

LFG HOA Board Meeting *AGENDA Saturday, July 15th, 2023, 8:30 AM
The meeting will be held in the office, or you can join virtually. Please check website.

Page	Agenda Item	Lead	Purpose Current Status
	Meeting call to order	Mark Pierpoint	Record attendance, confirm quorum of BOD, Record time
	Approval of Minutes: 6/17/23 Meeting Minutes	Board	Approve and post to website.
1-4	Homeowner Hearing/Correspondence: Unit 27	Board	Ice Dam issues for 5 years, in office communication.
5-9	Unit 30	Board	Architectural Modification Review
	Unit 228	Board	Architectural Modification Review
	Action Items from 6/17/23 Meeting: Action item #1: Unit 21	Lauren Kettmann	Proposal for Homeowner Handbook.
	Action item #2: CC&Rs	Board	Secret Ballot Teams Meeting scheduled for 7/14/23.
	Action item #3: Research New Truck, Research Storage Container	Board, Lauren Kettmann	Found new truck should be arriving 7/18/23 to Reno. Potential buyer for old truck.
	Action item #4: McClintock	Lauren Kettmann	Reached out to Audra with McClintock to switch cost centers.
	Action item #5: Install Quiet Pool Sign, fix locks on pools, evaluate the pool furniture and pool fencing.	Lauren Kettmann	Pool sign is installed. Contacted company with door locks to order knobs instead of handles. Need new pool umbrellas, received complaints that umbrellas are too hard to open. Push pool fencing until next year.
10-11	Old Business: OB #1: HOA responsibility versus Homeowner responsibility.	Board, Lauren Kettmann,	Revisit this topic. Need documentation to send to homeowners explaining HOA responsibility versus Homeowner responsibility. Attached spreadsheet from this past winter on damages.
	New Business: NB #1: Proposed updated parking process.	Board	Discuss at meeting.

	Committee Reports: None.	None.	None.
12-33	Financials: F #1: May Monthly Financials, Annual Meeting Budget Slides, Final Budget Review	Jason Kary	Discuss at meeting. Financials will be reviewed if we receive them from McClintock.
	Open Session: OS #1: Board/Homeowners future topics / non-agenda items	Board	Discuss at meeting.
	Executive Session	Board	TBD.
	Meeting adjourns		Motion: Second: All in favor: Time:



LAKE FOREST GLEN
Homeowners Association

P.O. Box 6207 • TAHOE CITY, CA • 96145-6207
3101 LAKE FOREST ROAD
(530) 583-2307 • Fax (530) 583-2324

Email: admin@lfghoa.com Website: lfghoa.com

Date: _____

*****ARCHITECTURAL MODIFICATION REQUEST FORM*****

Any unit owner wishing to make an addition/alteration to the inside or outside of a unit, must complete and return this form to the Lake Forest Glen HOA Office, 3101 Lake Forest Road, Tahoe City, CA 96145

Work may not begin until this request has been approved.

.....
(Please print)

Owner's Name Jason Wells

Unit # 30 Phone (s) # 415-205-5094

This request form submitted to the Lake Forest Glen Board of Directors shall include (if applicable) the following information:

- 1) Structural Plans
- 2) Building Permit
- 3) Detailed Specifications
- 4) General Purpose & Description - as defined by the Third Restated CC&R's of Lake Forest Glen, Section 11.2(e) i thru v, as follows...

[11.2] Procedure to Obtain Architectural Approval. The procedures to apply for approval to make exterior modifications to the Member's separate interest or to the common area as follows:

- (e) The application shall include, but is not limited to, the following information to the extent it is pertinent:
 - (i) A complete description of the proposed change; any color modification shall include a color swatch and the brand of paint to be used;
 - (ii) Any structural change shall include competent drawings that are easily understood with to-scale measurements;
 - (iii) In the event a building permit is required by the governing authority, a copy of all plans required to be submitted for the permit process;
 - (iv) Any work that requires a building permit shall be preformed only by a licensed professional or tradesman. Said professional or tradesman shall be approved by the Board of Directors or its designee(s) and shall provide proof of their license and worker's compensation and liability insurance prior to the commencement of any work;
 - (v) All building permits or copies thereof shall be presented to the Board of Directors or its designee(s) prior to the commencement of work.

1

APPROVAL IS HEREBY REQUESTED FOR THE FOLLOWING:

Please indicate below what type of change or alteration you wish to make. Be specific, indicating type of material, color, shape, style, dimensions, etc. Submit one copy of drawings, detailed sketch with to-scale measurements, where the items will be purchased and/or ordered from, etc., prior to any work starting.

1. Replace existing retaining wall that is aging and falling apart with a new like-kind wall.
2. Add new retaining wall halfway up the hillside to create a 2nd tier. This 2nd wall will be shorter in height than the base wall and minimal in its size/appearance.

Existing base wall is 22.5' long, 1' high, 9.5" deep.

The replacement base wall will maintain the same dimensions and be made of stacked 6x6 pressure treated posts in a natural brown color purchased locally from Tahoe City Lumber. The anchors will be hidden either behind the wall or inside it so as to not be visible from the front.

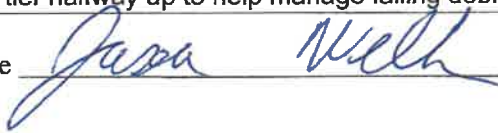
New 2nd tier wall will be 22.5' long, 5.5" high, 5.5" deep.

Single layer of 6x6 pressure treated posts (natural brown color) so the height is half that of the base wall, 5.5" high versus 11". 2nd tier will be located halfway up the hillside, roughly 1' above the base wall, and placed lower than any exposed roots as to not affect them.

Installation will be by professional and experienced landscapers who have built many retaining walls before.

This project will NOT drastically change the hillside. It is an exact replacement of the base wall with 1 new small tier halfway up to help manage falling debris and stabilize existing rocks.

Owner's Signature



(Do not write below this line)

Recommendation of the Architectural Committee: _____

Date Received: _____

Action: Approved _____ Disapproved _____ Other _____

Comments: _____

Upon completion, owner is required to call and schedule an inspection by the HOA office.

You are responsible for obtaining any necessary permits from Placer County Building & Zoning Department, and must provide a copy of permit to Management.

By: _____

Date: _____





INSPIRATION

This is the style of how we're building it, but with NO STAIRS and only 2 walls not 3

Ours will be 6x6 instead of 6x4 posts on bottom.

Upper will be 6x6 or if too large then 6x4 like shown here.



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Date: 6.19.2023 (1)

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.....
(Please print)

Owner's Name P. Nikki Aronhalt

Unit # 228 Phone (s) # 530.412.3911

This request form submitted to the Lake Forest Glen Board of Directors shall include (if applicable) the following information:

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Req 1.

The Glen has presumably already approved a vent added to the exterior (back) of a 2-bedroom unit, to vent a free-standing gas-fired heating stove (unit). I say this because I am aware a number exist.

My request is the same but I'd like to vent between the backdoor and first window. I chose this location to orient my living room view toward the meadow and away from my catty-corner neighbors' windows.

Alpine Stove has looked into my wishes and they said I can meet codes with this configuration. But I will need a contractor to

Owner's Signature



move a stud first. Before I go to that expense, I'd like approval (aesthetically) for the vent location.

(Do not write below this line)

Recommendation of the Architectural Committee: _____

Date Received: _____

Action: Approved _____ Disapproved _____ Other _____

Comments: _____

Upon completion, owner is required to call and schedule an inspection by the HOA office.

You are responsible for obtaining any necessary permits from Placer County Building & Zoning Department, and must provide a copy of permit to Management.

By: _____ Date: _____

General size and location



Unit 228 (rear)



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Date: 6-19-2023 (2)

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(Please print)

Owner's Name P. Nikki Aronholt

Unit # 228 Phone (s) # 530-412-3911

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We had a rough 2022-23 winter. My condo was one of many that took a beating from falling ice dams, some 20 feet long and 4 feet deep. I'd like to discuss with the board adding a one-to-two-foot metal extension along the length of my back roof line, to help alleviate the problem of ice dams. It might be advisable to have heat strips installed under the metal.

The three ice dams (or icebergs as I like to call them) that fell from my roof this year took with them a length of my roofing tiles. These need to be repaired.

I imagine funding is an issue but I think this is a good solution, and I've heard it is one the Glen is already considering.

Owner's Signature



I'd like to request that my unit be considered for this needed change.

(Do not write below this line)

Recommendation of the Architectural Committee: _____

Date Received: _____

Action: Approved _____ Disapproved _____ Other _____

Comments: _____

Upon completion, owner is required to call and schedule an inspection by the HOA office.

You are responsible for obtaining any necessary permits from Placer County Building & Zoning Department, and must provide a copy of permit to Management.

By: _____ Date: _____

Unit #	Damage
141	Ice Dam: leaked inside
76	broken window, moved wall
62	no damage
228	no damage
3	broken glass
66	no damage
189	no damage
65	no damage
171	no damage
119	Broken window
158	Broken window
20, 21	no damage
27	carpet wet
178	Window
168	Door frame, sheetrock
179	Sliding glass door & Window
31	Window Ordered
164	Window Ordered
17	Glass ordered & installed
32	Window, wall fixed
90	Window
77	Ice Dam: leaked inside
21	Damaged door frame, window seal

What HOA did

Replaced sheet rock, tile floor, and hardwood floor, knocked down ice dam (HOA Responsibility)_
Ordered and replaced window, fixed wall. Window - Homeowner Responsibility, wall fix HOA Responsibility.
knocked down ice dam
homeowner bought plywood, guys boarded up area
Tahoe Incline Glass replaced glass (Invoiced Homeowner)
knocked down ice dam
knocked down ice dam
knocked down ice dam
knocked down ice dam
boarded up window, Incline Tahoe Glass
boarded up window, window ordered (Homeowner Responsibility)
assessed ice
nothing yet
Ordered windows, installed windows (Invoiced homeowner)
Fixed door frame and sheetrock (Invoiced Homeowner)
Ordered Sliding glass door & window, installed (Invoiced homeowner)
Waiting for Tahoe Incline Glass to install
Waiting for Window order from Truckee Tahoe Lumber
Incline Tahoe Glass installed glass (Invoiced Homeowner)
Window - Homeowner Responsibility, Wall (HOA responsibility)
Waiting Incline Tahoe Glass to install
Pulled carpet, replaced pad, tucked carpet, dried out wet area (HOA responsibility)
Awaiting homeowners decision

LFG HOA Board Budget Review

Final 2024 Budget Proposal

July 15, 2023

Agenda

- Financial Philosophy
- Summary
- 2023 Operating & Reserve Expense Projections
- 2024 Operating & Reserve Expense Projections
- 2024 Staffing Costs
- Graphs & Historical Trend
- Appendix

Philosophy & Timeline

- **Financial Philosophy**
 - Be prudent, be proactive, and plan ahead
- **Budget Review Process & Timeline**
 - **June Board Meeting**
 - Review draft budget proposal
 - Discuss assumptions, reserve project priorities and other financial considerations
 - **July Board Meeting**
 - Review final budget proposal and corresponding monthly dues impact, including any final updates or budget assumptions.
 - Vote to approve final budget proposal and any implied change in dues.
 - **August Homeowner Mailing**
 - Send homeowners final budget proposal for review at annual general meeting in October
 - **October Annual General Meeting**
 - Communicate final budget plan and corresponding monthly dues impact to homeowners
 - Communicate line-item budget and reporting of actuals for subsequent year to HOA accountant

2023 & 2024 Financial Projections Summary

2023 Forecast (July estimate)

- Income \$1.139M: \$1.123M Dues (\$400/month, 5.2% increase) + \$16K Interest/Other Income
- Operating Expenses \$812K
 - Vs. Budget \$765K: +\$47K, +6%
 - Unplanned GM PTO & Taxes payout: \$28K (\$15K PTO, \$13K taxes on deferred comp)
 - Excluding Unplanned GM costs: \$784K Forecast vs. \$765K Budget = +\$19K, +2.5%
 - Vs. Prior Year \$754K: +\$57K, +8%
 - Excluding Unplanned GM costs: \$784K Forecast vs. \$754K Budget = +\$19K, +4%
- Reserve Expenses \$369K vs. \$390K budget, -\$21K, -5%
- Reserve Allocation \$374K: \$1.68M reserve balance by year-end 2023 (+\$5K y/y)

2024 Proposed Budget

- Income \$1.195M: \$1.179M Dues (\$420/month, 5.0% increase) + \$16K Interest/Other Income
- Operating Expenses \$794K
 - Vs. 2023 Forecast \$812K: -\$18K, -2%
 - Vs. 2023 Forecast excluding Unplanned GM Costs \$784K: +\$10K, +1%
- Reserve Expenses \$275K
- Reserve Allocation +\$402K: \$1.81M reserve balance by calendar year-end 2024 (+\$127K y/y)

2023 Operating Expense Forecast

	2023				2023 YoY	
	Jul(e)	Budget	Δ \$	Δ %	\$	%
TOTAL Operating Expenses	812,093	765,375	46,718	6%	57,608	8%
Wages, Taxes & Benefits	424,357	378,375	45,982	12%	30,751	8%
Administration	191,932	193,300	(1,368)	-1%	9,636	5%
Insurance	115,000	130,000	(15,000)	-12%	8,277	7%
Accounting Fees	27,000	27,000	-	0%	681	3%
Legal Fees	10,500	10,500	-	0%	85	2%
Other Admin	39,432	25,800	13,632	53%	593	1%
Repairs / Maintenance (R&M)	73,362	73,650	(288)	0%	13,932	29%
Snow Removal	51,247	51,000	247	0%	22,747	86%
Truck/Equip Ops	13,072	12,250	822	7%	(6,416)	-49%
General R&M	9,043	10,400	(1,357)	-13%	(2,399)	-28%
Utilities	67,441	62,800	4,641	7%	46	0%
Pool & Tennis	46,800	46,800	-	0%	2,473	5%
Landscape	8,200	10,450	(2,250)	-22%	769	8%

Forecasting 6% over budget (+\$47K) in total; only 2.5% over budget (+\$19K) excluding unplanned GM costs of \$28K, largely due to staff overtime for snow management in Jan-Mar

2023 Forecast vs. Budget

- **Wages, Taxes & Benefits (+\$45,982)**
 - Unplanned GM Costs +\$28K
 - Staff Overtime +\$12K
 - Seasonal Labor/Bonuses/Taxes +\$6K
- **Admin (-\$1,368)**
 - Insurance -\$15K
 - Other Admin: Audit Fees +\$2K, Copy/Postage +2K, Web/ACH +10K
- **Repairs/Maintenance (-\$288)**
- **Utilities (+\$4,641)**
 - Rate Increases (Garbage +\$3K, Sewer +\$1.6K)
- **Landscape (-\$2,250)**
 - Weed/Pest -\$1.9K, Fertilizer -\$0.3K

2023 Reserve Forecast: ~\$369K (vs. \$390K budget, -\$21K, -5%)

▪ Building – Painting (Yr. 3 of 4)	\$112,500
▪ Building – Siding/Trim (Yr. 3 of 4)	\$67,500
▪ Quiet Pool Bath (Phase 3)	\$65,000
▪ Truck Replacement	\$45,000
▪ Asphalt - Seal	\$43,000
▪ Brick/Porch Concrete	\$10,000
▪ Landscape	\$10,000
▪ Snow Blowers / Lawn Mower	\$10,000
▪ Storage Lockers	\$3,000
▪ Fences	\$2,500
▪ Office - Monitor	\$500

2023 Large Projects

- Building Painting Project: Year 3 of 4-year project. Includes siding and trim repair and prep.
- Quiet Pool Bath Project: Continuation of quiet pool bath renovation and amelioration of common area access.
- Asphalt Resealing: Pavement resealed every 4 years

2023 Proposed Reserve Spending Plan

- Building Painting: Year 3 of 4-year project
- Siding/Trim: Year 3 of 4-year project (painting prep)
- Quiet Pool Bath Project (Phase 3)
- Truck Replacement: Pulling forward due to disrepair
- Asphalt - Seal: Pavement resealing (every 4 years)
- Brick/Porch Concrete: Porch repairs
- Landscape: lawn maintenance, landscape design review/recommendation; potential front entrance
- Snow Blowers / Lawn Mower: 2 snow blowers, 1 lawn mower replacement
- Remaining reserve items are principally general maintenance and repair of capital structures

2024 Operating Expense Forecast

	2023	2024	2024 YoY	
	Jul(e)	Forecast	\$	%
TOTAL Operating Expenses	812,093	793,792	(18,301)	-2%
Wages, Taxes & Benefits	424,357	396,317	(28,041)	-7%
Administration	191,932	191,550	(382)	0%
Insurance	115,000	125,000	10,000	9%
Accounting Fees	27,000	27,000	-	0%
Legal Fees	10,500	2,000	(8,500)	-82%
Other Admin	39,432	37,550	(1,882)	-5%
Repairs / Maintenance (R&M)	73,362	79,050	5,688	10%
Snow Removal	51,247	57,000	5,753	20%
Truck/Equip Ops	13,072	14,250	1,178	6%
General R&M	9,043	7,800	(1,243)	-11%
Utilities	67,441	69,975	2,534	4%
Pool & Tennis	46,800	48,450	1,650	4%
Landscape	8,200	8,450	250	3%

Excluding non-recurring 2023 GM Costs (\$28K)
 = \$784K adj. 2023 Jul(e) vs. \$794K 2024: +\$10K, +1%

2024 Forecast vs. 2023 Jul(e)

- **Wages, Taxes & Benefits (-\$28K)**
 - Non-recurring 2023 GM costs (-\$28K)
 - Non-recurring Staff Overtime (-\$12K)
 - Wage Increases (+\$10K): 3%
 - Taxes/Benefits (+\$2K)
 - See Staffing slide for details
- **Admin (+\$382)**
 - Insurance +\$10K: 9% y/y increase
 - Legal -\$8.5K: CC&R update completed
 - Other -\$1.9K: copy/postage
- **Repairs & Maintenance (+\$6K)**
 - Snow Removal: Increase to max contract amount of \$56K (minimum is \$25K)
- **Utilities, Pool & Tennis, Landscape (+\$4.5K)**
 - 4% increase in utilities and maintenance

2024 Staffing Costs

LFG HOA Staff	2024 Forecast (as of July 2023)									
	Annual Cost Summary	Manager	Staff				Total	TOTAL		
			Keith	Juan	Alfonso	Julio				
Hourly Rate		42.23	30.90	27.81	16.48					
Full-time Equivalent (FTE)		1.0	1.0	1.0	0.4					
Annual Base Pay	82,400	87,838	64,272	57,845	13,390	223,345	305,745			
YoY %	3.0%	3.0%	3.0%	3.0%	3.0%		3%			
Performance Bonus										
% Base Pay	3,000	1,500	750	700	500	3,450	6,450			
		3.6%	1.7%	1.2%	1.2%	3.7%	2.1%			
Wages	85,400	89,338	65,022	58,545	13,890	226,795	312,195			
Fed/State Taxes*	6,832	7,147	5,202	4,684	1,111	18,144	24,976			
Combined Rate	8%	8%	8%	8%	8%		8%			
Workers Compensation	6,106	6,388	4,649	4,186	993	16,216	22,322			
Rate per \$100 gross pay	7.15	7.15	7.15	7.15	7.15					
Health Insurance	8,280	8,280	8,280	8,280	-	24,840	33,120			
\$/month	690	690	690	690	-					
IRA Match	1,704	1,500	-	-	-	1,500	3,204			
\$/month (3% match)	142	125	-	-	-					
Payroll Taxes & Benefits (PT&B)	22,922	23,315	18,131	17,150	2,104	60,699	83,622			
	27%	26%	28%	29%	15%		27%			
TOTAL Wages + PT&B	108,322	112,653	83,153	75,694	15,994	287,494	395,817			
		33% Each	100% R&M	100% Land	100% P&T					

LFG HOA Staff	2023 July Estimate									
	Annual Cost Summary	Manager	Staff				Total	TOTAL		
			Keith	Juan	Alfonso	Julio				
Hourly Rate		41.00	30.00	27.00	16.00					
Full-time Equivalent (FTE)		1.0	1.0	1.0	0.4					
Annual Base Pay	80,000	85,280	62,400	56,160	13,000	216,840	296,840			
YoY %		8%	7%	8%	39%		2%			
Performance Bonus										
% Base Pay	3,000	1,000	750	750	350	2,850	5,850			
		3.8%	1.2%	1.2%	1.3%	2.7%	2.0%			
Wages	83,000	86,280	63,150	56,910	13,350	219,690	302,690			
Fed/State Taxes*	6,640	6,902	5,052	4,553	1,068	17,575	24,215			
Combined Rate	8%	8%	8%	8%	8%		8%			
Workers Compensation	5,935	6,169	4,515	4,069	955	15,708	21,642			
Rate per \$100 gross pay	7.15	7.15	7.15	7.15	7.15					
Health Insurance	8,700	8,400	8,700	8,700	-	25,800	34,500			
\$/month	725	700	725	725	-					
IRA Match	1,704	1,500	-	-	-	1,500	3,204			
\$/month (3% match)	142	125	-	-	-					
Payroll Taxes & Benefits (PT&B)	22,979	22,971	18,267	17,322	2,022	60,583	83,562			
	28%	27%	29%	30%	15%		28%			
TOTAL Wages + PT&B	105,979	109,251	81,417	74,232	15,372	280,273	386,251			

*Includes Social Security and Medicare

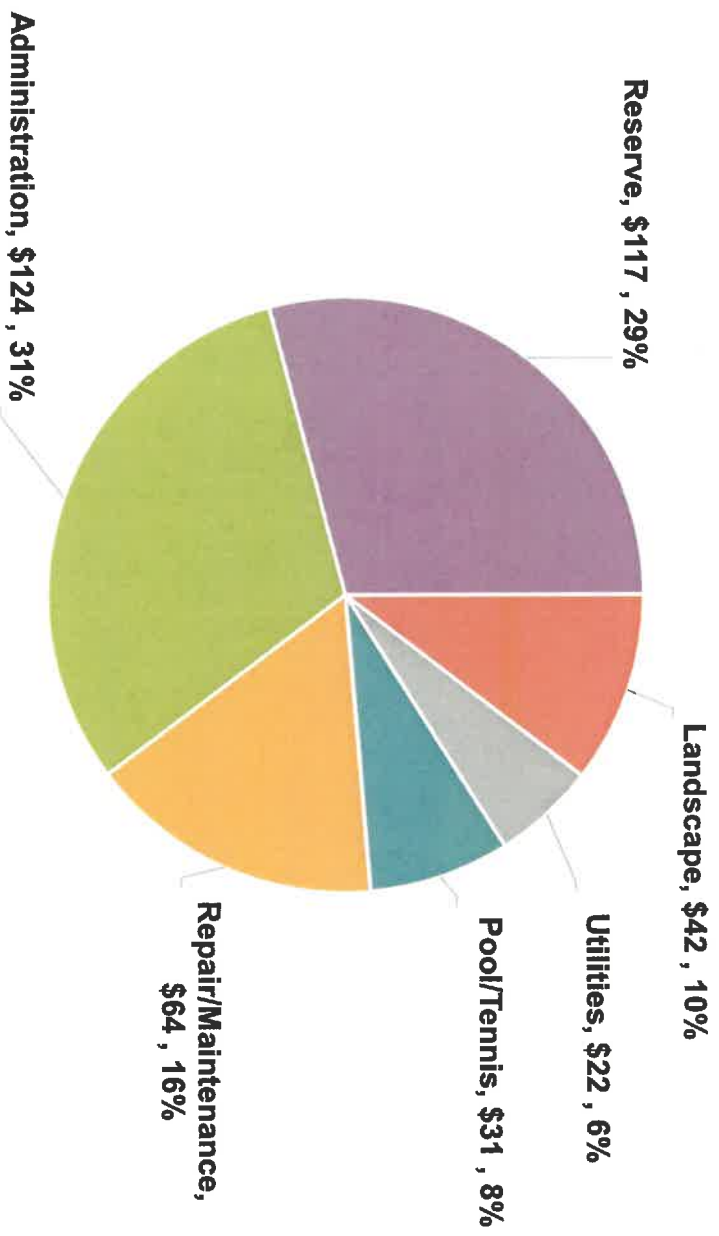
*Includes Social Security and Medicare

2024 Reserve Projection: ~\$275K

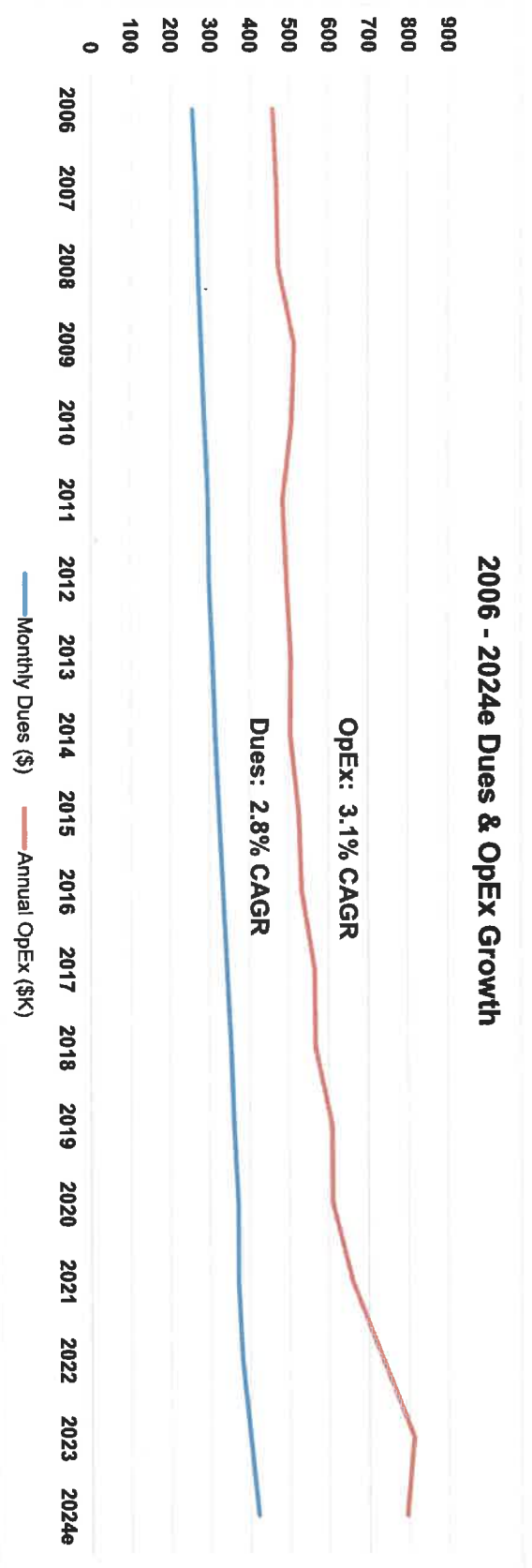
▪ Building – Painting (Yr. 4 of 4)	\$120,000	2024 Large Projects
▪ Building – Siding/Trim (Yr. 4 of 4)	\$65,000	▪ Building Painting Project: Year 4 of 4-year project. Includes siding and trim repair and prep.
▪ Quiet Pool Fence	\$40,000	2024 Proposed Reserve Spending Plan
▪ BMP Engineering	\$15,000	▪ Building Painting: Year 4 of 4-year project
▪ Landscape	\$10,000	▪ Siding/Trim: Year 4 of 4-year project (painting prep)
▪ Crack Fill	\$9,000	▪ Quiet Pool Fence: Deferred replacement
▪ Pool - Furniture	\$6,000	▪ BMP Engineering: Contingency; will assess need
▪ Storage Lockers	\$3,000	▪ Landscape: Continuation of 2023 projects
▪ Office - Computer	\$2,500	▪ Crack Fill: annual maintenance after sealing and striping every 4 years
▪ Foot Paths	\$3,000	▪ Pool Furniture: Scheduled replacement, if needed.
▪ Fences	\$1,000	▪ Storage Lockers: Maintenance
		▪ Office Computer: Replacement, if needed.
		▪ Remaining reserve items are principally general maintenance and repair

2024 Proposed Dues Attribution & Historical Trends

\$420 per month / \$5,040 per year



Historical Inflation, Dues & Operating Expense Trends



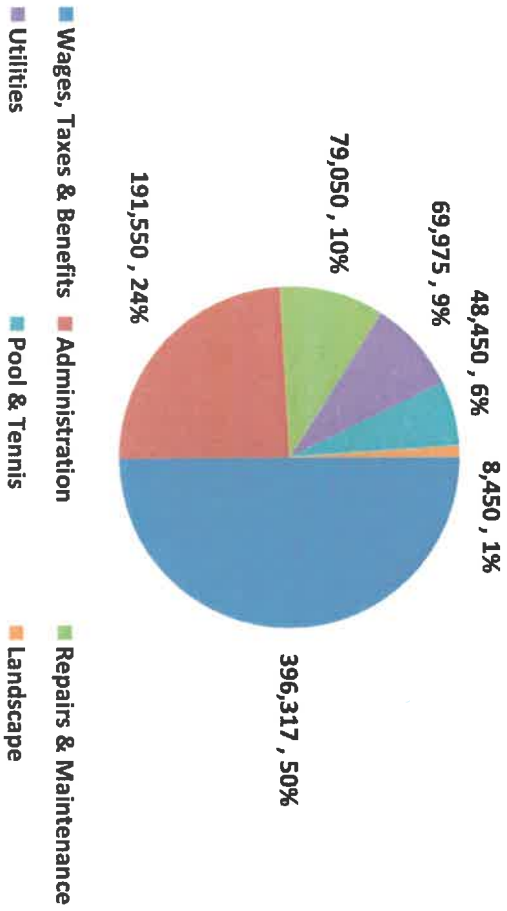
Inflation, Dues & Operating Expense Growth Over Time

2006 - 2024e			
CAGR*	CPI**	Dues	OpEx
3-year	4.5%	4.3%	6.4%
5-year	3.9%	3.1%	5.4%
10-year	2.7%	3.0%	4.6%
18-year	2.4%	2.8%	3.1%

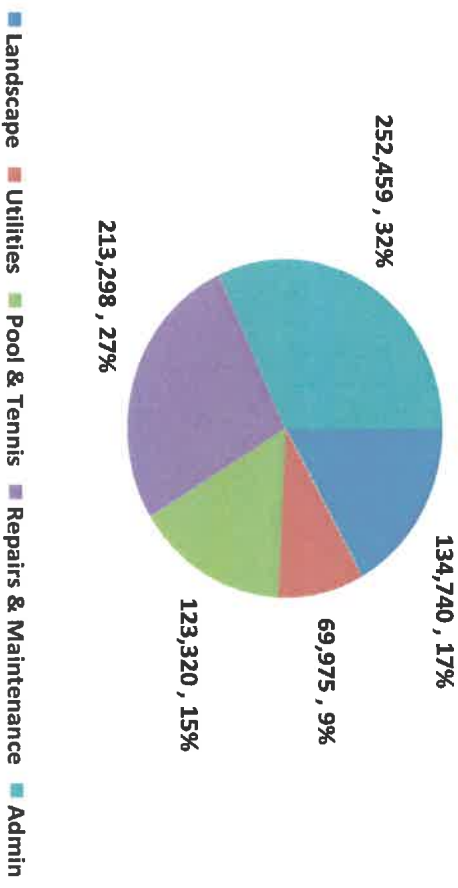
*CAGR: Compound Annual Growth Rate
**CPI: Consumer Price Index (Inflation)

2024 Operating Expense Projection (\$794K) Without & With Wages Allocated to Key Activities

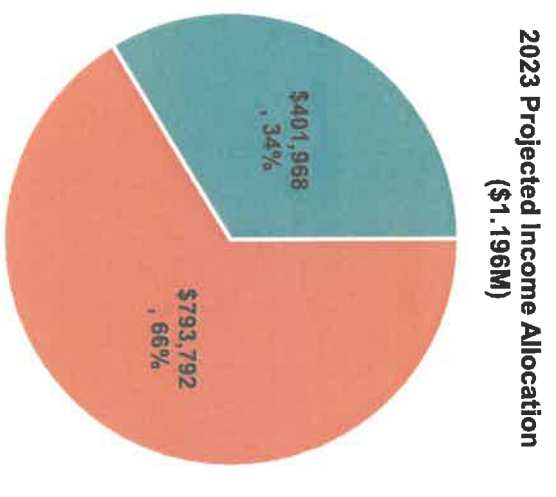
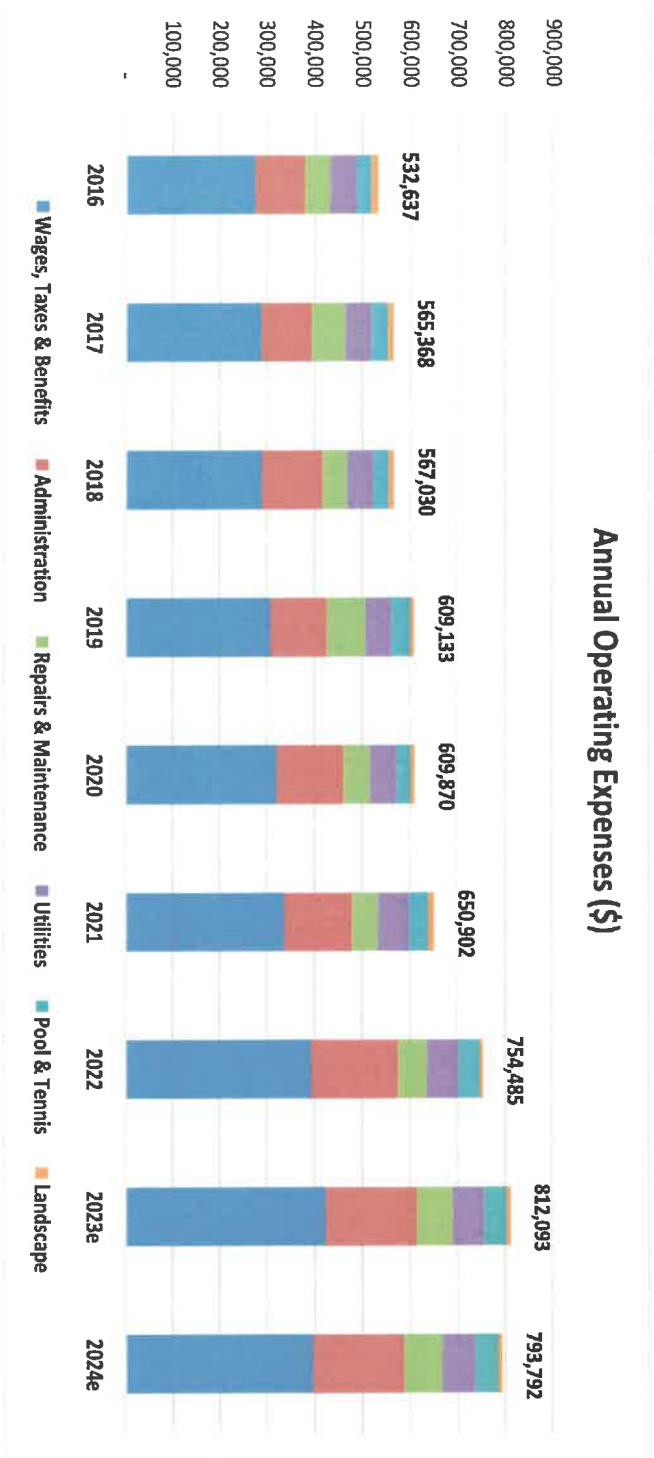
2024 Annual Operating Expense Projection



2024 Annual Operating Expense Projection (with wages allocated to key activities)



Annual Operating Expense Forecast & 2024 Projected Income



Appendix

LFG HOA Operating & Reserve Budget Planning

Inflation Rate	2.5%
Operating Rate	2.0%
Interest Reserve %	20.0%
Dues Increase %	5.0%

2023 Forecast (June)	
Operating Budget:	\$312,093
Reserve Allocation:	\$327,107
Monthly Reserve Allocation:	\$27,259

2024 Budget	
Operating Budget:	\$793,792
Reserve Allocation:	\$401,968
Monthly Reserve Allocation:	\$33,497

Year	Monthly Dues	Income		Budget		Reserve & Special Spending		Reserve Funds		Inflation Multiplier	Today's Dollars	
		Yearly Dues	Misc 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
2020	\$370	\$1,038,960	\$13,678	\$609,870	\$0	\$442,768	\$46,163	\$228,360	\$1,177,126	1.00	\$370	\$1,177,126
2021	\$370	\$1,038,960	\$21,010	\$650,902	\$0	\$397,233	\$277,901	\$261,241	\$1,531,757	1.00	\$370	\$1,531,757
2022	\$380	\$1,067,040	\$5,284	\$754,485	\$0	\$317,839	\$277,261	\$282,915	\$1,668,274	1.00	\$380	\$1,668,274
2023	\$400	\$1,123,200	\$16,000	\$812,093	\$0	\$327,107	\$369,009	\$274,629	\$1,642,947	1.00	\$400	\$1,642,947
2024	\$420	\$1,179,360	\$16,400	\$793,792	\$0	\$401,968	\$281,372	\$281,495	\$1,601,045	1.03	\$410	\$1,561,995
2025	\$441	\$1,238,328	\$16,810	\$813,636	\$0	\$441,502	\$156,552	\$288,532	\$1,721,642	1.05	\$420	\$1,638,684
2026	\$463	\$1,300,244	\$17,230	\$833,977	\$0	\$483,497	\$142,159	\$295,745	\$2,006,592	1.08	\$430	\$1,863,320
2027	\$486	\$1,365,257	\$17,661	\$854,827	\$0	\$528,091	\$214,149	\$303,139	\$2,347,931	1.10	\$440	\$2,127,109
2028	\$511	\$1,433,519	\$18,103	\$876,197	\$0	\$575,425	\$264,759	\$310,718	\$2,661,873	1.13	\$451	\$2,352,708
2029	\$536	\$1,505,195	\$18,555	\$898,102	\$0	\$625,648	\$847,455	\$318,485	\$2,972,539	1.16	\$462	\$2,563,211
2030	\$563	\$1,580,455	\$19,019	\$920,555	\$0	\$678,919	\$1,284,206	\$326,448	\$2,750,732	1.19	\$473	\$2,314,095
2031	\$591	\$1,659,478	\$19,494	\$943,569	\$0	\$735,404	\$1,167,071	\$334,609	\$1,857,011	1.22	\$485	\$1,524,136
2032	\$621	\$1,742,452	\$19,982	\$967,158	\$0	\$795,276	\$229,144	\$342,974	\$1,308,209	1.25	\$497	\$1,047,520
2033	\$652	\$1,829,574	\$20,481	\$991,337	\$0	\$858,719	\$114,161	\$351,548	\$936,413	1.28	\$509	\$731,525
2034	\$684	\$1,921,053	\$20,993	\$1,016,120	\$0	\$925,926	\$435,753	\$360,337	\$1,565,988	1.31	\$521	\$1,193,510
2035	\$718	\$2,017,106	\$21,518	\$1,041,523	\$0	\$997,101	\$385,303	\$369,345	\$2,377,754	1.34	\$534	\$1,767,993
2036	\$754	\$2,117,961	\$22,056	\$1,067,561	\$0	\$1,072,456	\$385,303	\$378,579	\$2,939,102	1.38	\$547	\$2,132,084
2037	\$792	\$2,223,859	\$22,608	\$1,094,250	\$0	\$1,152,216	\$267,061	\$388,044	\$3,626,255	1.41	\$561	\$2,566,399
2038	\$832	\$2,335,052	\$23,173	\$1,121,607	\$0	\$1,236,618	\$481,568	\$397,745	\$4,511,410	1.45	\$574	\$3,114,973
2039	\$873	\$2,451,805	\$23,752	\$1,149,647	\$0	\$1,320,353	\$283,178	\$407,688	\$5,266,460	1.48	\$588	\$3,547,619
2040	\$917	\$2,574,395	\$24,346	\$1,178,388	\$0	\$1,420,353	\$725,060	\$417,881	\$6,309,191	1.52	\$603	\$4,146,369
2041	\$963	\$2,703,115	\$24,955	\$1,207,848	\$0	\$1,520,222	\$848,463	\$428,328	\$7,004,484	1.56	\$617	\$4,491,036
2042	\$1,011	\$2,838,270	\$25,578	\$1,238,044	\$0	\$1,625,805	\$1,290,120	\$439,036	\$7,676,242	1.60	\$632	\$4,891,702
2043	\$1,061	\$2,980,184	\$26,218	\$1,268,995	\$0	\$1,737,407	\$399,831	\$450,012	\$8,011,928	1.64	\$648	\$4,889,447
2044	\$1,114	\$3,129,193	\$27,873	\$1,300,720	\$0	\$1,855,347	\$1,116,091	\$461,262	\$9,349,503	1.68	\$663	\$5,566,566
2045	\$1,170	\$3,285,653	\$27,545	\$1,333,238	\$0	\$1,979,960	\$454,504	\$472,793	\$10,088,758	1.72	\$680	\$5,860,203

Operating Expense Summary: Historical Trend

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2024 YoY	2023 YoY	2022 YoY	2021 YoY	2020 YoY	2019 YoY	2018 YoY	2017 YoY	2016							
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Jul(e)	Forecast	\$	%	\$	%	\$	%	\$	%	\$	%						
All Operating Expenses	532,637	565,368	567,030	609,133	609,870	650,902	754,485	812,093	793,792	(18,301)	-2%	57,608	8%	103,583	16%	26,588	4%	737	0%	42,103	7%	1,662	0%	32,731	6%
Taxes & Benefits	274,595	288,669	289,927	307,900	321,006	337,211	393,606	424,357	396,317	(28,041)	-7%	30,751	8%	56,395	17%	15,670	5%	13,106	4%	17,973	6%	1,258	0%	14,074	5%
Salaries - Manager	112,561	104,318	98,734	103,463	115,847	115,140	123,376	100,761	85,400	(15,361)	-12%	(22,615)	-20%	8,236	7%	(4,601)	-4%	12,384	12%	4,729	5%	(5,584)	-5%	(8,243)	-7%
Salaries - Staff	87,142	100,860	96,758	109,825	106,968	119,101	157,927	227,099	227,295	196	0%	69,172	54%	38,826	35%	3,964	4%	(2,857)	-3%	13,067	14%	(4,102)	-4%	13,718	16%
Admin Assistant	26,052	23,774	34,128	40,083	35,501	38,448	40,883	-	-	-	0%	(40,883)	-74%	2,435	6%	6,099	17%	(4,582)	-11%	5,955	17%	10,354	44%	(2,278)	-9%
Benefits	16,986	22,986	23,446	23,251	27,023	31,589	31,242	-	-	(2,349)	-8%	7,431	23%	(347)	-1%	8,641	32%	3,772	16%	(195)	-1%	460	2%	6,000	35%
Payroll Taxes	31,854	36,731	36,861	31,278	35,667	32,933	40,178	38,673	36,324	(10,527)	-26%	17,647	43%	7,245	19%	1,567	4%	4,389	14%	(5,583)	-15%	130	0%	4,877	15%
Administration	104,880	105,692	127,332	118,587	141,008	142,982	182,296	191,932	191,550	(382)	0%	9,636	5%	39,314	26%	12,292	9%	22,421	19%	(8,745)	-7%	21,640	20%	812	1%
Insurance	56,295	57,153	67,332	69,163	80,922	85,001	106,723	115,000	125,000	10,000	9%	8,277	7%	21,722	25%	6,678	8%	11,759	17%	1,831	3%	10,179	18%	858	2%
Accounting Fees	20,166	20,386	27,332	18,937	25,894	24,365	26,319	27,000	27,000	-	0%	681	3%	1,954	8%	(1,894)	-7%	6,957	37%	(8,395)	-31%	6,946	34%	220	1%
Legal Fees	1,386	-	215	840	1,855	3,975	10,415	10,500	2,000	(8,500)	-82%	85	2%	6,440	56%	9,645	520%	1,015	121%	625	291%	4,300	15%	1,120	4%
Other Admin	27,033	28,153	32,453	29,647	32,337	29,641	38,839	39,432	37,550	(1,882)	-5%	593	1%	9,198	30%	(2,137)	-7%	2,690	9%	(2,806)	-9%	(18,816)	-27%	17,463	34%
Snow Removal	51,776	69,239	50,423	79,724	54,399	53,160	59,430	73,362	79,050	5,688	10%	13,932	29%	6,270	14%	(8,999)	-17%	(25,325)	-32%	29,301	58%	(18,816)	-27%	17,463	34%
Truck/Equip Ops	29,936	47,868	26,686	45,961	27,779	29,296	28,500	51,247	57,000	5,753	20%	22,747	86%	(796)	-3%	(1,179)	-4%	(18,182)	-40%	19,275	72%	(21,182)	-44%	17,932	60%
General R&M	13,551	10,305	12,177	14,191	11,292	15,013	19,488	13,072	14,250	1,178	6%	(6,416)	-49%	4,475	62%	(4,092)	-36%	(2,899)	-20%	2,014	17%	1,872	18%	(3,246)	-24%
Titles	8,289	11,066	11,560	19,572	15,328	8,851	11,442	9,043	7,800	(1,243)	-11%	(2,399)	-28%	2,591	22%	(3,728)	-24%	(4,244)	-22%	8,012	69%	494	4%	2,777	34%
I & Tennis	56,588	55,780	56,127	55,379	55,530	65,871	67,395	67,441	69,975	2,534	4%	46	0%	1,524	3%	2,130	4%	151	0%	(748)	-1%	347	1%	(808)	-1%
Escape	29,354	34,398	32,014	39,496	29,329	39,905	44,327	46,800	48,450	1,650	4%	2,473	5%	4,422	13%	5,493	19%	(10,167)	-26%	7,482	23%	(2,384)	-7%	5,044	17%
	15,444	11,590	11,207	8,047	8,598	11,773	7,431	8,200	8,450	250	3%	769	8%	(4,342)	-50%	2	0%	551	7%	(3,160)	-28%	(383)	-3%	(3,854)	-25%

Operating Expense Detail: Trend & Comparisons

Lake Forest Glen HOA Operating Expense Detail	2021	2022	2023			2024	2024 YoY					2023 YoY					2022 YoY					2021 YoY									
	Actual	Actual	Jul(e)	Budget	Δ \$	Δ %	Forecast	\$	%	\$	%	\$	%	\$	%	\$	%	\$	%	\$	%	\$	%	\$	%	\$	%				
TOTAL Operating Expenses	650,902	754,485	812,093	765,375	46,718	6%	793,792	(18,301)	-2%	57,608	8%	103,583	16%	26,588	4%	(10,845)	-8%	15,607	13%	16,916	17%	(6,267)	-6%	(8,003)	-22%	(7,660)	-22%	2,473	7%	(1,383)	-4%
Landscape	113,062	129,978	145,585	135,060	10,525	8%	134,740	(10,845)	-8%	15,607	13%	16,916	17%	(6,267)	-6%	(8,003)	-22%	(7,660)	-22%	2,473	7%	(1,383)	-4%	(8,003)	-22%	(7,660)	-22%	2,473	7%	(1,383)	-4%
7000 Salaries - Manager	34,540	37,013	29,353	24,825	4,528	18%	21,350	(8,003)	-22%	(7,660)	-22%	2,473	7%	(1,383)	-4%	(8,003)	-22%	(7,660)	-22%	2,473	7%	(1,383)	-4%	(8,003)	-22%	(7,660)	-22%	2,473	7%	(1,383)	-4%
7010 Salaries - Staff	55,920	72,016	88,201	83,390	4,811	6%	88,324	123	0%	16,185	27%	16,096	34%	(4,725)	-9%	123	0%	16,185	27%	16,096	34%	(4,725)	-9%	123	0%	16,185	27%	16,096	34%	(4,725)	-9%
7020 Employee Costs	10,829	13,518	19,831	16,395	3,436	21%	16,616	(3,215)	-24%	6,313	45%	2,689	22%	(161)	-1%	(3,215)	-24%	6,313	45%	2,689	22%	(161)	-1%	(3,215)	-24%	6,313	45%	2,689	22%	(161)	-1%
7030 Plants	17	156	-	-	-	n/a	-	-	0%	(156)	-78%	139	n/a	(152)	-100%	-	0%	(156)	-78%	139	n/a	(152)	-100%	-	0%	(156)	-78%	139	n/a	(152)	-100%
7031 Irrigation	629	352	500	500	-	0%	500	-	0%	148	74%	(277)	-28%	(97)	-9%	-	0%	148	74%	(277)	-28%	(97)	-9%	-	0%	148	74%	(277)	-28%	(97)	-9%
7032 Fertilizers	669	631	800	1,200	(400)	-33%	900	100	16%	169	15%	(38)	-5%	(530)	-40%	100	16%	169	15%	(38)	-5%	(530)	-40%	100	16%	169	15%	(38)	-5%	(530)	-40%
7033 Hardscape	2,596	929	500	500	-	0%	500	-	0%	(429)	-143%	(1,667)	n/a	(698)	-100%	-	0%	(429)	-143%	(1,667)	n/a	(698)	-100%	-	0%	(429)	-143%	(1,667)	n/a	(698)	-100%
7035 Equipment	173	506	800	800	-	0%	800	-	0%	294	59%	333	83%	247	161%	-	0%	294	59%	333	83%	247	161%	-	0%	294	59%	333	83%	247	161%
7036 Equip. Maint.	259	70	200	200	-	0%	200	-	0%	130	130%	(189)	-95%	97	94%	-	0%	130	130%	(189)	-95%	97	94%	-	0%	130	130%	(189)	-95%	97	94%
7040 Weed/Pest Control	7,430	4,510	5,150	7,000	(1,850)	-26%	5,300	150	3%	640	9%	(2,920)	-49%	1,582	36%	150	3%	640	9%	(2,920)	-49%	1,582	36%	150	3%	640	9%	(2,920)	-49%	1,582	36%
7050 Other	-	277	250	250	-	0%	250	-	0%	(27)	-9%	277	139%	(447)	-69%	-	0%	(27)	-9%	277	139%	(447)	-69%	-	0%	(27)	-9%	277	139%	(447)	-69%
Utilities	65,871	67,395	67,441	62,800	4,641	7%	69,975	2,534	4%	46	0%	1,524	3%	2,130	4%	2,534	4%	46	0%	1,524	3%	2,130	4%	2,534	4%	46	0%	1,524	3%	2,130	4%
7111 Electric - Site	13,812	11,692	11,500	11,500	-	0%	12,075	575	5%	(192)	-2%	(2,120)	-23%	977	12%	575	5%	(192)	-2%	(2,120)	-23%	977	12%	575	5%	(192)	-2%	(2,120)	-23%	977	12%
7121 Natural Gas - Office	1,156	2,392	400	400	-	0%	400	-	0%	(1,992)	-498%	1,236	343%	132	58%	-	0%	(1,992)	-498%	1,236	343%	132	58%	-	0%	(1,992)	-498%	1,236	343%	132	58%
7131 Sewer	1,612	2,593	2,472	900	1,572	175%	2,500	28	1%	(121)	-7%	981	109%	(14)	-2%	28	1%	(121)	-7%	981	109%	(14)	-2%	28	1%	(121)	-7%	981	109%	(14)	-2%
7151 Garbage	49,291	50,718	53,069	50,000	3,069	6%	55,000	1,931	4%	2,351	5%	1,427	3%	1,035	2%	1,931	4%	2,351	5%	1,427	3%	1,035	2%	1,931	4%	2,351	5%	1,427	3%	1,035	2%

Operating Expense Detail: Trend & Comparisons

Lake Forest Glen HOA		2021	2022	2023		2024	2024 YoY		2023 YoY		2022 YoY		2021 YoY			
Operating Expense Detail		Actual	Actual	Jul(e)	Budget	Δ \$	Δ %	Forecast	\$	%	\$	%	\$	%	\$	%
Pool & Tennis		80,471	96,129	120,334	111,952	8,383	7%	123,320	2,985	3%	24,205	27%	15,658	20%	13,428	20%
7200 Salaries - Manager		23,027	24,675	19,567	16,550	3,017	18%	21,350	1,783	7%	(5,108)	-22%	1,648	7%	(919)	-4%
7210 Salaries - Staff		12,630	20,672	42,921	40,030	2,891	7%	43,669	748	4%	22,249	171%	8,042	48%	8,286	99%
7220 Employee Costs		4,909	6,455	11,046	8,572	2,474	29%	9,850	(1,195)	-19%	4,591	72%	1,546	26%	568	11%
7230 Equipment Repairs		3,131	1,935	1,000	1,000	-	0%	1,000	-	0%	(935)	-58%	(1,196)	-100%	454	61%
7231 Tennis Court Repairs		1,721	918	900	900	-	0%	900	-	0%	(18)	-2%	(803)	-62%	1,300	n/a
7232 Fence/Gate Repairs		121	449	300	300	-	0%	300	-	0%	(149)	-60%	328	109%	216	257%
7233 Deck/Tile Repairs		219	783	100	100	-	0%	100	-	0%	(683)	n/a	564	n/a	(10)	-100%
7240 Supplies - Chemicals		7,731	8,899	9,000	9,000	-	0%	9,000	-	0%	101	1%	1,168	19%	(173)	-3%
7241 Supplies - Restroom		1,239	1,967	500	500	-	0%	500	-	0%	(1,467)	-196%	728	146%	128	34%
7242 Supplies - Other		85	-	-	-	-	n/a	-	-	n/a	-	n/a	(85)	n/a	(135)	-100%
7250 Utilities		23,725	27,269	33,000	33,000	-	0%	34,650	1,650	6%	5,731	18%	3,544	15%	4,112	21%
7260 Other / Permits		1,933	2,107	2,000	2,000	-	0%	2,000	-	0%	(107)	-5%	174	9%	(399)	-17%

Operating Expense Detail: Trend & Comparisons

Lake Forest Glen HOA Operating Expense Detail	2021	2022	2023		2024	2024 YoY		2023 YoY		2022 YoY		2021 YoY		
	Actual	Actual	Jul(e)	Budget	Δ \$	Δ %	\$	%	\$	%	\$	%	\$	%
TOTAL Repairs & Maint (R&M)	140,649	167,259	212,024	200,738	11,286	6%	1,274	1%	44,765	31%	26,610	20%	(6,695)	-5%
R&M - General	96,340	112,471	147,055	137,488	9,567	7%	(5,507)	-5%	34,584	36%	16,131	16%	(1,424)	-1%
7300 Salaries - Manager	28,787	30,844	24,462	20,688	3,774	18%	(3,112)	-10%	(6,382)	-22%	2,057	7%	(1,150)	-4%
7310 Salaries - Staff	50,551	58,439	95,327	89,680	5,647	6%	(525)	-1%	36,888	78%	7,888	17%	403	1%
7320 Employee Costs	8,151	11,746	18,224	16,721	1,503	9%	(627)	-5%	6,478	54%	3,595	32%	3,050	37%
7330 Painting	828	428	400	400	-	0%	-	0%	(28)	-7%	(400)	-133%	(852)	-74%
7340 Road Maintenance	23	11	200	200	-	0%	-	0%	189	n/a	(12)	-6%	200	n/a
7350 Roof Maintenance	-	41	200	200	-	0%	-	0%	159	159%	41	n/a	-	n/a
7360 Plumbing	563	456	300	300	-	0%	-	0%	(156)	-39%	(107)	-36%	547	-221%
7370 Building Maint.	1,799	1,669	1,500	3,500	(2,000)	-57%	500	30%	(169)	-8%	(130)	-4%	1,337	72%
7371 Entries / Porches	1,128	869	200	200	-	0%	-	0%	(669)	-96%	(259)	-130%	97	94%
7373 Maintenance Shed	-	2,335	2,143	-	2,143	n/a	(2,143)	-92%	(192)	n/a	2,335	n/a	-	n/a
7374 Privacy Fences	68	-	100	100	-	0%	-	0%	100	n/a	(68)	-7%	(2,145)	-68%
7375 Perimeter Fence	-	453	200	200	-	0%	-	0%	(253)	-63%	453	n/a	(99)	-100%
7376 Fire Extinguishers	900	791	1,300	1,300	-	0%	(100)	-13%	509	57%	(109)	-8%	473	57%
7380 Electrical	51	2,362	500	500	-	0%	-	0%	(1,862)	-931%	2,311	154%	(429)	-22%
7390 Sewer	1,050	(197)	-	1,500	(1,500)	-100%	500	-254%	197	13%	(1,247)	-83%	(1,275)	-46%
7420 Supplies - General	1,072	539	400	500	(100)	-20%	100	19%	(139)	-35%	(533)	-36%	(246)	-14%
7421 Tools / Equipment	1,369	1,685	1,000	1,000	-	0%	-	0%	(685)	-62%	316	79%	(1,361)	-77%
7430 Other / Uniforms	-	-	600	500	100	20%	(100)	n/a	600	n/a	-	0%	25	14%
R&M - Snow Removal	29,296	35,300	51,897	51,000	897	2%	5,603	16%	16,597	49%	6,004	23%	(1,179)	-4%
7400 Contract	26,080	26,400	50,000	50,000	-	0%	6,000	23%	23,600	91%	320	1%	-	0%
7401 Salaries - Seasonal	-	6,800	650	-	650	n/a	(150)	-2%	(6,150)	-82%	6,800	n/a	-	n/a
7402 Equip / Supplies	3,216	2,100	1,247	1,000	247	25%	(247)	-12%	(853)	-171%	(1,116)	-186%	(1,179)	-66%
R&M - Truck/Equip. Ops	15,013	19,488	13,072	12,250	822	7%	1,178	6%	(6,416)	-49%	4,475	62%	(4,092)	-36%
7410 Gasoline	9,525	13,269	9,000	9,000	-	0%	2,000	15%	(4,269)	-53%	3,744	94%	(3,657)	-48%
7411 Supplies	1,642	1,311	1,072	250	822	329%	(822)	-63%	(239)	-48%	(331)	-166%	(942)	-82%
7412 Repairs	3,846	4,908	3,000	3,000	-	0%	-	0%	(1,908)	-42%	1,062	35%	507	20%

Operating Expense Detail: Trend & Comparisons

Lake Forest Glen HOA Operating Expense Detail	2021	2022	2023			2024	2024 YoY		2023 YoY		2022 YoY		2021 YoY		
	Actual	Actual	Jul(e)	Budget	Δ \$	Δ %	Forecast	\$	%	\$	%	\$	%	\$	%
Administration	250,849	293,724	266,708	254,826	11,882	5%	252,459	(14,250)	-5%	(27,016)	-8%	42,875	16%	23,993	10%
8000 Salaries - Manager	28,786	30,844	27,379	20,688	6,691	32%	21,350	(6,029)	-20%	(3,465)	-12%	2,058	7%	(1,150)	-4%
8001 Admin Assistant	38,448	40,883	-	-	-	n/a	-	-	0%	(40,883)	-74%	2,435	6%	6,099	17%
8010 Employee Benefits	31,589	31,242	38,673	37,704	969	3%	36,324	(2,349)	-8%	7,431	23%	(347)	-1%	8,641	32%
8011 Employee Costs	9,044	8,459	8,724	3,134	5,590	178%	3,235	(5,490)	-65%	265	3%	(585)	-8%	(1,889)	-20%
8020 Security Patrol	7,710	7,326	7,200	7,200	-	0%	7,300	100	1%	(126)	-2%	(384)	-5%	2,054	35%
8030 Accounting Fees	24,365	26,319	27,000	27,000	-	0%	27,000	-	0%	681	3%	1,954	8%	(1,894)	-7%
8040 Audit Fees	4,050	4,150	6,250	4,200	2,050	49%	6,250	-	0%	2,100	51%	100	3%	(450)	-10%
8050 Legal Fees	3,975	10,415	10,500	10,500	-	0%	2,000	(8,500)	-82%	85	2%	6,440	56%	9,645	520%
8060 Insurance	85,001	106,723	115,000	130,000	(15,000)	-12%	125,000	10,000	9%	8,277	7%	21,722	25%	6,678	8%
8070 Copy & Postage	4,556	5,285	5,000	3,000	2,000	67%	3,000	(2,000)	-38%	(285)	-10%	729	24%	(2,489)	-45%
8080 Supplies	656	2,884	1,000	2,000	(1,000)	-50%	2,000	1,000	35%	(1,884)	-126%	2,228	223%	(1,415)	-59%
8090 Telephone	4,871	4,429	5,616	5,400	216	4%	5,000	(616)	-14%	1,187	23%	(442)	-9%	(2,051)	-28%
8100 Travel Expense	-	2,594	4,000	4,000	-	0%	4,000	-	0%	1,406	70%	2,594	259%	(60)	-6%
8110 Training	-	300	-	-	-	n/a	-	-	0%	(300)	n/a	300	n/a	(216)	-100%
8120 Other / Computer	7,798	11,871	10,366	-	10,366	n/a	10,000	(366)	-3%	(1,505)	-5%	4,073	51%	2,490	45%

Reserve Forecast: Capital Improvements

Projected w/Inflation	Replace (yrs)	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	TOTAL
BUILDINGS																				
ROOFING	22	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BUILDING PAINTING	7	112,500	123,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BUILDING SIDING/TRIM	6	67,500	66,625	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
STORAGE LOCKERS	Annual	3,000	3,075	3,152	3,231	3,311	3,394	3,479	3,566	3,655	3,747	3,840	3,936	4,035	4,136	4,239	4,345	4,454	4,565	878,571
BRICK/PORCH CONCRET	10	10,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BMP-Engineering	Rolling	-	15,375	-	-	-	-	-	8,321	-	-	-	-	-	-	-	9,414	10,020	10,651	47,962
LIGHTING	n/a	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LANDSCAPE	n/a	10,000	10,250	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BATHROOMS	n/a	65,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ASPHALT																				
CRACK FILL	Annual	-	9,225	9,456	9,692	9,934	10,183	10,437	10,698	10,966	11,240	11,521	11,809	12,104	12,407	12,717	13,035	13,361	13,695	179,712
RESURFACE	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SEAL	4	43,000	-	-	-	66,229	-	-	-	73,104	-	-	-	80,693	-	-	-	89,070	-	263,026
FOOT PATHS	1	-	3,075	3,152	3,231	3,311	3,394	3,479	3,566	3,655	3,747	3,840	3,936	4,035	4,136	4,239	4,345	4,454	4,565	55,141
POOLS																				
REPLACEMENT	15	-	-	-	-	-	-	603,041	-	-	-	-	-	-	-	-	-	-	-	-
PLAYGROUND EQUIP.	15	-	-	-	43,076	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PLASTERING	8	-	-	52,531	-	-	-	-	-	-	-	64,004	-	-	-	-	-	-	-	-
DECK/FENCING	15	-	41,000	21,013	-	-	-	-	-	-	-	-	-	-	-	-	-	-	59,380	30,432
MECHANICAL	2	-	-	3,677	-	-	3,863	4,059	-	4,264	-	4,480	-	4,707	-	4,945	-	5,196	-	29,997
FURNITURE	2	-	6,150	-	6,461	-	6,788	-	7,132	-	7,493	-	7,873	-	8,271	-	8,690	-	9,130	58,858
TENNIS COURTS																				
PAINT/STRIPE	10	-	-	-	-	-	20,365	-	-	-	-	-	-	-	-	-	26,069	-	-	46,435
RESURFACE	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	231,728	-	-	231,728
OFFICE																				
COMPUTERS	4	500	2,563	-	-	-	2,829	-	7,132	-	3,122	-	-	-	3,446	-	-	-	-	3,804
FURNITURE	8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8,690	-	-	12,459
EQUIPMENT																				
1/2 TON PICKUP	10	45,000	-	-	-	-	-	-	-	-	-	57,604	-	-	-	-	-	-	-	-
3/4 TON PICKUP	10	-	-	63,038	-	-	-	-	-	-	-	-	-	80,693	-	-	-	-	-	102,604
3/4 TON PICKUP	10	-	-	-	75,382	-	-	-	-	-	-	-	-	-	96,496	-	-	-	-	165,845
BOBCAT/BLOWERS	10	10,000	-	-	-	-	-	-	-	-	-	-	-	-	-	70,649	-	-	-	171,878
FENCING																				
PERIMETER FENCES	2	2,000	513	525	538	552	566	580	594	609	624	640	656	672	689	706	724	742	761	6,810
PRIVACY FENCE	Annual	500	513	525	538	552	566	580	594	609	624	640	656	672	689	706	724	742	761	6,810
TOTAL		369,000	281,363	156,543	142,150	214,140	264,750	847,446	1,572,631	1,284,197	1,167,062	1,114,152	435,744	385,294	267,052	481,559	283,169	725,051	8,767,369	8,767,369

* Estimate as of July 2023; assumes 2.5% inflation

\$4M+ total required over 2030-2032 timeframe

Reserve Forecast: Projects & Assumptions

- **Potential Reserve Projects**
 - Lighting Project Phase 2: Parking lot poles/fixtures
 - Footpath Pavers: Center only \$32K, all for \$155K
 - Hot Tub at Family Pool: ~\$50K+
 - Ledger Repairs: Funding from operating as needed
- **Projects Evaluated and Rejected or On Hold**
 - Solar: Reviewed and not economically viable
 - WiFi: Technology dependent; on hold
 - Community BBQ: Fire risk; rejected
 - Storage Locker Refurbishment: Too costly; \$1M+
 - Dumpster Enclosures: Snow & maintenance issues
- **Operating Expenses**
 - IT Support: \$500/mos, \$6K/year (on-going support)
- **Replacement cycle assumptions**
 - Painting: every 7 years (extended 1 year due to new paint product)
 - Roofing
 - Should last 25 years, but planning for 22-year replacement cycle
 - Budget for maintenance prior to replacement
 - Asphalt: 25 years; completed in 2012-2013; followed by sealant per current forecast
 - Asphalt Sealing (regular maintenance): ~\$60K every 4 years
 - Pools: 15 years
 - BMP: Continue to roll forward contingency
- Stagger timing of large projects to balance spending load over time