023	\$1,073,781	\$335,740	\$138,440	\$165,572	\$70,886	\$55,681	\$27,595	\$1,177,687	\$0	\$0	\$70,208	\$277,003
2024	\$1,120,339	\$360,552	\$141,901	\$169,711	\$73,156	\$126,112	\$28,285	\$1,206,873	\$0	\$0	\$48,095	\$436,328
2025	\$1,119,052	\$666,119	\$145,449	\$173,954	\$74,992	\$110,087	\$28,992	\$1,226,850	\$0	\$0	\$31,986	\$387,110
2026	\$1,158,248	\$446,687	\$149,085	\$178,303	\$76,675	\$94,277	\$29,717	\$1,284,579	\$0	\$0	\$86,693	\$292,349
2027	\$1,185,064	\$354,757	\$152,812	\$182,760	\$78,703	\$65,967	\$30,460	\$1,301,971	\$0	\$0	\$57,882	\$425,730
2028	\$1,212,541	\$513,293	\$156,633	\$187,329	\$80,201	\$187,774	\$31,222	\$1,351,371	\$0	\$0	\$160,513	\$362,170
2029	\$1,086,368	\$548,342	\$160,548	\$192,013	\$82,769	\$165,100	\$32,002	\$1,362,682	\$0	\$0	\$136,293	\$140,809
2030	\$925,966	\$3,074	\$164,562	\$196,813	\$84,847	\$15,493	\$0	\$1,409,227	\$701,896	\$16,392	\$141,834	\$322,445
2031	\$955,770	\$364,707	\$168,676	\$201,733	\$86,751	\$88,401	\$0	\$1,452,194	\$1,176,127	\$0	\$47,324	\$365,709
2032	\$977,849	\$417,118	\$172,893	\$206,777	\$89,045	\$104,416	\$0	\$1,478,470	\$1,305,974	\$508,586	\$190,829	\$275,196
2033	\$998,620	\$429,775	\$177,215	\$211,946	\$90,740	\$71,276	\$0	\$0	\$0	\$5,805,868	\$184,720	\$354,587
2034	\$1,042,590	\$461,537	\$181,646	\$217,245	\$93,645	\$161,434	\$0	\$2,089,187	\$0	\$2,723,042	\$296,451	\$558,536
2035	\$1,040,413	\$852,689	\$186,187	\$222,676	\$95,996	\$140,921	\$0	\$3,374,651	\$0	\$0	\$38,010	\$495,534
2036	\$1,077,240	\$571,797	\$190,842	\$228,243	\$98,150	\$120,682	\$0	\$1,700,761	\$0	\$0	\$0	\$374,231
2037	\$1,102,107	\$454,119	\$195,613	\$233,949	\$100,746	\$84,443	\$0	\$1,927,161	\$0	\$0	\$0	\$544,970
2038	\$1,127,588	\$657,058	\$200,503	\$239,798	\$102,664	\$240,367	\$0	\$1,878,300	\$0	\$0	\$0	\$463,609
2039	\$1,331,718	\$701,924	\$205,516	\$245,792	\$105,951	\$211,342	\$0	\$1,286,694	\$0	\$931,324	\$0	\$180,248
2040	\$1,185,315	\$3,935	\$210,653	\$251,937	\$108,611	\$19,832	\$0	\$597,966	\$0	\$1,427,782	\$0	\$412,756
2041	\$1,223,467	\$466,856	\$215,920	\$258,236	\$111,048	\$113,161	\$0	\$1,729,735	\$0	\$631,822	\$0	\$468,139
2042	\$1,251,730	\$533,946	\$221,318	\$264,692	\$113,985	\$133,662	\$0	\$1,210,583	\$0	\$411,264	\$0	\$352,275
2043	\$1,278,318	\$550,148	\$226,851	\$271,309	\$116,155	\$91,239	\$0	\$2,126,832	\$0	\$631,670	\$0	\$453,901
2044	\$1,334,603	\$590,807	\$232,522	\$278,092	\$119,874	\$206,650	\$0	\$1,943,291	\$0	\$1,720,174	\$144,776	\$714,973
2045	\$1,331,817	\$1,091,514	\$238,335	\$285,044	\$122,883	\$180,390	\$0	\$1,943,437	\$0	\$1,379,329	\$233,856	\$634,326
2046	\$1,378,958	\$731,949	\$244,293	\$292,170	\$125,641	\$154,483	\$0	\$1,877,855	\$0	\$1,896,971	\$117,859	\$479,048
2047	\$1,410,790	\$581,311	\$250,401	\$299,474	\$128,964	\$108,095	\$0	\$2,061,816	\$0	\$831,699	\$133,548	\$697,608
2048	\$1,443,408	\$841,090	\$256,661	\$306,961	\$131,418	\$307,690	\$0	\$2,183,365	\$0	\$975,965	\$130,162	\$593,458
<b>TOTAL</b>	<b>\$34,296,855</b>	<b>\$14,572,371</b>	<b>\$6,689,938</b>	<b>\$6,485,405</b>	<b>\$2,818,434</b>	<b>\$3,650,684</b>	<b>\$337,087</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>

# THIRD LAGUNA HILLS MUTUAL 2019 RESERVES PLAN Replacement Reserves Planned Expenditures

Program	Tree Maintenance	Exterior Walls		Waste Lines		Water Lines Copper	Total Replacement Fund
		Common Walls	Perimeter Walls	Waste Lines	Waste Lines GV Garage		
Life in Years	34 Months	As Needed	Varies	70	35	70	
Quantity	26,265		30,184	6,102	53	6,102	
Unit	Hours		lf	Manors	Building	Manors	
Unit Cost	\$63		\$100 - \$200	\$8,000	\$19,900	\$5,125	
Total Cost	\$1,641,563	\$25,000/yr	\$9,055,261	\$8,500,000	\$1,054,700	\$31,272,750	
			2%				
2019	\$213,630	\$25,000	\$175,000	\$750,000	\$0	\$200,000	\$12,251,169
2020	\$546,876	\$25,625	\$172,146	\$768,750	\$0	\$141,040	\$11,968,171
2021	\$426,449	\$26,266	\$176,450	\$787,969	\$0	\$144,566	\$12,591,593
2022	\$522,211	\$26,922	\$180,861	\$807,668	\$0	\$148,180	\$11,544,912
2023	\$795,007	\$27,595	\$185,382	\$827,860	\$0	\$151,885	\$11,816,576
2024	\$597,589	\$28,285	\$190,017	\$848,556	\$0	\$155,682	\$11,790,881
2025	\$442,249	\$28,992	\$194,767	\$869,770	\$0	\$159,574	\$11,958,631
2026	\$976,186	\$29,717	\$199,637	\$891,514	\$0	\$163,563	\$11,959,031
2027	\$587,681	\$30,460	\$204,628	\$913,802	\$0	\$167,652	\$11,288,418
2028	\$454,641	\$31,222	\$209,743	\$936,647	\$0	\$171,844	\$11,875,991
2029	\$1,034,580	\$32,002	\$214,987	\$64,004	\$0	\$176,140	\$11,524,096
2030	\$663,170	\$32,802	\$220,361	\$65,604	\$0	\$180,543	\$11,019,056
2031	\$527,423	\$33,622	\$225,871	\$67,244	\$0	\$185,057	\$11,751,547
2032	\$1,027,809	\$34,463	\$231,517	\$68,926	\$0	\$189,683	\$13,306,802
2033	\$700,658	\$35,324	\$237,305	\$70,649	\$0	\$194,425	\$15,637,838
2034	\$696,351	\$36,207	\$243,238	\$72,415	\$115,285	\$199,286	\$15,343,906
2035	\$863,555	\$37,113	\$249,319	\$74,225	\$118,167	\$204,268	\$14,428,590
2036	\$771,270	\$38,040	\$255,552	\$76,081	\$121,121	\$209,375	\$11,946,219
2037	\$974,904	\$38,991	\$261,941	\$77,983	\$124,149	\$214,609	\$12,372,265
2038	\$824,494	\$39,966	\$268,489	\$79,933	\$127,253	\$219,974	\$12,918,304
2039	\$773,980	\$40,965	\$39,568	\$81,931	\$130,434	\$225,474	\$13,094,991
2040	\$1,247,373	\$41,990	\$40,557	\$83,979	\$133,695	\$231,111	\$13,001,219
2041	\$909,302	\$43,039	\$41,571	\$86,079	\$137,037	\$236,888	\$13,572,650
2042	\$663,130	\$44,115	\$42,611	\$88,231	\$140,463	\$242,811	\$12,631,759
2043	\$1,480,340	\$45,218	\$43,676	\$90,436	\$143,975	\$248,881	\$14,692,357
2044	\$894,227	\$46,349	\$44,768	\$92,697	\$147,574	\$191,327	\$15,791,353
2045	\$691,790	\$47,507	\$45,887	\$95,015	\$151,263	\$196,110	\$16,107,540
2046	\$1,583,087	\$48,695	\$47,034	\$97,390	\$155,045	\$201,013	\$16,876,319
2047	\$997,973	\$49,912	\$48,210	\$99,825	\$158,921	\$206,038	\$15,805,010
2048	\$744,982	\$51,160	\$49,415	\$102,320	\$162,894	\$211,189	\$16,530,347
<b>TOTAL</b>	<b>\$23,632,916</b>	<b>\$1,097,568</b>	<b>\$4,740,509</b>	<b>\$10,037,502</b>	<b>\$2,067,274</b>	<b>\$5,768,190</b>	<b>\$397,397,544</b>

# THIRD LAGUNA HILLS MUTUAL

## 2019 RESERVES PLAN

### Replacement Reserves Planned Expenditures

<b>Elevators</b>									
<b>Program</b>	<b>Elevator Cab Door</b>	<b>Elevator Cab Door Operators</b>	<b>Elevator Cab Refurbish</b>	<b>Elevator Flooring</b>	<b>Elevator Call Buttons</b>	<b>Elevator Controllers</b>	<b>Elevator Hoistway Doors (3 stop)</b>	<b>Elevator Hoistway Doors (4 stop)</b>	<b>Elevator Machine Room Power Units</b>
Life in Years	30 Years	30 Years	40 Years	40 Years	30 Years	30 Years	30 Years	40 Years	30 Years
Quantity	82	82	82	82	82	82	29	82	82
Unit	ea	ea	ea	ea	ea	ea	ea	ea	ea
Unit Cost	\$12,234	\$4,733	\$8,160	\$2,040	\$8,400	\$50,600	\$4,906	\$4,906	\$9,557
Total Cost	\$1,003,188	\$388,106	\$669,120	\$167,280	\$688,800	\$4,149,200	\$142,280	\$260,029	\$783,707
2019	\$0	\$47,739	\$81,600	\$33,592	\$0	\$0	\$0	\$49,544	\$96,700
2020	\$0	\$48,932	\$83,640	\$17,510	\$0	\$0	\$0	\$50,783	\$99,118
2021	\$0	\$50,156	\$85,731	\$17,948	\$0	\$0	\$0	\$52,052	\$101,595
2022	\$0	\$0	\$0	\$0	\$90,459	\$544,907	\$0	\$0	\$0
2023	\$0	\$0	\$0	\$0	\$92,720	\$558,529	\$0	\$0	\$0
2024	\$0	\$0	\$0	\$0	\$95,038	\$572,493	\$0	\$0	\$0
2025	\$0	\$0	\$0	\$0	\$97,414	\$586,805	\$0	\$0	\$0
2026	\$0	\$0	\$0	\$0	\$99,850	\$601,475	\$0	\$0	\$0
2027	\$0	\$0	\$0	\$0	\$102,346	\$616,512	\$0	\$0	\$0
2028	\$0	\$0	\$0	\$0	\$104,904	\$631,925	\$0	\$0	\$0
2029	\$0	\$0	\$0	\$0	\$129,033	\$777,267	\$0	\$0	\$0
2030	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2031	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2032	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2033	\$86,432	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2034	\$212,622	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2035	\$217,937	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2036	\$223,386	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2037	\$228,970	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2038	\$234,695	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2039	\$240,562	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2040	\$102,740	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2041	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2042	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2043	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2044	\$0	\$87,743	\$0	\$0	\$0	\$0	\$0	\$45,479	\$177,189
2045	\$0	\$107,924	\$0	\$0	\$0	\$0	\$111,879	\$0	\$217,942
2046	\$0	\$110,623	\$0	\$0	\$0	\$0	\$114,676	\$0	\$223,391
2047	\$0	\$113,388	\$0	\$0	\$0	\$0	\$117,542	\$0	\$228,976
2048	\$0	\$116,223	\$0	\$0	\$0	\$0	\$120,481	\$0	\$234,700
<b>TOTAL</b>	<b>\$1,547,343</b>	<b>\$682,729</b>	<b>\$250,971</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>

# THIRD LAGUNA HILLS MUTUAL

## 2019 RESERVES PLAN

### Replacement Reserves Planned Expenditures

Program	Elevators				Laundry Counters	Laundry Dryers	Laundry Floors	Laundry Washers	Laundry Water Heaters	TOTAL LAUNDRY FUND
	Elevator Door Protective Devices	Elevator Fuse	Elevator Solid State Soft Starters	TOTAL ELEVATOR FUND						
Life in Years	40 Years	30 Years	20 Years		20	10	25	15	10	
Quantity	82	82	82		287	415	243	457	159	
Unit	ea	ea	ea		ea	ea	ea	ea	ea	
Unit Cost	\$1,836	\$224	\$1,622		\$482	\$1,025	\$2,017	\$1,646	\$437	
Total Cost	\$150,552	\$18,401	\$132,988		\$138,334	\$467,400	\$383,993	\$684,600	\$69,483	
2019	\$18,475	\$2,244	\$16,804	\$346,698	\$14,903	\$0	\$39,794	\$5,933	\$3,911	\$64,542
2020	\$18,937	\$2,300	\$17,224	\$338,444	\$15,316	\$0	\$37,221	\$13,497	\$10,302	\$76,337
2021	\$19,410	\$2,358	\$17,655	\$346,905	\$15,698	\$0	\$38,152	\$13,835	\$10,560	\$78,245
2022	\$0	\$0	\$0	\$635,365	\$16,091	\$0	\$39,106	\$49,632	\$10,824	\$115,652
2023	\$0	\$0	\$0	\$651,250	\$15,961	\$0	\$40,083	\$50,873	\$11,094	\$118,012
2024	\$0	\$0	\$0	\$667,531	\$0	\$0	\$41,086	\$52,144	\$11,372	\$104,602
2025	\$0	\$0	\$0	\$684,219	\$0	\$0	\$42,113	\$53,448	\$11,656	\$107,217
2026	\$0	\$0	\$0	\$701,325	\$0	\$6,614	\$43,166	\$54,784	\$11,947	\$116,511
2027	\$0	\$0	\$0	\$718,858	\$0	\$13,559	\$44,245	\$56,154	\$12,246	\$126,204
2028	\$0	\$0	\$0	\$736,829	\$0	\$20,847	\$45,351	\$57,558	\$12,552	\$136,308
2029	\$0	\$0	\$0	\$906,300	\$0	\$28,491	\$23,242	\$58,997	\$12,866	\$123,596
2030	\$0	\$0	\$0	\$0	\$0	\$36,504	\$0	\$60,471	\$13,188	\$110,163
2031	\$0	\$0	\$0	\$0	\$0	\$44,900	\$0	\$61,983	\$13,517	\$120,401
2032	\$0	\$0	\$0	\$0	\$0	\$53,693	\$0	\$63,533	\$13,855	\$131,081
2033	\$0	\$0	\$0	\$86,432	\$0	\$55,035	\$0	\$65,121	\$14,202	\$134,358
2034	\$0	\$0	\$28,186	\$240,808	\$21,640	\$56,411	\$0	\$66,749	\$14,557	\$159,358
2035	\$0	\$0	\$24,076	\$242,013	\$22,181	\$57,821	\$0	\$68,418	\$14,921	\$163,342
2036	\$0	\$0	\$24,678	\$248,063	\$22,736	\$59,267	\$0	\$70,128	\$15,294	\$167,425
2037	\$0	\$0	\$25,295	\$254,265	\$15,035	\$60,749	\$0	\$71,882	\$15,676	\$163,341
2038	\$0	\$0	\$25,927	\$260,622	\$15,411	\$62,267	\$0	\$73,679	\$16,068	\$167,425
2039	\$0	\$0	\$27,535	\$268,097	\$24,421	\$63,824	\$0	\$75,521	\$16,470	\$180,235
2040	\$0	\$0	\$28,224	\$130,964	\$25,096	\$65,420	\$0	\$77,409	\$16,881	\$184,806
2041	\$0	\$0	\$28,929	\$28,929	\$25,724	\$67,055	\$62,517	\$79,344	\$17,304	\$251,943
2042	\$0	\$0	\$0	\$0	\$26,367	\$68,732	\$64,079	\$81,327	\$17,736	\$258,241
2043	\$0	\$0	\$0	\$0	\$26,154	\$70,450	\$65,681	\$83,361	\$18,180	\$263,826
2044	\$0	\$0	\$0	\$310,411	\$0	\$72,211	\$73,776	\$85,445	\$18,634	\$250,066
2045	\$0	\$0	\$0	\$437,745	\$0	\$74,016	\$69,007	\$87,581	\$19,100	\$249,703
2046	\$0	\$0	\$0	\$448,689	\$0	\$75,867	\$70,732	\$89,770	\$19,577	\$255,946
2047	\$0	\$0	\$0	\$459,906	\$0	\$77,763	\$72,500	\$92,014	\$20,067	\$262,345
2048	\$0	\$0	\$0	\$471,404	\$0	\$79,708	\$74,313	\$94,315	\$20,568	\$268,903
<b>TOTAL</b>	<b>\$56,822</b>	<b>\$6,902</b>	<b>\$264,532</b>	<b>\$10,622,071</b>	<b>\$302,735</b>	<b>\$1,271,206</b>	<b>\$986,163</b>	<b>\$1,914,904</b>	<b>\$435,126</b>	<b>\$4,910,133</b>