

SEA RIDGE CONDOMINIUM ASSOCIATION
Annual Budget Report: Cover Letter
Fiscal Year: July 1, 2021 – June 30, 2022

May 28, 2021

RE: Annual Budget Report and Annual Policy Statement

Dear Sea Ridge Condominium Association Member:

Enclosed are copies of the Annual Budget Report and Annual Policy Statement for the fiscal year of **July 1, 2021 – June 30, 2022**. This information is required to be distributed to each association member in accordance with California Civil Code §§ 5300 and 5310.

This budget reflects the continuing efforts of the Board of Directors to maintain the Association's common areas including the tennis court refurbishment, community re-pipe, masonry retaining wall refurbishment, pool and spa reconstruction, deck reconstruction and repairs, and perimeter fence repairs while adequately covering the rising operating costs and planned reserves expenses (such as wood repairs and painting, landscaping refurbishment, sewer pipe lining, asphalt repairs and sealing, concrete walks and driveway replacements, and club house refurbishment). Due to this, plus an overall average increase of 0% in FYE 2019 and 2020, an average assessment increase of 3.03% in FYE 2021, and monthly loan payments for the re-pipe of approximately \$13,000.00, the Board has approved an increase in the monthly assessments.

Effective July 1, 2021, the monthly assessment will increase by an average of 8.73% per unit, per month. Please see the attached unit assessment schedule as the Association calculates assessments on a variable basis, which is based on the Sea Ridge Condominium Association governing documents.

- *If you are set up on automated payments via Seabreeze Management Company's ACH program, the increase will be automatically adjusted.*
- *If you are set up on an auto-payment schedule through your own bank or on your credit card through an automatic deduction system, please be sure to advise the appropriate banking institution of the rate increase that is to take place effective **July 1, 2021**.*

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. An onsite reserve study has been completed and is available for review upon request; however, a summary of the study is enclosed.

The 2021-2022 onsite reserve study reflects some movement of capital expenditures on key reserve components to the upcoming fiscal year. It is important to note that the plan is to invest over \$900,000 in the 2022 FYE on major projects, such as the wood repair/replacement/painting project, that will substantially improve our community and your homes.

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
Buildings – Balconies, Dexotex, Clean/Top Coat	Deferred to FYE 2022 for budget reasons
Buildings – Balconies, Dexotex, Resurface	Deferred to FYE 2022 for budget reasons
Buildings – Wood Repairs	Deferred to FYE 2022 for budget reasons
Clubhouse - HVAC	Deferred to FYE 2022 for budget reasons
Clubhouse – Restroom Counters	Deferred to FYE 2022 for budget reasons
Clubhouse – Restroom, Tile, Original	Deferred to FYE 2022 for budget reasons
Concrete - Repairs	Deferred to FYE 2022 for budget reasons
Painting – Wood/Trim	Deferred to FYE 2022 for budget reasons
Painting – Wrought Iron, Grounds	Deferred to FYE 2022 for budget reasons

The Association currently has an outstanding loan from Bank of Southern California with an original term of 8 years (96 months) in the amount of one million and 00/100 dollars (\$1,000,000.00). The Association did not borrow from reserves.

As of the last board meeting, the Board of Directors does not anticipate the need to levy a special assessment to repair, replace or restore any major component or provide adequate reserves during the next fiscal year.

At the end of the fiscal year: (a) the estimate of cash reserves necessary is \$4,909,840.00 (b) the amount of actual accumulated reserves is estimated to be \$1,741,986.00 which equaled 35.48% of actual cash reserves set aside in relation to the estimate of reserves necessary to repair, replace, restore, or maintain the major components.

Please note that minutes of the general meetings are available to members within thirty (30) days of each meeting at the expense of the homeowner by making a written request to Seabreeze Management Company Inc.

The following annual policy statement is provided to you in accordance with the requirements of California Civil Code Section 5310.

1. The name and address of the person designated to receive official communications to the Association: Community Manager – Sea Ridge Condominium Association, c/o Seabreeze Management, 26840 Aliso Viejo Parkway, Suite #100, Aliso Viejo, CA 92656.

The Association's mailing address for overnight payment of assessment is:

Sea Ridge Condominium Association
c/o Seabreeze Management
26840 Aliso Viejo Parkway, Suite #100
Aliso Viejo, CA 92656

2. Association members may submit a request to the Association to have the Association's annual budget report, review of the Association's financial statement, the Association's annual policy statement, requests for assessment payments made by the member, pre-lien notices (as described in Civil Code Section 5660), copy of a recorded notice of delinquent assessment, and notice of default, sent to up to two (2) different specified addresses. Such request must be delivered to the Association by e-mail at customercare@seabreezemgmt.com or fax at (949) 855-6678.
3. General notices from the Association to the members will be posted at the following location(s) in the community: bulletin board at the clubhouse.
4. Association members can arrange to have all general notice items provided to them by individual delivery by submitting a written request to the association by e-mail at customercare@seabreezemgmt.com or fax at (949) 855-6678.
5. Association members may receive copies of minutes, proposed minutes, or summary minutes of meetings of the Association's board of directors (other than meetings held in executive session) by submitting a written request to the person identified in Item 1 above at the address specified in Item 1, or by e-mail at customercare@seabreezemgmt.com or fax at (949) 855-6678. Such minutes, proposed minutes, or summary minutes will be available no later than thirty (30) days after the meeting.
6. The Association's policies and practices in enforcing lien rights or other legal remedies for default in payment of assessments are attached hereto.
7. The Association's discipline policy and schedule of penalties for violations of the Association's governing documents are attached hereto.
8. A summary of dispute resolution procedures is attached hereto.
9. A summary of the Association's requirements for approval of physical changes to property is attached hereto.

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)

Budget Summary Report
Sea Ridge Condominium Association
Budget 2021-2022 - 188 units

	2021 Budget	2022 Budget	2022 Monthly Budget
Income			
5010 - Regular Assessments	1,141,631.40	1,241,303.06	103,441.92
5030 - Interest Income-Operating	0.00	0.00	0.00
5031 - Interest Income-Reserve	22,000.00	0.00	0.00
5040 - Late Fees	0.00	5,000.00	416.67
5042 - Late Interest	150.00	1,000.00	83.33
5051 - Clubhouse Rental Fees	500.00	4,800.00	400.00
5052 - Admin/Collection Fees	0.00	0.00	0.00
5053 - Delinquent Letter Fees	1,600.00	1,600.00	133.33
5060 - Gate/Pool Keys/Remotes	300.00	300.00	25.00
5063 - Parking	4,032.00	12,480.00	1,040.00
5100 - Water Reimb Income	77,210.00	0.00	0.00
5110 - Fines/Violations	0.00	0.00	0.00
Total Income	1,247,423.40	1,266,483.06	105,540.25
Total Sea Ridge Condominium Income	1,247,423.40	1,266,483.06	105,540.25
Administration Expenses			
6010 - Audit	1,200.00	1,200.00	100.00
6015 - Reserve Study	800.00	750.00	62.50
6035 - Office & Postage	5,500.00	4,500.00	375.00
6040 - Management Services	39,690.00	41,674.50	3,472.88
6041 - Management-Additional	700.00	700.00	58.33
6045 - Records Storage	864.64	1,697.28	141.44
6046 - 1099 Tax Form Billing	0.00	0.00	0.00
6050 - Fees & Licenses	0.00	0.00	0.00
6053 - Delinquent Letter Charges	0.00	0.00	0.00
6054 - Collection Fees	1,164.00	1,164.00	97.00
6055 - Attorney Fees	15,000.00	8,000.00	666.67
6071 - Website	600.00	600.00	50.00
6074 - Social	450.00	450.00	37.50
6077 - Bad Debt/Write Off	0.00	0.00	0.00
6080 - Loan Payment	0.00	152,533.32	12,711.11
6085 - Miscellaneous Administration	0.00	0.00	0.00
Total Administration Expenses	65,968.64	213,269.10	17,772.43
Landscape			
6405 - Landscape Contract	185,148.00	185,148.00	15,429.00
6410 - Landscape Extras	12,000.00	6,000.00	500.00
6420 - Irrigation Repairs	10,000.00	8,000.00	666.67
6421 - Backflow	350.00	400.00	33.33
6422 - Plant Material	0.00	0.00	0.00
6425 - Tree Maintenance	2,500.00	10,000.00	833.33
Total Landscape	209,998.00	209,548.00	17,462.33
Maintenance			
6509 - Repipe Expense	0.00	0.00	0.00
6510 - Lighting Maintenance	3,144.00	2,500.00	208.33
6515 - Lighting Extras	0.00	1,000.00	83.33

Budget Summary Report
Sea Ridge Condominium Association
Budget 2021-2022 - 188 units

	<u>2021 Budget</u>	<u>2022 Budget</u>	<u>2022 Monthly Budget</u>
Maintenance			
6525 - Lighting Supplies	500.00	900.00	75.00
6531 - Tennis Court Repair	0.00	600.00	50.00
6532 - Building Repairs	0.00	5,000.00	416.67
6533 - Handyman Expense	9,000.00	4,500.00	375.00
6545 - Plumbing Repairs	3,000.00	5,000.00	416.67
6546 - Sewerline Maintenance	4,194.00	10,000.00	833.33
6547 - Water Damage	24,278.40	25,000.00	2,083.33
6548 - Roof Repairs	0.00	20,000.00	1,666.67
6549 - Fence & Railing Repairs	0.00	0.00	0.00
6550 - Janitorial Service	3,458.56	4,758.00	396.50
6551 - Janitorial Supplies	500.00	900.00	75.00
6552 - Janitorial Extras	0.00	500.00	41.67
6555 - Pest Control	6,444.00	6,453.00	537.75
6560 - Pest Control Extras	6,000.00	3,600.00	300.00
6565 - Termite Treatment	0.00	2,500.00	208.33
6570 - Pool/Spa Service	9,840.00	5,220.00	435.00
6575 - Pool/Spa Repairs	0.00	1,500.00	125.00
6577 - Pool & Spa Supplies	1,200.00	500.00	41.67
6579 - Pool & Spa Inspections	500.00	150.00	12.50
6580 - Pool/Spa Extras	500.00	500.00	41.67
6595 - Miscellaneous	0.00	0.00	0.00
6623 - Lock & Keys	1,500.00	600.00	50.00
Total Maintenance	74,058.96	101,681.00	8,473.42
Property Protection			
6526 - Fire Extinguishers	1,000.00	900.00	75.00
6620 - Security	0.00	0.00	0.00
6621 - Patrol Services	12,672.00	12,672.00	1,056.00
6622 - Clubhouse & Pool Security	870.00	1,200.00	100.00
Total Property Protection	14,542.00	14,772.00	1,231.00
Utilities Expenses			
6700 - Sewer/Water	93,823.00	26,875.08	2,239.59
6701 - Reclaimed Irrigation	50,110.00	48,604.00	4,050.33
6705 - Electric	26,500.00	24,000.00	2,000.00
6710 - Gas	6,000.00	10,000.00	833.33
Total Utilities Expenses	176,433.00	109,479.08	9,123.25
Insurance Expenses			
6800 - Insurance Master Policy	46,830.12	53,258.88	4,438.24
6825 - Workers Compensation	975.00	975.00	81.25
Total Insurance Expenses	47,805.12	54,233.88	4,519.49
Taxes Expenses			
6850 - Federal Taxes	6,701.00	4,000.00	333.33
6860 - State Income Tax	105.00	2,500.00	208.33
Total Taxes Expenses	6,806.00	6,500.00	541.66

Budget Summary Report
Sea Ridge Condominium Association
Budget 2021-2022 - 188 units

	2021 Budget	2022 Budget	2022 Monthly Budget
Reserves			
9000 - Reserves	651,811.68	557,000.00	46,416.67
9495 - Interest	0.00	0.00	0.00
Total Reserves	651,811.68	557,000.00	46,416.67
Total Sea Ridge Condominium Expense	1,247,423.40	1,266,483.06	105,540.25
Total Association Net Income / (Loss)	(0.00)	0.00	(0.00)

Sea Ridge HOA
VARIABLE ASSESSMENT SCHEDULE 2021-22

Monthly Variable Cost

Insurance	4,519.49
Reserve Allocations	46,416.67
Total	<u>50,936.16</u>

Total Square Footage of All Units 326,224

Variable Monthly Cost Divided by Square Footage

Variable Cost	/ Square Footage	=Variable Rate
50,936.16	326,224	0.156138594

Base Assessment

Total Monthly Budget	105,540.26	105,540.26	Ok
Less Non-Assessment Income	(2,098.33)		
Less Variable Costs	(50,936.16)		
Total Monthly Base Assessment	<u>52,505.77</u>		

Monthly Base Rate per Unit

Base Rate	Number of Units	Base Rate per Unit
52,505.77	188	279.29

Assessment Schedule

Plan	x Variable Rate	Unit Square Footage	Variable = Assessment	Base + Assessment	Total Monthly = Assessment	Current Rate	% Increase	\$ Increase
A	0.156138594	1,145	178.78	279.29	458.06	400.56	14.36%	57.50
B	0.156138594	1,389	216.88	279.29	496.16	444.16	11.71%	52.00
C	0.156138594	1,418	221.40	279.29	500.69	449.35	11.43%	51.34
C1	0.156138594	1,660	259.19	279.29	538.48	492.60	9.31%	45.88
D	0.156138594	1,812	282.92	279.29	562.21	519.76	8.17%	42.45
D1	0.156138594	1,840	287.30	279.29	566.58	524.77	7.97%	41.81
E	0.156138594	2,065	322.43	279.29	601.71	564.98	6.50%	36.73
E1	0.156138594	2,205	344.29	279.29	623.57	590.00	5.69%	33.57

Plan	No of Units	Assessment Rate	Total Assessment
A	13	458.06	71,458.09
B	23	496.16	136,940.85
C	28	500.69	168,232.01
C1	10	538.48	64,617.13
D	44	562.21	296,846.41
D1	14	566.58	95,185.61
E	42	601.71	303,262.94
E1	14	623.57	104,760.03
	<u>188</u>		<u>1,241,303.06</u>

Sea Ridge Condominium Association No. 1

Executive Summary

Directed Cash Flow Calculation Method

Client Information:

Account Number	12013
Version Number	3
Analysis Date	05/26/2021
Fiscal Year	7/1/2021 to 6/30/2022
Number of Units	188
Phasing	4 of 4

Global Parameters:

Inflation Rate	2.50 %
Annual Contribution Increase	2.60 %
Investment Rate	1.00 %
Taxes on Investments	30.00 %
Contingency	3.00 %

Community Profile:

Sea Ridge Condominium Association No. 1 consists of 188 units built in 4 phases between the early 70's to the mid 80's. The association responsibilities include, but are not limited to, unit exteriors including roofs, painting, decks, siding, doors and fencing, pool/spa area with two-story clubhouse, tennis court, private streets and landscaping.

The majority of the common area components have been replaced or repaired since originally constructed. For budgeting purposes, we have used actual replacement dates when available, and have estimated/averaged repair/replacement dates when actual dates were not available.

ARS field inspections conducted: May 4, 2021, February 18, 2020, March 28, 2012 & April 6, 2006

Adequacy of Reserves as of July 1, 2021:

Anticipated Reserve Balance	\$1,741,986.00
Fully Funded Reserve Balance	\$4,909,839.87
Percent Funded	35.48%

Recommended Funding for the 2021-2022 Fiscal Year:	Annual	Monthly	Per Unit Per Month
Member Contribution	\$557,000	\$46,416.67	\$246.90
Interest Contribution	\$7,465	\$622.06	\$3.31
Total Contribution	\$564,465	\$47,038.73	\$250.21

Sea Ridge Condominium Association No. 1

Membership Disclosure Summary

Sorted by Category

Major Reserve Components	Current Cost	Assigned Reserves	Remaining Life Range	Useful Life Range
010 Streets	\$505,022	\$102,603	0-16	4-33
020 Roofs	\$2,531,129	\$0	10	28
030 Painting	\$544,902	\$320,515	0-5	3-11
040 Fencing	\$697,921	\$438,834	0-19	6-55
050 Lighting	\$17,545	\$8,713	1-10	18-25
055 Clubhouse	\$88,280	\$19,802	0-25	16-30
060 Pool Area	\$52,918	\$9,452	0-12	4-12
070 Tennis	\$7,920	\$0	3-6	6
080 Buildings	\$2,272,919	\$736,902	0-19	4-35
090 Landscape	\$83,750	\$54,429	0-4	2-14
100 Grounds	\$23,340	\$0	10-16	12-25
120 Termite Fumigation	\$239,700	\$0	7	12
Contingency	n.a.	\$50,737	n.a.	n.a.
Total	\$7,065,346	\$1,741,986	0-25	2-55

Sea Ridge Condominium Association No. 1

Projections

Directed Cash Flow Calculation Method

Fiscal Year	Beginning Balance	Member Contribution	Interest Contribution	Expenditures	Ending Balance	Fully Funded Ending Balance	Percent Funded
2021-2022	\$1,741,986	\$557,000	\$7,465	\$933,982	\$1,372,469	\$4,449,845	31%
2022-2023	\$1,372,469	\$571,482	\$8,423	\$434,651	\$1,517,223	\$4,502,108	34%
2023-2024	\$1,517,223	\$586,341	\$8,707	\$546,312	\$1,566,458	\$4,483,064	35%
2024-2025	\$1,566,458	\$601,585	\$12,736	\$28,219	\$2,152,561	\$5,021,650	43%
2025-2026	\$2,152,561	\$617,227	\$16,266	\$118,766	\$2,667,288	\$5,489,339	49%
2026-2027	\$2,667,288	\$633,274	\$19,040	\$245,951	\$3,073,651	\$5,847,124	53%
2027-2028	\$3,073,651	\$649,740	\$23,165	\$72,416	\$3,674,140	\$6,409,071	57%
2028-2029	\$3,674,140	\$666,633	\$22,311	\$802,170	\$3,560,915	\$6,226,933	57%
2029-2030	\$3,560,915	\$683,965	\$26,588	\$87,884	\$4,183,584	\$6,806,962	61%
2030-2031	\$4,183,584	\$701,748	\$29,352	\$325,067	\$4,589,617	\$7,167,085	64%
2031-2032	\$4,589,617	\$719,994	\$8,001	\$3,779,829	\$1,537,782	\$3,922,277	39%
2032-2033	\$1,537,782	\$738,714	\$12,706	\$66,584	\$2,222,618	\$4,530,772	49%
2033-2034	\$2,222,618	\$757,920	\$12,845	\$740,497	\$2,252,886	\$4,457,514	51%
2034-2035	\$2,252,886	\$777,626	\$5,580	\$1,814,256	\$1,221,837	\$3,263,685	37%
2035-2036	\$1,221,837	\$797,844	\$10,396	\$106,631	\$1,923,447	\$3,858,089	50%
2036-2037	\$1,923,447	\$818,588	\$10,586	\$790,744	\$1,961,877	\$3,760,735	52%
2037-2038	\$1,961,877	\$839,872	\$10,992	\$781,089	\$2,031,652	\$3,694,201	55%
2038-2039	\$2,031,652	\$861,708	\$12,506	\$645,223	\$2,260,644	\$3,786,045	60%
2039-2040	\$2,260,644	\$884,113	\$18,033	\$97,391	\$3,065,399	\$4,475,577	68%
2040-2041	\$3,065,399	\$907,100	\$19,077	\$764,134	\$3,227,441	\$4,495,821	72%
2041-2042	\$3,227,441	\$930,684	\$19,147	\$926,947	\$3,250,326	\$4,362,559	75%
2042-2043	\$3,250,326	\$954,882	\$25,352	\$77,262	\$4,153,299	\$5,141,345	81%
2043-2044	\$4,153,299	\$979,709	\$26,653	\$806,345	\$4,353,316	\$5,188,652	84%
2044-2045	\$4,353,316	\$1,005,182	\$33,802	\$0	\$5,392,300	\$6,107,693	88%
2045-2046	\$5,392,300	\$1,031,316	\$39,125	\$293,066	\$6,169,675	\$6,760,039	91%
2046-2047	\$6,169,675	\$1,058,130	\$43,619	\$442,694	\$6,828,730	\$7,290,950	94%
2047-2048	\$6,828,730	\$1,085,642	\$51,004	\$62,710	\$7,902,666	\$8,257,035	96%
2048-2049	\$7,902,666	\$1,113,869	\$52,919	\$876,980	\$8,192,474	\$8,408,856	97%
2049-2050	\$8,192,474	\$1,142,829	\$60,096	\$157,984	\$9,237,415	\$9,345,334	99%
2050-2051	\$9,237,415	\$1,172,543	\$68,094	\$77,661	\$10,400,390	\$10,412,352	100%

NOTE: In some cases, the projected Ending Balance may exceed the Fully Funded Ending Balance in years following high Expenditures. This is a result of the provision for contingency in this analysis, which in these projections is never expended. The contingency is continually adjusted according to need and any excess is redistributed among all components included.

Sea Ridge Condominium Association No. 1
Assessment and Reserve Funding Disclosure Summary
For the fiscal year ending 6/30/22
 ("Disclosure Summary")

The notes at the end of this Disclosure Summary should be read in conjunction with the information provided.

(1) The regular assessment for the 2021-22 fiscal year per ownership interest is: Please refer to Note section.

Note: If assessments vary by the size or type of ownership interest, the assessment applicable to this ownership interest may be found on page 9 of the attached report.

(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 association's Board of Directors (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.		

Total: _____

Note: If assessments vary by the size or type of ownership interest, the assessment applicable to this ownership interest may be found on page 9 of the attached report.

(3) Based upon the most recent reserve study, dated 5/26/21, 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 X 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 assessment will be due:	Amount per ownership interest per month or year:
N.A.	

Total: _____

Sea Ridge Condominium Association No. 1
Assessment and Reserve Funding Disclosure Summary
For the fiscal year ending 6/30/22
("Disclosure Summary")

(5) All major components are included in the reserve study and are included in its calculations. However, the following major assets are excluded from the reserve study calculations for the following reasons:

Major asset:	Reason this major asset was not included:
Lighting – Street	Maintained by another entity
Club – Water Heater	Budget through operating budget
Doors – Unit Entry	Maintained by homeowners
Replumb Units	Funded through loan obtained by association
Slopes	Indeterminate life/cost
Mailboxes	Budget through operating

(6) Based on the method of calculation in paragraph (4) of subdivision (b) of Section 5570, the estimated amount required in the reserve fund at the end of the current fiscal year is **\$4,909,840.00**, based in whole or in part on the last reserve study or update prepared by Advanced Reserve Solutions, Inc. as of 7/1/21. The projected reserve fund cash balance at the end of the current fiscal year is **\$1,741,986.00**, resulting in reserves being **35.48%** funded at this date. The current deficiency in the reserve fund represents **\$16,850.00** per ownership interest.

(7) Based on the method of calculation in paragraph (4) of subdivision (b) of Section 5570 of the Civil Code, a reserve funding plan has been developed – see the attached projections. The assumed long-term before-tax interest rate earned on reserve funds is **1%** per year and the assumed long-term inflation rate applied to major component repair and replacement costs is **2.5%** per year. Full reserve study available upon request.

NOTES:

(A) The financial representations set forth in this summary are based on the best estimates of the preparer and the Board at that time. The estimates are subject to change. (B) For the purposes of understanding this Disclosure Summary: (1) "Estimated remaining useful life" means the time reasonably calculated to remain before a major component will require replacement. (2) "Major component" has the meaning used in Section 5550. Components with an estimated remaining useful life of more than 30 years may be included in the study as a capital asset or disregarded from the reserve calculation, so long as the decision is revealed in the reserve study report and reported in the Assessment and Reserve Funding Disclosure Summary. (3) The form set out in subdivision (a) shall accompany each annual budget report or summary thereof that is delivered pursuant to Section 5300. The form may be supplemented or modified to clarify the information delivered, so long as the minimum information set out in subdivision (a) is provided. (4) For the purpose of the report and summary, the amount of reserves needed to be accumulated for a component at a given time shall be computed as the current cost of replacement or repair multiplied by the number of years the component has been in service divided by the useful life of the component. This shall not be construed to require the Board to fund reserves in accordance with this calculation. (5) Based on reserve studies or the occurrence of one or more unanticipated events, the Board could increase regular assessments and/or levy special assessments, consistent with the provisions of the CC&Rs and applicable law, to fund additional reserves as it deems necessary. For example, the information contained in this Disclosure Summary includes (i) estimates of replacement value and life expectancies of the components and (ii) assumptions regarding future events. Estimates are projections of a future event based on information currently available and are not necessarily indicative of the actual future outcome. The longer the time period between the estimate and the estimated event, the more likely the possibility of error and/or discrepancy. For example, some assumptions inevitably will not materialize and unanticipated events and circumstances may occur subsequent to the preparation of this Disclosure Summary. Therefore, the actual replacement cost and remaining life may vary from this report and summary and the variation may be significant. Additionally, inflation and other economic events may impact this report and summary, particularly over an extended period of time (such as thirty (30) years) and those events could have a significant and negative impact on the accuracy of this Disclosure Summary and, further, the funds available to meet the association's obligation for repair and/or replacement of major components during their estimated useful life.

**Sea Ridge Condominium Association
Lien & Foreclosure Policy
Effective July 1, 2018**

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 areas 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, he or she may request a receipt, and the association is required to provide it. On the receipt, the association must indicate the date of payment and the person who received it. The association must inform owners of a mailing address for overnight payments. **(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 reserves 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 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 of directors must meet with an owner who makes a proper written request for a meeting to discuss a payment plan when the owner has received a notice of a delinquent assessment. These payment plans must conform with the payment plan standards of the association, if they exist. **(Section 5665 of the Civil Code)**

**Standard Internal Dispute Resolution (IDR) Process
for California Nonprofit Mutual Benefit Corporations
As Identified in California Civil Code §5915**

California Civil Code § 5915 (a) This section applies to an association that does not otherwise provide a fair, reasonable, and expeditious dispute resolution procedure. The procedure provided in this section is fair, reasonable, and expeditious within the meaning of this article.

(b) Either party to a dispute within the scope of this article may invoke the following procedure:

(1) The party may request the other party to meet and confer in an effort to resolve the dispute. The request shall be in writing.

(2) A member of an association may refuse a request to meet and confer. The association shall not refuse a request to meet and confer.

(3) The board shall designate a director to meet and confer.

(4) The parties shall meet promptly at a mutually convenient time and place, explain their positions to each other, and confer in good faith in an effort to resolve the dispute. The parties may be assisted by an attorney or another person at their own cost when conferring.

(5) A resolution of the dispute agreed to by the parties shall be memorialized in writing and signed by the parties, including the board designee on behalf of the association.

(c) A written agreement reached under this section binds the parties and is judicially enforceable if it is signed by both parties and both of the following conditions are satisfied:

(1) The agreement is not in conflict with law or the governing documents of the common interest development or association.

(2) The agreement is either consistent with the authority granted by the board to its designee or the agreement is ratified by the board.

(d) A member shall not be charged a fee to participate in the process.

ALTERNATIVE DISPUTE RESOLUTION

Summary of Civil Code 5925-5965

Sections 5925 to 5965 of the Civil Code require that before owners and associations file lawsuits against each other for declaratory relief or injunctive relief in connection with a claim for money damages under \$5,000 or for enforcing the Association's governing documents, the filing party shall endeavor to submit the dispute to alternative dispute resolution (ADR). Forms of ADR include mediation, negotiation, and binding or non-binding arbitration. This provision does not apply to the filing of cross-complaints.

The ADR process is initiated by one party serving a request for resolution upon the other parties to the dispute. The request must include (i) a brief description of the dispute, (ii) a request for ADR, (iii) a notice that a response must be received within thirty (30) days or it will be deemed rejected, and (iv) a copy of Civil Code Sections 5925 to 5965.

If the individual receiving the request agrees to ADR, the process must be completed within ninety (90) days unless otherwise extended by agreement. The cost of ADR is to be paid by the participating parties. If a civil suit is filed, the filing party must submit to the court a certificate of compliance indicating the party has complied with the requirements of Sections 5925 to 5965. Failing to do so would be grounds for challenging the lawsuit.

Although the prevailing party is entitled to reasonable attorney's fees and costs, the court may consider a party's refusal to participate in ADR when making the award.

A description of the Association's internal dispute resolution process, as required by Civil Code Section 5920, is attached.

NOTE: Failure by any member of the Association to comply with the alternative dispute resolution requirements of Civil Code 5930 may result in the loss of your rights to sue the Association or another member of the Association regarding enforcement of the governing documents or the applicable law.
Updated 8/30/2013

A. Requirements for Association Approval of Physical Changes to Property

No alteration to the exterior (including landscaping), structural alteration to the interior, interior alteration which would be visible from the exterior of a building, alteration to any of the common elements encroaching upon a unit, including but not limited to pipes, heating and cooling systems, vents or plumbing within the walls shall be commenced or maintained, until the plans and specifications therefore showing the nature, kind, shape, height, width, color, materials, and location of the same shall have been submitted to the Sea Ridge Architectural Committee on the Architectural Application, and approved in writing. **(Article 9, Section 9.02 of CC&Rs, and Article 16, Section 15.02, Third Amendment to Supplemental CC&Rs)**. Architectural Application should be mailed or delivered to the Architectural Committee through the Manager for the Association at the following address:

Architectural Committee
Sea Ridge Condominium Association
c/o Seabreeze Management Company, Inc.
26840 Aliso Viejo Parkway, Suite #100
Aliso Viejo, CA 92656 949-672-9021
Attn: melissa.vitali@seabreezemgmt.com

B. Procedures for Review and Approval or Disapproval of a Proposed Change

The Committee shall render a decision within **forty-five (45) days of receipt** of a completed home improvement application. If plans and specifications are disapproved, the applicant shall be advised in writing of the reason(s) for the denial and of the applicant's ability to request reconsideration by the Board of Directors. No purported oral or verbal approval of the Committee shall be permitted or effective, and any approval to be binding upon the Committee and the Association, must be in writing. **(Article 15, Section 15.02, Third Amendment to Supplemental CC&Rs)**.

C. Procedures for Request for Reconsideration/Appeal

The applicant may submit a request to the Board of Directors to reconsider the Architectural Committee's denial at an open meeting, or the applicant may request the matter to be heard in an executive session meeting of the Board of Directors. The request for reconsideration shall be in writing, shall be addressed to the Board of Directors of the Association, and shall be delivered to the Association's managing agent, Seabreeze Management, Inc., within **thirty (30) days** of the written denial. The term "delivery" as used herein is defined in Civil Code Section 1350.7. Notice of the date, time, and location of the Board of Directors meeting at which the applicant's request for reconsideration is to be considered shall be delivered to the applicant prior to the meeting. The Board of Directors shall render its decision on the request for reconsideration at the next scheduled Board meeting following the Association's managing agent's receipt of the request for reconsideration, and the Board shall transmit its decision to the Owner within **fifteen (15) days** after its decision.

**Sea Ridge Condominium Association
Fine Schedule & Enforcement Procedures**

In the event that the Board of Directors receives a complaint or written violation report from a member of the Association or observes that an alleged violation of the Governing Documents has taken place, the enforcement procedures will be administered according to the following steps:

1. Notice of Violation/Hearing - (Hearing letter sent at least 10 days prior to hearing date)
2. Hearing - (Executive Session held to discuss & evaluate the evidence)
3. Disciplinary Action - (To be determined after evaluation of evidence)
4. Written Findings - (Delivered within 15 days after decision. No action prior to 5 days after hearing)
5. Meet and Confer - (Dispute Resolution Process - IDR & ADR if necessary)
6. Legal Action - (Attorney involvement and potential lawsuit)

Following is a schedule of fines to be levied against owners who violate the Governing Documents, Architectural Standards, or Rules and Regulations of the Association:

Violation Type	1st Violation	2nd Violation	Subsequent Violations Within a 12 Month Period
Aesthetics/ Non-Threatening to health, life or property (Examples: rules violations re trash, garage doors, garden hoses, clutter, unit upkeep, etc.)	Notification Letter and Timeframe for correction	Call to Hearing \$50 fine	All of the following: 1. \$100 for second fine 2. \$200 for third and subsequent fines 3. All costs and legal fees incurred by the Association
Nuisance/ Disruption to Others (Examples: excessive noise including barking dogs, loud music, verbal abuse to management, contractors, etc.)	Notification Letter and Timeframe for correction	Call to Hearing \$50 fine	All of the following: 1. \$100 for second fine 2. \$200 for third and subsequent fines 3. All costs and legal fees incurred by the Association
Pet Regulations (Examples: Animals not on leash or otherwise restrained, failure to pick-up after pets)	Notification Letter and Timeframe for correction	Call to Hearing \$100 fine	All of the following: 1. \$200 for second fine 2. \$400 for third and subsequent fines 3. All costs and legal fees incurred by the Association
Damage to Property (Examples: Unauthorized attachments to structures including satellite dishes, pots on decks, railings, etc)	Notification Letter and Timeframe for correction	Call to Hearing \$200 fine	All of the following: 1. \$400 fine monthly 2. \$800 for third and subsequent fines 3. All costs and legal fees incurred by the Association
Architectural (Examples: failure to submit application, acquire necessary permits, unauthorized improvements including construction, landscaping, etc.)	Notification Letter and Timeframe for correction	Call to Hearing \$200 fine	All of the following: 1. \$400 fine monthly 2. \$800 for third and subsequent fines 3. All costs and legal fees incurred by the Association

Sea Ridge Condominium Association Fine Schedule & Enforcement Procedures

- Fines are levied at a hearing scheduled before the Board of Directors at which time the homeowner is given due process to defend his position. Failure to appear at a hearing will result in automatic Board Action. The Homeowner is required to notify Management once compliance is met.
- In addition to fines, the Association has the authority to restrict an owner's membership rights, take corrective action, seek a court injunction, as well as pursue any other remedy allowable under law.
- Fines shall be in addition to an assessment levied to reimburse the Association for expenses. The homeowner is responsible for the payment of any and all legal fees and other related costs.
- In the event that the owner of the property can be identified as an absentee owner renting out his unit, a copy of the violation letter will also be sent to the tenant at the property address.
- Homeowners are responsible for damage caused to the common area. It is the homeowner's responsibility to inform their tenants & guests of the rules and regulations.

Subsequent/Continuing Violations:

A subsequent or continuing violation is a violation that has never been cured and continues to exist or a violation that is repeated after being cured as a result of receipt of a Notice of Violation/Hearing letter.

Each month, the alleged violating Member may attend a hearing to address the Board regarding the alleged continuing violation; however, no new Notice of Violation/Hearing need be sent. The Board may impose a continuing monetary penalty without additional notice or hearing until the infraction or violation has been corrected.

Exception of Notice Procedure:

Violations posing a threat to the health, safety, and/or welfare of the community as a whole or any one or more other persons may require immediate action and thus create exceptions to the foregoing notice provisions.

Reporting Violations:

Owners may report violations to the Management company by submitting a written notice to Seabreeze Management, Inc. The violation report should include the following information:

- Reporting Party (name & address)
- Description of alleged violation
- Name of alleged violator
- Unit address of alleged violator
- Date violation witnessed

Sea Ridge policy is to maintain confidentiality in CC&R/Rules enforcement. In most cases, we will be able to independently verify the infraction noted. The Association, however, cannot guarantee that your report will remain confidential as the alleged violator may be given the opportunity to examine the report or ask questions as part of his or her due process rights.

2020-2021 Insurance Disclosure Statement

(As required by California Civil Code Section 5810)

SEA RIDGE CONDO ASSOCIATION

The California Civil Code Section 5300 requires that the Association send insurance disclosure statements to each of its members. Accordingly, we are providing you the following information in compliance with the Civil Code.

The following is a summary of the Association's insurance coverage for the policy period: 2020-2021

**Coverage for Items below are covered by: Prendiville Insurance Agency
(949) 487-9696 / Fax (949) 487-9626**

1. Property Insurance:	Policy# 09426-61-33
(A) Insurance Carrier:	Farmers Insurance Exchange
(B) The Policy Limits of Insurance:	\$60,199,945
(C) The Amount of Deductible, If Any:	\$10,000
(D) The Policy Term Is:	08/01/2020 - 08/01/2021
2. Liability Insurance:	Policy# 09426-61-33
(A) Insurance Carrier:	Farmers Insurance Exchange
(B) The Policy Limits of Insurance:	\$2,000,000
(C) The Amount of Deductible, If Any:	\$0
(D) The Policy Term Is:	08/01/2020 - 08/01/2021
3. Fidelity Bond:	Policy# 09426-61-33
(A) Insurance Carrier:	Farmers Insurance Exchange
(B) The Policy Limits of Insurance:	\$1,900,000
(C) The Amount of Deductible, If Any:	\$10,000
(D) The Policy Term Is:	08/01/2020 - 08/01/2021
4. Directors & Officers Insurance:	Policy# 09426-61-33
(A) Insurance Carrier:	Farmers Insurance Exchange
(B) The Policy Limits of Insurance:	\$2,000,000
(C) The Amount of Deductible, If Any:	\$1,000
(D) The Policy Term Is:	08/01/2020 - 08/01/2021
5. Workers' Compensation:	Policy# A0927-36-08
(A) Insurance Carrier:	Farmers Insurance Exchange
(B) The Policy Limits of Insurance:	\$1,000,000
(C) The Amount of Deductible, If Any:	\$0
(D) The Policy Term Is:	08/01/2020 - 08/01/2021
6. Umbrella Insurance:	Policy# 09426-61-34
(A) Insurance Carrier:	Truck Insurance Exchange
(B) The Policy Limits of Insurance:	\$1,000,000
(C) The Amount of Deductible, If Any:	\$0
(D) The Policy Term Is:	08/01/2020 - 08/01/2021

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

Sea Ridge Condominium Association Charges for Documents Provided

This disclosure is provided to you in accordance with the requirements of California Civil Code Section 4528.

CHARGES FOR DOCUMENTS PROVIDED AS REQUIRED BY SECTION 4525*

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 of these documents but shall not be required to purchase ALL of the documents listed on this form.

Property Address:

Owner of Property:

Owner's Mailing Address (If known or different from property address.):

Provider of the Section 4525 Items:

Print Name _____ Position or Title _____ Association or Agent

Date Form Completed:

Check or Complete Applicable Column or Columns Below

Document	Civil Code Section	Fee	Not Available (N/A), Not Applicable (N/App), or Directly Provided by Seller and confirmed in writing by Seller as a current document (DP)
Articles of Incorporation or statement that not incorporated	Section 4525(a)(1)	30.00	
CC&Rs	Section 4525(a)(1)	50.00	
Bylaws	Section 4525(a)(1)	40.00	
Operating Rules	Section 4525(a)(1)	15.00	
Age restrictions, if any	Section 4525(a)(2)	No Cost	
Rental restrictions, if any	Section 4525(a)(9)	No Cost	
Annual budget report or summary, including reserve study	Sections 5300 and 4525(a)(3)	40.00	
Assessment and reserve funding disclosure summary	Sections 5300 and 4525(a)(4)	45.00	
Financial statement review	Sections 5305 and 4525(a)(3)	35.00	
Assessment enforcement policy	Sections 5310 and 4525(a)(4)	In Budget	
Insurance summary	Sections 5300 and 4525(a)(3)	In Budget	
Regular assessment	Section 4525(a)(4)	No Cost	
Special assessment	Section 4525(a)(4)	No Cost	
Emergency assessment	Section 4525(a)(4)	No Cost	
Other unpaid obligations of seller	Sections 5675 and 4525(a)(4)	No Cost	

Sea Ridge Condominium Association
Charges for Documents Provided
PAGE 2 of 2

Approved changes to assessments	Sections 5300 and 4525(a)(4), (8)	No Cost	
Settlement notice regarding common area defects	Sections 4525(a)(6), (7), and 6100	No Cost	
Preliminary list of defects	Sections 4525(a)(6), 6000, and 6100	No Cost	
Notice(s) of violation	Sections 5855 and 4525(a)(5)	No Cost	
Required statement of fees	Section 4525	175.00	
Minutes of regular board meetings conducted over the previous 12 months, if requested	Section 4525(a)(10)	75.00	

* The information provided by this form may not include all fees that may be imposed before the close of escrow. Additional fees that are not related to the requirements of Section 4525 shall be charged separately.

*All fees are subject to change. Seabreeze Management Company offers "Bundle & Save" packages which could reduce the cost of the transaction.

*All escrow documents may be ordered and purchased through www.homewisedocs.com

Sea Ridge Condominium Association Federal Housing Administration (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** certified by the Federal Housing Administration.

Notice: The foregoing reflects the status of this association's certification as of the date of this disclosure. The status of that certification can change during a fiscal year. Members may wish to verify the association's status during the fiscal year at <https://entp.hud.gov/idapp/html/condlook.cfm>, or by consulting with a local Realtor.

The State of California requires that this notice be submitted to you annually on a separate sheet of paper.

Sea Ridge Condominium Association Department of Veterans Affairs (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** certified by the Federal Department of Veterans Affairs.

Notice: The foregoing reflects the status of this association's certification as of the date of this disclosure. The status of that certification can change during a fiscal year. Members may wish to verify the association's status during the fiscal year at <https://lgy.va.gov/lgyhub/condo-report>, or by consulting with a local Realtor.

The State of California requires that this notice be submitted to you annually on a separate sheet of paper.