

LEISURE TOWN HOME ASSOCIATION

Professionally Managed By:

OMNI COMMUNITY MANAGEMENT, LLC

Phone: 707-448-8042 Website: www.ltha.org

2024-2025 Annual Notice to Members

In accordance with California Civil Code, Sections §5300 and §5310, enclosed is the 2024-2025 Annual Budget Report and the Annual Policy Statement. The Board has undertaken a thorough review of the operating budget in compliance with their fiduciary responsibilities, with the goal of providing for efficient operations and for funding adequate reserves to meet long-term funding requirements for the fiscal period starting July 1, 2024, ending June 30, 2025.

Documents included:

- **Pro Forma Operating Budget 2024-2025**
- **Annual Reserve Summary for LTHA, GH1, and GH2**
- **Recurring Payment Setup Instructions**
- **Charges for Documents Provided**
- **Notice of Assessment, Foreclosure and Payment Plans**
- **Members Right to Alternative Dispute Resolution & Internal Dispute Resolution**
- **Delinquent Assessment Collection Policy**
- **Architectural Procedures and Application**
- **Discipline Policy with Fine Schedule**
- **Summary of Insurance Coverage**
- **Owner Information and Preferences Form**
- **Notice of Age Restrictions**

MONTHLY ASSESSMENTS

LTHA: The 2024-2025 monthly operating assessments remain the same this year for **LTHA at \$90.82 per month.** The Assessment Amendment passed, and accounts will now be assessed monthly. You still have the option to pay in full or semi-yearly (July and January). To avoid late charges your payment must be received by the **30th day** of the month in which it is due.

GH1: The 2024-2025 monthly operating assessments decreased and the new assessment amount for **GH1 is \$55.20 per month.** The Assessment Amendment passed, and accounts will now be assessed monthly. You still have the option to pay in full or semi-yearly (July and January). To avoid late charges your payment must be received by the **30th day** of the month in which it is due.

GH2: The 2024-2025 monthly operating assessments have slightly increased and the new assessment amount for **GH2 is \$61.08 per month.** The Assessment Amendment passed, and accounts will now be assessed monthly. You still have the option to pay in full or semi-yearly (July and January). To avoid late charges your payment must be received by the **30th day** of the month in which it is due.

ANNUAL DISCLOSURES

Below are disclosures to be included in the Annual Disclosure Report, as required by California Civil Codes:

- ◆ **Agent For Service:**
OMNI Community Management, LLC, Rolf Crocker, CEO
9807 Fair Oaks Blvd.
Fair Oaks, CA 95628

- ◆ **General Notice Posting Location** - The general notice posting location for Association agendas, meeting minutes and general notices are: at the Rotunda Building located at 100 Sequoia Drive, Vacaville, CA 95687, in the front office window, on the Association's website portal (accessed through www.omnicommunities.com) and via e-mail. Agendas for Open Board Meetings are posted **four** days prior to the meeting date. If you wish to receive communications via e-mail, please be sure to complete the enclosed Owner Information and Preferences Form and check the electronic consent box on the second page of the form. **By consenting to electronic communication, you will be saving the association funds which can be used on other community needs.**

- ◆ **Notice Of Option To Receive General Notices By Individual Delivery** - You have the option to receive general notices by individual delivery, per Civil Code Section §4040. The document shall be addressed to the recipient at the address last shown on the books of the association. The consent may be revoked, in writing, by the recipient.

- ◆ **Notice of Association Documents** - Members have the right to obtain copies of the Association board or member meeting minutes by requesting them in writing, from the association's manager. There will be a small charge for postage and copying. The Financial Review or Audit Report is available to all members 120 days after close of fiscal year, for Communities with revenue more than \$75,000 per year.

- ◆ **Security** - The Association does not provide security for the community. Owners are encouraged to protect themselves & their property.

- ◆ **Mailing Address For Overnight Payment Of Assessments:**
Leisure Town Home Association
9807 Fair Oaks Blvd
Fair Oaks, CA 95628

HOW TO REQUEST COMMON AREA MAINTENANCE SERVICE

Non-emergency service to Common Areas can be requested by calling the LTHA Management office directly at 707-448-8042. **If you need after-hour emergency service only, please call the OMNI after hours number at 916-965-8964 and press 9.**

RESERVES – LEISURE TOWN

As of April 2024, your Association currently has \$762,727.29 in actual accumulated reserve funds. According to the most recent update, performed May 23, 2024, by The Browning Reserve Group, **the reserves are 24.9% funded.** Currently, the Association does not intend to defer any repairs, please see reserve disclosure for details. The Association does not anticipate the need for a special assessment during the 2024-2025 fiscal year. The Association funds

reserves by making monthly reserve transfers from the operating account. Currently, the Association does not have any outstanding loans.

RESERVES – GARDEN HOMES 1

As of April 2024, Garden Homes 1 currently has \$73,757.84 in actual accumulated reserve funds. According to the most recent update, performed March 29, 2024, by The Browning Reserve Group, **the reserves are 97.4% funded**. Currently, the Association does not intend to defer any repairs; please see the reserve disclosure for details. The Association does not anticipate the need for a special assessment during the 2024-2025 fiscal year. The Association funds reserves by making monthly reserve transfers from the operating account. Currently, the Association does not have any outstanding loans.

RESERVES – GARDEN HOMES 2

As of April 2024, your Association currently has \$117,117,71 in actual accumulated reserve funds. According to the most recent update, performed March 29, 2024, by The Browning Reserve Group, **the reserves are 119.7% funded**. Currently, the Association does not intend to defer any repairs, please reserve disclosure for details. The Association does not anticipate the need for a special assessment during the 2024-2025 fiscal year. The Association funds reserves by making monthly reserve transfers from the operating account. Currently, the Association does not have any outstanding loans.

To save on expenses, account statements will no longer be mailed out and coupon booklets will be mailed by request only. If you need a coupon booklet, please contact OMNI. Please note the payment mailing address below. A payment coupon should accompany your payment when mailed to the bank, as this is how the bank identifies which account to apply your payment. **Without the proper coupon, your account cannot be identified, and therefore, cannot be credited immediately. A delay could result in a late charge.**

If circumstances should arise that you need to submit a payment and you do not have a payment coupon, for example, if you use an online banking service (which means a coupon does not accompany your check) payments can be mailed directly to OMNI, but please note your account number on your check when setting up online banking payments.

Leisure Town Home Association
P.O. Box 95404
Las Vegas, NV 89193-5404

The check must clearly indicate your account number, and the legal owner's name of record, to be processed. If the bank cannot easily detect this information, your payment will be forwarded to the Association for processing. This takes additional mail time and could result in possible late charges to your account.

RECURRING PAYMENT PROGRAM

You may register online and enjoy the convenience of managing your payments and selecting your own withdrawal date for payment of your assessments. You can make a one-time payment or set up to pay your assessment **monthly, semi-annually, or annually**, directly with Alliance Bank.

1. Go to www.omnicommunities.com.
2. Click on "Pay Online".
3. Select "Alliance Bank – Pay Online"
4. Select which payment option you would like to use. Available options are:
 - "One-time ECheck Payment" (at no cost to you).
 - "One-time Credit Card Payment" (fee applies at time of transaction).
 - Or click on "Create Account" to do recurring automatic ECheck Payments (at no cost to you).

Once you select your payment option, there will be step-by-step instructions to help assist you in processing your payment. **Please refer to the Leisure Town Home Association – Step by step set up for online automatic payment form in this packet.**

You will need this information to process your payment:

Management code: 7092

Association's code: 116

Homeowner's code: Five-digit account number (located on your statements or email us for this information)

If you have any issues with completing your payment set-up, please contact the Leisure Town office at 707-448-8042 for further assistance, or you may email the accounting department directly at accounting@omnicommunities.com.

Sincerely,

Kasey Reddick
Interim Community Association Manager
On Behalf of the Board of Directors
LEISURE TOWN HOME ASSOCIATION

Leisure Town Home Association (LTHA)

LEISURE TOWN HOME ASSOCIATION
LEISURE TOWN ANNUAL BUDGET
CALENDAR YEAR JULY 1, 2024 TO JUNE 30, 2025

1153 Units

	2024-2025			Monthly Assessment	Annual Assessment
	Approved Budget	Per Month	Monthly Per Homeowner		
INCOME					
LTHA ASSESSMENTS	1,256,597.05	104,716.42	90.82	\$ 90.82	\$ 1,089.85
LTHA LATE FEES	6,000.00	500.00	0.43		
CC&R FINES	1,000.00	83.33	0.07		
RECOVERY ASSESSMENT INCOME	0.00	0.00	0.00		
INTEREST INCOME	30,000.00	2,500.00	2.17		
COLLECTION COST	5,000.00	416.67	0.36		
RENTAL INCOME - TOWN HALL	3,000.00	250.00	0.22		
RENTAL INCOME - RV STORAGE	18,500.00	1,541.67	1.34		
RENTAL INCOME - GARDEN PLOTS	500.00	41.67	0.04		
OTHER INCOME	1,000.00	83.33	0.07		
KEY/GATE ACCESS DEVICES	3,600.00	300.00	0.26		
RETURNED CHECK CHARGES	0.00	0.00	0.00		
COLLECTION INTEREST INCOME	500.00	41.67	0.04		
SALE PROCEEDS	0.00	0.00	0.00		
TOTAL INCOME	\$ 1,325,697.05	\$ 110,474.75	\$ 95.82		
ADMINISTRATIVE					
INSURANCE LIABILITY	35,500.00	2,958.33	2.57		
AUDITING & TAX PREPARATION	2,224.00	185.33	0.16		
INCOME TAXES	10,000.00	833.33	0.72		
LEGAL FEES	10,000.00	833.33	0.72		
LEGAL FEES -RV LOT & GARDEN PLOTS	10,000.00	833.33	0.72		
RESERVE STUDY	1,100.00	91.67	0.08		
COLLECTION & LIEN FEES	15,000.00	1,250.00	1.08		
BAD DEBT EXPENSE	5,000.00	416.67	0.36		
FINANCIAL SERVICES	28,840.00	2,403.33	2.08		
OFFICE SUPPLIES	8,000.00	666.67	0.58		
POSTAGE	10,000.00	833.33	0.72		
COPIES	3,000.00	250.00	0.22		
PERMITS & LICENSES	1,000.00	83.33	0.07		
ADMINISTRATIVE OTHER	6,000.00	500.00	0.43		
LIBRARY ANNUAL LEASE	2,500.00	208.33	0.18		
ASSOCIATION OWNED UNIT	2,500.00	208.33	0.18		
ELECTION COST	7,000.00	583.33	0.51		
SOFTWARE SUBSCRIPTION	2,400.00	200.00	0.17		
ON-SITE ADMINISTRATIVE	4,000.00	333.33	0.29		
ON-SITE COPIES	9,000.00	750.00	0.65		
KEY/GATE ACCESS DEVICE	2,000.00	166.67	0.14		
GATE DEVICES RV LOT	500.00	41.67	0.04		
PROFESSIONAL EDUCATION	2,500.00	208.33	0.18		
COMMUNITY EVENTS	6,000.00	500.00	0.43		
ADMINISTRATIVE CONTINGENCIES	5,000.00	416.67	0.36		
REPAIRS AND MAINTENANCE					
REPAIRS & MAINTENANCE	4,000.00	333.33	0.29		
R & M FITNESS CENTER	1,700.00	141.67	0.12		
REPAIR & MAINTENANCE LAWN BOWLING	2,000.00	166.67	0.14		
REPAIRS & MAINTENANCE TOWN HALL	2,000.00	166.67	0.14		
REPAIR & MAINTENANCE BOCCE	1,000.00	83.33	0.07		
REPAIRS & MAINTENANCE RV	500.00	41.67	0.04		
REPAIRS & MAINTENANCE GARDEN	250.00	20.83	0.02		
EQUIPMENT LEASE	11,300.61	941.72	0.82		
EUIPMENT PURCHASE	2,000.00	166.67	0.14		
SECURITY SERVICE/ALARM MONITORING	4,000.00	333.33	0.29		
SUPPLIES & MATERIALS	4,000.00	333.33	0.29		
JANITORIAL SERVICES	26,000.00	2,166.67	1.88		
PEST CONTROL	1,800.00	150.00	0.13		
GUTTER & WINDOW CLEANING	2,900.00	241.67	0.21		
REPAIRS AND MAINTENANCE CONTINGENCIES	5,000.00	416.67	0.36		
LANDSCAPING					
LANDSCAPE CONTRACT	120,000.00	10,000.00	8.67		

Leisure Town Home Association (LTHA)

LAWN BOWLING LANDSCAPE	14,000.00	1,166.67	1.01
RV LANDSCAPE	2,300.00	191.67	0.17
LANDSCAPE R & M - TOWN CENTER	17,000.00	1,416.67	1.23
LANDSCAPE R & M - LAWNBOWLING	4,200.00	350.00	0.30
LANDSCAPE R & M - GARDEN PLOTS	0.00	0.00	0.00
LANDSCAPE R & M - GREEN STRIP	47,868.31	3,989.03	3.46
LANDSCAPE PLANTS & TREES	5,000.00	416.67	0.36
LANDSCAPE ELECTRICITY	1,000.00	83.33	0.07
LANDSCAPE WATER	107,000.00	8,916.67	7.73
LANDSCAPE WATER - GARDEN PLOT	6,000.00	500.00	0.43
LANDSCAPE WATER - GREEN STRIP	72,000.00	6,000.00	5.20
<i>POOL</i>			
POOL CONTRACT	7,920.00	660.00	0.57
POOL REPAIRS	1,000.00	83.33	0.07
POOL SUPPLIES	8,000.00	666.67	0.58
POOL PERMITS	1,000.00	83.33	0.07
<i>UTILITY</i>			
CABLE, INTERNET, PHONE	17,000.00	1,416.67	1.23
ELECTRICITY & GAS	55,000.00	4,583.33	3.98
ELECTRICITY RV LOT	1,400.00	116.67	0.10
GARBAGE	4,300.00	358.33	0.31
<i>MISCELLANEOUS</i>			
<i>PAYROLL</i>			
PAYROLL ONSITE STAFF	164,000.00	13,666.67	11.85
PAYROLL TAXES	12,500.00	1,041.67	0.90
EMPLOYEE'S WORKERS COMP	9,200.00	766.67	0.66
GROUP HEALTH INSURANCE	6,000.00	500.00	0.43
OVERHEAD & ADMINISTRATIVE	29,300.00	2,441.67	2.12
ADDITIONAL MANAGEMENT FEES	0.00	0.00	0.00
TRAVEL & MILEAGE EXPENSE	300.00	25.00	0.02
<i>RESERVE ALLOCATION</i>			
RESERVE ALLOCATION	354,894.13	29,574.51	25.65
COMPLIANCE UPGRADES	0.00	0.00	0.00
DUE TO/FROM GH1	0.00	0.00	0.00
DUE TO/FROM GH2	0.00	0.00	0.00
TOTAL EXPENSES	\$ 1,325,697.05	\$ 110,474.75	\$ 95.82

LEISURE TOWN HOME ASSOCIATION
GARDEN HOMES 1 ANNUAL BUDGET
CALENDAR YEAR JULY 1, 2024 TO JUNE 30, 2025

106 Units

	2024-2025			Monthly Assessment	Bi-Annual Assessment	Annual Assessment
	Approved Budget	Per Month	Monthly Per Homeowner			
INCOME						
GH 1 ASSESSMENT	70,220.00	5,851.67	55.20	\$ 55.20	\$ 331.23	\$ 662.45
GH 1 LATE FEES	300.00	25.00	0.24			
TOTAL INCOME	\$ 70,520.00	\$ 5,876.67	\$ 55.44			
EXPENSE						
<i>ADMINISTRATIVE</i>						
BAD DEBT EXPENSE	0.00	0.00	0.00			
<i>LANDSCAPE</i>						
GH1 LANDSCAPE CONTRACT	36,036.00	3,003.00	28.33			
LANDSCAPE R & M	0.00	0.00	0.00			
LANDSCAPE WATER	10,000.00	833.33	7.86			
<i>REPAIRS AND MAINTENANCE</i>						
REPAIRS & MAINT GH1	0.00	0.00	0.00			
<i>RESERVE ALLOCATION</i>						
RESERVE ALLOCATION	24,484.00	2,040.33	19.25			
TOTAL EXPENSES	\$ 70,520.00	\$ 5,876.67	\$ 55.44			

LEISURE TOWN HOME ASSOCIATION
 GARDEN HOMES 2 ANNUAL BUDGET
 CALENDAR YEAR JULY 1, 2024 TO JUNE 30, 2025

113 Units

INCOME

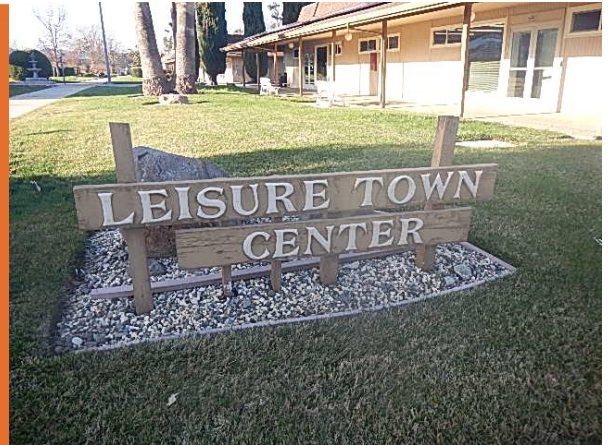
GH 2 ASSESSMENT
GH 2 LATE FEES
TOTAL INCOME

2024-2025			Monthly Assessment	Bi-Annual Assessment	Annual Assessment
Approved Budget	Per Month	Monthly Per Homeowner			
82,823.00	6,901.92	61.08	\$ 61.08	\$ 366.47	\$ 732.95
100.00	8.33	0.07			
\$ 82,923.00	\$ 6,910.25	\$ 61.15			

EXPENSE

<i>ADMINISTRATIVE</i>
BAD DEBT EXPENSE
<i>LANDSCAPE</i>
GH 2 LANDSCAPE CONTRACT
LANDSCAPE ELECTRICITY
LANDSCAPE WATER
<i>RESERVE ALLOCATION</i>
RESERVE ALLOCATION
TOTAL EXPENSES

0.00	0.00	0.00
36,036.00	3,003.00	26.58
330.00	27.50	0.24
20,000.00	1,666.67	14.75
26,557.00	2,213.08	19.58
\$ 82,923.00	\$ 6,910.25	\$ 61.15



RESERVE STUDY

Member Distribution Materials

Leisure Town Home Association

Update w/o Site Visit Review

2023/2024 Update- 2

Published - May 23, 2024

Prepared for the 2024/2025 Fiscal Year

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

Professionally managed by
OMNI
(916) 965-8964

Browning Reserve Group, LLC
www.BrowningRG.com

May 23, 2024

This is a summary of the Reserve Study that has been performed for Leisure Town Home Association, (the "Association") which is a Planned Development with a total of 1,153 Units. 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, LLC prepared this Update w/o Site Visit Review for the July 1, 2024 - June 30, 2025 fiscal year. At the time this summary was prepared, the assumed long-term before-tax interest rate earned on reserve funds was 1.50% per year, and the assumed long-term inflation rate to be applied to major component repair and replacement costs was 2.50% per year.

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. 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.

Leisure Town Home Association
California Member Summary
2023/2024 Update- 2
Prepared for the 2024/2025 Fiscal Year

Reserve Component	Current Replacement Cost	Useful Life	Remaining Life	2023/2024 Fully Funded Balance	2024/2025 Fully Funded Balance	2024/2025 Line Item Contribution based on Cash Flow Method
01000 - Paving	348,571	5-25	0-10	199,068	208,503	33,935
02000 - Concrete	222,590	2-4	0-5	181,324	34,428	27,033
03000 - Painting: Exterior	65,964	5-10	1-2	47,813	61,651	16,963
03500 - Painting: Interior	47,459	10-10	1-7	33,449	39,150	6,780
04000 - Structural Repairs	232,555	1-40	1-37	66,021	81,858	22,560
05000 - Roofing	514,864	20-40	3-36	123,621	143,213	14,732
08000 - Rehab	697,051	20-30	1-27	333,119	371,225	54,671
11000 - Gate Equipment	5,904	12-12	7-7	2,460	3,026	776
12000 - Pool	480,408	1-50	0-24	395,733	267,033	24,258
13000 - Spa	25,503	1-18	0-12	20,479	8,185	2,967
14000 - Recreation	91,690	10-20	2-12	61,213	71,355	12,207
18000 - Landscaping	1,648,340	2-40	0-36	1,264,474	1,317,894	76,959
19000 - Fencing	97,003	25-30	2-23	45,876	50,695	6,877
20000 - Lighting	75,207	15-40	1-13	52,057	56,031	4,345
21000 - Signage	6,731	15-15	1-2	5,940	6,548	622
23000 - Mechanical Equipment	316,865	2-20	0-14	140,129	106,800	32,107
24000 - Furnishings	30,547	5-15	0-10	22,654	22,842	3,480
24500 - Audio / Visual	42,082	10-15	5-6	22,080	26,147	5,252
24600 - Safety / Access	20,776	5-15	2-12	6,784	8,902	3,043
25000 - Flooring	114,971	10-20	1-17	80,167	90,176	11,645
25500 - Wallcoverings	4,070	20-20	1-7	3,333	3,625	296
26000 - Outdoor Equipment	240,055	1-40	0-15	135,570	118,392	22,203
27000 - Appliances	28,726	15-20	2-5	24,596	27,050	2,520
30000 - Miscellaneous	22,165	1-20	0-15	9,817	14,115	6,816
31000 - Reserve Study	4,028	3-3	2-2	1,343	2,752	1,871
32000 - Undesignated	3,392	1-1	1-1	1,696	3,477	2,305
Totals	\$5,387,517			\$3,280,812	\$3,145,072	\$397,221
Estimated Ending Balance				\$941,256	\$784,260	\$28.71
Percent Funded				28.7%	24.9%	/Unit/month @ 1153

May 23, 2024

(1) The regular assessment per ownership interest is \$90.82 per month for the fiscal year beginning July 1, 2024.

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, LLC 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 \$3,280,812, based in whole or in part on the last reserve study or update prepared by Browning Reserve Group, LLC as of May, 2024. The projected reserve fund cash balance at the end of the current fiscal year is \$941,256 resulting in reserves being 28.7% 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)
2024/25	\$3,145,072	\$784,260	24.9%
2025/26	\$2,914,406	\$947,902	32.5%
2026/27	\$3,009,616	\$988,673	32.9%
2027/28	\$2,980,123	\$1,158,291	38.9%
2028/29	\$3,080,844	\$1,053,362	34.2%

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 1.50% per year was the assumed long-term interest rate.

Additional Disclosures

§5565(d) The current deficiency in reserve funding as of June 30, 2025 is \$2,048 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.

$$\text{Deficiency} = \frac{\text{2024/2025 Fully Funded Balance} - \text{2024/2025 Reserve Ending Balance}}{\text{Ownership Interest Quantity}}$$

§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, unless noted below:

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.

30 Year Reserve Funding Plan Cash Flow Method

2023/2024 Update- 2

Prepared for the 2024/2025 Fiscal Year

	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
Beginning Balance	757,307	941,256	784,260	947,902	988,673	1,158,291	1,053,362	895,440	1,005,225	1,155,942
Inflated Expenditures @ 2.5%	469,863	567,063	252,830	383,678	262,959	544,654	602,462	341,277	309,276	430,140
Reserve Contribution	397,221	397,221	403,577	410,034	416,595	423,261	430,033	436,914	443,905	451,007
<i>Units/month @ 1153</i>	28.71	28.71	29.17	29.64	30.11	30.59	31.08	31.58	32.08	32.60
<i>Percentage Increase</i>		0.0%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%
Special Assessments / Other	243,947 ¹	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 1.50%	12,644	12,845	12,895	14,416	15,982	16,464	14,507	14,149	16,088	17,496
Ending Balance	941,256	784,260	947,902	988,673	1,158,291	1,053,362	895,440	1,005,225	1,155,942	1,194,305

1) \$243,947 total additional reserve contributions including \$200,000 excess funds plus \$43,947 (\$3,662.24/month) per client.

	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43
Beginning Balance	1,194,305	971,266	1,258,380	1,538,594	1,779,080	1,910,047	1,945,578	2,290,985	2,494,130	2,717,897
Inflated Expenditures @ 2.5%	697,382	195,039	213,611	264,783	384,756	489,244	190,140	344,550	335,299	63,750
Reserve Contribution	458,223	465,555	473,004	480,572	488,261	496,073	504,010	512,074	520,267	528,591
<i>Units/month @ 1153</i>	33.12	33.65	34.19	34.73	35.29	35.85	36.43	37.01	37.60	38.20
<i>Percentage Increase</i>	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 1.50%	16,121	16,598	20,821	24,697	27,462	28,702	31,538	35,621	38,799	44,255
Ending Balance	971,266	1,258,380	1,538,594	1,779,080	1,910,047	1,945,578	2,290,985	2,494,130	2,717,897	3,226,993

	2043/44	2044/45	2045/46	2046/47	2047/48	2048/49	2049/50	2050/51	2051/52	2052/53
Beginning Balance	3,226,993	3,573,908	3,620,502	4,080,299	4,324,974	4,773,752	4,859,214	5,187,938	4,733,617	5,332,271
Inflated Expenditures @ 2.5%	240,761	552,602	151,901	381,136	191,207	567,657	336,780	1,128,342	86,045	128,362
Reserve Contribution	537,048	545,641	554,371	563,241	572,253	581,409	590,712	600,163	609,766	619,522
<i>Units/month @ 1153</i>	38.82	39.44	40.07	40.71	41.36	42.02	42.69	43.38	44.07	44.78
<i>Percentage Increase</i>	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 1.50%	50,627	53,556	57,326	62,570	67,732	71,709	74,793	73,858	74,932	83,668
Ending Balance	3,573,908	3,620,502	4,080,299	4,324,974	4,773,752	4,859,214	5,187,938	4,733,617	5,332,271	5,907,098



RESERVE STUDY

Member Distribution Materials

**Leisure Town Home
Association Garden Homes #1**

Update w/o Site Visit Review

2023/2024 Update- 2

Published - May 24, 2024

Prepared for the 2024/2025 Fiscal Year

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

Professionally managed by
OMNI
(916) 965-8964

Browning Reserve Group, LLC
www.BrowningRG.com

May 24, 2024

This is a summary of the Reserve Study that has been performed for Leisure Town Home Association Garden Homes #1, (the "Association") which is a Planned Development with a total of 106 Lots. 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, LLC prepared this Update w/o Site Visit Review for the July 1, 2024 - June 30, 2025 fiscal year. At the time this summary was prepared, the assumed long-term before-tax interest rate earned on reserve funds was 1.50% per year, and the assumed long-term inflation rate to be applied to major component repair and replacement costs was 2.50% per year.

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. 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.

Leisure Town Home Association Garden Homes #1
 California Member Summary
 2023/2024 Update- 2
 Prepared for the 2024/2025 Fiscal Year

<i>Reserve Component</i>	<i>Current Replacement Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>2023/2024 Fully Funded Balance</i>	<i>2024/2025 Fully Funded Balance</i>	<i>2024/2025 Line Item Contribution based on Cash Flow Method</i>
03000 - Painting: Exterior	186,630	10-10	6-6	74,652	95,648	20,757
18000 - Landscaping	22,047	1-12	0-6	12,700	13,314	3,727
Totals	\$208,677			\$87,352	\$108,961	\$24,484
Estimated Ending Balance				\$85,761	\$106,122	\$19.25
Percent Funded				98.2%	97.4%	/Lot/month @ 106

May 24, 2024

(1) The regular assessment per ownership interest is \$55.20 per month for the fiscal year beginning July 1, 2024.

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, LLC 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 \$87,352, based in whole or in part on the last reserve study or update prepared by Browning Reserve Group, LLC as of May, 2024. The projected reserve fund cash balance at the end of the current fiscal year is \$85,761 resulting in reserves being 98% 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)
2024/25	\$108,961	\$106,122	97.4%
2025/26	\$132,492	\$129,082	97.4%
2026/27	\$157,132	\$154,663	98.4%
2027/28	\$182,920	\$182,891	100.0%
2028/29	\$209,900	\$213,790	101.9%

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 1.05% per year was the assumed long-term interest rate.

Additional Disclosures

§5565(d) The current deficiency in reserve funding as of June 30, 2025 is \$27 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.

$$\text{Deficiency} = \frac{2024/2025 \text{ Fully Funded Balance} - 2024/2025 \text{ Reserve Ending Balance}}{\text{Ownership Interest Quantity}}$$

§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, unless noted below:

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.

30 Year Reserve Funding Plan Cash Flow Method

2023/2024 Update- 2

Prepared for the 2024/2025 Fiscal Year

	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
Beginning Balance	66,335	85,761	106,122	129,082	154,663	182,891	213,790	13,848	45,420	77,399
Inflated Expenditures @ 2.5%	3,352	5,125	5,253	5,384	5,519	5,657	238,114	5,943	6,092	6,244
Reserve Contribution	21,984	24,484	26,984	29,484	31,984	34,484	36,984	37,206	37,429	37,654
<i>Lots/month @ 106</i>	17.28	19.25	21.21	23.18	25.14	27.11	29.08	29.25	29.43	29.60
<i>Percentage Increase</i>		11.4%	10.2%	9.3%	8.5%	7.8%	7.2%	0.6%	0.6%	0.6%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest After Tax @ 1.05%	794	1,002	1,228	1,482	1,763	2,072	1,189	310	641	978
Ending Balance	85,761	106,122	129,082	154,663	182,891	213,790	13,848	45,420	77,399	109,786

	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43
Beginning Balance	109,786	142,584	175,793	209,416	243,455	277,910	312,783	69,569	102,358	114,067
Inflated Expenditures @ 2.5%	6,400	6,560	6,724	6,893	7,065	7,241	284,476	7,608	29,158	7,993
Reserve Contribution	37,880	38,107	38,336	38,566	38,797	39,030	39,264	39,500	39,737	39,975
<i>Lots/month @ 106</i>	29.78	29.96	30.14	30.32	30.50	30.68	30.87	31.05	31.24	31.43
<i>Percentage Increase</i>	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest After Tax @ 1.05%	1,318	1,663	2,012	2,365	2,723	3,085	1,997	898	1,130	1,366
Ending Balance	142,584	175,793	209,416	243,455	277,910	312,783	69,569	102,358	114,067	147,415

	2043/44	2044/45	2045/46	2046/47	2047/48	2048/49	2049/50	2050/51	2051/52	2052/53
Beginning Balance	147,415	181,153	215,281	249,801	284,713	320,016	355,712	35,286	68,021	101,109
Inflated Expenditures @ 2.5%	8,193	8,398	8,608	8,823	9,044	9,270	364,153	9,739	9,982	10,232
Reserve Contribution	40,215	40,456	40,699	40,943	41,189	41,436	41,685	41,935	42,187	42,440
<i>Lots/month @ 106</i>	31.62	31.81	32.00	32.19	32.38	32.58	32.77	32.97	33.17	33.36
<i>Percentage Increase</i>	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest After Tax @ 1.05%	1,716	2,070	2,429	2,792	3,158	3,529	2,042	540	883	1,231
Ending Balance	181,153	215,281	249,801	284,713	320,016	355,712	35,286	68,021	101,109	134,548



RESERVE STUDY

Member Distribution Materials

**Leisure Town Home
Association Garden Homes #2**

Update w/o Site Visit Review

2023/2024 Update- 2

Published - May 24, 2024

Prepared for the 2024/2025 Fiscal Year

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

Professionally managed by
OMNI
(916) 965-8964

Browning Reserve Group, LLC
www.BrowningRG.com

May 24, 2024

This is a summary of the Reserve Study that has been performed for Leisure Town Home Association Garden Homes #2, (the "Association") which is a Planned Development with a total of 113 Lots. 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, LLC prepared this Update w/o Site Visit Review for the July 1, 2024 - June 30, 2025 fiscal year. At the time this summary was prepared, the assumed long-term before-tax interest rate earned on reserve funds was 1.50% per year, and the assumed long-term inflation rate to be applied to major component repair and replacement costs was 2.50% per year.

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. 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.

<i>Reserve Component</i>	<i>Current Replacement Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>2023/2024 Fully Funded Balance</i>	<i>2024/2025 Fully Funded Balance</i>	<i>2024/2025 Line Item Contribution based on Cash Flow Method</i>
03000 - Painting: Exterior	189,252	10-10	6-6	75,701	96,992	20,974
18000 - Landscaping	32,860	1-12	0-2	25,898	24,898	5,405
29000 - Infrastructure	2,650	15-15	2-2	2,297	2,535	177
Totals	\$224,762			\$103,896	\$124,425	\$26,557
Estimated Ending Balance				\$128,512	\$148,934	\$19.58
Percent Funded				123.7%	119.7%	/Lot/month @ 113

May 24, 2024

(1) The regular assessment per ownership interest is \$61.08 per month for the fiscal year beginning July 1, 2024.

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, LLC 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 \$103,896, based in whole or in part on the last reserve study or update prepared by Browning Reserve Group, LLC as of March, 2024. The projected reserve fund cash balance at the end of the current fiscal year is \$128,512 resulting in reserves being 124% 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)
2024/25	\$124,425	\$148,934	119.7%
2025/26	\$149,161	\$148,910	99.8%
2026/27	\$153,063	\$171,403	112.0%
2027/28	\$179,609	\$195,174	108.7%
2028/29	\$207,387	\$220,284	106.2%

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 1.50% per year was the assumed long-term interest rate.

Additional Disclosures

§5565(d) The current deficiency in reserve funding as of June 30, 2025 is zero dollars 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.

$$\text{Deficiency} = \frac{2024/2025 \text{ Fully Funded Balance} - 2024/2025 \text{ Reserve Ending Balance}}{\text{Ownership Interest Quantity}}$$

§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, unless noted below:

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.

30 Year Reserve Funding Plan Cash Flow Method

2023/2024 Update- 2

Prepared for the 2024/2025 Fiscal Year

	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
Beginning Balance	108,301	128,512	148,934	148,910	171,403	195,174	220,284	25,673	50,007	75,472
Inflated Expenditures @ 2.5%	7,088	8,200	29,861	8,615	8,831	9,051	228,752	9,509	9,747	9,991
Reserve Contribution	25,536	26,557	27,619	28,724	29,873	31,068	32,311	33,280	34,278	35,306
<i>Lots/month @ 113</i>	18.83	19.58	20.37	21.18	22.03	22.91	23.83	24.54	25.28	26.04
<i>Percentage Increase</i>		4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	3.0%	3.0%	3.0%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 1.50%	1,763	2,065	2,217	2,384	2,729	3,093	1,831	563	934	1,322
Ending Balance	128,512	148,934	148,910	171,403	195,174	220,284	25,673	50,007	75,472	102,109

	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43
Beginning Balance	102,109	129,961	159,072	189,488	221,254	229,121	263,357	16,037	45,011	79,528
Inflated Expenditures @ 2.5%	10,241	10,497	10,759	11,028	36,415	11,586	292,822	16,205	12,477	12,789
Reserve Contribution	36,365	37,456	38,580	39,737	40,929	42,157	43,422	44,725	46,067	47,449
<i>Lots/month @ 113</i>	26.82	27.62	28.45	29.30	30.18	31.09	32.02	32.98	33.97	34.99
<i>Percentage Increase</i>	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 1.50%	1,728	2,152	2,595	3,058	3,353	3,666	2,080	454	927	1,453
Ending Balance	129,961	159,072	189,488	221,254	229,121	263,357	16,037	45,011	79,528	115,641

	2043/44	2044/45	2045/46	2046/47	2047/48	2048/49	2049/50	2050/51	2051/52	2052/53
Beginning Balance	115,641	153,168	192,153	232,640	274,673	318,301	363,570	14,174	56,932	101,394
Inflated Expenditures @ 2.5%	13,109	13,437	13,773	14,117	14,470	14,832	408,609	15,582	15,972	16,371
Reserve Contribution	48,635	49,851	51,097	52,374	53,683	55,025	56,401	57,811	59,256	60,737
<i>Lots/month @ 113</i>	35.87	36.76	37.68	38.62	39.59	40.58	41.59	42.63	43.70	44.79
<i>Percentage Increase</i>	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 1.50%	2,001	2,571	3,162	3,777	4,414	5,076	2,812	529	1,179	1,854
Ending Balance	153,168	192,153	232,640	274,673	318,301	363,570	14,174	56,932	101,394	147,614

Leisure Town Home Association (116)

Step by step set up for online automatic payment

1. One-time E-Check Payment (at no cost to you).
2. One-time Credit Card Payment (fee applies at time of transaction*).
3. Recurring E-Check Payment (at no cost to you).

***3% of the amount charged if a Visa Credit Card is used or a flat fee of \$5 if he paid by Visa Debit Card every time a payment is made.**

- 1.) Go to www.omnicommunities.com
- 2.) Scroll to the middle of the screen and select "PAY ONLINE"
- 3.) Select Alliance Bank – Pay Online
Click '**Setup account**' (bottom of the page) to pay with your bank account or you can pay one-time e-check payment or credit card payment
- 4.) Fill out the Setup Account information
Once complete, you will then be sent a verification email. The email will contain a link to the login page that allows you to continue the setup of your automatic payment using the password you just created.
- 5.) Upon completing your account setup and you have logged in, please select Setup Scheduled Payments.
- 6.) Click 'Add a property' to add the subject property. Once that is complete, select "Add a Payment Method" to add your desired bank account.
- 7.) There will be three pieces of information needed to find your unit (see below) or enter your address.

Management ID: 7092

Association ID: 116

Unit account #: contact accounting@omnicommunities.com for information

(These are all ZERO's and not the letter 'O')

- 8.) Enter the amount of your assessment payment, select the frequency you want this payment debited from your account (monthly, quarterly, semi-annually or annually) and select the date you would like the payment to begin. Once completed, select Review Payment at the bottom of the screen to submit your schedule payment.

If you are having problems with the site, please contact the customer service at 844-739-2331



TRID Loan Estimate Fee Schedule for Leisure Town Home Association

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

Required Payments	Fee	When Paid
Regular Assessment Amount	\$1,089.85 - \$1,822.80	Other
Transfer Fee	\$225.00	At Close
Compliance Packages	Fee	When Paid
Bank Owned Property Bundle This package is required for properties that have been recently foreclosed upon or have a deed taken in lieu of foreclosure. Included is a statement of all fees owed by the bank and disclosure information for maintaining and marketing the property. Products included, if they pertain to the Association: Required Statement of Fees - Demand (Required Civil Code Sec. 4525) California 4528 Form Annual Budget Report (Required Civil Code Sec. 4525) CCRs (Required Civil Code Sec. 4525) Articles of Incorporation (Required Civil Code Sec. 4525) Financial Statement Review (Required Civil Code Sec. 4525) Bylaws (Required Civil Code Sec. 4525) Minutes of Regular Board Meetings (Required Civil Code Sec. 4525) Operating Rules (Required Civil Code Sec. 4525) Special Assessment (Required Civil Code Sec. 4525) Rental Restrictions (Required Civil Code Sec. 4525)	\$330.00	Up Front
Closing Statement of Fees and Association Documents (Required Civil Code Sec. 4525) All of the most current REQUIRED documents specified by CA Civil Code Section 4525 Documents BUT does NOT include regular Board Meeting Minutes. Products included, if they pertain to the Association: Required Statement of Fees - Demand (Required Civil Code Sec. 4525) California 4528 Form Annual Budget Report (Required Civil Code Sec. 4525) CCRs (Required Civil Code Sec. 4525) Articles of Incorporation (Required Civil Code Sec. 4525) Financial Statement Review (Required Civil Code Sec. 4525) Bylaws (Required Civil Code Sec. 4525) Litigation (Non Required Civil Code Sec. 4525) Operating Rules (Required Civil Code Sec. 4525) Special Assessment (Required Civil Code Sec. 4525) Rental Restrictions (Required Civil Code Sec. 4525)	\$275.00	Up Front

Closing Statement of Fees, Association Documents and Minutes (Required Civil Code Sec. 4525)	\$330.00	Up Front
All of the most current REQUIRED forms and documents REQUIRED by CA Civil Code Section 4525 PLUS Regular Board Meeting Minutes from the previous 12 months.		
Products included, if they pertain to the Association:		
Required Statement of Fees - Demand (Required Civil Code Sec. 4525)		
California 4528 Form		
Annual Budget Report (Required Civil Code Sec. 4525)		
CCRs (Required Civil Code Sec. 4525)		
Articles of Incorporation (Required Civil Code Sec. 4525)		
Financial Statement Review (Required Civil Code Sec. 4525)		
Bylaws (Required Civil Code Sec. 4525)		
Litigation (Non Required Civil Code Sec. 4525)		
Minutes of Regular Board Meetings (Required Civil Code Sec. 4525)		
Operating Rules (Required Civil Code Sec. 4525)		
Special Assessment (Required Civil Code Sec. 4525)		
Rental Restrictions (Required Civil Code Sec. 4525)		
Full Title Search and Disclosure Package	\$340.00	At Close
Products included, if they pertain to the Association:		
Required Statement of Fees - Demand (Required Civil Code Sec. 4525)		
California 4528 Form		
Annual Budget Report (Required Civil Code Sec. 4525)		
CCRs (Required Civil Code Sec. 4525)		
Annual Board Meeting Minutes (Non Required Civil Code Sec. 4525)		
Articles of Incorporation (Required Civil Code Sec. 4525)		
Financial Statement Review (Required Civil Code Sec. 4525)		
Bylaws (Required Civil Code Sec. 4525)		
Design Guidelines (Non Required Civil Code Sec. 4525)		
Insurance Dec Page (Non Required Civil Code Sec. 4525)		
Reserve Study (Non Required Civil Code Sec. 4525)		
Operating Rules (Required Civil Code Sec. 4525)		
Bundle & Save	Fee	When Paid
Association Documents (Required Civil Code Sec. 4525)	\$125.00	Up Front
All of the most current REQUIRED documents specified by California Civil Code Section 4525. NOTE: Escrow must order a Closing Statement of Fees - Demand) to insure accurate closing.		
Products included, if they pertain to the Association:		
Annual Budget Report (Required Civil Code Sec. 4525)		
CCRs (Required Civil Code Sec. 4525)		
Articles of Incorporation (Required Civil Code Sec. 4525)		
Financial Statement Review (Required Civil Code Sec. 4525)		
Bylaws (Required Civil Code Sec. 4525)		
Operating Rules (Required Civil Code Sec. 4525)		
Special Assessment (Required Civil Code Sec. 4525)		
Rental Restrictions (Required Civil Code Sec. 4525)		

<p>Association Documents plus Minutes (Required Civil Code Sec. 4525)</p> <p>All of the most current REQUIRED documents specified by California Civil Code Section 4525 PLUS Regular Board Meeting Minutes from the previous 12 months. NOTE: Escrow must order a Closing Statement of Fees - Demand) to insure accurate closing.</p> <p>Products included, if they pertain to the Association:</p> <p>Annual Budget Report (Required Civil Code Sec. 4525) CCRs (Required Civil Code Sec. 4525) Articles of Incorporation (Required Civil Code Sec. 4525) Financial Statement Review (Required Civil Code Sec. 4525) Bylaws (Required Civil Code Sec. 4525) Minutes of Regular Board Meetings (Required Civil Code Sec. 4525) Operating Rules (Required Civil Code Sec. 4525) Special Assessment (Required Civil Code Sec. 4525) Rental Restrictions (Required Civil Code Sec. 4525)</p>	\$180.00	Up Front
<p>Limited Lender Bundle</p> <p>Minimum documentation for underwriting the subject property. For most comprehensive package, please see Premier Lender Bundle above.</p> <p>Products included, if they pertain to the Association:</p> <p>Lender Questionnaire (FOR MORTGAGE) Annual Budget Report (Required Civil Code Sec. 4525) Insurance Dec Page (Non Required Civil Code Sec. 4525) Reserve Study (Non Required Civil Code Sec. 4525)</p>	\$182.00	Up Front
<p>Partial Title Search</p> <p>Products included, if they pertain to the Association:</p> <p>Required Statement of Fees - Demand (Required Civil Code Sec. 4525) California 4528 Form</p>	\$90.00	At Close
<p>Premier Lender Bundle</p> <p>EVERYTHING your underwriter needs to quickly underwrite the subject property.</p> <p>Products included, if they pertain to the Association:</p> <p>Lender Questionnaire (FOR MORTGAGE) Annual Budget Report (Required Civil Code Sec. 4525) CCRs (Required Civil Code Sec. 4525) Annual Board Meeting Minutes (Non Required Civil Code Sec. 4525) Articles of Incorporation (Required Civil Code Sec. 4525) Financial Statement Review (Required Civil Code Sec. 4525) Bylaws (Required Civil Code Sec. 4525) Insurance Dec Page (Non Required Civil Code Sec. 4525) Litigation (Non Required Civil Code Sec. 4525) Reserve Study (Non Required Civil Code Sec. 4525) Minutes of Regular Board Meetings (Required Civil Code Sec. 4525) Operating Rules (Required Civil Code Sec. 4525) Special Assessment (Required Civil Code Sec. 4525)</p>	\$222.00	Up Front
Individual Disclosure Forms and Association Documents	Fee	When Paid
Annual Board Meeting Minutes (Non Required Civil Code Sec. 4525)	\$30.00	Up Front

Annual Budget Report (Required Civil Code Sec. 4525)	\$25.00	Up Front
Appraiser Questionnaire	\$45.00	Up Front
Articles of Incorporation (Required Civil Code Sec. 4525)	\$15.00	Up Front
Bylaws (Required Civil Code Sec. 4525)	\$20.00	Up Front
CC&Rs (Required Civil Code Sec. 4525)	\$25.00	Up Front
California 4528 Form	No Cost	No Cost
Financial Statement Review (Required Civil Code Sec. 4525)	\$30.00	Up Front
Insurance Dec Page (Non Required Civil Code Sec. 4525)	\$20.00	Up Front
Lender Questionnaire (FOR MORTGAGE)	\$167.00	Up Front
Minutes of Regular Board Meetings (Required Civil Code Sec. 4525)	\$55.00	Up Front
Newsletters (Non Required Civil Code Sec. 4525)	No Cost	No Cost
Operating Rules (Required Civil Code Sec. 4525)	\$10.00	Up Front
Refinance Demand	\$100.00	Up Front
Rental Restrictions (Required Civil Code Sec. 4525)	No Cost	No Cost
Required Statement of Fees - Demand (Required Civil Code Sec. 4525)	\$150.00	Up Front
Reserve Study (Non Required Civil Code Sec. 4525)	\$55.00	Up Front
W-9 (Non Required Civil Code Sec. 4525)	No Cost	No Cost
Additional Fees (Optional)	Fee	When Paid
CD Delivery Fee	\$30.00	Up Front
California 4528 Form 3 business days Rush Fee	No Cost	No Cost
Compliance Inspection Form (Non Required Civil Code Sec. 4525) 2 business days Rush Fee	\$75.00	Up Front
Credit Card Convenience Fee (for credit card payments only)	\$9.95	Up Front
Custom Questionnaire Fee (*Add this fee to Questionnaire Fee)	\$37.00	Up Front
Custom Questionnaire Rush Fee (*Add this fee to Questionnaire Rush Fees)	\$35.00	Up Front
Lender Questionnaire (FOR MORTGAGE) 2 business days Rush Fee	\$40.00	Up Front
Lender Questionnaire (FOR MORTGAGE) Update from 1 to 31 days	\$25.00	Up Front
Multi-Product Order 1 business days Rush Fee	\$125.00	Up Front
Multi-Product Order 3 business days Rush Fee	\$100.00	Up Front
Multi-Product Order 5 business days Rush Fee	\$85.00	Up Front
Refinance Demand Update from 1 to 14 days	No Cost	No Cost
Refinance Demand Update from 15 to 45 days	\$25.00	Up Front
Refinance Demand Update from 46 to 90 days	\$50.00	Up Front

Required Statement of Fees - Demand (Required Civil Code Sec. 4525) 1 business days Rush Fee	\$125.00	Up Front
Required Statement of Fees - Demand (Required Civil Code Sec. 4525) 3 business days Rush Fee	\$100.00	Up Front
Required Statement of Fees - Demand (Required Civil Code Sec. 4525) 5 business days Rush Fee	\$85.00	Up Front
Required Statement of Fees - Demand (Required Civil Code Sec. 4525) Update from 1 to 14 days	No Cost	No Cost
Required Statement of Fees - Demand (Required Civil Code Sec. 4525) Update from 15 to 45 days	\$25.00	Up Front
Required Statement of Fees - Demand (Required Civil Code Sec. 4525) Update from 46 to 90 days	\$50.00	Up Front
Rush Existing Order (*Add this fee to Rush Fees)	\$25.00	
Three Day Shipping Fee	\$45.00	Up Front
TRID	Fee	When Paid
TRID-List of Fees and Charges (NOT TO BE USED FOR CLOSING)	No Cost	No Cost

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

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

ASSESSMENTS, FORECLOSURE, AND PAYMENT PLANS
Adopted by the Leisure Town Board of Directors March 9, 2009

NOTICE REGARDING 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, 2006. You may wish to consult a lawyer if you dispute an assessment.

ASSESSMENTS AND FORECLOSURE

Assessments become delinquent 30 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 non-judicial foreclosure. For liens recorded on and after January 1, 2006, an association may not use judicial or non-judicial 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 non-judicial foreclosure subject to the conditions set forth in Section 5720 of the Civil Code. When using judicial or non-judicial 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. (Section 5700 of the Civil Code)

In a judicial or non-judicial foreclosure, the association may recover assessments, reasonable costs of collection, reasonable attorney's fees, late charges, and interest. The association may not use non-judicial foreclosure to collect fines or penalties, except for costs to repair common areas damaged by a member or a member's guest if the governing documents provide for this. (Sections 5700 through 5725 of the Civil Code)

The association must comply with the requirements of Section 5660 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 these requirements. Any additional costs that result from satisfying the requirements are the responsibility of the association. (Section 5685 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 the 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.

PAYMENT

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)

Pursuant to Civil Code Section 5660, an owner may dispute an assessment debt by submitting a written request for dispute resolution to the association. In addition, an association may not initiate a foreclosure without participating in alternative dispute resolution with a neutral third party, 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)

PAYMENT PLANS

An owner of a separate interest that is not a timeshare 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)

NOTICE TO MEMBERS OF ALTERNATIVE DISPUTE RESOLUTION PROCESS Adopted by the Leisure Town Board of Directors March 9, 2009

As required by Civil Code Sections 5925 through 5965, the following is the required annual summary of dispute resolution procedures.

1. An Association or Owner may not file an enforcement action in Superior Court unless they have tried to submit their dispute to Alternative Dispute Resolution (ADR).
2. This requirement only applies to enforcement action that is solely for declaratory, injunctive, or writ relief in conjunction with a claim for money of less than \$5,000. It does not apply to small claims action or most disputes involving assessments.
3. Either party to the dispute may start the process by serving a Request for Resolution on the other party. The Request shall include a brief description of the dispute, a request for ADR, and notify the other party they are required to respond within 30 days, or the request will be deemed rejected.
4. A copy of Article 2, Alternative Dispute Resolution, will be served on the Owner of a separate interest.
5. If the Request is accepted, the parties will complete ADR within 90 days unless an extension is agreed upon by all parties.

6. If resolution is by mediation, the proceedings will be confidential per Evidence Code Section 1115.
7. The parties will share the cost of ADR.
8. Any applicable statute of limitation will be suspended during the above time frames
9. If court action is filed, a certificate of compliance with this article must also be filed.
10. Failure to participate in ADR may result in costs and fees being awarded to a prevailing party in a court action.

"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." (Civil Code Section 5965)

CHAPTER 10. DISPUTE RESOLUTION AND ENFORCEMENT

Article I. DISCIPLINE AND COST REIMBURSEMENT

5850. Schedule of Monetary Penalties

- (a) If an association adopts or has adopted a policy imposing any monetary penalty, including any fee, on any association member for a violation of the governing documents, including any monetary penalty relating to the activities of a guest or tenant of the member, the board shall adopt and distribute to each member, in the annual policy statement prepared pursuant to Section 5310, a schedule of the monetary penalties that may be assessed for those violations, which shall be in accordance with authorization for member discipline contained in the governing documents.
- (b) Any new or revised monetary penalty that is adopted after complying with subdivision (a) may be included in a supplement that is delivered to the members individually, pursuant to Section 4040.
- (c) A monetary penalty for a violation of the governing documents shall not exceed the monetary penalty stated in the schedule of monetary penalties or supplement that is in effect at the time of the violation.
- (d) An association shall provide a copy of the most recently distributed schedule of monetary penalties, along with any applicable supplements to that schedule, to any member on request.

5855. Hearing

- (a) When the board is to meet to consider or impose discipline upon a member, or to impose a monetary charge as a means of reimbursing the association for costs incurred by the association in the repair of damage to common area and facilities caused by a member or the member's guest or tenant, the board shall notify the member in writing, by either personal delivery or individual delivery pursuant to Section 4040, at least 10 days prior to the meeting.

- (b) The notification shall contain, at a minimum, the date, time, and place of the meeting, the nature of the alleged violation for which a member may be disciplined or the nature of the damage to the common area and facilities for which a monetary charge may be imposed, and a statement that the member has a right to attend and may address the board at the meeting. The board shall meet in executive session if requested by the member.
- (c) If the board imposes discipline on a member or imposes a monetary charge on the member for damage to the common area and facilities, the board shall provide the member a written notification of the decision, by either personal delivery or individual delivery pursuant to section 4040, within 15 days following the action.
- (d) A disciplinary action or the imposition of a monetary charge for damage to the common area shall not be effective against a member unless the board fulfills the requirements of this section.

5865. No Effect on Authority of Board

Nothing in Section 5850 or 5855 shall be construed to create, expand, or reduce the authority of the board to impose monetary penalties on a member for a violation of the governing documents.

LEISURE TOWN HOME ASSOCIATION ASSESSMENTS

A homeowner may elect to pay the annual assessment annually or semi-annually. The annual assessment is due July 1st and is delinquent July 31st. Should a homeowner elect to pay semi-annually, the second payment is due January 1st and delinquent January 31st.

GARDEN HOMES MAINTENANCE ASSESSMENTS

Garden Homes semi-yearly maintenance assessments are due July 1st and January 1st, and delinquent August 1st, and February 1st, respectively.

SECONDARY ADDRESS NOTIFICATION REQUEST

Civil Code Section 4040

Upon receipt of a written request by an owner identifying a secondary address for purposes of collection notices, the association shall send additional copies of any notices required by this section to the secondary address provided. The owner's request shall be in writing and shall be mailed to the association in a manner that shall indicate the association has received it. The owner may identify or change a secondary address at any time, provided that, if a secondary address is identified or changed during the collection process, the association shall only be required to send notices to the indicated secondary address from the point the association receives the request.

SUMMARY OF INTERNAL DISPUTE RESOLUTION PROCEDURES

Civil Code Sections 5925 through 5965

Adopted by the Leisure Town Board of Directors March 9, 2009

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 may not refuse a request to meet and confer.
3. The association's board of directors shall designate a member of the board to meet and confer.
4. The parties shall meet promptly at a mutually convenient time and place to explain their positions to each other and confer in good faith in an effort to resolve the dispute.
5. A resolution of the dispute agreed to by the parties shall be memorialized in writing and signed by the parties, including the board designee on behalf of the association.

6. An agreement reached under this section binds the parties and is judicially enforceable if both of the following conditions are satisfied:
 - The Agreement is not in conflict with California law or the governing documents of the association.
 - 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.
7. A member of the association may not be charged a fee to participate in the process.

ANNUAL NOTICE REGARDING ARCHITECTURAL APPROVALS
Civil Code Section 4765

Adopted by the Leisure Town Board of Directors April 6, 2010

The governing board documents of the Leisure Town Home Association declare that Homeowners may not make any changes to the exterior of their homes without first obtaining approval by the Architectural Committee. Exterior changes include, but are not limited to, new construction and/or replacement of fences, room additions, patios and covers, and utility sheds.

The Architectural Review Process:

- The Homeowner contacts the LTHA Office.
- The Homeowner fills out the appropriate form, including a rough sketch of the change.
- The Architectural Committee reviews the form, rough sketches, CC&Rs, and applicable governing documents to determine if the proposed change meets the requirements of the governing documents. It may be necessary to review City codes.
- Committee schedules an appointment to meet with the Homeowner at the residence to review the proposed change.
- If the project meets the requirements, the Architectural Committee will recommend that the Board of Directors approve the project and sign the form.
- The Homeowner is responsible for taking the approved form to the LTHA Office for final approval of a Director.

If the project is disapproved, the Homeowner will be given an explanation in writing and information about reconsideration. If a proposed change is disapproved, the Homeowner may request that the Board of Directors reconsider the decision in an open meeting of the Board.

**LEISURE TOWN HOME ASSOCIATION
APPLICATION FOR ARCHITECTURAL REVIEW**

NAME _____ LOT # _____
PROPERTY ADDRESS _____ SUBDIVISION _____
MAILING ADDRESS (if different) _____
HOME PHONE _____ FAX NUMBER _____ WORK/CELL PHONE _____
E-MAIL ADDRESS _____

- Applicant agrees and understands that the application does not fulfill all of the requirements for an approval. In addition to this completed "Application for Architectural Review", the applicant must submit one (1) set of plans and specifications showing the nature, kind, shape, height, materials, and locations (with set-backs) of the proposed architectural alteration. It is understood by the applicant that the submission be in writing. Additional information may be required as deemed necessary to make a decision. For custom home approvals, material samples are required to be submitted. Until all information is submitted, the application will be deemed to be incomplete and the application will stand unapproved.

-Applicant agrees and understands that, in the event the modification is approved, "special conditions" of construction and maintenance on the approved work may be imposed. Any special conditions shall be attached and be part of the approval. Any deviation from the approved plan specification or special conditions shall cause the permit to terminate and become null and void.

-Applicant understands that it is their responsibility to know and understand the City of Vacaville minimum requirements and regulations related to their specific project. Applicant understands that all necessary permits and approvals from municipalities or other jurisdictions are the sole responsibility of the applicant, and that approval of this application is subject to the applicant receiving all such necessary permits and approvals.

For your information: Applicant understands that it is their responsibility to know and understand the City of Vacaville minimum requirements and regulations related to their specific project, if applicable.

DESCRIPTION OF PROPOSED PLAN OR MODIFICATION (please use reverse side if additional space is needed)

Please note: For your information California State Law requires that any contractor performing \$500 worth of work or more (including materials and labor) must be licensed by CSLB to work in California. Please include contractor's information if applicable.

Contractor Name _____ Phone # _____ CSLB # _____

Anticipated construction completion date _____ (This application expires 12 months after approval date)

*Please submit this application along with one (1) set of plans or drawings showing all required information.
Applicant agrees to the foregoing conditions. Applicant to contact LTHA office upon completion of project.

Signature _____ Date _____

TO BE COMPLETED BY MANAGEMENT	APPLICATION # _____
Date Received: _____ Date Submitted to Committee for Review: _____ Date Approval Sent to Owner: _____	
Conditions: _____ _____ _____	

Notification to Management of Completed Construction (other improvement): _____	
Committee Member Assigned to: _____	
Comments: _____ _____ _____	
Sign Off As Complete by BOD Member: _____ Inspection Date _____	

SUBMIT APPLICATION TO: LEISURE TOWN HOME ASSOCIATION, 100 SEQUOIA DRIVE, VACAVILLE, CA 95687
PHONE: 707-448-8042, FAX: 707-448-4339, EMAIL: INFO@LTHA.ORG

Leisure Town Home Association
Delinquent Assessment Collection Policy Statement

1. It is the fiduciary responsibility of the Board of Directors to collect all assessments for the maintenance and replacement of common area property and other association expenses in a timely fashion. Regular assessments are due, in advance, on the first (1st) day of each assessment period and delinquent if not received, in full, by the Association within thirty (30) days after the due date thereof. Special and Special Individual Assessments are due on the date specified upon imposition and each installment thereof shall be delinquent if not received by the Association within thirty (30) days after it is due. A late charge of ten (10%) percent or ten dollars (\$10.00) will be due on any such delinquent assessment.
2. At the option of the Association, interest shall be due on all such amounts, one due and unpaid for thirty (30) days, at the rate of twelve percent (12%) per annum.
3. If any portion of any assessment or late charges remains unpaid thirty days after the original due date thereof, a "Letter of Intent to file a Notice of Delinquent Assessment" (Pre-Lien) will be prepared and sent to the record owner(s). Please be advised that the Association has the right to collect all reasonable costs of collection.
4. All such amounts, and all other assessments and related charges thereafter due to the Association until all such amounts are paid, must be paid in full and the Association shall not be required to accept any partial or installment payments from the date of the institution of an action to enforce the payment of delinquent amounts to the time that all such amounts are paid in full.
5. If all such amounts have not been received, in full, within sixty (60) days after the original due date thereof, a "Notice of Delinquent Assessment" (Lien) will be prepared and recorded as to the delinquent property and the owner(s) thereof, and all resulting collection fees and costs will be added to the total delinquent amount.
6. If all such amounts have not been received, in full, within thirty (30) days after the recordation of such "Notice of Delinquent Assessment" (Lien), the Association may without further advance notice, proceed to take nay and all additional enforcement remedies as the Association, in its sole discretion, deems appropriate, including, without limitation, non-judicial foreclosure, or suit for money damager, all at the expense of the property owner(s).

Leisure Town Home Association
Delinquent Assessment Collection Policy Statement

7. All payments received by the Association, regardless of the amount paid, will be directed to the oldest assessment balance first, until which time all assessment balances are paid, and then to late charges, interest and costs of collection unless otherwise specified by written agreement.
8. The Association shall charge a “returned check charge” of thirty-five (\$35.00) dollars for all checks returned as “non-negotiable”, “insufficient funds”, or any other reason.
9. All above referenced notices will be mailed to the record owner(s) at the last mailing address provided in writing to the Association by such owner(s).
10. The mailing address for overnight payment of assessments is the same as that for routine assessments payments unless otherwise noted.
11. The Board of Directors of the Association may revise this policy, either generally, or on a case-by-case basis, if it finds good cause to do so.

Adopted by the Board of Directors November 21, 2017

**FEE SCHEDULE FOR VIOLATIONS OF
LEISURE TOWN HOME ASSOCIATIONS
RULES AND REGULATIONS**

Please refer to Leisure Town Home Association Governing Documents.

1. Age restriction / care takers	\$100 per day
2. Fences / Property Alterations / Additions	
If alteration is in compliance with rules and appropriate CC&Rs, But has not been pre-approved by the Architectural Review Committee.	\$ 500 (flat fee for each violation)
If alteration is not in compliance with rules and appropriate CC&Rs.	\$ 100 per day
If alteration is brought into compliance with rules and Appropriate CC&Rs within 10 days, the association will bring Into compliance and charge the cost to the owner.	Actual cost to correct.
3. Nuisance / Safety	\$ 50 per day
4. Vehicles	\$ 50 per day
5. Pets	\$ 50 per day
6. Trash / Yard Waste	\$ 50 per day
7. Drainage	\$ 50 per day
8. Trees / Landscaping / Sidewalks	\$ 50 per day
9. Friendship Lights	\$ 10 per day
10. Access to LTHA Property (Common areas, for example cart path)	\$ 100 per occurrence plus repair costs if required.
11. Use of Property	\$ 100 per day
12. House Numbers	\$ 10 per day
16 & 17. Growing or Smoking of Marijuana	Up to \$1,000 fine plus suspension of privileges
18. Inappropriate Conduct within LTHA Common Area	Up to \$1,000 fine plus Suspension of privileges

Annual Insurance Disclosure 2023-24

In accordance with the requirements set forth under California Civil Code 5300 (b)(9), associations must provide the following insurance summary annually. This disclosure will list the insurance your association carries through our agency.

Leisure Town Home Association

Effective: November 18, 2023 to 2024

- **Building/Property Insurance Coverage**

Insurer: Farmers Insurance Group of Companies

Policy Limits: \$6,737,200. / Deductible: \$10,000.

- **General Liability Insurance Coverage**

Insurer: Farmers Insurance Group of Companies

Policy Limits: \$1,000,000. Occurrence / Aggregate: \$2,000,000.

- **Crime/Employee Dishonesty/Fidelity Bond Coverage**

Insurer: Farmers Insurance Group of Companies

Policy Limits: \$1,300,000. / Deductible: \$5,000.

- **Directors and Officers Coverage: \$1,000,000. / Deductible: \$1,000.**

- **Excess Liability/Umbrella Coverage: \$10,000,000. / SIR: \$0.**

- **Workers Compensation Coverage: \$1,000,000. / \$1,000,000. / \$1,000,000.**

- **Flood Insurance Coverage: Clubhouse: N/A Residential: N/A**

- **Earthquake/DIC Insurance Coverage: N/A**



This summary of the association's policies of insurance provides only certain information, as required by Section 5300 of the Civil Code, and should not be considered a substitute for the complete policy terms and conditions contained in the actual policies of insurance. Any association member may, upon request and provision of reasonable notice, review the association's insurance policies and, upon request and payment of reasonable duplication charges, obtain copies of those policies. Although the association maintains the policies of insurance specified in this summary, the association's policies of insurance may not cover your property, including personal property or real property improvements to or around your dwelling, or personal injuries or other losses that occur within or around your dwelling. Even if a loss is covered, you may nevertheless be responsible for paying all or a portion of any deductible that applies. Association members should consult with their individual insurance broker or agent for appropriate additional coverage.

Leisure Town Home Association - 116

Required *

Owner Information & Preferences Form

Form must be submitted to OMNI within 7 days of occupancy. May be sent to OMNI via:

Mail

9807 Fair Oaks Blvd, Fair Oaks, California 95628

Fax

(916) 965-0325

Email

custserv@omnicommunities.com

Pursuant to California Civil Code §4041 requires each homeowner to provide the Association with the following information on an annual basis.

Owner Information:

***Date:** _____

*Name: _____ Phone Number (Home): _____

*Unit Address: _____ Phone Number (Cell): _____

Mailing Address: _____ Email Address: _____

Alternate or Secondary address to which notices from the Association are to be delivered:

The name and address of your legal representative, if any, including any person with power of attorney, or other person to be contacted in the event of your extended absence: _____

*** Emergency Contact: _____

Tenant Information

1. Name: _____ Email Address: _____

Home Phone: _____ Cell Phone: _____ Work Phone: _____

2. Name: _____ Email Address: _____

Home Phone: _____ Cell Phone: _____ Work Phone: _____

3. Name: _____ Email Address: _____

Home Phone: _____ Cell Phone: _____ Work Phone: _____

Property Management (If Applicable):

Company Name: _____ Contact/Agent: _____

Mailing Address: _____

Email Address: _____ Phone Number: _____

Make your selections for Electronic Notice and Records Authorization on page 2

Electronic Notice and Records Authorization

Pursuant to California Civil Code §5220, Owners are permitted to request a membership list from Management, which will include your mailing address and email address.

I would like to opt out of having my information appear on a membership list.

Pursuant to California Civil Code §4040, Homeowners Associations are required to provide disclosure documentation to its membership. Individual homeowners have the authority to request disclosure documentation be delivered via email in lieu of traditional mailing providers.

I would like all required distribution documentation to be delivered via email to the address listed above.

Should your email address change, and/or be deactivated the obligation falls to you to inform Management of the change. You may also request to revert back to traditional mailing. Failure to contact Management regarding change in email address could result in lack of contact from the Association. Please note, delinquency notices and compliance notices will continue to be delivered by first class mail, per the Association's policies.

You have the right to withdraw your consent at any time after agreeing to this authorization. To do so, please provide the Association with written notice (email notice is acceptable) that you are withdrawing consent relative to electronic transmission.

List All Pets:

Type of Animal	Breed	Description (color, size, distinctive markings)

Vehicle Information:

Make	Model	Year	Color	State	License Plate Number

Please contact OMNI should you have any questions or additional information to provide.



9807 Fair Oaks Boulevard, Fair Oaks, CA 95628 • Phone (916) 965-8964 • Fax (916) 965-0325

LEISURE TOWN HOMES ASSOCIATION

100 Sequoia Drive
Vacaville, CA 95687

AGE RESTRICTED CENSUS FORM

Please take the time to fill out this census form and mail to the above-address. It is necessary for Leisure Town to maintain current information for compliance with federal age-restriction laws as Leisure Town is an age-restricted community. Under the applicable state and federal laws, residency in Leisure Town is generally restricted to persons fifty-five (55) years of age or older. This information will be kept for purposes of ensuring that the community is in compliance with the age-qualification requirements under state and federal law to protect the age-restricted status of our community.

A. General Background Questions

Name of Owner(s): _____

Property Address: _____

Telephone: _____

Does the Owner(s) (Check one):

- Reside in property/lot
- OR-**
- Rent the property/lot

B. Specific Questions Relating to Occupancy

Please read the following disclosure prior to answering the questions below. For each occupant living in the above stated property/lot, please list their name and age below and indicate how they qualify to be a resident. In order to qualify to be a resident, each occupant must fit into one of these three categories. Any individual who fails to qualify under one of three categories may only reside within the residence as a guest of the occupants for no more than sixty (60) days total per calendar year.

1. **Qualifying Resident:** An individual 55 years or older who resides in the community as their primary residence;
2. **Qualified Permanent Resident:**
 - (a) An individual who resides with a Qualifying Resident (a person who is 55 years or older) prior to his or her death, hospitalization, other prolonged absence or the dissolution of marriage and is 45 years or older or the spouse, co-habitant, or person providing physical or economic support to the Qualifying Resident;

-OR-

LEISURE TOWN HOMES ASSOCIATION

100 Sequoia Drive
Vacaville, CA 95687

(b) An individual who is the adult child or grandchild of a Qualifying Resident or Qualified Permanent Resident and who has a disabling condition, illness or injury as defined as having a record of physical or mental impairment that substantially limits one or more major life activities;

3. ***Permitted Health Care Resident:*** An individual hired or a family member who provides live-in, long-term or terminal health care to a Qualifying Resident.

C. Occupant Information

1. Name of Occupant: _____
Age of Occupant: _____ years old

Occupant Qualifies as (*please check only one per occupant*):

- Qualifying Resident*
- Qualified Permanent Resident*
- Permitted Health Care Resident*

2. Name of Occupant: _____
Age of Occupant: _____ years old

Occupant Qualifies as (*please check only one per occupant*):

- Qualifying Resident*
- Qualified Permanent Resident*
- Permitted Health Care Resident*

3. Name of Occupant: _____
Age of Occupant: _____ years old

Occupant Qualifies as (*please check only one per occupant*):

- Qualifying Resident*
- Qualified Permanent Resident*
- Permitted Health Care Resident*

*PLEASE USE ADDITIONAL PAGES IF NECESSARY.