

Subject: User Fees and Service Charges

Purpose: To Establish a Policy to Govern and Guide Decisions Concerning Cost Support of Community Facilities and Services

Rossmoor has a long tradition of policies and practices supporting the shared cost concept, which is enumerated in the Trust Agreement. By spreading the cost of operations over the entire membership, the community is able to support a great array of facilities and services, which are integral to residential retirement community living. At the same time, there are circumstances when shared support of some activities may not be appropriate.

The principle underlying the shared cost concept is that the service or facility is available to all residents on an equal basis; and that the particular activity or improvement benefits the community at large. When the entire community may not benefit, it is not appropriate that the cost be spread over the entire Membership. When recovery of a cost is not shared by equal assessment of the Membership, it is termed a non-shared cost and is recovered by either user fees or service charges. The objective of these charges, at a minimum, is to recover the cost attributable to the activity or service or to generate revenue for allocating a portion of the Trust Estate for exclusive use by a limited number of Members or registered tenants.

The Board may impose additional fees for use as a result of the exclusive use to recover direct costs or to approximate charges for similar services outside Rossmoor. Such fees will normally be determined annually during the budget development and approval process. Room set-up fees are subject to the charges in effect at the time of usage.

Also included in this category are facilities that, due to special use restrictions, are not generally available for use by all members. The Recreational Vehicle (RV) storage facility is an example of this type of facility. Excluded are GRF facilities universally available that are operated by resident volunteer groups in lieu of staff, such as the library, crafts rooms and the computer room.

Authority: Policy

12/5/96	9/30/99 Rev.
1/29/98 Rev.	10/26/00 Rev.
10/29/98 Rev.	5/25/06 Rev.
12/3/98 Rev.	7/27/17 Rev.
1/28/99 Rev.	