

LFG HOA Board Meeting *AGENDA* Saturday, June 18th, 2022, 8:30 AM
Microsoft Teams Virtual for Members | Hybrid for Board of Directors & Manager

Page	Agenda Item	Lead	Purpose Current Status
	Meeting call to order, time 8:30 AM	Mark	Record attendance, confirm quorum of BOD
1-6	<p>8:35 AM</p> <p>Action item #5: Alan to contact HOA attorney Richard Fong</p> <p>Action item #5 attachments (By Page Number)</p> <ol style="list-style-type: none"> 1. Alan's action/email to Richard Fong 2. Written response from Richard Fong 3. Spectrum representative response, and Fong's response to representative 4. Homeowner correspondence Bill Matheson 5. Contract proposal explanation sent to all homeowners with ballot 6. Homeowner correspondence Jessica Taft 	Board	Meeting scheduled (Virtual) with HOA attorney Richard Fong concerning Spectrum proposal. Board vote to accept or reject HOA attorney legal directive concerning Spectrum bulk proposal and recent voting method.
7-9	Approval of Minutes: 5/14/2022 Meeting Minutes	Board	Approve and post to website
10-11	Homeowner Hearing/Correspondence: Unit 203 architectural request to install roof sun tunnel	Board	Approve as-is or send to committee for review
12-15	<p>Action Items from Last Meeting:</p> <p>Action item #1: TCPUD from homeowner</p> <p>Action item #2: Fine notices</p> <p>Action item #3: Post approved 5/14/22 minutes</p> <p>Action item #4: Board members to provide Alan M with summary of assigned questions of survey</p> <p>Action item #5: See above</p> <p>Action item #6: Chairman of architectural committee to look into "roll back type" exterior screen door</p>	<p>Alan M</p> <p>Alan M</p> <p>Alan M</p> <p>Board</p> <p>Doug O</p>	<p>Alan called homeowner. Alan told Mr. Sanchez the changing charges each month would make the bulk approach difficult. Mr. Sanchez agreed. He will work with TCPUD concerning his billing/ payment plan with them.</p> <p>Accountant instructed by Alan to put charges on next LFG statement.</p> <p>Done.</p> <p>As of 6/13/22 received Q2-Q5 (see attachments 12-15)</p> <p>Discuss at meeting.</p>

	<p>Action item #7: Alan Nelson to continue working with Brian Henley on the governing documents rewrite</p> <p>Action item #8: Alan M to send completed RFP docs to 6 different property management companies and 1 individual</p> <p>Action item #9: Barbara Schoen to provide Alan M with picnic notice to be sent to homeowners. Once received Alan M to mail to all homeowners.</p> <p>Action item #10: Board members to provide Jessica Taft with information for the newsletter</p>	<p>Alan N</p> <p>Alan M</p> <p>Alan M</p> <p>Board</p>	<p>Discuss at meeting.</p> <p>Done. Alan has been in contact with 2 of the management companies. Both are in the process of preparing final proposals. Documents to be sent prior to meeting.</p> <p>Alan M included this half page notice in with the required nomination mailing to all homeowners (sent on 6/6/22)</p> <p>Done. Put on website 6/7/22, Emailed to all homeowners 6/9/22</p>
	<p>Old Business:</p> <p>OB #1: Pool/bath/footpath project</p> <p>OB #2: Lawn renovation</p>	<p>Alan M</p> <p>Alan M</p>	<p>Progress has not been as fast as Alan would like. Have not received 2 asphalt bids. Will keep trying. Alan to talk to building department and the contractor this week concerning changed plan details - which need to be clarified prior to the final permit</p> <p>The aeration and thatching of the lawns would be best done in the fall as per GreenThumb Nursery. Alan and Peter to discuss details and cost at that time.</p>
16-18	<p>New Business:</p> <p>NB #1: Homeowner contact options</p>	<p>Board</p>	<p>Attachments on pages 16-18 show the multiple options homeowners must choose from on how they receive different documents, and suggestions from Matt Shane our IT support on how to simplify this. Asking board to consider consolidating all of these options.</p>
	<p>Committee Reports:</p> <p>CR #1: Rules & Regs Committee</p> <p>CR #2: Admin Committee</p> <p>CR #3: Architectural Committee</p>	<p>Alan N</p> <p>Mark P</p> <p>Doug O</p>	<p>Update at meeting.</p> <p>Update GM retirement planning at meeting.</p> <p>Update at meeting.</p>
19-23 24-29	<p>Financials:</p> <p>F #1: April Monthly Financials</p> <p>F #2: April Aging Report</p> <p>F #3: 2022/2023 Budget Draft</p>	<p>Jason</p> <p>Alan M</p> <p>Board</p>	<p>Discuss at meeting (attachment pages 19-23). Send to Treasurer, discuss at meeting. Board to review, make suggestions and corrections at meeting. <i>Vote needed for approval (attachment pages 24-29).</i></p>
	<p>Open Session:</p> <p>OS #1: Board future topics / non-agenda items</p> <p>OS #2: Member Comments</p>	<p>Mark P</p>	
	<p>Executive Session</p>	<p>Mark P</p>	
	<p>Meeting adjourns</p>	<p>Mark P</p>	

LAKE FOREST GLEN HOMEOWNERS ASSOCIATION

BALANCE SHEET

April 30, 2022

See Independent Accountants' Compilation Report

ASSETS		OPERATING FUND	REPLACEMENT FUND
ASSETS			
1040	Operating Checking Account	\$ 325,077	\$ -0-
1045	Deferred Compensation Account	207,521	-0-
1060	US Bank ACH Account	-0-	-0-
1090	Petty Cash Account	605	-0-
1280	El Dorado Savings	-0-	249,526
1290	Edward Jones	-0-	1,475,154
1320	Other Receivable	-0-	-0-
1410	Assessments Receivable	4,834	-0-
1415	Allowance for Bad Debt	-0-	-0-
1501	Prepaid Expenses	-0-	-0-
1505	Other Prepaid Expenses	690	-0-
1511	Prepaid Taxes	-0-	-0-
1475	Due From Operating	-0-	(59)
1502	Workers' Comp Deposit	-0-	-0-
1520	Property & Equipment	177,086	-0-
1530	Less: Accum. Depreciation	(172,649)	-0-
	TOTAL ASSETS	\$ 543,164	\$ 1,724,621

LIABILITIES & FUND BALANCES

LIABILITIES			
3010	Accounts Payable	\$ 16,795	\$ -0-
3011	Accrued Accounts Payable	2,515	-0-
3015	Replacement Accounts Payables	-0-	-0-
2055	Deferred Charter Revenue	3,870	-0-
2031	Deferred Wages	201,379	-0-
2041	Accrued Vacation	19,546	-0-
2045	Homeowners Dues Paid In Advance	24,589	-0-
2034	Escrow Deposits	-0-	-0-
2000	Income Taxes Payable - Federal	-0-	-0-
2001	Income Taxes Payable - Franchise	125	-0-
2120	Due To Replacement	(59)	-0-
	TOTAL LIABILITIES	268,760	-0-
FUND BALANCES			
3100	Operating Fund Balance	274,629	-0-
3900	Replacement Fund Balance	-0-	1,642,947
	Current Year Net Revenue (Expense)	(225)	81,674
	TOTAL FUND BALANCES	274,404	1,724,621
	TOTAL LIABILITIES & FUND BALANCES	\$ 543,164	\$ 1,724,621

SUBSTANTIALLY ALL DISCLOSURES
HAVE BEEN OMITTED.

TENTATIVE AND PRELIMINARY
FOR DISCUSSION PURPOSES ONLY.

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LAKE FOREST GLEN HOMEOWNERS ASSOCIATION

STATEMENT OF OPERATING FUND REVENUE & EXPENSES

For the Month Ended April 30, 2022

And Year-to-date Period January 1, 2022 to April 30, 2022

See Independent Accountants' Compilation Report

	CURRENT MONTH ACTUAL	YEAR TO-DATE ACTUAL	ANNUAL BUDGET	YTD ACTUAL % BUDGET	RESIDUAL BUDGET
REVENUE					
5010 Dues Assessments	\$ 88,920	\$ 355,680	\$ 1,068,051	33%	\$ 712,371
5011 Less: Dues Allocated to Replacement Fund	(28,962)	(115,847)	(347,541)	33%	(231,694)
5110 Interest Income	305	1,210	3,000	40%	1,790
5250 Late Fees & Interest	(38)	720	1,500	48%	780
5260 Transfer Fee Income	-0-	-0-	1,500	0%	1,500
5290 Miscellaneous Income	300	500	4,200	12%	3,700
TOTAL REVENUE	60,525	242,263	730,710	33%	488,447
EXPENSES SCHEDULE ATTACHED					
Landscaping	9,112	36,177	109,303	33%	73,126
Utilities	1,374	17,086	57,700	30%	40,614
Pool & Tennis Expenses	7,809	33,832	81,720	41%	47,888
Repairs & Maintenance	7,085	60,840	166,081	37%	105,241
Administrative Expenses	27,193	92,334	315,905	29%	223,571
8150 Depreciation	555	2,219	9,124	24%	6,905
6001 Property Tax	-0-	-0-	-0-	0%	-0-
8151 Provision for Federal Income Tax	-0-	-0-	-0-	0%	-0-
8152 Provision for Franchise Tax	-0-	-0-	874	0%	874
TOTAL EXPENSES	53,128	242,488	740,707	33%	498,219
EXCESS OF REVENUE OVER (UNDER) EXPENSES	\$ 7,397	\$ (225)	\$ (9,997)		\$ (9,772)

SUBSTANTIALLY ALL DISCLOSURES
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LAKE FOREST GLEN HOMEOWNERS ASSOCIATION

STATEMENT OF REPLACEMENT FUND REVENUE & EXPENSES

For the Month Ended April 30, 2022

And Year-to-date Period January 1, 2022 to April 30, 2022

See Independent Accountants' Compilation Report

	CURRENT MONTH ACTUAL	YEAR TO-DATE ACTUAL	ANNUAL BUDGET	YTD ACTUAL % BUDGET	RESIDUAL BUDGET
REVENUE					
5100 Replacement Allocation	\$ 28,962	\$ 115,847	\$ 347,541	33%	\$ 231,694
5300 Sale of Asset	-0-	-0-	-0-	0%	-0-
3115 Investment Interest	-0-	-0-	-0-	0%	-0-
TOTAL REVENUE	28,962	115,847	347,541	33%	231,694
EXPENSES					
9140 Site BMP Requirements/Landscape	-0-	-0-	-0-	0%	0
9141 BMP Engineering	-0-	-0-	15,000	0%	15,000
9143 Landscape	-0-	-0-	10,000	0%	10,000
9144 Pool Bath Project/ADA	447	447	125,000	0%	124,553
9151 Bldg Brick & Cement	-0-	-0-	-0-	0%	-0-
9152 Bldg Siding/Trim/Fascia/Painting	5,165	21,788	158,500	14%	136,712
9153 Buildings/Storage/Lockers	-0-	-0-	3,000	0%	3,000
9160 Roofs - All	-0-	-0-	-0-	0%	-0-
9170 Asphalt Crack Fill	-0-	-0-	9,500	0%	9,500
9171 Asphalt Resurfacing	-0-	-0-	-0-	0%	-0-
9173 Asphalt Sealing Striping	-0-	-0-	-0-	0%	-0-
9174 Foot Paths	-0-	-0-	-0-	0%	-0-
9180 Pools/Replastering/Tile	-0-	-0-	-0-	0%	-0-
9181 Pools/Decking/Fences/Gates	-0-	-0-	-0-	0%	-0-
9182 Pools/Equipment & Mechanical	-0-	-0-	-0-	0%	-0-
9183 Pool Replacement/Kids/Adults	-0-	-0-	-0-	0%	-0-
9184 Pools-Furniture	-0-	-0-	-0-	0%	-0-
9185 Playground Equipment	-0-	-0-	-0-	0%	-0-
9190 Tennis/Paint Stripe	-0-	-0-	-0-	0%	-0-
9191 Tennis Equipment	-0-	-0-	-0-	0%	-0-
9192 Tennis #1 and #2 Resurface	-0-	-0-	-0-	0%	-0-
9193 Tennis #3 and #4 Resurface	-0-	-0-	-0-	0%	-0-
9200 Office Equipment	-0-	-0-	-0-	0%	-0-
9201 Computer	-0-	-0-	-0-	0%	-0-
9202 Office Furniture	-0-	-0-	-0-	0%	-0-
9210 1/2 Ton Truck	-0-	-0-	-0-	0%	-0-
9211 3/4 Ton Truck	-0-	-0-	-0-	0%	-0-
9212 Snow Removal Equipment	-0-	11,938	70,000	17%	58,062
9220 Perimeter Fence	-0-	-0-	-0-	0%	-0-
9221 Privacy Fences	-0-	-0-	1,000	0%	1,000
9300 Provision for Federal Income Tax	-0-	-0-	-0-	0%	-0-
9301 Provision for Franchise Tax	-0-	-0-	72	0%	72
TOTAL EXPENSES	5,612	34,173	392,072	9%	357,899
EXCESS OF REVENUE OVER (UNDER) EXPENSES	\$ 23,350	\$ 81,674	\$ (44,531)		\$ (126,205)

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TENTATIVE AND PRELIMINARY
FOR DISCUSSION PURPOSES ONLY.

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LAKE FOREST GLEN HOMEOWNERS ASSOCIATION

SCHEDULE 1

SCHEDULE 1 - OPERATING EXPENSES
 For the Month Ended April 30, 2022
 And Year-to-date Period January 1, 2022 to April 30, 2022
 See Independent Accountants' Compilation Report

	CURRENT MONTH ACTUAL	YEAR TO-DATE ACTUAL	ANNUAL BUDGET	YTD ACTUAL % BUDGET	RESIDUAL BUDGET
LANDSCAPING EXPENSES					
7000 Salaries - Foreman	\$ 2,771	\$ 11,234	\$ 34,498	33%	\$ 23,264
7010 Salaries - Seasonal	5,096	19,869	50,654	39%	30,785
7020 Employer Costs	968	4,641	12,901	36%	8,260
7030 Plants	-0-	156	-0-	0%	(156)
7031 Irrigation	-0-	-0-	1,000	0%	1,000
7032 Fertilizers	-0-	-0-	1,099	0%	1,099
7033 Hardscape	-0-	-0-	1,451	0%	1,451
7035 Equipment	-0-	-0-	150	0%	150
7036 Equipment Maintenance	-0-	-0-	100	0%	100
7040 Pest Control	-0-	-0-	7,000	0%	7,000
7050 Other/Uniforms & Safety	277	277	450	62%	173
TOTAL LANDSCAPING	9,112	36,177	109,303	33%	73,126
UTILITIES EXPENSES					
7111 Electricity	855	3,646	9,400	39%	5,754
7121 Gas	42	202	400	51%	198
7131 Sewer	422	1,014	900	113%	(114)
7151 Garbage	55	12,224	47,000	26%	34,776
TOTAL UTILITIES	1,374	17,086	57,700	30%	40,614
POOL & TENNIS EXPENSES					
7200 Salaries - Foreman	1,848	7,490	22,999	33%	15,509
7210 Salaries - After Hours Personnel	975	3,900	17,878	22%	13,978
7220 Employer Costs	453	2,135	6,193	34%	4,058
7230 Repairs & Maintenance Equipment	-0-	1,503	1,200	125%	(303)
7231 Repairs & Maintenance Tennis Courts	849	905	100	905%	(805)
7232 Fences & Gates	(100)	223	250	89%	27
7233 Decking & Tile	-0-	-0-	100	0%	100
7240 Supplies/Chemicals	-0-	3,931	6,750	58%	2,819
7241 Supplies/Restrooms	-0-	-0-	750	0%	750
7242 Supplies/Uniforms & Training	-0-	-0-	-0-	0%	-0-
7250 Utilities	1,879	11,638	23,500	50%	11,862
7260 Other/Permits	1,905	2,107	2,000	105%	(107)
TOTAL POOL & TENNIS	\$ 7,809	\$ 33,832	\$ 81,720	41%	\$ 47,888

SUBSTANTIALLY ALL DISCLOSURES
 HAVE BEEN OMITTED.

TENTATIVE AND PRELIMINARY
 FOR DISCUSSION PURPOSES ONLY.

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LAKE FOREST GLEN HOMEOWNERS ASSOCIATION

SCHEDULE 1

SCHEDULE 1 - OPERATING EXPENSES
EXPENSES

For the Month Ended April 30, 2022

And Year-to-date Period January 1, 2022 to April 30, 2022

See Independent Accountants' Compilation Report

	CURRENT MONTH ACTUAL	YEAR TO-DATE ACTUAL	ANNUAL BUDGET	YTD ACTUAL % BUDGET	RESIDUAL BUDGET
REPAIRS & MAINTENANCE EXPENSES					
7300 Salaries - Foreman	\$ 2,309	\$ 9,362	\$ 28,748	33%	\$ 19,386
7310 Salaries - Seasonal	3,150	15,589	50,654	31%	35,065
7320 Employers Costs	826	3,984	12,029	33%	8,045
7330 Painting Labor/Material	-0-	205	400	51%	195
7340 Road Maintenance	-0-	-0-	200	0%	200
7350 Roof Maintenance	-0-	-0-	200	0%	200
7360 Plumbing - Water	-0-	114	1,800	6%	1,686
7361 Fire Box Inspection	-0-	-0-	-0-	0%	-0-
7370 Building Maintenance	-0-	20	4,000	1%	3,980
7371 Entries/Porches	-0-	-0-	-0-	0%	-0-
7372 Storage/Utility Sheds	-0-	-0-	-0-	0%	-0-
7373 Maintenance Shed & Fence	-0-	327	-0-	0%	(327)
7374 Privacy Fences	-0-	-0-	-0-	0%	-0-
7375 Perimeter Fence	-0-	395	-0-	0%	(395)
7376 Fire Extinguishers	-0-	-0-	-0-	0%	-0-
7380 Electrical	-0-	86	1,500	6%	1,414
7390 Contract Sewer	-0-	-0-	-0-	0%	-0-
7400 Snow Removal Contract	-0-	15,600	50,000	31%	34,400
7401 Snow Removal/In House	-0-	6,800	1,000	680%	(5,800)
7402 Snow Removal/Supplies	-0-	286	-0-	0%	(286)
7410 Truck Operation/Gasoline	523	3,872	8,000	48%	4,128
7411 Truck Operation/Supplies	-0-	-0-	500	0%	500
7412 Truck Operation/Repairs	-0-	3,229	2,750	117%	(479)
7420 Supplies/General	-0-	85	2,500	3%	2,415
7421 Tools & Equipment	277	886	800	111%	(86)
7430 Other/Uniforms	-0-	-0-	1,000	0%	1,000
TOTAL REPAIRS & MAINTENANCE	7,085	60,840	166,081	37%	105,241
ADMINISTRATIVE EXPENSES					
8000 Salaries Manager	2,309	9,362	28,748	33%	19,386
8001 Salaries Secretary	3,857	11,018	46,260	24%	35,242
8010 Employee Benefits	2,906	13,153	35,927	37%	22,774
8011 Employer Costs	595	2,792	10,078	28%	7,286
8020 Security Patrol	485	1,972	6,400	31%	4,428
8030 Accounting Fees	1,829	9,021	25,000	36%	15,979
8040 Audit Fees	4,150	4,150	4,100	101%	(50)
8050 Legal Fees	280	280	2,500	11%	2,220
8060 Insurance	8,444	33,771	102,492	33%	68,721
8070 Copying & Postage	498	1,513	3,000	50%	1,487
8080 Supplies	198	357	2,000	18%	1,643
8090 Telephone	598	1,709	5,400	32%	3,691
8100 Travel Expense	-0-	-0-	8,000	0%	8,000
8110 Training	-0-	-0-	-0-	0%	-0-
8120 Other/Computer	1,044	3,236	36,000	9%	32,764
Bad Debt Expenses	-0-	-0-	-0-	0%	-0-
TOTAL ADMINISTRATIVE	\$ 27,193	\$ 92,334	\$ 315,905	29%	\$ 223,571

SUBSTANTIALLY ALL DISCLOSURES
HAVE BEEN OMITTED.TENTATIVE AND PRELIMINARY
FOR DISCUSSION PURPOSES ONLY.

23

LFG HOA Operating & Reserve Budget Planning

Inflation Rate	3.0%
Interest Rate	1.0%
Operating Reserve %	20.0%
Dues Increase %	4.0%

2022 Forecast (June)	
Operating Budget:	\$735,133
Reserve Allocation:	\$347,757
Monthly Reserve Allocation:	\$28,980

2023 Budget	
Operating Budget:	\$795,175
Reserve Allocation:	\$330,871
Monthly Reserve Allocation:	\$27,573

Year	Income			Budget			Reserve & Special Spending			Reserve Funds			Inflation Multiplier	Today's Dollars	
	Monthly Dues	Misc Income	Total Income	Operating Budget	Operating Account Allocation	Reserve Allocation	Reserve Spending	Special Operating Spending	Operating Account at Start of Year	Reserve Funds at Start of Year	Dues	Reserve Fund			
2016	\$333	\$935,064	\$4,881	\$939,945	\$532,637	\$18,467	\$388,841	\$50,530	\$88,060	\$317,589	\$333	\$317,589	1.00	\$333	\$317,589
2017	\$343	\$963,144	\$2,394	\$965,538	\$565,368	(\$12,830)	\$413,001	\$167,826	\$125,904	\$525,882	\$343	\$525,882	1.00	\$343	\$525,882
2018	\$353	\$991,224	\$13,949	\$1,005,173	\$567,030	(\$26,836)	\$464,979	\$172,908	\$140,242	\$656,178	\$353	\$656,178	1.00	\$353	\$656,178
2019	\$360	\$1,010,880	\$7,251	\$1,018,131	\$609,133	\$0	\$408,998	\$85,268	\$233,552	\$853,396	\$360	\$853,396	1.00	\$360	\$853,396
2020	\$370	\$1,038,960	\$4,500	\$1,043,460	\$609,870	\$0	\$433,590	\$46,163	\$228,360	\$1,177,127	\$370	\$1,177,127	1.00	\$370	\$1,177,127
2021	\$370	\$1,038,960	\$15,758	\$1,054,718	\$658,889	\$0	\$389,246	\$277,901	\$261,241	\$1,531,757	\$370	\$1,531,757	1.00	\$370	\$1,531,757
2022	\$380	\$1,067,040	\$15,849	\$1,082,889	\$735,133	\$0	\$347,757	\$335,672	\$282,915	\$1,643,103	\$380	\$1,643,103	1.00	\$380	\$1,643,103
2023	\$395	\$1,109,722	\$16,325	\$1,126,047	\$795,175	\$0	\$330,871	\$396,622	\$291,402	\$1,655,187	\$384	\$1,606,978	1.03	\$384	\$1,606,978
2024	\$411	\$1,154,110	\$16,815	\$1,170,925	\$819,030	\$0	\$351,895	\$272,193	\$300,145	\$1,589,437	\$387	\$1,498,197	1.06	\$387	\$1,498,197
2025	\$427	\$1,200,275	\$17,319	\$1,217,594	\$843,601	\$0	\$373,993	\$212,607	\$309,149	\$1,669,139	\$391	\$1,527,498	1.09	\$391	\$1,527,498
2026	\$445	\$1,248,286	\$17,839	\$1,266,125	\$868,909	\$0	\$397,215	\$69,291	\$318,423	\$1,830,524	\$395	\$1,626,397	1.13	\$395	\$1,626,397
2027	\$462	\$1,298,217	\$18,374	\$1,316,591	\$894,977	\$0	\$421,615	\$102,088	\$327,976	\$2,158,448	\$399	\$1,861,896	1.16	\$399	\$1,861,896
2028	\$481	\$1,350,146	\$18,925	\$1,369,071	\$921,826	\$0	\$447,245	\$353,511	\$337,815	\$2,477,975	\$403	\$2,075,265	1.19	\$403	\$2,075,265
2029	\$500	\$1,404,152	\$19,493	\$1,423,645	\$949,481	\$0	\$474,164	\$899,417	\$347,950	\$2,571,708	\$407	\$2,091,034	1.23	\$407	\$2,091,034
2030	\$520	\$1,460,318	\$20,078	\$1,480,396	\$977,965	\$0	\$502,430	\$359,201	\$358,388	\$2,146,455	\$411	\$1,694,431	1.27	\$411	\$1,694,431
2031	\$541	\$1,518,731	\$20,680	\$1,539,411	\$1,007,304	\$0	\$532,106	\$1,702,801	\$369,140	\$2,289,684	\$415	\$1,754,852	1.30	\$415	\$1,754,852
2032	\$562	\$1,579,480	\$21,300	\$1,600,780	\$1,037,523	\$0	\$563,257	\$1,178,015	\$380,214	\$1,118,989	\$419	\$832,633	1.34	\$419	\$832,633
2033	\$585	\$1,642,659	\$21,939	\$1,664,598	\$1,068,649	\$0	\$595,949	\$1,355,929	\$391,621	\$504,232	\$423	\$364,268	1.38	\$423	\$364,268
2034	\$608	\$1,708,365	\$22,598	\$1,730,963	\$1,100,708	\$0	\$630,255	\$287,363	\$403,369	(\$255,748)	\$427	(\$179,376)	1.43	\$427	(\$179,376)
2035	\$633	\$1,776,700	\$23,275	\$1,799,976	\$1,133,730	\$0	\$666,246	\$555,178	\$415,470	\$87,144	\$431	\$59,341	1.47	\$431	\$59,341
2036	\$658	\$1,847,768	\$23,974	\$1,871,742	\$1,167,742	\$0	\$704,000	\$312,422	\$427,934	\$198,212	\$435	\$131,041	1.51	\$435	\$131,041
2037	\$684	\$1,921,679	\$24,693	\$1,946,372	\$1,202,774	\$0	\$743,598	\$217,408	\$440,772	\$589,790	\$439	\$378,564	1.56	\$439	\$378,564

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Reserve Forecast: Capital Improvements

Projected w/Inflation	Replace (yrs)	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	TOTAL
BUILDINGS																					
ROOFING	22	-	-	-	-	-	-	-	-	-	1,439,165	1,149,049	1,259,653	-	-	-	-	-	-	-	3,847,866
BUILDING PAINTING	7	112,500	115,875	127,308	-	-	-	143,286	147,585	152,012	156,573	-	-	-	176,224	181,511	186,956	192,565	-	-	1,298,532
BUILDING-SIDING/TRIM	6	71,000	69,525	68,959	-	-	-	155,227	79,942	82,340	-	-	-	185,349	95,455	98,318	-	-	-	-	936,114
STORAGE LOCKERS	Annual	3,000	3,090	3,183	3,278	3,377	3,478	3,582	3,690	3,800	3,914	4,032	4,153	4,277	4,406	4,538	4,674	4,814	4,959	5,107	65,285
BRICK/PORCH CONCRETE	10	-	10,300	-	-	-	-	7,761	8,302	8,867	-	-	-	-	-	-	-	10,431	11,157	11,917	50,706
BMP-Engineering	Rolling	-	15,450	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	15,450
LIGHTING	n/a	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	39,035
LANDSCAPE	n/a	10,000	5,150	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	18,507
BATHROOMS	n/a	85,000	66,950	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	205,302
ASPHALT	Annual	8,500	-	9,548	9,835	10,130	10,433	10,746	11,069	11,401	11,743	12,095	12,458	12,832	13,217	13,613	14,022	14,442	14,876	15,322	193,644
CRACK FILL	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
RESURFACE	4	-	61,800	-	-	-	69,556	-	-	-	78,286	-	-	-	88,112	-	-	-	-	99,171	297,755
SEAL	1	3,000	-	3,183	3,278	3,377	3,478	3,582	3,690	3,800	3,914	4,032	4,153	4,277	4,406	4,538	4,674	4,814	4,959	5,107	62,195
FOOT PATHS																					
POOLS																					
REPLACEMENT	15	-	-	-	-	-	-	-	639,534	-	-	-	-	-	-	-	-	-	-	-	639,534
PLAYGROUND EQUIP.	15	-	-	-	45,020	-	-	-	-	-	-	-	69,212	-	-	-	-	-	-	-	45,020
PLASTERING	8	-	-	-	54,636	-	-	-	-	-	-	-	-	-	-	-	-	64,188	-	-	123,848
DECK/FENCING	15	-	41,200	-	21,855	-	-	-	4,305	-	4,567	-	4,845	-	5,140	-	5,453	-	5,785	-	127,243
MECHANICAL	2	-	3,605	-	3,825	-	4,057	-	-	7,601	-	8,063	-	8,555	-	9,076	-	9,628	-	10,215	35,796
FURNITURE	2	-	-	6,365	-	6,753	-	7,164	-	-	-	-	-	-	-	-	-	-	-	-	63,205
TENNIS COURTS																					
PAINT/STRIPE	10	-	-	-	-	-	-	21,493	-	-	-	-	-	-	-	-	-	28,885	-	-	50,378
RESURFACE	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	256,753	-	-	256,753
OFFICE																					
COMPUTERS	4	-	2,575	-	-	-	2,898	-	-	-	3,262	-	-	-	3,671	-	-	-	-	-	12,406
FURNITURE	8	-	-	-	-	-	6,956	-	-	-	-	-	-	-	8,811	-	-	-	-	-	15,767
EQUIPMENT																					
1/2 TON PICKUP	10	30,000	-	-	49,173	-	-	-	-	-	-	-	-	-	66,084	-	-	-	-	-	145,257
3/4 TON PICKUP	10	-	-	-	65,564	-	-	-	-	-	-	-	-	88,112	-	-	-	-	-	-	175,790
3/4 TON PICKUP	10	-	-	-	-	-	-	-	-	88,674	-	-	-	-	-	-	-	-	-	-	88,674
BOB CAT	10	12,000	-	53,045	-	-	-	-	-	-	-	-	-	71,288	-	-	-	-	-	-	147,725
FENCING																					
PRIVACY FENCES	2	-	515	-	546	-	580	-	615	-	652	-	692	-	734	-	779	-	826	-	5,011
PERIMETER FENCE	Annual	600	515	530	546	563	580	597	615	633	657	672	692	713	734	756	779	802	826	851	10,981
TOTAL		335,600	396,550	272,121	212,535	69,219	102,016	353,439	899,345	359,128	1,702,729	1,177,943	1,355,857	287,291	555,106	312,350	217,336	587,323	146,690	1,035,931	9,473,791

\$4M+ total required over 2031-2033 timeframe

*Estimate as of June 2022; assumes 3% inflation

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Operating Expense Detail: Trend & Comparisons

	2020		2021		2022		2023		2023 YoY		2022 YoY		2021 YoY		2020 YoY		
	Actual		Actual		Jun(e)	Budget	Δ \$	Δ %	Forecast	\$	%	\$	%	\$	%	\$	%
Lake Forest Glen HOA																	
Operating Expense Detail																	
TOTAL Operating Expenses	609,870		650,902		735,133	730,709	4,423	1%	795,175	60,043	8%	79,807	13%	26,588	4%	737	0%
Landscaping	107,586		113,062		117,728	109,303	8,425	8%	117,017	(711)	-1%	(3,759)	-4%	(6,267)	-6%	9,533	10%
7000 Salaries - Manager	34,757		34,540		34,498	34,498	-	0%	35,836	1,338	4%	(42)	0%	(1,383)	-4%	4,569	15%
7010 Salaries - Seasonal	51,871		55,920		59,607	50,654	8,953	18%	56,710	(2,897)	-5%	(5,266)	-11%	(4,725)	-9%	2,740	6%
7020 Employee Costs	12,360		10,829		13,923	12,901	1,022	8%	14,021	98	1%	2,072	17%	(161)	-1%	1,673	16%
7030 Plants	152		17		200	-	200			(200)	-100%	(17)	n/a	(152)	-100%	(88)	-37%
7031 Irrigation	1,097		629		200	1,000	(800)	-80%	500	300	150%	371	37%	(97)	-9%	651	146%
7032 Fertilizers	1,330		669		1,100	800	300	38%	1,200	100	9%	131	16%	(530)	-40%	420	46%
7033 Hardscape	698		2,596		300	500	(200)	-40%	500	200	67%	(2,096)	n/a	(698)	-100%	694	17350%
7035 Equipment	153		173		500	1,500	(1,000)	-67%	800	300	60%	1,327	332%	247	161%	(49)	-24%
7036 Equip. Maint.	103		259		100	200	(100)	-50%	200	100	100%	(59)	-30%	97	94%	(605)	-85%
7040 Weed/Pest Control	4,418		7,430		7,000	7,000	-	0%	7,000	-	0%	(430)	-7%	1,582	36%	(1,119)	-20%
7050 Other	647		-		300	250	50	20%	250	(50)	-17%	250	125%	(447)	-69%	647	n/a
Utilities	55,530		65,871		62,200	57,700	4,500	8%	62,800	600	1%	(8,171)	-14%	2,130	4%	151	0%
7111 Electric - Site	8,423		13,812		11,000	9,400	1,600	17%	11,500	500	5%	(4,412)	-47%	977	12%	228	3%
7121 Natural Gas - Office	228		1,156		400	400	-	0%	400	-	0%	(756)	-210%	132	58%	(53)	-19%
7131 Sewer	914		1,612		1,800	900	900	100%	900	(900)	-50%	(712)	-79%	(14)	-2%	227	33%
7151 Garbage	45,965		49,291		49,000	47,000	2,000	4%	50,000	1,000	2%	(2,291)	-5%	1,035	2%	(251)	-1%

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Operating Expense Detail: Trend & Comparisons

Lake Forest Glen HOA Operating Expense Detail	2020		2021		2022		2023		2023 YoY		2022 YoY		2021 YoY		2020 YoY	
	Actual		Actual		Jun(e)	Budget	Δ \$	Δ %	\$	%	\$	%	\$	%	\$	%
Pool & Tennis	66,175		80,471		88,699	81,720	6,978	9%	(2,777)	-3%	1,249	2%	13,428	20%	(11,673)	-15%
7200 Salaries - Manager	23,168		23,027		22,999	22,999	-	0%	892	4%	(28)	0%	(919)	-4%	3,234	16%
7210 Salaries - Seasonal	8,354		12,630		13,000	17,878	(4,878)	-27%	(2,916)	-22%	5,248	32%	8,286	99%	(5,331)	-39%
7220 Employee Costs	5,324		4,909		6,400	6,193	207	3%	(1,253)	-20%	1,284	22%	568	11%	591	12%
7230 Equipment Repairs	746		3,131		1,600	1,000	600	60%	(600)	-38%	(2,131)	-178%	454	61%	(332)	-31%
7231 Tennis Court Repairs	-		1,721		1,000	250	750	300%	(100)	-10%	(1,471)	-113%	1,300	n/a	-	n/a
7232 Fence/Gate Repairs	84		121		250	300	(50)	-17%	50	20%	179	60%	216	257%	(635)	-88%
7233 Deck/Tile Repairs	10		219		-	100	(100)	-100%	100	n/a	(119)	n/a	(10)	-100%	(436)	-98%
7240 Supplies - Chemicals	6,173		7,731		8,500	7,000	1,500	21%	500	6%	(731)	-12%	(173)	-3%	(3,448)	-36%
7241 Supplies - Restroom	372		1,239		750	500	250	50%	(250)	-33%	(739)	-148%	128	34%	344	1229%
7242 Supplies - Other	135		85		-	1	(1)	-100%	-	n/a	(84)	n/a	(135)	-100%	135	n/a
7250 Utilities	19,410		23,725		32,000	23,500	8,500	36%	1,000	3%	(225)	-1%	4,112	21%	(5,175)	-21%
7260 Other / Permits	2,399		1,933		2,200	2,000	200	10%	(200)	-9%	67	3%	(399)	-17%	(620)	-21%

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Operating Expense Detail: Trend & Comparisons

Lake Forest Glen HOA Operating Expense Detail	2020		2021		2022		2023		2023 YoY		2022 YoY		2021 YoY		2020 YoY	
	Actual		Actual	Jun(e)	Budget	Δ \$	Δ %	Forecast	\$	%	\$	%	\$	%	\$	%
TOTAL Repairs & Maint (R&M)	138,409		140,649	143,208	166,081	(22,873)	-14%	180,582	37,374	26%	25,432	19%	(6,695)	-5%	(20,811)	-13%
R&M - General	99,338		96,340	96,208	103,831	(7,623)	-7%	117,332	21,124	22%	7,491	8%	(1,424)	-1%	270	0%
7300 Salaries - Manager	28,961		28,787	28,748	28,748	-	0%	29,863	1,115	4%	(39)	0%	(1,150)	-4%	3,843	15%
7310 Salaries - Seasonal	46,743		50,551	47,000	50,654	(3,654)	-7%	63,000	16,000	34%	103	0%	403	1%	(266)	-1%
7320 Employee Costs	8,306		8,151	12,029	12,029	-	0%	14,069	2,039	17%	3,878	34%	3,050	37%	937	13%
7330 Painting	1,152		828	400	400	-	0%	400	-	0%	(428)	-143%	(852)	-74%	(193)	-14%
7340 Road Maintenance	-		23	-	200	(200)	-100%	200	200	n/a	177	89%	200	n/a	(510)	-100%
7350 Roof Maintenance	(247)		563	400	300	100	33%	300	(100)	-25%	(263)	-88%	547	-221%	(247)	n/a
7360 Plumbing	1,863		1,799	2,000	3,500	(1,500)	-43%	3,500	1,500	75%	1,701	53%	1,337	72%	(825)	-31%
7370 Building Maint.	103		1,128	700	200	500	250%	200	(500)	-71%	(928)	-464%	97	94%	(1,376)	-93%
7371 Entries / Porches	-		-	330	-	330	n/a	-	(330)	-100%	-	n/a	-	n/a	-	n/a
7372 Storage Sheds	3,145		68	400	99	(99)	-100%	100	100	3%	31	3%	(2,145)	-68%	2,837	921%
7374 Privacy Fences	99		-	400	200	200	100%	200	(200)	-50%	200	n/a	(99)	-100%	(124)	-56%
7375 Perimeter Fence	827		900	900	1,300	(400)	-31%	1,300	400	44%	400	31%	473	57%	(462)	-36%
7376 Fire Extinguishers	1,929		51	200	1,500	(1,300)	-87%	500	300	150%	1,449	97%	(429)	-22%	(1,341)	-41%
7380 Electrical	2,775		1,050	1,500	1,500	-	0%	1,500	-	0%	450	30%	(1,275)	-46%	(1,893)	-41%
7390 Sewer	1,746		1,072	400	1,500	(1,100)	-73%	500	(100)	-9%	(369)	-92%	(246)	-14%	(604)	-26%
7420 Supplies - General	1,761		1,369	1,100	1,000	100	10%	1,000	500	50%	500	250%	25	14%	175	n/a
7421 Tools / Equipment	175		-	500	500	(500)	-100%	500	17,000	50%	21,704	82%	(1,179)	-4%	(18,182)	-40%
7430 Other / Uniforms	26,000		26,080	26,000	50,000	(24,000)	-48%	50,000	24,000	92%	23,920	92%	-	0%	(15,773)	-38%
R&M - Snow Removal	27,779		29,296	34,000	51,000	(17,000)	-33%	51,000	(7,500)	-100%	-	n/a	-	n/a	(2,409)	-58%
7400 Contract	1,779		3,216	500	1,000	(500)	-50%	1,000	500	100%	(2,216)	-369%	(1,179)	-66%	(2,899)	-20%
7401 Salaries - Seasonal	11,292		15,013	13,000	11,250	1,750	16%	12,250	(750)	-6%	(3,763)	-52%	(4,092)	-36%	(2,899)	-20%
7402 Equip / Supplies	7,657		9,525	8,000	8,000	-	0%	9,000	1,000	13%	(1,525)	-38%	(3,657)	-48%	(3,785)	-33%
R&M - Truck/Equip. Ops	1,142		1,642	500	250	250	100%	250	(250)	-50%	(1,392)	-696%	(942)	-82%	16	1%
7410 Gasoline	2,493		3,846	4,500	3,000	1,500	50%	3,000	(1,500)	-33%	(846)	-28%	507	20%	870	54%
7411 Supplies																
7412 Repairs																

Operating Expense Detail: Trend & Comparisons

Lake Forest Glen HOA Operating Expense Detail		2020		2021		2022		2023		2023 YoY		2022 YoY		2021 YoY		2020 YoY	
		Actual		Actual	Jun(e)	Budget	Δ \$	Δ %	Forecast	\$	%	\$	%	\$	%	\$	%
Administration		242,170	323,298	250,849	315,906	7,393	2%	348,855	25,557	8%	65,057	24%	23,993	10%	23,537	11%	
8000 Salaries - Manager		28,961	28,748	28,786	28,748	-	0%	29,863	1,115	4%	(38)	0%	(1,150)	-4%	738	3%	
8001 Admin Assistant		35,501	55,000	38,448	46,260	8,740	19%	48,340	(6,660)	-12%	7,812	19%	6,099	17%	(4,582)	-11%	
8010 Employee Benefits		27,023	32,000	31,589	37,704	(5,704)	-15%	37,704	5,704	18%	6,115	17%	8,641	32%	3,772	16%	
8011 Employee Costs		9,677	9,000	9,044	8,301	699	8%	8,648	(352)	-4%	(743)	-10%	(1,889)	-20%	1,188	14%	
8020 Security Patrol		5,946	7,200	7,710	6,400	800	13%	7,200	-	0%	(1,310)	-16%	2,054	35%	(72)	-1%	
8030 Accounting Fees		25,894	27,000	24,365	25,000	2,000	8%	27,000	-	0%	635	3%	(1,894)	-7%	6,957	37%	
8040 Audit Fees		4,450	4,150	4,050	4,100	50	1%	4,200	50	1%	50	1%	(450)	-10%	600	16%	
8050 Legal Fees		1,855	5,500	3,975	10,500	(5,000)	-48%	10,500	5,000	91%	6,525	57%	9,645	520%	1,015	121%	
8060 Insurance		80,922	115,000	85,001	102,492	12,508	12%	161,000	46,000	40%	17,491	20%	6,678	8%	11,759	17%	
8070 Copy & Postage		5,489	3,000	4,556	3,000	-	0%	3,000	-	0%	(1,556)	-52%	(2,489)	-45%	1,181	27%	
8080 Supplies		2,415	1,500	656	2,000	(500)	-25%	2,000	500	33%	1,344	134%	(1,415)	-59%	(1,167)	-33%	
8090 Telephone		7,251	5,200	4,871	5,400	(200)	-4%	5,400	200	4%	529	10%	(2,051)	-28%	2,781	62%	
8100 Travel Expense		1,060	2,000	-	8,000	(6,000)	-75%	4,000	2,000	100%	8,000	800%	(60)	-6%	(3,606)	-77%	
8110 Training		216	-	-	-	-	n/a	-	-	n/a	-	n/a	(216)	-100%	216	n/a	
8120 Other / Computer		5,510	28,000	7,798	28,000	-	0%	-	(28,000)	-100%	20,202	253%	2,490	45%	2,757	100%	

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