

WEST POINT LOMA OWNERS ASSOCIATION, INC.

2024 BUDGET

INCOME

Homeowners Dues (\$484 per month per unit)	139,392
Interest Income	3,608
TOTAL INCOME (\$497 per month per unit)	\$143,000

OPERATING EXPENSES

Bank Charges	100
Drain Maintenance	540
Gas, Electric	10,600
General Repairs	8,000
Income Taxes	1,400
Insurance	24,700
Landscape Maintenance	9,000
Painting	400
Permits & Filing Fees	100
Pest Control	4,300
Professional Fees	2,000
Spa Maintenance & Supplies	4,800
Supplies & Postage	700
Trash Removal	30,600
Tree Trimming	5,500
Water & Sewer	22,000
TOTAL OPERATING EXPENSES (\$433 per month per unit)	\$124,740

GROSS RESERVE CONTRIBUTION

(\$63 per month per unit)

\$18,260

RESERVE EXPENSES

No specific projections are budgeted at this time	0
TOTAL RESERVE EXPENSES	0

NET RESERVE CONTRIBUTION

\$18,260

RESERVE STATUS

Reserves as of September 30, 2023	\$297,328
Plus estimated contribution by year end	1,000
	=====
	\$298,328
2023 year end estimate of amount of cash reserves needed to repair, replace, restore, or maintain major components per 2022 reserve study (Cal. Civ. Code § 5300)	\$378,330
Deficit at 2023 year end	\$80,002
Deficit per ownership interest at 2023 year end	\$3,333
Percentage funded at 2023 year end	79%
Recommended yearly contribution to reserves in 2023 per 2022 reserve study	\$21,360
Recommended contribution to reserves in 2023 per ownership interest per month per 2022 reserve study	\$74

PROJECTED RESERVE STATUS

Projected reserves as of December 31, 2023	\$298,328
Plus estimated contribution by 2024 year end	18,260
	=====
	\$316,588
Less projected disbursements in 2024 per 2022 reserve study	- 144,672
	=====
Projected reserves at 2024 year end	\$171,916
2024 year end estimate of amount of cash reserves needed to repair, replace, restore, or maintain major components per 2022 reserve study (Cal. Civ. Code § 5300)	\$269,732
Deficit at 2024 year end	\$97,816
Deficit per ownership interest at 2024 year end	\$4,076
Percentage funded at 2024 year end	64%

WEST POINT LOMA OWNERS ASSOCIATION, INC.

PROPERTY ADDRESS:
4532-4578 WEST POINT LOMA BLVD.
SAN DIEGO, CALIFORNIA 92107

BOARD @ WPLHOA.ORG
REPAIRS @ WPLHOA.ORG
TREASURER @ WPLHOA.ORG

CORRESPONDENCE TO:
4542 WEST POINT LOMA BLVD.
SAN DIEGO, CALIFORNIA 92107-1243

ASSESSMENT AND RESERVE FUNDING DISCLOSURE SUMMARY
For the Fiscal Year Ending 12/31/2023
(California Civil Code § 5570)

(1) The regular assessment per ownership interest is \$440 per month in 2023. It is \$484 per month starting on January 1, 2024.

(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:	Purpose of the assessment:
None		
	Total:	

(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 X No ___

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

Approximate date assessment will be due:	Amount per ownership unit per month or year:
Not applicable	
	Total:

(5) All major components are included in the reserve study and are included in its calculations.¹

¹Components not included in the reserve study (e.g. interior plumbing and electrical wiring) are, in the opinion of the current board of the HOA, not items for which the HOA is responsible.

(6) Based on the method of calculation in paragraph (4) of subdivision (b) of Section 5570, the estimated amount required in the reserve fund at the end of the current fiscal year is \$378,330, based in whole or in part on the last reserve study or update prepared by Sonnenberg & Company, CPAs as of December 2022. The projected reserve fund cash balance at the end of the current fiscal year is \$298,328, resulting in reserves being 79% percent funded at this date.

(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, the projected reserve fund cash balance in each of those years (taking into account only assessments already approved and other known revenues), and reserve percent funding are set forth below. If the reserve funding plan approved by the association is implemented, at the end of five years the projected reserve fund cash balance will be \$66,788, leaving the reserve at twenty-four percent (24%) funding.

Year	Amount in reserves at beginning of year	Contribution during year ²	Interest during year	Gross at end of year (before deductions)	Estimated disbursements during year	Projected reserve balance	Required reserve balance	Percentage funded at end of year
2024	298328	14652	3608	316588	144672	171916	269732	64
2025	171916	14212	426	186554	111255	75299	195612	38
2026	75299	13786	414	89499	21539	67960	212258	32
2027	67960	13372	401	81733	10596	71137	240900	30
2028	71137	12971	389	84497	16048	68449	265140	26

Notes:

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, the assumed long-term before-tax interest rate earned on reserve funds was three percent (3.0%) per year, and the assumed long-term inflation rate to be applied to major component repair and replacement costs was three percent (3.0%) per year.

“Estimated remaining useful life” means the time reasonably calculated to remain before a major component will require replacement.

“Major component” has the meaning used in Section 5550. Components with an estimated remaining useful life of more than 30 years may be included in a study as a capital asset or disregarded from the reserve calculation, so long as the decision is revealed in the reserve study report and reported in the Assessment and Reserve Funding Disclosure Summary.

²Assumes three percent (3.0%) cost increase per year with assessment remaining at \$484 per month.