



Cerca Del Mar Community
C/O Principle AMC
39 California Avenue, Suite 204, P.O. Box 503
Pleasanton, CA 94566
888-747-5548

To: Cerca Del Mar Community
From: Board of Directors
Date: November 10, 2025
Re: 2026 Annual Budget Report

Pursuant to California Civil Code Section §5300(b)(1), enclosed is a copy of the Pro Forma Operating Budget adopted by your Board of Directors for the 2026 fiscal year. **Based upon the enclosed budget, the regular monthly assessment will increase at this time. Effective January 1, 2026, assessments for the 2026 fiscal year will be \$394.00 per month.**

Please note that pursuant to California Civil Code Section §5300(b)(3), the full reserve study plan for Cerca Del Mar Community is available at the offices of Principle AMC at 5150 Pacific Coast Highway, Suite 200, Long Beach, CA 90804 and is available to any homeowner upon request and availability.

Per California Civil Code, the additional disclosure statements are also included:

- 1) §5300(b)(5): The Board does not anticipate that an additional special assessment will be required during the 2026 fiscal year to repair, replace, or restore any major component or to provide adequate reserves to fund same. Nothing herein shall be construed to limit the Board's ability to levy assessments or take any other action in accordance with the California Civil Code
- 2) §5300(b)(6): The mechanism by which the Board will fund reserves to repair or replace major components is through homeowner assessments.
- 3) §5300(b)(7): The procedures used for the calculation and establishment of the reserves to defray the future repair, replacement, or additions to those major components that the Association is obligated to maintain are set forth in the Assessment and Reserve Funding Disclosure Summary, item 7.
- 4) §4528 Billing Disclosures Form: The Seller may, in accordance with Section §4530 of the Civil Code, provide to the prospective purchaser, at no cost, current copies of any documents specified by Section §4525 that are in the possession of the Seller. A seller may request to purchase some or all these documents but shall not be required to purchase ALL of these documents listed on this form.
- 5) §5300(b)(8): There are no outstanding loans for this Association.
- 6) §5300(b)(9): **The enclosed 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.

All current books and records of the Association are kept at the management company office. Please review the enclosed material and keep it with your important documents. In the event you sell your home, you will be asked to provide this information to prospective buyers.

Enclosures:

2026 Operating Budget
Assessment and Reserve Funding Disclosure Summary
Charges for Documents Provided Form 4528
Statement of FHA Certification
Statement of VA Certification
Insurance Disclosure

Cerca Del Mar 2026 Operating Budget

Account	Description	2025 Budget	2025 Actual	2025 Projected	2026 Budget	Cost Per Month	Monthly Cost per Unit(6)
Operating Accounts							
Income Accounts							
INCOME							
40-4100-00	Member Assessments	\$27,000.00	\$13,500.00	\$27,000.00	\$28,368.00	\$2,364.00	\$394.00
40-4120-00	Late Charges	\$0.00	\$75.00	\$150.00	\$0.00	\$0.00	\$0.00
40-4122-00	NSF Charge	\$0.00	\$25.00	\$50.00	\$0.00	\$0.00	\$0.00
40-4124-00	Owner Interest	\$0.00	\$2.19	\$4.38	\$0.00	\$0.00	\$0.00
Income Accounts Total		\$27,000.00	\$13,602.19	\$27,204.38	\$28,368.00	\$2,364.00	\$394.00
Assessment Increase 5.07%							
Expense Accounts							
GENERAL / ADMINISTRATIVE							
60-5105-00	Management Contract	\$4,788.00	\$2,394.00	\$4,788.00	\$5,028.00	\$419.00	\$69.83
60-5110-00	Office Expenses	\$375.00	\$336.35	\$672.70	\$450.00	\$37.50	\$6.25
60-5111-00	Collection Costs	\$35.00	\$30.00	\$60.00	\$35.00	\$2.92	\$0.49
60-5115-00	Administrative-Other	\$1,800.00	\$1,805.00	\$3,610.00	\$1,800.00	\$150.00	\$25.00
60-5116-00	Website Support	\$120.00	\$60.00	\$120.00	\$120.00	\$10.00	\$1.67
60-5120-00	Insurance	\$7,815.50	\$3,601.98	\$7,203.96	\$8,237.31	\$686.44	\$114.41
60-5121-00	Worker's Compensation	\$0.00	\$372.00	\$744.00	\$407.37	\$33.95	\$5.66
60-5125-00	Legal	\$259.45	\$0.00	\$0.00	\$260.00	\$21.67	\$3.61
60-5130-00	Tax Preparation/Review/Audit	\$372.00	\$335.00	\$670.00	\$355.00	\$29.58	\$4.93
60-5131-00	Election Inspector	\$1,200.00	\$0.00	\$0.00	\$1,200.00	\$100.00	\$16.67
60-5132-00	Reserve Study Update	\$550.00	\$1,497.00	\$2,994.00	\$0.00	\$0.00	\$0.00
60-5135-00	License & Fees	\$95.00	\$0.00	\$0.00	\$95.00	\$7.92	\$1.32
60-5145-00	Federal & State Taxes	\$400.00	\$0.00	\$0.00	\$250.00	\$20.83	\$3.47
UTILITIES							
65-5405-00	Electricity	\$343.57	\$174.81	\$349.62	\$359.76	\$29.98	\$5.00
65-5415-00	Water	\$3,263.19	\$1,524.68	\$3,049.36	\$3,308.56	\$275.71	\$45.95
BUILDING MAINTENANCE							
70-5505-00	Building Maintenance	\$50.00	\$0.00	\$0.00	\$275.00	\$22.92	\$3.82
70-5512-00	Lighting/Electric	\$50.29	\$0.00	\$0.00	\$54.00	\$4.50	\$0.75
70-5513-00	Pest Control	\$196.00	\$0.00	\$0.00	\$125.00	\$10.42	\$1.74
70-5515-00	Fire Extinguishers	\$150.00	\$0.00	\$0.00	\$150.00	\$12.50	\$2.08
70-5531-00	Gate/Garage Door Maintenance/ Repair	\$250.00	\$0.00	\$0.00	\$250.00	\$20.83	\$3.47
70-5532-00	Ped Gates & Entry System	\$50.00	\$350.00	\$700.00	\$350.00	\$29.17	\$4.86
70-5536-00	Fire Sprinkler System Testing & Inspection	\$0.00	\$97.00	\$194.00	\$126.00	\$10.50	\$1.75
LANDSCAPE / GROUNDS MAINTENANCE							
71-5205-00	Landscape Contract	\$1,837.00	\$966.00	\$1,932.00	\$1,932.00	\$161.00	\$26.83
OTHER							
80-5625-00	Reserve Contribution	\$3,000.00	\$1,500.00	\$3,000.00	\$3,200.00	\$266.67	\$44.44
Expense Accounts Total		\$27,000.00	\$15,043.82	\$30,087.64	\$28,368.00	\$2,364.00	\$394.00
Operating Accounts Net		\$0.00	-\$1,441.63	-\$2,883.26	\$0.00	\$0.00	\$0.00

Assessment and Reserve Funding Disclosure Summary

Prepared For Fiscal Year 2026

(1) Budgetary information:

	(per month)	(per unit per month)
Reserve Allocation:	\$266.64	\$44.44
Total Assessment (Dues):	\$2,364.00	\$394.00

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

Date Special Assessment will be due	Amount Per Unit	Purpose of the assessment
Total:	\$0.00	

(3) Based upon the most recent reserve study and other information available to the Board of Directors, will currently projected reserve account balances be sufficient at the end of each year to meet the association's obligation for repair and/or replacement of major components during the next 30 years?

Yes No

(4) If the answer to (3) is no, what additional assessments or other contributions to reserves would be necessary to ensure that sufficient reserve funds will be available each year during the next 30 years that have not been approved by the Board or the members?

Approximate date additional assessments or other contributions will be due (FY) :	Amount Per Unit
2026	\$149.83
2027	\$5,034.17
2028	\$222.00
2029	\$3,160.00
2031	\$2,158.17
2032	\$1,024.50
2036	\$808.00
2038	\$2,403.00
2041	\$3,577.50
2046	\$134.00
2050	\$3,514.83
2051	\$3,255.67
2052	\$2,451.33
2053	\$5,124.00
2054	\$3,452.17
2055	\$11,518.17
Total:	\$47,987.33

(5) All major components are included in the reserve study and are included in its calculations.

(6) The following is based on the method of calculation in paragraph (4) of subdivision (b) of Section 5570 and reserve study information applicable to the fiscal year indicated above in subtitle:

Last Reserve Study or Update Prepared By:	Strategic Reserves Corporation
Date of Last Reserve Study or Update:	10/14/2025
Fully Funded Balance:	\$97,949
Projected Reserve Fund Cash Balance:	\$30,725
Percent Funded:	31%
Current Deficiency in Reserve Funding (per unit):	\$11,203.00

Assessment and Reserve Funding Disclosure Summary ***Prepared For Fiscal Year 2026***

(7) Based on the method of calculation in Paragraph (4) of subdivision (b) of Section 5570 of the Civil Code, the estimated amount required in the reserve fund at the end of each of the next five budget years is A, the projected reserve fund cash balance in each of those years, taking into account only assessments already approved and other known revenues, is B, leaving the reserve at C percent funded. If the reserve funding plan approved by the association is implemented, the projected reserve fund cash balance in each of those years will be D, leaving the reserve at E percent funded.

Funding Plan (proposed per study)	Estimated Amount Required	Cash Balance (projected)	Percent Funded
	A	B	C
Year 1	\$97,949	\$30,725	31%
Year 2	\$72,501	\$14,275	20%
Year 3	\$48,560	\$0	0%
Year 4	\$53,793	\$14,766	27%
Year 5	\$41,181	\$12,698	31%

Funding Plan (approved/adopted by board)	--	Cash Balance (projected)	Percent Funded
	--	D	E
Year 1	--	\$30,725	31%
Year 2	--	\$0	0%
Year 3	--	\$0	0%
Year 4	--	\$0	0%
Year 5	--	\$0	0%

Note 1 - The financial representations set forth in this summary are based on the best estimates of the reserve study preparer at that time. The estimates are subject to change. At the time this summary was prepared, the assumed long-term before-tax interest rate earned on reserve funds was 3.0 % per year; and the assumed long-term inflation rate to be applied to major component repair and replacement costs was 3.0 % per year.

Note 2 - If assessments vary by size or type of ownership interest, then the association shall calculate the respective amount per ownership interest in a manner that reflects the variation & provide with the accompanying budget documents.

Note 3 - The association's Board of Directors has relied on information, opinions, reports and statements presented to it by vendors, contractors, reserve study specialists, CPAs and/or other professionals and is relying upon this information, financial data and reports pursuant to Corporations Code 7231 in providing the association membership the information contained in this Assessment and Reserve Funding Disclosure Summary. The information contained within the reserve study includes estimates of replacement value and life expectancies of the components and includes assumptions regarding future events based on information supplied to the Association's Board of Directors from said professionals. Some assumptions inevitably will not materialize and unanticipated events and circumstances may occur subsequent to the date of this disclosure summary. Therefore, the actual replacement cost and remaining life may vary from the reserve study and the variation may be significant. Additionally, inflation, interest and other economic events may impact the reserve study, particularly over a thirty (30) year period of time which could impact the accuracy of the reserve study and the funds to meet the association's obligation for repair and/or replacement of major components during the next thirty (30) years. Furthermore, the occurrence of vandalism, severe weather conditions, earthquakes, floods or other acts of God cannot be accounted for and are excluded when assessing life expectancy of the components. The reserve study only includes items that the Association has a clear and expressed responsibility to maintain pursuant to the Association's CC&R's. The Board understands the need to update the reserve study report annually.

Note 4 - The Board agrees that by disclosing this form to its membership, that all information found on this form is deemed to be accurate to the best of their knowledge, & that it assumes full responsibility for any inaccurate information found on the form that was disclosed, & shall not hold the reserve study preparer/company or the software company (Global Reserves, Inc.) responsible for any inaccurate information

Assessment and Reserve Funding Disclosure Summary
(Cash Flow Analysis/Funding Plan- with adopted Reserve Allocation)
Prepared for Fiscal Year 2026

<i>Fiscal Year</i>	<i>FY Start Balance</i>	<i>Interest Earned</i>	<i>Reserve Allocation</i>	<i>Allocation Increase Rate</i>		<i>Special Assessment</i>	<i>Disbursement</i>	<i>FY End Balance</i>	<i>Fully Funded Balance</i>	<i>Percent Funded</i>
2025	--	--	--	--	--	\$0	\$30,725	\$87,416	--	
2026	\$30,725	\$645	\$3,200	6.7%	\$899	\$35,469	\$0	\$97,949	31%	
2027	\$0	\$0	\$3,296	3.0%	\$30,205	\$33,501	\$0	\$72,501	0%	
2028	\$0	\$0	\$3,395	3.0%	\$1,332	\$4,727	\$0	\$48,560	0%	
2029	\$0	\$0	\$3,496	3.0%	\$18,960	\$22,456	\$0	\$53,793	0%	
2030	\$0	\$0	\$3,601	3.0%	\$0	\$0	\$3,601	\$41,181	0%	
2031	\$3,601	\$76	\$3,709	3.0%	\$12,949	\$20,335	\$0	\$51,588	7%	
2032	\$0	\$0	\$3,821	3.0%	\$6,147	\$9,968	\$0	\$41,635	0%	
2033	\$0	\$0	\$3,935	3.0%	\$0	\$0	\$3,935	\$42,345	0%	
2034	\$3,935	\$83	\$4,053	3.0%	\$0	\$0	\$8,071	\$53,636	7%	
2035	\$8,071	\$169	\$4,175	3.0%	\$0	\$10,899	\$1,516	\$65,565	12%	
2036	\$1,516	\$32	\$4,300	3.0%	\$4,848	\$10,696	\$0	\$66,935	2%	
2037	\$0	\$0	\$4,429	3.0%	\$0	\$0	\$4,429	\$68,880	0%	
2038	\$4,429	\$93	\$4,562	3.0%	\$14,418	\$23,502	\$0	\$82,220	5%	
2039	\$0	\$0	\$4,699	3.0%	\$0	\$0	\$4,699	\$72,098	0%	
2040	\$4,699	\$99	\$4,840	3.0%	\$0	\$6,740	\$2,898	\$86,228	5%	
2041	\$2,898	\$61	\$4,985	3.0%	\$21,465	\$29,409	\$0	\$94,194	3%	
2042	\$0	\$0	\$5,135	3.0%	\$0	\$0	\$5,135	\$79,420	0%	
2043	\$5,135	\$108	\$5,289	3.0%	\$0	\$0	\$10,532	\$94,878	5%	
2044	\$10,532	\$221	\$5,447	3.0%	\$0	\$14,221	\$1,979	\$111,192	9%	
2045	\$1,979	\$42	\$5,611	3.0%	\$0	\$0	\$7,632	\$113,751	2%	
2046	\$7,632	\$160	\$5,779	3.0%	\$804	\$14,375	\$0	\$131,451	6%	
2047	\$0	\$0	\$5,952	3.0%	\$0	\$5,179	\$773	\$135,304	0%	
2048	\$773	\$16	\$6,131	3.0%	\$0	\$3,736	\$3,184	\$149,186	1%	
2049	\$3,184	\$67	\$6,315	3.0%	\$0	\$0	\$9,566	\$165,425	2%	
2050	\$9,566	\$201	\$6,504	3.0%	\$21,089	\$37,360	\$0	\$186,469	5%	
2051	\$0	\$0	\$6,699	3.0%	\$19,534	\$26,233	\$0	\$170,144	0%	
2052	\$0	\$0	\$6,900	3.0%	\$14,708	\$21,608	\$0	\$165,288	0%	
2053	\$0	\$0	\$7,107	3.0%	\$30,744	\$37,851	\$0	\$165,558	0%	
2054	\$0	\$0	\$7,321	3.0%	\$20,713	\$28,034	\$0	\$149,640	0%	
2055	\$0	\$0	\$7,540	3.0%	\$69,109	\$76,649	\$0	\$143,895	0%	

3.0% - Interest Rate
3.0% - Inflation

Reserve Disclosures

<i>Reserve Component</i>	<i>Current Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>
01 Coat/Paint/Stain			
01.01 bldg, stucco, paint	\$9,733	12	1
01.02 bldg, wood fence, restrain	\$1,241	5	1
01.03 wood/metal surfaces, paint	\$2,431	5	1
02 Decking			
02.01 SB326 EEE inspection report	\$5,407	9	1
02.02 walkway, reseal	\$2,974	5	1
02.03 walkway, resurface	\$11,896	25	4
03 Equipment			
03.01 fixtures, light, replace/repair	\$5,407	24	1
03.02 gate access system-intercom	\$3,568	15	13
03.03 gate, operator, vehicle	\$3,460	15	1
04 Fencing			
04.01 gate, pedestrian	\$1,568	35	4
04.02 gate, vehicle	\$3,785	35	4
04.03 wood fence	\$5,402	20	7
04.04 wood rails, repair	\$1,081	10	1
05 Pavement			
05.01 concrete, driveway	\$4,866	22	6
06 Restoration			
06.01 irrigation/landscape	\$4,326	12	3
06.02 mailbox kiosk	\$1,893	25	23
06.03 tree trimming	\$2,703	3	1
07 Roofs			
07.01 composite shingle roof	\$26,604	28	2
07.02 gutter/downspouts	\$4,974	28	2
08 Termite			
08.01 termite treatment	\$5,518	10	6
Grand Total:	20		\$108,837



TRID Loan Estimate Fee Schedule for Cerca Del Mar Community

The following information is provided by Principle Association Management, Inc. 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	\$394.00	Monthly
Transfer Fee	\$375.00	At Close
Compliance Packages	Fee	When Paid
Bank Owned Property Package (REQUIRED FOR FORECLOSED PROPERTIES) 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: CCRs (Required Civil Code Sec. 4525) Bylaws (Required Civil Code Sec. 4525) Articles of Incorporation (Required Civil Code Sec. 4525) Annual Budget Report (Required Civil Code Sec. 4525) Special Assessment (Required Civil Code Sec. 4525) Current Unaudited Financial Documents (Non Required Civil Code Sec. 4525) Operating Rules (Required Civil Code Sec. 4525) Litigation (Non Required Civil Code Sec. 4525) Insurance Dec Page (Non Required Civil Code Sec. 4525) Required Statement of Fees - Demand (Required Civil Code Sec. 4525) California 4528 Form	\$402.00	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: CCRs (Required Civil Code Sec. 4525) Bylaws (Required Civil Code Sec. 4525) Articles of Incorporation (Required Civil Code Sec. 4525) Annual Budget Report (Required Civil Code Sec. 4525) Special Assessment (Required Civil Code Sec. 4525) Financial Statement Review (Required Civil Code Sec. 4525) Rental Restrictions (Required Civil Code Sec. 4525) Operating Rules (Required Civil Code Sec. 4525) Required Statement of Fees - Demand (Required Civil Code Sec. 4525) California 4528 Form	\$402.00	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: CCRs (Required Civil Code Sec. 4525) Bylaws (Required Civil Code Sec. 4525) Articles of Incorporation (Required Civil Code Sec. 4525) Annual Budget Report (Required Civil Code Sec. 4525) Special Assessment (Required Civil Code Sec. 4525) Financial Statement Review (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) Required Statement of Fees - Demand (Required Civil Code Sec. 4525) California 4528 Form	\$447.00	Up Front
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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) Bylaws (Required Civil Code Sec. 4525) Articles of Incorporation (Required Civil Code Sec. 4525) Annual Budget Report (Required Civil Code Sec. 4525) Special Assessment (Required Civil Code Sec. 4525) Financial Statement Review (Required Civil Code Sec. 4525) Rental Restrictions (Required Civil Code Sec. 4525) Operating Rules (Required Civil Code Sec. 4525)	\$155.00	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) Bylaws (Required Civil Code Sec. 4525) Articles of Incorporation (Required Civil Code Sec. 4525) Annual Budget Report (Required Civil Code Sec. 4525) Special Assessment (Required Civil Code Sec. 4525) Financial Statement Review (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)	\$200.00	Up Front
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Owner's Account Statement (REQUIRED FOR REFIs!) Products included, if they pertain to the Association: Owner's Account Statement	\$102.00	Up Front
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Individual Disclosure Forms and Association Documents	Fee	When Paid
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Annual Budget Report (Required Civil Code Sec. 4525)	\$45.00	Up Front
Articles of Incorporation (Required Civil Code Sec. 4525)	\$35.00	Up Front
Bylaws (Required Civil Code Sec. 4525)	\$35.00	Up Front
CC&Rs (Required Civil Code Sec. 4525)	\$35.00	Up Front
California 4528 Form	No Cost	No Cost
Insurance Dec Page (Non Required Civil Code Sec. 4525)	\$40.00	Up Front
Lender Questionnaire (FOR MORTGAGE)	\$152.00	Up Front
Minutes of Regular Board Meetings (Required Civil Code Sec. 4525)	\$55.00	Up Front
Operating Rules (Required Civil Code Sec. 4525)	\$25.00	Up Front
Rental Restrictions (Required Civil Code Sec. 4525)	No Cost	No Cost
Required Statement of Fees - Demand (Required Civil Code Sec. 4525)	\$277.00	Up Front
Special Assessment (Required Civil Code Sec. 4525)	No Cost	No Cost
Additional Fees (Optional)	Fee	When Paid
CD Delivery Fee	\$30.00	Up Front
California 4528 Form 3 business days Rush Fee	No Cost	No Cost
California 4528 Form Update from 1 to 14 days	No Cost	No Cost
California 4528 Form Update from 15 to 45 days	\$30.00	Up Front
California 4528 Form Update from 46 to 90 days	\$50.00	Up Front
Credit Card Convenience Fee (for credit card payments only)	\$9.95	Up Front
Custom Questionnaire Fee (*Add this fee to Questionnaire Fee)	\$25.00	Up Front
Custom Questionnaire Rush Fee (*Add this fee to Questionnaire Rush Fees)	\$50.00	Up Front
Lender Questionnaire (FOR MORTGAGE) Update from 1 to 14 days	No Cost	No Cost
Multi-Product Order 1 business days Rush Fee	\$135.00	Up Front
Multi-Product Order 3 business days Rush Fee	\$85.00	Up Front
Multi-Product Order 5 business days Rush Fee	\$60.00	Up Front
Owner's Account Statement Update from 1 to 14 days	No Cost	No Cost
Owner's Account Statement Update from 15 to 45 days	\$25.00	At Close
Owner's Account Statement Update from 46 to 90 days	\$50.00	At Close
Required Statement of Fees - Demand (Required Civil Code Sec. 4525) 1 business days Rush Fee	\$135.00	Up Front
Required Statement of Fees - Demand (Required Civil Code Sec. 4525) 3 business days Rush Fee	\$85.00	Up Front
Required Statement of Fees - Demand (Required Civil Code Sec. 4525) 5 business days Rush Fee	\$60.00	Up Front

Required Statement of Fees - Demand (Required Civil Code Sec. 4525) Update from 1 to 14 days	No Cost	No Cost
Required Statement of Fees - Demand (Required Civil Code Sec. 4525) Update from 15 to 45 days	\$30.00	At Close
Required Statement of Fees - Demand (Required Civil Code Sec. 4525) Update from 46 to 90 days	\$55.00	At Close
Rush Existing Order (*Add this fee to Rush Fees)	\$35.00	
Three Day Shipping Fee	\$90.00	Up Front

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:

Cerca Del Mar
DISCLOSURE OF FHA PROJECT CERTIFICATION STATUS

Required per California Civil Code §5300

As of October 2, 2025

1. 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.

2. This common interest development **IS** a condominium project.

3. The association of this common interest development **IS NOT** certified by the Federal Housing Administration

For additional information please visit: <https://entp.hud.gov/idapp/html/condlook.cfm>

Cerca Del Mar
DISCLOSURE OF VA PROJECT CERTIFICATION STATUS

Required per California Civil Code §5300

As of October 2, 2025

1. 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.
2. This common interest development **IS** a condominium project.
3. The association of this common interest development **IS NOT** certified by the Federal Department of Veterans Affairs."

For additional information please visit: <https://lgy.va.gov/lgyhub/condo-report>

6/20/2025

532 - 30th Street Homeowners' Association
Civil Code 5300(b)(9) Disclosure Summary Form

Property: DB Insurance Company, Ltd.: 7/14/2025 - 7/14/2026

\$6,950,611 Special Form, (wind included), 125% Replacement Cost Basis with no co-insurance and a \$25,000 Deductible per Occurrence. Equipment breakdown is included in Coverage.

General Liability: DB Insurance Company, Ltd.: 7/14/2025 - 7/14/2026

\$1,000,000/\$2,000,000 per Occurrence/General Aggregate with a \$0 Deductible.
\$1,000,000 Non-Owned and Hired Automobile Liability is included in this policy.

Umbrella Liability: SiriusPoint Specialty Insurance: 7/14/2025 - 7/14/2026

\$5,000,000 Each Occurrence/General Aggregate with a \$0 self insured retention each occurrence.

Directors' and Officers' Liability: Continental Casualty Company: 7/14/2025 - 7/14/2026

\$1,000,000 per Occurrence/General Aggregate with a \$1,000 Retention per Occurrence.

Employee Dishonesty: Continental Casualty Company: 7/14/2025 - 7/14/2026

\$350,000 per Occurrence with a \$1,000 Deductible.

Workers' Compensation: PMA Insurance Company: 7/14/2025 - 7/14/2026

\$1,000,000 Coverage statutory limits as required by California law.

Earthquake Insurance: No Coverage through our Agency.

Flood: No Coverage through our Agency.

This summary of the Association's policies of insurance provides only certain information, as required by subdivision (b) of 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.

*****For lender and/or unit specific Evidence of Insurance please call EOI Direct at 877-456-3643. For general proof of insurance please contact Socher Insurance at 877-317-9300*****