

The Golden Rain Foundation provides an enhanced quality of life for our active adult community of Seal Beach Leisure World.



February 25, 2020

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Approved Consent Agenda

MOVED and duly approved to adopt the Consent Agenda: Committee/Board meeting minutes for the month of January, as presented; minutes of the January 28, 2020 Golden Rain Foundation (GRF) Board of Directors (BOD), as presented; the February 2020 GRF Board Report as presented; the financial statements, January 2020, for audit; and approved Reserve Funds Investment Purchase.

General - Reserve Funding Request – Roof Replacement Administration Building, Latent Construction Defects

MOVED and duly approved an additional \$28,599, Reserve funding, in contingencies for Roof Project #927-19, resulting in a total of \$83,086 (\$55,513 BOD approved funding) for contingencies for the project, and authorize the Physical Property Chair to approve the change orders.

General – Fitness Center Expansion and Enhancement, Design Approval

MOVED and duly approved to conceptually approve the design concept (Exhibit A in the agenda packet) for the expansion and enhancement of the Fitness Center and authorize the Physical Property, Recreation and Architectural Design Review Committees to take all required actions to finalize all plans and specifications and to fully develop all costs for the proposed project. Upon securing all required costs, request the availability of Reserve and Capital funds from the Finance Committee. With the Finance Committee's determination of available funding, recommend the GRF Board review and approve the design concept.

General – Design Approval – Pool, Spa, and Locker Room Replacement

MOVED and duly approved the design concepts (Exhibits A and B in the agenda packet) for the replacement of the Pool, Spa and Lockers Room, required by the uncovered presence of numerous critical latent construction defects and authorize the Physical Properties, Recreation and Architectural Design Review Committees to take all required actions under a budget, as approved by the Board, to complete the replacement of the Pool, Spa and Locker Rooms, as quickly as reasonably possible.

Executive Committee – GRF Healthcare Benefits Renewal

MOVED and duly approved the renewal of the following GRF employee benefit plans for the plan year beginning April 1, 2020, and ending March 31, 2021: Anthem Blue Cross Medical Low and High HMO Plans, Guardian Dental HMO and PPO Plans, Guardian VSP Vision Plan, Guardian Basic Life and AD&D Insurance Plan, Guardian Long Term Disability Plan, Guardian Accident and Critical Illness Plan, Guardian Employee Assistance Plan, and Guardian Voluntary Life Plan.

Executive Committee – Capital Funding Request – Administration Building, Vacant Office Repurpose

MOVED and duly approved the office rehabilitation expenses for technology purchases and office furniture for the repurposing of the vacant office on the second floor of the Administration Building, Capital Funding, not to exceed \$2,000.

Executive Committee – Appoint Inspector of Elections for GRF and Mutual Board Elections  
MOVED and duly approved to appoint Accurate Voting Services as the Inspectors of Election for the 2020 GRF and Mutual Board elections.

Finance Committee – Approve Reserve Study Proposal  
MOVED and duly approved to accept the Loyalty Plan pricing, as presented in the proposal submitted by Association Reserves (Exhibit A in the agenda packet) for the preparation of a reserve study update with site visit for the budget year 2021, followed by two updates with no site visits for budget years 2022 and 2023, totaling \$9,600 per year, to be charged to each respective year's operating budget.

Physical Property Committee –Reserve Funding Request– Pool/Golf Course Project  
MOVED and duly approved additional Reserve funding, not to exceed \$750,000, to replace both pools, equipment and rooms, refurbish the locker rooms, as needed, and replace all needed utilities as called out in Exhibit A in the agenda packet, and authorize the President sign the required contracts for the project.

Physical Property Committee – Capital Funding Request – Clubhouse Three, Knowledge and Learning Center, Rooms Nine and Ten

MOVED and duly approved Capital Funding, in an amount not to exceed \$315,000, for the upgrades and betterments for the Knowledge and Learning Center at Clubhouse Three: Room Nine for the purpose of creating a Knowledge and Learning Center based on the scope of work presented (Exhibit A in the agenda packet), including contingencies for assistive listening devices and unforeseen items, for a total cost not to exceed \$110,000, and Room Ten for the purpose of creating a Knowledge and Learning Center based on the scope of work presented (Exhibit A in the agenda packet), including contingencies for assistive listening devices and unforeseen items, for a total cost not to exceed \$205,000, and to authorize the President sign the contracts and Physical the Property Chairperson authorize any contingency funds.

Physical Property Committee –Capital Funding Request– 1.8 Area, Electrical  
MOVED and duly approved to award a contract to Schlick Services to install a 400-amp electric panel at the 1.8 area with seven new light poles and fixtures including conduit for video surveillance and adding \$4,000 in contingencies for permits and any unforeseen needs, for a total cost not to exceed \$ 43,677, Capital funding, and to authorize the President sign the contracts and Physical Property Chairperson authorize any contingency funds.

Physical Property Committee – Operating Funding Request– Fire Protection Contract  
MOVED and duly approved to award a contract to National Fire Protection, to service and maintain Trust Property fire protection equipment, for a three-year period, at a total cost of \$15,246, Operating funding, and authorize the President to sign the contract.

Physical Property Committee –Reserve Funding Request – Painting Projects -Clubhouse Four, Service Maintenance and Library  
MOVED and duly approved to award a contract to Certa Pro Painters, for the exterior painting of Clubhouse Four and the Service Maintenance buildings, as well as the interior painting of the Library and Friends of the Library buildings, for a total cost not to exceed \$34,388, including a 5% contingency (\$1,638), Reserve funding, and authorize the President sign the contract and Physical Property Chairperson authorize any contingency funds.

Physical Property Committee – Capital Funding Request – Main Gate Improvements (Exit Area, Break Room and Kitchen Area)

MOVED and duly approved improvements at the Security Main Gate (break room, kitchen area and exit office), to be carried out by the Service Maintenance Department as called out in Exhibit A in the agenda packet, for a cost not to exceed \$17,440, Capital funding, and authorize the Executive Director to issue the work order.

Physical Property Committee – Reserve Funding Request – Clubhouse Four, Replace Flooring, Lapidary Room

MOVED and duly approved to award a contract to Cornerstone Flooring, to replace the flooring in the Lapidary Room of Clubhouse Four, for a cost not to exceed \$8,684, and add contingencies of \$1,316, for a total project cost not to exceed \$10,000, Reserve funding, and to authorize the President to sign the contracts and Physical Property Chairperson authorize any contingency funds.

Physical Property Committee – Reserve Funding Request– Administration Building, Replacement of HVAC Unit One

MOVED and duly approved the replacement of the rooftop HVAC, unit #1, at the Administration Building, for a cost not to exceed \$4,200, Reserve funding, and authorize the Executive Director to initiate the request and authorize the President to approve the agreement.

**Recap of GRF Committees' Activity**

**February 2020**

**February 3, 2020, Recreation Committee**

- MOVED to approve the general specifications of the upper Amphitheater Loft, as presented, and to forward the specifications to the Physical Property Committee to fully develop the scope of work and seek proposals as needed to fulfill the scope of work;
- CONCURRED to take no action on the concessions review until closer to the contract end date;
- CONCURRED to establish a Mini Farm Subcommittee. The following members and staff were appointed: Ms. K. Rapp, Ms. P. Snowden, Ms. I. Heinrichs, Mr. B. Lukoff, Lynn Baidack, and Vanessa Morris;
- CONCURRED to support the idea of holding Alzheimer screenings through the Alzheimer's Family Center and recommend the Member Resources and Assistant Liaison work with the Assistant Recreation Manager to reserve a meeting space;
- CONCURRED to request the Assistant Recreation Manager address the topic of event approval with the American Legion;
- MOVED to conceptually approve a commemorative/donation support wall at the pool and request the Executive Director work with Lynn Baidack to draft a formal proposal for review at the next committee meeting;
- CONCURRED to request the Assistant Recreation Manager draft a contest to name the Golf Course, for Committee Review, at the next meeting;
- CONCURRED to discuss 70-1406-1, Limitations on Use, at the next Committee meeting.

**February 5, 2020, Governing Documents Committee**

- MOVED to add the word fees to the title of any document pertaining to fees;
- MOVED that it is each GRF Committee's responsibility to ensure that any GRF governing document cite the appropriate cross-reference(s) to any other related GRF governing

- documents (rules, fees, procedures, etc.) when the governing document comes before the GRF Committee for action;
- CONCURRED to approve the launch of the new GRF governing document website page, upon re-sorting of the department sections;
- MOVED to amend 40-3326-1, Purchasing Warehouse Guidelines for Mutual Inventory and Non-Inventory Purchases, by making the Non-substantial changes and approved, as final;
- MOVED to amend 40-2920-3, Budget Controls, by accepting the suggested red line amendments as well as clarifying the highlighted sections and forward to the Finance Committee for approval;
- MOVED to amend 40-5340-1, Capital Improvement Fund, by making the Non-substantial changes and approved, as final;
- MOVED to approve 40-5528-1, Refund of Excess Income, as reviewed;
- CONCURRED to review at the next meeting Amend 40-5520-1, Reserves, Amend 40-5540-1, Contingency Operating Fund, Amend 40-5516-3, Committee Non-Budgeted Expense, and amend 40-5061-2, Fees.

### **February 5, 2020, Physical Property Committee**

- MOVED to recommend the GRF Board approve an additional \$750,000 reserve funding to make the needed replacement and repairs of deficiencies at the Pool/Golf Course Facility, pending Finance Committee review;
- MOVED to approve the completion of #931-19m 1.8 Acres – Gate Replacement and #936-19, Clubhouse Three-Automatic Door Replacements;
- MOVED to allow MJ Jurado to continue with previously approved demolition work prior to the additional funds being approved at the GRF Board meeting to avoid holding up the Pool Project by three weeks;
- CONCURRED to discuss Alternative Energy-Microgrids at the next meeting;
- MOVED to recommend the GRF Board approve the renovation of Clubhouse Three room 9 for the purpose of creating Knowledge and Learning Center based on the scope of work presented, including contingencies for assistive listening devices and unforeseen items, for a total cost not to exceed \$110,000, pending Finance Committee review;
- MOVED to recommend the GRF Board approve the renovation of Clubhouse Three room 10 for the purpose of creating Knowledge and Learning Center based on the scope of work presented, including contingencies for assistive listening devices and unforeseen items, for a total cost not to exceed \$205,000, pending Finance Committee review;
- CONCURRED to decline CARE's request to install laminate flooring in place of carpet and to have the floors professionally cleaned by Innovative Cleaning Services;
- MOVED to accept the donation of a park bench from the Sunshine Club and place it at Clubhouse Two, and send a letter of thanks to the Sunshine Club;
- CONCURRED to discuss alternative energy at an upcoming meeting;
- CONCURRED to approve the scope of Upper Amphitheater Loft work at the February 3 meeting to be presented at the March Physical Property Committee to review costs;
- MOVED to recommend the GRF Board award a contract to Schlick Services to install a 400-amp electric panel at the 1.8 area with seven new light poles and fixtures including conduit for video surveillance and adding \$4,000 in contingencies for permits and any unforeseen needs, for a total cost not to exceed \$ 43,677, Capital Funding, pending Finance Committee review;
- MOVED to recommend the GRF Board award a contract to National Fire Protection to service and maintain Trust Property Fire Protection Equipment ,for a three-year period, at a total cost not to exceed \$15,246, Operating funding;

- MOVED to conceptually approve the donation for the purpose of installing a new ramp or lift to the top of the Amphitheater, pending review by an engineer;
- MOVED to recommend the GRF Board approve the exterior painting of Clubhouse Four and the Service Maintenance buildings and interior painting of the Library and Friends of the Library buildings, including a 5% contingency, for a total cost not to exceed \$34,388, Reserve Funding;
- MOVED to recommend the GRF Board approve the Service Maintenance Department to make improvements at the Security Main Gate; Break Room, Kitchen Area and Exit Office for a total cost not to exceed \$17,440 Capital funding, pending Finance Committee review;
- MOVED to recommend the GRF Board approve the replacement of flooring in the Lapidary room of Clubhouse Four ,for a cost not to exceed \$10,000, Reserve funding, pending review by the Finance Committee;
- MOVED to recommend the GRF Board approve the replacement of HVAC unit #1 by Greenwood Heating & Air for a total cost not to exceed \$4,200, Reserve funding, and authorize the Executive Director initiate the contract prior to the Board meeting to avoid holding up the roofing project.

### **February 6, 2020, Architecture and Design Review Committee**

- CONCURRED to take no action pending presentation of a sample of a recycle/waste bin at the next scheduled meeting;
- CONCURRED to request the Facilities Director bring back additional pot and plant samples for Veteran's Plaza to the next scheduled meeting;
- MOVED to accept the donation of a Sculpture, from the Perrotti Family, and to include, at GRF cost, a plaque recognizing the Perrotti Family's donation;
- MOVED to approve the design change of the resource rack, located in the lower lobby of Building Five, to a wall-mounted unit, approved by ADRC standards and authorize the Recreation Manager to place the order;
- CONCURRED to request the Facilities Director bring back additional flooring samples for Clubhouse Three, Room Nine, Learning Center, to the next scheduled meeting;
- MOVED to approve the Heavy-Duty Stacking Chair, in Navy, with the silver mist frame, as part of the approved furniture for general use;
- MOVED to approve and inform Optum Care that the donation of the furniture from the lobby of the Health Care Center (HCC) would be welcomed and authorize the Executive Director to work with the HCC in finalizing the arrangements for the possible donation;
- MOVED conceptually approve, in addition to the approved exterior finishes of the Pool area, the finishes for a wall, with similar finishes as the donation wall located at the Amphitheater; with the Architectural Design and Review Committee's conceptual approval, the Executive Director will present the approved concept to the Recreation Committee, for formulation of plans to actualize the pool wall.

### **February 10, 2020, Mutual Administration Committee**

- MOVED to amend 50-1023-1, GRF Pet Ownership Rules, accepting the keywords assigned by the Governing Document Committee (Pet, ESA, and Service Animals);
- CONCURRED to refer Mutual Permission Temporary Carport and Mutual Street Parking Permit to President's Council for review and send revised pages five and six of the Application & Approval, Co-Occupant to the President of Mutual Seventeen.

### **February 11, 2020, Facilities and Amenities Review Ad hoc Committee**

- CONCURRED to take no action regarding Clubhouse One – Storage, pending a determination from the Restaurant/Bar Sub-committee;

- CONCURRED to take no action regarding Woodshop Space Designer/Architect, pending a determination from the Restaurant/Bar Sub-committee;
- CONCURRED to amend the draft kitchen use survey, as discussed and request the Assistant Recreation Manager distribute the survey to Clubs that regularly met in Clubhouse Three.

### **February 12, 2020, Security, Bus & Traffic Committee**

- CONCURRED to take no action and bring back to the next scheduled meeting the following governing documents: 80-1920-1, Traffic Rules and Regulations, 80-1925-1, Traffic Rules and Regulations – Enforcement on Trust Property, 80-1927-1, Trust Property Parking Rules and Enforcement, 80-1927-2, Trust Property Parking Rules and Enforcement, Fees, 80-1927-3;
- Trust Property Parking Rules and Enforcement, Procedures, 80-1928-1, Golf Carts Parking Rules and Regulations, 80-5536.01-1, Guest Passes.

### **February 13, 2020, Communications & IT Committee**

- MOVED to support the Executive Director's decision on upgrading internet services in Clubhouses Two and Three in the amount not to exceed \$1,500, pending proper documentation from the IT Supervisor;
- CONCURRED to move production date of the Community Guide to the second week of July. The Committee also concurred to invite LW Weekly advertising person, Sylvia King, to the next scheduled Committee meeting to discuss the advertising;
- CONCURRED to request staff to obtain and present information on the most frequent fits pertaining to the sections of LW Weekly;
- CONCURRED to request the IT Supervisor present more detailed list of the bids for the phone system at the next scheduled meeting;
- CONCURRED to request the Director of Communication and Technology summarize gathered feedback on LW map and present the updated map at the next scheduled Committee meeting;
- MOVED to forward a funding request to the Finance Committee and Board of Directors for Tecnavia standard package for \$5,800, with the exact dollar amount to be provided by the Executive Director;
- CONCURRED to request the GRF attorney review the section 2.2. Limitations Related to Coverage of Election Candidates of Policy 20-2806-1, Community Publications, for possible revisions.

### **February 14, 2020, Finance Committee**

- CONCURRED to authorize the Purchasing Manager, to process the lockers received through the approved surplus equipment procedure;
- MOVED and recommended the GRF Board accept for audit and forward to the GRF Board the financial statements for period ending January 2020, as presented by the Director of Finance and as reviewed by the Finance Committee;
- MOVED and recommended the GRF Board authorize the purchase of brokered CDs through Morgan Stanley (\$735,000) and US Bancorp (\$1,265,000) totaling \$2,000,000 of reserve funds, with terms ranging from six (6) months to eighteen (18) months at the prevailing interest rates at the time of purchase and at the discretion of the financial advisor;
- MOVED to recommend the GRF Board accept the Loyalty Update Plan pricing, as presented in the proposal submitted by Association Reserves, for the preparation of a reserve study update with site visit for the budget year 2021 followed by two updates with no site visits for budget years 2022 and 2023;

- MOVED to deny the refund of the first installment of the promissory note and certificate preparation fee, totaling \$1,013.50 and to forgive the remaining balance due on the promissory note;
- MOVED to deny the refund of the Co-Occupant fee, in the amount of \$1,678, as presented on the agenda;
- DETERMINED that Capital Funds, in the amount of \$315,000, are available and have placed a temporary hold on these funds, pending Board action on the proposed project, for clubhouse three learning center: Room Nine, for the purpose of creating a Knowledge and Learning Center, based on the scope of work (Exhibit A), including contingencies for assistive listening devices and unforeseen items, for a total cost not to exceed \$110,000 and Room Ten, for the purpose of creating a Knowledge and Learning Center, based on the scope of work (see exhibit A), including contingencies for assistive listening devices and unforeseen items, for a total cost not to exceed \$205,000, as being recommended to the Board by the Physical Property Committee, per the Committees action request of February 6, 2020, Clubhouse Three, Learning Center;
- DETERMINED that Capital Funds, in the amount of \$43,677, are available and have placed a temporary hold on these funds, pending Board action on the proposed project, for the installation of electrical and lighting, as being recommended to the Board by the Physical Property Committee, per the Committees action request of February 6, 2020, 1.8 acres electrical and lighting;
- DETERMINED that Capital Funds, in the amount of \$17,440, are available and have placed a temporary hold on these funds, pending Board action on the proposed project, for the revisions at the main gate and approve the Service Maintenance Department to make improvements (break room, kitchen area and exit office), as being recommended to the Board by the Physical Property Committee, per the Committees action request of February 6, 2020, revisions at the main gate;
- ALLOCATED Capital Funding, for office rehabilitation expenses for technology purchases and office furniture for the repurposing of the vacant office, on the second floor of the Administration Building, not to exceed \$2,000, and forward this request to the GRF Board of Directors;
- DETERMINED that Reserve Funds, in the amount of \$750,000, are available and have placed a temporary hold on these funds, pending Board action on the proposed project, to complete the replacement of the swimming pool, hot pool shower room refurbishment, as being recommended to the Board by the Physical Property Committee, per the Committees action request of February 6, 2020, pool/golf course project, for a total cost of \$1,550,000;
- DETERMINED that Reserve Funds, in the amount of \$10,000, are available and have placed a temporary hold on these funds, pending Board action on the proposed project, to replace existing flooring in the Lapidary room of Clubhouse Four, as being recommended to the Board by the Physical Property Committee, per the Committees action request of February 6, 2020, Clubhouse four, lapidary room flooring;
- CONCURRED to review Amend 40-2920-3, Budget Controls and Amend 40-5523-1, Accounts Receivable Collections at the next scheduled meeting.

### **February 14, 2020, Executive Committee**

- CONCURRED to discuss the correspondence in Executive Session;
- MOVED to recommend the GRF BOD appoint Accurate Voting Services as the Inspectors of Election for the 2020 GRF and Mutual BOD elections, as set forth in 30-5025-3;
- MOVED to recommend to the GRF Board of Directors renewal of the following GRF employee benefit plans for the plan year beginning April 1, 2020, ending March 31, 2021: Anthem Blue Cross Medical Low and High HMO plans, Guardian Dental HMO and PPO plans, Guardian VSP Vision plan, Guardian Basic Life and AD&D Insurance plan, Guardian Long Term Disability plan, Guardian Accident and Critical Illness Plan, Guardian Voluntary Life plan, VPI Voluntary Pet



- Insurance plan, reimbursement of up to \$500 hospitalization cost, annually, per employee, and Flexible Spending Account plan;
- CONCURRED to authorize the Executive Director to request labor counsel provide a legal opinion, pertaining to Mutual and/or GRF Board members experiencing a conflict of interest if also an employee of GRF;
- MOVED to authorize a pop-up voting site, easily accessible by bus;
- MOVED to forward a request to the Finance Committee in February 2020 to review the availability of Capital Funding, not to exceed \$2,000, for office rehabilitation expenses for technology purchases and office furniture, for the repurposing of the vacant office on the second floor of the Administration Building and recommend the GRF BOD approve the rehabilitation expenses;
- CONCURRED to review the following GRF Governing Documents at the March meeting: 30-1021-1, Posting of Signs on Trust Property, 30-1220-1, Sub-committee Resident Specialist, 30-5020-1, Organization of the Board, 30-5092-1, Code of Ethics 30-5092.01-1, BOD Censure Procedure.

#### **February 18, 2020, Special Recreation Committee**

- MOVED to recommend the GRF Board conceptually approve the proposed design concept for the expansion and enhancement of the Fitness Center, and authorize the Physical Property, Recreation, and Architectural Design Review Committees to take all required actions to finalize all plans and specifications and to fully develop all costs for the proposed project and forward a request to the Finance Committee to determine if funding is available. Upon securing funding bring the completed project plan back to the GRF Board for final approval;
- MOVED to recommend the GRF Board approve the design concepts, as presented, for the replacement of the Pool, Spa, and Locker Rooms, required by the uncovered presence of numerous critical latent construction defects and then authorize the Physical Property, Recreation and Architectural Design Review Committees to take all required actions under a budget, as approved by the GRF Board, to complete the replacement of the Pool, Spa, and Locker Rooms as quickly as reasonably possible.

#### **February 18, 2020, Special Physical Property Committee**

- MOVED to recommend the GRF Board conceptually approve the proposed design concept for the expansion and enhancement of the Fitness Center, and authorize the Physical Property, Recreation, and Architectural Design Review Committees to take all required actions to finalize all plans and specifications and to fully develop all costs for the proposed project and forward a request to the Finance Committee to determine if funding is available. Upon securing funding bring the completed project plan back to the GRF Board for final approval;
- MOVED to recommend the GRF Board approve the design concepts, as presented, for the replacement of the Pool, Spa, and Locker Rooms, required by the uncovered presence of numerous critical latent construction defects and then authorize the Physical Property, Recreation and Architectural Design Review Committees to take all required actions under a budget, as approved by the GRF Board, to complete the replacement of the Pool, Spa, and Locker Rooms as quickly as reasonably possible.

#### **February 18, 2020, Website Redesign Committee**

- CONCURRED to request the IT Supervisor follow-up on the “Revize” proposal, contacting its current customers for feedback and request a demo system for the new LWSB website.

### **February 19, 2020, Strategic Planning Ad hoc Committee**

- CONCURRED to accept the newly formatted future visions spreadsheet, as presented;
- CONCURRED to remove the following line items (listed by row number): 10. Maximizing use of Trust Property; 12. Move On-site Sales Office outside the gate; 13. Parking Garage; 19. On-site hazardous waste disposal and collection service; 29. A giant display screen on the wall next to the Amphitheater; 40. GRF credit card (VISA/MC); 41. Innovations/Technology.
- CONCURRED to amend the following line items (listed by row number): 7. Add “(by 2044)”, 8. Change “legal” to “paralegal”; 16. Break into four line items for clubhouses 1, 2, 3, and 4; 22. Change “reduction to “conservation”; 23. Change to “Implement environmental programs”; 31. Change “of long term use” to “and enhancement”.
- CONCURRED to review the priority levels at the next meeting.

## Financial Recap – January 2020

As of the one-month period ended January 2020, the draft financial reports indicate that GRF is in a favorable financial position with a surplus of \$101,692.

Major variances are:

Wages, Taxes & Benefits	50,622	Favorable: Wages \$33K; P/R Taxes \$5K; Workers' Comp \$4K; Group Ins \$9K
Temporary Agency Fees	(12,614)	Unfavorable: Temporary help for key positions.
Supplies	17,815	Favorable: Timing of expenditures for later months
Professional Services	11,636	Favorable: Timing of expenditures for later months
Rental Income	9,293	Favorable: Actual unit sales exceeded budget

	Fund Balance	Allocated For Current Projects	Allocated For Future Projects	For details, see page
<b>Reserve Funds</b>				
Repairs & Replacements	\$10,653,033	\$1,815,777	\$8,837,256	7

	Fund Balance	Allocated Funds	Unallocated Funds	For details, see page
<b>Capital Funds</b>				
Capital Improvements	\$2,527,790	\$174,099	\$2,353,691	8

Total year-to-date approved unbudgeted operating expenses are \$0.