

A G E N D A

FINANCE COMMITTEE

SPECIAL MEETING

FRIDAY, FEBRUARY 10, 2017, AT 9:00 AM
CLUB ROOM – CREEKSIDE COMPLEX

1. MEETING CALLED TO ORDER: David H. Smith, Chairman
2. ROLL CALL: Smith, Autrey, Dorband, Haley, Neff, Rosenzweig, and Yahng
3. RESIDENTS' FORUM
4. CHAIRMAN'S REPORT – ANNOUNCEMENTS
5. UNFINISHED BUSINESS
Discuss financing requirements for the Fitness Center renovation. (Attachment)
6. NEW BUSINESS
None
7. ADJOURNMENT
8. NEXT MEETING: Tuesday, February 21, 2017, at 9:00 a.m. in the Board Room at Gateway Complex

RSC/kv
cc: GRF Board

Golden Rain Foundation Long Range Trust Expenditure Analysis

One of the Board's goals for the 2016-2017 year was to complete a 20 year capital needs analysis to be used to determine funds available for future projects. Staff has prepared two schedules that may be used as tools to accomplish this goal. These include a Trust Expenditure schedule accompanied by a chart illustrating the total expenditures by year, and a Trust Estate Fund projection.

These schedules are not intended to be a precise work plan but rather an estimate of future funding requirements based on staff projections. These projections can be affected by any large renovation projects approved by the Board.

Trust Expenditures Schedule

- This schedule includes a summary of projected capital expenditures to be paid by the Trust Estate Fund.
- The Fitness Center expansion is not included on this schedule.
- Capital expenditures include items costing \$5,000 or more with a useful life in excess of one year.
- Projected expenditures include a 2% per year inflation factor based on current estimated costs.
- Street paving is treated as a capital expenditure and is therefore included in the schedule at a rate of \$500,000/yr., adjusted for inflation.

Trust Estate Fund Projection

- The purpose of this schedule is to forecast the annual balance in the Trust Estate Fund.
- Membership fees are projected at 400 sales per year with no assumption of a fee increase.
- Medical Center rent increases 2.5% per year at a rate consistent with the current lease.
- The credit line proceeds provide sufficient funds to complete the Fitness Center renovation and are converted to a fixed loan beginning in 2018.
- Expenditures include total included on the Trust Expenditure Schedule, the projected remaining cost of the Fitness Center expansion and debt service.

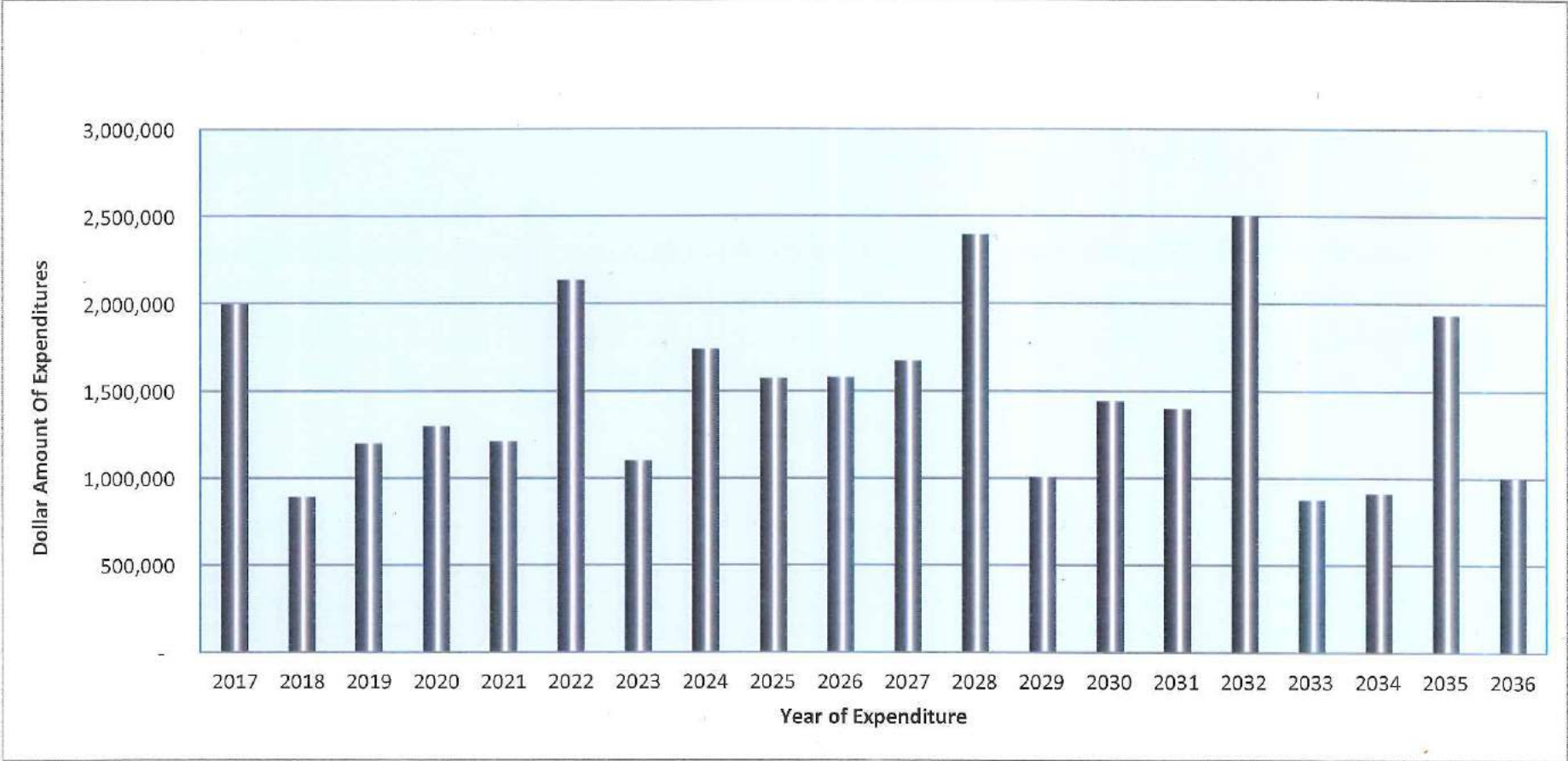
Golden Rain Foundation
Trust Estate Fund Projection
in thousands (000's)

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Total	
Beginning Balance 12/31/16	4,103	552	1,831	2,844	3,803	4,894	5,104	6,398	7,096	8,010	8,962	10,242	11,222	13,951	16,493	19,099	20,624	24,307	29,622	32,267	4,103	
Estimated Revenues:																						
Membership transfer fees	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	72,000
Medical Center rent	644	660	677	694	711	729	747	766	785	804	825	845	866	888	910	933	956	2,627	980	1,005	18,052	
Credit line	5,300																					5,300
Total	9,544	4,260	4,277	4,294	4,311	4,329	4,347	4,366	4,385	4,404	4,425	4,445	4,466	4,488	4,510	4,533	4,556	6,227	4,580	4,605	95,352	
Estimated Expenditures																						
Total per Long Range Plan	1,995	890	1,200	1,298	1,211	2,137	1,100	1,742	1,572	1,580	1,671	2,396	1,006	1,443	1,401	2,505	873	912	1,935	1,003	29,870	
Del Valle Renovation	9,335																					9,335
Debt Service:																						
Mechanics Bank loan-Creekside- Loan #1	749	749	749	749	749	749	749	749	749	749	378											7,868
Mechanics Bank loan-Event Ctr- Loan #2	866	839	812	785	757	730	701	674	647	620	593	566	228									8,818
Mechanics Bank loan-Fitness-Loan #3		503	503	503	503	503	503	503	503	503	503	503	503	503	503	503						7,545
Credit line interest	150																					150
Total Estimated Expenditures	13,095	2,981	3,264	3,335	3,220	4,119	3,053	3,668	3,471	3,452	3,145	3,465	1,737	1,946	1,904	3,008	873	912	1,935	1,003	63,586	
Revenue minus expense	(3,551)	1,279	1,013	959	1,091	210	1,294	698	914	952	1,280	980	2,729	2,542	2,606	1,525	3,683	5,315	2,645	3,602	31,766	
Ending Fund Balance	552	1,831	2,844	3,803	4,894	5,104	6,398	7,096	8,010	8,962	10,242	11,222	13,951	16,493	19,099	20,624	24,307	29,622	32,267	35,869	35,869	

Mechanics Bank Credit Line Activity

Beginning Credit Line Balance	-	5,300
Borrowing	5,300	-
Convert to fixed loan		(5,300)
Ending Credit Line Balance	<u>5,300</u>	<u>-</u>

GRF TRUST ESTATE 20 Year Expenditure Projection



Trust Expenditures
Long-Range Comprehensive Capital Improvement Program
Trust Estate Fund

Location	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Del Valle Total	120,000	129,000	-	-	-	143,531	16,892	-	70,300	29,877	60,950	198,940	-	-	-	74,023	-	-	278,508	-
Gateway Total	98,500	-	-	-	54,122	220,816	202,709	252,711	128,883	215,117	255,989	932,531	-	-	-	309,550	-	-	621,287	-
Hillside Total	148,000	-	-	115,672	70,358	11,041	-	11,487	41,008	87,242	-	198,940	15,219	32,340	-	383,572	-	-	35,706	32,050
Dollar Total	6,500	6,630	6,763	113,019	63,322	169,476	7,320	18,953	7,616	139,228	7,923	8,082	8,244	8,408	8,577	176,982	8,923	9,102	99,263	53,174
F-Event Center Total	-	-	-	-	-	-	-	-	12,888	-	-	-	-	-	-	154,775	-	-	-	-
MOD Office Total	228,000	-	-	73,223	14,072	160,092	73,201	530,693	-	78,876	46,322	12,434	-	-	-	26,917	-	-	-	-
Corp Yard Total	-	61,200	15,606	10,612	-	-	-	17,230	17,575	-	36,570	-	19,024	-	-	13,459	-	21,004	-	-
Gatehouse Total	-	-	-	-	-	-	-	-	14,060	-	42,665	-	-	-	-	-	-	-	-	-
Parks Total	51,500	-	-	-	-	55,204	-	-	52,725	-	-	-	-	-	-	-	-	-	-	-
Golf Dollar Ranch Total	-	-	208,080	-	217,569	139,114	-	-	-	-	158,469	124,337	82,436	291,061	105,558	397,031	-	-	-	-
Golf Creekside Total	-	-	-	201,630	10,824	71,765	39,416	-	-	77,681	97,520	99,470	82,436	84,084	65,974	-	-	-	-	-
Golf Misc Equipment Total	-	-	-	-	17,319	-	16,892	-	-	17,926	79,235	-	-	-	-	-	-	-	-	-
Golf Practice Facilities Total	-	-	20,808	-	-	-	-	11,487	-	-	-	-	-	-	224,311	67,293	-	-	-	-
Golf Cart Bridges Total	-	-	-	47,754	81,182	110,408	33,785	103,382	-	-	-	-	-	-	-	-	-	-	-	-
Golf Equipment Total	81,500	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Paving Total	510,000	510,000	520,200	530,604	541,216	552,040	563,081	574,343	585,830	597,546	609,497	621,687	634,121	646,803	659,739	672,934	686,393	700,121	714,123	728,406
Vehicles Total	160,000	132,600	168,452	205,957	140,716	503,531	146,401	221,329	190,316	193,362	196,469	199,639	164,871	168,169	171,532	174,963	178,462	182,031	185,672	189,385
IT Total	60,500	51,000	280,100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Valley-Wide Total	530,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Grand Total	1,994,500	890,430	1,200,009	1,298,471	1,210,700	2,137,018	1,099,698	1,741,615	1,572,288	1,580,267	1,670,843	2,396,059	1,006,350	1,443,018	1,400,627	2,505,334	873,778	912,257	1,934,560	1,003,014