

November 20, 2025

Board of Directors

Village Glen Homes Homeowners Association (Legal name with FTB)
(dba Village Glen HOA)

As Treasurer of Village Glen HOA, I have reviewed all documents and transactions for the months of July-October 2025.

- 1.) Reviewed all bank statements for July-October 2025. The October 2025 bank statement for our checking account reflects a bank balance of \$14,813.87.
- 2.) The September 2025 savings account balance (reserve account) is \$14,107.43. In October 2025, \$1000 was moved from checking to savings account due to surplus in 2024. Balance is now \$15,107.43.
- 3.) In August 2025, we hired a new Landscape company, Oakridge Landscape. Monthly expense is \$741 (down from \$1,115 for GLM Landscape). This is a monthly cost savings of \$374. Maintenance is the largest expense for the months of July-October. Total expense is \$5,906.70 (\$1,136 of this amount was for May invoice not billed by GLM till July).
- 4.) Reissued check in August 2025 to Essential Media for \$425.17. Original check in March was never cashed/received. Mechanics Bank issued credit to us in June 2025.
- 5.) Year end 2025 estimate-\$832.00 surplus.
- 6.) 2026 Budget-Dues to remain at \$765/homeowner (lots 1-36) and \$435/homeowner (lots 37-40). Originally estimated dues increase in 2026. Will revisit in 2027.
- 7.) In 2025, we had a special assessment of \$150/homeowner to fund reserves (\$6000). My recommendation last year was to continue this special assessment through 2027. My current recommendation is a special assessment of \$100/homeowner (\$4000) in years 2026 and 2027. With these assessments and with projected reserve expenditures for 2026-2027, we would meet our requirement of the reserve fund target of 75%.

California Civil Code 5300(b)(5): The Board of Directors must notify owners whether they anticipate any special assessments. The Village Glen Homes Homeowners Board of Directors anticipates the need for a \$100 annual special assessment in 2026 to restore reserves.

California Civil Code 5300(b)(8): The Board of Directors must notify owners as to whether the association has any outstanding loans with an original term of more than 1 year. The Village Glen Homes Homeowners Association does not have any outstanding loans with an original term of more than 1 year.

California Civil Code 5300(b)(4): The association must notify owners whether the Board of Directors of the association has determined to defer or not undertake repairs or replacement of any major component with a remaining life of 30 years or less. The Village Glen Homes Homeowners Association

Board of Directors has determined not to defer and will undertake repairs and replacement of all major components with a remaining life of 30 years or less when needed.

California Civil Code 5565(d): The association must disclose any current deficiency in the reserve fund expressed on a per unit basis. This is calculated by subtracting the actual amount in the reserves from the "100% funded amount" stated in the reserve study and dividing it by the number of homes in the association (40). The association's current deficiency expressed on a household basis is \$81.00.

Sheri Hauck
Treasurer