

WEST POINT LOMA OWNERS ASSOCIATION, INC.

2027 BUDGET

INCOME

EXEMPT FUNCTION

Homeowners dues (\$605 per month per unit)	174,240
Other exempt function income	0
EXEMPT FUNCTION INCOME	\$ 174,240

RESERVES

Interest on reserves	8,250
Less income taxes on interest	3,250
NET RESERVES INCOME	\$ 5,000

OPERATING EXPENSES

Bank Charges	140
Drain Maintenance	600
Gas, Electric	11,500
General Repairs	15,000
Insurance	27,500
Landscape Maintenance	10,300
Painting	800
Permits & Filing Fees	100
Pest Control	4,400
Professional Fees	3,000
Spa Maintenance & Supplies	6,200
Supplies & Postage	700
Trash Removal	35,000
Tree Trimming	6,500
Water & Sewer	26,000
TOTAL OPERATING EXPENSES (\$513 per month per unit)	\$ 147,740
EXEMPT FUNCTION INCOME LESS OPERATING EXPENSES (\$92 per month per unit)	\$ \$26,500

RESERVES

Net reserves income	5,000
Contribution to reserves from net operating income	26,500
GROSS RESERVE INCREASE	\$ 31,500

RESERVE STATUS

Reserves as of September 30, 2026	\$ 356,846
Plus: Estimated contribution by year end	0
Estimated interest by year end less taxes	1,850
	\$ 358,696
2026 year end estimate of amount of cash reserves needed to repair, replace, restore, or maintain major components per 2026 reserve study (Cal. Civ. Code § 5300)	\$ 426,392
Deficit at 2026 year end	\$ 67,696
Deficit per ownership interest at 2026 year end	\$ 2,821
Percentage funded at 2026 year end	84 %
Recommended yearly contribution to reserves in 2027 per 2026 reserve study	\$ 28,290
Recommended contribution to reserves in 2027 per ownership interest per month per 2026 reserve study	\$ 99

PROJECTED RESERVE STATUS

Projected reserves as of December 31, 2026	\$ 358,696
Plus estimated contribution by 2027 year end	31,500
Less projected disbursements in 2027 per 2026 reserve study	222,931
Projected reserves at 2027 year end	\$ 167,265
2027 year end estimate of amount of cash reserves needed to repair, replace, restore, or maintain major components per 2026 reserve study (Cal. Civ. Code § 5300)	\$ 243,177
Deficit at 2027 year end	\$ 75,912
Deficit per ownership interest at 2027 year end	\$ 3,163
Percentage funded at 2027 year end	69 %

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 12/31/2026** **(California Civil Code § 5570)**

(1) The regular assessment per ownership interest is \$550 per month in 2026. It is \$605 per month starting on January 1, 2027.

(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 \$426,392 based in whole or in part on the last reserve study or update prepared by Sonnenberg & Company, CPAs as of December 2026. The projected reserve fund cash balance at the end of the current fiscal year is \$358,696, resulting in reserves being 84% 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 \$212,032, leaving the reserve at sixty-one percent (61%) 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
2027	358696	26500	5000	390196	222931	167265	243177	69
2028	167265	25705	3080	196050	11871	184179	272213	68
2029	184179	24934	3391	212504	27923	184581	286389	64
2030	184581	24186	3398	212165	6409	205756	323270	64
2031	205756	23460	3788	233004	20972	212032	346779	61

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 \$605 per month.