HORIZON PLACE COMMUNITY ASSOCIATION
Annual Budget Report: Cover Letter
Fiscal Year: January 1, 2027 – December 31, 2027

RE: Annual Budget Report and Annual Policy Statement

Dear Horizon Place Community Association Member:

Enclosed are copies of the Annual Budget Report and Annual Policy Statement for the fiscal year of **January 1, 2027 – December 31, 2027**. This information is required to be distributed to each association member in accordance with California Civil Code §§ 5300 and 5310.

Effective January 1, 2027, the monthly assessment will decrease from $418.00 to $352.00 per unit, per month. Here are some items to consider since the assessments have changed:

- *If you are set up for automated recurring payments via Seabreeze Management Company's free Direct Debit (ACH) program, your payment will automatically be adjusted to reflect the decrease.*
- *If you pay by check with your statement, please be sure to pay attention to the new fee and adjust accordingly.*
- *All other methods of payment including eCheck or credit card via https://commarea.cincwebaxis.com or auto-payments you schedule with your own bank, credit card, or other automatic deduction system must have the payments adjusted to ensure the credits are properly applied going forward. It's important to note that even though the eCheck and credit card payments are made through https://commarea.cincwebaxis.com, users are the ones who input the amounts and Seabreeze employees cannot change those for you.*

The Association must provide for reserve funds to maintain, repair or replace major components identified in a reserve study, which is mandated by California law. The current assessment program in the budget does provide funding for reserves. A reserve study has been completed and is available for review upon request; however, a summary of the study is enclosed.

Last year, the Association's reserve study reflected the following items for repair and/or replacement this year, but these items have not been completed yet for the reasons noted below:

Reserve Component	***Reason for Deferral***
N/A	N/A