

ANNUAL BUDGET DISCLOSURES FY 2023

Whittier Greens Homeowners Association
c/o Community Management Professionals LLC
12598 Central Avenue | Suite 114
Chino, CA 91710-3500
(909) 545-6940

Memorandum

To: All Homeowners
From: Board of Directors
Date: November 19, 2022
Subject: *Whittier Greens Homeowners Association 2023 Operating Budget*

As required by the California Civil Code, Sections 4000 to 6150, we are pleased to enclose the Annual Budget Report and Annual Policy Statement.

Annual Budget Report

The Budget Report contains the 2023 Operating Budget. Monthly assessments will remain the same for 2023. Also included is the most recent Reserve Funding Plan (a full copy is available upon request) and a Summary of the Association's Insurance Policies.

Reserves are funded through the regular monthly assessment. The Board has determined that no major component that requires repair or replacement will be deferred in the upcoming fiscal year, and that consistent with the Reserve Funding Plan anticipates that no special assessments will be needed to repair, replace, or restore any major component or to provide adequate reserves therefore this year.

The Association has no outstanding debt.

Annual Policy Statement

The Annual Policy Statement contains the Association's Collection Policy, Discipline Policy, Architectural Guidelines and Procedures, along with the Notice of Assessments, Foreclosures, and Payments (California Civil Code 5730) and Dispute Resolution Procedures (California Civil Code 5920 and 5925-5965).

The name and address of the person designated to receive official communications for the association is Richard Perry, 12598 Central Avenue | Suite 114, Chino, CA 91710-3500.

Homeowners have the right to submit a secondary address to the Association for notices specified in the California Civil Code. Such a request must be made in writing and mailed to the person designated above by first class mail, postage prepaid, or via email to info@cmp-hoa.com.

General Notices will be placed on the bulletin board within the common area. Homeowners have a right to receive general notices by individual delivery, and such requests must be made in writing as noted above. A copy of the minutes of the meetings may be obtained, for a small fee, by writing to the address noted above also.

Overnight payments may be made at the office of Community Management Professionals LLC, 12598 Central Avenue | Suite 114, Chino, CA 91710-3500.

All Association Governing Documents, along with the full Reserve Funding Plan, and the Minutes, are available on the Association Web Portal at www.CMP-HOA.com/whittiergreens.html.

If you have any questions, please contact the Association through Community Management Professionals LLC at (909) 545-6940.

Richard Perry, CMCA[®], AMS[®]
Community Management Professionals LLC

ANNUAL
BUDGET
DISCLOSURE
DOCUMENTS

Whittier Greens Homeowners Association 2023 Budget

Whittier Greens Homeowners Association

Year: 2023

Notes:

	TOTAL	ANNUAL TOTAL	ANNUAL MONTHLY	BUDGET ANNUAL	BUDGET MONTHLY
INCOME					
4100 - Dues Income	294615.82	353538.98	29461.58	353538.96	29461.58
4106 - Special Assessment-Roofing Project	61079.80	73295.76	6107.98	62531.76	5210.98
4121 - Bank Loan Interest	2735.32	3282.38	273.53	3000.00	250.00
4125 - Operating Interest	54.20	65.04	5.42		
4130 - Late Charge Assessments	355.10	426.12	35.51		
4160 - Pre-Lien Fee	-398.12	-477.74	-39.81		
4170 - Lien Fee	-325.00	-390.00	-32.50		
4200 - Violation Fees	-50.00	-60.00	-5.00		
4300 - Misc Income	10.00	12.00	1.00		
	358077.12	429692.54	35807.71	419070.72	34922.56
EXPENSES					
7110 - Insurance-General Liability	23229.09	27874.91	2322.91	27774.00	2314.50
7130 - Workers Comp				584.00	48.67
7210 - Security Services	6376.00	7651.20	637.60	8400.00	700.00
7220 - Security Surveillance	574.00	688.80	57.40	0.00	0.00
7260 - Pool Service	1820.00	2184.00	182.00	2640.00	220.00
7270 - Pool Repairs	525.00	630.00	52.50	600.00	50.00
7280 - Pool Supplies	80.00	96.00	8.00	0.00	0.00
7310 - Landscape Maintenance	29850.00	35820.00	2985.00	35700.00	2975.00
7330 - Irrigation Repairs	8636.01	10363.21	863.60	7200.00	600.00
7340 - Tree Trimming	26843.00	32211.60	2684.30	0.00	0.00
7410 - Electricity	5488.53	6586.24	548.85	6600.00	550.00
7420 - Water/Sewer	54770.60	65724.72	5477.06	66000.00	5500.00

	TOTAL	ANNUAL	ANNUAL	BUDGET	BUDGET
7425 - Water Treatment	6070.00	7284.00	607.00	8160.00	680.00
7430 - Gas	3611.12	4333.34	361.11	4320.00	360.00
7450 - Trash	23343.80	28012.56	2334.38	29403.00	2450.25
7510 - Pest Control Maintenance	1505.00	1806.00	150.50	1980.00	165.00
7525 - Access Gate Repairs	10105.39	12126.47	1010.54	4800.00	400.00
7545 - Lighting Repairs	5273.44	6328.13	527.34	4800.00	400.00
7550 - Street Sweeping	2340.00	2808.00	234.00	3120.00	260.00
7560 - General Maintenance	579.00	694.80	57.90	0.00	0.00
7580 - General Repairs	8006.00	9607.20	800.60	0.00	0.00
7590 - Roof Maintenance and Repairs	3500.00	4200.00	350.00	0.00	0.00
7595 - Roof Project	460718.81	552862.57	46071.88	0.00	0.00
7596 - Roof Project-Permits	6206.69	7448.03	620.67	0.00	0.00
7710 - Management Fees	15300.00	18360.00	1530.00	21420.00	1785.00
7745 - Postage & Printing	890.64	1068.77	89.06	1080.00	90.00
7772 - Tax Return Preparation	350.00	420.00	35.00	350.00	29.17
7790 - Misc General Admin	22.90	27.48	2.29	0.00	0.00
7800 - Legal Fees	1481.00	1777.20	148.10	0.00	0.00
7820 - Late Charges	1735.49	2082.59	173.55	0.00	0.00
Income Accounts Total:	358077.12	429692.54	35807.71	419070.72	34922.56
Expense Accounts Total:	709231.51	851077.81	70923.15	234931.00	19577.58
Difference:	-\$351,154.39	-\$421,385.27	-\$35,115.44	\$184,139.72	\$15,344.98

