



Cantrice Court COA

November 29, 2024

To All Members:

After careful review and consideration, the Board has unanimously approved a budget for the fiscal year beginning **January 1, 2025**. The budgeted figures are based upon average monthly expenses that were actually incurred by the Association during the prior fiscal year and/or expected during the upcoming fiscal year.

The Board has decided to increase the monthly assessments from \$420.00 to \$435.00 per month. Additionally, there will be a one-time special assessment of \$250.00 per unit, due on February 1, 2025. Enclosed is a copy of the pro forma budget for your review and records

If you have automatic payments set up with your bank or through our online portal, please ensure that you adjust the amount for the year 2025.

<u>Mailing Address for Payments:</u>	<u>Delivery of Notices & Overnight Payments</u>
Cantrice Court COA c/o California HOA Solutions PO Box 1046 Woodland Hills, CA 91365	Cantrice Court COA c/o California HOA Solutions 5850 Canoga Avenue, Suite 400 Woodland Hills, CA 91367

In addition, enclosed are the following annual reports per Civil Code for your records:

- ✓ **Annual Budget Report** - Civil Code § 5300(b)(1)
- ✓ **Architectural Disclosure and Form** - Civil Code §§ 5310 (a)(10); 4765
- ✓ **Assessment Collection Policy** - Civil Code §§ 5310 (a)(6), (a)(7), (a)(11); 5655; 5730
- ✓ **Association Outstanding Loans** - Civil Code § 5300(b)(8)
- ✓ **Association's Discipline Policy, Hearing Procedure and Fines** - Civil Code §§ 5310 (A)(8); 5850
- ✓ **Charges for Documents** - Section 4528
- ✓ **Consent for Electronic Correspondence Form**
- ✓ **Department of Veterans Affairs Disclosure**
- ✓ **Dispute Resolution Procedure (ADR)**- Civil Code §§ 5925-5965
- ✓ **Dispute Resolution Procedure (IDR)** - Civil Code §§ 5900-5920
- ✓ **Federal Housing Administration Disclosure**
- ✓ **Governing Document Enforcement and Fine Policy**
- ✓ **Insurance Disclosure** - Civil Code §5300(b)(9)
- ✓ **Opt-Out and Homeowner Update Forms** - Membership List
- ✓ **Overnight Payment Mailing Address**
- ✓ **Rental Registration Form**
- ✓ **Reserve Funding Disclosure** - Civil Code §§ 5300(b)(2), (b)(3); 5550 (b)(5); 5565

If you have any questions, please contact us. Our best wishes to you and your family in the New Year!

Sincerely,

For the Board of Directors

Board of Directors Meeting Minutes

Minutes shall be distributed to any member upon written request and upon reimbursement of the association's costs for making that distribution. Minutes may be obtained by making your request to California HOA Solutions in writing to **PO Box 1046, Woodland Hills, CA 91365** or Kevin@CAHOASolutions.com.

Major Component Repair Statement

In accordance with Civil Code §5300 (b) (4) and as of the date of this letter the Board has chosen not to defer any maintenance and will undertake replacement of any major component with a remaining life of 30 years or less as scheduled.

Anticipate Special Assessment

In accordance with Civil Code §5300 (b) (5) and as of the date of this letter the Board does not anticipate that a special assessment will be required to repair, replace or restore any major components or to provide adequate reserves.

Disclosure Regarding Approval Needed to Make Physical Changes to Property

The Governing Documents of the Association, specifically the Declaration of Covenants, Conditions and Restrictions (CC&Rs), require that you obtain approval from the Association before you make certain physical changes or changes in the physical appearance of your home. A summary of types of changes that require approval and the procedure for obtaining that approval are set forth in the enclosed Association Architectural Policies.

Architectural application form is included in this packet.

Outstanding Loan Statement

In accordance with Civil Code §5300 (b) (8) The Association does not have any outstanding loans.

Litigation

There is no pending litigation

Foreign Check Processing

Checks received from a foreign bank account are and added expense to process and a fee of **\$25.00** will be charged to the owner's account when such checks are received as payment to the HOA or management.

Insurance

It is very important that you explore your own property and risks with an insurance agent experienced in Homeowner Association insurance. While the Association does purchase insurance that may cover certain portions of your home, it is almost certain that there are "gaps" in the coverage that will not offer protection to individual homeowners. If there is an accident or a fire, whether in the common area or your home, you need to make sure you have the correct insurance coverage to protect you. Furthermore, the Association requires that each owner maintain their own individual coverage.

Delivery of Notices & Overnight Payments

Any communication or notice of any kind permitted or required herein may be delivered and shall be in writing and may be served, as an alternative to personal service, to California HOA Solutions, 5850 Canoga Avenue, Suite 400, Woodland Hills, CA 91367

Association's notices by Individual delivery or individual notice of documents shall be delivered to a member by one of the following methods: (1) First-class mail, postage prepaid, registered, or certified mail, express mail, or overnight delivery by an express service carrier. The documents shall be addressed to the recipient at the address last shown on the books of the association. (2) Email, facsimile, or other electronic means, if the recipient has consented, in writing, to that method of delivery. The consent may be revoked, in writing, by the recipient. Upon receipt of a request by a member, identifying a secondary address for delivery of notices, the association shall deliver an additional copy of those notices to the secondary address identified in the request.

General delivery or general notice shall be provided by one or more of the following methods: inclusion in a billing statement, newsletter, or other document. Posting the printed document in a prominent location that is accessible to all members, if the location has been designated for the posting of general notices by the association.

Also, the address for overnight payments is California HOA Solutions, 5850 Canoga Avenue, Suite 400, Woodland Hills, CA 91367

Association's Designated Recipient to Receive Official Communication

In accordance with the Civil Code §5310 (a) (1) the official designated recipient to receive official communication is:

Cantrice Court COA
c/o California HOA Solutions
5850 Canoga Avenue, Suite 400
Woodland Hills, CA 91367

Right of Notice to Two Addresses

As provided in Civil Code §4040 (b) Upon receipt of a request by a member, pursuant to §5260, identifying a secondary address for delivery of notices of the following types, the association shall deliver an additional copy of those notices to the secondary address identified in the request.

General Notice Location

Pursuant to Civil Code §5310 (a)(3), the location designated for posting of the general notice is **Bulletin Board**.

Alternative Dispute Resolution (ADR)

Before filing a lawsuit related to enforcement of the Governing Documents for declaratory relief or injunctive relief, either solely or along with a claim for monetary damages of \$5,000 or less, the Person seeking litigation shall serve on the other a Request for Resolution. The Request for Resolution shall include a brief description of the dispute, a request for either mediation or arbitration, and a notice that the other party must respond within 30 days or the request will be deemed rejected. The Request shall be served in the same manner as small claims actions are served. If accepted by the other party, the mediation or arbitration shall be completed within 90 days of the receipt of acceptance by the Person seeking litigation, unless extended by written stipulation of the parties.

This paragraph shall not apply (i) to claims for assessments, (ii) to claims for which the statute of limitations would expire within 120 days, or (ii) if preliminary or temporary injunctive relief is necessary.

Failure of a member of the association to comply with the alternative dispute resolution requirements of Section 5930 of the Civil Code may result in the loss of the member's right to sue the association or another member of the association regarding enforcement of the governing documents or the applicable law. The Association adopts Civil Code Sections 5930 and 5915.

Internal Dispute Resolution (IDR)

Civil code 5905 requires that an association shall provide a fair, reasonable, and expeditious procedure for resolving a dispute within the scope of this article. Because the governing documents do not provide a fair, reasonable, and expeditious procedure for resolving a dispute, the procedure provided in Civil Code section applies.

As effective January 1, 2015, Civil Code section 5915 reads:

- A. This section applies to 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 board shall designate a director 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. The parties may be assisted by an attorney or another person at their own cost when conferring.
 - 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. A written agreement reached under this section binds the parties and is judicially enforceable if it is signed by both parties and 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 to its designee or the agreement is ratified by the board.
- D. A member shall not be charged a fee to participate in the process.

Cantrice Court COA
c/o California HOA Solutions

2025 APPROVED BUDGET / UNIT

UNIT #	REGULAR ASSESSMENT/ MONTH (2024)	REGULAR ASSESSMENT/ MONTH (2025)	SPECIAL ASSESSMENT- ONE TIME - DUE BY FEB 01, 2025	OTHER ASSESSMENT/ MONTH (2025)
302A	\$ 420.00	\$ 435.00	\$ 250.00	
302B	\$ 420.00	\$ 435.00	\$ 250.00	
302C	\$ 420.00	\$ 435.00	\$ 250.00	
308A	\$ 420.00	\$ 435.00	\$ 250.00	
308B	\$ 420.00	\$ 435.00	\$ 250.00	
308C	\$ 420.00	\$ 435.00	\$ 250.00	
308D	\$ 420.00	\$ 435.00	\$ 250.00	
308E	\$ 420.00	\$ 435.00	\$ 250.00	
308F	\$ 420.00	\$ 435.00	\$ 250.00	
313A	\$ 420.00	\$ 435.00	\$ 250.00	
313B	\$ 420.00	\$ 435.00	\$ 250.00	
313C	\$ 420.00	\$ 435.00	\$ 250.00	
313D	\$ 420.00	\$ 435.00	\$ 250.00	
318A	\$ 420.00	\$ 435.00	\$ 250.00	
318B	\$ 420.00	\$ 435.00	\$ 250.00	
318C	\$ 420.00	\$ 435.00	\$ 250.00	
318D	\$ 420.00	\$ 435.00	\$ 250.00	
320A	\$ 420.00	\$ 435.00	\$ 250.00	
320B	\$ 420.00	\$ 435.00	\$ 250.00	
320C	\$ 420.00	\$ 435.00	\$ 250.00	
510A	\$ 420.00	\$ 435.00	\$ 250.00	
510B	\$ 420.00	\$ 435.00	\$ 250.00	
510C	\$ 420.00	\$ 435.00	\$ 250.00	
510D	\$ 420.00	\$ 435.00	\$ 250.00	
521A	\$ 420.00	\$ 435.00	\$ 250.00	
521B	\$ 420.00	\$ 435.00	\$ 250.00	
521C	\$ 420.00	\$ 435.00	\$ 250.00	
530A	\$ 420.00	\$ 435.00	\$ 250.00	
530B	\$ 420.00	\$ 435.00	\$ 250.00	
530C	\$ 420.00	\$ 435.00	\$ 250.00	
530D	\$ 420.00	\$ 435.00	\$ 250.00	
540A	\$ 420.00	\$ 435.00	\$ 250.00	
540B	\$ 420.00	\$ 435.00	\$ 250.00	
540C	\$ 420.00	\$ 435.00	\$ 250.00	
549A	\$ 420.00	\$ 435.00	\$ 250.00	
549B	\$ 420.00	\$ 435.00	\$ 250.00	
549C	\$ 420.00	\$ 435.00	\$ 250.00	
585A	\$ 420.00	\$ 435.00	\$ 250.00	
585B	\$ 420.00	\$ 435.00	\$ 250.00	
585C	\$ 420.00	\$ 435.00	\$ 250.00	
585D	\$ 420.00	\$ 435.00	\$ 250.00	
600A	\$ 420.00	\$ 435.00	\$ 250.00	
600B	\$ 420.00	\$ 435.00	\$ 250.00	

600C	\$ 420.00	\$ 435.00	\$ 250.00	
600D	\$ 420.00	\$ 435.00	\$ 250.00	
605A	\$ 420.00	\$ 435.00	\$ 250.00	
605B	\$ 420.00	\$ 435.00	\$ 250.00	
605C	\$ 420.00	\$ 435.00	\$ 250.00	
605D	\$ 420.00	\$ 435.00	\$ 250.00	
605E	\$ 420.00	\$ 435.00	\$ 250.00	
605F	\$ 420.00	\$ 435.00	\$ 250.00	
619A	\$ 420.00	\$ 435.00	\$ 250.00	
619B	\$ 420.00	\$ 435.00	\$ 250.00	
619C	\$ 420.00	\$ 435.00	\$ 250.00	
622A	\$ 420.00	\$ 435.00	\$ 250.00	
622B	\$ 420.00	\$ 435.00	\$ 250.00	
622C	\$ 420.00	\$ 435.00	\$ 250.00	
622D	\$ 420.00	\$ 435.00	\$ 250.00	
625A	\$ 420.00	\$ 435.00	\$ 250.00	
625B	\$ 420.00	\$ 435.00	\$ 250.00	
625C	\$ 420.00	\$ 435.00	\$ 250.00	
625D	\$ 420.00	\$ 435.00	\$ 250.00	
633A	\$ 420.00	\$ 435.00	\$ 250.00	
633B	\$ 420.00	\$ 435.00	\$ 250.00	
633C	\$ 420.00	\$ 435.00	\$ 250.00	
638A	\$ 420.00	\$ 435.00	\$ 250.00	
638B	\$ 420.00	\$ 435.00	\$ 250.00	
638C	\$ 420.00	\$ 435.00	\$ 250.00	
638D	\$ 420.00	\$ 435.00	\$ 250.00	
647A	\$ 420.00	\$ 435.00	\$ 250.00	
647B	\$ 420.00	\$ 435.00	\$ 250.00	
647C	\$ 420.00	\$ 435.00	\$ 250.00	
647D	\$ 420.00	\$ 435.00	\$ 250.00	
652A	\$ 420.00	\$ 435.00	\$ 250.00	
652B	\$ 420.00	\$ 435.00	\$ 250.00	
652C	\$ 420.00	\$ 435.00	\$ 250.00	
652D	\$ 420.00	\$ 435.00	\$ 250.00	
657A	\$ 420.00	\$ 435.00	\$ 250.00	
657B	\$ 420.00	\$ 435.00	\$ 250.00	
657C	\$ 420.00	\$ 435.00	\$ 250.00	
657D	\$ 420.00	\$ 435.00	\$ 250.00	
663A	\$ 420.00	\$ 435.00	\$ 250.00	
663B	\$ 420.00	\$ 435.00	\$ 250.00	
663C	\$ 420.00	\$ 435.00	\$ 250.00	
670A	\$ 420.00	\$ 435.00	\$ 250.00	
670B	\$ 420.00	\$ 435.00	\$ 250.00	
670C	\$ 420.00	\$ 435.00	\$ 250.00	
677A	\$ 420.00	\$ 435.00	\$ 250.00	
677B	\$ 420.00	\$ 435.00	\$ 250.00	
677C	\$ 420.00	\$ 435.00	\$ 250.00	
677D	\$ 420.00	\$ 435.00	\$ 250.00	
687A	\$ 420.00	\$ 435.00	\$ 250.00	
687B	\$ 420.00	\$ 435.00	\$ 250.00	
687C	\$ 420.00	\$ 435.00	\$ 250.00	
687D	\$ 420.00	\$ 435.00	\$ 250.00	

697A	\$ 420.00	\$ 435.00	\$ 250.00	
697B	\$ 420.00	\$ 435.00	\$ 250.00	
697C	\$ 420.00	\$ 435.00	\$ 250.00	
TOTAL	\$ 41,160.00	\$ 42,630.00	\$ 24,500.00	\$ -

MONTHLY TOTAL	\$ 42,630.00
ANNUALLY TOTAL	\$ 536,060.00
# OF UNITS	98

Cantrice Court COA

c/o California HOA Solutions

2025 APPROVED BUDGET

INCOME & EXPENSES		2024	2024 - 09 Months	2024 Est (12 Months)	2025 BUDGET		
		BUDGET	ACTUAL	ACTUAL	YEAR	/MONTH	UNIT
INCOME							
Regular Assessment Income		\$ 493,920.00	\$ 368,926.00	\$ 491,901.33	\$ 511,560.00	\$ 42,630.00	\$ 435.00
Special Assessment Income					\$ 24,500.00	\$ 2,041.67	\$ 20.83
Reserve Assessment Income							
Parking Income							
Storage Income							
Keys Income							
Clickers, Permits & FOBs Income		\$ 480.00					
Rental - Club House							
Move In/Out Income							
Late Fee Income			\$ (28.80)	\$ (28.80)			
Interest Income - Homeowners		\$ 80.00	\$ 33.85	\$ 45.13	\$ 50.00	\$ 4.17	\$ 0.04
Fines Income							
NSF Fee Income			\$ 25.00	\$ 33.33	\$ 30.00	\$ 2.50	\$ 0.03
Collections Income		\$ 300.00					
Utility Income							
Laundry & Vending Income							
Misc. Other Income							
Interest Income - Bank		\$ 15,000.00	\$ 8,650.57	\$ 11,534.09	\$ 12,000.00	\$ 1,000.00	\$ 10.20
TOTAL INCOME		\$ 509,780.00	\$ 377,606.62	\$ 503,485.09	\$ 548,140.00	\$ 45,678.33	\$ 466.11
EXPENSES							
Electricity Service		\$ 10,500.00	\$ 8,809.89	\$ 11,746.52	\$ 13,000.00	\$ 1,083.33	\$ 11.05
Water, Sewer & Fire Service		\$ 25,000.00	\$ 27,092.47	\$ 36,123.29	\$ 40,000.00	\$ 3,333.33	\$ 34.01
Trash Removal Service		\$ 32,760.00	\$ 24,350.13	\$ 32,466.84	\$ 35,000.00	\$ 2,916.67	\$ 29.76
Gas Service		\$ 4,400.00	\$ 2,840.37	\$ 3,787.16	\$ 4,000.00	\$ 333.33	\$ 3.40
Cable TV Service							
Telephone & Intercom Service		\$ -					
Internet Service		\$ 1,800.00					
Utilities		\$ 74,460.00	\$ 63,092.86	\$ 84,123.81	\$ 92,000.00	\$ 7,666.67	\$ 78.23
Landscape Monthly Service		\$ 105,999.96	\$ 82,969.18	\$ 110,625.57	\$ 112,000.00	\$ 9,333.33	\$ 95.24
Landscape Misc Maint & Supplies		\$ 10,000.00	\$ 1,171.10	\$ 1,561.47	\$ 2,000.00	\$ 166.67	\$ 1.70
Landscape Upgrades/Tree Trim		\$ 5,000.00					
Landscape		\$ 120,999.96	\$ 84,140.28	\$ 112,187.04	\$ 114,000.00	\$ 9,500.00	\$ 96.94
Pool/Spa/Fountain/Pond Monthly Service		\$ 8,640.00	\$ 11,680.58	\$ 15,574.11	\$ 16,000.00	\$ 1,333.33	\$ 13.61
Pool/Spa/Fountain/Pond Misc Repair & Supplies		\$ 1,200.00			\$ 2,000.00	\$ 166.67	\$ 1.70
Pool/Spa.Fountain/Pond Expenses		\$ 9,840.00	\$ 11,680.58	\$ 15,574.11	\$ 18,000.00	\$ 1,500.00	\$ 15.31
Pest Control Monthly Service		\$ 6,010.00	\$ 5,530.00	\$ 7,373.33	\$ 7,000.00	\$ 583.33	\$ 5.95
Pool Furniture		\$ 5,000.00			\$ 1,000.00	\$ 83.33	\$ 0.85
Intercom Service		\$ 1,182.12	\$ 895.10	\$ 1,193.47	\$ 1,200.00	\$ 100.00	\$ 1.02
Cleaning & Janitorial Monthly Service		\$ 4,200.00	\$ 3,205.00	\$ 4,273.33	\$ 4,300.00	\$ 358.33	\$ 3.66
Pest Control Misc Maint & Supplies		\$ 750.00					
Fire Protection Maint & Supplies		\$ 300.00					
Gate Maint & Repair		\$ 1,100.00	\$ 32,855.00	\$ 43,806.67	\$ 25,000.00	\$ 2,083.33	\$ 21.26
Roof Maint & Repair		\$ 25,000.00	\$ 36,703.25	\$ 48,937.67	\$ 40,000.00	\$ 3,333.33	\$ 34.01
Gutter Maint & Repair		\$ 1,500.00			\$ 2,000.00	\$ 166.67	\$ 1.70
Termite Treatment & Repairs		\$ 1,500.00			\$ 1,500.00	\$ 125.00	\$ 1.28
Rodent & Animal Control		\$ 300.00			\$ 300.00	\$ 25.00	\$ 0.26
Environmental & Mold Services						\$ -	\$ -
Security Equip, Locks & Supplies		\$ 2,000.00			\$ 1,000.00	\$ 83.33	\$ 0.85
Plumbing Maint Repair & Supplies		\$ 800.00			\$ 1,000.00	\$ 83.33	\$ 0.85
Walkway, Driveway Maint & Supplies						\$ -	\$ -
Handyman Service & Supplies		\$ 5,000.00	\$ 730.00	\$ 973.33	\$ 1,000.00	\$ 83.33	\$ 0.85
Cleaning & Janitorial Misc			\$ 200.00	\$ 266.67	\$ 250.00	\$ 20.83	\$ 0.21
Electrical Maint., Repair & Permit		\$ 1,600.00	\$ 650.00	\$ 866.67	\$ 1,000.00	\$ 83.33	\$ 0.85
Backflow Maint, Testing & Supplies						\$ -	\$ -
Storm Drain Maint & Supplies						\$ -	\$ -
Painting Service & Supplies		\$ 5,000.00			\$ 2,500.00	\$ 208.33	\$ 2.13
Lights/Lighting Maint & Supplies		\$ 5,000.00	\$ 200.00	\$ 266.67	\$ 1,000.00	\$ 83.33	\$ 0.85
Construction Repair & Supplies		\$ 9,600.00	\$ 6,860.00	\$ 9,146.67	\$ 10,000.00	\$ 833.33	\$ 8.50
Equipment, Computers and Tools Purchase			\$ 974.22	\$ 1,298.96		\$ -	\$ -
Misc Maint, Services & Supplies		\$ 600.00			\$ 1,264.00	\$ 105.33	\$ 1.07
Repairs & Maintenance		\$ 76,442.12	\$ 87,828.35	\$ 118,403.43	\$ 101,314.00	\$ 8,442.83	\$ 86.15
Insurance - General - Commercial Pacakage		\$ 48,000.00	\$ 44,779.00	\$ 59,705.33	\$ 75,000.00	\$ 6,250.00	\$ 63.78
Insurance - Earthquake		\$ 58,504.00	\$ 38,681.28	\$ 51,575.04	\$ 55,000.00	\$ 4,583.33	\$ 46.77

Insurance Umbrella	
Insurance Fidelity	
Insurance D&O	
Insurance- Workers Comp	\$ 400.00
Insurance	\$ 106,904.00

License-Permit-Fine-Inspection	\$ 650.00
Federal, State & Local Taxes	
Reserve Study	\$ 1,300.00
Management Fees	\$ 22,800.00
Accounting, Audit & Review	\$ 1,600.00
Attorney/Legal Services	\$ 3,000.00
Tax Return Prep & Fees	\$ 300.00
FHA Approval	\$ 795.00
Collections Services Expense	\$ 300.00
Copies, Postage & Envelopes	\$ 1,050.00
Bank Charges	
Software & Technology Fees	\$ 1,176.00
Election Services, Supplies	\$ 1,435.00
Misc Administrative	\$ 37.92
General & Administrative	\$ 34,443.92

TOTAL EXPENSES	\$ 423,090.00
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OPERATING GAIN / LOSS	\$ 86,690.00
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Reserve Allocation	\$ 54,000.00
Reserve Allocation	

\$ 2,898.00	\$ 3,864.00
\$ 372.00	\$ 496.00
\$ 86,730.28	\$ 115,640.37

\$ 641.00	\$ 854.67
\$ 17,613.00	\$ 23,484.00
\$ 350.00	\$ 466.67
\$ 305.44	\$ 407.25
\$ 882.00	\$ 1,176.00
\$ 19,791.44	\$ 26,388.59

\$ 353,263.79	\$ 472,317.35
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\$ 24,342.83	\$ 29,211.40
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\$ 52,920.00	\$ 70,560.00
\$ 52,920.00	\$ 70,560.00

	\$ -	\$ -
	\$ -	\$ -
\$ 4,000.00	\$ 333.33	\$ 3.40
\$ 500.00	\$ 41.67	\$ 0.43
\$ 134,500.00	\$ 11,208.33	\$ 114.37

\$ 1,000.00	\$ 83.33	\$ 0.85
	\$ -	\$ -
\$ 1,000.00	\$ 83.33	\$ 0.85
\$ 23,500.00	\$ 1,958.33	\$ 19.98
	\$ -	\$ -
	\$ -	\$ -
\$ 350.00	\$ 29.17	\$ 0.30
	\$ -	\$ -
	\$ -	\$ -
\$ 500.00	\$ 41.67	\$ 0.43
	\$ -	\$ -
\$ 1,176.00	\$ 98.00	\$ 1.00
\$ 800.00	\$ 66.67	\$ 0.68
	\$ -	\$ -
\$ 28,326.00	\$ 2,360.50	\$ 24.09

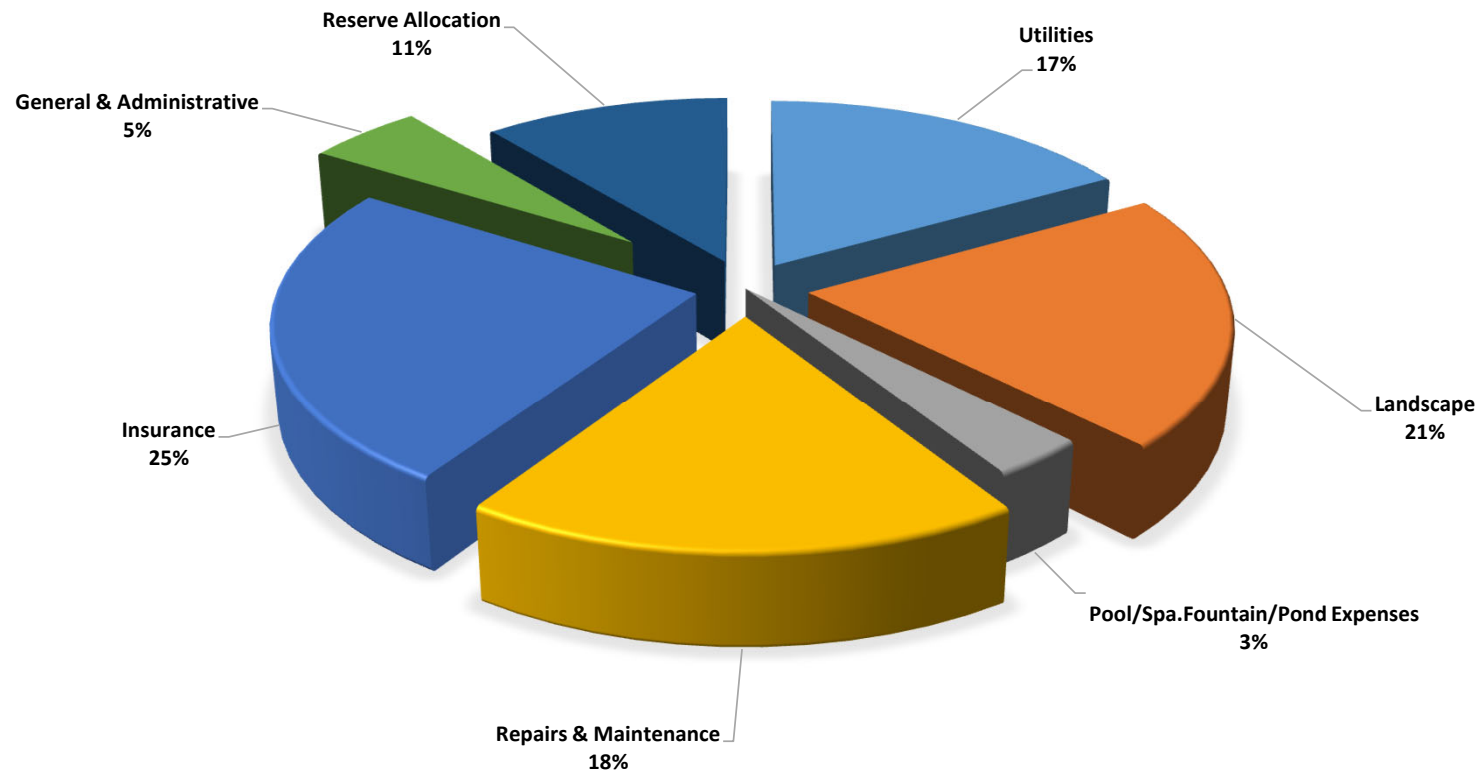
\$ 488,140.00	\$ 40,678.33	\$ 415.09
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\$ 60,000.00	\$ 5,000.00	\$ 51.02
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\$ 60,000.00	\$ 5,000.00	\$ 51.02
\$ 60,000.00	\$ 5,000.00	\$ 51.02

Cantrice Court COA

c/o California HOA Solutions





CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
01/26/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

PRODUCER  LOGAN INSURANCE AGENCY INC TOM LOGAN, AGENT LIC. #0H48157 267 VILLAGE COMMONS BLVD STE 13 CAMARILLO CA 93012		CONTACT NAME: Tom Logan, Agent PHONE (A/C, No, Ext): 805-484-0418 FAX (A/C, No): 805-484-0410 E-MAIL ADDRESS: tom.logan.u0pc@statefarm.com PRODUCER CUSTOMER ID:	
INSURED CANTRICE COURT CONDOMINIUM OWNERS ASSOCIATION C/O CA HOA SOLUTIONS LLC PO BOX 1046 WOODLAND HILLS CA 91365-1046		INSURER(S) AFFORDING COVERAGE INSURER A: State Farm General Insurance Company INSURER B: ☐ INSURER C: ☐ INSURER D: ☐ INSURER E: ☐ INSURER F: ☐	
		NAIC # 25151	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

LOCATION OF PREMISES / DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
BLANKET BUILDING COVERAGE - 100% BUILDING REPLACEMENT COST
Total Units: 98

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	COVERED PROPERTY	LIMITS
A	☐ PROPERTY	90-GB-S747-7	01/30/2024	01/30/2025	BUILDING	\$
	☐ CAUSES OF LOSS				PERSONAL PROPERTY	\$
	☐ BASIC				BUSINESS INCOME	\$
	☐ BROAD				EXTRA EXPENSE	\$
	☒ SPECIAL				RENTAL VALUE	\$
	☐ EARTHQUAKE				BLANKET BUILDING	\$ 20385100
	☐ WIND				BLANKET PERS PROP	\$ 259800
	☐ FLOOD				BLANKET BLDG & PP	\$
	☐ INLAND MARINE	TYPE OF POLICY				\$
	☐ CAUSES OF LOSS	POLICY NUMBER				\$
	☐ NAMED PERILS					\$
						\$
	☐ CRIME					\$
	☐ TYPE OF POLICY					\$
						\$
	☐ BOILER & MACHINERY / EQUIPMENT BREAKDOWN					\$
						\$
						\$
						\$

SPECIAL CONDITIONS / OTHER COVERAGES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER Cantrice Court HOA c/o California HOA Solutions LLC PO Box 1046 Woodland Hills CA 91365	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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EVIDENCE OF COMMERCIAL PROPERTY INSURANCE

DATE (MM/DD/YYYY)
01/26/2024

THIS EVIDENCE OF COMMERCIAL PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

PRODUCER NAME, CONTACT PERSON AND ADDRESS State Farm LOGAN INSURANCE AGENCY INC TOM LOGAN, AGENT LIC. #0H48157 267 VILLAGE COMMONS BLVD STE 13 CAMARILLO CA 93012		PHONE (A/C, No, Ext): 805-484-0418		COMPANY NAME AND ADDRESS State Farm General Insurance Company		NAIC NO: 25151	
FAX (A/C, No): 805-484-0410		E-MAIL ADDRESS: tom.logan.u0pc@statefarm.com		IF MULTIPLE COMPANIES, COMPLETE SEPARATE FORM FOR EACH			
CODE: 55-0737		SUB CODE:		POLICY TYPE Condominium Policy			
AGENCY CUSTOMER ID #:				LOAN NUMBER		POLICY NUMBER 90-GB-S747-7	
NAMED INSURED AND ADDRESS Cantrice Court Condominium Owners Association c/o California HOA Solutions LLC PO Box 1046 Woodland Hills CA 91365				EFFECTIVE DATE 01/30/2024		EXPIRATION DATE 01/30/2025	
ADDITIONAL NAMED INSURED(S)						☒ CONTINUED UNTIL TERMINATED IF CHECKED	
				THIS REPLACES PRIOR EVIDENCE DATED:			

PROPERTY INFORMATION (ACORD 101 may be attached if more space is required) ☐ BUILDING OR ☐ BUSINESS PERSONAL PROPERTY

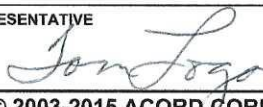
LOCATION / DESCRIPTION See Attached Location Schedule
THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

COVERAGE INFORMATION		PERILS INSURED		BASIC		BROAD		SPECIAL ☒	
COMMERCIAL PROPERTY COVERAGE AMOUNT OF INSURANCE: \$ 20,385,100								DED:	
		YES NO N/A							
☒ BUSINESS INCOME ☐ RENTAL VALUE		☒				If YES, LIMIT:		Actual Loss Sustained; # of months:	
BLANKET COVERAGE		☒				If YES, indicate value(s) reported on property identified above: \$			
TERRORISM COVERAGE		☒				Attach Disclosure Notice / DEC			
IS THERE A TERRORISM-SPECIFIC EXCLUSION?				☒					
IS DOMESTIC TERRORISM EXCLUDED?				☒					
LIMITED FUNGUS COVERAGE		☒				If YES, LIMIT: \$5000		DED:	
FUNGUS EXCLUSION (If "YES", specify organization's form used)				☒					
REPLACEMENT COST		☒							
AGREED VALUE				☒					
COINSURANCE				☒		If YES, %			
EQUIPMENT BREAKDOWN (If Applicable)		☒				If YES, LIMIT:		DED:	
ORDINANCE OR LAW - Coverage for loss to undamaged portion of bldg		☒				If YES, LIMIT:		DED:	
- Demolition Costs		☒				If YES, LIMIT:		DED:	
- Incr. Cost of Construction		☒				If YES, LIMIT:		DED:	
EARTH MOVEMENT (If Applicable)				☒		If YES, LIMIT:		DED:	
FLOOD (If Applicable)				☒		If YES, LIMIT:		DED:	
WIND / HAIL INCL ☒ YES ☐ NO Subject to Different Provisions:				☒		If YES, LIMIT:		DED:	
NAMED STORM INCL ☐ YES ☐ NO Subject to Different Provisions:				☒		If YES, LIMIT:		DED:	
PERMISSION TO WAIVE SUBROGATION IN FAVOR OF MORTGAGE HOLDER PRIOR TO LOSS				☒					

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

ADDITIONAL INTEREST

CONTRACT OF SALE		LENDER'S LOSS PAYABLE		LOSS PAYEE		LENDER SERVICING AGENT NAME AND ADDRESS	
MORTGAGEE							
NAME AND ADDRESS Cantrice Court Condominium Owners Association c/o California HOA Solutions LLC PO Box 1046 Woodland Hills CA 91365						AUTHORIZED REPRESENTATIVE 	

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Cantrice Court COA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Reserve Item	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Rem Life	Future Cost
Asphalt Cut & Patch	5/2027	\$ 20,000.00	1 Allowanc	\$ 20,000	12:00	3:04	\$ 22,101
Asphalt Remove & Replace	5/2039	3.50	95,000 Sq.ft	332,500	22:00	15:04	526,402
Asphalt Sealcoat & Striping	5/2028	0.30	95,000 Sq.ft	28,500	15:00	4:04	32,451
Concrete Curb	5/2030	7,500.00	1 Allowanc	7,500	15:00	6:04	9,067
Concrete V-Ditch	5/2028	5,000.00	1 Allowanc	5,000	20:00	4:04	5,693
Concrete Walks & Drives	5/2041	2.20	27,500 Sq.ft	60,500	30:00	17:04	101,697
Drinking Fountain	5/2037	2,200.00	1 Each	2,200	15:00	13:04	3,280
FOB Entry System	5/2027	240.00	9 Each	2,160	12:00	3:04	2,387
Gate Operators, Lower	5/2025	800.00	6 Each	4,800	15:00	1:04	4,996
Gate Operators, Upper	5/2034	800.00	9 Each	7,200	15:00	10:04	9,813
Gutters & Downspouts	5/2025	4,000.00	1 Allowanc	4,000	5:00	1:04	4,163
Intercom, Lower	5/2026	3,500.00	1 Each	3,500	15:00	2:04	3,753
Intercom, Upper	5/2026	3,500.00	1 Each	3,500	15:00	2:04	3,753
Irrigation Backflow	5/2025	2,600.00	3 Each	7,800	20:00	1:04	8,118
Irrigation Controllers	5/2026	800.00	11 Each	8,800	12:00	2:04	9,437
Mailboxes, Part 1	5/2035	2,400.00	4 Each	9,600	20:00	11:04	13,482
Mailboxes, Part 2	5/2035	2,400.00	4 Each	9,600	20:00	11:04	13,482
Metal Fences & Rails	5/2031	16.00	3,000 Sq.ft	48,000	15:00	7:04	59,795
Metal Fences & Rails Paint 14- Metal Fences	5/2024	2.00	3,000 Sq.ft	6,000	5:00	0:04	6,060
Monument Signs	5/2039	3,000.00	2 Each	6,000	15:00	15:04	9,499
Pole Lights	5/2027	1,300.00	35 Each	45,500	30:00	3:04	50,279
Pool Area Furniture	5/2028	220.00	57 Each	12,540	10:00	4:04	14,279
Pool Chlorinator	5/2026	900.00	1 Each	900	6:00	2:04	965
Pool Deck	5/2047	5.50	3,150 Sq.ft	17,325	15:00	23:04	34,858
Pool Filter	5/2029	1,800.00	1 Each	1,800	10:00	5:04	2,112
Pool Heater	5/2029	4,000.00	1 Each	4,000	10:00	5:04	4,693
Pool Pumps	5/2029	1,400.00	2 Each	2,800	10:00	5:04	3,285
Pool Replastering & Tiles	5/2032	11.00	1,500 Sq.ft	16,500	12:00	8:04	21,180
Restrooms Remodel	5/2033	4,500.00	2 Each	9,000	20:00	9:04	11,904
Retaining Wall	5/2031	5,000.00	1 Allowanc	5,000	15:00	7:04	6,229
Shower Remodel	5/2024	1,800.00	1 Each	1,800	20:00	0:04	1,818
Signs	5/2028	2,000.00	1 Allowanc	2,000	15:00	4:04	2,277
Spa Chlorinator	5/2030	800.00	1 Each	800	10:00	6:04	967
Spa Filter	5/2030	1,750.00	1 Each	1,750	10:00	6:04	2,116
Spa Heater	5/2030	3,750.00	1 Each	3,750	10:00	6:04	4,534
Spa Pump & Motor	5/2030	1,600.00	2 Each	3,200	10:00	6:04	3,869
Spa Replastering & Tiles	5/2032	65.00	90 Sq.ft	5,850	10:00	8:04	7,509
Stamped Concrete	5/2028	25,000.00	1 Allowanc	25,000	10:00	4:04	28,466
Stucco Paint	5/2034	1.20	177,600 Sq.ft	213,120	20:00	10:04	290,461
Tile Roofs, Major Replace	5/2028	2.75	203,700 sq.ft	560,175	30:00	4:04	637,840
Tile Roofs, Minor Replace	5/2026	20,000.00	1 Allowanc	20,000	5:00	2:04	21,448
Trash Enclosure Gates	5/2031	1,650.00	14 Each	23,100	25:00	7:04	28,776
Vehicle Gates	5/2031	3,100.00	12 Each	37,200	27:00	7:04	46,341
Vehicle Gates Paint	1/2024	2,500.00	1 Allowanc	2,500	5:00	0:00	2,500
Wall Lights	5/2028	130.00	215 Each	27,950	25:00	4:04	31,825

Cantrice Court COA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Reserve Item	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Rem Life	Future Cost
Water Heater	5/2034	\$ 1,700.00	1 Each	\$ 1,700	15:00	10:04	\$ 2,317
Wood Trim Paint	5/2031	1.38	28,500 Sq.ft	39,330	12:00	7:04	48,995
				<u>\$ 1,661,750</u>			<u>\$ 2,161,273</u>

Cantrice Court COA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Cash Flow - Annual

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Begin Balance	490,482	560,459	628,845	680,259	700,778	34,863	99,280	282,962	163,089	231,904
Contribution	64,680	67,914	71,309	74,875	78,618	82,549	85,851	89,286	92,857	96,571
Average Per Unit	660	693	727	764	802	842	2,076	911	947	985
Percent Change	0.00%	5.00%	5.00%	5.00%	5.00%	5.00%	4.00%	4.00%	4.00%	4.00%
Special Assessment	0	0	0	0	0	0	117,600	0	0	0
Interest	15,675	17,748	19,462	20,410	8,296	1,901	5,618	5,892	5,801	8,289
Less Expenditures	10,378	17,276	39,357	74,766	752,831	20,033	25,388	215,051	29,844	11,904
Ending Balance	560,459	628,845	680,259	700,778	34,863	99,280	282,962	163,089	231,904	324,861

	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Begin Balance	324,861	116,582	371,014	460,974	583,061	641,592	179,617	272,856	249,485	364,943
Contribution	100,434	103,447	106,551	109,747	113,040	116,431	116,431	116,431	116,431	116,431
Average Per Unit	1,024	2,855	1,087	1,119	1,153	1,188	1,188	1,188	1,188	1,188
Percent Change	4.00%	3.00%	3.00%	3.00%	3.00%	3.00%	0.00%	0.00%	0.00%	0.00%
Special Assessment	0	176,400	0	0	0	0	0	0	0	0
Interest	5,427	7,164	12,350	15,619	18,072	10,111	6,660	7,280	9,158	10,506
Less Expenditures	314,141	32,580	28,941	3,280	72,581	588,518	29,853	147,081	10,132	124,628
Ending Balance	116,582	371,014	460,974	583,061	641,592	179,617	272,856	249,485	364,943	367,251

Cantrice Court COA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Begin Balance	367,251	444,710	539,166	528,523	662,792	711,284	794,519	884,844	932,516	1,059,903
Contribution	116,431	116,431	116,431	116,431	116,431	116,431	116,431	116,431	116,431	116,431
Average Per Unit	1,188	1,188	1,188	1,188	1,188	1,188	1,188	1,188	1,188	1,188
Percent Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Special Assessment	0	0	0	0	0	0	0	0	0	0
Interest	11,923	14,596	15,466	17,837	20,254	22,293	24,962	26,867	29,769	32,317
Less Expenditures	50,895	36,572	142,540	0	88,193	55,489	51,068	95,626	18,814	88,984
Ending Balance	444,710	539,166	528,523	662,792	711,284	794,519	884,844	932,516	1,059,903	1,119,667

Cantrice Court COA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Percent Funded - Cash Flow - Annual

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
100% Funded	1,003,460	1,074,329	1,138,943	1,183,736	1,197,933	621,131	689,838	754,948	669,244	735,673
Percent Funded	48.88%	52.17%	55.21%	57.47%	58.50%	5.61%	14.39%	37.48%	24.37%	31.52%
Begin Balance	490,482	560,459	628,844	680,258	700,778	34,862	99,279	282,961	163,089	231,903
Contribution	64,680	67,914	71,309	74,875	78,618	82,549	85,851	89,286	92,857	96,571
Average Per Unit	660	693	727	764	802	842	2,076	911	947	985
Percent Change	0.00%	5.00%	5.00%	5.00%	5.00%	5.00%	4.00%	4.00%	4.00%	4.00%
Special Assessment	0	0	0	0	0	0	117,600	0	0	0
Interest	15,675	17,748	19,462	20,410	8,296	1,901	5,618	5,892	5,801	8,289
Less Tax on Interest	0	0	0	0	0	0	0	0	0	0
Net Interest	15,675	17,748	19,462	20,410	8,296	1,901	5,618	5,892	5,801	8,289
Less Expenditures	10,378	17,276	39,357	74,766	752,831	20,033	25,388	215,051	29,844	11,904
Less Deferred Expenditur	0	0	0	0	0	0	0	0	0	0
Ending Balance	560,459	628,844	680,258	700,778	34,862	99,279	282,961	163,089	231,903	324,861

Cantrice Court COA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Percent Funded - Cash Flow - Annual

	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
100% Funded	816,709	677,797	748,613	819,268	912,954	956,775	682,913	769,534	783,291	887,525
Percent Funded	39.78%	17.20%	49.56%	56.27%	63.87%	67.06%	26.30%	35.46%	31.85%	41.12%
Begin Balance	324,861	116,582	371,013	460,973	583,060	641,592	179,616	272,855	249,485	364,942
Contribution	100,434	103,447	106,551	109,747	113,040	116,431	116,431	116,431	116,431	116,431
Average Per Unit	1,024	2,855	1,087	1,119	1,153	1,188	1,188	1,188	1,188	1,188
Percent Change	4.00%	3.00%	3.00%	3.00%	3.00%	3.00%	0.00%	0.00%	0.00%	0.00%
Special Assessment	0	176,400	0	0	0	0	0	0	0	0
Interest	5,427	7,164	12,350	15,619	18,072	10,111	6,660	7,280	9,158	10,506
Less Tax on Interest	0	0	0	0	0	0	0	0	0	0
Net Interest	5,427	7,164	12,350	15,619	18,072	10,111	6,660	7,280	9,158	10,506
Less Expenditures	314,141	32,580	28,941	3,280	72,581	588,518	29,853	147,081	10,132	124,628
Less Deferred Expenditur	0	0	0	0	0	0	0	0	0	0
Ending Balance	116,582	371,013	460,973	583,060	641,592	179,616	272,855	249,485	364,942	367,251

Cantrice Court COA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Percent Funded - Cash Flow - Annual

	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
100% Funded	917,687	995,720	1,088,830	1,108,693	1,229,393	1,288,222	1,370,848	1,457,867	1,511,133	1,626,281
Percent Funded	40.02%	44.66%	49.52%	47.67%	53.91%	55.21%	57.96%	60.69%	61.71%	65.17%
Begin Balance	367,251	444,710	539,165	528,523	662,791	711,283	794,518	884,844	932,516	1,059,903
Contribution	116,431	116,431	116,431	116,431	116,431	116,431	116,431	116,431	116,431	116,431
Average Per Unit	1,188	1,188	1,188	1,188	1,188	1,188	1,188	1,188	1,188	1,188
Percent Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Special Assessment	0	0	0	0	0	0	0	0	0	0
Interest	11,923	14,596	15,466	17,837	20,254	22,293	24,962	26,867	29,769	32,317
Less Tax on Interest	0	0	0	0	0	0	0	0	0	0
Net Interest	11,923	14,596	15,466	17,837	20,254	22,293	24,962	26,867	29,769	32,317
Less Expenditures	50,895	36,572	142,540	0	88,193	55,489	51,068	95,626	18,814	88,984
Less Deferred Expenditur	0	0	0	0	0	0	0	0	0	0
Ending Balance	444,710	539,165	528,523	662,791	711,283	794,518	884,844	932,516	1,059,903	1,119,667

Cantrice Court COA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Reserve Disclosures

Reserve Item	100% Funded	Percent Funded	Beginning Balance 01/01/2024	Current Estimated Replacement Cost	Estimated Remaining Life YY:MM	Estimated Useful Life YY:M	2024 Contribution
Asphalt Cut & Patch	\$ 14,444	48.37 %	\$ 6,987	\$ 20,000	3:04	12:00	\$ 1,328
Asphalt Remove & Replace	100,758	48.37	48,738	332,500	15:04	22:00	12,045
Asphalt Sealcoat & Striping	20,267	48.37	9,803	28,500	4:04	15:00	1,514
Concrete Curb	4,333	48.37	2,096	7,500	6:04	15:00	398
Concrete V-Ditch	3,917	48.37	1,895	5,000	4:04	20:00	199
Concrete Walks & Drives	25,544	48.37	12,356	60,500	17:04	30:00	1,607
Drinking Fountain	244	48.37	118	2,200	13:04	15:00	117
FOB Entry System	1,560	48.37	755	2,160	3:04	12:00	143
Gate Operators, Lower	4,373	48.37	2,115	4,800	1:04	15:00	255
Gate Operators, Upper	2,240	48.37	1,084	7,200	10:04	15:00	383
Gutters & Downspouts	2,933	48.37	1,419	4,000	1:04	5:00	638
Intercom, Lower	2,956	48.37	1,430	3,500	2:04	15:00	186
Intercom, Upper	2,956	48.37	1,430	3,500	2:04	15:00	186
Irrigation Backflow	7,280	48.37	3,521	7,800	1:04	20:00	311
Irrigation Controllers	7,089	48.37	3,429	8,800	2:04	12:00	584
Mailboxes, Part 1	4,160	48.37	2,012	9,600	11:04	20:00	383
Mailboxes, Part 2	4,160	48.37	2,012	9,600	11:04	20:00	383
Metal Fences & Rails	24,533	48.37	11,867	48,000	7:04	15:00	2,550
Metal Fences & Rails Paint 14- M	5,600	100.00	5,600	6,000	0:04	5:00	956
Pole Lights	40,444	48.37	19,563	45,500	3:04	30:00	1,209
Pool Area Furniture	7,106	48.37	3,437	12,540	4:04	10:00	999
Pool Chlorinator	550	48.37	266	900	2:04	6:00	120
Pool Filter	840	48.37	406	1,800	5:04	10:00	143
Pool Heater	1,867	48.37	903	4,000	5:04	10:00	319
Pool Pumps	1,307	48.37	632	2,800	5:04	10:00	223
Pool Replastering & Tiles	5,042	48.37	2,439	16,500	8:04	12:00	1,096
Restrooms Remodel	4,800	48.37	2,322	9,000	9:04	20:00	359
Retaining Wall	2,556	48.37	1,236	5,000	7:04	15:00	266
Shower Remodel	1,770	100.00	1,770	1,800	0:04	20:00	72
Signs	1,422	48.37	688	2,000	4:04	15:00	106
Spa Chlorinator	293	48.37	142	800	6:04	10:00	64
Spa Filter	642	48.37	310	1,750	6:04	10:00	139
Spa Heater	1,375	48.37	665	3,750	6:04	10:00	299
Spa Pump & Motor	1,173	48.37	568	3,200	6:04	10:00	255
Spa Replastering & Tiles	975	48.37	472	5,850	8:04	10:00	466
Stamped Concrete	14,167	48.37	6,853	25,000	4:04	10:00	1,992
Stucco Paint	103,008	48.37	49,826	213,120	10:04	20:00	8,492
Tile Roofs, Major Replace	479,261	48.37	231,824	560,175	4:04	30:00	14,881
Tile Roofs, Minor Replace	10,667	48.37	5,160	20,000	2:04	5:00	3,188
Trash Enclosure Gates	16,324	48.37	7,896	23,100	7:04	25:00	736
Vehicle Gates	27,096	48.37	13,107	37,200	7:04	27:00	1,098
Vehicle Gates Paint	2,500	100.00	2,500	2,500	0:00	5:00	398
Wall Lights	23,105	48.37	11,176	27,950	4:04	25:00	891
Water Heater	529	48.37	256	1,700	10:04	15:00	90
Wood Trim Paint	15,295	48.37	7,398	39,330	7:04	12:00	2,612

Cantrice Court COA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Reserve Disclosures

Reserve Item	100% Funded	Percent Funded	Beginning Balance 01/01/2024	Current Estimated Replacement Cost	Estimated Remaining Life YY:MM	Estimated Useful Life YY:M	2024 Contribution
	1,003,461	48.88 %	490,482	1,638,425			64,679

CANTRICE COURT COA

COLLECTION POLICY

ADOPTED JANUARY 1, 2020

The Board of Directors for the Cantrice Court Condominium Owners' Association, hereby resolve to enact the following policy for the collection of assessments. The authority for this procedure is provided in the Covenants, Conditions and Restrictions of this Association and California Civil Code and shall be consistently implemented by the managing agent, Golden Estate Management, Inc.

Prompt payment of Assessments by all owners is critical to the financial health of the Association and to the enhancement of the property values of our homes. Your Board of Directors takes very seriously its obligation under the Declaration of Covenants, Conditions and Restrictions, as amended, (CC&R's) and the California Civil Code to enforce the members' obligation to pay assessments. The policies and practices outlined below shall remain in effect until such time as they may be changed, modified, or amended by a duly adopted resolution of the Board of Directors.

1. Assessments, late charges, interest and collection costs, including any attorneys' fees, are the personal obligation of the owner of the property at the time the assessment or other sums are levied (Civil Code Section 5650(a)).
2. Regular monthly assessments are due and payable on the first day of each month. Resident billing statements are available online 24/7 or can be mailed upon request. It is the owner of record's responsibility to pay each assessment in full each month regardless of whether a courtesy statement or courtesy late letter is received. All other assessments, including special assessments, are due and payable on the date specified by the Board on the Notice of Assessment, which date will not be less than thirty (30) days after the date of notice of the assessment.
3. 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 provided the amount in dispute does not exceed the California jurisdictional limits of the small claims court. By doing so, the owner may in addition to pursuing dispute resolution pursuant to Civil Code Sections 5925-5965, commence an action in small claims court.
4. Until all assessments are paid in full, any payments made by an owner will be first applied to assessments owed. Only after all assessments are paid in full will payments be applied to collection fees and costs, attorneys' fees, late charges or interest, (Civil Code Section 5655(a)). The Association may, in its discretion, enter into an agreement with an owner providing for payments to be applied in a different manner, in which case such agreement shall be controlling.
5. All assessments are delinquent fifteen (15) days after they come due. Delinquent assessments are subject to a late charge in the amount of ten dollars (\$10.00) or ten (10) percent of the delinquent amount, whichever is greater.
6. Interest on all sums imposed, including delinquent assessments, collection fees and costs, and attorneys' fees, shall be at an annual rate of twelve percent (12%) and shall commence thirty (30) days after an assessment becomes due.
7. If a special assessment is payable in installments and an installment payment for that special assessment is delinquent for more than thirty (30) days, all installments will be accelerated and the entire unpaid balance of the special assessment shall become immediately due and payable. The remaining balance shall be subject to a late charge and interest as provided herein.

8. The Association or the Association's managing agent may send to the owner a late letter once an assessment becomes delinquent. A charge (if any) for the late letter may be added to the owner's delinquent account.
9. If an assessment is not received within thirty (30) days after the assessment becomes delinquent, the Association or its designee, in the event the account is turned over to a collection agent, will send a pre-lien letter to the owner as required by Civil Code Section 5660, by certified mail, to the owner's mailing address of record advising of the delinquent status of the account, impending collection action and the owner's right to request that the Association participate in some form of internal dispute resolution process ("IDR"). The owner may be charged collection fees and costs for the pre-lien letter. Notwithstanding the provisions of this paragraph, the Association may (i) send a pre-lien letter to a delinquent owner at any time when there is an open escrow involving the owner's separate interest, and/or (ii) issue a pre-lien letter immediately if any special assessment becomes delinquent even if the owner is current in paying their regular assessments.
10. If an owner fails to pay the amounts set forth in the pre-lien letter and fails to request IDR within thirty (30) days of receipt of the pre-lien letter, the Board, by majority vote in an open meeting, may authorize the recordation of a lien for the amount of any delinquent assessments, late charges, interest and/or collection fees and costs, including attorneys' fees, against the owner's property. The owner may be charged for collection fees and costs for preparation and recordation of the lien. The lien may be enforced in any manner permitted by law, including, without limitation, judicial or non-judicial foreclosure. See Civil Code Sections 5700-5720.
11. The lien may be enforced by judicial or non-judicial foreclosure sale when either (a) the delinquent assessment amount totals One Thousand, Eight Hundred Dollars (\$1,800) or more, excluding accelerated assessments and specified late charges and fees or (b) the assessments are delinquent for more than twelve (12) months. A delinquent owner could lose ownership of the property if a foreclosure action is completed. The delinquent owner may be responsible for significant additional collection fees and costs for enforcement of the lien against the property.
12. The decision to foreclose against a lien must be made by a majority of the Board of Directors in an Executive Session meeting and the Board of Directors must record their votes in the minutes of the next open meeting of the Board. The Board must maintain the confidentiality of the delinquent owner(s) by identifying the matter in the minutes by the parcel number of the owner's property, rather than the name of the owner(s). Prior to initiating the foreclosure sale against a recorded lien, the Association shall offer delinquent homeowners the option of participating in IDR or Alternative Dispute Resolution ("ADR").
13. An owner is entitled to inspect the Association's accounting books and records to verify the amounts owed pursuant to Corporations Code Section 8333. Upon an owner's written demand, the Association shall make allowable Association records available for inspection and copying pursuant to Civil Code Sections 5200-5240.
14. In the event it is determined that the owner has paid the assessments on time, the owner will not be liable to pay the charges, interest and costs of collection associated with collection of those assessments.
15. The owner has the right to request a meeting with the Board of Directors as provided by Civil Code Section 5665. An owner has the right to dispute the debt by submitting a written request for dispute resolution pursuant to the Association's "meet and confer" program pursuant to Civil Code Sections 5900-5920. An owner has the right to request alternative dispute resolution with a neutral third party pursuant to Civil Code Sections 5925-5965, before the Association may initiate foreclosure against the owner's separate interest, except that binding arbitration shall not be available if the Association intends to initiate a judicial foreclosure. An owner may submit a written request to meet with the Board in executive session to discuss a payment plan. The Board is not required to meet with an owner unless the request is mailed within fifteen (15) days of the date of the postmark of the pre-lien letter, in which case the Board shall meet with the owner in executive session within forty-five (45) days of the postmark on the owner's request, unless there is no regularly scheduled board meeting within that period, in which case the

board may designate a committee of one or more directors to meet with the owner. The Association shall provide the owner the standards for payment plans, if any exist. The Board will consider payment plan requests on a case-by-case basis and is under no obligation to grant payment plan requests. Payment plans shall not interfere with the Association's ability to record a lien against an owner's separate interest to secure payment for the owner's delinquent assessments. If the Board authorizes a payment plan, it may incorporate payment of ongoing assessments that accrue during the payment plan period. If a payment plan is approved, additional late fees from the homeowner will not accrue while the owner remains current under the terms of the payment plan. If the owner breaches an approved payment plan, the Association may resume its collection action from the time prior to entering into the payment plan.

16. Nothing herein limits or otherwise affects the Association's right to proceed in any lawful manner to collect any delinquent sums owed to the Association.
17. There is no right of offset. An owner may not withhold assessments owed to the Association on the alleged grounds that the owner is entitled to recover money or damages from the Association for some other obligation.
18. The Association shall charge the owner a Twenty-Five Dollar (\$25.00) fee for the first check tendered to the Association that is returned unpaid by the owner's bank and Thirty-Five Dollars (\$35.00) for each subsequent check passed on insufficient funds. If the check cannot be negotiated, the Association may also seek to recover damages of at least One Hundred Dollars (\$100.00), or, if higher, three (3) times the amount of the check up to One Thousand, Five Hundred Dollars (\$1,500.00) pursuant to Civil Code Section 1719.
19. Owners have the right to provide a secondary address for mailing for purposes of collection to the Association. The owner's request shall be in writing and shall be mailed to the Association in a way that shall indicate that the Association has received it. An owner may identify or change a secondary address at any time, provided that, if a secondary address is identified or changed during the collection process, the Association shall only be required to send notices to the indicated secondary address from the point the Association receives the request.
20. All charges listed herein are subject to change upon thirty (30) days' prior written notice.
21. The mailing address for payments of assessments by overnight delivery is: Golden Estate Management, 12734 Branford Street, Suite 3, Arleta, CA 91331. Please note that should an account be referred to a collection service, the collection service will provide the new address for overnight payments.

EXHIBIT "A"

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 Sections 5705, 5715, and 5720 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 5600, 5605, 5660 to 5690, 5705, 5715, 5720, and others of the Civil Code)

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 areas damaged by a member or a member's guests, if the governing documents provide for this. (Sections 5600, 5605, 5650, 5660 of the Civil Code)

The association must comply with the requirements of Sections 5650, 5655, 5660 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 (Sections 5650, 5655, 5660 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 (Sections 5650, 5655, 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 (Sections 5650, 5655, 5660 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, he or she 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. (Sections 5650, 5655, 5660 of the Civil Code)

An owner may dispute an assessment debt by submitting a written request for dispute resolution to the association as set forth in Article 5 (commencing with Sections 5650, 5655, 5660) of Chapter 4 of Title 6 of Division 2 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 2 (commencing with Section 5925) of Chapter 7 of Title 6 of Division 2 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. (Sections 5650, 5655, 5660 of the Civil Code)

MEETINGS AND PAYMENT PLANS

An owner of a separate interest that is not a timeshare 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 exist. (Sections 5650, 5655, 5660 of the Civil Code)

The board of directors 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 to the payment plan standards of the association, if they exist. (Sections 5650, 5655, 5660 of the Civil Code)*

*Citations to Code Sections are from the California Civil Code effective as of 1/1/2014.

Cantrice Court Condominiums

SCHEDULE OF MONETARY PENALTIES

In order to enforce the CC&Rs, Bylaws, Rules and Regulations, the Board of Directors may: levy, assess and collect reasonable monetary penalties as established by the Board of Directors to cover such costs as legal expenses, time or labor, postage, etc., for violations of Use Restrictions or Architectural and/or Landscape Control in the Declaration or published Rules and Regulations. The monetary penalty shall be assessed against the owner involved for violations made by the owner, members of his or her family, or by any guest(s), licensee or tenant of such owner. Further information regarding violation notices and hearings can be found in your CC&Rs and/or Rules and Regulations.

First (1st) Violation:

A formal written courtesy/warning notice or fine up to \$200.00 will be sent.

Second (2nd) Violation:

A same violation of same offense within one year, a monetary penalty will be assessed in the amount of \$50.00-\$200.00

Third (3rd) and subsequent Violation:

A same violation of same offense within one year, a monetary penalty will be assessed in the amount of \$100.00-\$400.00. Legal action may also be sought.

Safety Violations:

A formal written courtesy/warning notice or fine up to \$500.00 will be sent.

Special Assessments:

Should violations occur which imposes a financial obligation on the Association, then the owner responsible for said violation shall reimburse, by the way of a Special Assessment, the Association for this financial obligation. If, for example, an owner damages a fence, tree, or other common property, repair and replacement costs will be charged to that party (CC&Rs Article 5, (Section 5.6).

Loss of Voting Rights:

Voting rights may be temporarily suspended pursuant to Article III, Section 4, (b) of the By Laws for any period that that assessments are not paid.

Loss of Common Area Privileges:

The Association may suspend the right of a Member to use the Common Lots or any other portion thereof designated by the Board during anytime in which any assessment against his Residence remains unpaid and delinquent, for a period not to exceed thirty (30) days, for any single infraction of the rules and regulations of the Association CC&R's, Article 4, Section 4.3, (c).

**CANTRICE COURT
COMMUNITY ASSOCIATION**

C/O California HOA Solutions LLC
5850 Canoga Ave Suite 400
Woodland Hills, CA 91367 Kevin@cahoasolutions.com

APPLICATION FOR ARCHITECTURAL APPROVAL

To be completed by Manager

Application #: _____

Date Received: _____

PLEASE FILL IN ALL SPACES COMPLETELY - ALLOW UP TO THIRTY DAYS FOR REVIEW

DO NOT START WORK UNTIL YOU RECEIVE APPROVAL

PROPERTY OWNER

STREET ADDRESS

DAYTIME PHONE:

EMAIL:

TYPE OF REQUEST

☐ FENCE

☐ WINDOWS

☐ CANOPY (backyard)

☐ OTHER (describe): _____

☐ SATELLITE DISH

☐ SCREEN

☐ PATIO COVER

☐ LANDSCAPE

☐ DOORS

☐ GARAGE DOOR

Please provide a brief description of proposed plan or modification with dimensions, location, materials used and color. Please include pictures or samples.

ANTICIPATED STARTING DATE: ____/____/____

ANTICIPATED COMPLETION DATE: ____/____/____

☐ **NEIGHBOR ADVISEMENT** *(Not required unless requested by Board/Architectural Committee or Management)*

The Architectural Committee has determined that it is in our best interest to advise your neighbors of any proposed improvements to your property or home, and request that you have your adjacent and rear neighbors sign where indicated below.

Neighbor's Name:

Address:

Signature:

1. _____
2. _____

We, the undersigned, certify that we are the legal owners of the above property and that we agree to abide by Cantrice Court Community Association's Governing Documents including CC&R's and Rules and Regulations. Approval by this Architectural Committee does not constitute waiver of any requirements of applicable governing agencies. We furthermore understand and agree that building permits for home improvements are required and that the cost of the permits and responsibility of obtaining permits and subsequent inspection will be borne by us. All modifications will be repaired and maintained by me/us. I/we acknowledge that it is my/our responsibility to disclose this information to any future buyer(s) of my/our home.

Owner Signatures(s) _____

Date: ____/____/____

For Office Use Only

Approved: _____

Denied: _____

Conditional: _____

Notes/Conditions: _____

Signature: _____ Date: ____/____/____

SEND TO:

Cantrice Court Community Association
C/O California HOA Solutions LLC
5850 Canoga Ave Suite 400
Woodland Hills, CA 91367
sam@cahoasolutions.com

This approval shall be limited to the items specifically set forth herein and is hereby granted upon the following terms and conditions. The violations thereof or non-compliance therewith will be grounds for the rescinding and revocation of the approval hereby granted.

1. No work on this request to commence until written approval of the Architectural Review Committee has been received.
2. Any planting shall not interfere with designed operation of sprinkler heads or hinder landscape maintenance.
3. Any installations, interior or exterior must not alter existing construction design or the function thereof.
4. Any work done in an owner's home, or on the common property, shall be subject to all existing State, City, County and Association laws, ordinances and regulations.
5. All work will be subject to inspection by the Association. The owner, together with the contractor, will be held responsible for any deviations of the above and will be required to make any necessary corrections at the owner's expense.
6. By the execution and acceptance of this Permit, and the terms and conditions hereof, the owner acknowledges that he has been advised that the above installation, when completed, forming a part of the common elements, will not be the subject of any insurance coverage or loss prevention or indemnification coverage by the Association.
7. Owner hereby acknowledges that the responsibility to repair and maintain the above installation is the responsibility of the present or future owner. If the unit is sold it is the present owner's responsibility to provide a copy of this Agreement to the buyer. The buyer must provide the Association with a signed copy of said Agreement prior to the close of escrow.
8. Owner, by the execution and acceptance of the Permit, has remised, released, and forever discharged, and by these presents does remise, release, and forever discharge the said Association of and from all obligations, controversies, suits, actions, causes or actions, trespasses, variances, damages, claims or demands, in law or in equity, which against the said Association the resident ever had, now has, or hereafter can, shall, or may have, for, upon or by reason of any damage to the above installation occurring in any manner whatsoever.
9. By execution of this application, the Owner acknowledges they have been advised that it's recommended that you, as the Owner, request copies of insurance coverage, both liability and workers compensation, naming you, the Owner, as an additional insured by all contractors.
10. If the Board approves and this application is for homeowner landscaping done on the common area entryway or anywhere else, the owner acknowledges that the association shall have no liability or obligation to maintain said vegetation and will be held harmless in the event that our irrigation system provides too little or too much water.

If the Board approves this Request, I accept this approval upon the terms and the conditions set forth which have been fully ready by me.

Owner's Signature: _____ Date: _____

NOTE: Plans submitted should include one electronic copy in a PDF format.

RESIDENTIAL RENTAL REGISTRATION

Non-Refundable Fee: \$ _____

CANTRICE COURT C.O.A

Unit Address: _____

City: _____ State: _____ Zip: _____

TENANCY

Length: _____ Start Date: _____

Please attach a copy of the Lease Agreement and Renters Insurance from Tenant.

Please Redact Financial and Personal Information not requested below.

TENANT DETAILS

Full Name: _____ DOB: _____

Driver's License No. _____ Phone: _____

E-Mail: _____

CO-TENANT DETAILS

Full Name: _____ DOB: _____

Driver's License No. _____ Phone: _____

E-Mail: _____

CO-TENANT DETAILS

Full Name: _____ DOB: _____

Driver's License No. _____ Phone: _____

E-Mail: _____

Other Occupants? ☐ Yes ☐ No

If Yes, List Full names below:



Pets? ☐ Yes ☐ No Inside Smoking Allowed? ☐ Yes ☐ No

If Yes to Pets, Describe Types and Dog Breeds:

The right of an owner at Cantrice Court to maintain pets, excepting banned breeds listed in the rules, is not automatically transferred to tenants. The association encourages owners not to extend the right for tenants to have dogs. This creates potential liability issues for the owner as well as the association.

Vehicles? ☐ Yes ☐ No

If Yes, Describe Make/Model and Provide License Plate Number for each:

Per our rules and regulations, a tenant is required to park at least one vehicle in the garage, prior to using guest parking overnight. In addition, tenants are not allowed to park or store Campers, Boats, Jet-Skis, RV's, or any recreational vehicles.

Cantrice Court rules require that the tenant be provided with a copy of the Cantrice Court Rules and Regulations. In signing this registration form, the owner affirms this has been done.

The tenant must provide you with proof of renters' insurance with a minimum \$300,000 liability with Cantrice Court C.O.A named as an additional insured.

Please attach proof of said insurance to this registration form; ensure that Cantrice Court COA is listed as an additional insured.

The association rules do not allow wood or wood alternatives to be burned in our fireplaces. In signing this registration form, you affirm you have made the tenant aware of this critical rule for their safety and that of their neighbors.

The association allows tenants to have up to two different last names, with corresponding phone numbers listed on the intercom call box. Please provide the Last Name/s that will be listed on the intercom call box; the phone number/s that can be called to grant access. (The association does not guarantee that the call box will work with all makes and models of cell phones)

Last Name _____

Phone Number _____

Last Name _____

Phone Number _____

Owner Print Name _____

Owner Signature _____

Date _____

Co-Owner Print Name_____

Co-owner Signature_____

Date_____

California HOA Solutions Charges for Documents Provided in Accordance with Civil Code 4525/4528

Document	Civil Code Section Included	Fee for Document	Paid
Age restrictions, if any	Section 4525(a)(2)	\$ -	
Annual budget report or summary, including reserve study	Sections 5300 and 4525(a)(3)	\$ 50.00	Up front
Approved changes to assessments	Sections 5300 and 4525(a)(4), (8)	\$ -	
Architectural Guideline	Non Required Civil Code	\$ 20.00	Up front
Articles of Incorporation or statement that not incorporated	Section 4525(a)(1)	\$ 30.00	Up front
Assessment and reserve funding disclosure summary	Sections 5300 and 4525(a)(4)	\$ 25.00	Up front
Assessment enforcement policy	Sections 5310 and 4525(a)(4)	\$ -	
Bylaws	Section 4525(a)(1)	\$ 50.00	Up front
CC&Rs	Section 4525(a)(1)	\$ 50.00	Up front
Demand - Rush Fee - 1-3 Business Days	Non Required Civil Code	\$ 100.00	Up front
Demand Update Fee (1-14 Days)	Non Required Civil Code	\$ -	
Demand Update Fee (15-60 Days)	Non Required Civil Code	\$ 30.00	Up front
Emergency assessment	Section 4525(a)(4)	\$ -	
Financial statement	Non Required Civil Code	\$ 20.00	Up front
Financial statement review	Sections 5305 and 4525(a)(3)	\$ 30.00	Up front
Insurance summary	Sections 5300 and 4525(a)(3)	\$ 25.00	Up front
Ledger - Homeowner/Unit	Non Required Civil Code	\$ 10.00	Up front
Lender Questionnaire	Non Required Civil Code	\$ 75.00	Up front
Litigation	Non Required Civil Code	\$ -	Up front
Minutes of regular board meetings conducted over the previous 12 months, if requested	Section 4525(a)(10)	\$ 40.00	Up front
Notice(s) of violation	Sections 5855 and 4525(a)(5)	\$ -	
Operating Rules	Section 4525(a)(1)	\$ 25.00	Up front
Other unpaid obligations of seller	Sections 5675 and 4525(a)(4)	\$ -	
Preliminary list of defects	Sections 4525(a)(6), 6000, and 6100	\$ -	
Regular assessment	Section 4525(a)(4)	\$ -	
Rental restrictions, if any	Section 4525(a)(9)	\$ 10.00	Up front
Required statement of fees	Section 4525	\$ 50.00	Up front
Reserve Report	Non Required Civil Code	\$ 50.00	Up front
Settlement notice regarding common area defects	Sections 4525(a)(6), (7), and 6100	\$ -	
Special assessment	Section 4525(a)(4)	\$ 10.00	Up front
Transfer Fee (Package)	Non Required Civil Code	\$ 200.00	At close
Upfront Documents Fee (Package)	Non Required Civil Code	\$ 300.00	Up front
W9	Non Required Civil Code	\$ -	

FHA Disclosure

THE INFORMATION REGARDING THE ASSOCIATION'S FHA STATUS IS AS OF **11/29/2024**.

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 a condominium project.



The association of this common interest development is certified by the Federal Housing Administration.



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

Further verification can be secured through the FHA Website:

<https://entp.hud.gov/idapp/html/condlook.cfm>.

VA Disclosure

THE INFORMATION REGARDING THE ASSOCIATION'S FHA STATUS IS AS OF **11/29/2024**.

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 a condominium project.

☐

The association of this common interest development is certified by the Federal Department of Veterans Affairs.

☒

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

Further verification can be secured through the VA website:

<https://vip.vba.va.gov/port al/VBAH/VBAHome/condopudsearch>.

Name of HOA: _____

MEMBERSHIP LIST OPT-OUT FORM

California law allows any member of the Association to request and obtain a copy of the Association's membership list. The membership list includes the names, property addresses, mailing addresses, and email addresses of all members, except those members who have "opted-out" of having their information disclosed to other members on the membership list.

To opt-out of sharing your name, property address, mailing address, and email address with other members of the Association, complete this form and send it to the Association's Managing Agent, below. This opt-out shall remain in effect until changed by you, via written notification to the Association's managing agent.

DESIGNATION FOR OPTING-OUT OF DISCLOSURE OF PERSONAL INFORMATION

**Please check only one box below*

☐ I/we **OPT-OUT** of the sharing of my/our name, property address, mailing address and email address under the Association's membership list, pursuant to Civil Code Section 5200. I/we prefer to be **contacted** via the alternative process described in Corporations Code Section 8330(c). This opt-out shall remain in effect until changed by me/us via written notification to the Association's Managing Agent.

☐ I/we **DO NOT** opt-out of the sharing of my/our name, property address, mailing address and email address under the Association's membership list. I/we understand that this information will be disclosed to any member who makes a lawful request for the membership list. Name:

Name: _____ Name: _____

Property address: _____

Signature: _____ Signature: _____

Date: _____

When completed, please return to the Association's Managing Agent via mail or email:

California HOA Solutions LLC

PO Box 1046

Woodland Hills, CA 91365

Email: office@cahoasolutions.com

Office: 818-927-1001

HOA Homeowner Record Update Form

Date _____

HOA'S Name _____

Your Property's Address _____ Unit # _____
City, State & Zip Is Not Necessary

Mailing Address: (If Different From Above)

c/o _____		
Address _____	Unit # _____	
City _____	State _____	Zip _____

Primary Homeowner #1 - (As Listed on your Deed)

First Name _____	Middle Int. _____	Last Name _____
OR Other: Company/Trust _____		
Cell Phone (_____) _____	Home Phone (_____) _____	Work Phone (_____) _____
Email Address _____ Please Print Clearly		
Can your monthly statement be e-mailed to this address: ☐ YES ☐ NO		

Homeowner #2 - (As Listed on your Deed)

First Name _____	Middle Int. _____	Last Name _____
Cell Phone (_____) _____	Home Phone (_____) _____	Work Phone (_____) _____
Email Address _____ Please Print Clearly		
Can your monthly statement be e-mailed to this address: ☐ YES ☐ NO		

Other Occupant Names

_____	_____	_____
_____	_____	_____

Tenant Information

Name _____	Cell# (_____) _____	Home# (_____) _____
Name _____	Cell# (_____) _____	Home# (_____) _____
Email Address _____		
Other Occupant Names _____		

Vehicle Information (For All Vehicles On The Premises)

Make	Model	Color	License Plate #	Year	Park Space #
1 _____	_____	_____	_____	_____	_____
2 _____	_____	_____	_____	_____	_____
3 _____	_____	_____	_____	_____	_____

Emergency Contact

Name _____	Cell # _____	Relationship _____
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California HOA Solutions

PO Box 1046 • Woodland Hills CA 91365 • Phone (818) 927-1001 • Fax (818) 337-2222

Email: Office@CAHOASolutions.Com

Please Return This Form As Soon As Possible.