Physical Property Committee

Agenda
Administration Conference Room
Wednesday, August 5, 2015
1:00 p.m.

1. Call to Order/Pledge of Allegiance
2. Roll Call/Notice of Quorum
3. Chairs Announcements
    a. Introduction of Guests and Staff
    b. Rules of Order
    c. Chairs Report
4. Approval of Minutes
    a. Minutes of July 1, 2015
5. Shareholder/Member Comments – Agenda Items Only
    (Limited to 3 minutes per person)
6. Correspondence [pgs. 1-8]
7. Old Business
    a. Movement Study – South St. Andrews Drive / St. Andrews Gate (#738-15)
    b. St. Andrews Drive and Gate Area Review (#723-14)
    c. Globe Project (#730-15) [pgs. 9-10]
    d. Tree Pruning (#739-15)
    e. Replacement of Concrete by Library [pg. 11]
    f. Replacement of Concrete at Administration/Medical Center [pg. 12]
    g. Clubhouse Six Access Ramp
    h. Security Bathroom (#736-15)
    i. Golf Course Lake Repairs (#736-15)
    j. 2016 Proposed Budget for Cost Centers 70, 74, and 79 [pgs. 13-28]
8. New Business
    a. Clubhouse One Additional Parking [pgs. 29-30]

b. Scooter Parking at Amphitheater
c. LED Lighting at Library
d. Clubhouse Six Chair Railing

9. Policies
    a. Adopt/Revise
    b. Rescind
10. Sub Committee Reports
11. Staff Reports
    a. Facilities Director [pgs. 31-36]
    b. Facilities Manager
    c. Project Coordinator
    d. Executive Director
12. President's Comments

    Shareholder Member Comments

    (Limited to 3 minutes per person)
13. Committee Member Comments
14. Next Meeting/Adjournment

Golden Rain Foundation
Office of Mutual Administration

July 13, 2015

To: Physical Property Committee

From: Darse Crandall, President Mutual 15

CC: Randy Ankeny, Carol Weller, Mark Weaver, Liz Lubin

Subject: **Perimeter Wall; Section A and Section B**

I would ask that Physical Property put the above subject on each Agenda until they are 100% completed so that the topic can be addressed at each meeting as part of the Agenda.

Also, we would appreciate an update as to the status of these two projects.

Thanking your Committee for the job it is doing.

Darse Crandall
President, Mutual 15

Mark Weaver

From: Barry Lukoff <barrylukoff@yahoo.com>
Sent: Monday, July 20, 2015 4:09 PM
To: Mark Weaver
Cc: Randy L. Ankeny
Subject: Fw: Ficus Tree By Library
Attachments: Ficus-Library -Diagram.JPG; Ficus-Library.JPG; Poured In Place Playground Surface.JPG

Follow Up Flag: Follow up
Flag Status: Flagged

Mark,

Is Signe's proposal feasible?

On Monday, July 20, 2015 3:52 PM, Signe Merrifield <skmerrifield@verizon.net> wrote:

Members of the Architectural Design Committee,

The roots of the Ficus tree by the Library are causing cracks in the surrounding concrete. This is not surprising, considering the age of the tree and the fact that Ficus trees have very invasive roots. I can understand why the committee is considering removing this tree.

I was wondering if it was possible to save this tree by removing the concrete around the tree, creating a large tree well, and laying out a new sidewalk from Clubhouse 3 to the Library.

I have attached two satellite views of the area around the Ficus tree. One of the views is unaltered and the other has a diagram of my proposal.
The red area in the diagram is where the concrete would be removed, creating a large tree well.
A new sidewalk would run from Clubhouse 3 to the concrete in front of the library.
The sidewalk in front of 4 parking spaces would be removed, but it is not that far to walk from these parking spaces to the concrete area in front of the Library or the concrete area in front of Clubhouse 3.
Root barriers could be placed at the borders of the tree well.

I'm also wondering if some of the concrete surfaces near the Ficus could be replaced with playground surface material, which is flexible and less likely to crack than concrete.
http://www.davidwilliamsassociates.com/surfacing/poured
(photo attached)

"Poured In Place Rubber
Poured rubber provides an attractive, resilient, seamless two layer surface that is slip-resistant and provides the ultimate accessibility. This type of rubber surfacing is typically referred to as Poured In Place surfacing.

The ADA compliant rubber playground surfacing is easy to maintain, vandal resistant and environmentally friendly. Our product is formulated specifically for playground environments, and uses a mix of rubber to urethane that provides strength and durability with maximum resilience."

Signe Merrifield

Mutual 16

I just realized this afternoon, when I opened my email, that my first email to the AD Committee about the Ficus tree had not gone through. I had gone to the LW website and clicked on the link to email all members of the AD Committee, but my email did not get delivered. I entered the email addresses in my Contacts list and resent this email.

This email has been scanned by the Symantec Email Security.cloud service.

This email has been scanned by the Symantec Email Security.cloud service.

Mark Weaver

From: Barry Lukoff <barrylukoff@yahoo.com>
Sent: Monday, June 29, 2015 5:33 PM
To: Mark Weaver
Subject: Fw: CH 6 floor
Attachments: LW15.6.29CH6dfl..docx

Mark,

Let's include this in our discussion as well as David Noble's idea to redesign the room. Does the GAF have any kind of lease on the rooms?

Barry

On Monday, June 29, 2015 4:04 PM, "phillhood@charter.net" <phillhood@charter.net> wrote:

From: "David Noble"
To: "Phil Hood"
Cc: "Joe W", "Lynn Heath", "Jeanine Berry", "Stephanie Sullivan"
Sent: Mon, 29 Jun 2015 14:07:05 -0700
Subject:

Phil,

Could you forward this to Barry Lukoff; I couldn't find his email address. He has a hard copy, but I wanted to mention that Lumber Liquidators looks like they have a good dance floor for a competitive price.

https://www.lumberliquidators.com/ll/flooring/dura-dance-floors

http://www.lumberliquidators.com/ll/s/dura-dance-home-system?Wt.ad=DuraDance_MornStar

I suggest looking into carbonized bamboo snap edge floating floor per their specs. Bamboo is sustainable, so cutting hardwoods from the rain forests is lessened, and it is solid carbonized color so scratches don't show up as with natural light bamboo or engineered floors.

Installation Method:

Floating floor with quick-click flooring. And because it's "floating" (unsecured to the sub floor), it can be un-installed easily to restore your room to its original appearance.

Technical Specifications:

See http://www.lumberliquidators.com/ll/c/Click-Strand-Carbonized-Bamboo-Morning-Star-Click-PRQCBAMSTC5/10023754

- Ultra-Fresh Antimicrobial Treatment

- Compression Resistance (ASTM D3676)
  9.47 PSI
- Compression Set (ASTM D3574) 41.1%
- Fire Rating DOC-FF-1-70, PASSES
- Roll size 3' x 33.34' (100 sq ft)

The attached concept revised floor plan for CH-6 2nd floor, south, shows how the column in the middle of the existing dance floor can be eliminated (before installation of a new dance floor) by combining Rooms A and B with an optional movable dividing wall. Room C is expanded to include the extra window area, and could become two smaller rooms.

The electrical panels may need to be relocated per code access requirements.

The storage rooms are enclosed without windows.

I haven't been able to make the regular meetings about the proposed dance floor, and encourage further input from those who use these ares regularly, some of who aare copied on this.

David Noble

This email has been scanned by the Symantec Email Security.cloud service.

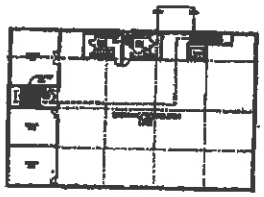
EXIT ANALYSIS:

FIRST FLOOR: (PER U.B.C. TABLE 10A)
EXERCISE/RECREATION = 6,373 SF/50 = 128 O.C.
OFFICE = 742 SF/100 = 8 O.C.
TOTAL OCCUPANCY 136

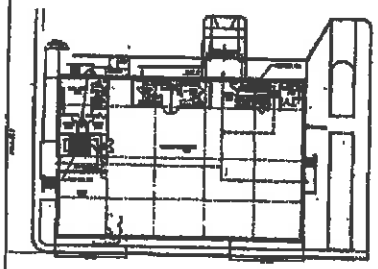
2ND. FLOOR: (PER U.B.C. TABLE 10A)
EXERCISE/RECREATION = 6,702 SF/50 = 134 O.C.
OFFICE = 1,585 SF/300 = 5 O.C.
TOTAL OCCUPANCY 139

EGRESS WIDTH FROM 2ND. FLOOR : AT STAIRS
(PER U.B.C. TABLE 10B)
(139 + 136) x .2 = 55" REQUIRED
ACTUAL = 216"

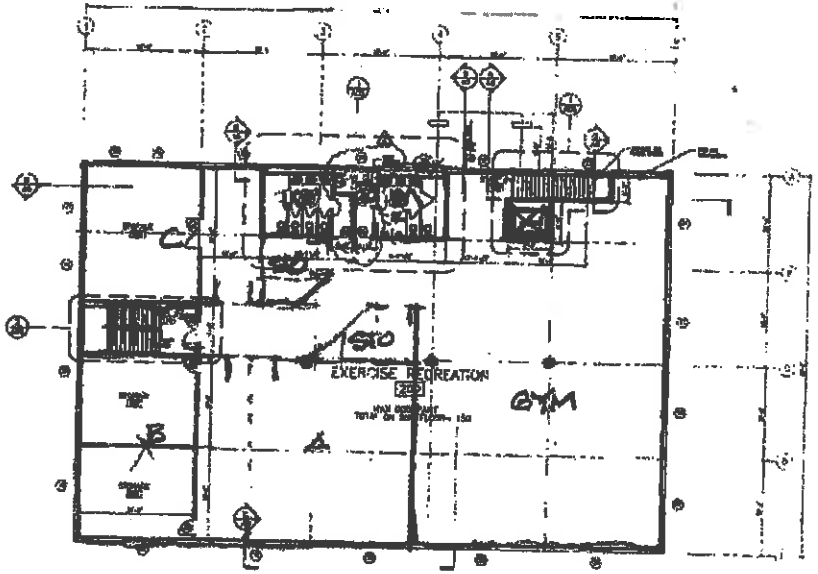
EXIT PATH:



2ND. FLOOR PLAN



FIRST FLOOR PLAN



2ND FLOOR PLAN

SCALE: 1/8"=1'-0"

ALL STAIRS SEE SHEET A08
ALL TOILETS SEE SHEET A05

SEE REFLECTED CEILING PLAN FOR EXIT SIGN LOCATION

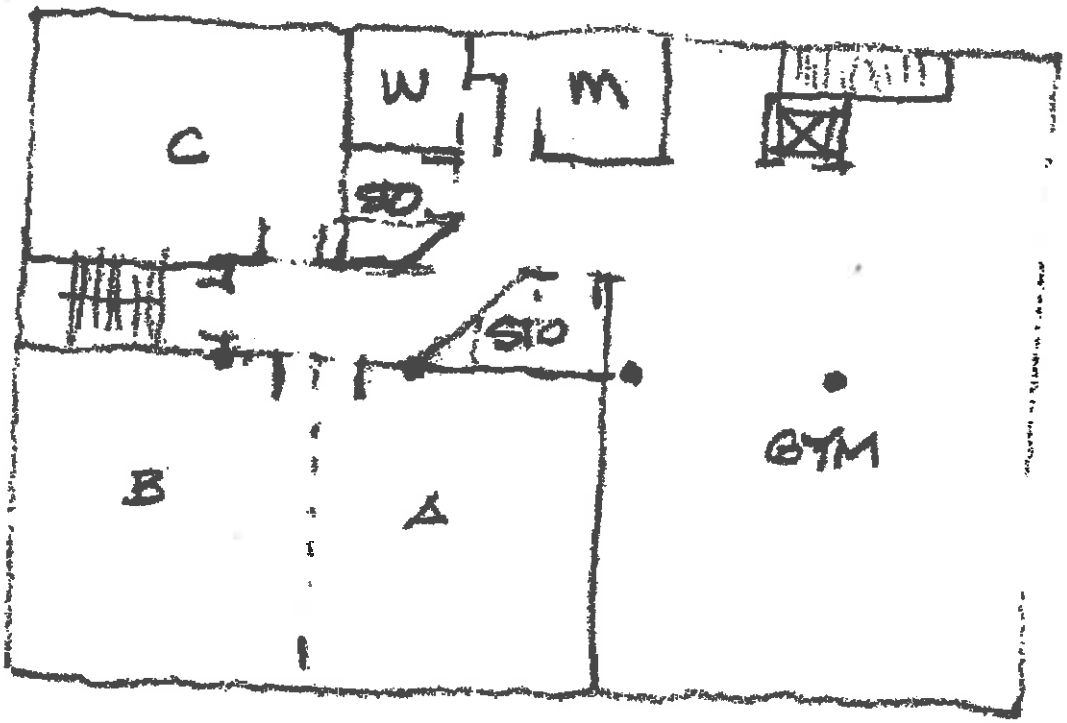
BERRY WIKOFF 434 7926

LEISURE WORLD

DCI

2ND FLOOR PLAN & NOTES

A2



BARRY LUKOFF 434 7926

Pamela Brackman

From: Liz Lubin
Sent: Friday, July 31, 2015 8:34 AM
To: Pamela Brackman
Subject: FW: Restoration of the Leisure World Globe

From: Barry Lukoff [mailto:barrylukoff@yahoo.com]
Sent: Thursday, July 30, 2015 8:38 PM
To: Liz Lubin <lizl@lwsb.com>; Mark Weaver <markw@lwsb.com>; Randy L. Ankeny <randya@lwsb.com>
Subject: Fw: Restoration of the Leisure World Globe

Please include this under correspondence.

Barry

On Thursday, July 30, 2015 8:35 PM, Janet Weston <jiweston@netzero.net> wrote:

Dear Mr. Lukoff and Members of the Physical Property Committee,

The time has come to determine the fate of the Leisure World Globe. For two generations this structure has identified our community and welcomed all those entering Seal Beach via Seal Beach Boulevard. Sadly, it has not been properly maintained over those years, resulting in the present state of deterioration. There are those who will urge you to consign this landmark to the scrap heap; but I urge you to take the bold step to rectify the years of neglect by restoring the globe to its original glory, and to assure that funds will be available for proper maintenance in the future.

The price for restoration will be high, but let us put that cost into perspective. There are a number of amenities in Leisure World that are used by relatively few residents, and are probably of little interest to many shareholders: The golf course, swimming pool, ping pong room, gym, library, amphitheater, and others. They are costly to maintain, yet there is no question of removing them. I have heard that restoration of the globe would cost shareholders an estimated $18.00 per unit. That is a one time charge. Annual cost of maintenance would be a fraction of that required to maintain the golf course, pool, etc.

It has been suggested that this important matter should be put to a poll of shareholders. No. Members of the GRF Board of Directors were elected by shareholders to make just such decisions. The committees established by the Board are tasked with studying matters that come before them and making recommendations to the Board. No one has ever suggested polling shareholders regarding whether to spend funds on replacing perimeter walls, re-paving streets, or any other issues regarding maintenance of the GRF property. There is no need to do so in this case either.

I urge you, the Physical Property Committee, to recommend that the necessary funds be allocated for the complete restoration of the Leisure World Globe, and to recommend that monies be included in the annual budgets for future maintenance of the structure. Let us do this right.

Thank you.

Janet I. Weston
Mutual 2, 58H

Golden Rain Foundation Leisure World, Seal Beach

COMMITTEE ACTION REQUEST

TO: PHYSICAL PROPERTIES COMMITTEE
FROM: RANDY ANKENY, EXECUTIVE DIRECTOR
SUBJECT: COMMITTEE REQUEST – COST FOR REMOVAL OF GLOBE
DATE: JULY 4, 2015
CC: FILE

As requested at the July 2, 2015 meeting of the Physical Properties Committee, the following quotation form Accurate Voting for polling services in seeking community feedback on the future of the Globe, cost for removal, cost for ground preparation and landscape allotment.

Cost for Community Vote:

For budgeting purposes:

Base Polling Services	$20,293.60
Additional "Off-Site" Postage(estimated)	$500.00
Return Postage (65% response, estimated)	$2,100.00
Tabulation of Polling Ballots (estimated)	$1,000.00
General Estimate of Polling Services	$23,893.60

Cost for Removal of the Globe:

1. Demolish existing steel globe structure in its entirety.
2. Demolish existing globe footing up to 4' below existing grade.
3. Demolish all existing equipment, piping and concrete vault in its entirety.
4. Remove electrical wire serving structure leaving conduit in place.
5. Demolish existing perimeter fountain wall in its entirety.
6. Procure necessary grading permit.
7. Import soil for backfill of pits.
8. Grade and prepare for new landscaping by others.

Cost to remove the Globe and properly dispose $14,715 -$37,260

Not included in the removal cost above

1. Traffic Utility reconnection
2. SWPPP design and or implementation
3. Traffic Control plan

Cost for not included items estimated at $6,500

Cost for Landscaping and Lighting:

$100,000 to $150,000 has been allocated for the installation of landscaping and Lighting the area after removal of the Globe.

The total estimated cost to remove the Globe $217,653.60

Note: No funding has been included within the 2015 budget, Finance Committee review of the availability of non-unbudgeted funds will be required.

MJ JURADO INC.
General Engineering Contractor
Lic# 950958 CL#A
726 S. Sherrill St., Anaheim, CA 92804
Tel: 714-397-0143 • Fax: 714-827-2110
State Contractor's License #987670 - A

Nº 1588
BID PROPOSAL and CONTRACT

Job # _____

Date JULY 9, 2015

Bid to GRF: MARC. WEAVER.
INSPECTOR: GEORGE HURTADO

Location LIBRARY & CLUB HOUSE
3

Owner/Dev _____

We promise to furnish you labor and materials as noted below at the unit prices shown for the construction of

Item No	Quantity	Type or description	Unit Price	Total
	6526#	R+R 4" CONCRETE	$7.00	$45682.—
		#3 REBAR 3' ON CENTER		
		WHEER CHAIR RAMP INCLUDED IN PRICE (ADA)		

PRICES BASED ON **SACK TYPE** **CONCRETE** **VALID TO**

TOTAL $45682.—

ACCEPTED:

_____ Buyer

_____ Date

By _____ JULY 9, 2015

MJ JURADO INC.
Lic# 959958
General Engineering Contractor

Proposal

Date	Estimate #
4/28/2015	885

Ph: (714) 397-0143
Fax: (714) 827-2110

Lic. #987670

ATTN:

Golden Rain Foundation
PO Box 2069
Seal Beach, CA 90740
ATT: George Hurtado

Project
Change Order Enrance At Pharmacy

Description	Qty	Rate	Total
Remove Existing Concrete & Replace , Construct 8" Thick Concrete (560 C 3250) with #4 Rebar 18" O.C. Epoxy & Dowel into existing Concrete. All Work Listed Above Performed On Heavy Drive area in front of Pharmacy.	1,065	10.50	11,182.50

*Exclusions: Water, permits, surveys, approved plans, soils tech, inspections, underground utilities that may be damaged during excavation, all work or items furnished by others.

We can schedule this work to meet your production requirements.
Thank you for your consideration. We trust we can be of service.
Very truly yours,

Total	$11,182.50

Approved By: _____ Date: _____

GOLDEN RAIN FOUNDATION
2015 BUDGET ASSUMPTIONS
Physical Properties – CC 70

<table>
<tr><th>GL CODE</th><th>LINE ITEM</th><th>DESCRIPTION</th><th>EXHIBITS</th></tr>
<tr><td>6100000</td><td>Salaries & Wages</td><td>Total FTEs for 2016 will increase from 12.03 to 14.05. The addition to staff is 1.0 FTE due to the addition of a recording secretary responsible for 5 of the standing committees and needed sub-committees, also 1.0 FTE Special Projects Mutual Building Inspector. The .02 FTE increase is coverage per week for back up personnel. NOTE: 1 FTE was reduced in 2015 from Recreation Department to add the full time recording secretary in Physical Properties.</td><td></td></tr>
<tr><td>6140000</td><td>Payroll Taxes</td><td>Calculations are based on the current rates established by Federal and State statute. 2014 and estimated 2015 rates are listed below.
<table>
<tr><th></th><th>2015</th><th>2016</th></tr>
<tr><td>SS Max Salary</td><td>$117,000</td><td></td></tr>
<tr><td>SS Rate</td><td>6.20%</td><td></td></tr>
<tr><td>Medicare Rate</td><td>1.45%</td><td></td></tr>
<tr><td>SS & Med. Rate</td><td>7.65%</td><td></td></tr>
<tr><td>UI Max Salary</td><td>$7,000</td><td></td></tr>
<tr><td>UI State</td><td>3.3%</td><td></td></tr>
<tr><td>UI Fed</td><td>1.8%</td><td></td></tr>
<tr><td>UI Total</td><td>5.1%</td><td></td></tr>
<tr><td>UI Max Total</td><td>$357</td><td></td></tr>
</table></td><td></td></tr>
<tr><td>6142000</td><td>Workers Comp Insurance</td><td>According to the insurance broker, we should anticipate a 32.7% increase over the 2014 budget. However based on our 2014 audit, we anticipate a $40K refund in 2015 due to lower actual vs. estimated wages in 2014. This reduces the anticipated increase in 2015 to 26.6%. Premiums are calculated using rates assigned to four different classifications of job positions. These rates are based on the degree of physical activities involved with each position. Positions requiring more physical activities, such as inspectors and service maintenance crew have a higher rate compared to office staff positions requiring a lesser degree of physical activity. As such, some cost center budgets will show an increase higher than other cost centers.</td><td></td></tr>
<tr><td>6143000-6146000</td><td>EE Benefits</td><td>According to our Healthcare Insurance Broker, healthcare insurance is expected to increase in 2015. The projected 2014 rates were lower than expected due to a change in our healthcare plan and employer/employee cost sharing changes. Therefore, in most cases, there will be a decrease in healthcare costs in 2015 compared to the 2014 budget.

Medical - 9% to 12% (budget will encompass a 12% increase)
Dental - about 5% to 9% (budget will encompass a 9% increase)
Life, LTD, Vision - about 5% (budget will encompass a 5% increase)

Although the budget change may vary by department, the total overall company employee medical benefits decreased by 13.6% over the 2014 budget. In department 70, the increase in benefits is due to the transfer of Community Facilities Manager position from department 40 to department 70.</td><td></td></tr>
</table>

GOLDEN RAIN FOUNDATION
2015 BUDGET ASSUMPTIONS
Physical Properties – CC 70

6211000	Continuing Education	Funds are budgeted to keep Building Inspectors ICC Certifications up to date and any other training that could be needed. Three staff certificates are due to expire in 2016. Funds are also used for managers continuing education	
6212000	Employee Exams	6 exams at $125 per exam.	
6214000	Meals	Meals during training sessions.	
6215000	Mileage	To cover off-site functions and staff called in for an emergency.	
6217000	Uniforms and Laundry	2016 budget includes uniform shirts for 9 staff.	
6410000	Office Supplies	Funds are budgeted for the day-to-day operations of the Physical Property Office. Some of these items include, note books, writing utensils forms etc.	
6410005	Building Supplies	Funds are budgeted for minor interior items for the Physical Properties department	
6410010	Hospitality	Coffee, tea supplies for office staff	
6410015	Computer Supplies	Computer supplies for 10 desk top computers	
6410020	Equipment Expense	Testing tools and supplies used for the inspections of the property. Examples are radios, water testing equipment, coveralls, gloves, flashlights, desk chairs and ladders. Funds for 1 computer and I pad have also been added	
6410025	Lunch Room Supplies	Lunch room supplies include dish soap, plates, bowls and plastic ware.	
6410030	Printer/Copier Supplies	Toner, Ink, Copy Paper	
6420100	Electricity	SCE forecast no increase in the first quarter of 2016, however is uncertain after that point, a 4% increase was added to the actual usage of the past 12 months	
6435100	Bank Service Fees	Budgeted funds are to cover credit card fees for payments on permits and parking spot rentals from contract vendors.	
6444000	Equipment Rental	Annual rental expense for one Konica copier machine.	
6471000	Building Repair	Funds are budgeted for any minor repair to the building including touchup painting.	
6472000	Equip. Repair & Maintenance	Funds are budgeted for repairs to department vehicles, test equipment radios, etc.	
6478000	Service Contracts	Funds are budgeted for usage expenses for one copy machine.	
6482000	Dues Memberships & Books	Funds are budgeted for updates to Building Code books, and CAI ($120). Community Associated Institute membership	
6491000	Misc Write-Offs	Any unforeseen or unexpected incidents	

GOLDEN RAIN FOUNDATION
2015 BUDGET ASSUMPTIONS
Physical Properties – CC 70

6951000	Committee Non-Budgeted Expenses	Funds in the amount of $1,000 per committee has been budgeted for 2016 per Policy 5516 adopted by the GRF board at its meeting on April 22, 2014. These funds are set aside for unbudgeted expenditures authorized at the committee level.	
INCOME			
5380700	Permit Income	A 1% permit fee is collected at the time a permit is issued for building modifications. 2015 projections show a trend to increase Permit Income for 2016	
5380701	Parking Spot Rental	Rental of parking to contractors 12 spaces @ $100 per month.	

GOLDEN RAIN FOUNDATION
2016 BUDGET CAPITAL REQUESTS
COST CENTER 70

ITEM	DESCRIPTION	Cost
1 set	Work Station (4 person)	$13,000
1 ea	Electric Vehicle	$21,000

Golden Rain Foundation
2016 Proposed Operating Budget - Cost Center 70 - Physical Properties (Draft)
Data as of June 30, 2015

(A)	(B)	(D)	(E)	(D) - (E)	(F)	(G)	(D) - (G)	(H)	(D) - (H)	(I)	(D) - (I)
GL Account	GL Name	2016 Total	2015 Budget	Variance	2015 YTD Actual	2015 Projected	Variance	2015 Annualized	Variance	2014 Actual	Variance
	Expenses - Physical Properties										
6100000 70	Salaries & Wages - Physical Properties	0	764,109	(764,109)	386,903	773,349	(773,349)	773,806	(773,806)	588,712	(588,712)
6140000 70	Employment Taxes - Physical Properties	0	58,797	(58,797)	31,557	59,946	(59,946)	63,115	(63,115)	48,261	(48,261)
6142000 70	Workers' Compensation - Physical Properties	0	69,258	(69,258)	33,891	58,721	(58,721)	67,783	(67,783)	63,185	(63,185)
6143000 70	Group Insurance - Medical - Physical Properti	0	98,087	(98,087)	45,396	94,440	(94,440)	90,793	(90,793)	71,739	(71,739)
6143300 70	Group Insurance - Dental - Physical Propertie	0	2,140	(2,140)	1,070	2,138	(2,138)	2,139	(2,139)	2,163	(2,163)
6143500 70	Group Insurance - Vision - Physical Propertie	0	1,206	(1,206)	597	1,203	(1,203)	1,194	(1,194)	1,122	(1,122)
6144000 70	401(k) Match - Physical Properties	0	12,632	(12,632)	4,946	11,334	(11,334)	9,892	(9,892)	8,877	(8,877)
6145000 70	Group Insurance - Life - Physical Properties	0	3,300	(3,300)	1,646	3,296	(3,296)	3,293	(3,293)	2,246	(2,246)
6146000 70	Long Term Disability Insurance - Physical Pro	0	3,850	(3,850)	1,313	3,239	(3,239)	2,625	(2,625)	1,946	(1,946)
	Total Wages & Benefits	**0**	**1,013,379**	**(1,013,379)**	**507,319**	**1,007,666**	**(1,007,666)**	**1,014,640**	**(1,014,640)**	**788,251**	**(788,251)**
6211000 70	Continuing Education - Physical Properties	1,800	1,000	800	574	974	826	1,147	653	519	1,281
6212000 70	Employee Exams - Physical Properties	744	750	(6)	0	372	372	0	744	0	744
6214000 70	Meals & Special Events - Physical Properties	120	120	0	0	60	60	0	120	0	120
6215000 70	Mileage - Physical Properties	120	120	0	0	60	60	0	120	27	93
6217000 70	Uniforms & Laundry - Physical Properties	1,788	1,586	202	792	1,586	202	1,584	204	2,729	(941)
6410000 70	Office Supplies - Physical Properties	4,092	3,500	592	2,110	3,862	230	4,219	(127)	16,086	(11,994)
6410005 70	Building Supplies - Physical Properties	348	500	(152)	54	306	42	108	240	0	348
6410010 70	Hospitality - Physical Properties	804	500	304	489	741	63	978	(174)	0	804
6410015 70	Computer Supplies - Physical Properties	996	1,500	(504)	135	885	111	270	726	0	996
6410020 70	Equipment Expense - Physical Properties	4,496	6,000	(1,504)	280	3,280	1,216	560	3,936	0	4,496
6410025 70	Lunch Room Supplies - Physical Properties	120	200	(80)	0	102	18	0	120	0	120
6410030 70	Printer / Copier Supplies - Physical Properti	3,540	2,000	1,540	1,677	2,679	861	3,355	185	0	3,540
6420100 70	Electricity - Physical Properties	11,842	8,375	3,467	4,291	8,479	3,363	8,581	3,261	11,076	766
6435100 70	Bank Service Fees - Physical Properties	600	1,350	(750)	110	788	(188)	220	380	0	600
6444000 70	Equipment Rental - Physical Properties	3,180	3,184	(4)	1,592	3,182	(2)	3,184	(4)	2,835	345
6471000 70	Building Repair & Maintenance - Physical Prop	300	0	300	121	121	179	241	59	0	300
6472000 70	Equipment Repair & Maintenance - Physical Pro	2,004	1,300	704	1,412	2,060	(56)	2,824	(820)	1,794	210
6478000 70	Service Contracts - Physical Properties	3,300	1,500	1,800	1,649	2,399	901	3,298	2	2,408	892
6482000 70	Dues, Memberships & Books - Physical Properti	500	500	0	244	496	4	488	12	215	285
6491000 70	Miscellaneous Writeoffs - Physical Properties	0	0	0	0	0	0	0	0	1,999	(1,999)
6951000 70	Non-Budgeted Exp for Committee - Physical Pro	996	1,000	(4)	0	498	498	0	996	0	996
	Total Operating Expenses	**41,690**	**34,985**	**6,705**	**15,530**	**32,930**	**8,760**	**31,057**	**10,633**	**39,688**	**2,002**
	Total Cost Center Expenses	**41,690**	**1,048,364**	**(1,006,674)**	**522,849**	**1,040,596**	**(998,906)**	**1,045,697**	**(1,004,007)**	**827,939**	**(786,249)**

Golden Rain Foundation
2016 Proposed Operating Budget - Cost Center 70 - Physical Properties (Draft)
Data as of June 30, 2015

(A)	(B)	(D)	(E)	(D) - (E)	(F)	(G)	(D) - (G)	(H)	(D) - (H)	(I)	(D) - (I)
GL Account	GL Name	2016 Total	2015 Budget	Variance	2015 YTD Actual	2015 Projected	Variance	2015 Annualized	Variance	2014 Actual	Variance
	Other Cost Recovery										
5380700 70	Permit Income - Physical Properties	86,004	76,800	9,204	47,346	85,746	258	94,691	(8,687)	0	86,004
5380701 70	Parking Spot Rental Income - Physical Propert	14,400	13,200	1,200	8,400	15,000	(600)	16,800	(2,400)	0	14,400
5385000 70	Other Income - Physical Properties	0	0	0	0	0	0	0	0	102,102	(102,102)
5611000 70	Late Charges - Physical Properties	0	0	0	430	430	(430)	860	(860)	0	0
	Total Other Cost Recovery	**100,404**	**90,000**	**10,404**	**56,176**	**101,176**	**(772)**	**112,351**	**(11,947)**	**102,102**	**(1,698)**
5330000 70	**Income from / (Refund to) Mutuals**	**(58,714)**	**958,363**	**(1,017,077)**							

GOLDEN RAIN FOUNDATION
2016 BUDGET ASSUMPTIONS
Service Maintenance – CC 74

<table>
<tr><th>GL CODE</th><th>LINE ITEM</th><th>DESCRIPTION</th><th>EXHIBITS</th></tr>
<tr><td>6100000</td><td>Salaries and Wages</td><td>Total FTEs for 2016 have increased due to combining CC75 with CC74 also the addition of 1 FTE plumber and 1 FTE electrician to decrease the back log of Mutual work.</td><td></td></tr>
<tr><td>6140000</td><td>Payroll Taxes</td><td>Calculations are based on the current rates established by Federal and State statute. 2015 and estimated 2016 rates are listed below.
<table>
<tr><th></th><th>2015</th><th>2016</th></tr>
<tr><td>SS Max Salary</td><td>$117,000</td><td></td></tr>
<tr><td>SS Rate</td><td>6.20%</td><td></td></tr>
<tr><td>Medicare Rate</td><td>1.45%</td><td></td></tr>
<tr><td>SS & Med. Rate</td><td>7.65%</td><td></td></tr>
<tr><td>UI Max Salary</td><td>$7,000</td><td></td></tr>
<tr><td>UI State</td><td>3.3%</td><td></td></tr>
<tr><td>UI Fed</td><td>1.8%</td><td></td></tr>
<tr><td>UI Total</td><td>5.1%</td><td></td></tr>
<tr><td>UI Max Total</td><td>$357</td><td></td></tr>
</table></td><td></td></tr>
<tr><td>6142000</td><td>Workers Comp Insurance</td><td>According to the insurance broker, we should anticipate a 32.7% increase over the 2014 budget. However based on our 2014 audit, we anticipate a $40K refund in 2015 due to lower actual vs. estimated wages in 2014. This reduces the anticipated increase in 2015 to 26.6%. Premiums are calculated using rates assigned to four different classifications of job positions. These rates are based on the degree of physical activities involved with each position. Positions requiring more physical activities, such as inspectors and service maintenance crew have a higher rate compared to office staff positions requiring a lesser degree of physical activity. As such, some cost center budgets will show an increase higher than other cost centers.</td><td></td></tr>
<tr><td>6143000-
6146000</td><td>EE Benefits</td><td>According to our Healthcare Insurance Broker, healthcare insurance is expected to increase in 2015. The projected 2014 rates were lower than expected due to a change in our healthcare plan and employer/employee cost sharing changes. Therefore, in most cases, there will be a decrease in healthcare costs in 2015 compared to the 2014 budget.

Medical - 9% to 12% (budget will encompass a 12% increase)
Dental - about 5% to 9% (budget will encompass a 9% increase)
Life, LTD, Vision - about 5% (budget will encompass a 5% increase)

Although the budget change may vary by department, the total overall company employee medical benefits decreased by 13.6% over the 2014 budget.</td><td></td></tr>
<tr><td>6211000</td><td>Continuing Education</td><td>Staff and Supervisor training</td><td></td></tr>
<tr><td>6212000</td><td>Employee Exams</td><td>29 exams at $125 per exam + 8 Hep B @ $225 each.</td><td></td></tr>
</table>

GOLDEN RAIN FOUNDATION
2016 BUDGET ASSUMPTIONS
Service Maintenance – CC 74

6214000	Meals	Funds are budgeted for off-site functions.	
6215000	Mileage	Funds are budgeted for staff called in from home to work on emergencies.	
6217000	Uniforms & Laundry	Funds are budgeted for uniforms for thirty (32) service maintenance staff.	
6410000	Office Supplies	Funds are budgeted for the day-to-day needs of the SM Office. Some of these items include NCR forms for SRO's (Service Request Orders) and typical supplies	
6410005	Building Supplies	Cost to up keep the buildings associated with the Service Maintenance department	
6410010	Hospitality	Coffee, tea supplies for repair technician and office staff	
6410015	Computer Supplies	Computer supplies for Office computers and sewer camera system	
6410020	Equipment Expense Office	Funds to maintain items such as office radios, A/C, desks, and chairs etc.	
6410021	Field Supplies	Non-chargeable materials such as glue, gloves, nails, etc.	
6410022	Tool Expense	Funds are budgeted for the tools and equipment needed for thirty (32) staff technicians to provide service to the Mutuals and Foundation.	
6410030	Printer/Copier Supplies	Toner, Ink, Copy Paper	
6420100	Electricity	SCE forecast on increase in the first quarter of 2016, however is uncertain after that point, a 4% increase was added to the actual usage of the past 12 months	
6444000	Equipment Rental	Funds are budgeted for one Konica copy machine @ $1,340 per year.	
6471000	Building Repair & Maintenance	Funds are budgeted for any minor repair to the maintenance buildings including touchup painting.	
6472000	Equipment Repair & Maintenance	Funds are budgeted to make repairs on small equipment, generators, sewer line camera equipment, Cushman's and pickup trucks. This department has been experiencing an increase in Cushman repairs as the fleet is aging.	
6478000	Service Contracts	Funds are budgeted for the Pest Control contract ($70 x 12 months) and monthly copy machine usage	
6483110	Diesel Fuel	The funds are budgeted for the need of diesel fuel for the tractor in the Service Maintenance Department.	
6484000	Permits & Licenses	Funds are budgeted for Truck registration, OCFA permit and certification of Swimming Pool Operator's License.	

GOLDEN RAIN FOUNDATION
2016 BUDGET ASSUMPTIONS
Service Maintenance – CC 74

INCOME			
5891000	SRO Labor Cost Recovery	Estimated billable hours are based the average billable minutes over the past 42 months times the current labor rate of $0.65/minute or $39/hour. The hourly billing rate is set through Policy 2291-31 – SRO Labor Rates	

GOLDEN RAIN FOUNDATION
2016 BUDGET CAPITAL REQUESTS
COST CENTER 74

ITEM	DESCRIPTION	Cost
2 each	Electric Vehicle	$42,000

Golden Rain Foundation
2016 Proposed Operating Budget - Cost Center 74 - Service Maintenance (Draft)
Data as of June 30, 2015

(A)	(B)	(D)	(E)	(D) - (E)	(F)	(G)	(D) - (G)	(H)	(D) - (H)	(I)	(D) - (I)
GL Account	GL Name	2016 Total	2015 Budget	Variance	2015 YTD Actual	2015 Projected	Variance	2015 Annualized	Variance	2014 Actual	Variance
	Expenses - Service Maintenance										
6100000 74	Salaries & Wages - Service Maintenance	0	1,893,408	(1,893,408)	883,717	1,841,303	(1,841,303)	1,767,434	(1,767,434)	1,800,617	(1,800,617)
6140000 74	Employment Taxes - Service Maintenance	0	148,433	(148,433)	73,327	144,772	(144,772)	146,655	(146,655)	147,403	(147,403)
6142000 74	Workers' Compensation - Service Maintenance	0	185,287	(185,287)	90,672	157,098	(157,098)	181,344	(181,344)	211,231	(211,231)
6143000 74	Group Insurance - Medical - Service Maintenan	0	249,181	(249,181)	114,419	239,009	(239,009)	228,838	(228,838)	207,998	(207,998)
6143300 74	Group Insurance - Dental - Service Maintenanc	0	5,305	(5,305)	2,329	4,981	(4,981)	4,657	(4,657)	5,420	(5,420)
6143500 74	Group Insurance - Vision - Service Maintenanc	0	3,304	(3,304)	1,495	3,145	(3,145)	2,989	(2,989)	3,473	(3,473)
6144000 74	401(k) Match - Service Maintenance	0	63,915	(63,915)	27,468	59,792	(59,792)	54,936	(54,936)	56,561	(56,561)
6145000 74	Group Insurance - Life - Service Maintenance	0	8,589	(8,589)	4,511	8,807	(8,807)	9,022	(9,022)	7,984	(7,984)
6146000 74	Long Term Disability Insurance - Service Main	0	10,020	(10,020)	3,400	8,410	(8,410)	6,800	(6,800)	6,573	(6,573)
	Total Wages & Benefits	**0**	**2,567,442**	**(2,567,442)**	**1,201,338**	**2,467,317**	**(2,467,317)**	**2,402,675**	**(2,402,675)**	**2,447,260**	**(2,447,260)**
6211000 74	Continuing Education - Service Maintenance	1,000	1,080	(80)	0	540	460	0	1,000	19	981
6212000 74	Employee Exams - Service Maintenance	5,424	5,425	(1)	80	2,792	2,632	160	5,264	1,140	4,284
6213000 74	Employee Recruitment - Service Maintenance	0	0	0	0	0	0	0	0	41,430	(41,430)
6213100 74	Temporary Agency Fees - Service Maintenance	0	0	0	17,694	17,694	(17,694)	35,387	(35,387)	0	0
6214000 74	Meals & Special Events - Service Maintenance	120	120	0	18	78	42	35	85	0	120
6215000 74	Mileage - Service Maintenance	745	750	(5)	289	667	78	578	167	500	245
6217000 74	Uniforms & Laundry - Service Maintenance	10,056	9,443	613	5,202	9,924	132	10,404	(348)	10,767	(711)
6410000 74	Office Supplies - Service Maintenance	2,772	1,750	1,022	1,801	2,677	95	3,602	(830)	21,941	(19,169)
6410005 74	Building Supplies - Service Maintenance	600	3,000	(2,400)	175	1,675	(1,075)	350	250	0	600
6410010 74	Hospitality - Service Maintenance	2,004	2,500	(496)	841	2,089	(85)	1,682	322	0	2,004
6410015 74	Computer Supplies - Service Maintenance	396	750	(354)	30	408	(12)	60	336	0	396
6410020 74	Equipment Expense - Service Maintenance	996	2,000	(1,004)	577	1,579	(583)	1,153	(157)	0	996
6410021 74	Field Supplies - Service Maintenance	34,308	26,875	7,433	21,569	35,009	(701)	43,139	(8,831)	21	34,287
6410022 74	Tool Expense - Service Maintenance	25,064	27,075	(2,011)	4,764	18,300	6,764	9,528	15,536	132	24,932
6410030 74	Printer / Copier Supplies - Service Maintenan	750	2,000	(1,250)	220	1,222	(472)	441	309	0	750
6420100 74	Electricity - Service Maintenance	17,810	17,375	435	7,460	16,148	1,662	14,920	2,890	17,228	582
6444000 74	Equipment Rental - Service Maintenance	1,344	1,840	(496)	670	1,588	(244)	1,340	4	1,193	151
6471000 74	Building Repair & Maintenance - Service Maint	804	204	600	337	439	365	673	131	55	749
6472000 74	Equipment Repair & Maintenance - Service Main	18,000	10,000	8,000	12,547	17,545	455	25,093	(7,093)	21,707	(3,707)
6477210 74	Pest Control - Service Maintenance	840	840	0	420	840	0	840	0	900	(60)
6478000 74	Service Contracts - Service Maintenance	276	192	84	225	321	(45)	451	(175)	419	(143)
6483000 74	Propane - Service Maintenance	0	0	0	0	0	0	0	0	483	(483)
6483110 74	Diesel Fuel - Service Maintenance	240	450	(210)	171	399	(159)	342	(102)	0	240
6484000 74	Permits & Licenses - Service Maintenance	565	300	265	622	772	(207)	1,244	(679)	115	450
6491000 74	Miscellaneous Writeoffs - Service Maintenance	0	0	0	40	40	(40)	80	(80)	300	(300)
	Total Operating Expenses	**124,114**	**113,969**	**10,145**	**75,752**	**132,746**	**(8,632)**	**151,502**	**(27,388)**	**118,350**	**5,764**
	Total Cost Center Expenses	**124,114**	**2,681,411**	**(2,557,297)**	**1,277,090**	**2,600,063**	**(2,475,949)**	**2,554,177**	**(2,430,063)**	**2,565,610**	**(2,441,496)**

Golden Rain Foundation
2016 Proposed Operating Budget - Cost Center 74 - Service Maintenance (Draft)
Data as of June 30, 2015

(A)	(B)	(D)	(E)	(D) - (E)	(F)	(G)	(D) - (G)	(H)	(D) - (H)	(I)	(D) - (I)
GL Account	GL Name	2016 Total	2015 Budget	Variance	2015 YTD Actual	2015 Projected	Variance	2015 Annualized	Variance	2014 Actual	Variance
	Other Cost Recovery										
5891000 74	SRO Labor Cost Recovery - Service Maintenance	1,369,020	1,287,960	81,060	726,009	1,369,989	(969)	1,452,017	(82,997)	1,295,911	73,109
	Total Other Cost Recovery	**1,369,020**	**1,287,960**	**81,060**	**726,009**	**1,369,989**	**(969)**	**1,452,017**	**(82,997)**	**1,295,911**	**73,109**
5330000 74	**Income from / (Refund to) Mutuals**	**(1,244,906)**	**1,393,451**	**(2,638,357)**							

GOLDEN RAIN FOUNDATION
2016 BUDGET ASSUMPTIONS
Community Facilities – CC 79

GL CODE	LINE ITEM	DESCRIPTION	EXHIBITS
6410005	Building Supplies	Materials are used to maintain trust property. These items include but not limited to signage, barricades, fence material, traffic paint and asphalt.	
6420100	Electricity	SCE forecasts no increase in the first quarter of 2016, however is uncertain after that point, a 4% increase was added to the actual usage of the past 12 months	
6422000	Telephone	Funds are budgeted for the following: 911 Line @ Mini Farm $400 Clubhouse One DSL WiFi 1,425 Clubhouse Two Pump 700 Clubhouse Two DSL WiFi 1,340 Amphitheater Pump 875 Clubhouse Five DSL WiFi 1,615 $6,355	
6424100	Trash	Effective August 1, 2015 there will be a rate increase for trash, green waste and recycling services. The adjustment is made up of the change in the Consumer Price Index (CPI) and the change in disposal costs. The change in CPI from July 2014 (243.727) to June 2015 (245.459) is 0.71%. Disposal cost increased by 1.88%. Those increases result in an overall adjustment of 0.94%. Expenses charged to this cost center are for rolloffs (6 ton) located at 1.8 acres are $507.10 per dump and return. Cost for these dumps are based on community usage. Currently, the monthly dump costs range from $5,000 to $7,000. The 2016 budget is based on the past twelve-months inflated by 1.5%.	
6471000	Building Repair & Maintenance	Funds are budgeted for the repair and maintenance of Trust Property not associated with a specific Cost Center, for example, parking lots, car wash, trust streets, etc.	
6473000	Hazardous Waste Disposal	Funds are budgeted for the disposal of lighting ballasts light tubes, junk tire disposal, waste oil disposal, waste antifreeze disposal, used and drained oil filters, and disposal of oil absorbent.	
6475100	Landscape Maintenance - Contacts	Funds are budgeted for the maintenance contract of the Community Facilities. 2016 will be year two (2) of a three (3) year contract that expires on 12/31/2017. The budget reflects the contract amount.	
6475600	Landscape Maintenance - Extras	Funds are budgeted for tree trimming sprinkler repair, plant replacement, annual color and any other extras during the year.	
6476000	Sewer Maintenance	Funds are budgeted for contracted services to maintain the community sewer system and for unexpected repairs. The current contract cost is 26,450. Extras are estimated at 5,000	
6476500	Street Repair & Maintenance	Funds are budgeted for minor repairs to Trust Streets and shared cost with the Mutuals for side walk repairs.	
6478000	Service Contracts	Funds are budgeted for, Fuel System Monitoring $780, Traffic Light Maintenance $1,000, Pest Control $1,044.	
6483000	Propane	Budgeted funds will be used to fuel a backup generator located near Clubhouse Two used for the sewer pump lift station.	
6484000	Permits & Licenses	Costs are associated with the Orange County Health Care Agency, $1,900, South Coast Air Quality Management District, $1,200, Orange County Fire Authority, $450, Board of Equalization, $1,400, UST Certification and Spill Bucket Hydrostatic Test and Monitor	

GOLDEN RAIN FOUNDATION
2016 BUDGET ASSUMPTIONS
Community Facilities – CC 79

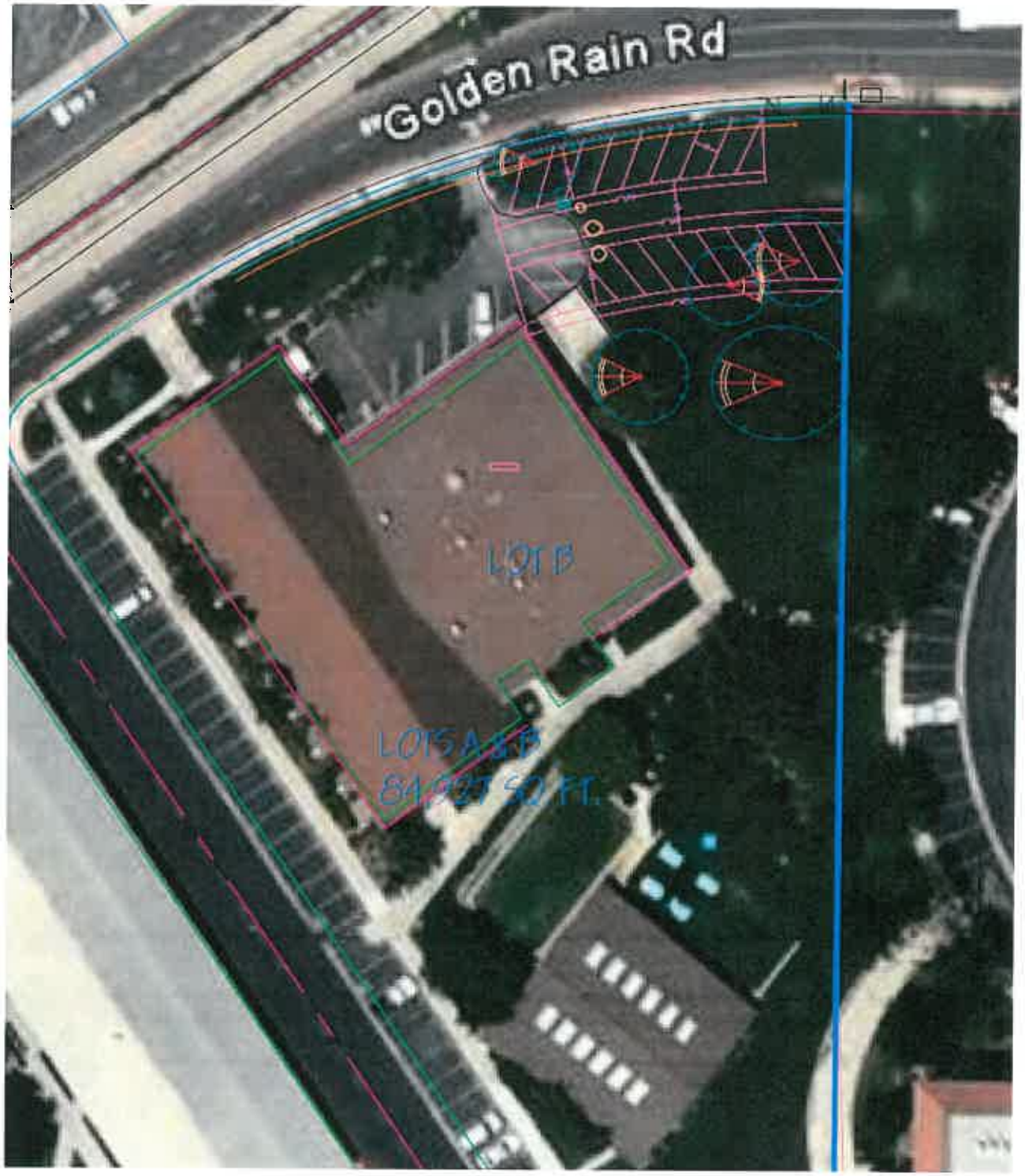
		Certification, $765, EPA ID renewal fee $208, and AQMD Rule 461 Testing,	
6731000	Hazard and Liability Insurance	Funds are budgeted to cover the cost of hazard and liability insurance. Premium estimations will be approved by the Finance Committee.	
INCOME			
5380790	Recycle Income	This line item records income received from the sale of scrap metal.	

GOLDEN RAIN FOUNDATION
2016 BUDGET CAPITAL REQUESTS
COST CENTER 79

ITEM	DESCRIPTION	Cost
2 each	Swing Gate 1.8 acers …currently Security places chain across entrance and exit after hours, the gate would eliminate the chain	$6,000

Golden Rain Foundation
2016 Proposed Operating Budget - Cost Center 79 - Community Facilities (Draft)
Data as of June 30, 2015

(A)	(B)	(D)	(E)	(D) - (E)	(F)	(G)	(D) - (G)	(H)	(D) - (H)	(I)	(D) - (I)
GL Account	GL Name	2016 Total	2015 Budget	Variance	2015 YTD Actual	2015 Projected	Variance	2015 Annualized	Variance	2014 Actual	Variance
	Expenses - Community Facilities										
6410000 79	Office Supplies - Community Facilities	240	0	240	149	149	91	298	(58)	20,940	(20,700)
6410005 79	Building Supplies - Community Facilities	14,877	20,000	(5,123)	3,845	13,845	1,032	7,690	7,187	1,634	13,243
6420100 79	Electricity - Community Facilities	57,166	66,745	(9,579)	28,072	61,445	(4,279)	56,144	1,022	60,035	(2,869)
6422000 79	Telephone - Community Facilities	6,355	5,865	490	2,634	5,568	787	5,267	1,088	4,241	2,114
6424100 79	Trash - Community Facilities	74,246	69,700	4,546	37,455	72,303	1,943	74,910	(664)	64,143	10,103
6444000 79	Equipment Rental - Community Facilities	0	0	0	0	0	0	0	0	2	(2)
6471000 79	Building Repair & Maintenance - Community Fac	3,264	3,936	(672)	1,357	3,325	(61)	2,713	551	2,324	940
6472000 79	Equipment Repair & Maintenance - Community Fa	4,992	2,200	2,792	2,990	4,088	904	5,980	(988)	1,106	3,886
6473000 79	Hazardous Waste Disposal - Community Faciliti	2,792	4,211	(1,419)	1,116	3,221	(429)	2,232	560	2,837	(45)
6475100 79	Landscape Maint. - Contract - Community Facil	118,800	125,420	(6,620)	53,850	116,562	2,238	107,700	11,100	108,348	10,452
6475600 79	Landscape Maint. - Extras - Community Facilit	21,540	21,542	(2)	5,375	16,145	5,395	10,750	10,790	18,586	2,954
6476000 79	Sewer Maintenance - Community Facilities	31,454	28,615	2,839	3,639	17,949	13,505	7,278	24,176	27,615	3,839
6476500 79	Street Repair & Maintenance - Community Facil	26,760	26,767	(7)	3,972	17,358	9,402	7,944	18,816	27,706	(946)
6477210 79	Pest Control - Community Facilities	1,044	1,044	0	696	1,218	(174)	1,392	(348)	5,000	(3,956)
6478000 79	Service Contracts - Community Facilities	1,776	1,780	(4)	756	1,644	132	2,905	(1,129)	5,773	(3,997)
6483000 79	Propane - Community Facilities	120	75	45	47	83	37	94	26	0	120
6484000 79	Permits & Licenses - Community Facilities	6,160	5,923	237	2,923	5,887	273	5,846	314	5,989	171
6731000 79	Property & Liability Insurance - Community Fa	95,671	86,486	9,185	47,839	80,275	15,396	95,677	(6)	73,285	22,386
	Total Operating Expenses	**467,257**	**470,309**	**(3,052)**	**196,715**	**421,065**	**46,192**	**394,820**	**72,437**	**429,564**	**37,693**
	Total Cost Center Expenses	**467,257**	**470,309**	**(3,052)**	**196,715**	**421,065**	**46,192**	**394,820**	**72,437**	**429,564**	**37,693**
	Other Cost Recovery										
5380790 79	Recycling Income - Community Facilities	3,016	8,000	(4,984)	1,390	5,392	(2,376)	2,780	236	0	3,016
5385000 79	Other Income - Community Facilities	0	0	0	0	0	0	0	0	39,053	(39,053)
	Total Other Cost Recovery	**3,016**	**8,000**	**(4,984)**	**1,390**	**5,392**	**(2,376)**	**2,780**	**236**	**39,053**	**(36,037)**
5330000 79	**Income from / (Refund to) Mutuals**	**464,241**	**462,309**	**1,932**							


Golden Rain Rd
LOT B

Del Monte Dr
Burning Tree Ln
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FACILITIES DIRECTOR DEPARTMENT REPORT

A. SAFETY AND ACCESSIBILITY ADMINISTRATION/PHARMACY

Approved Budget: $108,720.00
Funding: Capital
Date Committee Approved: 2/13/2015
Date Board Approved: 3/24/2015
Project Status: 50%
Project Total: $23,038
Notes:

Action

- Phase One-Ramp and Handicap improvements completed
- Phase Two-Flat work in process

B. AUTOMATIC GATE AT MAIN GATE EXIT

Approved Budget: $15,000
Funding: Capital
Date Committee Approved: 11/14/2014
Date Board Approved: 11/25/2014
Project Status: 90%
Project Total: $10,943
Notes:

Action

- Door/Gate installed, low voltage wiring in process
- Gate operational paint scheduled

C. PERIMETER WALL PROJECT 2014 SECTION A

Approved Budget: $494,000
Funding: Reserve
Date Committee Approved: 9/12/2014
Date Board Approved: 10/2/2014
Project Status 95%
Project Total: $356,700
Notes:

Action

- Block Wall, Tree and landscape removal started 11/19/2014 along section A. Block work in process
- Permit from OCFC approved to install wall over channel
- Wall completed waiting for spike strip

FACILITIES DIRECTOR DEPARTMENT REPORT

D. ROOF REPLACEMENT CLUBHOUSE 1

Approved Budget: $90,000
Funding: Capital
Date Committee Approved: 9/12/2014
Date Board Approved: 10/2/2014
Project Status: Completed
Project Total: $33,650.36
Notes: Dry rot and termite damage uncovered during roofing process

Action

- Ridge venting is scheduled for instillation the first part of May
- Work completed

E. PERIMETER WALL PROJECT SECTION J&K

Approved Budget: $650,000
Funding: Reserve
Date Committee Approved: 1/9/2015
Date Board Approved: 1/27/2015
Project Status: 5%
Project Total: $67,251
Notes:

Action

- Permit for entry in process

F. SALES OFFICE UPGRADES

Approved Budget: $70,000
Funding: Capital
Date Committee Approved: 11/14/2014
Date Board Approved: 12/19/2014
Project Status: 90%
Project Total: $47,614
Notes: Remaining task-Lobby Counter

Action

- All Items from inspection completed (not including counter and front door)

G. SERVICE MAINTENANCE UPGRADES

Approved Budget: $21,404

Funding: Reserve

Date Committee Approved:

Date Board Approved: 3/24/2014

Project Status: 100%

Project Total: $20,289

Notes:

Action

- Flooring, paint, lighting, window covering, completed
- Work stations installed
- Project complete

H. GLOBE ENTRY MONUMENT REPAIRS AND CONSERVATION

Approved Budget: $163,270

Funding: Capital

Date Committee Approved: 2/15/2015

Date Board Approved: 2/24/2015

Project Status: 30%

Project Total: $22,500

Notes: GRF Board approved a charge order for paint upgrade on 3/24/2015 for $21,000 increasing total project budget to $184,270

Action

- Containment complete
- Removal of lead paint complete
- Sandblasting to bare metal complete
- Continents beyond repair, looking into replacement options
- Cost to remove Globe are being collected

FACILITIES DIRECTOR DEPARTMENT REPORT

I. PAVING PROJECT SOUTH ST. ANDREWS DRIVE/ST. ANDREWS GATE

Approved Budget: $8,370

Funding: Reserve

Date Committee Approved: 3/24/2015

Date Board Approved: N/A

Project Status: Engineering/Investigation stage

Project Total:

Notes: PPC gave vendor instructions to revise plans and will be reviewed at upcoming meeting

Action

- The PPC at its March meeting accepted quotes from Urban Crossroads to complete studies for the St. Andrews paving project and St Andrews Gate at a cost of $4,780.00 and $3,590.00
- Work by engineer in process, concept to be reviewed by PPC

J. PERIMETER WALL PROJECT SECTION B

Approved Budget: $350,000

Funding: Reserve

Date Committee Approved: 1/20/2015

Date Board Approved: 5/20/2015

Project Status: 5%

Project Total:

Notes: Requests have been made to neighbors for access

Action

- Survey results confirmed Wall Section B is on Trust Property only
- Dantuma Masonry will continue to Wall Section B after completing Wall Section A

Acct #	Description	Y-T-D Actual	Y-T-D Budget	Budget Variance
	Expenses - Transportation			
5100000 38	Salaries & Wages - Transportation	205,473	212,695	7,222
6140000 38	Employment Taxes - Transportation	20,288	20,861	573
6142000 38	Workers' Compensation - Transportation	21,411	28,066	6,655
6143000 38	Group Insurance - Medical - Transportati	16,066	13,607	(2,459)
6143300 38	Group Insurance - Dental - Transportatio	337	359	22
6143500 38	Group Insurance - Vision - Transportatio	207	210	3
6144000 38	401(k) Match - Transportation	4,350	4,075	(275)
6145000 38	Group Insurance - Life - Transportation	468	508	40
6146000 38	Long Term Disability Insurance - Transpo	432	592	160
6211000 38	Continuing Education - Transportation	55	502	447
6212000 38	Employee Exams - Transportation	2,246	1,565	(681)
6214000 38	Meals & Special Events - Transportation	0	60	60
6215000 38	Mileage - Transportation	0	60	60
6217000 38	Uniforms & Laundry - Transportation	3,408	4,199	791
6410000 38	Office Supplies - Transportation	1,783	4,252	2,469
6410005 38	Building Supplies - Transportation	393	248	(145)
6410010 38	Hospitality - Transportation	8	129	121
6410015 38	Computer Supplies - Transportation	27	202	175
6410020 38	Equipment Expense - Transportation	1,547	998	(549)
6410030 38	Printer / Copier Supplies - Transportati	31	98	67
6472000 38	Equipment Repair & Maintenance - Transpo	2,510	3,248	738
6472100 38	Equipment Repair & Maint - Minibus - Tra	9,750	8,498	(1,252)
6478000 38	Service Contracts - Transportation	984	1,500	516
6482000 38	Dues, Memberships & Books - Transportati	0	98	98
6483000 38	Propane - Transportation	472	1,500	1,028
6483100 38	Propane - Minibus - Transportation	8,192	15,000	6,809
6483105 38	Gasoline - Transportation	33,643	45,000	11,357
6484000 38	Permits & Licenses - Transportation	1,026	72	(954)
6491000 38	Miscellaneous Writeoffs - Transportation	2,129	0	(2,129)
	Total Expenses	337,135	368,202	31,067
	Other Cost Recovery			
5380380 38	Oil Recycling Income - Transportation	15	0	15
5413100 38	Gain / Loss on Equipment - Transportatio	2,515	0	2,515
	Total Other Cost Recovery	2,530	0	2,530
5330000 38	Income / Refund from Mutuals - Transport	364,412	364,425	(14)

Description	Y-T-D Actual	Y-T-D Budget	Budget Variance
Total Cost Recovery	366,942	364,426	2,516
Off Budget Items			
Net Income / (Expense)	29,807	(3,776)	33,583

Budget Variance Report - June 2015
Security Bus & Traffic - CC ## 38

For Cost Center 38 there is a positive total variance of $33,583 through the month of June. The major variance is due to the following:

CC	GL Code	Account Description	Variance	Explanation
38	6100000	Salaries and Wages	7,222	Labor hours not used YTD
38	6142000	Workers Compensation-Transportation	6,655	Premiums are less than budgeted and credit received
38	6143000	Group Insurance-Medical-Transportation	(2,459)	One time adjustment to a single staff member
38	6483100	Propane- Minibus-Transportation	6,809	Cost of propane less than expected
38	6483105	Gasoline-Transportation	11,357	Cost of gas less than expected
38	6491000	Misc Write-offs	(2,129)	Damage to Bus's
38	5413100	Gain/Loss on Equipment-Transportation	2,515	Funds collected from surplus sales
		Total Explained Variances	29,970	