



## **Management Solutions**

6200 Buena Vista Dr.  
Newark, CA 94560  
(510) 659-8969  
(510) 656-4495 FAX

### **Villa Peralta Homeowners' Association**

#### **2019 Budget Explanation**

November 1, 2018

Dear Homeowner,

The attached documents are prepared and forwarded to you in compliance with California Civil Code.

These documents are also required by law to be given to you and to any prospective buyer should you decide to sell your home. It is important that they be kept for reference with the legal documents that were provided to you when you purchased your home.

Following is the summary information for you:

- I. A copy of the fiscal year budget, which has been approved by the Board of Directors.
- II. The total cash reserve is currently \$154,367.40 as of September 30, 2018.
- III. The budget becomes effective January 1, 2018. The dues will remain \$310.00 per unit, per month.
- IV. The Association updated their reserves study in October 2018.
- V. The method for calculating reserve allocations requires obtaining estimates of the current cost of repair or replacement of major components. The replacement cost for each component is then divided by the estimate life of that component to obtain the annual reserve cost. Utilizing an expert opinion to estimate the number of years the component should last, attains the estimated life. For the years already used, the appropriate amount of reserves should be set aside, if not, then a deficit exists and the Board of Directors then sets a plan for correction. The annual reserve for each of the existing components is totaled to determine the total annual reserve amount necessary to be collected and set aside.
- VI. Attached is a copy of your Association's Delinquency / Collection Policy.
- VII. Please refer to the Civil Code Notices for 2019 for your rights and notices.

**Management Solutions looks forward to another great year with the  
Villa Peralta Homeowners Association.**

		Previous Year-2018			Current Year-2019		
		Adopted Monthly Budget	Annual Budget	Per Month/ Per Unit	Adopted Monthly Budget	Annual Budget	Per Month/ Per Unit
4010	Dues	\$ 9,300.00	\$ 111,600.00	\$ 310.00	\$ 9,300.00	\$ 111,600.00	\$ 310.00
4130	Interest Income Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4135	Interest Income Dues	\$ 94.98	\$ 1,139.76	\$ 3.17	\$ 94.98	\$ 1,139.76	\$ 3.17
4137	Violations Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4145	Late Letter Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>4000</b>	<b>Total Income</b>	<b>\$ 9,394.98</b>	<b>\$ 112,739.76</b>	<b>\$ 313.17</b>	<b>\$ 9,394.98</b>	<b>\$ 112,739.76</b>	<b>\$ 313.17</b>
5020	Electricity	\$ 173.40	\$ 2,080.80	\$ 5.78	\$ 173.40	\$ 2,080.80	\$ 5.78
5030	Gas	\$ 158.10	\$ 1,897.20	\$ 5.27	\$ 158.10	\$ 1,897.20	\$ 5.27
5070	Water and Sewer	\$ 1,175.40	\$ 14,104.80	\$ 39.18	\$ 1,175.40	\$ 14,104.80	\$ 39.18
5080	Telephone/Pager	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>5000</b>	<b>Total Utilities</b>	<b>\$ 1,506.90</b>	<b>\$ 18,082.80</b>	<b>\$ 50.23</b>	<b>\$ 1,506.90</b>	<b>\$ 18,082.80</b>	<b>\$ 50.23</b>
6010	Contract Landscape	\$ 760.20	\$ 9,122.40	\$ 25.34	\$ 760.20	\$ 9,122.40	\$ 25.34
6020	Irrigation Repair	\$ 74.90	\$ 898.80	\$ 2.50	\$ 74.90	\$ 898.80	\$ 2.50
6030	Landscape Other	\$ 375.00	\$ 4,500.00	\$ 12.50	\$ 375.00	\$ 4,500.00	\$ 12.50
<b>6000</b>	<b>Total Landscape</b>	<b>\$ 1,210.10</b>	<b>\$ 14,521.20</b>	<b>\$ 40.34</b>	<b>\$ 1,210.10</b>	<b>\$ 14,521.20</b>	<b>\$ 40.34</b>
7045	Building Repairs	\$ 120.00	\$ 1,440.00	\$ 4.00	\$ 120.00	\$ 1,440.00	\$ 4.00
7100	Pool Contract	\$ 300.00	\$ 3,600.00	\$ 10.00	\$ 300.00	\$ 3,600.00	\$ 10.00
7110	Pool & Spa Repairs	\$ 82.50	\$ 990.00	\$ 2.75	\$ 82.50	\$ 990.00	\$ 2.75
7115	Pool Permits	\$ 52.50	\$ 630.00	\$ 1.75	\$ 52.50	\$ 630.00	\$ 1.75
7120	Pest Control	\$ 120.00	\$ 1,440.00	\$ 4.00	\$ 120.00	\$ 1,440.00	\$ 4.00
7530	Plumbing Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>7000</b>	<b>Total Buildings &amp; Grounds</b>	<b>\$ 675.00</b>	<b>\$ 8,100.00</b>	<b>\$ 22.50</b>	<b>\$ 675.00</b>	<b>\$ 8,100.00</b>	<b>\$ 22.50</b>
8010	Management	\$ 910.00	\$ 10,920.00	\$ 30.33	\$ 910.00	\$ 10,920.00	\$ 30.33
8030	Legal Consultations	\$ 75.00	\$ 900.00	\$ 2.50	\$ 75.00	\$ 900.00	\$ 2.50
8040	Legal Collection Fees	\$ 45.00	\$ 540.00	\$ 1.50	\$ 45.00	\$ 540.00	\$ 1.50
8060	Accounting and Tax Prep	\$ 100.20	\$ 1,202.40	\$ 3.34	\$ 100.20	\$ 1,202.40	\$ 3.34
8070	Taxes-Federal	\$ 30.00	\$ 360.00	\$ 1.00	\$ 30.00	\$ 360.00	\$ 1.00
8080	Taxes-State	\$ 19.50	\$ 234.00	\$ 0.65	\$ 19.50	\$ 234.00	\$ 0.65
8110	Printing	\$ 30.00	\$ 360.00	\$ 1.00	\$ 30.00	\$ 360.00	\$ 1.00
8120	Supplies	\$ 14.75	\$ 177.00	\$ 0.49	\$ 14.75	\$ 177.00	\$ 0.49
8150	Insurance	\$ 1,395.00	\$ 16,740.00	\$ 46.50	\$ 1,395.00	\$ 16,740.00	\$ 46.50
8170	Misc. G&A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>8000</b>	<b>Total General and Admin.</b>	<b>\$ 2,619.45</b>	<b>\$ 31,433.40</b>	<b>\$ 87.32</b>	<b>\$ 2,619.45</b>	<b>\$ 31,433.40</b>	<b>\$ 87.32</b>
<b>9001</b>	<b>Reserves</b>	<b>\$ 3,383.53</b>	<b>\$ 40,602.36</b>	<b>\$ 112.78</b>	<b>\$ 3,383.53</b>	<b>\$ 40,602.36</b>	<b>\$ 112.78</b>

**VILLA PERALTA OF FREMONT HOMEOWNERS ASSOCIATION  
NOTICES FOR 2019**

**THE NAME AND ADDRESS OF FOR DELIVERY OF DOCUMENTS TO THE  
ASSOCIATION  
CIVIL CODE 4035**

Notices to the Association shall be delivered to Mr. Don Murphy, Manager, Management Solutions, Inc. 6200 Buena Vista Drive, Newark, CA 94560

**RIGHT TO SUBMIT SECONDARY ADDRESSES  
FOR COLLECTION NOTICES  
CIVIL CODE 4040**

Upon receipt of a written request, the Homeowners Association shall additional copies of notices to the secondary address stated in a member's written request.

**RIGHT TO NOTICE GENERAL NOTICE BY INDIVIDUAL DELIVERY  
CIVIL CODE 4045**

Members may request to receive general notices from the Association by individual delivery.

**SUMMARY OF REQUIREMENTS FOR ASSOCIATION APPROVAL OF A  
PHYSICAL CHANGE TO PROPERTY  
CIVIL CODE 4765**

Prior to making any change to property, members of the association must submit a fully completed Architectural Application that must be approved by the Association. Applications may be obtained from Management Solutions, Inc. located at 6200 Buena Vista Drive, Newark, CA 94560.

**RIGHT TO MINUTES OF BOARD MEETING  
CIVIL CODE 5240(b)**

Members of the Association have the right to have copies of the minutes of the meetings of the Board of Directors by sending a written request specifying the minutes they desire to the offices of Management Solutions, Inc. located at 6200 Buena Vista Drive, Newark, CA 94560.

**RIGHT TO ALTERNATIVE DISPUTE RESOLUTION  
CIVIL CODE 5915**

The Association or member of the Association may not file a lawsuit in Superior Court unless the parties have tried to submit the dispute to Alternative Dispute Resolution pursuant to

Civil Code § 5915. However, this procedure only applies to an enforcement action that is solely for declaratory, injunctive or writ relief, or for that relief in conjunction with the claim of monetary damages not more than the jurisdictional limits stated in § 116.220 and § 116.221 of the Code of Civil Procedure. These provisions do not apply to a small claims action. Further, except as otherwise provided by law, this Alternative Dispute Resolution process does not apply to an assessment dispute.

The actual statutory procedures for Alternative Dispute Resolution follow.

## **RIGHT TO INTERNAL DISPUTE RESOLUTION CIVIL CODE 5915**

### **CALIFORNIA CODES CIVIL CODES SECTION § 5915.**

(a) This section applies in an association that does not otherwise provide a fair, reasonable, and expeditious dispute resolution procedure. The procedure provided in this section is fair, reasonable, and expeditious, within the meaning of this article.

(b) Either party to a dispute within the scope of this article may invoke the following procedure:

(1) The party may request the other party to meet and confer in an effort to resolve the dispute. The request shall be in writing.

(2) A member of an association may refuse a request to meet and confer. The association may not refuse a request to meet and confer.

(3) The association's board of directors shall designate a member of the board to meet and confer.

(4) The parties shall meet promptly at a mutually convenient time and place, explain their positions to each other, and confer in good faith in an effort to resolve the dispute.

(5) A resolution of the dispute agreed to by the parties shall be memorialized in writing and signed by the parties, including the board designee on behalf of the association.

(c) An agreement reached under this section binds the parties and is judicially enforceable if both of the following conditions are satisfied:

(1) The agreement is not in conflict with law or the governing documents of the common interest development or association.

(2) The agreement is either consistent with the authority granted by the board of directors to its designee or the agreement is ratified by the board of directors.

(d) A member of the association may not be charged a fee to participate in the process.

**VILLA PERALTA OF FREMONT HOMEOWNERS ASSOCIATION  
ANNUAL STATEMENT OF COLLECTION PROCEDURE**

**EFFECTIVE JANUARY 1, 2019**

**NOTICE ASSESSMENTS AND FORECLOSURE.** This notice outlines some of the rights and responsibilities of owners of property in common interest developments and the associations that manage them. Please refer to the sections of the Civil Code indicated for further information. A portion of the information in this notice applies only to liens recorded on or after January 1, 2003. You may wish to consult a lawyer if you dispute an assessment.

**ASSESSMENTS AND FORECLOSURE.** Assessments become delinquent 15 days after they are due, unless the governing documents provide for a longer time. The failure to pay association assessments may result in the loss of an owner's property through foreclosure. Foreclosure may occur either as a result of a court action, known as judicial foreclosure, or without court action, often referred to as nonjudicial foreclosure. For liens recorded on and after January 1, 2006, an association may not use judicial or nonjudicial foreclosure to enforce that lien if the amount of the delinquent assessments or dues, exclusive of any accelerated assessments, late charges, fees, attorney's fees, interest, and costs of collection, is less than one thousand eight hundred dollars (\$1,800). For delinquent assessments or dues in excess of one thousand eight hundred dollars (\$1,800) or more than 12 months delinquent, an association may use judicial or nonjudicial foreclosure subject to the conditions set forth in Article 3 (commencing with **Section 5700**) of Chapter 8 of Part 5 of Division 4 of the Civil Code. When using judicial or nonjudicial foreclosure, the association records a lien on the owner's property. The owner's property may be sold to satisfy the lien if the amounts secured by the lien are not paid. (**Sections 5700** through **5720** of the Civil Code, inclusive)

In a judicial or nonjudicial foreclosure, the association may recover assessments, reasonable costs of collection, reasonable attorney's fees, late charges, and interest. The association may not use nonjudicial foreclosure to collect fines or penalties, except for costs to repair common area damaged by a member or a member's guests, if the governing documents provide for this. (**Section 5725** of the Civil Code)

The association must comply with the requirements of Article 2 (commencing with **Section 5650**) of Chapter 8 of Part 5 of Division 4 of the Civil Code when collecting delinquent assessments. If the association fails to follow these requirements, it may not record a lien on the owner's property until it has satisfied those requirements. Any additional costs that result from satisfying the requirements are the responsibility of the association. (**Section 5675** of the Civil Code)

At least 30 days prior to recording a lien on an owner's separate interest, the association must provide the owner of record with certain documents by certified mail, including a description of its collection and lien enforcement procedures and the method of calculating the amount. It must also provide an itemized statement of the charges owed by the owner. An owner has a right to review the association's records to verify the debt. (**Section 5660** of the Civil Code)

If a lien is recorded against an owner's property in error, the person who recorded the lien is required to record a lien release within 21 days, and to provide an owner certain documents in this regard. (**Section 5685** of the Civil Code)

The collection practices of the association may be governed by state and federal laws regarding fair debt collection. Penalties can be imposed for debt collection practices that violate these laws.

**PAYMENTS.** When an owner makes a payment, the owner may request a receipt, and the association is required to provide it. On the receipt, the association must indicate the date of payment and the person who received it. The association must inform owners of a mailing address for overnight payments. (**Section 5655** of the Civil Code)

An owner may, but is not obligated to, pay under protest any disputed charge or sum levied by the association, including, but not limited to, an assessment, fine, penalty, late fee, collection cost, or monetary penalty imposed as a disciplinary measure, and by so doing, specifically reserve the right to contest the disputed charge or sum in court or otherwise.

An owner may dispute an assessment debt by submitting a written request for dispute resolution to the association as set forth in Article 2 (commencing with **Section 5900**) of Chapter 10 of Part 5 of Division 4 of the Civil Code. In addition, an association may not initiate a foreclosure without participating in alternative dispute resolution with a neutral third party as set forth in Article 3 (commencing with **Section 5925**) of Chapter 10 of Part 5 of Division 4 of the Civil Code, if so requested by the owner. Binding arbitration shall not be available if the association intends to initiate a judicial foreclosure.

An owner is not liable for charges, interest, and costs of collection, if it is established that the assessment was paid properly on time. (**Section 5685** of the Civil Code)

**MEETINGS AND PAYMENT PLANS.** An owner of a separate interest that is not a time-share interest may request the association to consider a payment plan to satisfy a delinquent assessment. The association must inform owners of the standards for payment plans, if any exists. (**Section 5665** of the Civil Code)

The board must meet with an owner who makes a proper written request for a meeting to discuss a payment plan when the owner has received a notice of a delinquent assessment. These payment plans must conform with the payment plan standards of the association, if they exist. (**Section 5665** of the Civil Code)

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**DEBT OF OWNER; LATE CHARGES AND INTEREST.** Regular or special assessments; late charges (10 percent of the delinquent assessment or \$10 whichever is greater); costs of collection; attorney's fees and interest (annual interest not to exceed 10% commencing 30 days after the due date), shall be a debt of the owner at the time the assessment or other sums are levied. Owners will be charged \$25 for returned checks.

**PRIORITY OF ASSESSMENT PAYMENTS AND OVERNIGHT PAYMENT ADDRESS.**

Payments shall first be applied to the assessments owed, and then shall be applied to costs of collection, attorney's fees, late charges, and interest. The mailing address for overnight payments is:

**Management Cost Control  
8010 Wayland Lane, #2B  
Gilroy, CA 95020**

If your account has been turned over to Fong Strategies Group/Fong & Fong, APC, for collection of delinquent assessments the address for overnight payment is:

**Fong Strategies Group/  
Fong & Fong, APC  
2161 Harbor Bay Parkway  
Alameda, CA 94502**

**Payments may also be made by telephone: (866) 729-5327, option 1 or online at [www.FongASG.com](http://www.FongASG.com)**

**PRE-LIEN NOTICE.** At least 30 days prior to recording a lien the association shall notify the owner by certified mail of the following: a description of the collection and lien enforcement procedures, the method of calculation, a statement that the owner has the right to inspect the association records and the notice shall include the mandatory language in **Section 5660** of the Civil Code statement.

**PAYMENT PLAN.** Owners may submit written requests to meet with the board to discuss payment plans and the association shall provide standards for payment plans if any exist. The board and the owner shall meet in executive session within 45 days of the postmark of the request, if the request is mailed within 15 days of the date of the postmark of the notice. If there is no regularly scheduled board meeting within that period the board may designate a committee of one or more directors to meet with the owner. Additional late fees shall not accrue during the payment plan period if the owner is in compliance with the terms of the payment plan. Payment plans shall not impede an association's ability to record a lien on the owner's separate interest to secure payment of delinquent assessments. In the event of a default on any payment plan, the association may resume its efforts to collect the delinquent assessments.

**PRE-LIEN DISPUTE RESOLUTION.** Prior to recording a lien an association shall offer the owner and if requested by the owner shall participate in dispute resolution pursuant to the association's "meet and confer" program as required by the Civil Code.

**DECISION TO LIEN FOR DELINQUENT ASSESSMENTS.** Liens shall be recorded at least 30 days after the pre-lien notification. The board, by a majority vote at an open meeting, has duly approved the timeframe for the recordation of delinquent assessment lien.

**LIEN SIGNATURE DESIGNATION.** The association designates Fong Strategies Group/Fong & Fong, APC to sign delinquent assessment liens on behalf of the association.

**DELINQUENT ASSESSMENT LIEN.** The amount of the assessment, collection costs including late charges, and attorney's fees shall be a lien on the owner's separate interest which shall state the amount

of the assessment and other sums imposed, a legal description of the owner's separate interest, the name of the record owner, an itemized statement, the name and address of the trustee authorized by the association to enforce the lien by sale and be signed by the person designated as the signatory. A copy of the recorded notice of delinquent assessment shall be mailed by certified mail to every person whose name is shown as an owner of the separate interest in the association's records, and the notice shall be mailed no later than 10 calendar days after recordation. Assessment liens shall be prior to all other liens recorded subsequent to the assessment lien, unless the declaration provides for the subordination of any other liens and encumbrances.

**LIEN ENFORCEMENT GENERALLY.** After the expiration of 30 days following the recording of the lien, it may be enforced in any manner permitted by law, including suit for money damages, judicial sale, non-judicial sale or acceptance of a deed in lieu of foreclosure.

**DECISION TO FORECLOSE.** Prior to initiating foreclosure, the association shall offer and if requested by the owner, shall participate in dispute resolution pursuant to the association's "meet and confer" program, except that binding arbitration shall not be available if the association intends to initiate a judicial foreclosure. The decision to initiate foreclosure shall be made by board approval by a majority vote in executive session. The vote shall be recorded in the minutes of the next meeting of the board open to all members. The confidentiality of the owner(s) shall be maintained by identifying the matter by assessor's parcel number. A board vote to approve foreclosure of a lien shall take place at least 30 days prior to any public sale. Notice to the owner shall be by personal service. If the property is not owner-occupied notice shall be by first class mail at the owner(s)' most current address in the Association's records, if the owner does not have a separate address the association may use the address of the owner's separate property at the association.

**FORECLOSURE PROCEDURE.** Trustee's sales shall be conducted in accordance with **Sections 2924, 2924b, and 2924c** of the Civil Code. The association shall serve a notice of default on the person named as the owner in the association's records or that person's designated legal representative (the owner may designate a legal representative in a writing that is mailed to the association in a manner that indicates that the association has received it).

**RIGHT OF REDEMPTION.** A nonjudicial foreclosure for delinquent assessments shall be subject to a 90 day right of redemption.

**LIMITATION ON ASSIGNMENTS AND PLEDGES.** An association may not voluntarily assign or pledge the association's right to collect payments or assessments, or to enforce or foreclose a lien to a third party, except when the assignment or pledge is made to a financial institution or lender chartered or licensed under federal or state law, when acting within the scope of that charter or license, as security for a loan obtained by the association. This provision does not restrict the right or ability of an association to assign any unpaid obligations of a former member to a third party for purposes of collection.



# **VILLA PERALTA OF FREMONT HOMEOWNERS ASSOCIATION**

## **CIVIL CODE § 5310 INSURANCE DISCLOSURE**

Pursuant to **Civil Code Section 5310**, attached is a summary of the Association's policy of insurance declaration page:

**“THIS SUMMARY OF THE ASSOCIATION’S POLICIES OF INSURANCE PROVIDES ONLY CERTAIN INFORMATION, AS REQUIRED BY § 5310(a)(7) OF THE CIVIL CODE, AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR THE COMPLETE POLICY TERMS AND CONDITIONS CONTAINED IN THE ACTUAL POLICIES OF INSURANCE. ANY ASSOCIATION MEMBER MAY, UPON REQUEST AND PROVISION OF REASONABLE NOTICE, REVIEW THE ASSOCIATION’S INSURANCE POLICIES AND, UPON REQUEST AND PAYMENT OF REASONABLE DUPLICATION CHARGES, OBTAIN COPIES OF THOSE POLICIES. ALTHOUGH THE ASSOCIATION MAINTAINS THE POLICIES OF INSURANCE SPECIFIED IN THIS SUMMARY, THE ASSOCIATION’S POLICIES OF INSURANCE MAY NOT COVER YOUR PROPERTY, INCLUDING PERSONAL PROPERTY OR, REAL PROPERTY IMPROVEMENTS TO OR AROUND YOUR DWELLING, OR PERSONAL INJURIES OR OTHER LOSSES THAT OCCUR WITHIN OR AROUND YOUR DWELLING. EVEN IF A LOSS IS COVERED, YOU MAY NEVERTHELESS BE RESPONSIBLE FOR PAYING ALL OR A PORTION OF ANY DEDUCTIBLE THAT APPLIES. ASSOCIATION MEMBERS SHOULD CONSULT WITH THEIR INDIVIDUAL INSURANCE BROKER OR AGENT FOR APPROPRIATE ADDITIONAL COVERAGE.”**

**VILLA PERALTA OF FREMONT HOMEOWNERS ASSOCIATION  
FINE SCHEDULE AND PROCEDURE FOR VIOLATIONS  
OF THE GOVERNING DOCUMENTS**

Members of the association in violation of the Villa Peralta of Fremont Homeowners Association's governing documents [Declaration of Covenants, Conditions & Restrictions (CC&Rs), By Laws, Articles of Incorporation, Rules and Regulations] shall be subject to fines of up to \$ 500.00 per incident, or per day, depending upon the circumstances, and based upon the reasonable business judgment of the Board of Directors.

The first offense shall result in a written warning to the offending member. The warning shall specify the offending nature of the offensive conduct, date and time. It shall also advise the member of the proposed penalty if the violation reoccurs.

If the violation reoccurs the member is sent a (20 day) notice advising them that the Board is proposing to, for example, impose a fine of \$500.00, and the member has a right to appear at the next board meeting to present evidence as to why the penalty should not be imposed for this offense and any subsequent offense. The hearing is held and the board will then notify the member of its decision in writing within 5 days of the hearing.

If the fine is imposed it is added to the members assessment account. If the member refuses to pay the fine, it is turned over to the association's attorney for collection (there is an attorneys fee provision in our CC&Rs that would pass the cost of collection back on to the member who violated the governing documents) at the board's discretion. If violation(s) continue, the association reserves the right to other enforcement actions including but not limited to, injunctive or declarative relief from the Alameda County Superior Court.



## Villa Peralta Homeowners Association Request for Annual Notice of Address, Representative and Rental Status

Civil Code, Section 4041 requires each owner of a separate interest to provide written notice to the Association of all the following information annually. Please provide the information in the form below and return the completed form to the Association within 30 days. *If the requested information is not provided, the current address on file, if available, or the property address of the Owner's separate interest will be used for notices.*

Homeowner Name \_\_\_\_\_

Property Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

1. The address or addresses to which notices from the Association are to be delivered.

Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

2. An alternate or secondary address to which notices from the Association are to be delivered, if primary address is unavailable. As a reminder, Owners are required to supply their tenants with Association notices.

Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

3. The name and address of your legal representative, if any, including any person with power of attorney, or other person who can be contacted in the event of your extended absence from the separate interest or emergency.

Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

Does emergency contact have a key or other access to your unit in the event of an emergency, such as flooding? ☐ Yes ☐ No

4. Is the separate interest:

☐ Owner-occupied

☐ Rented

☐ Vacant

Return form to:

Management Solutions  
6200 Buena Vista Drive, Newark, CA 94560  
(510) 659-8969, (510) 656-4495 FAX  
managementsolutionshoa@gmail.com



**Management Solutions**  
6200 Buena Vista Dr., Newark, CA 94560  
(925) 606-9500 (925) 606-4369 FAX



## Association Disclosure and Escrow Documents Order Form

**Homeowner's Association:**

**Property Address:**

**Owner of Property:**

**Title Company:**

**Escrow Number:**

**Escrow Officer:**

**Phone Number:**

**Email:**

**Expected COE:**

*All documents will be emailed to Title within 7-10 business day (3-5 with Rush fee)*

Check to Order	Documents	Civic Code Section	Fee	Please choose from list if documents are Directly Provided by Seller and confirmed in writing by Seller as a current document
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### Required on all sales transactions

<input type="checkbox"/>	Demand to Escrow with HOA provided Certification form including Regular Assessment, Special Assessment, Emergency Assessment, Other unpaid obligations of seller and Approved changes to Assessments and Rental Restrictions	4525(a)(4) 5675 and 4525(a)(4) 5300 and 4525(a)(4),(8) 4525(a)(9)	\$150.00	Does not include Lender-specific questionnaire
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### Association Documents

The seller may, in accordance with Section 4530 of the Civil Code, provide to the prospective purchaser, at no cost, current copies of any documents specified by Section 4525 that are in the possession of the seller. A seller may request to purchase some or all of these documents, but shall not be required to purchase ALL of the documents listed on this form.

	Articles of Incorporation	4525(a)(1)	\$25.00	
	CC&Rs	4525(a)(1)	\$50.00	
	Bylaws	4525(a)(1)	\$25.00	
	Rules and Regulations	4525(a)(1)		
	Age restrictions, if any	4525(a)(2)	n/c	not applicable
	Pro Forma Operating Budget with Assessment Enforcement Policy	5300 and 4525(a)(3)	\$25.00	
	Reserve Study with Assessment and Reserve Funding Disclosure Summary	5300 and 4525(a)(4)	\$25.00	
	CPA Financial Statement Review with 12 months financials	5300 and 4525(a)(3)	\$25.00	
	Insurance Summary (does not include mortgagee clause)	5300 and 4525(a)(3)	n/c	
	Settlement Notice Regarding Common Area Defects	4525(a)(6), (7) and 6100	n/c	not applicable
	Preliminary lists of defects	4525(a)(6), 6000 and 6100	n/c	not applicable
	Notice(s) of violation	5855 and 4525(a)(5)	n/c	not applicable
	Required statement of fees	4525	n/c	included
	Minutes of regular meetings of the board of directors (12 months)	4525(a)(10)	\$25.00	
	<b>Complete package of all documents above, including demand. (\$50 discount)</b>		<b>\$300.00</b>	

### Additional fees

	Rush Request (3-5 business days)		\$75.00	
	Estoppel inspection (Fee due on or before time of inspection)		\$200.00	Must be completed by seller before close of escrow. See demand for details.
	Lender-specific HOA Questionnaire		Call for price	

**Total Fee included for these documents**

\$

All Fees must be paid upfront.  
We do not accept credit cards.

**Please remit payment to: Management Solutions, 6200 Buena Vista Dr., Newark CA 94560**

The information provided by this form may not include all fees that may be imposed before the close of escrow. Additional fees that are not related to the requirements of Section 4525 shall be charged separately. By signing below, the seller authorizes Management Solutions to furnish to the buyer copies of information previously made available to the seller. Management Solutions neither makes nor implies any representation or warranty in providing any of the above Association documents, and shall have no liability to any person or entity in connection with the distribution of these documents.

**Seller:**

Signature:

Date

Completed:

Printed Name:



Donald Murphy, Director

## VILLA PERALTA HOMEOWNERS ASSOCIATION

The following information is provided pursuant to AB-596:

### FHA

Certification by the Federal Housing Administration may provide benefits to members of an association, including an improvement in an owner's ability to refinance a mortgage or obtain secondary financing and an increase in the pool of potential buyers of the separate interest.

This common interest development **is not** a condominium project.

The association of this common interest development **is not** certified by the Federal Housing Administration."

### VA

Certification by the federal Department of Veterans Affairs may provide benefits to members of an association, including an improvement in an owner's ability to refinance a mortgage or obtain secondary financing and an increase in the pool of potential buyers of the separate interest.

This common interest development **is not** a condominium project.

The association of this common interest development **is not** certified by the federal Department of Veterans Affairs.



**Farmers Insurance Exchange (A Reciprocal Insurer)**  
Member Of The Farmers Insurance Group Of Companies®

Home Office: 6301 Owensmouth Ave., Woodland Hills, CA 91367

## **POLICY DECLARATIONS - CONDO/TOWNHOME PREMIER POLICY**

**Named Insured** VILLA PERALTA HOA  
C/O MGMT SOLUTIONS COST CONT.

**Mailing Address** 6200 BUENA VISTA DR  
NEWARK, CA 94560-5322

**Policy Number** 60096-04-47

☐ **Auditable**

**Policy Period** From 11-20-2018  
To 11-20-2019 12:01 A.M. Standard time at your mailing address shown above.

In return for the payment of premium and subject to all the terms of this policy, we agree with you to provide insurance as stated in this policy. We provide insurance only for those Coverages described and for which a specific limit of insurance is shown.

The following premium credits and discounts applied to the premium associated with this coverage part:

**Favorable Loss Experience Discount**

There may be other credits and discounts you may be able to enjoy, please contact your agent for full details.

**Your Agent**

Mark Bromley  
2188 Peralta Bl #a  
Fremont, CA 94536  
(510) 791-6911

**PROPERTY, INLAND MARINE AND CRIME COVERAGES AND LIMITS**

**The following coverages apply to the described locations and/or building. Please refer to the Base Coverages And Extensions section for other coverages and extensions applying at the policy level.**

**Option:** BV - Blanket Value (see Base Coverage & Extensions for the total limit)

**Valuation:** ACV - Actual Cash Value; AV - Agreed Value; RC - Replacement Cost;  
ERC - Extended RC; FRC - Functional RC; GRC - Guaranteed RC

**Abbreviation:** ALS = Actual Loss Sustained; BI = Business Income; EE = Extra Expense

Premises Number	Bldg. No.	Covered Premises Address	Mortgagee Name And Address			
001	All	3400 Pennsylvania Ave Fremont, CA 94536				
Coverage			Option	Valuation	Limit Of Insurance	Deductible/ Waiting Period
Building				ERC	\$13,516,100	\$5,000
Accounts Receivables - On-Premises					\$5,000	\$5,000
Building - Automatic Increase Amount					8%	
Building Ordinance Or Law - 1 (Undamaged Part)					Included	None
Building Ordinance Or Law - 2 (Demolition Cost)					\$335,000	None
Building Ordinance Or Law - 3 (Increased Cost)					\$334,700	None
Building Ordinance Or Law - Increased Period of Restoration					Included	None
Debris Removal					25% Of Loss + 10,000	
Electronic Data Processing Equipment					\$10,000	\$5,000
Equipment Breakdown					Included	\$5,000
Equipment Breakdown - Ammonia Contamination					\$25,000	
Equipment Breakdown - Drying Out Coverage					Included	
Equipment Breakdown - Expediting Expenses					Included	
Equipment Breakdown - Hazardous Substances					\$25,000	
Equipment Breakdown - Water Damage					\$25,000	
Exterior Building Glass					Included	\$5,000
Outdoor Property					\$50,000	\$5,000
Outdoor Property - Trees, Shrubs & Plants (Per Item)					\$25,000	\$5,000
Personal Effects					\$2,500	\$5,000
Specified Property					\$70,000	\$5,000
Valuable Paper And Records - On-Premises					\$5,000	\$5,000

**PROPERTY, INLAND MARINE AND CRIME COVERAGE AND LIMITS OF INSURANCE**

**The following Coverages and Extensions apply to all covered locations (premises) and/or buildings. Please refer to the individual location (premises) section for coverages and limits specific to such location (premises).**

Base Coverage And Extensions	Limit of Insurance	Deductible/ Waiting Period
Accounts Receivables - Off-Premises	\$2,500	\$5,000
Association Fees And Extra Expense	\$100,000	
Crime Conviction Reward	\$5,000	None
Employee Dishonesty	\$150,000	\$5,000
Fire Department Service Charge	\$25,000	None
Fire Extinguisher Systems Recharge Expense	\$5,000	None
Forgery And Alteration	\$2,500	\$5,000
Limited Biohazardous Substance Coverage - Per Occurrence	\$10,000	\$5,000
Limited Biohazardous Substance Coverage - Aggregate	\$20,000	\$5,000
Limited Cov. - Fungi Wet Rot Dry Rot & Bacteria - Aggregate	\$15,000	\$5,000
Master Key	\$10,000	None
Master Key - Per Lock	\$100	None
Money And Securities - Inside Premises	\$10,000	\$500
Money And Securities - Outside Premises	\$10,000	\$500
Money Orders And Counterfeit Paper Currency	\$1,000	\$5,000
Newly Acquired Or Constructed Property	\$250,000	\$5,000
Outdoor Signs	\$50,000	\$500
Outdoor Signs - Per Sign	\$25,000	\$500
Personal Property At Newly Acquired Premises	\$100,000	\$5,000
Personal Property Off Premises	\$5,000	\$5,000
Premises Boundary	100 Feet	
Preservation Of Property	30 Days	
Unit Owners - Included With Building	Included	\$5,000
Valuable Paper And Records - Off-Premises	\$2,500	\$5,000



**Each paid claim for the following coverage reduces the amount of insurance we provide during the applicable policy period. Please refer to the policy.**

## Covered Premises And Operations

Address	Classification /Exposure	Class Code	Prem. Basis	Annual Exposure	Rate	Advance Premium
3400 Pennsylvania Ave Fremont, CA 94536	Condominiums / Townhomes Swimming Pool	8641 00097	Incl U	Included 1	Included Included	Included Included

LIABILITY AND MEDICAL EXPENSES COVERAGE AND LIMITS OF INSURANCE CONTINUED	
Coverage	Amount /Date
General Aggregate (Other Than Products & Completed Operations)	\$2,000,000
Products And Completed Operations Aggregate	\$1,000,000
Personal And Advertising Injury	Included
Each Occurrence	\$1,000,000
Tenants Liability (Each Occurrence)	\$100,000
Medical Expense (Each Person)	\$5,000
Pollution Exclusion - Hostile Fire Exception	Included
Directors & Officers Liability - Per Claim	\$2,000,000
Directors & Officers Liability - Aggregate	\$2,000,000
Directors & Officers Liability Retroactive Date	11/09/1991
Non-Owned Auto Liability	\$1,000,000

## Policy Forms And Endorsements Attached At Inception

Number	Title
25-2110	Work Comp Exclusion
25-2984ED2	Calif Dept Of Ins
25-9200	Farmers Privacy Notice
56-5166ED5	Additional Conditions
56-6191	Cyber Liability & Data Breach Dec
E0104-ED1	Business Liab Cov-Tenants Liab
E0125-ED1	Lead Poisoning & Contamination Excl
E0139-ED1	Excl Of Cert/Other Acts Of Terr-Fire/Lia
E0147-ED1	War Liability Exclusion
E3015-ED2	Calculation Of Premium
E3024-ED3	Condominium Common Conditions
E3037-ED1	No Covg-Certain Computer Related Losses
E3314-ED3	Condominium Liability Covg Form
E3331-ED3	Limit Of Covg To Desig Prem Or Proj
E3418-ED2	Condo Assoc Unit Covg End
E3422-ED3	Condominium Property Covg Form
E4009-ED4	Mold & Microorganism Exclusion
E6288-ED3	Excl-Building Conversions
E9122-ED6	D & O Liab Covg Form
J6316-ED2	Excl Of Loss Due To Virus
J6347-ED1	Excl-Violation Of Statutes
J6350-ED1	Employee Dishonesty-Property Mgr
J6353-ED1	Change To Limits Of Insurance
J6612-ED2	Equipment Breakdown Coverage End
J6739-ED1	Two Or More Coverage Forms
J6829-ED1	Ltd Covg For Fungi, Wet/Dry Rot
J6849-ED2	Deductible Provisions
J6857-ED1	Amendment Of D&o Liab Covg
J7110-ED1	Exclusion Confidential Info
J7114-ED1	Asbestos & Silica Exclusion End
J7122-ED1	Loss Pay Cond-Proft Ovrhd Inc Fees
J7131-ED1	Dishonesty Excl-Tenant Vandal Excp
J7133-ED1	Limited Biohazardous Substance Cov
J7136-ED1	Pollution Excl-Expanded Except
J7139-ED1	Bus Inc And Extr Exp-Prt Slwdwn Cov
J7144-ED1	Pers And Advert Injury Cov
J7158-ED1	Damage To Property Excl-Revised
S9939-ED2	Hired & Non-Owned Auto Liab
S9943-ED3	California Changes
S9948-ED2	Condominium Premier Package End

**Policy Number:** 60096-04-47

**Effective Date:** 11-20-2018

**Policy Forms And Endorsements Attached At Inception**

Number	Title

## Assessment and Reserve Funding Disclosure Summary

### Villa Peralta Homeowners Association

For Fiscal Year Beginning: January 1, 2019

# of Units: 30

1) Budgeted Amounts:	<b>Total</b>	<b>Average Per unit*</b>	
Reserve Contributions:	\$3,383.53	\$112.78	
Total Assessment Income:	\$9,300.00	\$310.00	per: Month

- 2) Additional assessments that have already been scheduled to be imposed or charged, regardless of the purpose, if they have been approved by the board and/or members:

Date Due	Total Amount Per Unit*	Purpose
N/A		
N/A		
Total:		\$0.00

- 3) Based on the most recent Reserve Study and other information available to the Board of Directors, at this point in time does it appear that currently projected Reserve account balances will be sufficient at the end of each year to meet the association's obligation for repair and/or replacement of major components during the

**No**

*The answer to this question is very difficult. To project things out 30 years is nearly impossible. The basis for this information is the Association reserve study that is enclosed, and consultation with our Construction Consultant and our managing agent, Management Solutions. As you can well imagine, circumstances could change at any time due to intervention of severe weather conditions, vandalism, fire, flood, Acts of God, terrorism or other events, or unanticipated drastic increases in costs of materials or services. Additionally, although we have the buildings visually inspected every year, it is also possible that conditions exist that are not detectable via visual inspections. If any Owner is or becomes aware of any condition that might affect this projection, we hope that he or she will bring it to the attention of the Board.*

- 4) If the answer to #3 is no, what additional assessments or other contributions/loans to Reserves would be necessary to ensure that sufficient Reserve Funds will be available each year during the next 30 years?

Approximate Fiscal Year Assessment Will Be Due	Average Total Amount Per Unit*
None at this time. Will be reviewed annually.	
Total:	
\$0	

- 5) All major components appropriate for Reserve Funding (components that are a common area maintenance responsibility with a limited life expectancy and predictable remaining useful life, above a minimum threshold cost of significance) are included in this Reserve Funding Plan:

**Yes**

6) All computations/disclosures are based on the fiscal year start date of:	1/1/2019
Fully Funded Balance (based on formula defined in 5570(b)4):	\$308,925.00
Projected Reserve Fund Balance:	\$154,367.40
Percent Funded:	50.0%
Reserve Deficit (surplus) on a mathematical avg-per-unit* basis:	\$5,151.92

From the 10/1/2018 Reserve Study by Pollard Unlimited and any minor changes since that date.

- 7) See attached 30-yr Summary Table, showing the projected Reserve Funding Plan, Reserve Balance, Percent Funded, and assumptions for interest and inflation.

**Prepared by: Management Solutions**

**Date: 11/1/2018**

*The financial representations at the time of preparation are based on the Reserve Study for the fiscal year shown at the top of this page and the best estimates of the preparer. These estimates should be expected to change from year to year.*

**Villa Peralta**  
**Reserve Cash Flow**  
**October 2018**  
**Component**

Component	EUL	ERUL	Cost of Component	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Clay Tile Roof	50	34	306,500					8,600					8600
Gutters & drainleaders	30	14	27,055										
Wood trim & Doors	6	1	15,545	15,545						15545			
Stucco	12	1	10,000	10,000									
Balconies, replace	18	14	122,192										
Balconies, Color Coat	6	2	34,560		34,560						34560		
Asphaltic concrete	25	1	87,735	87,735									
Seal Coat	5	2	3,588		3,588					3588			
Precast Concrete fence	50	10	51,360										51360
Wood Trim	25	1	3,024	3,024									
Steel Fence	50	1-26	45,245	6,000									
Gate Openers	15	4	8,000				8,000						
Concrete	7	2	8,000		8,000							8000	
Sinks	50	15	720										
Toilets	50	15	750										
Faucets	30	2	600		600								
Water Heater	12	1	900	900									
Vinyl Floor	30	2	6,439		6,439								
Exterior Lighting	40	8	9,250								9250		
Interior Lighting	50	16	2,180										
Pool Plaster	12	2	5,500		5,500								
Pool Coping & Tile	24	14	7,930										
Filter Assembly	15	2	1,800		1,800								
Pumps & Motors	10	1	1,200	1,200									
Chlorinators	6	2	525		525						525		
Furnace	20	3	4,400			4400							
Interior Painting	10	1	2,100	2,100									
Exterior Painting													
6-year	6	1	15,433	15,433						15433			
12-year	12	1	35,650	35,650									
Landscape Phase 1	35	1	15,000	15,000									
Landscape Phase 2	35	5	15,000					15,000					
Landscape Phase 3	35	10	15,000										15000
Irrigation Controller	15	6	2,400						2400				

**Villa Peralta  
Reserve Cash Flow  
October 2018  
Component**

<b>Component</b>	<b>EUL</b>	<b>ERUL</b>	<b>Cost of Component</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>
Irrigation Valves	15	1-14	2,880	240	240	240	240	240	240	240	240	240	240
Back Flow Preventer	15	2	1,500		1,500								
Pool Furniture	15	2	1,850		1,850								
Mailboxes	30	16	3,750										
Sentry System	30	3	4,800			4,800							
Furnace - CH	30	4	2,000				2000						
Range	25	2	700		700								
Fan Hood	25	2	275		275								
Garbage Disposal	20	2	425		425								
<b>TOTAL</b>				<b>192,827</b>	<b>66,002</b>	<b>9,440</b>	<b>10,240</b>	<b>23,840</b>	<b>2,640</b>	<b>34,806</b>	<b>44,575</b>	<b>8,240</b>	<b>75,200</b>

**Villa Peralta**  
**Reserve Cash Flow**  
**October 2018**  
**Component**

	EUL	ERUL	Cost of	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Component			Component										
Clay Tile Roof	50	34	306,500					8,600					8600
Gutters & drainleaders	30	14	27,055				27,055						
Wood trim & Doors	6	1	15,545			15,545						15545	
Stucco	12	1	10,000			10,000							
Balconies, replace	18	14	122,192				122,192						
Balconies, Color Coat	6	2	34,560										34560
Asphaltic concrete	25	1	87,735										
Seal Coat	5	2	3,588		3,588					3588			
Precast Concrete fence	50	10	51,360										
Wood Trim	25	1	3,024										
Steel Fence	50	1-26	45,245										
Gate Openers	15	4	8,000									8000	
Concrete	7	2	8,000						8000				
Sinks	50	15	720					720					
Toilets	50	15	750					750					
Faucets	30	2	600										
Water Heater	12	1	900			900							
Vinyl Floor	30	2	6,439										
Exterior Lighting	40	8	9,250										
Interior Lighting	50	16	2,180						2180				
Pool Plaster	12	2	5,500				5,500						
Pool Coping & Tile	24	14	7,930				7,930						
Filter Assembly	15	2	1,800							1800			
Pumps & Motors	10	1	1,200	1200									
Chlorinators	6	2	525				525						525
Furnace	20	3	4,400										
Interior Painting	10	1	2,100	2,100									
Exterior Painting													
6-year	6	1	15,433			15,433						15433	
12-year	12	1	35,650			35,650							
Landscape Phase 1	35	1	15,000										
Landscape Phase 2	35	5	15,000										
Landscape Phase 3	35	10	15,000										
Irrigation Controller	15	6	2,400										



**Villa Peralta**  
**Reserve Cash Flow**  
**October 2018**  
**Component**

	EUL	ERUL	Cost of Component	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Irrigation Valves	15	1-14	2,880	240	240	240	240		240	240 1500	240	240	240
Back Flow Preventer	15	2	1,500							1850			
Pool Furniture	15	2	1,850						3750				
Mailboxes	30	16	3,750										
Sentry System	30	3	4,800										
Furnace - CH	30	4	2,000										
Range	25	2	700										
Fan Hood	25	2	275										
Garbage Disposal	20	2	425										
<b>TOTAL</b>				<b>3,540</b>	<b>3,828</b>	<b>77,768</b>	<b>163,442</b>	<b>10,070</b>	<b>14,170</b>	<b>8,978</b>	<b>240</b>	<b>39,218</b>	<b>43,925</b>

**Villa Peralta**  
**Reserve Cash Flow**  
**October 2018**  
**Component**

	EUL	ERUL	Cost of Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
Clay Tile Roof	50	34	306,500					8,600					8600
Gutters & drainleaders	30	14	27,055										
Wood trim & Doors	6	1	15,545					15,545					
Stucco	12	1	10,000					10,000					
Balconies, replace	18	14	122,192										
Balconies, Color Coat	6	2	34,560						34560				
Asphaltic concrete	25	1	87,735						87735				
Seal Coat	5	2	3,588		3,588					3588			
Precast Concrete fence	50	10	51,360										
Wood Trim	25	1	3,024						3024				
Steel Fence	50	1-26	45,245						45245				
Gate Openers	15	4	8,000										
Concrete	7	2	8,000			8,000							8000
Sinks	50	15	720										
Toilets	50	15	750										
Faucets	30	2	600										
Water Heater	12	1	900					900					
Vinyl Floor	30	2	6,439										
Exterior Lighting	40	8	9,250										
Interior Lighting	50	16	2,180										
Pool Plaster	12	2	5,500						5500				
Pool Coping & Tile	24	14	7,930										
Filter Assembly	15	2	1,800										
Pumps & Motors	10	1	1,200	1200									
Chlorinators	6	2	525						525				
Furnace	20	3	4,400			4,400							
Interior Painting	10	1	2,100	2,100									
Exterior Painting													
6-year	6	1	15,433					15,433					
12-year	12	1	35,650					35,650					
Landscape Phase 1	35	1	15,000										
Landscape Phase 2	35	5	15,000										
Landscape Phase 3	35	10	15,000										
Irrigation Controller	15	6	2,400	2,400									

**Villa Peralta  
Reserve Cash Flow  
October 2018  
Component**

	<b>EUL</b>	<b>ERUL</b>	<b>Cost of Component</b>	<b>2039</b>	<b>2040</b>	<b>2041</b>	<b>2042</b>	<b>2043</b>	<b>2044</b>	<b>2045</b>	<b>2046</b>	<b>2047</b>	<b>2048</b>
Irrigation Valves	15	1-14	2,880	240	240	240	240	240	240	240	240	240	
Back Flow Preventer	15	2	1,500										
Pool Furniture	15	2	1,850										
Mailboxes	30	16	3,750										
Sentry System	30	3	4,800										
Furnace - CH	30	4	2,000										
Range	25	2	700							700			
Fan Hood	25	2	275							275			
Garbage Disposal	20	2	425		425								
<b>TOTAL</b>				<b>5,940</b>	<b>4,253</b>	<b>12,640</b>	<b>240</b>	<b>86,368</b>	<b>176,829</b>	<b>4,803</b>	<b>240</b>	<b>240</b>	<b>16,600</b>

Villa Peralta  
Funding Study  
October 2018

Fiscal Year	Total Expense	Inflation 3%	Inflated Expense	Reserve Dues	Interest Income 0.50%	Special Assessment	Cash Balance	Monthly Reserve Dues /Unit	% Increase
Beginning balance as of December 31, 2018							308,925		
2019	192,827	1.00	192,827	40,601	1,544.63		158,243	112.78	0
2020	66,002	1.03	67,982	41,332	791.22		132,384	114.81	1.8
2021	9,440	1.06	10,015	42,076	661.92		165,107	116.88	1.8
2022	10,240	1.09	11,190	42,833	825.53		197,576	118.98	1.8
2023	23,840	1.13	26,832	43,604	987.88		215,335	121.12	1.8
2024	2,640	1.16	3,060	44,389	1,076.68		257,740	123.30	1.8
2025	34,806	1.19	41,560	45,188	1,288.70		262,657	125.52	1.8
2026	44,575	1.23	54,822	46,001	1,313.28		255,150	127.78	1.8
2027	8,240	1.27	10,438	46,829	1,275.75		292,816	130.08	1.8
2028	75,200	1.30	98,119	47,672	1,464.08		243,834	132.42	1.8
2029	3,540	1.34	4,757	48,530	1,219.17		288,826	134.81	1.8
2030	3,828	1.38	5,299	49,404	1,444.13		334,375	137.23	1.8
2031	77,768	1.43	110,879	50,293	1,671.87		275,461	139.70	1.8
2032	163,442	1.47	240,020	51,198	1,377.30		88,017	142.22	1.8
2033	10,070	1.51	15,232	52,120	440.08		125,345	144.78	1.8
2034	14,170	1.56	22,076	53,058	626.72		156,953	147.38	1.8
2035	8,978	1.60	14,407	54,013	784.77		197,344	150.04	1.8
2036	240	1.65	397	54,985	986.72		252,919	152.74	1.8
2037	39,218	1.70	66,766	55,975	1,264.60		243,393	155.49	1.8
2038	43,925	1.75	77,023	56,983	1,216.96		224,570	158.29	1.8
2039	5,940	1.81	10,728	58,008	1,122.85		272,973	161.13	1.8
2040	4,253	1.86	7,912	59,052	1,364.86		325,478	164.03	1.8
2041	12,640	1.92	24,220	60,115	1,627.39		363,001	166.99	1.8
2042	240	1.97	474	61,197	1,815.01		425,540	169.99	1.8
2043	86,368	2.03	175,568	62,299	2,127.70		314,398	173.05	1.8
2044	176,829	2.09	370,241	63,420	1,571.99		9,150	176.17	1.8
2045	4,803	2.16	10,358	64,562	45.75		63,400	179.34	1.8
2046	240	2.22	533	65,724	317.00		128,908	182.57	1.8
2047	240	2.29	549	66,907	644.54		195,910	185.85	1.8
2048	16,600	2.36	39,119	68,111	979.55		225,882	189.20	1.8



**Villa Peralta**  
**Percent Funded**  
**October 2018**

Reserve Component	Est Life	Rmng Life	Est Cost to Replace	Annual Requirement	Appropriation needed 12/31/2018	Amount Funded 12/31/2018	Surplus Deficit	Percent Funded
Clay Tile Roof	50	34	306,500	6,130	98,080	62,977	-35,103	64%
Clay Tile Roof repair	5	5	8,600	1,720	0	0	0	
Gutters & drainleaders	30	14	27,055	902	14,429	9,265	-5,164	64%
Wood trim & Doors	6	1	15,545	2,591	12,954	8,318	-4,636	64%
Stucco	12	1	10,000	833	9,167	5,886	-3,281	64%
Balconies, replace	18	14	122,192	6,788	27,154	17,435	-9,718	64%
Balconies, Color Coat	6	2	34,560	5,760	23,040	14,794	-8,246	64%
Asphaltic concrete	25	1	87,735	3,509	84,226	54,081	-30,144	64%
Seal Coat	5	2	3,588	718	2,153	1,382	-770	64%
Precast Concrete fence	50	10	51,360	1,027	41,088	26,383	-14,705	64%
Wood Trim	25	1	3,024	121	2,903	1,864	-1,039	64%
Steel Fence	50	26	45,245	905	21,718	13,945	-7,773	64%
Gate Openers	15	4	8,000	533	5,867	3,767	-2,100	64%
Concrete	7	2	8,000	1,143	5,714	3,669	-2,045	64%
Sinks	50	15	720	14	504	324	-180	64%
Toilets	50	15	750	15	525	337	-188	64%
Faucets	30	2	600	20	560	360	-200	64%
Water Heater	12	1	900	75	825	530	-295	64%
Vinyl Floor	30	2	6,439	215	6,010	3,859	-2,151	64%
Exterior Lighting	40	8	9,250	231	7,400	4,752	-2,648	64%
Interior Lighting	50	16	2,180	44	1,482	952	-531	64%
Pool Plaster	12	2	5,500	458	4,583	2,943	-1,640	64%
Pool Coping & Tile	24	14	7,930	330	3,304	2,122	-1,183	64%
Filter Assembly	15	2	1,800	120	1,560	1,002	-558	64%
Pumps & Motors	10	1	1,200	120	1,080	693	-387	64%
Chlorinators	6	2	525	88	350	225	-125	64%
Furnace	20	3	4,400	220	3,740	2,401	-1,339	64%
Interior Painting	10	1	2,100	210	1,890	1,214	-676	64%
Exterior Painting								
	6-year	6	15,433	2,572	12,861	8,258	-4,603	64%
	12-year	12	35,650	2,971	32,679	20,983	-11,696	64%
Landscape Phase 1	35	1	15,000	429	14,571	9,356	-5,215	64%
Landscape Phase 2	35	5	15,000	429	12,857	8,256	-4,602	64%
Landscape Phase 3	35	10	15,000	429	10,714	6,880	-3,835	64%

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**Villa Peralta**  
**Percent Funded**  
**October 2018**

<b>Reserve Component</b>	<b>Est Life</b>	<b>Rmng Life</b>	<b>Est Cost to Replace</b>	<b>Annual Requirement</b>	<b>Appropriation needed 12/31/2018</b>	<b>Amount Funded 12/31/2018</b>	<b>Surplus Deficit</b>	<b>Percent Funded</b>
Irrigation Controller	15	6	2,400	160	1,440	925	-515	64%
Irrigation Valves	15	1	240	16	224	144	-80	64%
Irrigation Valves	15	2	240	16	208	134	-74	64%
Irrigation Valves	15	3	240	16	192	123	-69	64%
Irrigation Valves	15	4	240	16	176	113	-63	64%
Irrigation Valves	15	5	240	16	160	103	-57	64%
Irrigation Valves	15	6	240	16	144	92	-52	64%
Irrigation Valves	15	7	240	16	128	82	-46	64%
Irrigation Valves	15	8	240	16	112	72	-40	64%
Irrigation Valves	15	9	240	16	96	62	-34	64%
Irrigation Valves	15	10	240	16	80	51	-29	64%
Irrigation Valves	15	11	240	16	64	41	-23	64%
Irrigation Valves	15	12	240	16	48	31	-17	64%
Irrigation Valves	15	13	240	16	32	21	-11	64%
Irrigation Valves	15	14	240	16	16	10	-6	64%
Back Flow Preventer	15	2	1,500	100	1,300	835	-465	64%
Pool Furniture	15	2	1,850	123	1,603	1,030	-574	64%
Mailboxes	30	16	3,750	125	1,750	1,124	-626	64%
Sentry System	30	3	4,800	160	4,320	2,774	-1,546	64%
Furnace - CH	30	4	2,000	67	1,733	1,113	-620	64%
Range	25	2	700	28	644	414	-230	64%
Fan Hood	25	2	275	11	253	162	-91	64%
Garbage Disposal	20	2	425	21	383	246	-137	64%
				<b>42,689</b>	<b>481,095</b>	<b>308,925</b>	<b>172,170</b>	<b>64%</b>