



LAKE DON PEDRO OWNERS' ASSOCIATION
5182 FUENTES DE FLORES
LA GRANGE, CA 95329
(209) 852-2312
info@ldpoa.com www.ldpoa.com

April 15, 2019

Dear Owners:

SUBJECT: 2019-2020 BUDGET AND ASSESSMENT COLLECTION INFORMATION

Enclosed, please find the 2019-20 Budget for the Lake Don Pedro Owners' Association which has been adopted by the Board of Directors. State law also requires that the Association notify the membership of the assessment collection policy on an annual basis. The Lake Don Pedro Owners Association's Assessment Collection Policy is enclosed:

The annual assessment for the 2019-2020 fiscal year will be \$100 per lot. Any questions in regard to the status of your account with the Association should be directed to the Association's office at (209) 852-2312, email: info@ldpoa.com.

California State Law also requires these additional disclosures:

Person Designated to Receive Official Communications to the Association

All official communications to the Association must be in writing and mailed or e-mailed to:

Ms. Pam Hatler
5182 Fuentes De Flores
La Grange, CA 95329-9418
info@ldpoa.com

Right to Have Notices Sent to Two Different Addresses

Each Member has the right, upon request to the Association, to have notices from the Association sent to two different addresses. To have the Association send notices to two different addresses, you must submit a written request, which includes the following information, to the person designated to receive official communications to the Association:

1. Your name,
2. Your lot number within the Development, and
3. Your second mailing address.

Location(s) for Posting General Notices

The Association shall post all General Notices at the following location(s):

1. The LDPOA Hacienda, 5182 Fuentes de Flores, La Grange, CA 95329
2. The Don Pedro Market, 3317 Hwy 132, La Grange, CA 95329

In addition they will be posted on the Association's website www.ldpoa.com and on the Association's FaceBook page www.facebook.com/ldpoa/ barring any technology issues that may interfere.

Right to Receive General Notices by Individual Delivery

Each Member has the right, upon request to the Association, to have the Association deliver any notice or document required to be delivered by General Delivery pursuant to California Civil Code Section 4045, by Individual Delivery. To have the Association send you notices and documents by Individual Delivery, you must submit a written request, which includes the following information, to the person designated to receive official communications to the Association:

1. Your name,
2. Your lot number within the Development, and

3. A statement that you are invoking your right to have notices and documents sent by Individual Delivery rather than by General Delivery.

Members' Rights to Obtain Copies of Board Meeting Minutes

[California Civil Code §4950(b)]

Each Association Member has the right, upon request to the Association, to obtain copies of the minutes of Board meetings (other than executive sessions of the Board).

To obtain copies of such minutes, you must submit your written request, which includes the following information, to the person designated to receive official communications to the Association:

1. Your name.
2. Your lot number within the Development, and
3. The date of the meeting for which the minutes are requested.

The Association is permitted to require Members to reimburse the Association's costs for providing copies of such minutes.

Members' Rights to Receive a Financial Report

[California Corporations Code §8321]

Each Member has the right, upon request to the Association, to receive a copy of the most recent financial report prepared pursuant to California Corporations Code §8321. To obtain such financial report, you must submit your written request to the person designated to receive official communications to the Association.

The mailing address for overnight payment of assessments is:

Lake Don Pedro Owners' Association, 5182 Fuentes De Flores, La Grange, CA 95329.

In addition to the legally required document availability the Association has made many association documents available on the Association website at www.ldpoa.com .

If you have any questions in regard to any of the above or enclosed information, please feel free to contact to Association office by telephone (209) 852-2312 or by email (info@ldpoa.com).

Sincerely,

LAKE DON PEDRO OWNERS' ASSOCIATION
BOARD OF DIRECTORS

**Lake Don Pedro Owners' Association
2019/20 ANNUAL BUDGET REPORT**

The Annual Budget Report includes the following:

- (1) Pro Forma Operating Budget;
- (2) Statement Regarding Outstanding Loans;
- (3) Summary of the Association's Reserves;
- (4) Statement Regarding Deferring Repairs or Replacement of Major Components;
- (5) Statement Regarding the Likelihood of Future Special Assessments;
- (6) Statement Regarding Funding Mechanisms for Repair or Replacement of Major Components;
- (7) Statement Regarding the Calculation and Establishment of Reserves;
- (8) Assessment and Reserve Funding Disclosure Summary Form;
- (9) Summary of the Reserve Funding Plan; and
- (10) Summary of the Association's Insurance Coverages.

Statement Regarding Outstanding Loans

The Association currently has no outstanding loans with a term of more than one year.

**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 \$1,800. For delinquent assessments or dues in excess of \$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. (Sections 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 3 (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 PAYMENTS PLANS

An owner of a separate interest that is not a timeshare 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 exist. (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 confirm with the payment plan standards of the association, if they exist. (Section 5665 of the Civil Code)

ASSESSMENT COLLECTION POLICY

Prompt payment of assessments by all owners is critical to the financial health of the Association and to the enhancement of the property values of our homes. Your Board of Directors takes very seriously its obligation under the Declaration of Covenants, Conditions and Restrictions (CC&Rs) and the California Civil Code to enforce the members' obligation to pay assessments. The policies and practices outlined shall remain in effect changed, modified, or amended by a duly adopted resolution of the Board of Directors. Therefore, pursuant to the CC&Rs and Civil Code 5600 et seq., the following are the Association's assessment practices and policies:

1. Assessments, late charges, interest and collection costs, including any attorneys' fees, are the personal obligation of the owner of the property at the time the assessment or other sums are levied (Civil Code Section 5650(a)).
2. The annual assessment is due and payable on July 1 of each year. A courtesy billing invoice is sent to the billing address on record with the Association. **However, it is the owner of record's responsibility to pay each assessment in full each year regardless of whether a bill or invoice is received.** All other assessments, including special assessments, are due and payable on the date specified by the Board in the Notice of Assessment, which date will not be less than 30 days after the date of notice of the special assessment.
3. Any payments made shall be first applied to assessments owed and only after the assessments owed are paid in full, shall such payments be applied to late charges, interest, and collection expenses, including attorneys' fees, unless the owner and the Association enter into an agreement providing for payments to be applied in a different manner.
4. Assessments not received within 30 days of the stated due date are delinquent and shall be subject to a late charge of 10% of the delinquent assessment.
5. An interest charge at the rate of 12% per annum will be assessed against any outstanding balance, including delinquent assessments, late charges and cost of collection, which may include attorneys' fees. Such interest charges shall accrue 30 days after the assessment becomes due and shall continue to be assessed each month until the account is brought current.
6. If a special assessment is payable in installments and an installment payment of that special assessment is delinquent for more than 30 days, all installments will be accelerated and the entire unpaid balance of the special assessment shall become immediately due and payable. The remaining balance shall be subject to a late charge and interest as provided above.
7. A first notice of past due assessment ("late letter") will be prepared and mailed once an assessment becomes delinquent.
8. If an assessment is not received within 60 days after the assessment becomes delinquent, the Association or its designee, in the event the account is turned over to a collection agent, will send a pre-lien letter to the owner as required by Civil Code Section 5660 by certified and first class mail, to the owner's mailing address of record advising of the delinquent status of the account, impending collection action and the owners right to request that the Association participate in some form of internal dispute resolution process ("IDR"). **(Continued on next page)**

**Lake Don Pedro Owners' Association
ASSESSMENT COLLECTION POLICY – Page 2**

The owner will be charged a fee for the pre-lien letter. Notwithstanding the provisions of this Paragraph, the Association may (i) send a pre-lien letter to a Lake Don Pedro Owners' Association delinquent owner at any time when there is an open escrow involving the owner's Unit/Lot, and/or (ii) issue a pre-lien letter immediately if any Special Assessment becomes delinquent.

9. If an owner fails to pay the amounts set forth in the pre-lien letter and fails to request IDR within 30 days of the date of the pre-lien letter, the Board shall decide, by majority vote in an open meeting, whether to authorize the collection agent to record a lien for the amount of any delinquent assessments, late charges, interest and/or costs of collection, including attorneys' fees, against the owner's property. If the Association authorizes the collection agent to record a lien against the owner's property, the owner will be charged for the fees and costs of preparing and recording the lien. The lien may be enforced in any manner permitted by law, including, without limitation, judicial and non-judicial foreclosure (Civil Code Section 5700 et seq.).

10. Once the matter has been transferred to the collection agent, the collection agent may be authorized to enforce the lien 30 days after recordation of the lien and may be authorized to foreclose the lien by non-judicial foreclosure sale when either (a) the delinquent assessment amount totals \$1,800 or more, excluding accelerated assessments and specified late charges and fees or (b) the assessments are delinquent for more than 12 months. You could lose ownership of your property if a foreclosure action is completed. You will be responsible for significant additional fees and costs if a foreclosure action is commenced against your property.

11. The decision to foreclose on a lien must be made by a majority of the Board of Directors in an Executive Session meeting and the Board of Directors must record the vote in the minutes of the next open Board meeting. The Board must maintain the confidentiality of the delinquent owner(s) by identifying the matter in the minutes by only the parcel number of the owner's property. Prior to initiating any foreclosure sale on a recorded lien, the Association shall offer delinquent homeowners the option of participating in IDR or Alternative Dispute Resolution ("ADR").

12. An owner has the right to dispute the assessment debt by submitting a written request for dispute resolution to the collection agent for delivery to the Association pursuant to Civil Code Sections 5900 through 5915, inclusive.

13. An owner has the right to request alternative dispute resolution with a neutral third party pursuant to Civil Code Section 5925 et seq. before the association may initiate foreclosure against the owner's separate interest, except that binding arbitration shall not be available if the Association intends to initiate a judicial foreclosure.

14. Any owner who is unable to pay assessments will be entitled to make a written request for a payment plan to the collection agent to be considered by the Board of Directors. An owner may also request to meet with the Board in executive session to discuss a payment plan if the payment plan request is mailed within 15 days of the postmark date of the pre-lien Letter. The Board will consider payment plan requests on a case-by-case basis and is under no obligation to grant payment plan requests. Payment plans shall not interfere with the Association's ability to record a lien on an owner's separate interest to secure payment for the owner's delinquent assessments.

If the Board authorizes a payment plan, it may incorporate payment of ongoing assessments that accrue during the payment plan period. If a payment plan is approved, additional late fees from the homeowner will not accrue while the owner remains current under the terms of the payment plan. If the owner breaches an approved payment plan, the Association may resume its collection action from the time the payment plan was approved.

15. Nothing herein limits or otherwise affects the Association's right to proceed in any lawful manner to collect any delinquent sums owed to the Association.

16. Prior to the release of any lien, or dismissal of any legal action, all assessments, late charges, interest, and costs of collection, including attorney's fees, must be paid in full to the Association.

(Continued on next page)

**Lake Don Pedro Owners' Association
ASSESSMENT COLLECTION POLICY – Page 3**

17. There is no right of offset. An owner may not withhold assessments owed to the Association on the alleged grounds that the owner is entitled to recover money or damages from the Association for some other obligation.

18. The Association shall charge the owner a \$25.00 fee for any check tendered to the Association that is returned unpaid by the owner's bank. If the check cannot be negotiated, the Association may also seek to recover damages of at least \$100.00 or, if higher, three times the amount of the check, up to \$1,500.00 pursuant to Civil Code Section 1719.

19. All charges listed herein are subject to change upon 30 days' prior written notice.

20. Until the owner has paid all amounts due, including delinquent assessments, late charges, interest and costs of collection, including attorneys' fees, the Board of Directors may suspend the owner's right to vote, and suspend the owner's right to use the Association's recreational facilities after providing the owner with a duly noticed hearing pursuant to Civil Code Section 5855. However, any suspension imposed shall not prevent the delinquent owner from the use, benefit and pleasure of the owner's lot.

21. **The mailing address for overnight payment of assessments is:**

Lake Don Pedro Owners' Association, 5182 Fuentes De Flores, La Grange, CA 95329.

Summary of Dispute Resolution Procedures

**INTERNAL DISPUTE RESOLUTION PROCESS
(Civil Code Sections 5900 - 5915)**

California Civil Code Sections 5900 - 5915 require an association to provide a fair, reasonable, and expeditious procedure for resolving certain disputes between the association and a member. The following procedure, which may be invoked by either party to a dispute, shall apply:

- (1) The party may request the other party to meet and confer in an effort to resolve the dispute. The request shall be made in writing.
- (2) A member of an association may refuse a request to meet and confer. The association may not refuse a request to meet and confer.
- (3) The association's board of directors shall designate a member of the board to meet and confer with the other party to the dispute.
- (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.

An agreement reached under this meet and confer procedure binds the parties and is enforceable by a court if both of the following conditions are satisfied:

- (1) The agreement is not in conflict with law or the governing documents of the common interest development or association.
- (2) The agreement is either consistent with the authority granted by the board of directors to its designee or the agreement is ratified by the board of directors.

If the parties to the dispute are unable to resolve the matter using this internal dispute resolution procedure, the association or the member may then serve a Request for Resolution pursuant to California Civil Code Section 5935, if applicable.

(Continued on next page)

**ALTERNATIVE DISPUTE RESOLUTION SUMMARY
(Civil Code Sections 5925 - 5965)**

California Civil Code Sections 5925 - 5965 address your rights to sue the association or another member of the association regarding the enforcement of the governing documents. The following is a summary of the provisions of Civil code Section 5925 - 5965:

In general, Civil Code Sections 5925 - 5965 encourage parties to certain disputes involving enforcement of an association's governing documents to submit the dispute to a form of alternative dispute resolution (ADR) such as mediation or arbitration prior to filing a lawsuit. The form of ADR may be binding or non-binding, and the costs of the ADR shall be borne by the parties.

Any party to a dispute may initiate the process of ADR by serving a Request for Resolution on all other parties to the dispute. A Request for Resolution must contain: (1) a brief description of the dispute between the parties, (2) a request for ADR, (3) a notice that the party receiving the Request for Resolution is required to respond within 30 days of receipt or the Request will be deemed rejected, and (4) if sent to the owner of a separate interest, a copy of Civil Code Sections 5925 - 5965. If the Request is accepted, the ADR must be completed within 90 days of receipt of the acceptance, unless otherwise agreed by the parties. Once a Request for Resolution is served, all applicable statutes of limitation are tolled as set forth in Civil Code Section 5945.

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 law requires the party filing a lawsuit for enforcement of the association's governing documents to file a certificate with the court stating that (1) ADR has been completed prior to the filing of the suit, or (2) ADR was not undertaken because one of the other parties to the dispute did not accept the terms offered for the ADR, or (3) ADR was not undertaken because preliminary or temporary injunctive relief is necessary. Failure to file this certificate can be grounds for dismissing the lawsuit.

Furthermore, while the prevailing party in any lawsuit to enforce the governing documents shall be awarded attorneys' fees and cost, under Civil Code Section 5960 the court may consider whether a party's refusal to participate in ADR was reasonable when it determines the amount of the award.

**LAKE DON PEDRO OWNERS' ASSOCIATION
REQUIREMENTS FOR
ASSOCIATION APPROVAL OF PHYSICAL CHANGES TO PROPERTY
(CALIFORNIA CIVIL CODE SECTION 4765(c))**

If your property is located in Lake Don Pedro Units 1-M, 2-M or 3-M (Mariposa County):

- **Types of changes that require Association approval:**

Any change described in Sections 6(a), 7(b), 7(d), 8(b), 8(f), 8(h), 8(i) or 8(m) of the "Declaration of Restrictions, Lake Don Pedro, Unit 1-M", recorded on July 18, 1969 in Book 115 at Page 35 of the Official Records of Mariposa County (the "Mariposa CC&Rs") requires approval by the Association prior to implementation. Please reference these Sections before undertaking any improvement project on your lot.

- **Procedures used to review and approve or disapprove proposed changes:**

(Continued on next page)

The procedures and considerations in the approval process for making the changes described in the Sections above can be found in the attached Sections 6(c) and 6(e) of the Mariposa CC&Rs. In addition, the Association requires completion and submission of the attached "Design Review Application" for improvement projects.

Mariposa CC&Rs

Section 6(c)

Submittal of plans. There shall be submitted to the Committee two (2) complete sets of plans and specifications for any and all proposed improvements, the erection or alteration of which is desired, and no structures or improvements of any kind shall be erected, altered, placed or maintained upon any lot unless and until the final plans, elevations, and specifications therefore have received such written approval as herein provided. Such plans shall include plot plans showing the location on the lot of the building, wall, fence, or other structure proposed to be constructed, altered, placed or maintained, together with the proposed construction material, color schemes for roofs and exteriors thereof and proposed landscape planting. In addition, topography maps prepared by a registered civil engineer or a licensed land surveyor shall be included as part of all plans relating to lakefront lots.

Section 6(e)

Approval of plans. The Committee shall approve or disapprove plans, specifications and details within thirty (30) days from the receipt thereof or shall notify the person submitting them that an additional period of time, not to exceed thirty (30) days is required for such approval or disapproval. Plans, specifications and details not approved or disapproved or for which time is not extended within the time limits provided herein shall be deemed approved as submitted. One (1) set of said plans and specifications and details with the approval, or disapproval, endorsed thereon, shall be returned to the person submitting them and the other copy shall be retained by the Committee for its permanent files.

If your property is located in Lake Don Pedro Units One, Two or Three (Tuolumne County):

- **Types of changes that require Association approval:**

Any change described in Section 1(d) or 1(g) of the following documents require approval by the Association prior to implementation. Please reference these Sections before undertaking any improvement project on your lot:

"Declaration Rescinding Covenants, Conditions and Restrictions, and Imposing Covenants, Conditions and Restrictions", recorded on September 30, 1968 in Volume 257 at Page 686 in the Official Records of Tuolumne County (the "Unit One CC&Rs");

"Declaration Rescinding Covenants, Conditions and Restrictions, and Imposing Covenants, Conditions and Restrictions", recorded on September 30, 1968 in Volume 257 at Page 695 in the Official Records of Tuolumne County (the "Unit Two CC&Rs"); or

"Declaration Rescinding Covenants, Conditions and Restrictions, and Imposing Covenants, Conditions and Restrictions", recorded on November 25, 1968 in Volume 261 at Page 686 in the Official Records of Tuolumne County (the "Unit Three CC&Rs");

The Unit One CC&Rs, Unit Two CC&Rs and Unit Three CC&Rs are collectively referred to as the "Tuolumne CC&Rs".

(Continued on next page)

• **Procedures used to review and approve or disapprove proposed changes:**

The procedures and considerations in the approval process for making the changes described in the Sections above can be found in the attached Section 1(g) of the Tuolumne CC&Rs. In addition, the Association requires completion and submission of the attached "Design Review Application" for improvement projects.

Tuolumne CC&Rs

Section 1(g)

That all lots subject to these provisions, conditions, restrictions, and covenants shall be and remain of the size and dimension shown on the unit map referenced above, save and except where a change in lot size and dimension shall be approved by the Architectural Board and the County of Tuolumne.

No house, garage, outbuildings, fence, or other structure shall be built, erected, placed, or altered on any residential lot in the unit or subdivision unless and until the building plan specifications and plot plan have been reviewed in advance by the Architectural Board, and the same has been approved conditionally or otherwise.

Said review and approval shall include without being restricted, topography, finish, ground elevations, landscaping, drainage, color, material, design, artistic conformity to the terrain, and other residences in the area, and architectural symmetry. Said requirements as to the approval of the architectural design shall apply only to the exterior appearance of said improvements. It not being the intent of these restrictions to control the interior layout or design of said structures.

For the period of time specified herein, said Architectural Board will be appointed by Declarant owner herein, and any party seeking approval therefrom may contact said Architectural Board through Declarant. At any time, Declarant may request and the Association (as defined in paragraph Two hereof) may elect to accept responsibility for appointment of the Architectural Control Board, provided further that in any event, appointment of the Architectural Control Board shall be the sole and exclusive responsibility of the Association when a period of thirty calendar months shall have elapsed from the date of Declarant's last filing with the State of California Division of Real Estate of a Questionnaire and application for Public Report for any unit in the Subdivision.

Lake Don Pedro Owners' Association Architectural Approval Process

A completed application packet must be submitted to the Lake Don Pedro Owners' Association office, 5182 Fuentes de Flores, La Grange, CA 95329 -9418. The application packet should include:

1. A completed and signed application form. ACC Review Request application forms are available at the LDPOA office address above and online at www.ldpoa.com
2. Plot Plan (Site Plan) to scale (1 inch = 50 feet) including dimensions and proposed location, setback lines, driveway location, septic location, easements, and "North" arrow. Include locations and sizes of trees to be removed.
3. If applicable (see "Review Fee" guideline below), a check for the architectural review fee of \$50.00.*
4. Two (2) copies of the plans to be approved (1 set for LDPOA files, 1 set to be returned with approval).

Plans should include all the following applicable to the proposed project:

Structures

- a) Septic &/ or Engineered septic plans to scale
- b) Copies of County Health Dept. septic permits.
- c) Foundation Plans to scale and elevation of ground contour at foundation line.

(Continued on next page)

- d) Building Elevations drawn to scale (1/4 inch = 1 foot) including front, sides, and rear.
- e) Floor plans to scale (min. 800 sq. ft. living space). Eave overhang of 16 inches required.
- f) Description of exterior finishes and materials, including roof, walls and decks. All metal must be painted or colored.
- g) Copy of registration or proof of manufacture date for all modular buildings.

Other improvements

Fencing – Items 1 & 2. Item 4 plans to include:

Elevation drawings including descriptions of construction materials to be used in construction or pictures of fence appearance. Fence height maximum 5 feet. Front (roadside) fences must be wood or other decorative material with same materials to continue for least 20 feet down sides.

Pads, patios, decks, arbors, etc. – Items 1 & 2. Item 4 plans to include:

Elevation drawings including descriptions of construction materials to be used in construction or pictures / brochures of appearance.

**A one-time Architectural Review Fee of \$50.00 is due upon submittal of house or septic plans. There are no fees for further submissions. Checks should be made payable to LDPOA.*

Until all of the required items listed above have been received by the Association, the application shall not be deemed to have been submitted.

Inspections: The property owner and/or builder grants permission for the LDPOA Architectural Committee to conduct on-site inspection of the property for the purpose of determining the location of corner stakes and building foundations prior to commencement of construction and at reasonable times during the course of construction.



GLENN S.
CALDWELL
INSURANCE SERVICES, INC.

14566 Mono Way
Sonora, CA 95370
(209) 532-5102 PH
(209) 532-5103 FX
www.caldwell-insurance.com
Agency License #: 0E75906

**LAKE DON PEDRO OWNERS' ASSOCIATION
Civil Code 5300(b)(9) Disclosure Summary Form**

Property: Great American Assurance Company: 02/06/2019 - 02/06/2020
\$2,027,498 Blanketed Common Area Property Limit with a \$3,000 deductible.
\$100,000 Business Property with a \$3,000 deductible.
\$40,000 inland Marine with a \$1,000 deductible.

General Liability: Great American Company: 02/06/2019 - 02/06/2020
\$1,000,000 per occurrence / \$2,000,000 general aggregate with a \$0 deductible.
\$1,000,000 Non-owned and Hired Automobile Liability is included in this policy.

Directors' and Officers Liability: Liberty Insurance Underwriters Inc.: 02/06/2019 - 02/06/2020
\$2,000,000 per occurrence and annual aggregate with a \$10,000 retention per occurrence.

Workers' Compensation: Employers Compensation Insurance Co.: 02/06/2019 - 02/06/2020
\$1,000,000 Coverage statutory limits as required by California law.

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.

ACC Design Review Application

Lake Don Pedro Owners Association
 5182 Fuentes de Flores
 La Grange, CA 95329
 Office (209) 852-2312 - Fax (209) 852-2771
 Email: info@ldpoa.com or ldpoa@throckwisp.com

FOR OFFICE USE ONLY

DATE RECEIVED _____
 DATE SENT TO ACC _____
 DATE RCVD FROM ACC _____
 APP. FEE PAID _____ RC

NAME _____ UNIT/LOT# _____
 PROPERTY ADDRESS _____ HOME PHONE _____
 CITY _____ WORK PHONE _____
 MAILING ADDRESS _____
 CONTRACTOR OR OWNERS REPRESENTATIVE (IF APPLICABLE) _____
 NAME _____ PHONE _____
 ADDRESS _____

MY REQUEST INVOLVES THE FOLLOWING TYPES OF IMPROVEMENTS:

New Home	Other type Bldg	Patio/patio slab
Garage	Room Addition	Fencing
Barn	Roofing	Landscaping
Workshop	Driveway	Other

DESCRIBE IMPROVEMENTS (attach additional documentation as needed):

Planned completion date: _____

ACC 4/10 (OVER)

For Initial construction of a residence or any major additions or alterations, the ACC recommends final drawings not be prepared until after preliminary plans have been approved.

*2 sets of plans required - 1 for LDPOA - 1 for LDPOA files the 2nd to be stamped and returned to submitter.

Attachments	ACC review Fee \$50	*Roof Plan
	*Plot Plan (scale 1" = 50')	* Landscape Plan (hardscape and planting)
	*Grading Plan	Color Board
	*Foundation Plan	Structural Sections
	*Septic Plan	Other
	*Floor Plan	Other
	\$50 Review Fee is one-time only upon first development of property.	*Exterior Elevations (scale 1/4"=1' Include Front, side and rear)

I understand that I must receive approval of the Association from the Architectural Control Committee in order to proceed. I understand that Association approval does not constitute approval of the local building department and that I may be required to obtain approval or permits from governmental agencies (i.e. county, state, etc). I understand that my improvements must be completed per specifications or approval is withdrawn.

I certify that all the information provided is true and accurate and that no false statements or descriptions have been provided. if any changes are made during the construction time, the information will be provided to LDPOA.

OWNER'S SIGNATURE _____ DATE _____

COMMITTEE ACTION:

Approved as submitted

Approved subject to the following requirements:

Disapproved for the following reasons:

Completion required by: _____
 Committee Member: _____ Date: _____

**LAKE DON PEDRO OWNERS ASSOCIATION
 FINAL 2019-2020 BUDGET**

**As of February 2019
 Based on \$100 Annual Assessment**

	ANNUAL BUDGET	MONTHLY BUDGET
INCOME		
3110 - ASSESSMENTS	312,200.00	26,016.67
3115 - APARTMENT RENTAL	16,500.00	1,375.00
3125 - HALL RENTAL	1,000.00	83.33
3140 - OFFICE RENTAL	4,000.00	333.33
3160 - VENDING MACHINE INCOME	100.00	8.33
3210 - INTEREST - RECEIVABLES	5,000.00	416.67
3211 - INTEREST - BANK	300.00	25.00
3310 - OTHER INCOME	2,000.00	166.67
3410 - LATE FEES	6,000.00	500.00
3510 - TRANSFER FEES	22,000.00	1,833.33
TOTAL INCOME	369,100.00	30,758.33

EXPENSE

ADMINISTRATIVE EXPENSES		
3610 - BAD DEBTS	13,000.00	1,083.33
4119 - BOARD EXPENSES	500.00	41.67
4120 - OFFICE SUPPLIES	2,000.00	166.67
4125 - COPIER COSTS	2,700.00	225.00
4130 - OFFICE SALARIES (Office Mgr, bookkeeper, temp)	54,000.00	4,500.00
4135 - TRAVEL / MILEAGE	0.00	0.00
4140 - LEGAL	10,000.00	833.33
4145 - ACCOUNTING	4,000.00	333.33
4229 - RESERVE STUDY	3,100.00	258.33
4148 - DISCOVERER COST	15,000.00	1,250.00
4150 - COMPUTER / INTERNET	3,000.00	250.00
4152 - ELECTION	7,000.00	583.33
4153 - COLLECTIONS	4,000.00	333.33
4154 - MEMBER DOCUMENTS	0.00	0.00
4156 - PUBLIC RELATIONS / SOCIAL ACTIVIES	700.00	58.33
4157 - POSTAGE AND DELIVER	2,000.00	166.67
4158 - MERCHANT FEES	3,000.00	250.00
4160 - INSURANCE	42,000.00	3,500.00
4346 - PAYROLL TAX EXPENSE	15,000.00	1,250.00
66000 - PAYROLL EXPENSES	200.00	16.67
4355 - SALARY EXPENSES - OTHER	8,000.00	666.67
4165 - TAXES / LICENSES /FEES	3,000.00	250.00
4170 - WORKMANS COMP	3,500.00	291.67
4180 - VENDING MACHINE (Sodas)	0.00	0.00
TOTAL ADMINISTRATIVE EXPENSES	195,700.00	16,308.33

**As of February 2019
 Based on \$100 Annual Assessment**

	ANNUAL BUDGET	MONTHLY BUDGET
UTILITIES EXPENSE		
4202 - ELECTRIC (HACIENDA)	16,000.00	1,333.33
4204 - ELECTRIC (WELL)	4,000.00	333.33
4206 - ELECTRIC (EL PRADO)	1,000.00	83.33
4210 - ELECTRIC (BARN) LOWER	100.00	8.33
4220 - WATER (EL PRADO)	600.00	50.00
4230 - PROPANE	1,000.00	83.33
4235 - TRASH REMOVAL	4,000.00	333.33
4240 -OFFICE PHONE	2,000.00	166.67
4245 -PAYPHONE	1,400.00	116.67
TOTAL UTILITIES EXPENSES	30,100.00	2,508.33

MAINTENANCE EXPENSES

4305 - HACIENDA MAINTENANCE SALARY	58,000.00	4,833.33
4309 - HACIENDA MISCELLANEOUS EXPENSE	0.00	0.00
4310 - HACIENDA MAINTENANCE SUPPLIES	4,000.00	333.33
4311 - HACIENDA MAINTENANCE REPAIRS	4,000.00	333.33
4312 - HACIENDA LANDSCAPING	200.00	16.67
4315 - SEPTIC MAINTENANCE	300.00	25.00
4316 - SEPTIC & WELL WATER TESTING	4,100.00	341.67
4320 - MAINTENANCE EQUIPMENT	500.00	41.67
4322 - WELL MAINTENANCE	500.00	41.67
4323 - HACIENDA SECURITY	2,000.00	166.67
4324 - POOL MAINTENANCE	1,000.00	83.33
4306 - POOL MONITOR SALARIES	5,400.00	450.00
4325 - SMALL APARTMENT	400.00	33.33
4327 - LARGE APARTMENT	400.00	33.33
4328 - PEST & WEED CONTROL	1,000.00	83.33
4330 - JANITORIAL SALARIES	17,000.00	1,416.67
4335 - JANITORIAL SUPPLIES	2,000.00	166.67
TOTAL MAINTENANCE EXPENSES	100,800.00	8,400.00

PARKS

4337 - EL PRADO BASEBALL	2,000.00	166.67
4338 - POND MAINTENANCE	0.00	0.00
4350 - TRAILS	0.00	0.00
4339 - GENERAL PARK MAINTENANCE	500.00	41.67
TOTAL PARK EXPENSES	2,500.00	208.33

TOTAL EXPENSES

TRANSFERS TO RESERVES	40,000.00	3,333.33
TOTAL EXPENSES AND TRANSFERS TO RESERVES	369,100.00	30,758.33



Clarity from Complexity



RESERVE STUDY
Member Distribution Materials

Lake Don Pedro Owners Association

Update w/ Site Visit Review

2018/2019 Update

Published - February 27, 2019

Prepared for the 2018/2019 Fiscal Year

Section	Report	Page
California:	Member Summary	1
	Assessment and Reserve Funding Disclosure Summary <i>[Civil Code §5570]</i>	3
Section III:	30 Year Reserve Funding Plan <i>Cash Flow Method {c}</i>	5

Browning Reserve Group
www.BrowningRG.com

659 2/27/2019 v5.0;3723c.6.2019/2020 UDwSV.12.JS.JS
Version 2/27/2019 2:04:40 PM

© Browning Reserve Group 2019

Lake Don Pedro Owners Association
California Member Summary
2018/19 Update
Prepared for the 2018/2019 Fiscal Year

February 27, 2019

This is a summary of the Reserve Study that has been performed for Lake Don Pedro Owners Association, (the "Association"). This study was conducted in compliance with California Civil Code Sections 5300, 5550 and 5560 and is being provided to you, as a member of the Association, as required under these statutes. A full copy is available (through the Association) for review by members of the Association.

The intention of the Reserve Study is to forecast the Association's ability to repair or replace major components as they wear out in future years. This is done utilizing the "Cash Flow Method." This is a method of developing a reserve funding plan where the contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund.

Browning Reserve Group prepared this Update w/o Site Visit Review for the July 1, 2019 - June 30, 2020 fiscal year.

Lake Don Pedro Owners Association is a Planned Development with a total of 3,120 Lots.

The Reserve Study is not an engineering report, and no destructive testing was performed. The costs outlined in the study are for budgetary and planning purposes only, and actual bid costs would depend upon the defined scope of work at the time repairs are made. Also, any latent defects are excluded from this report.

Funding Assessment

Based on the 30 year cash flow projection, the Association's reserves appear adequately funded as the reserve fund ending balances remain positive throughout the replacement of all major components during the next 30 years.

California statute imposes no reserve funding level requirements nor does it address funding level adequacy, and although one or more of the reserve fund percentages expressed in this report may be less than one hundred percent, those percentages do not necessarily indicate that the Association's reserves are inadequately funded.

659 2/27/2019 v5.0;3723c.6.2019/2020 UDwSV.12.JS.JS
Version 2/27/2019 2:04:40 PM

© Browning Reserve Group 2019



Lake Don Pedro Owners Association
California Member Summary
2018/19 Update
Prepared for the 2019/2020 Fiscal Year

Reserve Component	Current Replacement Cost	Useful Life	Remaining Life	2018/2019 Fully Funded Balance	2019/2020 Fully Funded Balance	2019/2020 Line Item Contribution based on Cash Flow Method
01000 - Paving	99,969	3-25	2-20	23,376	30,747	4,846
02000 - Concrete	7,662	8-10	1-5	4,594	5,636	530
02500 - Decking/Balconies	5,946	10-25	8-23	750	1,153	289
03000 - Painting: Exterior	25,763	8-10	3-4	17,448	20,600	1,539
03500 - Painting: Interior	3,046	5-5	1-1	2,437	3,122	336
04000 - Structural Repairs	85,109	20-30	2-19	30,587	35,384	3,012
05000 - Roofing	117,350	10-30	2-15	73,921	80,501	3,146
08000 - Rehab	89,510	5-20	1-6	71,536	81,992	4,792
12000 - Pool	26,893	3-12	2-11	4,664	7,367	1,848
14000 - Recreation	1,341	5-5	1-1	1,073	1,374	148
18000 - Landscaping	3,055	5-20	2-3	2,031	2,470	218
18500 - Lakes / Ponds	6,093	5-5	2-2	3,656	4,996	688
19000 - Fencing	87,823	15-30	1-19	71,135	76,313	2,036
20000 - Lighting	25,525	15-30	6-10	16,582	18,091	707
21000 - Signage	4,370	5-10	1-3	2,843	3,685	425
22000 - Office Equipment	3,745	5-5	3-3	1,498	2,303	433
23000 - Mechanical Equip	58,681	6-30	2-24	29,032	34,446	2,921
24000 - Furnishings	42,342	8-25	1-20	27,766	32,143	2,149
24500 - Audio / Visual	1,690	10-10	7-7	507	693	108
24600 - Safety / Access	24,556	6-10	4-5	9,260	13,271	2,195
25000 - Flooring	50,377	5-20	2-17	22,114	24,698	2,127
26000 - Outdoor Equip	61,876	5-30	1-15	30,327	35,080	2,569
27000 - Appliances	22,775	10-25	2-22	9,686	11,213	887
28000 - Water System	1,351	20-20	10-10	675	762	46
30000 - Miscellaneous	<u>51,914</u>	15-20	2-15	<u>20,763</u>	<u>24,168</u>	<u>2,007</u>
Totals	\$908,759			\$478,259	\$552,21	\$40,000
Estimated Ending Balance				\$573,320	\$510,831	\$ 12.82
						/lot/year@3120
Percent Funded				119.9%	92.5%	

659 2/27/2019 v5.0;3723c.6.2019/2020 UDwSV.12.JS.JS
Version 2/27/2019 2:04:40 PM

© Browning Reserve Group 2019



Lake Don Pedro Owners Association
California Assessment and Reserve Funding
Disclosure For the Fiscal Year Ending 2019/2020
2018/19 Update

Lake Don Pedro Owners Association
California Assessment and Reserve Funding
Disclosure For the Fiscal Year Ending 2019/2020
(Continued) 2018/19 Update

February 27, 2019

- (1) The regular assessment per ownership interest is \$100.00 per year for the fiscal year beginning July 1, 2019.
 Note: If assessments vary by the size or type of ownership interest, the assessment applicable to this ownership interest may be found on page _____ of the attached summary.

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

Date assessment will be due:	Amount per ownership interest per month or year (if assessments are variable, see note immediately below):	Purpose of the assessment:
N/A	\$0.00	N/A
Total:	\$0.00	

Note: If assessments vary by the size or type of ownership interest, the assessment applicable to this ownership interest may be found on page _____ of the attached report.

- (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

This disclosure has been prepared by Browning Reserve Group and has been reviewed and approved by the association's board of directors based upon the best information available to the association at the time of its preparation. The accuracy of this information over the next 30 years will be dependent upon circumstances which are impossible to predict with specificity, and will require future action to adjust assessments over the period in accordance with the current projections and future developments.

- (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 yet been approved by the board or the members

Approximate date assessment will be due:	Amount per ownership interest per month or year:
N/A	N/A

- (5) All major components are included in the reserve study and are included in its calculations. See next page §5300(b)(4), for any major component exclusions.

- (6) Based on the method of calculation in paragraph (4) of the subdivision (b) of section 5570, the estimated amount required in the reserve fund at the end of the current fiscal year is \$478,259, based in whole or in part on the last reserve study or update prepared by Browning Reserve Group as of February, 2019. The projected reserve fund cash balance at the end of the current fiscal year is \$573,230 resulting in reserves being 120% percent funded at this date. Civil code section 5570 does not require the board to fund reserves in accordance with this calculation.

An alternate and generally accepted method of calculation has been utilized to determine future reserve contribution amounts. The reserve contribution for the next fiscal year has been determined using the Cash Flow method of calculation (see section III, Reserve Fund Balance Forecast). This is a method of developing a reserve funding plan where the contributions to the reserve fund are designated to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

- (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 presented in column (b) 'Fully Funded Balance' in the table immediately below; and the projected reserve fund cash balance in each of those years, taking into account only assessments already approved and other known revenues, is presented in column (c) 'Reserve Ending Balance'; leaving the reserve at percent funding as presented in column (d) 'Percent Funded' in each of the respective years.

Fiscal Year (a)	Fully Funded Balance (b)	Reserve Ending Balance (c)	Percent Funded (d)
2019/20	\$552,211	\$510,831	92.5%
2020/21	\$511,847	\$486,033	95.0%
2021/22	\$491,231	\$470,400	95.8%
2022/23	\$479,875	\$500,083	104.2%
2023/24	\$514,367	\$503,564	97.9%

If the reserve funding plan approved by the association is implemented, the projected fund cash balance in each of those years will be the amounts presented in column (c) 'Reserve Ending Balance' in the table immediately above, leaving the reserve at percent funding as presented in column (d) 'Percent Funded' in each of the respective years.

NOTE: The financial representations set forth in this summary are based on the best estimates of the preparer at that time. The estimates are subject to change. At the time this summary was prepared, 2.50% per year was the assumed long-term inflation rate, and 2.50% per year was the assumed long-term interest rate.

Additional Disclosures

- §5565(d) The current deficiency in reserve funding as of June 30, 2020 is \$13 per ownership interest (average).

This is calculated as the current estimate of the amount of cash reserves necessary as of the end of the fiscal year for which the study is prepared, less, the amount of accumulated cash reserves actually (Projected to be) set aside to repair, replace, restore, or maintain the major components.

Deficiency = $\frac{2019/2020 \text{ Fully Funded Balance} - 2019/2020 \text{ Reserve Ending Balance}}{\text{Ownership Interest Quantity}}$

- §5300(b)(4) The current board of directors of the association has not deferred or determined to not undertake repairs or replacements over the next 30 years.

Major Component:	Justification for Deferral:
N/A	N/A

- §5300(b)(5) The board of directors as of the date of the study does not anticipate the levy of a special assessment for the repair, replacement, or restoration of the major components.



Section III
Lake Don Pedro Owners Association
30 Year Reserve Funding Plan Cash Flow Method
2018/19 Update
Prepared for the 2018/19 Fiscal Year

	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
Beginning Balance	514,798	573,230	510,831	486,033	470,400	500,083	503,564	539,668	596,735	618,450
Inflated Expenditures @ 2.5%	0	115,783	97,105	89,181	45,828	74,282	44,043	26,182	64,512	54,361
Reserve Contribution	45,000	40,000 ¹⁾	60,000	61,740	63,530	65,372	67,268	69,219	71,226	73,292
<i>Lots/year @ 3120</i>	14.42	12.82	19.23	19.79	20.36	20.95	21.56	22.19	22.83	23.49
<i>Percentage Increase</i>		-11.1%	50.0%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	13,432	13,383	12,307	11,808	11,981	12,391	12,879	14,030	15,002	15,698
Ending Balance	573,230	510,831	486,033	470,400	500,083	503,564	539,668	596,735	618,450	653,079
1) 2019/2020 Reserve Contribution per client.										
	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38
Beginning Balance	653,079	650,741	657,593	555,397	566,724	629,003	648,121	696,130	658,662	660,883
Inflated Expenditures @ 2.5%	93,852	86,905	197,026	84,697	37,037	83,655	58,116	146,319	108,867	47,753
Reserve Contribution	75,417	77,604	79,855	82,171	84,554	87,006	89,529	92,125	94,797	97,546
<i>Lots/year @ 3120</i>	24.17	24.87	25.59	26.34	27.10	27.89	28.70	29.53	30.38	31.26
<i>Percentage Increase</i>	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	16,097	16,152	14,975	13,853	14,762	15,767	16,596	16,726	16,291	17,144
Ending Balance	650,741	657,593	555,397	566,724	629,003	648,121	696,130	658,662	660,883	727,820
	2038/39	2039/40	2040/41	2041/42	2042/43	2043/44	2044/45	2045/46	2046/47	2047/48
Beginning Balance	727,820	669,896	632,848	658,866	609,504	688,280	765,613	812,685	841,151	864,323
Inflated Expenditures @ 2.5%	175,555	156,418	96,210	174,384	49,781	56,415	91,571	114,565	124,052	64,852
Reserve Contribution	100,375	103,286	106,281	109,363	112,535	115,799	119,157	122,613	126,169	129,828
<i>Lots/year @ 3120</i>	32.17	33.10	34.06	35.05	36.07	37.12	38.19	39.30	40.44	41.61
<i>Percentage Increase</i>	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	17,256	16,083	15,947	15,659	16,022	17,949	19,485	20,418	21,055	22,420
Ending Balance	669,896	632,848	658,866	609,504	688,280	765,613	812,685	841,151	864,323	951,719