



Physical Property Committee

Agenda

Administration Conference Room

Wednesday, July 1, 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. Election of Vice Chair
5. Approval of Minutes
 - a. Minutes of June 1, 2015
6. Shareholder/Member Comments – Agenda Items Only
(Limited to 3 minutes per person)
7. Correspondence [pgs. 3-8]
8. Old Business
 - a. Movement Study – South St. Andrews Drive / St. Andrews Gate (#723-14)
 - b. Globe Project (#730-15)
 - c. St. Andrews Drive and Gate Area Review [pgs. 8-27]
9. New Business
 - a. 2016 Proposed Budget for Cost Centers 70, 74, 75, and 79
 - b. Tree Pruning [pgs. 28-39]
 - c. Replacement of Concrete by Library
 - d. Clubhouse Six Access Ramp
 - e. Electric Vehicle Charging Discussion
10. Policies
 - a. Adopt/Revise
 - b. Rescind
11. Sub Committee Reports
12. Staff Reports
 - a. Facilities Director

- b. Facilities Manager
- c. Project Coordinator
- d. Executive Director

13. President's Comments

14. Shareholder Member Comments

(Limited to 3 minutes per person)

15. Committee Member Comments

16. Next Meeting/Adjournment

Mark Weaver

From: Ruth G. Mullins Berg <rgmullins@sprintmail.com>
Sent: Friday, May 29, 2015 3:09 PM
To: Mark Weaver
Cc: Steven McGuigan Forwarding Address; Clarence Fuqua
Subject: New Handicapped Ramp

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Mark,

As we discussed at the Mutual 8 Annual Meeting, I'm writing to tell you how helpful the extra ramp is at the Administration Building. Given the restrictions on entry into the building, it certainly makes it easier for those who are mobility impaired. The only thing that would make it completely more beneficial is to put one handicapped parking designation along the street in front of the ramp. All of the other handicapped parking is at the other ramp which limits the use of the new ramp during busy times.

Thank you for considering this request. I've cc'd Mutual 8's GRF representative on this memo.

Ruth

**Ruth G. Mullins Berg, PhD, RN, CPNP
Chief Financial Officer/Vice President, Mutual 8
Professor Emeritus, Nursing
California State University, Long Beach
rgmullins@sprintmail.com**

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

Leisure World Globe
June 4, 2015

When Renovations are Completed,
Why Not make the "Grand Reveal"
of the LW Globe a media
event and Ceremony with
GRF Board Members,
Contractors, Seal Beach Mayor,
and other Dignitaries?

Everyone In and Outside of LW
have seen the Globe under wraps
for so long, I'm sure everyone
will be ready for the
"Great Unveiling" of the Globe.

①

flyers with vital
 statistics and other helpful
 facts about the LW Globe
 may be handed out to
 the Media, Dignitaries, and
 everyone attending the
 "Global Ceremony."

I am certain Old Timers and
 Newcomers to LW would
 have renewed pride and
 interest when seeing results
 of the Globe's facelift and
 renovation. I am an
 interested shareholder and
 resident of LW since 2013.

I was inspired by
The enclosed article
"The Giant Leach" in
Gaffney, South Carolina.

Sincerely
Lynette C. Gin
Mutual 12

Lynette Choy Gin
13265 Del Monte Drive #35A
Seal Beach, CA 90740

landline : 562. 325. 7899

ON THE GROUND IN GAFFNEY, S.C.

WITH DAVID ZUCCHINO

Panic and the giant peach

Rest easy, residents (and 'House of Cards' fans): The Peachoid lives

Everybody's worried about the Peachoid. Is it being torn down? Is Gaffney replacing the iconic peach-shaped water tower that looms over Interstate 85 like a rising sun?

Actually, the 135-foot tower has merely been getting a face-lift — sandblasted and repainted 34 years after its rounded curves first spawned a thousand jokes about naked buttocks. But the makeover briefly left the Peachoid looking more like rotten fruit.

"Oh, people were really upset — it was like, 'They're tearing down the Peachoid, my life is over,'" Claire Huminski said at her post inside the Gaffney Visitors Center, where she works in a shop stocked with Peachoid coffee mugs and postcards.

The public panic on Twitter and Instagram was triggered by messy sandblasting and a coat of ugly yellow primer. Some Peachoid lovers feared the peach was about to become a lemon.

"I just told people: When life hands you lemons, make a lemonoid," Huminski said.

People calmed down as the primer was painted over in orange-yellow-pinkish tones by Eric Hinn, an artist who has nearly finished repainting the peach.

It's part of months-long makeover to repair cracking and peeling caused by sun, wind, rain and ice.

The Peachoid long ago built a national reputation as a startling roadside attraction on the long stretch of I-85 between Charlotte, N.C., and Atlanta.

But after the tower starred in a 2013 episode of the hit Netflix series "House of Cards" ("Season 1, Episode 3," Huminski recited), it became an international darling.

"House of Cards" fans from the Netherlands, Australia and Germany have trekked to Gaffney to ogle the Peachoid, said LeighAnn Snuggs, director of the visitors center. She figures that makes Gaffney a destination city (people also come for the county's three national parks and outlet mall, she said).

"It's really put us on the map all over again," Snuggs said.

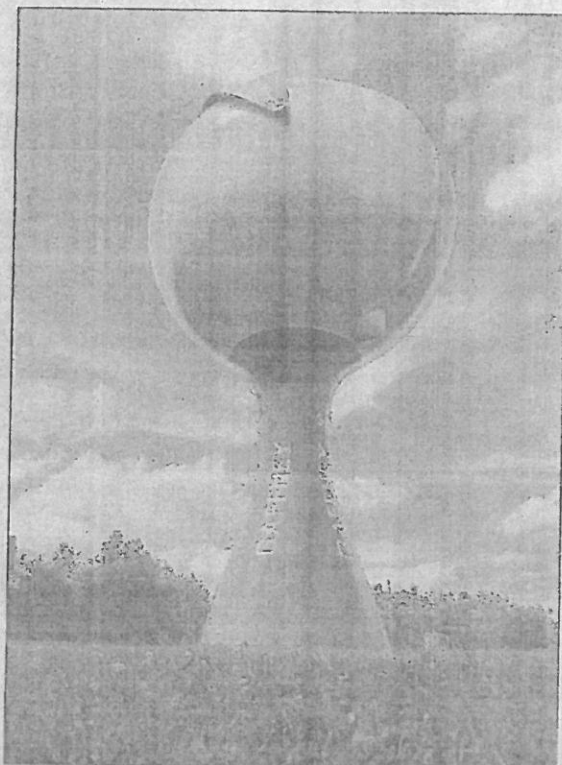
It certainly didn't hurt that actor Kevin Spacey, who plays Frank Underwood, a scheming congressman from Gaffney on "House of Cards," posed at the Peachoid in 2013 to celebrate an Emmy nomination. He slipped champagne next to his dog, Boston.

Snuggs, for one, didn't appreciate the crude references to the Peachoid by characters on the show. One compared it to a certain feature of female anatomy.

And the Peachoid was slandered in a barbed political attack ad by an Underwood rival: "It's vulgar. It's an embarrassment to the county. But time and time again Frank Underwood has fought to keep it standing."

Frank has to hustle home to Gaffney to dampen a political firestorm after a teenage girl is killed in a car wreck while driving past and texting an off-color comment about the Peachoid. "It's a joke," he said of the tower, even though its photo hangs on his congressional office wall.

People in Gaffney, population 13,000, are proud of the Peachoid. "If you have to be known for something, it might as well be a giant peach," said Pam Wylie, who works at City Hall.



DAVID ZUCCHINO/LOS ANGELES TIMES

TALK IN TOWN was that the water tower resembling a peach, a fixture since 1981, was being torn down. In fact, it is just getting a paint job.

Kim Fortner, a Board of Public Works official in Gaffney, wears her shirt with the Peachoid logo while traveling. "People always say, 'Oh, the big peach on the interstate,'" she said. Fortner estimated repainting costs at \$350,000 to \$400,000 — "and well worth it," she said.

Because the Board of Public Works is responsible for maintaining the Peachoid, Fortner was buttonholed this winter by reporters asking whether the tower was being torn down. No.

The board has provided a brochure with helpful facts: The green leaf that tops the Peachoid is 60 feet long; the structure has a mile and a half of welds connecting its steel plates; the foundation contains 10 million pounds of concrete.

The deep cleft that prompted all the butt jokes is made from steel paneling welded to the sphere. A special nipple was built on the bottom, just like on a real peach. A plaque on the Peachoid notes that it was named Steel Tank of the Year in 1981.

It cost \$969,000 to build the thing and 50 gallons of paint to paint it. It was first proposed in 1975 by the then-board chairman, Jack Millwood. Local lore says the concept was hatched very late on a very long night.

The idea was to promote the local peach crop. Peach production has since diminished here, but the Peachoid — and the TV show — has forever linked the fruit to Gaffney.

Hinn has repainted the Peachoid

single-handedly, hoisted by a 150-foot boom lift. He said he uses no sprays or brushes — only a 6-inch roller. He has mixed 16 colors from about 55 gallons of petroleum-based paint (at \$400 a gallon) to produce just the right peachy-yellowish tones.

"I figured out how to roll the colors into each other to blend it just right," Hinn said. The colors range from safety yellow to deep purple. There's also green for the leaf and brown for the 12-foot-long stem.

Hinn has painted towers and storage tanks across the country; a globe on a water tank in Savannah, Ga.; thoroughbreds on a water tank in Lexington, Ky.; a sea turtle on a tank in Tampa, Fla.

The Peachoid is among his favorites. "It's exciting and cool — a really iconic tower," he said.

Few people worry anymore that the Peachoid is being torn down. But they still pull over to take selfies — 30 to 40 a day, Hinn said.

The Peachoid stands just outside Claire Huminski's backyard, which probably qualifies her as an expert on the structure, though at 21 she's 13 years younger than the tower.

Like most people in Gaffney, Huminski cares deeply about the Peachoid. And like most Peachoid lovers, she has advice for Hinn: "It looks to me like he needs to blend the colors in a little more."

david.zucchino@latimes.com
Twitter: @davidzucchino

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From: eeiac@aol.com [<mailto:eeiac@aol.com>]

Sent: Friday, June 05, 2015 3:05 PM

To: Mark Weaver

Subject: (no subject)

To: Mark Weaver

From: Verna Chumley

Date: 6/5/15

I am just passing along that some potential buyers have commented on the two-inch spikes on top of the 10 foot wall in the front of the community.

Would the architectural committee be open to not having the spikes installed on the wall that is nearing completion facing S.B. Blvd. and removing the spikes that have been installed on the wall. Several potential buyers have indicated to me that they feel it looks like a prison.

One of these potential buyers came from the Palm Springs area and told me lots of new communities there have walls built around their community but none have the spikes on them.

I understand that they probably are needed on the North, West South walls -- I'm just speaking to the one wall that faces S.B. Blvd. and leads into our community. It would be so much nicer looking not to have those spikes.

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

Mark Weaver

From: Linda Stone
Sent: Friday, June 12, 2015 9:21 AM
To: Mark Weaver
Subject: Street markings

Mark,
What would I need to do to see that parking space markings were put in on the east side of El Dorado directly across from Clubhouse 2?
There aren't any markings and apparently people aren't being considerate of others.
Linda

Linda Stone
Treasurer
Golden Rain Foundation

☎ (562) 619-0424 | ✉ lstone@lwsb.com | 😊 [AmazonSmile.com/supporting Golden Age Foundation](https://www.amazon.com/supporting-golden-age-foundation)

"As I grow older, I pay less attention to what people say. I just watch what they do." Andrew Carnegie

JUN 23 2015

COMMUNITY FACILITIES

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ST2023 NO 5/4217 ST2023

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PROPOSED:

STAINLESS (FILLER)
STEEL'S
POSTS
(NO PAINT)

BASICALLY A FULL $(1 \text{ TO } 3)$ DESIGN A NON-OR ROTATIONAL WORLD

June 19, 2015

Mr. David Rudge
Golden Rain Foundation
P.O. Box 2069
Seal Beach, CA 90740

SUBJECT: SAINT ANDREWS DRIVE AND GATE AREA CIRCULATION REVIEW

Dear Mr. David Rudge:

Urban Crossroads, Inc. is pleased to submit this letter report documenting our review of circulation and roadway design conditions along Saint Andrews Drive from Golden Rain Road to (and including) the entry gate area west of Seal Beach Boulevard. For ease of reference, Saint Andrews Drive is referred to as an east-west oriented roadway, although there is an angle in the alignment at Church Place that results in a diagonal alignment between Golden Rain Road and Church Place. The purpose of this circulation review is to assess the movement and connectivity of walkways, bikeways, and the general utilization of the street area / right of way to facilitate the movement of pedestrians, bicycles, and various vehicle types that are likely to be present (golf carts, transit services, automobiles, and trucks).

EXISTING CONDITIONS INVENTORY

A physical inventory of the study area (Saint Andrews Drive) was conducted, including both study area photographs and a "windshield" video survey. The key aspects of the corridor are presented on Sheet 1 – Existing Conditions which presents the Saint Andrews Drive corridor at a scale of 1" = 60' when plotted on a 24" x 36" (D-size) sheet. Attachment "A" presents a photographic log of the key corridor aspects.

SAINT ANDREWS DRIVE

Saint Andrews Drive is generally a four lane roadway from Golden Rain Road to Church Place, with a raised median planted with large trees and occasional median breaks providing access to the adjacent parking areas. The existing median is 6 feet wide, requiring turning vehicles to block the inside travel lane while they wait for oncoming traffic and performing their turning maneuvers. There are also utility lines / poles and street lights / poles located in the median area. Key corridor aspects / issues that were observed during the field inventory include:

1. The signage that is present along the roadway predominantly uses a black marking on yellow background color scheme and in other instances red characters on a white background. The 2014 California Manual On Uniform Traffic Control Devices (CA 2014 MUTCD) reserves the black and yellow color scheme for use in the vicinity of schools and prescribes very specific color combinations for all official regulatory and warning signage.

2. Guidance for left turning vehicles at the intersection of Saint Andrews Road and Golden Rain Road is provided in the form of solid 4" white lane lines.
3. Bus stops with benches and shelters are provided at 2 locations along the north (westbound) side of Saint Andrews Road. The bus shelters are served by the Leisure World "Minibus" system 365 days per year. The buses circulate strictly within the community, with connecting service to Orange County Transportation Authority (OCTA) bus service occurring at the Main Gate. The buses will pick up and drop off passengers anywhere along the routes. The bus shelters are provided as convenient places for residents to wait for the bus.
4. Pedestrian facilities consist of a mix of sidewalks, crosswalks, and marked walkways along the front of the covered parking areas that are present on both the north and south sides of Saint Andrews Road. The sidewalks are for the most part continuous, extending behind the covered parking areas. A short area just east of Golden Rain Road is missing sidewalk. A marked walkway has been painted within the paved roadway in this area, creating a potential conflict with northbound vehicles turning right from Golden Rain Road onto eastbound Saint Andrews Road.
5. The trees planted in the median areas are "canopy trees" that extend over the travel way. This essentially precludes oversize vehicles from using the inside travel lane in each direction. Power lines are also located within the existing median.
6. The existing median width of 6 feet is too narrow to provide adequate refuge for vehicles making left or U-turns at the existing median breaks. There are currently two median breaks between Golden Rain Road and Church Place.
7. A triangular median island currently exists just west of Church Place that separates the angle parking along the "cut-off" from Saint Andrews Road to Church Place from Saint Andrews Road and Church Place. Parking is allowed along 2 of the 3 sides of the triangular median island. This parking was observed to create sight distance issues for eastbound traffic turning from the "cut-off" onto Church Place and for northbound traffic turning from Church Place onto Saint Andrews Road.
8. There is also a pedestrian crosswalk across Church Place that is currently placed on a "skewed" alignment, lengthening the travel distance for pedestrians and increasing their exposure to vehicular traffic.
9. The existing Saint Andrews entry gate provides a single entry and exit lane and is intended for residents only. Speed humps have been installed for traffic calming purposes and are currently painted a uniform bright yellow color.
10. Daily traffic volume data was provided by staff for 12 days in early May and is summarized on Table 1. Inbound volumes are slightly higher than outbound volumes, with an average of 1,359 daily inbound vehicles (1,359 maximum) and an average of 743 daily outbound vehicles (876 maximum).

11. Video survey data and discussion with gate personnel both indicated that inbound vehicle queuing is minimal, with a maximum typical queue of no more than 2 vehicles.
12. The area immediately east of the Saint Andrews Drive Gate / Entrance can be characterized as disorganized. In addition to the gate, there is parking for the church just south of the gate area, as well as pedestrian access which is provided by a painted walkway that routes pedestrians behind the church parking area and also a bicycle rack (parking) area located adjacent to the pedestrian walkway. Pedestrians traveling to and from the adjacent retail center are required to travel west across Church Place, then cross Saint Andrews Road to reach the north side of the street. Alternately, pedestrians can utilize the crossing that is east of this area, where they are required to traverse three lanes of traffic (one inbound and 2 outbound). The speed limit in this area is posted at 15 miles per hour (both signage and pavement markings were observed).

PROJECT CONCEPTUAL DESIGN ALTERNATIVES

To improve overall circulation two conceptual project design alternatives have been developed. The first concept design alternative represents a less aggressive modification to the existing condition, while the second alternative recommends further modifications intended to further improve the situation by providing a more balanced allocation of resources among the various modes of travel (pedestrian, bicycle, and automobile / golf cart in particular).

CONCEPT DESIGN ALTERNATIVE 1

Concept Design Alternative 1 is presented on Sheet 2 (also at a scale of 1" = 60' when plotted on a 24" x 36" (D-size) sheet. Alternative 1 retains the current 4 lane divided roadway configuration, with the existing narrow (6') median area. The following relatively minor modifications are recommended for Alternative 1:

- 1.1 Extended sidewalk on SE corner of Golden Rain Road and Saint Andrews Drive. Existing conditions force pedestrians to walk in the street in order to access carport. {Easy targets for NB cars turning right onto Saint Andrews Drive}
- 1.2 Added channelized striping at all carport exit/entry points.
- 1.3 Added additional median breaks along Saint Andrews Drive.
- 1.4 Modified all crosswalks with enhanced/colored paving.
- 1.5 Recommend replacing existing trees in the median that with a species that allows for high-profile vehicles to travel under. Remove the existing signs are posted along median that prohibit/warn high-profile vehicles from using inside lane (example: palm trees staggered and off-centered to avoid existing power lines). Working with the utility companies to underground the existing utility lines would further enhance the character of the streetscape.

- 1.6 Prohibit on-street parking along perimeter of island on SW corner of Church Place and Saint Andrews Drive to improve sight distance.
- 1.7 Extended sidewalk on north side of Saint Andrews Drive approaching entry gate.
- 1.8 Added pedestrian gate on north side of entry gate.
- 1.9 Painted chevrons on speed humps per MUTCD Figure 3B-29 (Option C, Page 756).
- 1.10 Added striping outside entry gate to direct vehicles exiting gate, exiting/entering commercial site.

CONCEPT DESIGN ALTERNATIVE 2

Alternative 2 is presented on Sheet 3. The traffic volume data that was evaluated indicated that vehicle traffic can be adequately served by a single travel lane. Therefore, the Alternative 2 concept provides a wider median that can act as a refuge area for turning vehicles, as well as a buffered bike lane that also provides further distance between the pedestrian walkways along the covered parking areas. The recommended changes per Alternative 2 are described in detail below:

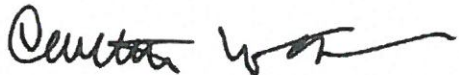
- 2.1 Eliminate a thru lane in each direction. The pavement striping reduces the number of travel lanes from 4 down to 2.
- 2.2 Added a buffered bike lane in each direction per MUTCD Figure 9C-104(CA) (Page 1398).
- 2.3 Extended sidewalk on SE corner of Golden Rain Road and Saint Andrews Drive. Existing conditions require pedestrians to walk in the street in order to access carport.
- 2.4 Added channelized striping at all carport exit/entry points.
- 2.5 Eliminate the cross-hatching in front of the actual carport areas, as the bike lane and buffer provide the necessary protection from vehicular traffic.
- 2.6 Added median breaks along Saint Andrews Drive.
- 2.7 Added two-way-left-turn (refuge) lanes within median breaks. This removes the vehicles from the through travel lanes and eliminates vehicles making turns from the through lanes under existing conditions.
- 2.8 Replace existing trees in the median with a species that allows for high-profile vehicles to travel under. Existing signs are posted along median that prohibit/warn high-profile vehicles from using inside lane.
- 2.9 Place the existing utility underground to further enhance the character of the streetscape.
- 2.10 Prohibit on-street parking along perimeter of island on SW corner of Church Place and Saint Andrews Drive to improve sight distance.
- 2.11 Realigned the mid-block crosswalk on Church Place to reduce pedestrian travel distance.
- 2.12 Extended sidewalk on north side of Saint Andrews Drive approaching entry gate.

- 2.13 Added pedestrian gate on north side of entry gate.
- 2.14 Relocated and painted chevrons on speed humps per MUTCD Figure 3B-29 (Option C, Page 756).
- 2.15 Added striping outside entry gate to direct vehicles exiting gate, exiting/entering commercial site.
- 2.16 Provided angled parking exiting the gate and removed conflicting rail just outside gate. {see field photos}
- 2.17 Added sidewalk on south side of Saint Andrews Drive exiting the gate. Existing conditions force pedestrians to walk on pavement in between travel lane and parked cars.
- 2.18 Eliminated one EB thru lane on Saint Andrews Drive to reduce vehicle/pedestrian conflict.

RECOMMENDATIONS

Based on our evaluation of the existing roadway and traffic conditions, Urban Crossroads, Inc. recommends implementation of the more aggressive Alternative 2 concept design alternative. In addition, all traffic signing and striping should be updated for compliance with the CA 2014 MUTCD. Also, reducing the number of signs and / or striping legends will strengthen the guidance provided by the remaining signage and striping. Urban Crossroads, Inc. is pleased to provide this letter report summarizing our evaluation of traffic signing and striping along Saint Andrews Drive and at the Saint Andrews Drive Gate / Entry. If you have any questions regarding this evaluation please feel free to call us at (949) 660-1994.

URBAN CROSSROADS, INC.



Carleton Waters, P.E.
Principal

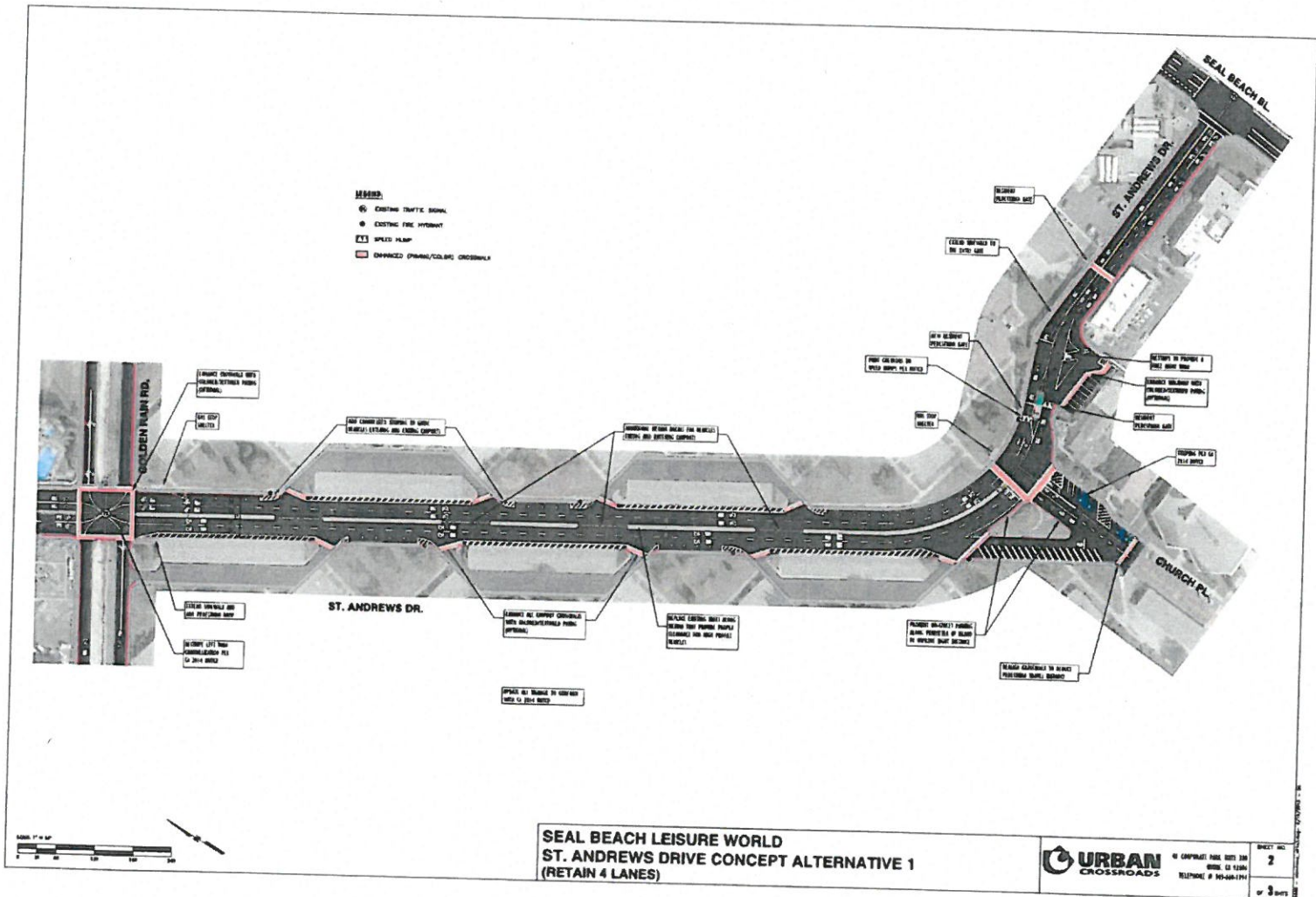


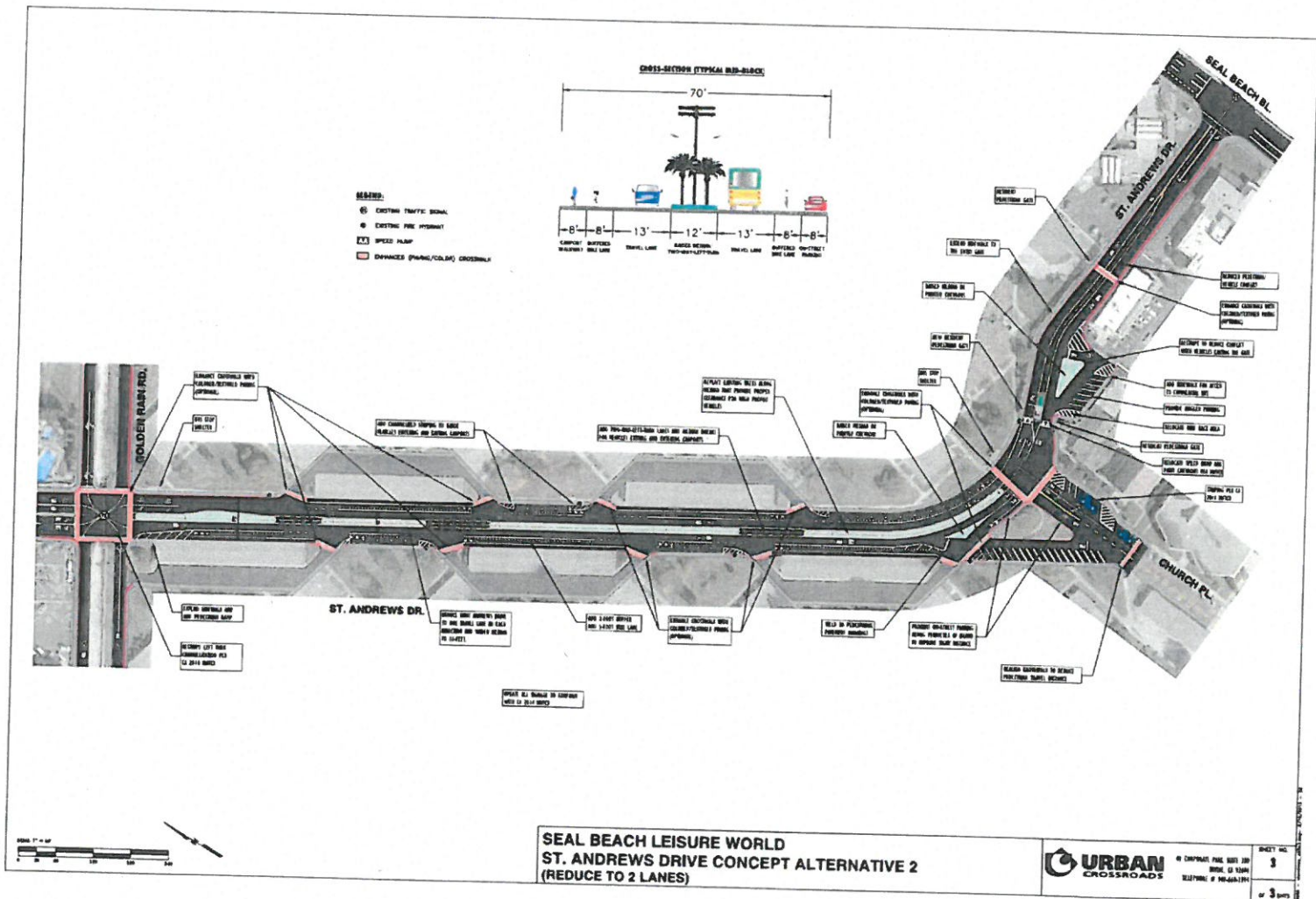
Bill Lawson, P.E., INCE
Principal

TABLE 1
SAINT ANDREWS DRIVE ENTRY GATE DAILY COUNTS

DATE	DAY	IN	OUT
5/1/2015	Fri	1,053	876
5/2/2015	Sat	N/A	N/A
5/3/2015	Sun	770	616
5/4/2015	Mon	1,359	743
5/5/2015	Tue	1,043	827
5/6/2015	Wed	800	693
5/7/2015	Thur	788	783
5/8/2015	Fri	988	805
5/9/2015	Sat	844	642
5/10/2015	Sun	939	702
5/11/2015	Mon	1,195	763
5/12/2015	Tue	1,211	751
5/13/2015	Wed	1,028	709
Average		1,002	743
Maximum		1,359	876

U:\UcJobs\09600-10000\09600\09668\Excel\[09668 - StAndrewsGate_Counts.xlsx]t1





ATTACHMENT A:
EXISTING CONDITIONS PHOTOS



1. End of sidewalk forces pedestrians to walk on roadway.



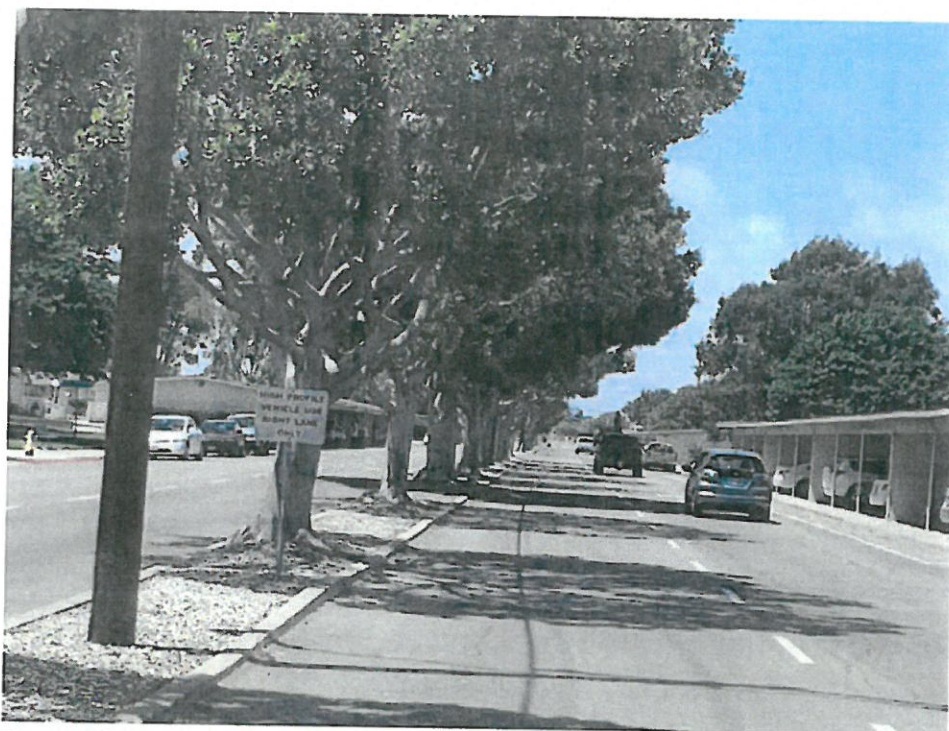
2. Typical bus stop shelter along Saint Andrews Drive.



3. Median breaks with no queuing for vehicles making left turn or u-turn.



4. Unprotected pedestrian path accessing car ports.



5. Trees within median prevent high profile vehicles from using inside lane.



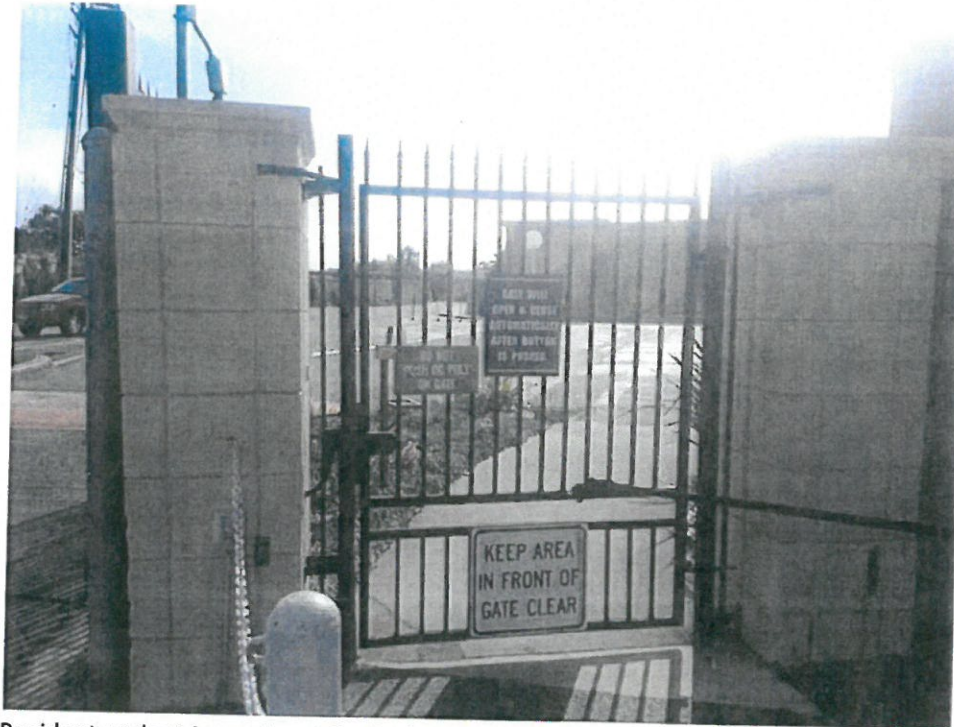
6. On-street parking along median conflict with line of sight.



7. Skewed crossing on Church Place increases pedestrian exposure to vehicles.



8. Existing speed hump at entry gate.



9. Resident pedestrian entry at St. Andrews gate.



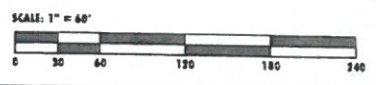
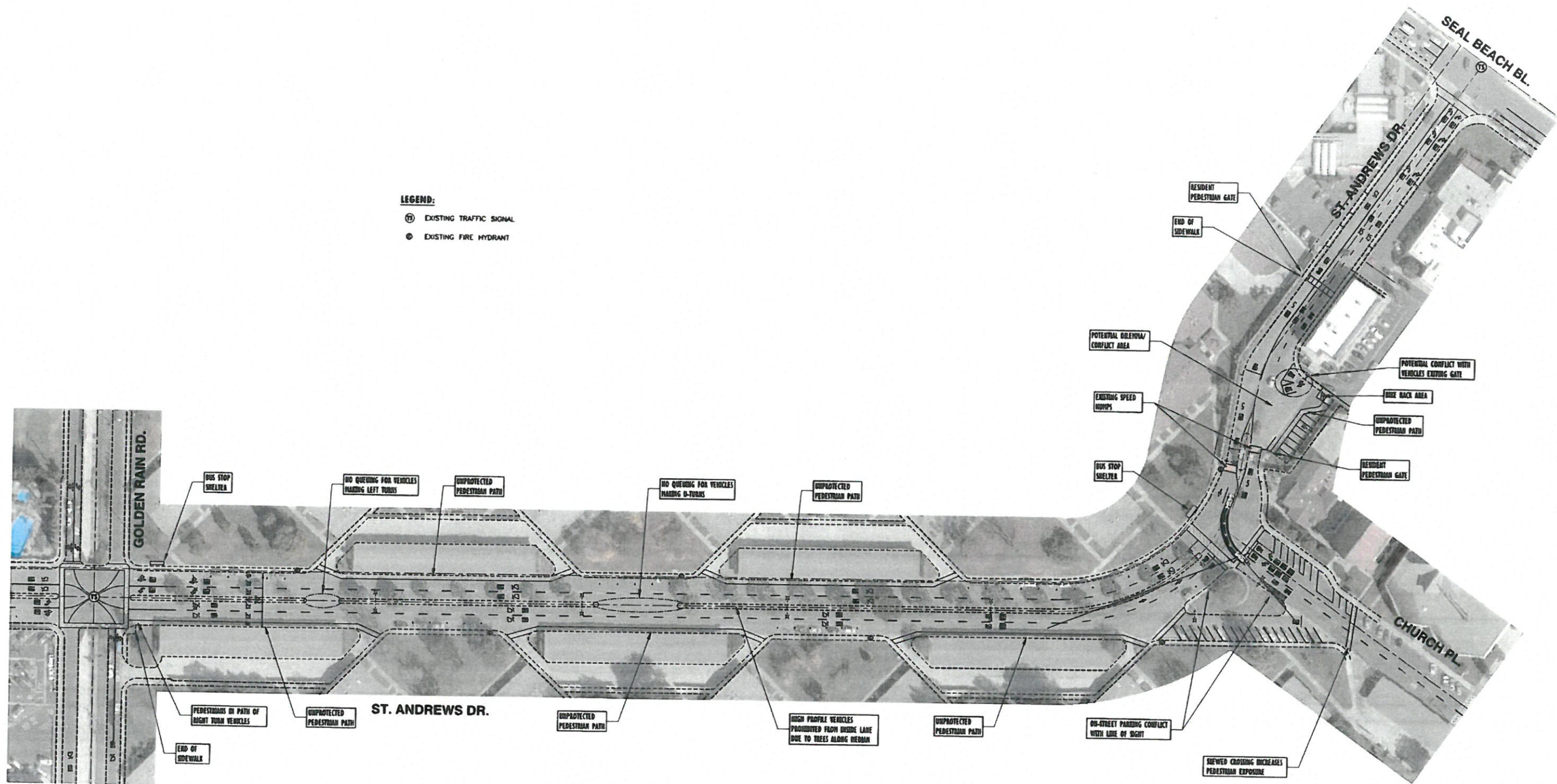
10. Potential dilemma/conflict area exiting St. Andrews gate.



11. Potential conflict area exiting shopping center at St. Andrews gate.



12. End of sidewalk and pedestrian gate west of St. Andrews gate.

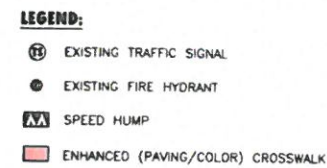


**SEAL BEACH LEISURE WORLD
ST. ANDREWS DRIVE EXISTING CONDITIONS**



41 CORPORATE PARK, SUITE 300
IRVINE, CA 92604
TELEPHONE # 949-460-1994

08/17/2015 - 08






**URBAN
CROSSROADS**

41 CORPORATE PARK, SUITE 300
IRVINE, CA 92606
TELEPHONE # 949-660-1994

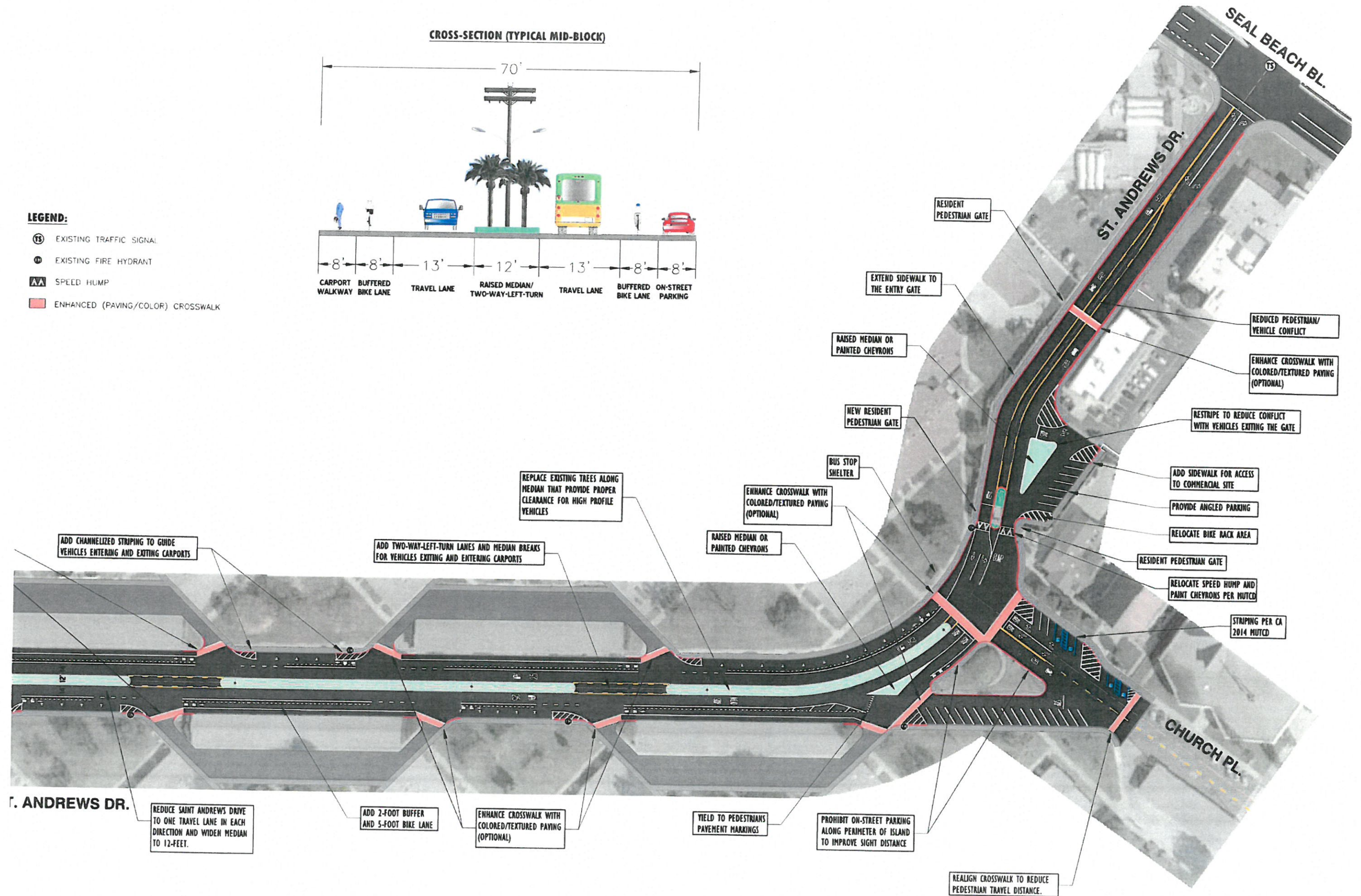
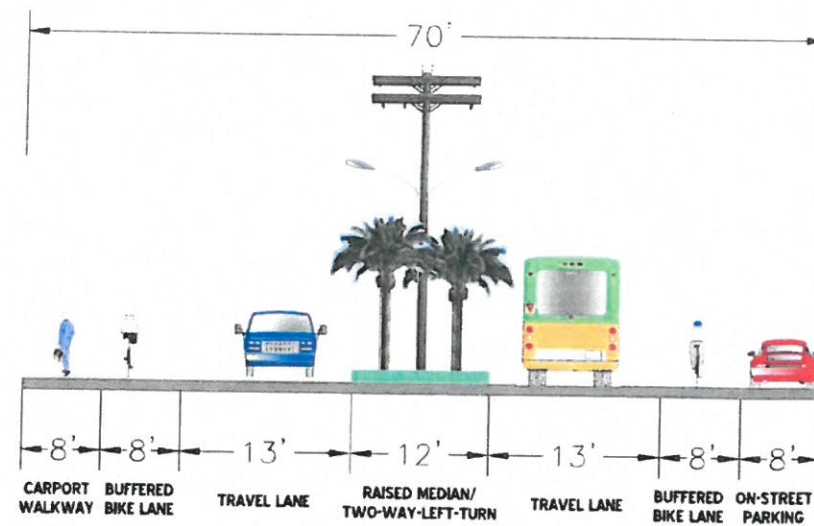
SHEET NO. 203

OF **3** SHTS
27

LEGEND:

-  EXISTING TRAFFIC SIGNAL
-  EXISTING FIRE HYDRANT
-  SPEED HUMP
-  ENHANCED (PAVING/COLOR) CROSSWALK

CROSS-SECTION (TYPICAL MID-BLOCK)



UPDATE ALL SIGNAGE TO CONFORM WITH CA 2014 MUTCD



Class One Arboriculture

CA Lic. #982988

1061 Jedburgh St

Glendora, CA 91740

Phone: (818) 495-5344

Mark Weaver
Leisure World GRF
Community Facilities & Golf Course
PO Box 2069
Seal Beach, CA 90740

Mr. Weaver:

Attached is a proposal for an inspection and inventory of the trees in the community facilities of the Golden Rain Foundation in Leisure World Seal Beach. I have included the specifications for the inventory and an estimate for the cost of preparation. I would be available to start as early as July 1st, and I would need two months (40 working days) to complete the project.

The scope of the inventory was discussed at my meeting with George Hurtado on Wednesday, May 13. We drove the community facilities property and Mr. Hurtado assisted me in preparing a comprehensive map that includes all of the areas with trees managed by GRF Community Facilities. The trees to be included in this inventory and the associated time estimates reflect the results of our meeting. Any changes to the scope of work such as additions or subtractions to the trees due to adjustments of division lines between Mutual property and Community Facilities property will require an adjustment to the estimated time to prepare the report.

I have also included sample pages from a report I prepared for Mutual 5 to illustrate the format of the proposed GRF inventory report.

I look forward to helping the Golden Rain Foundation with their arboricultural needs,

James Komen
Class One Arboriculture Inc.
ISA Board Certified Master Arborist: WE-9909B
Registered Consulting Arborist: RCA #555
classonearboriculture@gmail.com
818-495-5344

Tree Inventory Specifications

A complete inventory of the trees defined by this assignment shall be assembled. The inventory shall contain three parts: a written report, a spreadsheet, and a photo log. Each tree shall be photographed, logged, and described individually in the report.

The intended purpose of this inventory is to assist the management in making tree maintenance decisions. The descriptions and data should be understandable and accessible for the layperson. The report, spreadsheet, and photo log should be detailed and useful for a professional arborist.

Written Report

Each tree in the survey shall have a separate entry in the report containing the following elements:

Identification

Each tree shall be identified with both the Latin and Common names. The report preparer should make a good faith effort to research any trees that cannot be identified. For any tree that cannot be identified, the tree should be marked as UNIDENTIFIED.

Photograph

Each tree shall have at least one unique photograph. The primary identifying photograph shall include the entire tree from top to ground and the entire canopy width, unless this is not reasonable due to site restrictions. If the tree has special conditions such as hazard features or disease symptoms, these features shall be photographed sufficiently well so that another arborist may view and interpret the conditions without a site visit. Photographs shall accompany each tree's entry in the inventory report.

Plain English Description

The tree's condition shall be described in one to three paragraphs, explaining all technical terms in language that can be understood by a layperson. Specially recommended care or mitigation should be defined and explained.

Potential future problems should be identified, including but not limited to:

- Site limitations
- Hazards, if any
- Incorrect past care
- Pests or disease, if any
- Ongoing maintenance issues
- Plant nutrition
- Irrigation issues
- Root Issues

Maintenance Time Estimates

Report preparer should give a good faith estimate for the amount of time it would take to perform the maintenance for each tree. Any special equipment should be noted, including but not limited to:

- Climbing gear
- Aerial lifts
- Trunk injections
- Special rigging for potentially hazardous situations

Class One Arboriculture Inc.

1061 Jedburgh St
Glendora, CA 91740

Estimate

Date	Estimate #
5/14/2015	166

Name / Address
Leisure World GRF Community Facilities & Golf Course PO Box 2069 Seal Beach, CA 90740

			Project
Description	Qty	Rate	Total
Inspection and Inventory of GRF Community Facilities Trees - Color photographs of each tree - Plain English description and assessment of the health and condition of each tree - Excel spreadsheet document containing all of the trees in a sortable format for management use - Discussion of the major issues to be addressed by the landscape managers - Time estimates for labor hours to perform recommended pruning	83	150.00	12,450.00
--- CA Sales Tax		9.00%	0.00
Total			\$12,450.00

Time of Year to Prune

The recommended time of year to prune each tree should be listed. If an explanation is necessary, it should be included in the tree's description. If the tree has short-term needs and should be serviced sooner than its normally recommended time of year, this should be explained in the description.

Priority Level

Each tree shall be ranked relative to each other using one of four criteria:

- **Hazard:** This tree must be serviced immediately due to a hazard feature present.
- **High:** Within the set of trees recommended for the same season, this tree should be among those addressed first.
- **Medium:** It is recommended that this tree be serviced this year, but its maintenance can be postponed without any major problems.
- **Low:** The pruning of this tree in the current year will not affect its short or long-term health. Maintenance is still recommended for this season, but it can be postponed for a year or more if necessary.

Numbering System and Map

Each tree shall be assigned a unique identification number and denoted on a map. The entire region surveyed shall be divided into appropriately-sized zones such that the specific location of trees planted closely together can be discerned on the map. See the example map page.

Tree Log Spreadsheet

An excel spreadsheet shall be prepared. The spreadsheet shall include an entry for each individual tree with the following data columns:

- **Zone Number**
- **Site Number**
- **Latin Name**
- **Common Name**
- **Estimated Maintenance Time**
- **Next Service Season**
- **Priority Level**
- **Removal?**
 - If the tree is recommended for removal, type "YES"
- **Climber?**
 - If maintenance of the tree requires a climber, type "YES"
- **Last Updated**
 - The date that the tree was observed
- **Notes**
 - The recommended maintenance or mitigation should be condensed down to 4-7 words. Any special circumstances or features should be noted here as well.

For vacant planting sites, type "VACANT" in the Latin Name and Common Name columns and leave blank the columns that do not apply. Make a note of site considerations that should be taken into account when choosing a tree to install.

Deliverables

One Printed Copy of the Report

The report shall be printed in color and spiral bound with a plastic cover. Additional copies may be purchased in either black and white or color.

Digital Files

The following digital files will be emailed to the project's primary contact:

- **Excel Spreadsheet**
A copy of the Tree Log in .xls format shall be emailed.
- **PDF File**
A copy of the Tree Inventory in .pdf format shall be emailed.

Photo Inventory


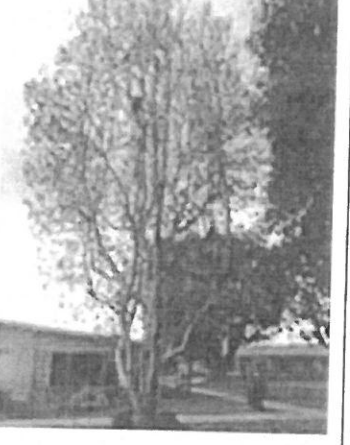
The photo inventory will be stored on a hard drive in the office of Class One Arboriculture. Digital copies of all the photos will be available for copying to the client. Client may provide a portable hard drive or one will be available for purchase. Photos shall be sorted into folders corresponding to each tree's respective zone. Photo filenames shall be labeled in the following format:

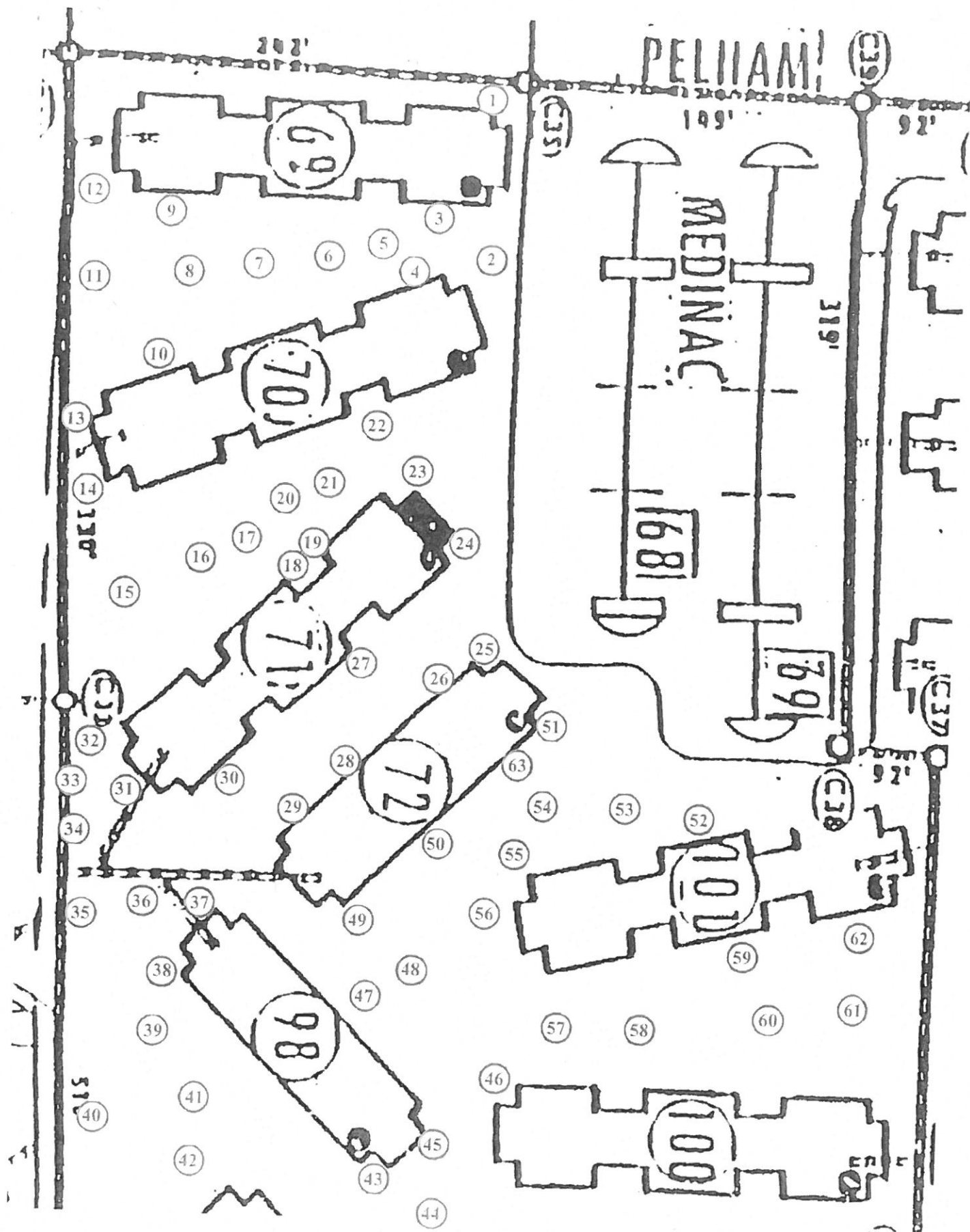
GRF Zone # Site ### [year] [season] Photo ##

e.g. GRF Zone 1 Site 056 2014 Summer Photo 03

The year and season in the file name shall correspond to the date that the photo was taken.

The report writer shall retain a copy of all digital data for at least one year following the completion of the contract.

	<p>Site 23 <i>Alnus rhombifolia</i> - White Alder</p> <p>This Alder tree is in competition with the rubber tree, and the rubber tree should be pruned back to allow space for the Alder.</p> <p>There are several large wounds on the top sides of lateral branches. These could have a variety of causes, but bark loss injuries are usually due to root cutting or squirrel chew. These bark loss wounds that run the length of the branches should be monitored. This tree should have an aerial inspection immediately to determine whether there is a hazard of wind throw.</p> <p>The tree should be maintained for head height clearance.</p> <p>Maintenance: two hours with climber Next Service: now Priority: high</p>
	<p>Site 24 <i>Liquidambar styraciflua</i> - Sweet Gum</p> <p>This tree has a very large tearout wound on the South Eastern side of the trunk. The wound site is actively decaying, and there is soft, pithy wood within the heartwood of the tree. Ultimately, this wound site will limit the tree's lifespan.</p> <p>The tree is out of balance because nearly all of its foliage is on the North Western side. This will predispose the tree to failing to the Northwest. Some of the foliage on the North Western side can be thinned to train the tree back to the South East. However, eventually this tree will need to be removed because the decay will advance on the interior of the tree and reduce its structural integrity.</p> <p>This tree should be monitored annually for the advance of decay, and if more than two thirds of the heartwood of the tree is decayed, then it should be considered for removal.</p> <p>Maintenance: one hour Next Service: now Priority: medium</p>



Mutual 5

Zone 3

Zone	Site	Latin Name	Common Name	Maintenance		Priority	Removal	Climber?	Last Updated	Notes
				Now	Next Service					
1	6	<i>Salix babylonica</i>	Weeping Willow		1.00 Winter	Medium	No	Yes	2/5/2014	Roots will eventually damage building foundation
1	17	<i>Platanus x acerifolia</i>	London Plane Tree		1.50 winter	Medium	No	Yes	11/14/2013	co-dominant leader over building corner
1	20	<i>Metrosideros Excelsa</i>	New Zealand Christmas		0.50 winter	Medium	No	yes	11/14/2013	clearance/defect removal
1	42	<i>Podocarpus gracilior</i>	Fern Pine		1.00 winter	Medium	No	yes	11/14/2013	harmony trim and defect removal
1	46	<i>Pinus radiata</i>	Monterey Pine		2.00 winter	medium	No	yes	11/14/2013	power wash; deadwood removal (bring hose)
1	87	<i>Pinus canariensis</i>	Canary Island Pine		2.00 winter	medium	No	yes	11/14/2013	inspect; lighten to reduce hazard
2	22	<i>Liquidambar Styraciflua</i>	Sweet Gum		2.00 winter	medium	No	yes	11/15/2013	remove co-dominant leaders and defects
3	39	<i>Schinus Terebinthifolius</i>	Brazilian Pepper Tree		1.00 winter	medium	No	yes	11/14/2013	lean correction; deadwood/defect removal
3	50	<i>Pyrus kawakamii</i>	Evergreen Pear		2.00 winter	medium	No	yes	11/14/2013	cantilever reduction; clearance; STERILIZE!
4	15	<i>Pinus canariensis</i>	Canary Island Pine		1.00 winter	medium	No	yes	11/16/2013	safety pruning; install safety line
4	16	<i>Pinus canariensis</i>	Canary Island Pine		3.00 winter	medium	No	yes	11/16/2013	safety pruning; install safety line
4	17	<i>Pinus canariensis</i>	Canary Island Pine		3.00 winter	medium	No	yes	11/16/2013	safety pruning; install safety line
4	19	<i>Pinus canariensis</i>	Canary Island Pine		3.00 winter	medium	No	yes	11/16/2013	safety pruning; install safety line
4	38	<i>Fraxinus spp.</i>	Ash		1.00 winter	medium	No	yes	11/16/2013	cantilever reduction; clearance
4	43	<i>Liquidambar Styraciflua</i>	Sweet Gum		0.50 winter	medium	No	yes	11/16/2013	install a safety line, remove defects
4	44	<i>Liquidambar Styraciflua</i>	Sweet Gum		1.50 winter	medium	No	yes	11/16/2013	reduce branch cantilever; install safety line
4	60	<i>Liquidambar Styraciflua</i>	Sweet Gum		0.50 winter	medium	No	yes	11/16/2013	install a safety line, remove defects
4	82	<i>Liquidambar Styraciflua</i>	Sweet Gum		1.50 winter	medium	No	yes	11/16/2013	recut stumps; remove defects
4	85	<i>Liquidambar Styraciflua</i>	Sweet Gum		1.50 Winter	medium	No	yes	11/16/2013	recut stumps; remove defects
4	87	<i>Fraxinus uhdei</i>	Shamel Ash		3.00 Winter	medium	No	yes	11/16/2013	restoration pruning
5	95	<i>Melaleuca quinquenervia</i>	Paperbark Tree		3.00 Winter	medium	No	yes	11/16/2013	lean correction; deadwood/defect removal
5	139	<i>Liquidambar Styraciflua</i>	Sweet Gum		1.50 Winter	medium	No	yes	11/16/2013	install a safety line, remove defects
5	144	<i>Salix babylonica</i>	Weeping Willow		3.00 Winter	medium	No	yes	11/16/2013	defect removal; recut stumps; growth reduction
5	195	<i>Fraxinus velutina</i>	Modesto Ash		4.00 winter	medium	No	yes	11/16/2013	defect removal, large leaning limb removals
6	67	<i>Eucalyptus viminalis</i>	Manna Gum		2.00 Winter	medium	No	yes	11/16/2013	defect removal
1	2	<i>Lophostemon confertus</i>	Brisbane Box		0.33 Winter	Medium	No	No	11/14/2013	crown reduction
1	3	<i>Cupaniopsis anacardioides</i>	Carrotwood		1.00 Winter	Medium	No	No	11/14/2013	roof clearance, defect reduction
1	9	<i>Bauhinia x blakeana</i>	Hong Kong Orchid		0.50 Winter	Medium	No	No	11/14/2013	crown cleaning, defect removal
1	10	<i>Bauhinia x blakeana</i>	Hong Kong Orchid		0.50 Winter	Medium	No	No	11/14/2013	crown cleaning, defect removal
1	13	<i>Bauhinia x blakeana</i>	Hong Kong Orchid		0.33 winter	Medium	No	No	11/14/2013	crown cleaning, defect removal
1	15	<i>Bauhinia variegata</i>	Orchid Tree		0.50 Winter	Medium	No	No	11/14/2013	crown cleaning, defect removal
1	18	<i>Liquidambar Styraciflua</i>	Sweet Gum		0.50 Winter	medium	No	No	11/14/2013	neighbor, roof, sidewalk clearance
1	24	<i>Bauhinia x blakeana</i>	Hong Kong Orchid		0.33 Winter	Medium	No	No	11/14/2013	deadwood/defect removal
1	51	<i>Pittosporum undulatum</i>	Victorian Box		0.00 Winter	Medium	No	No	11/14/2013	inspect
1	55	<i>Bauhinia x blakeana</i>	Hong Kong Orchid		0.33 winter	medium	No	No	11/14/2013	sidewalk clearance, structural corrections
1	59	<i>Tipuana tipu</i>	Tipu Tree		0.15 Winter	medium	No	No	11/14/2013	inspect, defect removal
1	64	<i>Bauhinia x blakeana</i>	Hong Kong Orchid		0.33 winter	Medium	No	No	11/14/2013	deadwood/defect removal
1	65	<i>Pyrus kawakamii</i>	Evergreen Pear		1.00 Winter	medium	No	No	11/14/2013	remove competing branches - restoration; sterilize!

COMMUNITY FACILITIES TREE INVENTORY

Zone	Tree ID #	Location	Latin Name	Common Name	Date of last service	Recommendation	Description
Club House 2	1	Next to the shoe horse toss	Fraxinus	Ash Tree		Crown Thinning 15%	Well established and has a healthy growing
Club House 2	2	Behind old shuffle board	Olea eropaea	Olive Tree		Crown Thinning 15%	Well established and has a healthy growing
Club House 2	3	Behind old shuffle board	Olea eropaea	Olive Tree		Crown Thinning 15%	Well established and has a healthy growing
Club House 2	4	Side of Club house	Ficus nitida	Ficus Tree	Monthly	Make sure roots don't continue to cause structure damage to building.	Well established and has a healthy growing pattern.
Club House 2	5	Next to Club house	Ficus nitida	Ficus	Monthly	Possible removal. Causing damage to the building.	Well established and has a healthy growing pattern.
Club House 2	6	Next to Club house	Ficus nitida	Ficus	Monthly	Possible removal, may cause damage to the building.	Well established and has a healthy growing pattern.
Club House 2	7	Next to Club house	Ficus nitida	Ficus	Monthly	Possible removal. If damages to building shows.	Well established and has a healthy growing pattern.
Club House 2	8	Next to Club house	Juniperus communis	Hollywood twister		Remove all branches on the Building roof	Well established and has a healthy growing
Club House 2	9	Next to Club house	Schinus terebinthifolius	Brazilian pepper		Remove all dead wood and crown thin 15%	Well established and has a healthy growing
Club House 2	10	Front Club house	Olea eropaea	Olive tree		Crown thinning 15%	Well established and has a healthy growing
Club House 2	11	Front of Club house	Olea eropaea	Olive tree		Crown thinning 15%	Well established and has a healthy growing
3	13	By mutual 8 between bldg. 202-203	Cupaniopsis anacardioides	Carratwood tree		Remove any crossing branches.	Well established and has a healthy growing pattern.
3	14	By mutual 8 between bldg. 205	Morus alba	Mulberry Tree		Remove any crossing branches and remove any branches hanging over the perimeter.	Well established and has a healthy growing pattern.
3	15	By mutual 8 between bldg. 205	Morus alba	Mulberry Tree		Remove any crossing branches and remove any branches hanging over the perimeter.	Well established and has a healthy growing pattern.
3	16	By mutual 8 between bldg. 205	Morus alba	Mulberry Tree		Remove any crossing branches and remove any branches hanging over the perimeter.	Well established and has a healthy growing pattern.

COMMUNITY FACILITIES TREE INVENTORY

Zone	Tree ID #	Location	Latin Name	Common Name	Date of last service	Recommendation	Description
3	17	By mutual 8 between bldg. 205	Morus alba	Mulberry Tree		Remove any crossing branches and remove any branches hanging over the perimeter.	Well established and has a healthy growing pattern.
3	18	By mutual 8 between bldg. 205	Morus alba	Mulberry Tree		Remove any crossing branches and remove any branches hanging over the perimeter.	Well established and has a healthy growing pattern.
4	19	By mini farms	Ulmus	Elm Tree		Crown thinning 15%	Well established and has a healthy growing
4	20	By mini farms	Liquidambar styraciflua	Liquidambar tree		Remove all dead wood.	Well established and has a healthy growing
4	21	By mini farms	Liquidambar styraciflua	Liquidambar		Remove. The tree is about 60% dead and next to a power line.	Tree under stress and dying from top of the crown.
4	22	By Mini Farms	Liquidambar styraciflua	Liquidambar		Possible removal, Trees are invading each other and have most of the limbs over the perimeter wall.	Well established and is in constant stress competing with tree next to it.
4	23	By Mini farms	Calistemon viminalis	Weeping Bottle Brush tree		Possible removal tree is competing with tree next to it.	Well established and in constant stress.
4	24	By Mini farms	Liquidambar styraciflua	Liquidambar		Removal	Tree is about 90% dead.
4	25	By mini farms	Cupaniopsis anacardioides	Carrotwood tree		Remove any crossing branches and remove any branches hanging over the perimeter.	Well established and has a healthy growing pattern.
4	26	By mini farms	Pittosporum undulatum	Pittosporum		Removal	Established tree that is competing with the tree next to it.
4	27	By mini farms	Liquidambar styraciflua	Liquidambar		Remove any crossing branches and lift tree off perimeter wall.	Well established and has a healthy growing pattern.
4	28	Exit of mini farms	Liquidambar styraciflua	Liquidambar		Crown thinning 15% and remove from power lines	Well established and has a healthy growing
4	28	By mini farms inside the maintenance yard.	Schinus terebinthifolius	Brazilian pepper tree		Crown reduction 20%	Well established with good growing pattern, but needs to be removed from shed as well as the perimeter wall.

COMMUNITY FACILITIES TREE INVENTORY

Zone	Tree ID #	Location	Latin Name	Common Name	Date of last service	Recommendation	Description
5	29	In front of the library.	Ficus nitida	Ficus		Remove due to all of the structural damage that it's causing. If not crown reduction and thinning by 20%	Well established and has a healthy growing pattern. Causing structural damage.
5	30	By the library	Koelreuteria paniculata	Golden rain		Crown reduction 15% to remove branches from building.	Well established and has a healthy growing pattern.
5	31	By the library	Eucalyptus rudis	Flooded gum		Consider removal to allow the tree next to it to flourish. Crown reduction 15%	Well established and has a healthy growing pattern.
5	32	By the library	Erythrina	Coral tree		Crown thinning and reduction 15%	Well established and has a healthy growing
5	36	By the NFCU	Olea eropaea	Olive tree		Crown thinning 20%	Well established and has a healthy growing
5	37	By the NVFCU	Pinus canariensis	Canary Island Pine		Thinning of 15%	Well established and has a healthy growing
5	38	Island by the NVFCU	Tipuana tipu	Tipuana		Crown thinning and Reduction 15% to prevent the vehicles scraping on the outer limbs.	Well established and has a healthy growing pattern.
5	41	Mutual 9 perimeter wall	Pinus canariensis	Canary Island Pine		Possible removal	Tree is about 70% dead competing with trees on mutual 9 wall.
5	42	Bus Parking lot	Pinus canariensis	Canary Island Pine		Remove all dead wood.	Well established and showing sign of stress.
5	43	Bus Parking Lot	Pinus canariensis	Canary Island Pine		Remove all dead wood and remove from power lines	Well established and has a healthy growing pattern.
5	44	Bus Parking Lot	Pinus canariensis	Canary Island Pine		Remove dead wood and remove from power lines.	Well established and showing signs of stress
5	45	Bus Parking Lot	Pinus canariensis	Canary Island Pine		Remove branches that prevent street light from total exposure	Well established and has a healthy growing pattern.
5	48	Parking Lot	Pinus canariensis	Canary Island Pine		Remove all dead wood	Well established tree but showing signs of stress.
5	49	Front of Clubhouse 4	Pinus pinea	Stone Pine		Crown thinning 20% to reduce weight from limbs.	Well established and has a healthy growing pattern.
5	50	Front of Clubhouse 4	Ficus nitida	Ficus		Crown reduction and thinning 20%	Well established and has a healthy growing
5	51	By Time warner office	Pyrus calleryana	Ornamental Pear		Crown reduction 15%	Well established and has a healthy growing

COMMUNITY FACILITIES TREE INVENTORY

Zone	Tree ID #	Location	Latin Name	Common Name	Date of last service	Recommendation	Description
5	52	By the Time warner office	Pyrus calleryana	Ornamental Pear		Crown reduction 15%	Some fire blight to be removed.
6	54	Island by St. Andrews exit	Schinus terebinthifolius	Brazilian Pepper		Crown reduction 20%	Remove some of the weight on the outer limbs.

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: \$17,790.66

Notes:

Action

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

B. TRUST STREET PAINTING

Approved Budget: \$128,402.60

Funding: Capital

Date Committee Approved: 9/12/2014

Date Board Approved: 10/3/2014

Project Status: Complete

Project Total: \$119,458

Notes:

Action

C. 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

FACILITIES DIRECTOR DEPARTMENT REPORT

D. 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: \$281,100

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
- Small wall in front of Security started

E. 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

F. 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:

Notes:

Action

- Permit for entry in process

FACILITIES DIRECTOR DEPARTMENT REPORT

G. 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)

H. AMPHITHEATER PAINT STAGE

Approved Budget: \$7,450

Funding: Reserve

Date Committee Approved: 2/13/2015

Date Board Approved: 2/24/2014

Project Status: Completed

Project Total: \$7,450

Notes:

Action

- Project Complete

I. AMPHITHEATER STAGE FLOOR REFINISH

Approved Budget: \$12,865

Funding: Reserve

Date Committee Approved: 2/13/2015

Date Board Approved: 2/24/2014

Project Status: Completed

Project Total: \$128,65

Notes:

Action

- Project Complete

FACILITIES DIRECTOR DEPARTMENT REPORT

J. SERVICE MAINTENANCE UPGRADES

Approved Budget: \$21,404

Funding: Reserve

Date Committee Approved:

Date Board Approved: 3/24/2014

Project Status: 75%

Project Total: \$7,986

Notes:

Action

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

K. 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:

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

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

Approved Budget: N/A

Funding: Reserve

Date Committee Approved: 3/24/2015

Date Board Approved: N/A

Project Status: Engineering/Investigation stage

Project Total:

Notes

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 completed concept to be reviewed by PPC

FACILITIES DIRECTOR DEPARTMENT REPORT

M. 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

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

1020 Golden Rain Foundation
Budget Comparison - GRF
05/31/2015

Acct #	Description	Y-T-D Actual	Y-T-D Budget	Budget Variance
Expenses - Physical Properties				
6100000 70	Salaries & Wages - Physical Properties	320,151	313,255	(6,896)
6140000 70	Employment Taxes - Physical Properties	26,761	25,821	(940)
6142000 70	Workers' Compensation - Physical Property	27,037	37,023	9,986
6143000 70	Group Insurance - Medical - Physical Property	37,458	40,869	3,411
6143300 70	Group Insurance - Dental - Physical Property	876	894	18
6143500 70	Group Insurance - Vision - Physical Property	505	499	(6)
6144000 70	401(k) Match - Physical Properties	4,092	5,179	1,087
6145000 70	Group Insurance - Life - Physical Property	1,357	1,375	18
6146000 70	Long Term Disability Insurance - Physical	1,088	1,603	515
6211000 70	Continuing Education - Physical Property	574	600	26
6212000 70	Employee Exams - Physical Properties	0	315	315
6214000 70	Meals & Special Events - Physical Property	0	50	50
6215000 70	Mileage - Physical Properties	0	50	50
6217000 70	Uniforms & Laundry - Physical Properties	682	660	(22)
6410000 70	Office Supplies - Physical Properties	2,050	1,456	(594)
6410005 70	Building Supplies - Physical Properties	48	206	158
6410010 70	Hospitality - Physical Properties	336	206	(130)
6410015 70	Computer Supplies - Physical Properties	133	625	492
6410020 70	Equipment Expense - Physical Properties	76	2,500	2,424
6410025 70	Lunch Room Supplies - Physical Property	0	81	81
6410030 70	Printer / Copier Supplies - Physical Property	1,478	831	(647)
6420100 70	Electricity - Physical Properties	3,512	3,489	(23)
6435100 70	Bank Service Fees - Physical Properties	70	559	489
6444000 70	Equipment Rental - Physical Properties	1,327	1,329	2
6471000 70	Building Repair & Maintenance - Physical	121	0	(121)
6472000 70	Equipment Repair & Maintenance - Physical	1,242	544	(698)
6478000 70	Service Contracts - Physical Properties	1,376	625	(751)
6482000 70	Dues, Memberships & Books - Physical Property	244	206	(38)
6951000 70	Non-Budgeted Exp for Committee - Physical	0	419	419
	Total Expenses	432,592	441,269	8,677
Other Cost Recovery				
5380700 70	Permit Income - Physical Properties	41,137	32,000	9,137
5380701 70	Parking Spot Rental Income - Physical Property	7,200	5,500	1,700
5611000 70	Late Charges - Physical Properties	430	0	430
	Total Other Cost Recovery	48,767	37,500	11,267
5330000 70	Income / Refund from Mutuals - Physical	401,212	401,233	(21)
Acct #	Description	Y-T-D Actual	Y-T-D Budget	Budget Variance
	Total Cost Recovery	449,979	438,733	11,246
Off Budget Items				
	Net Income / (Expense)	17,387	(2,536)	19,923

1020 Golden Rain Foundation
Budget Comparison - GRF
05/31/2015

Acct #	Description	Y-T-D Actual	Y-T-D Budget	Budget Variance
Expenses - Service Maintenance				
6100000 74	Salaries & Wages - Service Maintenance	735,652	776,224	40,572
6140000 74	Employment Taxes - Service Maintenance	62,555	65,530	2,975
6142000 74	Workers' Compensation - Service Maintena	72,334	99,051	26,717
6143000 74	Group Insurance - Medical - Service Main	93,921	103,826	9,905
6143300 74	Group Insurance - Dental - Service Maint	1,930	2,211	281
6143500 74	Group Insurance - Vision - Service Maint	1,228	1,379	151
6144000 74	401(k) Match - Service Maintenance	23,298	26,204	2,906
6145000 74	Group Insurance - Life - Service Mainten	3,732	3,577	(155)
6146000 74	Long Term Disability Insurance - Service	2,837	4,175	1,338
6211000 74	Continuing Education - Service Maintenan	0	450	450
6212000 74	Employee Exams - Service Maintenance	80	2,261	2,181
6213100 74	Temporary Agency Fees - Service Maintena	17,694	0	(17,694)
6214000 74	Meals & Special Events - Service Mainten	18	50	32
6215000 74	Mileage - Service Maintenance	224	309	85
6217000 74	Uniforms & Laundry - Service Maintenance	3,928	3,934	6
6410000 74	Office Supplies - Service Maintenance	1,745	728	(1,017)
6410005 74	Building Supplies - Service Maintenance	142	1,250	1,108
6410010 74	Hospitality - Service Maintenance	841	1,044	203
6410015 74	Computer Supplies - Service Maintenance	30	309	279
6410020 74	Equipment Expense - Service Maintenance	0	831	831
6410021 74	Field Supplies - Service Maintenance	18,637	11,195	(7,442)
6410022 74	Tool Expense - Service Maintenance	4,267	11,283	7,016
6410030 74	Printer / Copier Supplies - Service Main	191	831	640
6420100 74	Electricity - Service Maintenance	6,394	7,239	845
6444000 74	Equipment Rental - Service Maintenance	558	769	211
6471000 74	Building Repair & Maintenance - Service	337	85	(252)
6472000 74	Equipment Repair & Maintenance - Service	11,045	4,169	(6,876)
6478000 74	Service Contracts - Service Maintenance	464	430	(34)
6483110 74	Diesel Fuel - Service Maintenance	100	184	84
6484000 74	Permits & Licenses - Service Maintenance	622	125	(497)
6491000 74	Miscellaneous Writeoffs - Service Mainte	40	0	(40)
	Total Expenses	1,064,843	1,129,653	64,810
Other Cost Recovery				
5891000 74	SRO Labor Cost Recovery - Service Mainte	594,682	536,650	58,032
	Total Other Cost Recovery	594,682	536,650	58,032
5330000 74	Income / Refund from Mutuals - Service M	585,953	585,973	(20)
Acct #	Description	Y-T-D Actual	Y-T-D Budget	Budget Variance
	Total Cost Recovery	1,180,635	1,122,623	58,012
	Net Income / (Expense) Before Off Budget	115,792	(7,030)	122,822

1020 Golden Rain Foundation
Budget Comparison - GRF
05/31/2015

Acct #	Description	Y-T-D Actual	Y-T-D Budget	Budget Variance
	Expenses - Community Facilities			
6410000 79	Office Supplies - Community Facilities	149	0	(149)
6410005 79	Building Supplies - Community Facilities	3,210	8,333	5,123
6420100 79	Electricity - Community Facilities	23,372	27,810	4,439
6422000 79	Telephone - Community Facilities	1,972	2,442	470
6424100 79	Trash - Community Facilities	30,878	29,044	(1,834)
6471000 79	Building Repair & Maintenance - Communit	969	1,640	671
6472000 79	Equipment Repair & Maintenance - Communi	3,711	919	(2,792)
6473000 79	Hazardous Waste Disposal - Community Fac	688	2,106	1,418
6475100 79	Landscape Maint. - Contract - Community	44,875	52,256	7,381
6475600 79	Landscape Maint. - Extras - Community Fa	5,375	8,977	3,602
6476000 79	Sewer Maintenance - Community Facilities	2,139	11,920	9,781
6476500 79	Street Repair & Maintenance - Community	3,003	11,150	8,147
6478000 79	Service Contracts - Community Facilities	1,004	1,179	175
6483000 79	Propane - Community Facilities	47	33	(14)
6484000 79	Permits & Licenses - Community Facilitie	2,699	2,465	(234)
6731000 79	Property & Liability Insurance - Communi	39,866	45,040	5,174
	Total Expenses	163,956	205,315	41,359
	Other Cost Recovery			
5380790 79	Recycling Income - Community Facilities	1,257	3,331	(2,074)
	Total Other Cost Recovery	1,257	3,331	(2,074)
5330000 79	Income / Refund from Mutuals - Community	192,630	192,627	3
	Total Cost Recovery	193,887	195,958	(2,071)
	Net Income / (Expense) Before Off Budget	29,930	(9,357)	39,287

Budget Variance Report - May 2015

Community Facilities - CC ## 70,74 and 79

For Cost Center 70 there is a positive total variance of \$19,923 through the month of May 2015. The major variance is due to the following:

<u>CC</u>	<u>GL Code</u>	<u>Account Description</u>	<u>Variance</u>	<u>Explanation</u>
70	6100000	Salaries and Wages	(6,896)	Full time position was added in Physical Properties department with the combination of two positions into one in Recreation Department
70	6142000	Workers Comp	9,986	Premiums are less than budgeted
70	5380700	Permit Income	9,137	Permit activity higher than expected
70	5380701	Parking Spot Rental Income	1,700	Rental income higher than expected
Total Explained Variances			<u>13,927</u>	

For Cost Center 74 there is a positive total variance of 122,822 through the month of May 2015. The major variance is due to the following:

<u>CC</u>	<u>GL Code</u>	<u>Account Description</u>	<u>Variance</u>	<u>Explanation</u>
74	6100000	Salaries and Wages	40,572	Open position and disability leaves creating positive variance
74	6140000	Employment Taxes	2,975	Less than expected
74	6142000	Workers Comp	26,717	Premiums are less than budgeted
74	6143000	Group Insurance Medical	9,905	Same as Salaries and Wages
74	6213100	Temp Agency Fees	(17,694)	Staff member on disability is being filled with outside agency, non budgeted
74	6410021	Field Supplies	(7,442)	Greater than expected
74	6410022	Tool Expense	7,061	Less than expected

74	6472000 Equipment Repair & Maintenance	(6,876)	Cushman and Tractor repairs greater than expected
74	5891000 SRO Labor Cost Recovery	58,032	More labor billed out to the Mutuals than expected
Total Explained Variances		<u>113,250</u>	

For Cost Center 79 there is a positive total variance of \$39,287 through the month of May 2015. The major variance is due to the following:

<u>CC</u>	<u>GL Code</u>	<u>Account Description</u>	<u>Variance</u>	<u>Explanation</u>
79	6410005	Building Supplies	5,123	Supply cost less than expected YTD
79	6420100	Electricity	4,439	Usage less than budgeted
79	6472000	Equipment Repair & Maintenance	(2,792)	Unexpected repairs to the Fuel Pump and replacement of air pump by News Office
79	6475100	Landscape Maintenance	7,381	Charges from Nu vision and Medical Center backed out
79	6475600	Landscape Maintenance Extras	3,602	Tree Trimming scheduled later in the year
79	6476000	Sewer Maintenance	9,781	Maintenance scheduled later in the year
79	6476500	Street Repair & Maintenance	8,147	Maintenance scheduled later in the year
79	6731000	Property & Liability Insurance	5,174	Premiums are less than budgeted
Total Explained Variances			<u>40,855</u>	

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X
1	Golden Rain Foundation																							
2	2016 Proposed Operating Budget - Draft																							
3	Data as of May 31, 2015																							
4																								
5																								
6	GL Account	GL Name	2016 Budget												2016	2015	Variance	2015	2015	Variance	2015	Variance	2014	Variance
7			Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	Budget		YTD Actual	Projected		Annualized		Actual	
8	Expenses - Physical Properties																							
9																								
10	6100000 70	Salaries & Wages - Physical Properties	0	0	0	0	0	0	0	0	0	0	0	0	0	764,109	764,109	320,151	771,005	771,005	768,363	768,363	588,712	588,712
11	6140000 70	Employment Taxes - Physical Properties	0	0	0	0	0	0	0	0	0	0	0	0	0	58,797	58,797	26,761	59,737	59,737	64,226	64,226	48,261	48,261
12	6142000 70	Workers' Compensation - Physical Properties	0	0	0	0	0	0	0	0	0	0	0	0	0	69,258	69,258	27,037	59,272	59,272	64,889	64,889	63,185	63,185
13	6143000 70	Group Insurance - Medical - Physical Properti	0	0	0	0	0	0	0	0	0	0	0	0	0	98,087	98,087	37,458	94,676	94,676	89,900	89,900	71,739	71,739
14	6143300 70	Group Insurance - Dental - Physical Propertie	0	0	0	0	0	0	0	0	0	0	0	0	0	2,140	2,140	876	2,122	2,122	2,102	2,102	2,163	2,163
15	6143500 70	Group Insurance - Vision - Physical Propertie	0	0	0	0	0	0	0	0	0	0	0	0	0	1,206	1,206	505	1,212	1,212	1,213	1,213	1,122	1,122
16	6144000 70	401(k) Match - Physical Properties	0	0	0	0	0	0	0	0	0	0	0	0	0	12,632	12,632	4,092	11,545	11,545	9,822	9,822	8,877	8,877
17	6145000 70	Group Insurance - Life - Physical Properties	0	0	0	0	0	0	0	0	0	0	0	0	0	3,300	3,300	1,357	3,282	3,282	3,256	3,256	2,246	2,246
18	6146000 70	Long Term Disability Insurance - Physical Pro	0	0	0	0	0	0	0	0	0	0	0	0	0	3,850	3,850	1,088	3,335	3,335	2,611	2,611	1,946	1,946
19	Total Wages & Benefits		0	0	0	0	0	0	0	0	0	0	0	0	0	1,013,379	1,013,379	419,325	1,006,186	1,006,186	1,006,382	1,006,382	788,251	788,251
20																								
21	6211000 70	Continuing Education - Physical Properties	0	0	450	0	0	450	0	0	450	0	0	450	1,800	1,000	(800)	574	974	(826)	1,377	(423)	519	(1,281)
22	6212000 70	Employee Exams - Physical Properties	62	62	62	62	62	62	62	62	62	62	62	62	744	750	6	0	435	(309)	0	(744)	0	(744)
23	6214000 70	Meals & Special Events - Physical Properties	10	10	10	10	10	10	10	10	10	10	10	10	120	120	0	0	70	(50)	0	(120)	0	(120)
24	6215000 70	Mileage - Physical Properties	10	10	10	10	10	10	10	10	10	10	10	10	120	120	0	0	70	(50)	0	(120)	0	(120)
25	6217000 70	Uniforms & Laundry - Physical Properties	136	136	136	136	136	136	136	136	136	136	136	136	1,636	1,586	(50)	682	1,608	(28)	1,637	1	2,729	1,093
26	6410000 70	Office Supplies - Physical Properties	341	341	341	341	341	341	341	341	341	341	341	341	4,092	3,500	(592)	2,050	4,094	2	4,919	827	16,086	11,994
27	6410005 70	Building Supplies - Physical Properties	29	29	29	29	29	29	29	29	29	29	29	29	348	500	152	48	342	(6)	116	(232)	0	(348)
28	6410010 70	Hospitality - Physical Properties	67	67	67	67	67	67	67	67	67	67	67	67	804	500	(304)	336	630	(174)	806	2	0	(804)
29	6410015 70	Computer Supplies - Physical Properties	83	83	83	83	83	83	83	83	83	83	83	83	996	1,500	504	133	1,008	12	320	(676)	0	(996)
30	6410020 70	Equipment Expense - Physical Properties	208	208	208	208	208	208	208	208	208	208	208	208	2,496	6,000	3,504	76	3,576	1,080	182	(2,314)	0	(2,496)
31	6410025 70	Lunch Room Supplies - Physical Properties	10	10	10	10	10	10	10	10	10	10	10	10	120	200	80	0	119	(1)	0	(120)	0	(120)
32	6410030 70	Printer / Copier Supplies - Physical Properti	295	295	295	295	295	295	295	295	295	295	295	295	3,540	2,000	(1,540)	1,478	2,647	(893)	3,546	6	0	(3,540)
33	6420100 70	Electricity - Physical Properties	696	696	717	811	732	992	1,809	1,652	1,437	1,333	415	682	11,972	8,375	(3,597)	3,512	8,398	(3,574)	8,428	(3,544)	11,076	(896)
34	6435100 70	Bank Service Fees - Physical Properties	50	50	50	50	50	50	50	50	50	50	50	50	600	1,350	750	70	861	261	168	(432)	0	(600)
35	6444000 70	Equipment Rental - Physical Properties	265	265	265	265	265	265	265	265	265	265	265	265	3,180	3,184	4	1,327	3,182	2	3,184	4	2,835	(345)
36	6471000 70	Building Repair & Maintenance - Physical Prop	0	0	0	100	0	0	0	100	0	0	0	100	300	0	(300)	121	121	(179)	289	(11)	0	(300)
37	6472000 70	Equipment Repair & Maintenance - Physical Pro	167	167	167	167	167	167	167	167	167	167	167	167	2,004	1,300	(704)	1,242	1,998	(6)	2,980	976	1,794	(210)
38	6478000 70	Service Contracts - Physical Properties	188	188	188	188	188	188	188	188	188	188	188	188	2,256	1,500	(756)	1,376	2,251	(5)	3,302	1,046	2,408	152
39	6482000 70	Dues, Memberships & Books - Physical Properti	150	100	0	0	100	0	0	0	0	0	150	0	500	500	0	244	538	38	586	86	215	(285)
40	6491000 70	Miscellaneous Writeoffs - Physical Properties	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,999	1,999
41	6951000 70	Non-Budgeted Exp for Committee - Physical Pro	83	83	83	83	83	83	83	83	83	83	83	83	996	1,000	4	0	581	(415)	0	(996)	0	(996)
42	Total Operating Expenses		2,850	2,800	3,171	2,915	2,836	3,446	3,813	3,756	3,891	3,337	2,569	3,236	38,624	34,985	(3,639)	13,269	33,503	(5,121)	31,840	(6,784)	39,688	1,064
43	Total Cost Center Expenses		2,850	2,800	3,171	2,915	2,836	3,446	3,813	3,756	3,891	3,337	2,569	3,236	38,624	1,048,364	1,009,740	432,594	1,039,689	1,001,065	1,038,222	999,598	827,939	789,315
44	Other Cost Recovery																							
45																								
46																								
47	5380700 70	Permit Income - Physical Properties	7,167	7,167	7,167	7,167	7,167	7,167	7,167	7,167	7,167	7,167	7,167	7,167	86,004	76,800	9,204	41,137	85,937	67	98,729	(12,725)	0	86,004
48	5380701 70	Parking Spot Rental Income - Physical Propert	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	16,800	13,200	3,600	7,200	14,900	1,900	17,280	(480)	0	16,800
49	5385000 70	Other Income - Physical Properties	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	102,102	(102,102)
50	5611000 70	Late Charges - Physical Properties	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	430	430	(430)	1,032	(1,032)	0	0
51	Total Other Cost Recovery		8,567	8,567	8,567	8,567	8,567	8,567	8,567	8,567	8,567	8,567	8,567	8,567	102,804	90,000	12,804	48,767	101,267	1,537	117,041	(14,237)	102,102	702
52																								
53	5330000 70	Income / Refund from Mutuals - Physical Prope	(5,717)	(5,767)	(5,396)	(5,652)	(5,731)	(5,121)	(4,754)	(4,811)	(4,676)	(5,230)	(5,998)	(5,331)	(64,180)	958,363	(1,022,543)	401,212	958,342	(1,022,522)	962,909	(1,027,089)	870,072	(934,252)
54	Total Cost Recovery		(5,717)	(5,767)	(5,396)	(5,652)	(5,731)	(5,121)	(4,754)	(4,811)	(4,676)	(5,230)	(5,998)	(5,331)	(64,180)	958,363	(1,022,543)	401,212	958,342	(1,022,522)	962,909	(1,027,089)	870,072	(934,252)
55																								
56	Net Income / (Expense)		0	0	0	0	0	0	0	0	0	0	0	0	0	(1)	1	17,385	19,920	(19,920)	41,728	(41,728)	144,235	(144,235)

Golden Rain Foundation
2016 Proposed Operating Budget - Draft
Data as of May 31, 2015

GL Account	GL Name	2016 Budget												2016 Total	2015 Budget	Variance	2015 YTD Actual	2015 Projected	Variance	2015 Annualized	Variance	2014 Actual	Variance
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec										
Expenses - Service Maintenance																							
6100000 74	Salaries & Wages - Service Maintenance	0	0	0	0	0	0	0	0	0	0	0	0	0	1,893,408	1,893,408	735,652	1,852,836	1,852,836	1,765,564	1,765,564	1,800,617	1,800,617
6140000 74	Employment Taxes - Service Maintenance	0	0	0	0	0	0	0	0	0	0	0	0	0	148,433	148,433	62,555	145,458	145,458	150,132	150,132	147,403	147,403
6142000 74	Workers' Compensation - Service Maintenance	0	0	0	0	0	0	0	0	0	0	0	0	0	185,287	185,287	72,334	158,570	158,570	173,603	173,603	211,231	211,231
6143000 74	Group Insurance - Medical - Service Maintenan	0	0	0	0	0	0	0	0	0	0	0	0	0	249,181	249,181	93,921	239,276	239,276	225,410	225,410	207,998	207,998
6143300 74	Group Insurance - Dental - Service Maintenan	0	0	0	0	0	0	0	0	0	0	0	0	0	5,305	5,305	1,930	5,024	5,024	4,632	4,632	5,420	5,420
6143500 74	Group Insurance - Vision - Service Maintenan	0	0	0	0	0	0	0	0	0	0	0	0	0	3,304	3,304	1,228	3,153	3,153	2,947	2,947	3,473	3,473
6144000 74	401(k) Match - Service Maintenance	0	0	0	0	0	0	0	0	0	0	0	0	0	63,915	63,915	23,298	61,009	61,009	55,914	55,914	56,561	56,561
6145000 74	Group Insurance - Life - Service Maintenance	0	0	0	0	0	0	0	0	0	0	0	0	0	8,589	8,589	3,732	8,744	8,744	8,957	8,957	7,984	7,984
6146000 74	Long Term Disability Insurance - Service Main	0	0	0	0	0	0	0	0	0	0	0	0	0	10,020	10,020	2,837	8,682	8,682	6,808	6,808	6,573	6,573
	Total Wages & Benefits	0	0	0	0	0	0	0	0	0	0	0	0	0	2,567,442	2,567,442	997,487	2,482,752	2,482,752	2,393,967	2,393,967	2,447,260	2,447,260
6211000 74	Continuing Education - Service Maintenance	0	0	0	0	500	0	0	0	0	0	500	0	1,000	1,080	80	0	630	(370)	0	(1,000)	19	(981)
6212000 74	Employee Exams - Service Maintenance	452	452	452	452	452	452	452	452	452	452	452	452	5,424	5,425	1	80	3,244	(2,180)	192	(5,232)	1,140	(4,284)
6213000 74	Employee Recruitment - Service Maintenance	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	41,430	41,430	
6213100 74	Temporary Agency Fees - Service Maintenance	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17,694	17,694	17,694	42,465	42,465	0	0
6214000 74	Meals & Special Events - Service Maintenance	10	10	10	10	10	10	10	10	10	10	10	10	120	120	0	18	88	(32)	42	(78)	0	(120)
6215000 74	Mileage - Service Maintenance	62	62	62	62	62	62	62	62	62	62	62	62	745	750	5	224	665	(80)	538	(207)	500	(245)
6217000 74	Uniforms & Laundry - Service Maintenance	786	786	786	786	786	786	786	786	786	786	786	786	9,432	9,443	11	3,928	9,437	5	9,427	(5)	10,767	1,335
6410000 74	Office Supplies - Service Maintenance	231	231	231	231	231	231	231	231	231	231	231	231	2,772	1,750	(1,022)	1,745	2,767	(5)	4,189	1,417	21,941	19,169
6410005 74	Building Supplies - Service Maintenance	50	50	50	50	50	50	50	50	50	50	50	50	600	3,000	2,400	142	1,892	1,292	341	(259)	0	(600)
6410010 74	Hospitality - Service Maintenance	167	167	167	167	167	167	167	167	167	167	167	167	2,004	2,500	496	841	2,297	293	2,019	15	0	(2,004)
6410015 74	Computer Supplies - Service Maintenance	33	33	33	33	33	33	33	33	33	33	33	33	396	750	354	30	471	75	72	(324)	0	(396)
6410020 74	Equipment Expense - Service Maintenance	83	83	83	83	83	83	83	83	83	83	83	83	996	2,000	1,004	0	1,169	173	0	(996)	0	(996)
6410021 74	Field Supplies - Service Maintenance	2,859	2,859	2,859	2,859	2,859	2,859	2,859	2,859	2,859	2,859	2,859	2,859	34,308	26,875	(7,433)	18,637	34,317	9	44,730	10,422	21	(34,287)
6410022 74	Tool Expense - Service Maintenance	1,672	1,672	1,672	1,672	1,672	1,672	1,672	1,672	1,672	1,672	1,672	1,672	20,064	27,075	7,011	4,267	20,059	(5)	10,240	(9,824)	132	(19,932)
6410030 74	Printer / Copier Supplies - Service Maintenan	63	63	63	63	63	63	63	63	63	63	63	63	750	2,000	1,250	191	1,360	610	459	(291)	0	(750)
6420100 74	Electricity - Service Maintenance	1,652	1,336	1,291	1,241	1,206	1,290	1,563	1,875	1,747	1,759	1,438	1,376	17,774	17,375	(399)	6,394	16,530	(1,244)	15,345	(2,429)	17,228	(546)
6444000 74	Equipment Rental - Service Maintenance	112	112	112	112	112	112	112	112	112	112	112	112	1,344	1,840	496	558	1,629	285	1,340	(4)	1,193	(151)
6471000 74	Building Repair & Maintenance - Service Maint	67	67	67	67	67	67	67	67	67	67	67	67	804	204	(600)	337	456	(348)	808	4	55	(749)
6472000 74	Equipment Repair & Maintenance - Service Main	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	18,000	10,000	(8,000)	11,045	16,876	(1,124)	26,509	8,509	21,707	3,707
6478000 74	Service Contracts - Service Maintenance	93	93	93	93	93	93	93	93	93	93	93	93	1,116	1,032	(84)	464	1,066	(50)	1,114	(2)	1,319	203
6483000 74	Propane - Service Maintenance	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	483	483
6483110 74	Diesel Fuel - Service Maintenance	20	20	20	20	20	20	20	20	20	20	20	20	240	450	210	100	366	126	240	0	0	(240)
6484000 74	Permits & Licenses - Service Maintenance	565	0	0	0	0	0	0	0	0	0	0	0	565	300	(265)	622	797	232	1,493	928	115	(450)
6491000 74	Miscellaneous Writeoffs - Service Maintenance	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	40	40	96	96	300	300
	Total Operating Expenses	10,477	9,596	9,551	9,501	9,966	9,550	9,823	10,135	10,007	10,019	10,198	9,636	118,454	113,969	(4,485)	67,357	133,850	15,396	161,659	43,205	118,350	(104)
	Total Cost Center Expenses	10,477	9,596	9,551	9,501	9,966	9,550	9,823	10,135	10,007	10,019	10,198	9,636	118,454	2,681,411	2,562,957	1,064,844	2,616,602	2,498,148	2,555,626	2,437,172	2,565,610	2,447,156
Other Cost Recovery																							
5891000 74	SRO Labor Cost Recovery - Service Maintenance	112,166	112,166	112,166	112,166	112,166	112,166	112,166	112,166	112,166	112,166	112,166	112,166	1,345,992	1,287,960	58,032	594,682	1,345,992	0	1,427,237	(81,245)	1,295,911	50,081
	Total Other Cost Recovery	112,166	112,166	112,166	112,166	112,166	112,166	112,166	112,166	112,166	112,166	112,166	112,166	1,345,992	1,287,960	58,032	594,682	1,345,992	0	1,427,237	(81,245)	1,295,911	50,081
5330000 74	Income / Refund from Mutuals - Service Mainte	#####	(102,570)	(102,615)	(102,665)	(102,200)	(102,616)	(102,343)	(102,031)	(102,159)	(102,147)	(101,968)	(102,530)	(1,227,538)	1,393,451	(2,620,989)	585,953	1,393,431	(2,620,969)	1,406,287	(2,633,825)	1,530,804	(2,758,342)
	Total Cost Recovery	#####	(102,570)	(102,615)	(102,665)	(102,200)	(102,616)	(102,343)	(102,031)	(102,159)	(102,147)	(101,968)	(102,530)	(1,227,538)	2,681,411	(2,562,957)	1,180,635	2,739,423	(2,620,969)	2,833,524	(2,715,070)	2,826,715	(2,708,261)
	Net Income / (Expense)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(5,125,915)	115,791	122,821	(5,119,118)	277,898	(5,152,243)	261,105	(5,155,418)

Golden Rain Foundation
2016 Proposed Operating Budget - Draft
Data as of May 31, 2015

GL Account	GL Name	2016 Budget												2016	2015 Budget	Variance	2015 YTD Actual	2015 Projected	Variance	2015 Annualized	Variance	2014 Actual	Variance
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total									
Expenses - Community Facilities																							
6410000 79	Office Supplies - Community Facilities	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	149	149	149	358	358	20,940	
6410005 79	Building Supplies - Community Facilities	1,240	1,240	1,240	1,240	1,240	1,240	1,240	1,240	1,240	1,240	1,240	1,240	14,877	20,000	5,123	3,210	14,877	0	7,705	(7,172)	1,634	
6420100 79	Electricity - Community Facilities	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	64,800	66,745	1,945	23,372	62,306	(2,494)	56,092	(8,708)	60,035	
6422000 79	Telephone - Community Facilities	450	450	450	450	450	450	450	450	450	450	450	450	5,400	5,865	465	1,972	5,395	(5)	4,732	(668)	4,241	
6424100 79	Trash - Community Facilities	6,176	6,176	6,176	6,176	6,176	6,176	6,176	6,176	6,176	6,176	6,176	6,176	74,112	69,700	(4,412)	30,878	71,534	(2,578)	74,107	(5)	64,143	
6444000 79	Equipment Rental - Community Facilities	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2		
6471000 79	Building Repair & Maintenance - Community Fac	272	272	272	272	272	272	272	272	272	272	272	272	3,264	3,936	672	969	3,265	1	2,326	(938)	2,324	
6472000 79	Equipment Repair & Maintenance - Community Fa	416	416	416	416	416	416	416	416	416	416	416	416	4,992	2,200	(2,792)	3,711	4,992	0	8,905	3,913	1,106	
6473000 79	Hazardous Waste Disposal - Community Faciliti	0	698	0	0	698	0	0	698	0	0	698	0	2,792	4,211	1,419	688	2,793	1	1,652	(1,140)	2,837	
6475100 79	Landscape Maint. - Contract - Community Facil	9,900	9,900	9,900	9,900	9,900	9,900	9,900	9,900	9,900	9,900	9,900	9,900	118,800	125,420	6,620	44,875	118,039	(761)	107,700	(11,100)	108,348	
6475600 79	Landscape Maint. - Extras - Community Facilit	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	21,540	21,542	2	5,375	17,940	(3,600)	12,900	(8,640)	18,586	
6476000 79	Sewer Maintenance - Community Facilities	500	0	0	500	0	0	500	0	500	0	500	0	26,450	28,450	28,615	165	2,139	18,834	(9,616)	5,134	(23,316)	
6476500 79	Street Repair & Maintenance - Community Facil	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	26,760	26,767	7	3,003	18,620	(8,140)	7,207	(19,553)	27,706	
6478000 79	Service Contracts - Community Facilities	235	235	235	235	235	235	235	235	235	235	235	235	2,820	2,824	4	1,004	2,649	(171)	2,409	(411)	10,773	
6483000 79	Propane - Community Facilities	10	10	10	10	10	10	10	10	10	10	10	10	120	75	(45)	47	89	(31)	113	(7)	0	
6484000 79	Permits & Licenses - Community Facilities	1,000	1,000	416	416	416	416	416	416	416	416	416	416	6,160	5,923	(237)	2,699	6,157	(3)	6,478	318	5,989	
6731000 79	Property & Liability Insurance - Community Fa	7,973	7,973	7,973	7,973	7,973	7,973	7,973	7,973	7,973	7,973	7,973	7,973	95,676	86,486	(9,190)	39,866	81,312	(14,364)	95,677	1	73,285	
	Total Operating Expenses	37,597	37,795	36,513	37,013	37,211	36,513	37,013	37,211	36,513	37,013	37,211	62,963	470,563	470,309	(254)	163,957	428,951	(41,612)	393,495	(77,068)	429,564	
	Total Cost Center Expenses	37,597	37,795	36,513	37,013	37,211	36,513	37,013	37,211	36,513	37,013	37,211	62,963	470,563	470,309	(254)	163,957	428,951	(41,612)	393,495	(77,068)	429,564	
Other Cost Recovery																							
5380790 79	Recycling Income - Community Facilities	0	754	0	0	754	0	0	754	0	0	754	0	3,016	8,000	(4,984)	1,257	5,926	(2,910)	3,016	0	0	
5385000 79	Other Income - Community Facilities	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	39,053		
	Total Other Cost Recovery	0	754	0	0	754	0	0	754	0	0	754	0	3,016	8,000	(4,984)	1,257	5,926	(2,910)	3,016	0	(36,037)	
5330000 79	Income / Refund from Mutuals - Community Faci	37,597	37,041	36,513	37,013	36,457	36,513	37,013	36,457	36,513	37,013	36,457	62,963	467,547	462,309	5,238	192,630	462,312	5,235	462,312	5,235	1,373,352	
	Total Cost Recovery	37,597	37,041	36,513	37,013	36,457	36,513	37,013	36,457	36,513	37,013	36,457	62,963	467,547	470,309	254	193,887	468,238	2,325	465,328	5,235	(905,805)	
	Net Income / (Expense)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29,930	39,287	(39,287)	71,833	(71,833)	(941,842)	