SANTA ANA TOWERS HOMEOWNERS ASSOCIATION

2027 ANNUAL BUDGET & DISCLOSURE PACKAGE

Dear Homeowners:

On behalf of the Board of Directors, Sunrise Property Management Group, Inc. is pleased to provide the Association's 2027 Annual Budget and Disclosure Package for the fiscal year beginning January 1, 2027, and ending December 31, 2027, pursuant to California Civil Code §§5300 and 5310.

The 2027 Annual Budget has been prepared with careful consideration of the Association's operating expenses, contractual obligations, insurance premiums, utility expenses, maintenance requirements, and long-term reserve funding needs.

2027 ASSESSMENTS – NO INCREASE

We are pleased to announce that there will be **no increase in either the regular monthly assessments or the utility assessments for the 2027 fiscal year.**

- **Regular Monthly Assessment:** No increase.
- **Monthly Utility Assessment:** No increase.

Homeowners should continue making their regular and utility assessment payments at their existing assessment rates. No adjustments to existing automatic payments are necessary as a result of the 2027 budget.

FINANCIAL RESPONSIBILITY AND COMMUNITY MAINTENANCE

The Board of Directors and management remain committed to responsible financial planning, fiscal transparency, maintaining the community's common areas, and protecting property values.

Despite the ongoing challenges of rising operating costs, insurance premiums, utilities, and maintenance expenses, the Association has been able to maintain its existing assessment rates for the upcoming fiscal year.

ANNUAL BUDGET AND POLICY DISCLOSURES

The enclosed Annual Budget and Disclosure Package contains important information regarding the Association's financial condition, operating budget, reserve funding, insurance coverage, assessment collection procedures, enforcement policies, dispute resolution procedures, and other applicable disclosures required under California law.

Homeowners are encouraged to review and retain these documents for future reference.

ANNUAL HOMEOWNER REGISTRATION

Pursuant to California Civil Code §4041, homeowners are required to provide updated contact information, notice delivery preferences, and property occupancy status annually.

Please complete and return the enclosed Homeowner Registration Form to management, even if your information has not changed.

PROFESSIONAL MANAGEMENT

Santa Ana Towers Homeowners Association is professionally managed by Sunrise Property Management Group, Inc., under the direction of a certified community association manager.

Should you have any questions regarding the 2027 Annual Budget or accompanying disclosures, please contact your Community Manager, Kadiha Argumedo, at **Kadiha@sunrisepmg.com**.

The Board of Directors and management appreciate your continued cooperation and support as we work together to maintain the community and promote the Association's long-term financial stability.

Sincerely,

Doreen Murray, CCAM
President | Certified Community Association Manager
Sunrise Property Management Group, Inc.

On behalf of the Board of Directors
Santa Ana Towers Homeowners Association

Santa Ana Towers HOA — Proposed 2027 Budget

2027 monthly dues stay same | No increase 2027 |

Category	2027 Annual	Monthly	Per Unit / Month
INCOME			
Member Assessments	$98,928.00	$8,244.00	$374.73
Utility Income	$151,632.00	$12,636.00	$574.36
Other Operating Income	$0.00	$0.00	$0.00
TOTAL INCOME	**$250,560.00**	**$20,880.00**	**$949.09**
OPERATING EXPENSES			
Fixed Expenses			
Master Insurance	$20,000.00	$1,666.67	$75.76
Federal Taxes	$0.00	$0.00	$0.00
Administration			
Management Fee	$22,200.00	$1,850.00	$84.09
Audit / Tax Preparation	$500.00	$41.67	$1.89
Reserve Study	$1,000.00	$83.33	$3.79
Collection Expense	$200.00	$16.67	$0.76
Legal Service	$1,000.00	$83.33	$3.79
Postage	$650.00	$54.17	$2.46
Miscellaneous Administration	$400.00	$33.33	$1.52
Printing & Reproduction	$650.00	$54.17	$2.46
Office Supplies	$100.00	$8.33	$0.38
Election Expense	$600.00	$50.00	$2.27
Licenses / Fees	$125.00	$10.42	$0.47
Reimbursable Costs	$32,000.00	$2,666.67	$121.21
Utilities			
Electricity	$47,500.00	$3,958.33	$179.92
Gas	$22,500.00	$1,875.00	$85.23
Water / Sewer	$11,000.00	$916.67	$41.67
Water Treatment	$1,850.00	$154.17	$7.01
Refuse Disposal	$10,200.00	$850.00	$38.64
Telephone	$625.00	$52.08	$2.37
Grounds			
Landscape Contract	$3,000.00	$250.00	$11.36
Landscape Extras	$500.00	$41.67	$1.89
Irrigation Repairs	$200.00	$16.67	$0.76
Tree Service	$500.00	$41.67	$1.89
Backflow Testing	$250.00	$20.83	$0.95
Common Area			
Elevator	$4,100.00	$341.67	$15.53
Electrical Repairs	$300.00	$25.00	$1.14
Plumbing Repairs	$6,550.00	$545.83	$24.81
Janitorial Service	$7,100.00	$591.67	$26.89
Keys / Locks / Remotes	$100.00	$8.33	$0.38
Common Area Maintenance	$3,650.00	$304.17	$13.83
Entry System	$150.00	$12.50	$0.57
Street Light Maintenance	$100.00	$8.33	$0.38

HVAC Repair / Maintenance	$125.00	$10.42	$0.47
Boiler Repair / Maintenance	$1,050.00	$87.50	$3.98
Structure Repairs	$4,700.00	$391.67	$17.80
Roofing & Gutters	$18,000.00	$1,500.00	$68.18
Janitorial Supplies	$75.00	$6.25	$0.28
Operating Expense Subtotal	**$223,550.00**	**$18,629.17**	**$846.78**
RESERVES			
General Reserves Transfer	$18,000.00	$1,500.00	$68.18
Reserve Contribution Subtotal	**$18,000.00**	**$1,500.00**	**$68.18**
TOTAL EXPENSES + RESERVES	**$241,550.00**	**$20,129.17**	**$914.96**
SURPLUS / (DEFICIT)	**$9,010.00**	**$750.83**	**$34.13**

2027 FUNDING SUMMARY	
Units	22
Current Monthly Assessments	$8,244.00
Proposed Monthly Assessments	$8,244.00
Current Monthly Utility Charges	$12,636.00
Proposed Monthly Utility Charges	$12,636.00
Proposed Assessment Increase	0.00%
Annual Assessment & Utility Income	$250,560.00
Operating Expenses	$223,550.00
Reserve Funding	$18,000.00
Projected Surplus / (Deficit)	$9,010.00

Per-unit figures are averages. Apply each unit's existing assessment and utility schedule.
Source: Santa Ana Towers October 2026 Financial Report Package, operating income statement and pay
The October report labels the fiscal year 2027. Its year-to-date budget reflects nine months of activity.
Expense estimates include provisional repairs and reimbursable costs. Confirm amounts and any recoveri
Minimun reserve requirement for Frannie and Freddy is 15% -$37,584.00

Reserve Study Executive Summary — With-Site-Visit

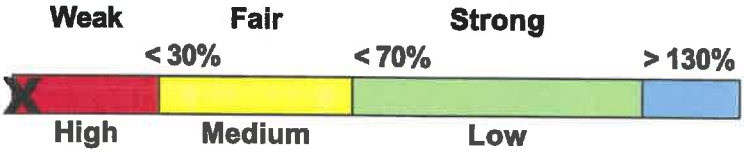
Santa Ana Towers Owners Association
Santa Ana, CA
Level of Service: **Update "With-Site-Visit"**

Report #: **28122-5**
# of Units: 22
February 1, 2027 through **January 31, 2028**

Findings & Recommendations — as of February 1, 2027

Projected Starting Reserve Balance	**$5,083**
Fully Funded Balance	**$1,346,576**
Average Reserve Deficit (Surplus) Per Unit	**$60,977**
Percent Funded	**0.4 %**
Most Recent Reserve Transfer	**$1,500**
Recommended 2027 Special Assessment for Reserves	**$1,100,000**
Recommended 2027 Monthly Reserve Transfer	**$8,800**

Reserve Fund Strength: 0.4%



Risk of Special Assessment:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	2.00 %
Annual Inflation Rate	3.00 %

- This is an Update "With-Site-Visit" Reserve Study.
- This Reserve Study was prepared by a credentialed Reserve Specialist (RS).
- Because the Reserve Fund is at 0.4 % Funded, this means the association's special assessment & deferred maintenance risk is currently High.
- The multi-year Funding Plan is designed to gradually bring the association to the 100% level, or "Fully Funded". This is a low risk position where special assessments and other cash flow problems are extremely rare.
- Based on this starting point, anticipated future expenses, and the association's historical Reserve funding rate, our recommendation is to budget Monthly Reserve transfers of $8,800. Nominal annual increases are scheduled to help offset inflation (see tables herein for details).
- The recommended special assessment is approximate and should be viewed as a preliminary figure. The final assessment amount should be determined only after obtaining and reviewing bids for the various repair and replacement projects.
- The purpose of the Reserve Study is to serve as a budget planning tool, which incorporates the association's reserve fund balance, budgeted transfers, a list of significant repair/replacement projects, and a recommended funding plan. The component list contains cost estimates and approximate schedules for the association's predictable reserve expenses. These figures are strictly estimates unless otherwise noted. This document is dynamic and, therefore, we recommend that it be updated annually, with an on-site inspection update every three years to address changing needs, priorities, and financial conditions.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
	Equipment			
4500	Elevator - Modernize	25	0	$175,000
4530	Elevator Cab - Remodel	25	0	$30,000
4550	Boiler - Replace	20	0	$54,000
4565	Domestic Water Pump/Tank - Replace	20	0	$36,000
4568	Boiler Pumps - Replace	10	0	$6,000
4585	Sump Pumps - Replace	20	0	$8,000
4600	Chiller - Replace	20	0	$300,000
4800	Fire Alarm System - Replace	20	0	$20,000
5325	Keypad- Replace	12	9	$4,900
5336	Gate Operator - Replace	12	9	$6,000
	Roofing & Decking Projects			
2420	Residential Flat Roof - Replace	20	0	$62,000
2470	Metal Seamed Roof - Repair/Replace	30	0	$10,000
2480	Gutter System - Replace	20	0	$12,000
2500	Waterproof Decks - Resurface	16	0	$110,000
2505	Waterproof Decks - Seal/Repair	4	0	$19,000
2510	Elevated Structure Evaluation	9	0	$60,000
	Buildings			
3130	Metal Trash Chute Doors - Replace	20	13	$4,900
4590	Plumbing - Repair/Replace	1	0	$12,000
4830	Fire Hose Cabinets - Replace	20	2	$12,000
6280	Mailboxes - Replace	20	18	$6,000
6580	Outdoor Carpet - Replace	15	0	$35,000
	Lighting Projects			
5030	Ceiling/Wall Lights - Replace	20	18	$20,000
	Metal Railings & Gates			
5510	Metal Vehicle Gates - Replace	25	4	$10,000
5515	Metal Pedestrian Gates - Replace	25	4	$8,400
5525	Iron Railing - Replace	30	4	$150,000
5585	Metal Storage Gates - Replace	20	4	$2,300
5585	Metal Trash Gates - Replace	20	4	$2,300
	Painting Projects			
2300	Stucco - Repaint	10	0	$135,000
2335	Garage Interior - Repaint	10	0	$24,000
2340	Metal Surfaces - Repaint	5	0	$64,000
	Grounds & Miscellaneous			
7000	Trees - Trim/Maintain	1	0	$2,400
7045	Courtyard Planters - Waterproof	20	7	$8,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
32	**Total Funded Components**			

30-Year Reserve Plan Summary

Report # 28122-5
With-Site-Visit

Fiscal Year Start: 2027 | **Net After Tax Interest:2.00 %** | **Avg 30-Yr Inflation: 3.00 %**

	Reserve Fund Strength (as-of Fiscal Year Start)				Projected Reserve Balance Changes			
Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2027	$5,083	$1,346,576	0.4 %	High	$105,600	$1,100,000	$417	$1,174,400
2028	$36,700	$287,425	12.8 %	High	$110,880	$0	$1,710	$14,832
2029	$134,458	$394,158	34.1 %	Medium	$116,424	$0	$3,606	$28,008
2030	$226,481	$493,922	45.9 %	Medium	$122,245	$0	$5,646	$15,735
2031	$338,637	$612,825	55.3 %	Medium	$128,357	$0	$5,786	$232,305
2032	$240,476	$515,836	46.6 %	Medium	$134,775	$0	$5,297	$90,887
2033	$289,661	$565,315	51.2 %	Medium	$139,492	$0	$7,081	$17,194
2034	$419,040	$696,010	60.2 %	Medium	$144,375	$0	$9,637	$27,549
2035	$545,502	$823,904	66.2 %	Medium	$149,428	$0	$12,092	$42,310
2036	$664,712	$944,493	70.4 %	Low	$154,658	$0	$13,854	$111,297
2037	$721,927	$1,001,826	72.1 %	Low	$160,071	$0	$12,886	$327,109
2038	$567,774	$842,902	67.4 %	Medium	$165,673	$0	$12,931	$19,933
2039	$726,445	$1,000,040	72.6 %	Low	$171,472	$0	$15,913	$47,620
2040	$866,210	$1,137,946	76.1 %	Low	$177,473	$0	$18,989	$28,343
2041	$1,034,329	$1,304,553	79.3 %	Low	$183,685	$0	$22,511	$21,781
2042	$1,218,744	$1,487,767	81.9 %	Low	$190,114	$0	$24,735	$176,674
2043	$1,256,920	$1,521,934	82.6 %	Low	$196,768	$0	$25,034	$230,115
2044	$1,248,606	$1,507,226	82.8 %	Low	$203,655	$0	$27,017	$23,801
2045	$1,455,478	$1,709,880	85.1 %	Low	$210,783	$0	$29,780	$170,924
2046	$1,525,116	$1,772,535	86.0 %	Low	$218,160	$0	$32,730	$25,250
2047	$1,750,756	$1,992,736	87.9 %	Low	$225,796	$0	$23,866	$1,362,530
2048	$637,887	$847,935	75.2 %	Low	$233,699	$0	$14,759	$47,065
2049	$839,279	$1,029,685	81.5 %	Low	$241,878	$0	$18,871	$50,585
2050	$1,049,443	$1,219,405	86.1 %	Low	$250,344	$0	$23,422	$28,420
2051	$1,294,789	$1,443,975	89.7 %	Low	$259,106	$0	$27,970	$77,246
2052	$1,504,618	$1,631,509	92.2 %	Low	$268,174	$0	$27,088	$593,377
2053	$1,206,504	$1,299,767	92.8 %	Low	$277,561	$0	$26,840	$31,055
2054	$1,479,850	$1,544,180	95.8 %	Low	$287,275	$0	$30,922	$183,034
2055	$1,615,013	$1,646,509	98.1 %	Low	$297,330	$0	$34,827	$76,417
2056	$1,870,753	$1,869,059	100.1 %	Low	$307,736	$0	$40,086	$77,295

	Fiscal Year	2027	2028	2029	2030	2031
	Starting Reserve Balance	$5,083	$36,700	$134,458	$226,481	$338,637
	Annual Reserve Funding	$105,600	$110,880	$116,424	$122,245	$128,357
	Recommended Special Assessments	$1,100,000	$0	$0	$0	$0
	Interest Earnings	$417	$1,710	$3,606	$5,646	$5,786
	Total Income	$1,211,100	$149,290	$254,489	$354,372	$472,781
#	Component					
	Equipment					
4500	Elevator - Modernize	$175,000	$0	$0	$0	$0
4530	Elevator Cab - Remodel	$30,000	$0	$0	$0	$0
4550	Boiler - Replace	$54,000	$0	$0	$0	$0
4565	Domestic Water Pump/Tank - Replace	$36,000	$0	$0	$0	$0
4568	Boiler Pumps - Replace	$6,000	$0	$0	$0	$0
4585	Sump Pumps - Replace	$8,000	$0	$0	$0	$0
4600	Chiller - Replace	$300,000	$0	$0	$0	$0
4800	Fire Alarm System - Replace	$20,000	$0	$0	$0	$0
5325	Keypad- Replace	$0	$0	$0	$0	$0
5336	Gate Operator - Replace	$0	$0	$0	$0	$0
	Roofing & Decking Projects					
2420	Residential Flat Roof - Replace	$62,000	$0	$0	$0	$0
2470	Metal Seamed Roof - Repair/Replace	$10,000	$0	$0	$0	$0
2480	Gutter System - Replace	$12,000	$0	$0	$0	$0
2500	Waterproof Decks - Resurface	$110,000	$0	$0	$0	$0
2505	Waterproof Decks - Seal/Repair	$19,000	$0	$0	$0	$21,385
2510	Elevated Structure Evaluation	$60,000	$0	$0	$0	$0
	Buildings					
3130	Metal Trash Chute Doors - Replace	$0	$0	$0	$0	$0
4590	Plumbing - Repair/Replace	$12,000	$12,360	$12,731	$13,113	$13,506
4830	Fire Hose Cabinets - Replace	$0	$0	$12,731	$0	$0
6280	Mailboxes - Replace	$0	$0	$0	$0	$0
6580	Outdoor Carpet - Replace	$35,000	$0	$0	$0	$0
	Lighting Projects					
5030	Ceiling/Wall Lights - Replace	$0	$0	$0	$0	$0
	Metal Railings & Gates					
5510	Metal Vehicle Gates - Replace	$0	$0	$0	$0	$11,255
5515	Metal Pedestrian Gates - Replace	$0	$0	$0	$0	$9,454
5525	Iron Railing - Replace	$0	$0	$0	$0	$168,826
5585	Metal Storage Gates - Replace	$0	$0	$0	$0	$2,589
5585	Metal Trash Gates - Replace	$0	$0	$0	$0	$2,589
	Painting Projects					
2300	Stucco - Repaint	$135,000	$0	$0	$0	$0
2335	Garage Interior - Repaint	$24,000	$0	$0	$0	$0
2340	Metal Surfaces - Repaint	$64,000	$0	$0	$0	$0
	Grounds & Miscellaneous					
7000	Trees - Trim/Maintain	$2,400	$2,472	$2,546	$2,623	$2,701
7045	Courtyard Planters - Waterproof	$0	$0	$0	$0	$0
	Total Expenses	$1,174,400	$14,832	$28,008	$15,735	$232,305
	Ending Reserve Balance	$36,700	$134,458	$226,481	$338,637	$240,476

	Fiscal Year	2032	2033	2034	2035	2036
	Starting Reserve Balance	$240,476	$289,661	$419,040	$545,502	$664,712
	Annual Reserve Funding	$134,775	$139,492	$144,375	$149,428	$154,658
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$5,297	$7,081	$9,637	$12,092	$13,854
	Total Income	$380,548	$436,234	$573,051	$707,022	$833,224
#	Component					
	Equipment					
4500	Elevator - Modernize	$0	$0	$0	$0	$0
4530	Elevator Cab - Remodel	$0	$0	$0	$0	$0
4550	Boiler - Replace	$0	$0	$0	$0	$0
4565	Domestic Water Pump/Tank - Replace	$0	$0	$0	$0	$0
4568	Boiler Pumps - Replace	$0	$0	$0	$0	$0
4585	Sump Pumps - Replace	$0	$0	$0	$0	$0
4600	Chiller - Replace	$0	$0	$0	$0	$0
4800	Fire Alarm System - Replace	$0	$0	$0	$0	$0
5325	Keypad- Replace	$0	$0	$0	$0	$6,393
5336	Gate Operator - Replace	$0	$0	$0	$0	$7,829
	Roofing & Decking Projects					
2420	Residential Flat Roof - Replace	$0	$0	$0	$0	$0
2470	Metal Seamed Roof - Repair/Replace	$0	$0	$0	$0	$0
2480	Gutter System - Replace	$0	$0	$0	$0	$0
2500	Waterproof Decks - Resurface	$0	$0	$0	$0	$0
2505	Waterproof Decks - Seal/Repair	$0	$0	$0	$24,069	$0
2510	Elevated Structure Evaluation	$0	$0	$0	$0	$78,286
	Buildings					
3130	Metal Trash Chute Doors - Replace	$0	$0	$0	$0	$0
4590	Plumbing - Repair/Replace	$13,911	$14,329	$14,758	$15,201	$15,657
4830	Fire Hose Cabinets - Replace	$0	$0	$0	$0	$0
6280	Mailboxes - Replace	$0	$0	$0	$0	$0
6580	Outdoor Carpet - Replace	$0	$0	$0	$0	$0
	Lighting Projects					
5030	Ceiling/Wall Lights - Replace	$0	$0	$0	$0	$0
	Metal Railings & Gates					
5510	Metal Vehicle Gates - Replace	$0	$0	$0	$0	$0
5515	Metal Pedestrian Gates - Replace	$0	$0	$0	$0	$0
5525	Iron Railing - Replace	$0	$0	$0	$0	$0
5585	Metal Storage Gates - Replace	$0	$0	$0	$0	$0
5585	Metal Trash Gates - Replace	$0	$0	$0	$0	$0
	Painting Projects					
2300	Stucco - Repaint	$0	$0	$0	$0	$0
2335	Garage Interior - Repaint	$0	$0	$0	$0	$0
2340	Metal Surfaces - Repaint	$74,194	$0	$0	$0	$0
	Grounds & Miscellaneous					
7000	Trees - Trim/Maintain	$2,782	$2,866	$2,952	$3,040	$3,131
7045	Courtyard Planters - Waterproof	$0	$0	$9,839	$0	$0
	Total Expenses	$90,887	$17,194	$27,549	$42,310	$111,297
	Ending Reserve Balance	$289,661	$419,040	$545,502	$664,712	$721,927

	Fiscal Year	2037	2038	2039	2040	2041
	Starting Reserve Balance	$721,927	$567,774	$726,445	$866,210	$1,034,329
	Annual Reserve Funding	$160,071	$165,673	$171,472	$177,473	$183,685
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$12,886	$12,931	$15,913	$18,989	$22,511
	Total Income	$894,883	$746,378	$913,830	$1,062,672	$1,240,525
#	Component					
	Equipment					
4500	Elevator - Modernize	$0	$0	$0	$0	$0
4530	Elevator Cab - Remodel	$0	$0	$0	$0	$0
4550	Boiler - Replace	$0	$0	$0	$0	$0
4565	Domestic Water Pump/Tank - Replace	$0	$0	$0	$0	$0
4568	Boiler Pumps - Replace	$8,063	$0	$0	$0	$0
4585	Sump Pumps - Replace	$0	$0	$0	$0	$0
4600	Chiller - Replace	$0	$0	$0	$0	$0
4800	Fire Alarm System - Replace	$0	$0	$0	$0	$0
5325	Keypad- Replace	$0	$0	$0	$0	$0
5336	Gate Operator - Replace	$0	$0	$0	$0	$0
	Roofing & Decking Projects					
2420	Residential Flat Roof - Replace	$0	$0	$0	$0	$0
2470	Metal Seamed Roof - Repair/Replace	$0	$0	$0	$0	$0
2480	Gutter System - Replace	$0	$0	$0	$0	$0
2500	Waterproof Decks - Resurface	$0	$0	$0	$0	$0
2505	Waterproof Decks - Seal/Repair	$0	$0	$27,089	$0	$0
2510	Elevated Structure Evaluation	$0	$0	$0	$0	$0
	Buildings					
3130	Metal Trash Chute Doors - Replace	$0	$0	$0	$7,196	$0
4590	Plumbing - Repair/Replace	$16,127	$16,611	$17,109	$17,622	$18,151
4830	Fire Hose Cabinets - Replace	$0	$0	$0	$0	$0
6280	Mailboxes - Replace	$0	$0	$0	$0	$0
6580	Outdoor Carpet - Replace	$0	$0	$0	$0	$0
	Lighting Projects					
5030	Ceiling/Wall Lights - Replace	$0	$0	$0	$0	$0
	Metal Railings & Gates					
5510	Metal Vehicle Gates - Replace	$0	$0	$0	$0	$0
5515	Metal Pedestrian Gates - Replace	$0	$0	$0	$0	$0
5525	Iron Railing - Replace	$0	$0	$0	$0	$0
5585	Metal Storage Gates - Replace	$0	$0	$0	$0	$0
5585	Metal Trash Gates - Replace	$0	$0	$0	$0	$0
	Painting Projects					
2300	Stucco - Repaint	$181,429	$0	$0	$0	$0
2335	Garage Interior - Repaint	$32,254	$0	$0	$0	$0
2340	Metal Surfaces - Repaint	$86,011	$0	$0	$0	$0
	Grounds & Miscellaneous					
7000	Trees - Trim/Maintain	$3,225	$3,322	$3,422	$3,524	$3,630
7045	Courtyard Planters - Waterproof	$0	$0	$0	$0	$0
	Total Expenses	$327,109	$19,933	$47,620	$28,343	$21,781
	Ending Reserve Balance	$567,774	$726,445	$866,210	$1,034,329	$1,218,744

	Fiscal Year	2042	2043	2044	2045	2046
	Starting Reserve Balance	$1,218,744	$1,256,920	$1,248,606	$1,455,478	$1,525,116
	Annual Reserve Funding	$190,114	$196,768	$203,655	$210,783	$218,160
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$24,735	$25,034	$27,017	$29,780	$32,730
	Total Income	$1,433,593	$1,478,721	$1,479,279	$1,696,040	$1,776,007
#	Component					
	Equipment					
4500	Elevator - Modernize	$0	$0	$0	$0	$0
4530	Elevator Cab - Remodel	$0	$0	$0	$0	$0
4550	Boiler - Replace	$0	$0	$0	$0	$0
4565	Domestic Water Pump/Tank - Replace	$0	$0	$0	$0	$0
4568	Boiler Pumps - Replace	$0	$0	$0	$0	$0
4585	Sump Pumps - Replace	$0	$0	$0	$0	$0
4600	Chiller - Replace	$0	$0	$0	$0	$0
4800	Fire Alarm System - Replace	$0	$0	$0	$0	$0
5325	Keypad- Replace	$0	$0	$0	$0	$0
5336	Gate Operator - Replace	$0	$0	$0	$0	$0
	Roofing & Decking Projects					
2420	Residential Flat Roof - Replace	$0	$0	$0	$0	$0
2470	Metal Seamed Roof - Repair/Replace	$0	$0	$0	$0	$0
2480	Gutter System - Replace	$0	$0	$0	$0	$0
2500	Waterproof Decks - Resurface	$0	$176,518	$0	$0	$0
2505	Waterproof Decks - Seal/Repair	$0	$30,489	$0	$0	$0
2510	Elevated Structure Evaluation	$0	$0	$0	$102,146	$0
	Buildings					
3130	Metal Trash Chute Doors - Replace	$0	$0	$0	$0	$0
4590	Plumbing - Repair/Replace	$18,696	$19,256	$19,834	$20,429	$21,042
4830	Fire Hose Cabinets - Replace	$0	$0	$0	$0	$0
6280	Mailboxes - Replace	$0	$0	$0	$10,215	$0
6580	Outdoor Carpet - Replace	$54,529	$0	$0	$0	$0
	Lighting Projects					
5030	Ceiling/Wall Lights - Replace	$0	$0	$0	$34,049	$0
	Metal Railings & Gates					
5510	Metal Vehicle Gates - Replace	$0	$0	$0	$0	$0
5515	Metal Pedestrian Gates - Replace	$0	$0	$0	$0	$0
5525	Iron Railing - Replace	$0	$0	$0	$0	$0
5585	Metal Storage Gates - Replace	$0	$0	$0	$0	$0
5585	Metal Trash Gates - Replace	$0	$0	$0	$0	$0
	Painting Projects					
2300	Stucco - Repaint	$0	$0	$0	$0	$0
2335	Garage Interior - Repaint	$0	$0	$0	$0	$0
2340	Metal Surfaces - Repaint	$99,710	$0	$0	$0	$0
	Grounds & Miscellaneous					
7000	Trees - Trim/Maintain	$3,739	$3,851	$3,967	$4,086	$4,208
7045	Courtyard Planters - Waterproof	$0	$0	$0	$0	$0
	Total Expenses	$176,674	$230,115	$23,801	$170,924	$25,250
	Ending Reserve Balance	$1,256,920	$1,248,606	$1,455,478	$1,525,116	$1,750,756

	Fiscal Year	2047	2048	2049	2050	2051
	Starting Reserve Balance	$1,750,756	$637,887	$839,279	$1,049,443	$1,294,789
	Annual Reserve Funding	$225,796	$233,699	$241,878	$250,344	$259,106
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$23,866	$14,759	$18,871	$23,422	$27,970
	Total Income	$2,000,417	$886,345	$1,100,028	$1,323,209	$1,581,865
#	Component					
	Equipment					
4500	Elevator - Modernize	$0	$0	$0	$0	$0
4530	Elevator Cab - Remodel	$0	$0	$0	$0	$0
4550	Boiler - Replace	$97,530	$0	$0	$0	$0
4565	Domestic Water Pump/Tank - Replace	$65,020	$0	$0	$0	$0
4568	Boiler Pumps - Replace	$10,837	$0	$0	$0	$0
4585	Sump Pumps - Replace	$14,449	$0	$0	$0	$0
4600	Chiller - Replace	$541,833	$0	$0	$0	$0
4800	Fire Alarm System - Replace	$36,122	$0	$0	$0	$0
5325	Keypad- Replace	$0	$9,115	$0	$0	$0
5336	Gate Operator - Replace	$0	$11,162	$0	$0	$0
	Roofing & Decking Projects					
2420	Residential Flat Roof - Replace	$111,979	$0	$0	$0	$0
2470	Metal Seamed Roof - Repair/Replace	$0	$0	$0	$0	$0
2480	Gutter System - Replace	$21,673	$0	$0	$0	$0
2500	Waterproof Decks - Resurface	$0	$0	$0	$0	$0
2505	Waterproof Decks - Seal/Repair	$34,316	$0	$0	$0	$38,623
2510	Elevated Structure Evaluation	$0	$0	$0	$0	$0
	Buildings					
3130	Metal Trash Chute Doors - Replace	$0	$0	$0	$0	$0
4590	Plumbing - Repair/Replace	$21,673	$22,324	$22,993	$23,683	$24,394
4830	Fire Hose Cabinets - Replace	$0	$0	$22,993	$0	$0
6280	Mailboxes - Replace	$0	$0	$0	$0	$0
6580	Outdoor Carpet - Replace	$0	$0	$0	$0	$0
	Lighting Projects					
5030	Ceiling/Wall Lights - Replace	$0	$0	$0	$0	$0
	Metal Railings & Gates					
5510	Metal Vehicle Gates - Replace	$0	$0	$0	$0	$0
5515	Metal Pedestrian Gates - Replace	$0	$0	$0	$0	$0
5525	Iron Railing - Replace	$0	$0	$0	$0	$0
5585	Metal Storage Gates - Replace	$0	$0	$0	$0	$4,675
5585	Metal Trash Gates - Replace	$0	$0	$0	$0	$4,675
	Painting Projects					
2300	Stucco - Repaint	$243,825	$0	$0	$0	$0
2335	Garage Interior - Repaint	$43,347	$0	$0	$0	$0
2340	Metal Surfaces - Repaint	$115,591	$0	$0	$0	$0
	Grounds & Miscellaneous					
7000	Trees - Trim/Maintain	$4,335	$4,465	$4,599	$4,737	$4,879
7045	Courtyard Planters - Waterproof	$0	$0	$0	$0	$0
	Total Expenses	$1,362,530	$47,065	$50,585	$28,420	$77,246
	Ending Reserve Balance	$637,887	$839,279	$1,049,443	$1,294,789	$1,504,618

	Fiscal Year	2052	2053	2054	2055	2056
	Starting Reserve Balance	$1,504,618	$1,206,504	$1,479,850	$1,615,013	$1,870,753
	Annual Reserve Funding	$268,174	$277,561	$287,275	$297,330	$307,736
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$27,088	$26,840	$30,922	$34,827	$40,086
	Total Income	$1,799,881	$1,510,905	$1,798,047	$1,947,170	$2,218,575
#	Component					
	Equipment					
4500	Elevator - Modernize	$366,411	$0	$0	$0	$0
4530	Elevator Cab - Remodel	$62,813	$0	$0	$0	$0
4550	Boiler - Replace	$0	$0	$0	$0	$0
4565	Domestic Water Pump/Tank - Replace	$0	$0	$0	$0	$0
4568	Boiler Pumps - Replace	$0	$0	$0	$0	$0
4585	Sump Pumps - Replace	$0	$0	$0	$0	$0
4600	Chiller - Replace	$0	$0	$0	$0	$0
4800	Fire Alarm System - Replace	$0	$0	$0	$0	$0
5325	Keypad- Replace	$0	$0	$0	$0	$0
5336	Gate Operator - Replace	$0	$0	$0	$0	$0
	Roofing & Decking Projects					
2420	Residential Flat Roof - Replace	$0	$0	$0	$0	$0
2470	Metal Seamed Roof - Repair/Replace	$0	$0	$0	$0	$0
2480	Gutter System - Replace	$0	$0	$0	$0	$0
2500	Waterproof Decks - Resurface	$0	$0	$0	$0	$0
2505	Waterproof Decks - Seal/Repair	$0	$0	$0	$43,471	$0
2510	Elevated Structure Evaluation	$0	$0	$133,277	$0	$0
	Buildings					
3130	Metal Trash Chute Doors - Replace	$0	$0	$0	$0	$0
4590	Plumbing - Repair/Replace	$25,125	$25,879	$26,655	$27,455	$28,279
4830	Fire Hose Cabinets - Replace	$0	$0	$0	$0	$0
6280	Mailboxes - Replace	$0	$0	$0	$0	$0
6580	Outdoor Carpet - Replace	$0	$0	$0	$0	$0
	Lighting Projects					
5030	Ceiling/Wall Lights - Replace	$0	$0	$0	$0	$0
	Metal Railings & Gates					
5510	Metal Vehicle Gates - Replace	$0	$0	$0	$0	$23,566
5515	Metal Pedestrian Gates - Replace	$0	$0	$0	$0	$19,795
5525	Iron Railing - Replace	$0	$0	$0	$0	$0
5585	Metal Storage Gates - Replace	$0	$0	$0	$0	$0
5585	Metal Trash Gates - Replace	$0	$0	$0	$0	$0
	Painting Projects					
2300	Stucco - Repaint	$0	$0	$0	$0	$0
2335	Garage Interior - Repaint	$0	$0	$0	$0	$0
2340	Metal Surfaces - Repaint	$134,002	$0	$0	$0	$0
	Grounds & Miscellaneous					
7000	Trees - Trim/Maintain	$5,025	$5,176	$5,331	$5,491	$5,656
7045	Courtyard Planters - Waterproof	$0	$0	$17,770	$0	$0
	Total Expenses	$593,377	$31,055	$183,034	$76,417	$77,295
	Ending Reserve Balance	$1,206,504	$1,479,850	$1,615,013	$1,870,753	$2,141,280

GOLDEN ALLIANCE INSURANCE

INSURANCE NOTIFICATION – CALIFORNIA CIVIL CODE 5300

Santa Ana Towers OA C/O Sunrise PMG

1. PROPERTY INSURANCE	
Name of Insurer	Travelers Casualty Insurance
Policy Limits	$9,080,312
Policy Begins	05/06/2026
Policy Ends	05/06/2027
Deductible	$5,000

2. GENERAL LIABILITY INSURANCE	
Name of Insurer	Travelers Casualty Insurance
Policy Limits	$2,000,000 / $4,000,000
Policy Begins	05/06/2026
Policy Ends	05/06/2027
Deductible	$0

3. DIRECTORS AND OFFICERS INSURANCE	
Name of Insurer	Philadelphia Insurance
Policy Limits	$1,000,000
Policy Begins	05/06/2026
Policy Ends	05/06/2027
Deductible	$1,000

4. WORKERS COMPENSATION INSURANCE	
Name of Insurer	PMA Insurance
Policy Limits	$ 1,000,000
Policy Begins	05/06/2026
Policy Ends	05/06/2027
Deductible	$ 0

5. UMBRELLA INSURANCE	
Name of Insurer	
Policy Limits	
Policy Begins	
Policy Ends	
Deductible	

6. FIDELITY BOND INSURANCE	
Name of Insurer	PMA Insurance
Policy Limits	$100,000
Policy Begins	05/06/2026
Policy Ends	05/06/2027
Deductible	$5,000

EARTHQUAKE INSURANCE	
Name of Insurer	
Policy Limits	
Policy Begins	
Policy Ends	
Deductible	

This summary of the association's policies of insurance provides only certain information, as required by Section 5300 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.

Golden Alliance Insurance
30495 Canwood St. Ste 202, Agoura Hills, CA 91301
Phone (818)584-8044
Fax (818)292-8963
www.GoldenAllianceInsurance.com
License # 0G71731

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 05/08/2026

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.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER

Golden Alliance Insurance
30495 Canwood St Ste. 202
Agoura Hills, CA 91301 (818) 584-8044

CONTACT NAME: EOI Direct
PHONE (A/C, No, Ext): (877) 456-3643 FAX (A/C, No):
E-MAIL ADDRESS: Help@EOIDirect.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Travelers Casualty Insurance Company	19046
INSURER B : PMA Insurance	12262
INSURER C : Philadelphia Insurance	18058
INSURER D :	
INSURER E :	
INSURER F :	

INSURED

Santa Ana Towers OA C/O Sunrise PMG
PO BOX 1178
Rancho Cucamonga, CA 91729

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

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	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY	X		BIP-C4078745-26-42	05/06/2026	05/06/2027	EACH OCCURRENCE	$2,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$300,000
							MED EXP (Any one person)	$5,000
							PERSONAL & ADV INJURY	$2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$4,000,000
	X POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$4,000,000
	OTHER:							$
A	AUTOMOBILE LIABILITY	X		BIP-C4078745-26-42	05/06/2026	05/06/2027	COMBINED SINGLE LIMIT (Ea accident)	$INCLUDED
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			TBD	05/06/2026	05/06/2027	X PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N (Mandatory in NH)	N/A					E.L. EACH ACCIDENT	$1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$1,000,000
							E.L. DISEASE - POLICY LIMIT	$1,000,000
A	Building	X		BIP-C4078745-26-42	05/06/2026	05/06/2027	Ded $5,000	Limit $9,080,312
C	D&O	X		PCAP048634-0225	05/06/2026	05/06/2027	Ded $1,000	Limit $1,000,000
B	Crime	X		4126010568261Y	05/06/2026	05/06/2027	Ded $5,000	Limit $100,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Units: 22 100% Special Form Replacement Cost
With regard to "walls-in" coverage, the Association's insurance obligations, as set forth in the CC&Rs, will determine the scope of the building coverage under this policy. We are not qualified to render an authoritative legal interpretation of the Association's CC&R's, and it will ultimately be a professional claims adjustor who will have the final say as to how coverage will be applied at the time of loss.

CERTIFICATE HOLDER

Sunrise PMG
PO BOX 1178
Rancho Cucamonga, CA 91729

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
Brian Berce

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AGENCY CUSTOMER ID: 00002344
LOC #:

ADDITIONAL REMARKS SCHEDULE

AGENCY	NAMED INSURED
Golden Alliance Insurance	Santa Ana Towers OA C/O Sunrise PMG PO BOX 1178 Rancho Cucamonga, CA 91729
POLICY NUMBER	EFFECTIVE DATE: 05/06/2026
CARRIER / NAIC CODE	

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: 025 FORM TITLE: Certificate of Insurance

With regard to "walls-in" coverage, the Association's insurance obligations, as set forth in the CC&Rs, will determine the scope of the building coverage under this policy. We are not qualified to render an authoritative legal interpretation of the Association's CC&R's, and it will ultimately be a professional claims adjustor who will have the final say as to how coverage will be applied at the time of loss.
Consequently, we are unable to definitively state that "walls-in" coverage is either included or excluded under this policy. Individual unit owners are encouraged to inquire with their personal insurance agents regarding recommended HO-6 coverage.

Coverage Includes:

100% Special Form Replacement cost
Wind/Hail
Equipment Breakdown
Building Ordinance and Law A, B, & C
Inflation Guard and/or Limits are Reviewed Yearly to Ensure 100% Replacement Cost
Severability of Interest/ Separation of Insureds
Computer Frauds and Funds
Transfer Fraud
Waiver of Rights of Recovery
No Co Insurance
D&O is Claims Made Policy
Hired and Non Owned Auto Liability
Printed

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SANTA ANA TOWERS OWNERS ASSOCIATION
ANNUAL POLICY STATEMENT

Official Association Communications
The person designated to receive official communications to the Association is:

Sunrise Property Group
10370 Commerce Center Dr
B-140
Rancho Cucamonga, CA 91730
http://Sunrisepmg.com 909.833.9192

Secondary Address. California Civil Code gives members the right to submit a request for notices to be sent to a secondary address. Send such request by certified mail to the official Association Communications contact above, Attn: Secondary Address Request.

General Notices. General notices for the Association are posted in the bulletin board by the mailboxes.

Board Meeting Minutes. In accordance with the California Civil Code 4950(b), Board meeting minutes are available as follows. The minutes proposed for adoption that are marked to indicate draft status, or a summary of the minutes, of any meeting of the Board of Directors of an Association, other than an executive session, shall be available to members within 30 days of the meeting. The minutes, proposed minutes, or summary minutes shall be distributed to any member of the Association upon request and upon reimbursement of the Association's costs for making that distribution. Minutes of your Association's Board meetings may be obtained from the Official Association Communications contact above.

Assessment Collection Policy. The Delinquent Assessment Collections Policy, which includes the Association's policies and practices in enforcing lien rights or other legal remedies for the default in the payment of assessments, is enclosed. Please refer to the Association's CC&R's for additional collection information.

Internal Dispute Resolution and Alternative Dispute Resolution. The California legislature has adopted guidelines for resolution of disputes between Associations and members and between members, prior to taking disputes to court. The procedures adopted by the Association are enclosed.

Requirements for Architectural Approval. The requirements for Association approval of physical changes to a unit are posted on the website.

Discipline Policy and Schedule of Penalties for Violating the Governing Documents. The discipline policy and schedule of penalties for violating the Governing documents is enclosed.

Mailing Address for Overnight Payment of Assessments.
The mailing address for overnight payment of assessments is (make check payable to your Association).
Team Property Management
1588 N. Batavia, Suite 2
Orange, CA. 92867
As a reminder, you may also pay your assessments by personal delivery to Team Property Management, by mail, by Auto debit from your bank account, or at www.theteampropertymanagement.com

Member List "Opt Out". California Civil Code gives members the right to inspect and copy the Association's membership list, including members' names, property addresses, and mailing addresses. Owners have the right to opt out of the sharing of their name and address by notifying the Association in writing that they prefer to be contacted by an alternative means.

Safety Issues. IF THERE IS A REAL PERSONAL OR PROPERTY EMERGENCY, CALL 911 IMMEDIATELY. Residents are reminded to check their smoke detectors and replace the batteries, if any, on at least a semi-annual basis, and to purchase and keep fire extinguishers readily available. The National fire Protection Association recommends that battery operated smoke detectors be replaced every ten years. Residents should purchase and install carbon monoxide detectors especially if there are gas fireplaces, gas heaters, gas water heaters or gas appliances in the unit or the unit has an adjacent garage.

Security Disclaimer. Members should notify the Association of any dangerous or insecure areas. Residents are reminded that they are responsible for the safety and security of their property and their persons and should not rely on the Association. It is hoped that the systems to limit access to the proeprty provide some deterrence to crime. However, no matter what steps are taken, the property can never be completely safe and secure. For example, it is possible for someone to enter the property under false pretenses to commit crimes, for residents to commit crimes against their own neighbors, for guests of residents to commit crimes, and for employees to commit crimes. As a result, the property is not and can never be free of crime and we cannot guarantee your safety or security. Accordingly, you should NOT rely on the Association to protect you from loss or harm. Instead, you should provide for your own security by taking common sense precatutions such as carrying insurance against loss, keeping your doors locked, keeping our personal property secure, refusing to open your door to strangers, asking workers for identification, avoiding dangerious situations, installing a security system or alarm, locking your vehicle, making sure pedestrian gates lock behind you, etc.

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)

ASSOCIATION CONTACT INFORMATION

Homeowners wishing to request a payment plan, dispute an assessment balance, or obtain additional information regarding their account should contact management in writing.

Santa Ana Towers Homeowners Association

Professionally Managed By:
Sunrise Property Management Group, Inc.

Community Manager: Kadiha Argumedo
Email: Kadiha@sunrisepmg.com

Board of Directors
Santa Ana Towers Homeowners Association

2027 VIOLATION ENFORCEMENT AND MONETARY FINE POLICY

Proposed Effective Date: January 1, 2027

Pursuant to California Civil Code §§5850 and 5855, as amended by Assembly Bill 130, Crest Drive Homeowners Association establishes the following enforcement and monetary fine policy to promote compliance with the Association's governing documents, protect property values, and ensure fair and consistent enforcement.

1. Violation Notification and Enforcement Process

When a violation of the Association's CC&Rs, Bylaws, Rules and Regulations, or other governing documents is identified, the Association may proceed as follows:

- **First Notice:** A written courtesy notice identifying the violation and requesting corrective action.
- **Second Notice:** If the violation remains unresolved, a written reminder may be issued requesting compliance.
- **Notice of Hearing:** If the violation remains unresolved, the homeowner may be formally invited to attend a disciplinary hearing before the Board of Directors.

Depending on the nature or severity of the violation, the Board may proceed directly to a disciplinary hearing, provided all statutory notice and cure requirements are satisfied.

2. Schedule of Monetary Penalties

Violation Category	Maximum Fine
Architectural violations	$100
Parking violations	$100
Property maintenance violations	$100
Trash and sanitation violations	$100
Noise and nuisance violations	$100
Pet-related violations	$100
Common area violations	$100

Unauthorized alterations	$100
Other governing document violations	$100

Monetary penalties shall be reasonable and shall not exceed the lesser of $100 per violation or the amount established in the adopted fine schedule in effect at the time of the violation, except as expressly permitted by California law.

3. Mandatory Opportunity to Cure

Homeowners shall be provided an opportunity to correct an alleged violation before the disciplinary hearing.

The Board shall not impose discipline when:

- The homeowner corrects the violation before the scheduled hearing; or
- The correction requires more time than the hearing notice period allows, and the homeowner provides a financial commitment to complete the corrective action.

Documentation of a financial commitment may include a signed contractor agreement, paid deposit, or other evidence demonstrating a commitment to complete the necessary work.

4. Disciplinary Hearing Requirements

Homeowners shall receive written notice at least 10 days before a scheduled disciplinary hearing.

The notice shall identify the alleged violation, the date, time and location of the hearing, and the homeowner's right to attend and address the Board.

The hearing shall be conducted in executive session if requested by the homeowner.

If disciplinary action is imposed, written notification of the Board's decision shall be delivered within 14 days following the action.

No monetary penalty shall be effective unless the applicable statutory procedures have been satisfied.

5. Health and Safety Exception

California Civil Code §5850 permits monetary penalties exceeding $100 when a violation may adversely affect the health or safety of the common area or another Association member's property.

Before imposing such a penalty, the Board must make a written finding specifying the adverse health or safety impact during an open Board meeting.

Any higher penalty must also be authorized by the fine schedule in effect at the time of the violation and comply with applicable law.

6. Continuing and Repeated Violations

Continuing or repeated violations may be subject to additional enforcement proceedings. Additional monetary penalties shall not be automatically assessed without compliance with applicable notice, cure, hearing, and disciplinary requirements.

7. Prohibition of Interest and Late Fees

Pursuant to California Civil Code §5850(e), no interest or late charges shall be assessed against monetary penalties imposed for governing document violations.

8. Reimbursement for Damage

The Association reserves the right to seek reimbursement for actual costs incurred in repairing damage to common area property caused by a homeowner, tenant, guest, or invitee, when authorized by the governing documents and applicable law.

Such reimbursement charges are separate from monetary fines and remain subject to applicable notice and hearing requirements.

9. Internal Dispute Resolution

If the homeowner and Board do not reach an agreement following a disciplinary hearing, the homeowner shall have the opportunity to request Internal Dispute Resolution (IDR) pursuant to California Civil Code §5910.

If an agreement is reached at the hearing, the resolution shall be documented in writing and signed by the parties in accordance with California Civil Code §5855.

10. Additional Enforcement Remedies

The Association reserves the right to pursue other lawful remedies, including mediation, legal action, and injunctive relief, when voluntary compliance cannot be achieved.

11. Owner Responsibility

Homeowners are responsible for compliance with the Association's governing documents by their tenants, occupants, guests, and invitees, as authorized by the governing documents and applicable law.

12. Annual Disclosure

This policy and the adopted monetary fine schedule shall be distributed to the membership as part of the Association's Annual Policy Statement pursuant to California Civil Code §§5310 and 5850.

Any conflicting provisions of previous enforcement policies shall be superseded upon lawful adoption of this revised policy.

BOARD OF DIRECTORS
Crest Drive Homeowners Association

Professionally Managed By:
Sunrise Property Management Group, Inc.

2027 Annual Budget and Disclosure Package

FY2027 - SUMMARY OF INTERNAL DISPUTE RESOLUTION AND ALTERNATIVE DISPUTE RESOLUTION PROCEDURES

I. ASSOCIATION'S INTERNAL DISPUTE RESOLUTION PROCESS ("IDR")

In accordance with Civil Code Section 5900 et seq., the Association has adopted the following internal dispute resolution process to be followed by the Association and owners in connection with disputes relating to the enforcement of the Association's governing documents, the Davis-Stirling Common Interest Development Act (Civil Code Section 4000 et seq.) and Section 7110 et seq. of the Nonprofit Mutual Benefit Corporation Code (collectively, the "Disputes").

Either party to a Dispute 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) An owner 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.

(6) The agreement reached binds the parties and is judicially enforceable if both of the following conditions are satisfied: (a) The agreement is not in conflict with law or the governing documents of the common interest development or association; and (b) 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.

Please note that a member of the association may not be charged a fee to participate in the process.

II. ALTERNATIVE DISPUTE RESOLUTION ("ADR")

Please be advised that California Civil Code Section 5925 et seq. requires that the Association and owners endeavor to submit certain types of disputes to ADR prior to initiating a lawsuit. This notice merely provides a summary of the statute. If there is a dispute which may require ADR pursuant to Civil Code Section 5925 et seq., please review all of the provisions of the statute or seek your own independent legal counsel.

PARTIES BOUND BY THE STATUTE

The parties required to comply with the new statute are the Association (through the Board of Directors) and any owners of record.

DISPUTES SUBJECT TO THE STATUTE (QUALIFYING DISPUTES)

Section 5930 provides that the Association or owners may not file an enforcement action in the Superior Court unless the parties have endeavored to submit their dispute to ADR. An "enforcement action" is defined as a civil action or other proceeding for any of the following purposes:

1) Enforcement of the Davis-Stirling Common Interest Development Act (Civil Code Section 4000 et seq.);
2) Enforcement of the California Nonprofit Mutual Benefit Corporation law, commencing with Corporations Code Section 7110; or
3) Enforcement of the Association's governing documents.

Where, however, an owner has a private dispute with another owner or a tenant, or the Board has a dispute with a third party such as a landscaper, such a dispute is not within the confines of the statute.

DISPUTES SPECIFICALLY EXCLUDED FROM THE STATUTE

The ADR statute applies only to an enforcement action that is solely for declaratory, injunctive or writ relief, or for that relief in conjunction with a claim for monetary damages not in excess of $5,000. The following types of disputes are specifically excluded from being required to resort to ADR:

1) A Small Claims action;
2) Assessment collection, except as provided for in Civil Code Section 5658;
3) Claims for money damages in excess of $5,000 in conjunction with a claim for declaratory, injunctive or writ relief;
4) Action for preliminary or temporary injunctive relief; and
5) The filing of a cross-complaint in response to a complaint already filed.

COMPLIANCE PROCEDURES

A. INITIATING PARTY. The party pursuing the dispute, prior to filing any lawsuit, must serve on the other party a "Request for Resolution" including the following information and language:

1) A brief description of the dispute;
2) A request that the matter be submitted to ADR;
A notice that the party receiving the Request for Resolution (the "Responding Party") is required to respond thereto within thirty (30) days of receipt or it will be deemed rejected; and
4) If the party on whom the Request is served is an owner: a copy of Civil Code Section

5925 et seq.

B. SERVICE. A Request for Resolution may be served by personal delivery, first-Class mail, express mail, facsimile transmission or other means reasonably calculated to provide the Responding Party actual notice of the Request.

C. RESPONDING PARTY'S OBLIGATION. Upon receipt of a Request for Resolution, the Responding Party, whether the Association or an owner, has thirty (30) days in which to either accept or reject the Request. In the event no such response is received, the Request is deemed "rejected."

D. TIME FOR COMPLETION OF ADR. Where the Request is accepted, the parties must complete the ADR within ninety (90) days of receipt of the acceptance. However, the parties can stipulate in writing to extend this period.

E. COST OF ADR. The cost of ADR shall be borne by the parties.

F. TOLLING OF STATUTE OF LIMITATIONS. If a Request for Resolution is served before the end of the applicable statute of limitations, the time limitation is tolled for certain periods specified in Civil Code Section 5945.

G. CERTIFICATE. In the event that a lawsuit is eventually commenced, the party filing must file with the initial pleading a certificate stating that one or more of the following conditions is satisfied: (1) alternative dispute resolution has been completed in compliance with 5925 et seq.; (2) one of the parties to the dispute did not accept the terms offered for alternative dispute resolution; or, (3) preliminary or injunctive relief is necessary.

CONSEQUENCES FOR FAILURE TO COMPLY WITH THE ADR LAW

The failure to file the aforementioned certificate with the Court is grounds for a demurrer or motion to strike unless the Court finds that dismissal of the action for failure to comply would result in substantial prejudice to one of the parties. Additionally, in awarding attorney's fees and costs, a court may consider whether a party's refusal to participate in ADR before commencement of the enforcement action was reasonable. As a result, it is important to seek independent counsel in the event that you, as an owner, have further questions.

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 your right to sue the association or another member of the association regarding enforcement of the governing documents or the applicable law.

The preceding summary has been provided in accordance with Civil Code Section 5965.

SANTA ANA TOWERS
HOMEOWNERS ASSOCIATION

REQUEST FOR ARCHITECTURAL

Applicant: _____ Ph. _____

Address: _____

Enclose plans or submit sketch on reverse side of this form.

Brief Description of Request:

_____
_____
_____
_____
_____

Signature of Owner: _____ Date: _____

_____
_____

ARCHITECTURAL REVIEW COMMITTEE

Date Submitted: _____

[ ] Approved [ ] Disapproved

Conditions of Approval/or Reasons for Disapproval: _____
_____
_____
_____
_____

Authorized Signature(s): _____ Date: _____

_____ Date: _____

Approval of this request does not relieve applicant from obtaining the necessary building permits from the governmental agencies involved.

Please submit this request to Sunrise Property Management Group by email at Kadiha@sunrisepmg.com. An approved/disapproved copy will be returned to the applicant and one copy will be retained by the association.

Santa Ana Towers

Disclosures Pursuant to California Civil Code §5300 (b) (10)

FHA DISCLOSURE

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 not certified by the Federal Housing Administration.

Revised 1/2018

Santa Ana Towers

Disclosures Pursuant to California Civil Code §5300 (b) (11)

VA DISCLOSURE

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

Revised 1/2018

2027 HOMEOWNER & TENANT INFORMATION FORM

Annual Budget Package | Owner Contact & Occupancy Update

HOA / Association Name: _____

Property Address / Unit Number: _____

1. HOMEOWNER INFORMATION

Owner Name(s): _____

Primary Phone: _____

Email Address: _____

Mailing Address (if different from property): _____

City / State / ZIP: _____

☐ Owner-occupied ☐ Tenant-occupied ☐ Vacant ☐ Other: _____

2. REQUIRED OWNER CONTACT DESIGNATIONS

Preferred delivery method for Association notices and documents (where legally permitted):

☐ Postal mail ☐ Email / electronic delivery (consent below)

Designated mailing address for general Association notices (if different from above):

Address: _____

Designated address for notices of delinquent assessments (if different):

Address: _____

Secondary address for Association notices (optional):

Address: _____

Legal representative / other person authorized to receive notices (if applicable):

Name and contact information: _____

3. TENANT / OCCUPANT INFORMATION (IF APPLICABLE)

Tenant / Occupant Name(s): _____

Tenant Phone: _____

Tenant Email: _____

Lease Start / End Dates: _____

☐ No tenant / property owner-occupied ☐ Tenant information provided above

4. EMERGENCY CONTACT (OPTIONAL)

Name / Relationship: _____

Phone / Email: _____

5. ELECTRONIC DELIVERY CONSENT (OPTIONAL)

I consent to receive Association notices and documents electronically at the email address provided above, to the extent permitted by law. I understand I may withdraw this consent by notifying the Association in writing.

☐ I consent to electronic delivery ☐ I do not consent

6. OWNER CERTIFICATION

I certify that the information provided is accurate to the best of my knowledge. I agree to notify management when my mailing address, contact information, or occupancy information changes. Providing tenant contact information does not transfer the owner's responsibilities under the governing documents.

Owner Signature: _____

Date: _____

Please return the completed form to your Association's management office or through the designated owner portal. Do not include sensitive personal identifiers such as Social Security numbers.

Prepared for the 2027 annual owner information update. This form is not a substitute for any Association-specific registration or lease requirements.

How to Update Fees on TRID Loan Estimate Fee Schedule

Regular Assessments: These fees are found on the Lender Questionnaire templates.

- Go to Associations > Questionnaire Templates
- Select the Association from the dropdown
- Scroll down to the Financial Information Section
- Update the Regular Assessment amount(s) and click Save Changes

Special Assessments: These fees are found on the Lender Questionnaire templates.

- Go to Associations > Questionnaire Templates
- Select the Association from the dropdown
- Scroll down to the Financial Information Section
- Update the Special Assessment information and click Save Changes

Other Fees (Transfer Fee, Capital Contribution, Move In Fee, etc.):

- If these fees require any changes or more need to be added, please submit the request to cmsupport@homewisedocs.com

Other Developer Fees (for New Home Sales):

- If these fees require any changes or more need to be added, please submit the request to cmsupport@homewisedocs.com

Comments:

- Go to Associations > TRID Comments
- Select the Association from the dropdown
- Scroll down to the bottom section
- Enter/Update the Comments in the General Comments box
- Click the Save Comments button

HomeWise DOCS

TRID Loan Estimate Fee Schedule

for

Santa Ana Towers

The following information is provided by Sunrise Property Management Group to assist you in completing the Loan Estimate. This form lists all available products for the Association and should not be considered a recommendation of what to obtain for your real estate/financing transaction. Identify the items you will order and enter the corresponding fees on the Loan Estimate.

Required Payments	Fee	When Paid
Regular Assessment Amount	$360.00 - $522.00	Monthly
Transfer Fee	$400.00	At Close

Compliance Packages	Fee	When Paid
Bank Owned Property Package (REQUIRED FOR FORECLOSURES) This package is required for properties that have been recently foreclosed upon or have a deed taken in lieu of foreclosure. Included is a statement of all fees owed by the bank and disclosure information for maintaining and marketing the property. **Products included, if they pertain to the Association:** Insurance Dec Page (Non Required Civil Code Sec. 4525) Current Unaudited Financial Documents (Non Required Civil Code Sec. 4525) CCRs (Required Civil Code Sec. 4525) Annual Budget Report (Required Civil Code Sec. 4525) Annual Board Meeting Minutes (Non Required Civil Code Sec. 4525) Special Assessment (Required Civil Code Sec. 4525) Rental Restrictions (Required Civil Code Sec. 4525) Operating Rules (Required Civil Code Sec. 4525) Minutes of Regular Board Meetings (Required Civil Code Sec. 4525) Inspection of Exterior Elevated Elements (Required Civil Code Sec. 4525) Bylaws (Required Civil Code Sec. 4525) Articles of Incorporation (Required Civil Code Sec. 4525) Unit Ledger (Non Required Civil Code Sec. 4525 Reserve Report (Non Required Civil Code Sec. 4525) Financial Statement Review (Required Civil Code Sec. 4525) Design Document (Non Required Civil Code Sec. 4525) Required Statement of Fees - Demand (Required Civil Code Sec. 4525) Welcome Package (Non Required Civil Code Sec. 4525) W-9 (Non Required Civil Code Sec. 4525) Litigation (Non Required Civil Code Sec. 4525)	$485.00	Up Front

Closing Statement of Fees and Association Documents (Required Civil Code Sec. 4525) All of the most current REQUIRED documents specified by CA Civil Code Section 4525 Documents BUT does NOT include regular Board Meeting Minutes. **Products included, if they pertain to the Association:** California 4528 Form CCRs (Required Civil Code Sec. 4525) Annual Budget Report (Required Civil Code Sec. 4525) Special Assessment (Required Civil Code Sec. 4525) Rental Restrictions (Required Civil Code Sec. 4525) Operating Rules (Required Civil Code Sec. 4525) Inspection of Exterior Elevated Elements (Required Civil Code Sec. 4525) Bylaws (Required Civil Code Sec. 4525) Articles of Incorporation (Required Civil Code Sec. 4525) Financial Statement Review (Required Civil Code Sec. 4525) Required Statement of Fees - Demand (Required Civil Code Sec. 4525)	$445.00	Up Front
Closing Statement of Fees, Association Documents and Minutes (Required Civil Code Sec. 4525) All of the most current REQUIRED forms and documents REQUIRED by CA Civil Code Section 4525 PLUS Regular Board Meeting Minutes from the previous 12 months. **Products included, if they pertain to the Association:** California 4528 Form CCRs (Required Civil Code Sec. 4525) Annual Budget Report (Required Civil Code Sec. 4525) Special Assessment (Required Civil Code Sec. 4525) Rental Restrictions (Required Civil Code Sec. 4525) Operating Rules (Required Civil Code Sec. 4525) Minutes of Regular Board Meetings (Required Civil Code Sec. 4525) Inspection of Exterior Elevated Elements (Required Civil Code Sec. 4525) Bylaws (Required Civil Code Sec. 4525) Articles of Incorporation (Required Civil Code Sec. 4525) Financial Statement Review (Required Civil Code Sec. 4525) Required Statement of Fees - Demand (Required Civil Code Sec. 4525)	$465.00	Up Front

Bundle & Save	**Fee**	**When Paid**

Association Documents (Required Civil Code Sec. 4525) All of the most current REQUIRED documents specified by California Civil Code Section 4525. NOTE: Escrow must order a Closing Statement of Fees - Demand) to insure accurate closing. **Products included, if they pertain to the Association:** CCRs (Required Civil Code Sec. 4525) Annual Budget Report (Required Civil Code Sec. 4525) Special Assessment (Required Civil Code Sec. 4525) Rental Restrictions (Required Civil Code Sec. 4525) Operating Rules (Required Civil Code Sec. 4525) Inspection of Exterior Elevated Elements (Required Civil Code Sec. 4525) Bylaws (Required Civil Code Sec. 4525) Articles of Incorporation (Required Civil Code Sec. 4525) Financial Statement Review (Required Civil Code Sec. 4525)	$255.00	Up Front
Association Documents plus Minutes (Required Civil Code Sec. 4525) All of the most current REQUIRED documents specified by California Civil Code Section 4525 PLUS Regular Board Meeting Minutes from the previous 12 months. NOTE: Escrow must order a Closing Statement of Fees - Demand) to insure accurate closing. **Products included, if they pertain to the Association:** CCRs (Required Civil Code Sec. 4525) Annual Budget Report (Required Civil Code Sec. 4525) Special Assessment (Required Civil Code Sec. 4525) Rental Restrictions (Required Civil Code Sec. 4525) Operating Rules (Required Civil Code Sec. 4525) Minutes of Regular Board Meetings (Required Civil Code Sec. 4525) Inspection of Exterior Elevated Elements (Required Civil Code Sec. 4525) Bylaws (Required Civil Code Sec. 4525) Articles of Incorporation (Required Civil Code Sec. 4525) Financial Statement Review (Required Civil Code Sec. 4525)	$305.00	Up Front
Condo/Coop Structural Safety & Soundness Lender Questionnaire Bundle This package is to provide information related to the Safety, Soundness, or Structural Integrity of the subject property. **Products included, if they pertain to the Association:** Special Assessment (Required Civil Code Sec. 4525) Reserve Report (Non Required Civil Code Sec. 4525) Engineer's Report/Inspection Report (Non Required Civil Code Sec. 4525) Current Unaudited Financial Documents (Non Required Civil Code Sec. 4525) Annual Budget Report (Required Civil Code Sec. 4525) Annual Board Meeting Minutes (Non Required Civil Code Sec. 4525) Lender Questionnaire Financial Statement Review (Required Civil Code Sec. 4525) Minutes of Regular Board Meetings (Required Civil Code Sec. 4525) Litigation (Non Required Civil Code Sec. 4525)	$220.00	Up Front

Premium Lender Questionnaire Bundle (Best Value!) EVERYTHING your underwriter needs to quickly underwrite the subject property. **Products included, if they pertain to the Association:** Special Assessment (Required Civil Code Sec. 4525) Operating Rules (Required Civil Code Sec. 4525) Reserve Report (Non Required Civil Code Sec. 4525) Design Document (Non Required Civil Code Sec. 4525) Current Unaudited Financial Documents (Non Required Civil Code Sec. 4525) CCRs (Required Civil Code Sec. 4525) Annual Budget Report (Required Civil Code Sec. 4525) Articles of Incorporation (Required Civil Code Sec. 4525) Lender Questionnaire Financial Statement Review (Required Civil Code Sec. 4525) Insurance Dec Page (Non Required Civil Code Sec. 4525) Bylaws (Required Civil Code Sec. 4525) Litigation (Non Required Civil Code Sec. 4525) Rental Restrictions (Required Civil Code Sec. 4525)	$220.00	Up Front
Standard Lender Questionnaire Bundle May be adequate for underwriting decisions. For most comprehensive package, please see Premium Lender Bundle above. **Products included, if they pertain to the Association:** Annual Budget Report (Required Civil Code Sec. 4525) Lender Questionnaire Insurance Dec Page (Non Required Civil Code Sec. 4525)	$190.00	Up Front

Individual Disclosure Forms and Association Documents	**Fee**	**When Paid**
Appraiser Questionnaire	$40.00	Up Front
Bylaws (Required Civil Code Sec. 4525)	$40.00	Up Front
CC&Rs (Required Civil Code Sec. 4525)	$55.00	Up Front
California 4528 Form	No Cost	No Cost
Current Unaudited Financial Documents (Non Required Civil Code Sec. 4525)	$40.00	Up Front
Financial Statement Review (Required Civil Code Sec. 4525)	$40.00	Up Front
Insurance Dec Page (Non Required Civil Code Sec. 4525)	$35.00	Up Front
Lender Questionnaire	$160.00	Up Front
Minutes of Regular Board Meetings (Required Civil Code Sec. 4525)	$70.00	Up Front
Refinance Demand	$150.00	Up Front
Required Statement of Fees - Demand (Required Civil Code Sec. 4525)	$185.00	Up Front
Reserve Report (Non Required Civil Code Sec. 4525)	$65.00	Up Front

Additional Fees (Optional)	**Fee**	**When Paid**
CD Delivery Fee	$30.00	Up Front
Credit Card Convenience Fee (for credit card payments only)	$9.95	Up Front

Custom Questionnaire Fee (*Add this fee to Questionnaire Fee)	$60.00	Up Front
Custom Questionnaire Rush Fee (*Add this fee to Questionnaire Rush Fees)	$50.00	Up Front
Lender Questionnaire 1 business days Rush Fee	$100.00	Up Front
Lender Questionnaire 2 business days Rush Fee	$50.00	Up Front
Multi-Product Order 1 business days Rush Fee	$160.00	Up Front
Multi-Product Order 3 business days Rush Fee	$100.00	Up Front
Multi-Product Order 5 business days Rush Fee	$75.00	Up Front
Required Statement of Fees - Demand (Required Civil Code Sec. 4525) 1 business days Rush Fee	$160.00	Up Front
Required Statement of Fees - Demand (Required Civil Code Sec. 4525) 3 business days Rush Fee	$100.00	Up Front
Required Statement of Fees - Demand (Required Civil Code Sec. 4525) 5 business days Rush Fee	$75.00	Up Front
Rush Existing Order (*Add this fee to Rush Fees)	$25.00	
Three Day Shipping Fee	$90.00	Up Front

TRID	Fee	When Paid
TRID-List of Fees and Charges (NOT TO BE USED FOR CLOSING)	No Cost	No Cost

Loan Estimate Disclaimer: Fees vary by association and individual units and cannot be finalized until the closing of a transaction. Fees including, but not limited to, Regular Assessment Amount, Special Assessments, Transfer Fees, Capital Contributions, Move In Fees, Collection Fees, etc. may be assessed to each property and will be finalized on the Closing Disclosure. Please work with the Closing Agent to obtain these exact fee amounts.

All fees are subject to change without notice and can only be finalized at the time a transaction is prepared to close and the Closing Disclosure is completed.

Comments: