



# W O O D B U R Y

April 25, 2022

Dear Woodbury Community Association Homeowner:

As your fiscal year end is fast approaching, your Board of Directors has undertaken a thorough review of the operating budget with the goal of providing for efficient operations and for funding adequate reserves to meet long-term requirements.

As a result of this review and due to our vendors and suppliers over the past couple of years passing on the rising costs of gas, labor and materials to the Association, the Board has determined that assessments will increase \$20.00 to \$160.00 per month for the upcoming fiscal year that begins on June 1, 2022.

**The Board does not anticipate any special assessments to replace, repair or restore any major components, at this time. However, the Board cannot predict unanticipated events, which may have an impact on assessments.**

In conjunction with the budget review, the services of a professional reserve analyst were employed to make recommendations for future funding.

Enclosed, please find the Association's Annual Policy Statement and supporting documents required to be sent to the membership annually in accordance with California Civil Codes 5300 and 5310.

Should you have any questions regarding the materials enclosed, please contact the undersigned at (949) 451-1654.

At the Direction of the Board of Directors,

*Susan Seifen*

Susan Seifen, CMCA®, AMS®, PCAM®  
General Manager

# WOODBURY COMMUNITY ASSOCIATION

## ANNUAL POLICY STATEMENT

This annual policy statement is provided to you in accordance with the requirements of California Civil Code Section 5310.

1. The name and address of the person designated to receive official communications to the Association: Board President, c/o: Keystone Pacific Property Management, LLC, 16775 Von Karman, Suite 100, Irvine, CA 92606.

The Association's mailing address for overnight payment of assessment is: Keystone Pacific Property Management, LLC 16775 Von Karman, Suite 100, Irvine, CA 92606.

2. Association members may submit a request to the Association to have the Association's annual budget report, review of the Association's financial statement, the Association's annual policy statement, requests for assessment payments made by the member, pre-lien notices (as described in Civil Code Section 5660), copy of a recorded notice of delinquent assessment, and notice of default, sent to up to two (2) different specified addresses. Such request must be delivered to the Association by e-mail at [Reconnect@keystonepacific.com](mailto:Reconnect@keystonepacific.com) or fax at (949) 377-3309.

3. General notices from the Association to the members will be posted at the following location(s) in the community: Bulletin board inside the entrance of the Lagoon Pool.

4. Association members can arrange to have all general notice items provided to them by individual delivery by submitting a written request to the association by e-mail at [Reconnect@keystonepacific.com](mailto:Reconnect@keystonepacific.com) or fax at (949) 377-3309.

**5. Association members may receive copies of minutes, proposed minutes, or summary minutes of meetings of the Association's board of directors (other than meetings held in executive session) by submitting a written request to the person identified in Item 1 above at the address specified in Item 1, or by e-mail at [Reconnect@keystonepacific.com](mailto:Reconnect@keystonepacific.com) or fax at (949) 377-3309. Such minutes, proposed minutes, or summary minutes will be available no later than thirty (30) days after the meeting and any charges involved for copying and postage will be the responsibility of the homeowner.**

### 6. NOTICE 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, 2003. You may wish to consult a lawyer if you dispute an assessment.

### ASSESSMENTS AND FORECLOSURE.

Assessments become delinquent 15 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 Article 3 (commencing with Section 5700) of Chapter 8 of Part 5 of Division 4 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. (Sections 5700 through 5720 of the Civil Code, inclusive)

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 area damaged by a member or a member's guests, if the governing documents provide for this.

(Section 5725 of the Civil Code)

The association must comply with the requirements of Article 2 (commencing with Section 5650) of Chapter 8 of Part 5 of Division 4 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 those requirements. Any additional costs that result from satisfying the requirements are the responsibility of the association. (Section 5675 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 a 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.

## PAYMENTS.

When an owner makes a payment, the owner 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)

An owner may, but is not obligated to, pay under protest any disputed charge or sum levied by the association, including, but not limited to, an assessment, fine, penalty, late fee, collection cost, or monetary penalty imposed as a disciplinary measure, and by so doing, specifically reserve the right to contest the disputed charge or sum in court or otherwise.

An owner may dispute an assessment debt by submitting a written request for dispute resolution to the association as set forth in Article 2 (commencing with Section 5900) of Chapter 10 of Part 5 of Division 4 of the Civil Code. In addition, an association may not initiate a foreclosure without participating in alternative dispute resolution with a neutral third party as set forth in Article 3 (commencing with Section 5925) of Chapter 10 of Part 5 of Division 4 of the Civil Code, 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)

## MEETINGS AND PAYMENT PLANS.

An owner of a separate interest that is not a time-share interest 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 exists. (Section 5665 of the Civil Code)

The board must meet with an owner who makes a proper written request for a meeting to discuss a payment plan when the owner has received a notice of a delinquent assessment. These payment plans must conform with the payment plan standards of the association, if they exist. (Section 5665 of the Civil Code)

7. The budget for fiscal year June 1, 2022 through May 31, 2023 is attached hereto.
8. The summary pages of the reserve study are attached hereto.
9. The assessment and reserve funding disclosure summary is attached hereto.
10. The Association does not have an existing loan.
11. The policy for the collection of delinquent assessments is attached hereto.
12. The discipline policy and schedule of penalties for violations of the association's governing documents are attached hereto.
13. A summary of the dispute resolution procedures is attached hereto.
14. A summary of the types of changes requiring approval by the Architectural Committee/Design Review Committee is attached hereto.
15. A summary of insurance policies maintained by the association is attached hereto.
16. A copy of the completed "Charges for Documents Provided", in accordance with Civil Code 4525, has been attached hereto.

**Woodbury Community Association**  
**Fiscal Year Ending Last Day of May 2023**  
**Approved Budget**

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<u>Acct</u>	<u>Account Name</u>	<u>Annual</u>	<u>Monthly</u>	<u>Per Unit Per Month</u>
<b>INCOME</b>				
<b><u>Income</u></b>				
4000	Assessments	5,591,040.00	465,920.00	160.00
4019	Operating Interest	9,000.00	750.00	0.26
4020	Reserve Interest Income	53,578.00	4,464.83	1.53
4022	Delinquency Interest	2,000.00	166.67	0.06
4030	Clubhouse Rental	25,000.00	2,083.33	0.72
4065	Key Fees	7,800.00	650.00	0.22
4080	Recreation Income	10,000.00	833.33	0.29
4090	Swim Income	7,920.00	660.00	0.23
4095	Tennis Income	2,000.00	166.67	0.06
	Total Income	<u>5,708,338.00</u>	<u>475,694.83</u>	<u>163.36</u>
<b>EXPENSES</b>				
<b><u>Utilities</u></b>				
5225	Electricity	200,000.00	16,666.67	5.72
5235	Gas	105,000.00	8,750.00	3.00
5245	Water	347,126.00	28,927.17	9.93
5255	Telephone	7,000.00	583.33	0.20
5260	Internet	14,500.00	1,208.33	0.41
5265	Refuse	18,000.00	1,500.00	0.52
	Total	<u>691,626.00</u>	<u>57,635.50</u>	<u>19.79</u>
<b><u>Administration</u></b>				
8110	Clubhouse Furniture/Equip	2,400.00	200.00	0.07
8115	Resident Activities	150,000.00	12,500.00	4.29
8120	Square Reader Fee	1,000.00	83.33	0.03
8135	Recreation Salaries	11,000.00	916.67	0.31
8210	Taxes	36,000.00	3,000.00	1.03
8215	Property Taxes	2,000.00	166.67	0.06
8220	Audit/Tax Returns	1,250.00	104.17	0.04
8222	Reserve Study	5,000.00	416.67	0.14
8225	Licenses & Fees	18,000.00	1,500.00	0.52
8365	Legal Service	6,000.00	500.00	0.17
8410	Insurance	59,000.00	4,916.67	1.69
8440	Cntrct Professional Manage	473,676.00	39,473.00	13.56
8450	Printing/Mailing/Supplies	3,600.00	300.00	0.10
8455	Administration Salaries	7,000.00	583.33	0.20
8456	Newsletter	3,600.00	300.00	0.10
8470	Office Supplies	4,800.00	400.00	0.14
8480	Maintenance Technician	72,000.00	6,000.00	2.06
8495	Contingency	30,000.00	2,500.00	0.86
	Total	<u>886,326.00</u>	<u>73,860.50</u>	<u>25.36</u>
<b><u>Pools</u></b>				
6210	Contract Pool Service	57,000.00	4,750.00	1.63
6215	Pool Extras	36,000.00	3,000.00	1.03
6216	Pool Chemicals	60,000.00	5,000.00	1.72
6220	Pool Equipment Contract	51,000.00	4,250.00	1.46
6260	Pool Monitors	10,000.00	833.33	0.29
6270	Lifeguards	73,000.00	6,083.33	2.09
	Total	<u>287,000.00</u>	<u>23,916.67</u>	<u>8.21</u>
<b><u>Landscape Maintenance</u></b>				
7210	Contract Land Maint	738,516.00	61,543.00	21.13
7215	Landscape Extras	48,000.00	4,000.00	1.37
7220	Landscape Color	4,800.00	400.00	0.14
7225	Sprinkler Repair	168,000.00	14,000.00	4.81
7240	Tree Maintenance	60,000.00	5,000.00	1.72
	Total	<u>1,019,316.00</u>	<u>84,943.00</u>	<u>29.17</u>
<b><u>Contracts, Maintenance &amp; Repairs</u></b>				
7510	Contract Janitorial	178,000.00	14,833.33	5.09
7515	Janitorial Supplies	33,000.00	2,750.00	0.94
7525	Pest Control	16,080.00	1,340.00	0.46
7526	Pest Control Extras	12,000.00	1,000.00	0.34
7530	Street Sweeping	4,000.00	333.33	0.11
7545	Contract Light Maintenance	93,648.00	7,804.00	2.68
7550	Lighting Repairs/Supplies	60,000.00	5,000.00	1.72
7556	Fire Alarm Monitoring	4,200.00	350.00	0.12
7557	Holiday Lighting	36,000.00	3,000.00	1.03
7560	Property Protection	94,480.00	7,873.33	2.70
7562	Access Control Contract	25,104.00	2,092.00	0.72
7565	Access Control Maintenance	4,800.00	400.00	0.14
7570	Gate Repair	2,400.00	200.00	0.07
7614	Common Area Maint	10,000.00	833.33	0.29

**Woodbury Community Association**  
**Fiscal Year Ending Last Day of May 2023**  
**Approved Budget**

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7615	Common Area Supplies	18,000.00	1,500.00	0.52
7620	Plumbing Repair	20,000.00	1,666.67	0.57
7625	HVAC Maintenance	3,000.00	250.00	0.09
7650	Tennis Court Maintenance	3,600.00	300.00	0.10
7680	Maintenance Inspections	2,000.00	166.67	0.06
7690	Playground Inspections	1,700.00	141.67	0.05
7700	Playground Maintenance	3,000.00	250.00	0.09
	Total	<u>625,012.00</u>	<u>52,084.33</u>	<u>17.89</u>

**Reserve Funding**

9120	Painting	58,068.00	4,839.00	1.66
9130	Roofs	41,976.00	3,498.00	1.20
9135	Streets/Drives	74,004.00	6,167.00	2.12
9136	Concrete	5,556.00	463.00	0.16
9145	Grounds Reserves	36,888.00	3,074.00	1.06
9160	Mailboxes	17,712.00	1,476.00	0.51
9165	Lighting	116,760.00	9,730.00	3.34
9170	Fencing & Walls	107,508.00	8,959.00	3.08
9175	Monument & Signs	19,848.00	1,654.00	0.57
9180	Landscape	525,732.00	43,811.00	15.04
9215	Recreation Center	492,684.00	41,057.00	14.10
9225	Irrigation	68,964.00	5,747.00	1.97
9230	Arbor Garden Park	17,124.00	1,427.00	0.49
9231	Colonnade Garden Park	3,216.00	268.00	0.09
9232	Coral Tree Square Park	15,084.00	1,257.00	0.43
9233	Cypress Square Park	23,328.00	1,944.00	0.67
9234	Date Palm Park	21,156.00	1,763.00	0.61
9235	Laurel Square Park	22,596.00	1,883.00	0.65
9236	Magnolia Square Park	20,172.00	1,681.00	0.58
9237	Olive Grove Square Park	11,760.00	980.00	0.34
9238	Palm Garden Park	5,520.00	460.00	0.16
9239	Peppertree Park	19,260.00	1,605.00	0.55
9240	Promenade Park	7,884.00	657.00	0.23
9241	Terrace Garden Park	5,556.00	463.00	0.16
9242	Woodland Garden Park	31,704.00	2,642.00	0.91
9245	Cypress Square Pool/Spa/C	75,312.00	6,276.00	2.16
9246	Date Palm Pool/Spa/Caban	84,528.00	7,044.00	2.42
9247	Peppertree Pool/Spa/Cabar	68,304.00	5,692.00	1.95
9248	Promenade Pool/Spa/Caba	84,816.00	7,068.00	2.43
9300	Contingency	62,460.00	5,205.00	1.79
9305	Allocate Int To Reserves	53,578.00	4,464.83	1.53
	Total	<u>2,199,058.00</u>	<u>183,254.83</u>	<u>62.93</u>

Subtotal Operating Exp (wo Reserves)                      3,509,280.00                      292,440.00                      100.43

Total Operating Expenses                      5,708,338.00                      475,694.83                      163.36

Net Surplus/(Deficit)    0.00    0.00    0.00

Woodbury Community Association  
Irvine, California  
RDA Owner's Summary

<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Report Date</td> <td style="width: 30%;">January 20, 2022</td> <td style="width: 40%;"></td> </tr> <tr> <td>Version</td> <td>013</td> <td></td> </tr> <tr> <td>Account Number</td> <td>13268</td> <td></td> </tr> <tr> <td>Budget Year Beginning</td> <td>6/ 1/22</td> <td></td> </tr> <tr> <td style="padding-left: 20px;">Ending</td> <td>5/31/23</td> <td></td> </tr> <tr> <td>Total Units Included</td> <td>4067</td> <td></td> </tr> <tr> <td>Phase Development</td> <td>1 of 1</td> <td></td> </tr> </table>	Report Date	January 20, 2022		Version	013		Account Number	13268		Budget Year Beginning	6/ 1/22		Ending	5/31/23		Total Units Included	4067		Phase Development	1 of 1		<table style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2">Parameters:</td> </tr> <tr> <td style="width: 70%;">Inflation</td> <td style="text-align: right;">3.00%</td> </tr> <tr> <td>Annual Contribution Increase</td> <td style="text-align: right;">3.00%</td> </tr> <tr> <td>Investment Yield</td> <td style="text-align: right;">1.00%</td> </tr> <tr> <td>Taxes on Yield</td> <td style="text-align: right;">30.00%</td> </tr> <tr> <td>Contingency</td> <td style="text-align: right;">3.00%</td> </tr> <tr> <td colspan="2">Reserve Fund Balance as of</td> </tr> <tr> <td>6/ 1/22:</td> <td style="text-align: right;">\$7,724,891.00</td> </tr> </table>	Parameters:		Inflation	3.00%	Annual Contribution Increase	3.00%	Investment Yield	1.00%	Taxes on Yield	30.00%	Contingency	3.00%	Reserve Fund Balance as of		6/ 1/22:	\$7,724,891.00
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Project Profile & Introduction

For budgeting purposes, unless otherwise indicated in this report, we have used the actual date each area was constructed as the basis for aging the components examined in this analysis.

The association consists of 1,733 apartments, 1,408 condominiums and 926 single family homes.

RDA On-Site Inspection: January 2021

RDA Summary of Calculations

Monthly Contribution to Reserves Required:	\$178,789.14
( \$43.96 per unit per month)	
Average Net Monthly Interest Contribution This Year:	4,464.87
Net Monthly Allocation to Reserves 6/ 1/22 to 5/31/23:	\$183,254.01
( \$45.06 per unit per month)	

RDA Reserve Management Software  
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Woodbury Community Association  
RDA Owner's Summary

REPORT DATE: January 20, 2022  
 VERSION: 013  
 ACCOUNT NUMBER: 13268

DESCRIPTION	USE LIFE	+/-	REM LIFE	CURRENT COST	FULLY FUNDED RESERVES	ASSIGNED RESERVES
*** CATEGORY SUMMARY:				0	0	0
Concrete - Pavers, Repairs	25	0	9	9,581	6,132	6,132
Concrete - Pavers, Sealing	5	0	2	7,510	4,506	4,506
Concrete - Repairs	25	0	9	55,731	35,668	35,668
*** CATEGORY SUMMARY:				72,823	46,306	46,306
Streets - Asphalt Overlay	20	+8	12	772,571	441,469	281,246
Streets - Asphalt Repairs	4	0	4	36,038	0	0
Streets - Asphalt Slurry Sealing	4	0	4	37,289	0	0
Streets - Red Curbs	4	0	4	2,466	0	0
*** CATEGORY SUMMARY:				848,364	441,469	281,246
Roofs - Gutters & Downspouts	22	+8	14	32,370	17,264	0
Roofs - Tile, Replacement	30	0	14	463,925	247,427	0
*** CATEGORY SUMMARY:				496,295	264,691	0
Paint - Exteriors	8	+1	2	52,964	41,194	41,194
Paint - Gazebo	5	0	3	6,966	2,786	2,786
Paint - Interior, Cabanas	6	0	3	10,504	5,252	5,252
Paint - Interior, Rec Center	6	0	4	25,610	8,537	8,537
Paint - Light Standards	4	0	2	35,500	17,750	17,750
Paint - Mailboxes	4	+5	7	32,921	7,316	7,316
Paint - Metals	8	0	6	11,936	2,984	2,984
Paint - Woodwork, Trellises	4	0	2	43,021	21,510	21,510
Paint - Woodwork, Trim	4	0	2	30,522	15,261	15,261
Paint - Wrought Iron	3	0	0	21,100	21,100	21,100
*** CATEGORY SUMMARY:				271,043	143,690	143,690
Fencing - Chain Link	30	0	14	69,672	36,885	0
Fencing - Fire Access	20	0	16	29,712	5,942	0
Fencing - Solid Board	20	0	4	20,146	16,066	16,066
Fencing - Sound Walls	25	0	9	47,828	30,436	30,436
Fencing - Trash Gates	18	0	15	5,190	804	0
Fencing - Wrought Iron, 2011	20	0	9	33,121	18,154	18,154
Fencing - Wrought Iron, 2014	20	0	12	6,399	2,544	2,544
Fencing - Wrought Iron, 2016	20	0	13	9,268	2,982	0
Fencing - Wrought Iron, 2021	20	0	19	2,495	105	0
Fencing - Wrought Iron, Gates	20	+3	7	17,111	11,846	11,846
Fencing - Wrought Iron, Parks	20	+3	7	203,293	140,741	140,741
Fencing - Wrought Iron, School Area	20	0	9	37,914	20,564	20,564
Railing - Grounds	25	0	11	43,432	24,322	24,322
Walls - Masonary, Repairs	30	0	14	466,675	248,893	0

Woodbury Community Association  
RDA Owner's Summary

DESCRIPTION	USE LIFE	+/- LIFE	REM LIFE	CURRENT COST	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Walls - Pilasters	30	0	14	380,160	202,752	0
*** CATEGORY SUMMARY:				1,372,416	763,036	264,672
Lighting - Barbecue, Palm Garden	8	0	1	3,430	3,001	3,001
Lighting - Barbecue, Pool Areas	8	0	5	18,865	7,074	7,074
Lighting - Barbecue, Rec Center	8	0	3	6,860	4,288	4,288
Lighting - Bollards, 2013	22	0	13	16,800	6,720	0
Lighting - Bollards, 2020	22	0	20	14,400	1,309	0
Lighting - Bollards, Original	22	0	6	60,000	43,636	43,636
Lighting - Coach Lanterns, Magnolia	18	0	17	5,956	198	0
Lighting - Coach Lanterns, Original	18	0	1	20,102	18,985	18,985
Lighting - Exit Signs	20	0	16	10,052	1,943	0
Lighting - Floods, Original	12	+7	2	34,606	30,963	30,963
Lighting - Floods, Promenade	12	0	10	1,411	235	235
Lighting - Floods, Rec Center	12	0	10	23,166	3,861	3,861
Lighting - Hanging Fixtures	20	0	4	20,855	16,684	16,684
Lighting - Interiors, 2021	20	0	19	27,621	1,381	0
Lighting - Interiors, Original	25	0	9	28,434	18,198	18,198
Lighting - Magnolia Square	20	0	16	18,620	3,724	0
Lighting - Mailboxes	18	0	17	11,711	651	0
Lighting - Parking	25	0	8	221,760	150,797	150,797
Lighting - Pole w/Lantern, 2005	25	0	8	154,560	105,101	105,101
Lighting - Pole w/Lantern, 2006	25	0	9	288,960	184,934	184,934
Lighting - Pole w/Lantern, 2007	25	0	10	33,600	20,160	20,160
Lighting - Pole w/Lantern, 2008	25	0	11	137,760	77,146	77,146
Lighting - Pole w/Lantern, 2011	25	0	14	53,760	23,554	0
Lighting - Pole w/Lantern, 2012	25	0	15	10,080	3,909	0
Lighting - Pole w/Lantern, 2013	25	0	16	13,440	4,663	0
Lighting - Pole w/Lantern, 2014	25	0	17	3,360	1,029	0
Lighting - Pool Areas	10	0	6	52,125	20,850	20,850
Lighting - Recessed, Exterior	25	0	9	24,140	15,450	15,450
Lighting - Solar Lights w/Pole	18	0	17	9,740	541	0
Lighting - Sport Courts	20	0	4	26,106	20,885	20,885
Lighting - Step Illumination	18	0	2	10,110	8,987	8,987
Lighting - Tree Spots, Courtyard	16	0	15	4,872	305	0
Lighting - Tree Spots, Original	25	0	9	16,872	10,798	10,798
Lighting - Tree Spots, Pool Areas	25	0	14	11,610	5,108	0
Lighting - Tree Spots, Promenade	16	0	15	4,958	310	0
Lighting - Tree Spots, Rec Center	25	0	15	61,495	23,973	0
Lighting - Vapor Floods, 2019	20	0	17	3,806	571	0
Lighting - Vapor Floods, Original	20	0	4	15,224	12,179	12,179
Lighting - Well Lights, 2015	12	0	5	5,416	3,159	3,159
Lighting - Well Lights, 2017	12	0	7	5,416	2,257	2,257
Lighting - Well Lights, Original	12	+6	2	174,666	155,259	155,259
*** CATEGORY SUMMARY:				1,666,725	1,014,772	934,886
Arbor Garden Park - Barbecue	6	0	0	2,061	2,061	2,061

**Woodbury Community Association**  
**RDA Owner's Summary**

DESCRIPTION	USE LIFE	+/- LIFE	REM LIFE	CURRENT COST	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Arbor Garden Park - Benches	16	+3	5	35,792	26,373	26,373
Arbor Garden Park - Doggie Bin	16	0	2	766	670	670
Arbor Garden Park - Drinking Ftn	25	0	11	8,728	4,888	4,888
Arbor Garden Park - EWF	6	0	5	21,417	3,569	3,569
Arbor Garden Park - Picnic Tables	25	0	11	14,288	8,001	8,001
Arbor Garden Park - Play Structures	25	0	23	88,575	7,086	0
Arbor Garden Park - Trash Recept.	16	+3	5	21,429	15,790	15,790
Arbor Garden Park - Trellis	25	0	11	37,702	21,113	21,113
*** CATEGORY SUMMARY:				230,757	89,551	82,465
Colonade Garden Park - Benches	16	0	4	8,128	6,096	6,096
Colonade Garden Park - Doggie Bin	16	+3	2	766	685	685
Colonade Garden Park - Drink Ftn	20	0	8	8,728	5,237	5,237
Colonade Garden Park - Table/Chair	20	0	8	9,548	5,729	5,729
Colonade Garden Park - Trash	16	+6	5	2,381	1,840	1,840
Colonade Garden Park - Trellis	25	0	8	17,527	11,919	11,919
*** CATEGORY SUMMARY:				47,078	31,505	31,505
Coral Tree Square Park - Barbecues	6	0	0	1,878	1,878	1,878
Coral Tree Square Park - Benches	16	0	14	11,764	1,471	0
Coral Tree Square Park - Bike Rack	22	0	6	1,670	1,211	1,211
Coral Tree Square Park - Doggie Bin	16	0	0	766	766	766
Coral Tree Square Park - Drink Ftn	25	0	9	1,694	1,080	1,080
Coral Tree Square Park - EWF	6	0	5	6,326	1,054	1,054
Coral Tree Square Park - P. Tables	12	+9	5	13,980	10,625	10,625
Coral Tree Square Park - Structure	20	0	17	107,750	15,393	0
Coral Tree Square Park - Trash	20	0	4	11,716	9,353	9,353
Coral Tree Square Park - Trellis	25	0	9	46,358	29,557	29,557
*** CATEGORY SUMMARY:				203,902	72,388	55,525
Cypress Square Cabana - C. Tile	15	0	0	28,246	28,246	28,246
Cypress Square Cabana - Ctr, 2020	18	0	16	5,423	603	0
Cypress Square Cabana - Ctr, Orig	18	+1	2	5,423	4,852	4,852
Cypress Square Cabana - Doors	22	0	5	9,348	7,223	7,223
Cypress Square Cabana - Drink Ftn	25	0	8	11,800	8,024	8,024
Cypress Square Cabana - Partitions	15	+4	2	5,016	4,488	4,488
Cypress Square Cabana - Plumbing	25	0	8	20,199	13,735	13,735
Cypress Square Cabana - Showers	18	+1	2	13,256	11,861	11,861
Cypress Square Cabana - Termites	15	+4	2	5,025	4,496	4,496
Cypress Square Cabana - W.Heater	10	+9	2	10,540	9,431	9,431
Cypress Square Pool - Chemical Ctlr	10	0	3	9,020	6,314	6,314
Cypress Square Pool - Coping	12	0	3	27,523	20,642	20,642
Cypress Square Pool - Coping Seal	2	0	1	2,879	1,440	1,440
Cypress Square Pool - Filter	15	0	14	11,766	784	0
Cypress Square Pool - Heater	10	0	2	29,389	23,511	23,511
Cypress Square Pool - Pump & Motor	10	0	3	24,735	16,713	16,713
Cypress Square Pool - Pump Acid	6	0	0	875	875	875

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DESCRIPTION	USE LIFE	+/- LIFE	REM LIFE	CURRENT COST	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Cypress Square Pool - Pump Chlorine	6	0	0	875	875	875
Cypress Square Pool - Replastering	12	0	3	49,198	36,079	36,079
Cypress Square Pool - Trim Tile	12	+1	3	8,928	6,868	6,868
Cypress Square Pool Area - BBQ	8	0	3	4,122	2,576	2,576
Cypress Square Pool Area - Cabinet	20	0	3	1,841	1,565	1,565
Cypress Square Pool Area - Canopy	20	0	17	6,759	1,014	0
Cypress Square Pool Area - Canopy T	5	0	2	2,918	1,751	1,751
Cypress Square Pool Area - Caulking	4	0	0	3,431	3,431	3,431
Cypress Square Pool Area - Counter	22	0	5	6,864	5,304	5,304
Cypress Square Pool Area - Cushions	6	0	3	2,072	1,036	1,036
Cypress Square Pool Area - Deck R/R	36	0	19	111,746	52,769	0
Cypress Square Pool Area - DeckCoat	12	0	9	27,810	6,953	6,953
Cypress Square Pool Area - DeckSeal	2	0	0	10,854	10,854	10,854
Cypress Square Pool Area - Fireplac	30	0	13	25,000	14,167	0
Cypress Square Pool Area - Furnit	10	0	4	31,215	18,729	18,729
Cypress Square Pool Area - Lift	12	0	0	8,573	8,573	8,573
Cypress Square Pool Area - Sofas	16	0	6	3,710	2,242	2,242
Cypress Square Pool Area - Table	16	0	6	867	524	524
Cypress Square Pool Area - Trash	20	0	3	11,716	9,959	9,959
Cypress Square Pool Area - Umbrella	2	0	0	16,640	16,640	16,640
Cypress Square Spa - Chem Ctlr	10	0	3	9,020	6,314	6,314
Cypress Square Spa - Coping	8	0	0	5,734	5,734	5,734
Cypress Square Spa - Filter	15	0	13	2,090	279	0
Cypress Square Spa - Heater	10	0	3	4,255	2,875	2,875
Cypress Square Spa - Pump, Acid	6	0	0	875	875	875
Cypress Square Spa - Pump, Chlorine	6	0	0	875	875	875
Cypress Square Spa - Pump, Circ	5	0	2	2,341	1,405	1,405
Cypress Square Spa - Pump, Jets	10	0	3	13,818	9,566	9,566
Cypress Square Spa - Replastering	8	-1	0	8,276	8,276	8,276
Cypress Square Spa - Trim Tile	8	+4	1	1,820	1,663	1,663
Cypress Square Wader - Chem Control	10	0	3	9,020	6,314	6,314
Cypress Square Wader - Coping	8	+4	1	8,028	7,335	7,335
Cypress Square Wader - Filter	15	0	14	3,922	261	0
Cypress Square Wader - Heater	10	0	2	4,255	3,404	3,404
Cypress Square Wader - Pump & Motor	10	0	0	1,074	1,074	1,074
Cypress Square Wader - Pump Acid	6	0	0	875	875	875
Cypress Square Wader - Pump Chlor	6	0	0	875	875	875
Cypress Square Wader - Replastering	8	0	1	7,334	6,322	6,322
Cypress Square Wader - Trim Tile	5	+7	1	2,604	2,379	2,379
*** CATEGORY SUMMARY:				642,693	431,846	361,969
Cypress Square Park - Barbecues	6	0	0	4,122	4,122	4,122
Cypress Square Park - Benches	16	0	14	10,160	1,270	0
Cypress Square Park - Bike Racks	22	0	5	1,670	1,290	1,290
Cypress Square Park - Doggie Bin	16	+2	1	766	723	723
Cypress Square Park - EWF	6	0	4	19,006	6,335	6,335
Cypress Square Park - P. Tables	12	+7	2	9,320	8,339	8,339

Woodbury Community Association  
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DESCRIPTION		USE	+/-	REM		CURRENT	FULLY	ASSIGNED
		LIFE	LIFE	LIFE		COST	FUNDED	RESERVES
Cypress Square Park - Structure	15	20	0	13		85,772	29,787	0
Cypress Square Park - Structure	16	20	0	13		82,930	26,436	0
Cypress Square Park - Trash		20	0	3		5,858	4,979	4,979
Cypress Square Park - Trellis		25	0	8		28,616	19,459	19,459
*** CATEGORY SUMMARY:						248,220	102,741	45,248
Date Palm Park - B.B. Backboard		20	0	9		6,404	3,510	3,510
Date Palm Park - B.B. Court		6	0	3		5,148	2,574	2,574
Date Palm Park - Bark/Sand Replace		6	0	2		5,240	3,493	3,493
Date Palm Park - Benches, Metal		16	0	8		8,128	3,841	3,841
Date Palm Park - Benches, Wood		16	0	5		4,268	2,927	2,927
Date Palm Park - Bike Rack		22	0	11		835	416	416
Date Palm Park - Caulking		8	0	5		840	315	315
Date Palm Park - Drinking Fountain		25	0	14		5,900	2,585	0
Date Palm Park - Picnic Tables		12	+2	3		7,024	5,510	5,510
Date Palm Park - Play Structures		20	0	9		180,389	98,874	98,874
Date Palm Park - Poured-in-Place		10	0	6		28,206	11,282	11,282
Date Palm Park - Trash Recptacles		12	0	4		2,381	1,528	1,528
Date Palm Park - Wifi		8	0	5		2,757	997	997
*** CATEGORY SUMMARY:						257,519	137,853	135,268
Date Palm Cabana - Ceramic Tile		25	0	14		32,693	14,324	0
Date Palm Cabana - Counter Tops		18	0	7		3,432	2,091	2,091
Date Palm Cabana - Doors		22	0	11		9,575	4,769	4,769
Date Palm Cabana - Drinking Fountn		25	0	14		11,800	5,170	0
Date Palm Cabana - Partitions		15	0	4		6,736	4,930	4,930
Date Palm Cabana - Plumbing Fixture		25	0	14		23,854	10,451	0
Date Palm Cabana - Shower		18	0	7		14,913	9,087	9,087
Date Palm Cabana - Termites		15	0	4		5,025	3,678	3,678
Date Palm Cabana - Water Heater		10	+3	2		10,540	8,908	8,908
Date Palm Pool - Chemical Controllr		10	0	3		9,020	6,314	6,314
Date Palm Pool - Coping, Replace		12	+8	9		34,404	18,857	18,857
Date Palm Pool - Filter		15	0	4		54,280	39,724	39,724
Date Palm Pool - Heater		10	0	9		28,500	2,850	2,850
Date Palm Pool - Plastering & Tile		12	0	9		68,979	17,245	17,245
Date Palm Pool - Pump & Motor		10	0	0		24,735	24,735	24,735
Date Palm Pool - Pump Acid		6	0	0		875	875	875
Date Palm Pool - Pump Chlorine		6	0	0		875	875	875
Date Palm Pool Area - Art. Turf		20	0	18		4,429	443	0
Date Palm Pool Area - Barbecues		8	0	5		9,478	3,363	3,363
Date Palm Pool Area - BBQ Counter		22	0	11		7,200	3,586	3,586
Date Palm Pool Area - Canopy Frame		30	0	19		27,036	9,866	0
Date Palm Pool Area - Canopy Tops		5	0	1		11,672	9,338	9,338
Date Palm Pool Area - Caulking		4	0	1		9,746	7,310	7,310
Date Palm Pool Area - Cushions		6	0	3		11,688	5,844	5,844
Date Palm Pool Area - Deck, R/R		36	0	25		217,466	66,098	0
Date Palm Pool Area - Deck, Seal		2	0	0		10,469	10,469	10,469

Woodbury Community Association  
RDA Owner's Summary

DESCRIPTION	USE LIFE	+/-	REM LIFE	CURRENT COST	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Date Palm Pool Area - Furniture	10	+2	1	46,255	42,373	42,373
Date Palm Pool Area - Trash Recept	16	0	13	11,905	2,232	0
Date Palm Pool Area - Trellis	25	0	14	14,165	6,206	0
Date Palm Pool Area - Tropitone	16	0	5	43,485	29,825	29,825
Date Palm Pool Area - Umbrellas	2	0	0	8,320	8,320	8,320
Date Palm Pool Area - Window Grills	25	0	14	2,400	1,052	0
Date Palm Spa - Chemical Controller	10	0	3	9,020	6,314	6,314
Date Palm Spa - Coping, Replace	8	+8	5	5,734	3,933	3,933
Date Palm Spa - Filter	15	0	12	4,158	832	832
Date Palm Spa - Heater	10	+3	2	4,255	3,596	3,596
Date Palm Spa - Plastering & Tile	8	0	5	9,914	3,718	3,718
Date Palm Spa - Pump, Acid	6	0	0	875	875	875
Date Palm Spa - Pump, Chlorine	6	0	0	875	875	875
Date Palm Spa - Pump, Circ	5	0	3	922	369	369
Date Palm Spa - Pump, Jets	10	+3	2	8,985	7,594	7,594
Date Palm Wader - Chemical Control	10	0	3	9,020	6,314	6,314
Date Palm Wader - Coping, Replace	8	+8	5	7,168	4,916	4,916
Date Palm Wader - Filter	15	0	4	2,090	1,530	1,530
Date Palm Wader - Heater	10	0	0	4,255	4,255	4,255
Date Palm Wader - Plaster & Tile	8	0	5	9,853	3,695	3,695
Date Palm Wader - Pump & Motor	5	0	0	1,074	1,074	1,074
Date Palm Wader - Pump, Acid	6	0	0	875	875	875
Date Palm Wader - Pump, Chlorine	6	0	4	875	292	292
*** CATEGORY SUMMARY:				855,899	432,262	316,421
Laurel Square Park - Barbecue	8	0	0	4,739	4,739	4,739
Laurel Square Park - BBQ Counter	22	0	12	4,340	1,973	1,973
Laurel Square Park - Benches	16	+3	5	16,256	11,978	11,978
Laurel Square Park - Caulking	8	0	0	5,000	5,000	5,000
Laurel Square Park - Climbing Wall	20	0	17	3,895	584	0
Laurel Square Park - Doggie Bins	16	0	2	766	670	670
Laurel Square Park - Drinking Ftn	25	0	11	8,728	4,888	4,888
Laurel Square Park - Picnic Tables	16	0	2	18,640	16,310	16,310
Laurel Square Park - Poured Place	10	0	6	57,093	22,837	22,837
Laurel Square Park - Seesaw	10	0	4	5,877	3,466	3,466
Laurel Square Park - Structures	20	0	6	73,718	51,603	51,603
Laurel Square Park - Trash	16	+3	5	21,429	15,790	15,790
Laurel Square Park - Trellis	25	0	11	53,655	30,047	30,047
*** CATEGORY SUMMARY:				274,136	169,884	169,300
Magnolia Square Park - BBQ	6	0	0	4,122	4,122	4,122
Magnolia Square Park - Benches	16	+6	5	13,270	10,254	10,254
Magnolia Square Park - Bike Rack	22	+3	8	835	568	568
Magnolia Square Park - Doggie Bin	16	0	0	766	766	766
Magnolia Square Park - Drink Fountn	25	0	8	1,694	1,152	1,152
Magnolia Square Park - EWF	6	0	4	14,737	4,912	4,912
Magnolia Square Park - Gazebo	30	0	13	57,206	32,417	0

Woodbury Community Association  
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DESCRIPTION	USE LIFE	+/- LIFE	REM LIFE	CURRENT COST	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Magnolia Square Park - P. Tables	16	+6	5	23,508	18,165	18,165
Magnolia Square Park - Structure	20	+5	8	143,080	97,294	97,294
Magnolia Square Park - Trash	16	+6	5	4,762	3,680	3,680
*** CATEGORY SUMMARY:				263,980	173,330	140,913
Olive Grove Square Park - Barbecues	6	+6	2	4,062	3,385	3,385
Olive Grove Square Park - Bench	16	0	14	12,192	1,524	0
Olive Grove Square Park - Bike Rack	22	+1	5	1,670	1,293	1,293
Olive Grove Square Park - Dog Bin	16	+7	5	766	593	593
Olive Grove Square Park - Drink Ftn	25	0	7	1,694	1,203	1,203
Olive Grove Square Park - EWF	6	0	4	21,320	7,107	7,107
Olive Grove Square Park - P. Tables	12	+11	5	22,320	17,285	17,285
Olive Grove Square Park - Structure	20	0	17	42,792	6,419	0
Olive Grove Square Park - Trash	20	+3	5	8,787	6,805	6,805
Olive Grove Square Park - Trellis	25	0	7	15,524	11,028	11,028
*** CATEGORY SUMMARY:				131,127	56,642	48,699
Palm Garden Park - Barbecue	6	0	0	2,061	2,061	2,061
Palm Garden Park - Caulking	8	0	0	5,000	5,000	5,000
Palm Garden Park - Chairs	16	0	8	4,774	2,375	2,375
Palm Garden Park - Doggie Bin	16	0	8	766	381	381
Palm Garden Park - Drinking Fountn	25	0	8	8,728	5,849	5,849
Palm Garden Park - Picnic Tables	16	0	8	7,144	3,553	3,553
Palm Garden Park - Trash	16	0	8	9,524	4,737	4,737
Palm Garden Park - Trellis	25	0	8	34,768	23,298	23,298
*** CATEGORY SUMMARY:				72,765	47,254	47,254
Peppertree Cabana - Ceramic Tile	25	0	8	35,457	24,111	24,111
Peppertree Cabana - Counter Tops	22	0	5	4,576	3,536	3,536
Peppertree Cabana - Doors	22	0	5	9,807	7,578	7,578
Peppertree Cabana - Drink Fountains	25	0	8	11,800	8,024	8,024
Peppertree Cabana - Partitions	15	+4	2	6,736	6,027	6,027
Peppertree Cabana - Plumbing Fixt	25	0	8	23,854	16,221	16,221
Peppertree Cabana - Showers	18	+1	2	12,428	11,120	11,120
Peppertree Cabana - Termites	15	+4	2	5,025	4,496	4,496
Peppertree Cabana - Water Heater	10	0	9	10,540	1,054	1,054
Peppertree Pool - Chemical Ctlr	10	0	3	9,020	6,314	6,314
Peppertree Pool - Coping, Replace	12	+12	7	28,383	20,105	20,105
Peppertree Pool - Filter	15	0	14	27,140	1,809	0
Peppertree Pool - Heater	10	0	3	24,103	16,286	16,286
Peppertree Pool - Plastering & Tile	12	0	7	56,407	23,503	23,503
Peppertree Pool - Pump & Motor 2016	10	0	3	13,818	9,336	9,336
Peppertree Pool - Pump & Motor 2020	5	0	3	2,317	927	927
Peppertree Pool - Pump, Acid	6	0	1	875	729	729
Peppertree Pool - Pump, Chlorine	6	0	0	875	875	875
Peppertree Pool Area - Art. Turf	20	0	18	24,413	2,441	0
Peppertree Pool Area - Barbecues	8	+1	1	9,478	8,425	8,425

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DESCRIPTION	USE LIFE	+/- LIFE	REM LIFE	CURRENT COST	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Peppertree Pool Area - BBQ, Counter	22	0	5	5,208	4,024	4,024
Peppertree Pool Area - Caulking	4	+2	1	3,297	2,748	2,748
Peppertree Pool Area - Cushions	6	0	3	3,420	1,661	1,661
Peppertree Pool Area - Deck, R/R	36	0	19	55,625	26,267	0
Peppertree Pool Area - Deck, Seal	2	0	0	10,739	10,739	10,739
Peppertree Pool Area - Fire Cabinet	20	0	3	750	638	638
Peppertree Pool Area - Fireplace	30	0	13	25,000	14,167	0
Peppertree Pool Area - Furniture	10	0	9	33,291	2,821	2,821
Peppertree Pool Area - Sofa/Table	16	0	6	3,512	2,195	2,195
Peppertree Pool Area - Table, Tea	16	0	15	3,981	249	0
Peppertree Pool Area - Trash	16	0	9	9,524	4,167	4,167
Peppertree Pool Area - Trellis	25	0	8	31,835	21,648	21,648
Peppertree Pool Area - Umbrellas	2	0	1	10,126	4,603	4,603
Peppertree Spa - Chemical Control	10	0	3	9,020	6,314	6,314
Peppertree Spa - Coping, Replacemnt	8	+3	6	6,307	2,867	2,867
Peppertree Spa - Filter	15	0	13	2,730	364	0
Peppertree Spa - Heater	10	0	2	4,255	3,390	3,390
Peppertree Spa - Plastering & Tile	8	0	6	12,241	3,060	3,060
Peppertree Spa - Pump, Acid	6	0	0	875	875	875
Peppertree Spa - Pump, Chlorine	6	0	0	875	875	875
Peppertree Spa - Pump, Circulating	5	0	0	15,625	15,625	15,625
Peppertree Spa - Pump, Jets	10	0	3	13,818	9,492	9,492
Peppertree Wader - Chemical Control	10	0	3	9,020	6,314	6,314
Peppertree Wader - Coping, Replace	8	+11	7	6,594	4,165	4,165
Peppertree Wader - Filter	15	0	0	3,922	3,922	3,922
Peppertree Wader - Heater	10	0	3	4,255	2,875	2,875
Peppertree Wader - Plaster & Tile	8	0	7	8,829	1,104	1,104
Peppertree Wader - Pump & Motor	5	0	0	3,680	3,680	3,680
Peppertree Wader - Pump, Acid	6	0	0	875	875	875
Peppertree Wader - Pump, Chlorine	6	0	0	875	875	875
*** CATEGORY SUMMARY:				617,157	335,514	290,217
Peppertree Park - B.B. Backboard	20	0	11	6,404	2,882	2,882
Peppertree Park - B.B. Court	6	0	3	5,063	2,531	2,531
Peppertree Park - Bark	6	0	4	13,462	4,487	4,487
Peppertree Park - Benches, 2015	16	0	9	8,128	3,556	3,556
Peppertree Park - Benches, 2017	12	0	7	20,646	8,346	8,346
Peppertree Park - Bike Racks	22	0	5	1,670	1,290	1,290
Peppertree Park - Doggie Bin	16	+2	1	766	723	723
Peppertree Park - Drinking Fountain	25	0	8	8,728	5,935	5,935
Peppertree Park - Picnic Tables	20	0	3	7,144	6,072	6,072
Peppertree Park - Play Structures	20	0	3	125,601	106,761	106,761
Peppertree Park - Trash Receptacle	16	0	9	7,143	3,125	3,125
Peppertree Park - Trellis	25	0	8	30,047	20,432	20,432
*** CATEGORY SUMMARY:				234,802	166,142	166,142
Promenade Cabana - Ceramic Tile	25	0	9	39,059	24,662	24,662

**Woodbury Community Association**  
RDA Owner's Summary

DESCRIPTION	USE	+/-	REM	LIFE	LIFE	CURRENT COST	FULLY	ASSIGNED
							FUNDED	RESERVES
Promenade Cabana - Counter Tops	18	0	2			4,576	4,051	4,051
Promenade Cabana - Doors	22	0	6			11,816	8,506	8,506
Promenade Cabana - Drinking Fountn	25	0	9			11,800	7,451	7,451
Promenade Cabana - Partitions	15	+3	2			6,736	5,962	5,962
Promenade Cabana - Plumbing Fixture	25	0	9			23,854	15,061	15,061
Promenade Cabana - Showers	18	0	2			13,049	11,550	11,550
Promenade Cabana - Termites	15	+3	2			5,025	4,448	4,448
Promenade Cabana - Water Heater	10	0	7			4,830	1,332	1,332
Promenade Pool - Chemical Control	10	0	2			9,020	7,216	7,216
Promenade Pool - Coping, Replace	12	+7	3			14,048	11,760	11,760
Promenade Pool - Filter	15	+3	2			27,140	24,023	24,023
Promenade Pool - Heater	10	0	0			24,103	24,103	24,103
Promenade Pool - Plastering & Tile	12	0	3			53,261	39,058	39,058
Promenade Pool - Pump & Motor, 2016	10	0	4			13,818	8,197	8,197
Promenade Pool - Pump & Motor, 2020	5	0	3			2,395	934	934
Promenade Pool - Pump, Acid	6	0	0			875	875	875
Promenade Pool - Pump, Chlorine	6	0	0			875	875	875
Promenade Pool Area - Art. Turf	20	0	18			8,446	845	0
Promenade Pool Area - BBQ, Counter	22	0	6			6,510	4,686	4,686
Promenade Pool Area - BBQ, Replace	8	0	1			9,478	8,293	8,293
Promenade Pool Area - Canopy Frames	20	0	9			13,518	7,225	7,225
Promenade Pool Area - Canopy Tops	5	+4	2			5,836	4,539	4,539
Promenade Pool Area - Caulking	4	0	1			3,135	2,352	2,352
Promenade Pool Area - Chaise Lounge	10	0	8			20,094	4,019	4,019
Promenade Pool Area - Deck, R/R	36	0	20			112,773	49,089	0
Promenade Pool Area - Deck, Seal	2	0	0			11,035	11,035	11,035
Promenade Pool Area - Furniture	10	0	1			31,061	27,955	27,955
Promenade Pool Area - Lift	12	0	0			8,573	8,573	8,573
Promenade Pool Area - Trash Recept	16	0	8			11,905	5,953	5,953
Promenade Pool Area - Trellis	25	0	9			50,078	31,619	31,619
Promenade Pool Area - Umbrellas	2	0	0			33,280	33,280	33,280
Promenade Pool Area - Wifi	8	0	6			2,807	510	510
Promenade Pool Area - Window Grills	25	0	9			3,000	1,894	1,894
Promenade Spa - Chemical Controller	10	0	2			9,020	7,216	7,216
Promenade Spa - Coping, Replace	8	0	0			5,447	5,447	5,447
Promenade Spa - Filter	15	0	13			2,090	279	0
Promenade Spa - Heater	10	0	3			4,255	2,979	2,979
Promenade Spa - Plastering & Tile	8	0	0			15,288	15,288	15,288
Promenade Spa - Pump, Acid	6	0	0			875	875	875
Promenade Spa - Pump, Chlorine	6	0	0			875	875	875
Promenade Spa - Pump, Circ	5	0	0			13,818	13,818	13,818
Promenade Spa - Pump, Jets	10	0	3			13,818	9,566	9,566
Promenade Wader - Chemical Control	10	0	2			9,020	7,216	7,216
Promenade Wader - Coping, Replace	8	0	0			7,454	7,454	7,454
Promenade Wader - Filter	15	0	0			2,090	2,090	2,090
Promenade Wader - Heater	10	0	9			5,350	535	535
Promenade Wader - Plaster & Tile	8	0	0			9,890	9,890	9,890

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DESCRIPTION	USE LIFE	+/- LIFE	REM LIFE	CURRENT COST	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Promenade Wader - Pump & Motor	10	0	0	1,074	1,074	1,074
Promenade Wader - Pump, Acid	6	0	1	875	718	718
Promenade Wader - Pump, Chlorine	6	0	0	875	875	875
*** CATEGORY SUMMARY:				699,924	488,127	437,915
Promenade Park - Bench	12	0	4	2,032	1,304	1,304
Promenade Park - Bike Rack	22	0	6	835	601	601
Promenade Park - Doggie Bin	16	0	15	766	48	0
Promenade Park - Drinking Fountain	25	0	9	8,728	5,511	5,511
Promenade Park - Picnic Tables	20	0	13	6,798	2,304	0
Promenade Park - Poured-in-Place	10	0	6	23,663	9,465	9,465
Promenade Park - Sand Replacement	8	0	4	1,961	981	981
Promenade Park - Structures	25	0	9	55,169	34,834	34,834
*** CATEGORY SUMMARY:				99,952	55,048	52,695
Rec Center - Access, Gate Operator	12	+6	1	10,938	10,313	10,313
Rec Center - Access, Smart Cards	8	0	4	112,212	56,106	56,106
Rec Center - Bicycle Rack	22	0	6	7,872	5,700	5,700
Rec Center - Deck, Clean/Seal	2	0	0	37,318	37,318	37,318
Rec Center - Deck, Replace	36	0	34	381,361	21,187	0
Rec Center - Equipment, Back-Up	10	+2	2	36,810	30,454	30,454
Rec Center - Equipment, Controllers	10	0	9	22,519	2,252	2,252
Rec Center - Equipment, Electrical	10	0	8	47,776	9,555	9,555
Rec Center - Equipment, HVAC, 2016	10	0	3	16,603	11,314	11,314
Rec Center - Equipment, HVAC, 2021	10	0	9	69,000	4,759	4,759
Rec Center - Equipment, HVAC, Orig	10	+8	2	33,206	29,464	29,464
Rec Center - Fitness Trail	20	0	15	59,350	13,890	0
Rec Center - Termities	15	+4	3	17,535	14,729	14,729
Rec Center - Trash Receptacles	16	0	8	16,667	8,334	8,334
Rec Center - Window Grills	25	0	9	25,800	16,418	16,418
Rec Center Club - Audio/TV Equip	8	0	5	21,915	8,218	8,218
Rec Center Club - Cabinets	20	+4	8	7,868	5,218	5,218
Rec Center Club - Counters	20	0	19	18,748	937	0
Rec Center Club - Doors, Accordian	30	0	14	17,450	9,238	0
Rec Center Club - Doors, Controller	18	0	2	87,000	77,197	77,197
Rec Center Club - Doors, Entry	30	0	14	12,808	6,781	0
Rec Center Club - Doors, Frch, 2013	20	0	11	21,644	9,740	9,740
Rec Center Club - Doors, Frch, Orig	20	+4	8	99,761	66,157	66,157
Rec Center Club - Doors, Metal	22	0	6	3,660	2,650	2,650
Rec Center Club - Doors, SCHB	18	0	2	15,106	13,404	13,404
Rec Center Club - Fire Cabinet	20	0	4	1,466	1,169	1,169
Rec Center Club - Flooring, Act Rm	6	0	4	11,543	3,848	3,848
Rec Center Club - Flooring, Club	16	0	14	14,861	1,858	0
Rec Center Club - Flooring, Kitchen	16	+5	5	1,344	1,020	1,020
Rec Center Club - Furniture	15	0	14	61,793	4,120	0
Rec Center Club - Game Tables	8	0	6	7,196	1,799	1,799
Rec Center Club - Kitchen, Appliance	12	+5	1	3,376	3,174	3,174

**Woodbury Community Association**  
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DESCRIPTION	USE LIFE	+/- LIFE	REM LIFE	CURRENT COST	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Rec Center Club - Kitchen, Cabinets	20	0	19	17,047	852	0
Rec Center Club - Kitchen, Ice	10	0	9	2,495	250	250
Rec Center Club - Kitchen, Oven	15	0	14	6,535	436	0
Rec Center Club - Kitchen, Refrig	12	0	4	1,752	1,164	1,164
Rec Center Club - Sound Walls	20	0	17	5,033	755	0
Rec Center Club - Televisions	8	0	7	2,960	370	370
Rec Center Club - Water Heater	10	0	7	2,073	572	572
Rec Center Club - Window Blinds	8	0	5	7,320	2,745	2,745
Rec Center Club Cabana - Counters	18	+3	5	7,436	5,644	5,644
Rec Center Club Cabana - Partitions	15	+6	5	15,888	12,060	12,060
Rec Center Club Cabana - Plumbing	25	0	9	38,373	24,419	24,419
Rec Center Club Cabana - Tile	25	0	9	109,140	69,453	69,453
Rec Center Comp. Cabana - C. Tile	25	0	9	35,457	22,564	22,564
Rec Center Comp. Cabana - Cabinet	20	0	4	1,466	1,169	1,169
Rec Center Comp. Cabana - Counter	18	0	2	4,004	3,553	3,553
Rec Center Comp. Cabana - Doors	22	0	6	10,581	7,662	7,662
Rec Center Comp. Cabana - Drinking	25	0	22	15,892	1,907	0
Rec Center Comp. Cabana - Partition	15	+6	5	6,736	5,113	5,113
Rec Center Comp. Cabana - Plumb Fx	25	0	9	23,854	15,180	15,180
Rec Center Comp. Cabana - Showers	18	0	11	25,776	10,024	10,024
Rec Center Comp. Cabana - W Heater	10	0	8	11,476	1,979	1,979
Rec Center Comp. Pool - Art. Turf	20	0	18	39,188	3,919	0
Rec Center Comp. Pool - Booster	10	0	8	1,244	249	249
Rec Center Comp. Pool - Caulking	4	0	1	18,059	13,545	13,545
Rec Center Comp. Pool - Chair Lift	12	0	10	8,573	1,429	1,429
Rec Center Comp. Pool - Chem Ctlr	10	0	3	14,105	9,874	9,874
Rec Center Comp. Pool - Coping	12	0	8	39,565	13,188	13,188
Rec Center Comp. Pool - Filter	15	+3	2	81,154	72,010	72,010
Rec Center Comp. Pool - Heater	10	0	8	67,898	10,721	10,721
Rec Center Comp. Pool - Pump Acid	6	0	0	875	875	875
Rec Center Comp. Pool - Pump Chl	6	0	0	875	875	875
Rec Center Comp. Pool - Pump/Motor	10	0	8	22,773	4,555	4,555
Rec Center Comp. Pool - Replaster	12	0	8	110,709	36,903	36,903
Rec Center Comp. Pool - Storage	25	0	19	5,000	1,200	0
Rec Center Comp. Pool - Umbrellas	2	0	1	20,910	8,364	8,364
Rec Center Fountain - Filter	5	0	3	1,523	609	609
Rec Center Fountain - Furniture	10	0	9	10,836	1,084	1,084
Rec Center Fountain - Ozone	10	0	8	1,000	200	200
Rec Center Fountain - Pump/Motor	10	0	8	1,074	215	215
Rec Center Fountain - Replacement	10	0	8	21,491	4,298	4,298
Rec Center Fountain - Trash Recept	16	0	7	2,381	1,339	1,339
Rec Center Fountain - Umbrellas	2	0	1	7,623	3,049	3,049
Rec Center Lagoon Cabana - C. Tile	25	0	9	49,178	31,295	31,295
Rec Center Lagoon Cabana - Counter	18	+3	5	7,722	5,861	5,861
Rec Center Lagoon Cabana - Doors	22	0	6	15,779	11,426	11,426
Rec Center Lagoon Cabana - Drinking	25	0	22	11,800	1,416	0
Rec Center Lagoon Cabana - Fire Cab	20	0	4	1,466	1,169	1,169

Woodbury Community Association  
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DESCRIPTION	USE LIFE	+/- LIFE	REM LIFE	CURRENT COST	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Rec Center Lagoon Cabana - Partiton	15	+6	5	12,960	9,837	9,837
Rec Center Lagoon Cabana - Plumbing	25	0	9	36,268	23,080	23,080
Rec Center Lagoon Cabana - Shower	18	0	11	34,771	13,522	13,522
Rec Center Lagoon Cabana - W. Heatr	10	0	8	10,539	1,817	1,817
Rec Center Lagoon Pool - Caulking	4	0	1	14,390	10,793	10,793
Rec Center Lagoon Pool - Chem Ctlr	10	0	3	14,105	9,874	9,874
Rec Center Lagoon Pool - CO2 System	10	0	3	9,950	6,965	6,965
Rec Center Lagoon Pool - Coping	12	0	8	60,924	19,444	19,444
Rec Center Lagoon Pool - CopingSeal	2	0	1	3,673	1,837	1,837
Rec Center Lagoon Pool - Filter	15	+3	2	81,154	72,010	72,010
Rec Center Lagoon Pool - Heater	10	0	8	36,102	7,220	7,220
Rec Center Lagoon Pool - Pump Acid	6	0	0	875	875	875
Rec Center Lagoon Pool - Pump Chlor	6	0	0	875	875	875
Rec Center Lagoon Pool - Pump/Motor	10	0	0	22,773	22,773	22,773
Rec Center Lagoon Pool - Replaster	10	0	3	101,845	68,814	68,814
Rec Center Lagoon Pool - Umbrellas	2	0	0	9,020	9,020	9,020
Rec Center Office - Appliances	6	0	4	1,000	304	304
Rec Center Office - Blinds	8	0	6	555	125	125
Rec Center Office - Cabinet/Counter	20	0	18	20,000	1,772	0
Rec Center Office - Computers	6	0	3	8,565	4,283	4,283
Rec Center Office - Door/Windows	30	0	27	20,600	2,060	0
Rec Center Office - Equipment, Wifi	8	+1	1	6,067	5,360	5,360
Rec Center Office - Fire Panel	20	0	4	10,000	7,975	7,975
Rec Center Office - Flooring	16	0	13	11,302	2,119	0
Rec Center Office - Furniture	15	0	12	24,342	4,868	4,868
Rec Center Office - Software	8	+1	1	5,000	4,417	4,417
Rec Center Office - Surveillance	10	0	8	164,738	32,948	32,948
Rec Center Patio Area - Art. Turf	20	0	18	17,042	1,704	0
Rec Center Patio Area - BBQ, Countr	18	+3	5	7,150	5,427	5,427
Rec Center Patio Area - BBQ, Repl	8	0	5	9,478	3,554	3,554
Rec Center Patio Area - BBQ, Sink	25	0	9	807	514	514
Rec Center Patio Area - Cushions	8	0	5	3,203	1,201	1,201
Rec Center Patio Area - Fireplace	30	0	14	25,000	13,235	0
Rec Center Patio Area - Furn, 2012	20	0	10	19,194	9,597	9,597
Rec Center Patio Area - Furn, Orig	20	0	4	55,281	44,085	44,085
Rec Center Patio Area - Trash Recpt	16	0	7	7,143	4,018	4,018
Rec Center Pool Area - Art. Turf	20	0	17	11,741	1,677	0
Rec Center Pool Area - Canopy Frame	20	0	9	40,554	21,675	21,675
Rec Center Pool Area - Canopy Tops	5	+4	2	17,508	13,617	13,617
Rec Center Pool Area - Drains	18	+3	5	5,048	3,832	3,832
Rec Center Pool Area - Fire Cabinet	20	0	4	1,841	1,468	1,468
Rec Center Pool Area - Furniture	10	+1	1	125,298	113,907	113,907
Rec Center Pool Area - Lifeguard	10	+7	1	4,200	3,949	3,949
Rec Center Pool Area - Trash Recpt	16	0	8	21,429	10,715	10,715
Rec Center Pool Area - Trellis	25	0	9	149,841	95,353	95,353
Rec Center Resort - Remodel	20	0	20	919,022	0	0
Rec Center Resort Cabana - C Tile	25	0	9	25,497	16,225	16,225

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DESCRIPTION	USE LIFE	+/-	REM LIFE	CURRENT COST	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Rec Center Resort Cabana - Counter	18	+3	5	4,004	3,039	3,039
Rec Center Resort Cabana - Doors	22	0	6	11,041	7,995	7,995
Rec Center Resort Cabana - Drinking	25	0	22	7,947	954	0
Rec Center Resort Cabana - Fire Cab	20	0	4	1,108	884	884
Rec Center Resort Cabana - Partitn	15	+6	5	6,224	4,724	4,724
Rec Center Resort Cabana - Plumbing	25	0	9	23,854	15,180	15,180
Rec Center Resort Cabana - Shower	18	0	11	27,051	10,520	10,520
Rec Center Resort Cabana - W. Heatr	10	0	8	10,539	1,817	1,817
Rec Center Resort Pool - Booster	10	0	8	1,195	239	239
Rec Center Resort Pool - Caulking	4	0	1	10,800	8,100	8,100
Rec Center Resort Pool - Chem Ctlr	10	0	3	14,105	9,874	9,874
Rec Center Resort Pool - Coping	12	0	8	37,701	12,567	12,567
Rec Center Resort Pool - Cushions	8	0	7	1,625	203	203
Rec Center Resort Pool - Filter	15	0	0	40,577	40,577	40,577
Rec Center Resort Pool - Furniture	10	0	9	13,724	1,372	1,372
Rec Center Resort Pool - Heater	6	0	4	30,952	8,777	8,777
Rec Center Resort Pool - P/M, 2006	10	0	0	22,773	22,773	22,773
Rec Center Resort Pool - P/M, 2020	10	0	8	1,170	234	234
Rec Center Resort Pool - Pump Acid	6	0	0	875	875	875
Rec Center Resort Pool - Pump Chlor	6	0	4	875	292	292
Rec Center Resort Pool - Replaster	12	0	8	98,038	30,328	30,328
Rec Center Resort Pool - Umbrella	2	0	2	13,940	0	0
Rec Center Resort Spa - Caulking	4	0	3	257	64	64
Rec Center Resort Spa - Chem Contrl	10	0	3	9,020	6,314	6,314
Rec Center Resort Spa - Coping	6	0	5	8,652	1,442	1,442
Rec Center Resort Spa - Filter	15	0	13	2,730	364	0
Rec Center Resort Spa - Heater	10	0	1	4,255	3,803	3,803
Rec Center Resort Spa - Pump, Chem	6	0	0	1,750	1,750	1,750
Rec Center Resort Spa - Pump, Circ	5	0	0	1,170	1,170	1,170
Rec Center Resort Spa - Pump, Jets	10	0	0	13,818	13,818	13,818
Rec Center Resort Spa - Replaster	6	0	5	16,326	2,721	2,721
Rec Center Sport - B.B., Backboard	20	+1	5	12,808	9,722	9,722
Rec Center Sport - B.B., Caulking	8	0	5	2,289	796	796
Rec Center Sport - B.B., Surface	6	0	4	9,013	3,004	3,004
Rec Center Sport - Tennis, Benches	12	0	4	12,180	8,120	8,120
Rec Center Sport - Tennis, Caulking	4	0	1	5,274	3,956	3,956
Rec Center Sport - Tennis, Fountain	25	0	12	8,728	4,496	4,496
Rec Center Sport - Tennis, Nets	5	0	2	1,555	933	933
Rec Center Sport - Tennis, Signage	16	0	9	3,237	1,416	1,416
Rec Center Sport - Tennis, Surface	6	0	3	30,384	15,192	15,192
Rec Center Sport - Tennis, Windscrn	6	0	2	13,238	8,826	8,826
Rec Center Sport - Trash Recptacle	16	0	8	9,524	4,762	4,762
Rec Center Wader - Caulking	4	0	1	901	676	676
Rec Center Wader - Chemical Contol	10	0	3	9,020	6,314	6,314
Rec Center Wader - Coping, Replace	8	+13	5	8,458	6,420	6,420
Rec Center Wader - Filter	15	0	0	2,090	2,090	2,090
Rec Center Wader - Heater	10	0	8	4,584	917	917

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Rec Center Wader - Plaster & Tile	6	0	5	10,723	1,787	1,787
Rec Center Wader - Pump & Motor	10	0	0	1,074	1,074	1,074
Rec Center Wader - Pump Acid	6	0	0	875	875	875
Rec Center Wader - Pump Chlorine	6	0	0	875	875	875
Rec Center Water Garden - Chem Ctr	10	0	3	9,020	6,314	6,314
Rec Center Water Garden - Filter	15	0	0	4,180	4,180	4,180
Rec Center Water Garden - Pump	5	0	3	3,698	1,479	1,479
Rec Center Water Garden - Pump Acid	6	0	0	875	875	875
Rec Center Water Garden - Pump Chl	6	0	0	875	875	875
Rec Center Water Garden - Replace	30	0	14	88,832	47,029	0
Rec Center Water Garden - UV System	10	0	3	54,732	38,312	38,312
*** CATEGORY SUMMARY:				5,152,410	2,020,684	1,881,274
Terrace Garden Park - Ball Climbers	25	0	9	21,270	13,613	13,613
Terrace Garden Park - Barbecue	6	0	0	939	939	939
Terrace Garden Park - Benches	16	0	4	8,128	6,096	6,096
Terrace Garden Park - Caulking	8	0	0	5,000	5,000	5,000
Terrace Garden Park - Counter Top	22	0	6	2,604	1,894	1,894
Terrace Garden Park - Doggie Bin	16	0	0	766	766	766
Terrace Garden Park - Drinking Ftn	25	0	9	8,728	5,586	5,586
Terrace Garden Park - Picnic Tables	16	+5	5	11,698	8,913	8,913
Terrace Garden Park - Table/Chairs	12	+6	2	9,061	8,054	8,054
Terrace Garden Park - Trash	16	+5	5	7,143	5,442	5,442
*** CATEGORY SUMMARY:				75,337	56,303	56,303
Woodland Garden Park - Barbecues	6	0	0	1,878	1,878	1,878
Woodland Garden Park - Bench	16	+4	5	20,320	15,065	15,065
Woodland Garden Park - Bike Rack	22	0	7	835	561	561
Woodland Garden Park - Doggie Bin	16	0	1	766	716	716
Woodland Garden Park - Drink, 2018	25	0	21	9,940	1,562	0
Woodland Garden Park - Drink, Orig	25	0	10	9,940	5,855	5,855
Woodland Garden Park - EWF	6	0	5	30,884	5,147	5,147
Woodland Garden Park - P. Tables	12	+5	2	14,048	12,328	12,328
Woodland Garden Park - Structure	20	+3	8	224,132	143,846	143,846
Woodland Garden Park - Swing/Spin	20	0	17	36,718	5,508	0
Woodland Garden Park - Tables	16	+4	5	2,601	1,928	1,928
Woodland Garden Park - Trash	16	+1	2	4,762	4,179	4,179
Woodland Garden Park - Trellis	25	0	10	67,963	40,033	40,033
*** CATEGORY SUMMARY:				424,787	238,606	231,536
Grounds - Benches, Metal, 2020	16	0	14	18,138	2,267	0
Grounds - Benches, Metal, Original	16	+1	5	187,984	132,695	132,695
Grounds - Doggie Bin	16	+2	2	766	680	680
Grounds - Drink Fountain	25	0	9	8,728	5,554	5,554
Grounds - Trash Receptacles	16	+6	5	90,478	69,915	69,915
Grounds - Trellis, Metal	25	0	8	20,604	14,010	14,010
Grounds - Trellis, Wood	25	0	8	91,035	61,904	61,904

Woodbury Community Association  
RDA Owner's Summary

DESCRIPTION	USE LIFE	+/- LIFE	REM LIFE	CURRENT COST	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Grounds - Urns, 2017	20	0	15	17,930	4,370	0
Grounds - Urns, 2020	20	0	18	44,010	4,401	0
Grounds - Urns, Original	20	0	3	37,490	31,867	31,867
*** CATEGORY SUMMARY:				517,162	327,661	316,624
Mailboxes - Pedestal Sets	15	0	14	209,376	13,958	0
*** CATEGORY SUMMARY:				209,376	13,958	0
Signs - Bulletin Boards	16	0	2	7,855	6,873	6,873
Signs - Community Signs	25	-6	5	25,000	18,421	18,421
Signs - Cypress Square	12	0	7	3,887	1,468	1,468
Signs - Directory Boards	12	+4	2	21,804	19,079	19,079
Signs - Monument	20	0	17	96,839	14,526	0
Signs - Neighborhood Signs	20	0	6	25,000	17,500	17,500
Signs - Parks & Pool	12	0	4	11,253	7,449	7,449
Signs - Parks & Rec Ctr, C Tile	20	0	6	24,666	17,266	17,266
Signs - Parks, Stone	35	0	21	5,476	2,190	0
Signs - Recreation Center	15	0	12	35,905	7,181	7,181
Signs - Traffic	15	0	10	2,065	688	688
*** CATEGORY SUMMARY:				259,750	112,642	95,926
Irrigation - Backflow Devices	24	0	7	14,520	10,285	10,285
Irrigation - Controllers	15	0	7	471,185	248,828	248,828
Irrigation - Enclosures	30	0	15	193,006	96,503	0
Irrigation - System	10	0	3	100,000	70,000	70,000
*** CATEGORY SUMMARY:				778,711	425,616	329,113
Landscape - Replacement/Refurbish	1	0	0	121,781	121,781	121,781
Landscape - Tree Trimming, Annual	1	0	0	350,000	350,000	350,000
Landscape - Tree Trimming, Palms	1	0	0	15,000	15,000	15,000
Landscape - Tree Trimming, Windrow	2	0	0	50,000	50,000	50,000
*** CATEGORY SUMMARY:				536,781	536,781	536,781
TOTAL ASSET SUMMARY:				17,561,889	9,196,305	7,499,894
CONTINGENCY @ 3.00%:					275,889	224,997
GRAND TOTAL:					9,472,194	7,724,891

Percent Fully Funded: 82%

# Woodbury Community Association

## Assessment and Reserve Funding Disclosure Summary For the Fiscal Year June 1, 2022 through May 31, 2023

- (1) The regular assessment per ownership interest is \$160.00 per month.
- (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		
	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**
- (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
	Total n/a

- (5) All major components are included in the reserve study and are included in its calculations.
- (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 \$7,724,891 based in whole or in part on the last reserve study or update prepared by Reserve Data Analysis California, LLC as of January 2022. The projected reserve fund cash balance at the end of the current fiscal year is \$9,472,194 resulting in reserves being 82 percent funded at this date. If an alternate, but generally accepted, method of calculation is also used, the required reserve amount is \$7,724,891. The current deficiency in reserve funding expressed on a per unit basis is \$430
- (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 (b), and the projected reserve fund cash balance in each of those years, taking into account only assessments already approved and other known revenues, is (a), leaving the reserve at (c) percent funding. *(See recommendation below)*

Year Ending	Projected Reserve Balance (a)	Estimated Amount Required in Reserves (b)	Percent Fully Funded (c)
2022-2023	\$8,846,467	\$10,373,956	85%
2023-2024	\$10,172,838	\$11,502,246	88%
2024-2025	\$10,626,388	\$11,734,497	91%
2025-2026	\$11,293,412	\$12,198,442	93%
2026-2027	\$12,200,602	\$12,924,629	94%

If the reserve funding plan approved by the association is implemented, the projected reserve fund cash balance in each of those years will be (a), leaving the reserve at (b) percent funding. *(See approved budget below)*

Year Ending	Projected Reserve Balance (a)	Percent Fully Funded (b)
	Please See Above	

At the time this summary was prepared, the assumed long-term before tax interest rate earned on reserve funds was 1% per year, and the assumed long-term inflation rate to be applied to major component repair and replacement costs was 3% per year.

*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. The preparer of this form will be indemnified and held harmless against all losses, claims, actions, damages, expenses or liabilities, including reasonable attorney's fees, to which may become subject in connection of this engagement, because of any false, misleading or incomplete information which has been relied upon by others, or which may result from any improper use or reliance on the disclosure by you or any third party.*

Woodbury Community Association  
Deferred Maintenance Disclosure

The scheduled repair of the reserve items listed below were deferred during the fiscal year ending May 31, 2022. The Board of Directors has determined the repair and/or replacement of these items is not needed at this time.

- Cypress Square Park – Barbeque
- Cypress Square Pool – Acid and Chlorine Pump, Lift
- Cypress Square Spa – Acid Pump, Coping, Chlorine Pump, Replastering
- Cypress Square Wader – Pump and Motor, Acid and Chlorine Pump
- Date Palm Pool – Acid and Chlorine Pump, Pump and Motor
- Date Palm Spa – Acid and Chlorine Pump
- Date Palm Wader – Acid Pump, Heater, Pump and Motor
- Landscape – Tree Trimming for Annuals, Palms, Windrow
- Landscape – Replacement/Refurbish
- Laurel Square Park – Barbeque and Caulking
- Magnolia Square Park – Barbeque
- Palm Garden Park – Caulking
- Peppertree Pool – Chlorine Pump
- Peppertree Pool Area – Furniture and Umbrella
- Peppertree Spa – Acid, Circulating, and Chlorine Pump
- Peppertree Wader – Coping, Filter, Pump and Motor, Acid and Chlorine Pump
- Promenade Pool Area – Lift
- Promenade Pool – Acid and Chlorine Pump
- Promenade Spa – Coping, Plastering and Tile, Acid and Chlorine Pump
- Promenade Wader – Pump and Motor, Chlorine Pump, Plaster & Tile, Filter
- Recreation Center Comp. Pool – Acid and Chlorine Pump
- Recreation Center Lagoon Pool – Acid and Chlorine Pump
- Recreation Center Resort Pool – Filter
- Recreation Center Resort Spa – Circ and Jets Pump, Caulking, Chemical Pump
- Recreation Center Sport – B.B., Caulking
- Recreation Center Wader – Coping, Acid and Chlorine Pump, Filter
- Recreation Center Water Garden – Filter, Acid and Chlorine Pump
- Terrace Garden Park – Barbeque, Caulking
- Streets – Asphalt Repairs, Slurry Sealing, Red Curbs

During the next fiscal year, the Board of Directors is planning to fund reserves at 100% of the recommended level stated in the reserve study and will address increased reserve funding annually.

The budgeted contribution to reserves is being funded with assessments and interest. A copy of the full reserve study plan is available upon request. Printing charges will apply.

WOODBURY COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS RESOLUTION

Upon motion duly made, seconded and carried, the Board of Directors for Woodbury Community Association adopted the following Resolution at its regular meeting on January 15, 2015.

WHEREAS, the Covenants, Conditions and Restrictions of Woodbury Community Association, require payment of regular and special assessments by all the owners of real property within said community in order to provide funds for payment of expenses for the upkeep, maintenance and preservation of the common areas therein, and for payment of other expenses associated with the normal operation of said Association's business and affairs, and

WHEREAS, said Covenants, Conditions and Restrictions provide the Association's Board of Directors with the power and authority to require regular and special assessments levied against owners of real property within said community (all of whom are required to be members of the Association as a condition of ownership) to be fully and timely paid, and

WHEREAS, the Board of Directors deems it to be in the best interests of the Association and all the Association's members to establish policies and practices relative to the Association's rights and remedies in event of default in payment of the regular and special assessments by any of the Association's individual members, and

NOW, THEREFORE, BE IT RESOLVED that the Association hereby adopts the following policies and practices in the event of any default in payment of the Association's regular and special assessments to be effective the 1<sup>st</sup> day of March 2015:

1. Assessments, late charges, interest, collection costs, and any attorneys' fees, are the personal obligation of the owner of the property at the time the assessment or other sums are levied.
2. Regular monthly assessments are due and payable on the first day of each month. A courtesy billing statement is sent each month to the billing address on record with the Association. However, it is the owner of record's responsibility to pay each assessment in full regardless of whether a statement is received. All other assessments, including special assessments, are due and payable on the date specified by the Board in the notice imposing such assessment.
3. Any payments made shall be first applied to assessments owed, and, only after the assessments owed are paid in full, shall such payments be applied to late charges, interest and collection expenses, including attorneys', trustee or small claims fees, unless the owner and that Association enter into an agreement providing for payments to be applied in a different manner.
4. When any regular or special assessment remains unpaid fifteen (15) days past its due date, said assessment shall be subject to a late charge not exceeding ten percent (10%) of the delinquent assessment or ten dollars (\$10.00), whichever is greater in accordance with California Civil Code 5650(b)(2), unless the declaration specifies a smaller amount.
5. In accordance with California Civil Code 5650(b)(3), the Board of Directors shall impose interest on all sums, including the delinquent assessment, reasonable costs of collection, and late charges, at a rate not to exceed twelve percent (12%) per annum, commencing 30 days after the assessment becomes due, unless the declaration specifies a rate of a lesser amount.

6. When any assessment remains unpaid forty-five (45) days past its due date, the Association, through its Management Company, shall mail a Pre-Lien Notification to the owner as required by California Civil Code 5660 by certified and first class mail, to the owner's mailing address of record advising you of the delinquent status of the account, impending collection action and the owner's right to request that the Association participate in the "meet and confer" program or in some form of internal dispute resolution process ("IDR"). The owner will be charged a fee for the pre-lien notification, which shall be charged to the delinquent member's account.

7. Within fifteen (15) days from the date of the postmark of the Pre-Lien Notification, a delinquent owner may submit a written request to the Association to meet with the Board to discuss a payment plan for the amount set forth in the Pre-Lien Notification letter. The Board shall meet with the delinquent homeowner in executive session within forty-five (45) days of the date of the postmark of the written request. Each request is handled on a case-by-case basis. The Board is under no obligation to grant payment plan requests. Payment plans shall not interfere with the Association's ability to record a lien on an owner's separate interest to secure payment for the owner's delinquent assessments. If the Board authorized a payment plan, it may incorporate payment of ongoing assessments that accrue during the payment plan period. If a payment plan is approved, additional late fees for the homeowner will not accrue while the owner remains current under the terms of the payment plan. If the owner breaches an approved payment plan, the Association may resume its collection action from the time the payment plan was approved.

8. If an owner fails to pay the amounts set forth in the Pre-Lien notification and fails to request IDR within forty-five (45) days of the date of the Pre-Lien notification, the Board shall decide, by majority vote in an open meeting, whether to record a Notice of Delinquent Assessment (Lien) for the amount of any delinquent assessments, late charges, interest and/or costs of collection. This lien shall be recorded in the office of the County Recorder and mailed to the delinquent member. A fee for the lien processing work and a fee for the preparation and mailing said Notice of Delinquent Assessment by the Agent, Trustee or Attorney employed by the Association, shall be charged to the delinquent member's account. The lien may be enforced in any manner permitted by law, including without limitation, a small claims judgment, judicial or non-judicial foreclosure. *"The owner will be called to a hearing where their rights and easements of the use and enjoyment of the recreational amenities, including all Association owned pool and facilities, will be suspended effective immediately until the account is brought current and is no longer delinquent"*.

9. The decision to foreclose on a lien must be made by a majority of the Board of Directors in an Executive Session meeting and the Board of Directors must record their votes in the minutes of the next open meeting of the Board. The Board must maintain the confidentiality of the delinquent owner(s) by identifying the matter in the minutes by only the parcel number of the owner's property. Prior to initiating any foreclosure sale on a recorded lien, the Association shall offer delinquent homeowners the option of participating in IDR or Alternative Dispute Resolution ("ADR")

10. After thirty (30) days from recording the Notice of Delinquent Assessment, the Association may turn the members account over to the Association's Attorney or Trustee to enforce the lien by proceeding with judicial or non-judicial foreclosure sale when either (a) the delinquent assessment amount totals One Thousand, Eight Hundred Dollars (\$1,800.00) or more, excluding accelerated assessments and specified late charges and fees or (b) the assessments are delinquent for more that twelve (12) months. However, upon review of the Association Member's delinquent account, the Board may decide to take small claims court action. The Association is authorized under California law to charge the owner reasonable costs of collection for any action utilized.

11. **“IMPORTANT NOTICE: IF YOUR SEPARATE INTEREST IS PLACED IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR ASSESSMENTS, IT MAY BE SOLD WITHOUT COURT ACTION”**

12. An owner is entitled to inspect the Association’s accounting books and records to verify the amounts owed on their account pursuant to California Civil Code 5205. If it is determined that the owner has paid the assessments on time, the owner will not be liable to pay the charges, interest, and costs of collection associated with collection of those assessments.

13. Owners have the right to provide a secondary address for mailing for purposes of collection to the Association. An 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.

14. Prior to recordation of the release of any lien, or dismissal of any legal action, all assessments, late charges, interest, and costs of collection, including attorneys’ fees, must be paid in full to the Association. The mailing address for overnight payments of assessments is 16775 Von Karman, Suite 100, Irvine, CA 92606 unless the account has been turned over to the association’s trustee or attorney, then the homeowner would need to call said party for the full amount owed and their correct mailing address.

15. The foregoing policies and practices shall remain in full force and effect until such time as they may be changed, modified, or amended in their entirety, by a duly adopted Resolution of the Board of Directors of Woodbury Community Association. This policy is subject to change upon thirty (30) day written notice.

Woodbury Community Association  
Fee Schedule Addendum

Late Notice	\$ 10.00
Pre-lien Letter	\$100.00
Lien Processing	\$325.00
Foreclosure Prep Fee	\$100.00
Small Claims Prep Fee	\$100.00
Small Claims Attendance Fee	\$100.00
Small Claims Collection Fee	\$100.00
Payment Plan Fee	\$ 75.00 (per 6 months)
Return Payment Fee	\$ 25.00

Note: Fees and Costs for Collection Services are Subject to Change without Notice



# W O O D B U R Y

## VIOLATION ENFORCEMENT POLICY

**Enforcement of the Association's Governing Documents, including the CC&Rs and the Association's Rules and Regulations is an important function of the Board of Directors. The Board takes this obligation very seriously as the enforcement of the Governing Documents protects the community's property values and ensures that the community remains an attractive and desirable place to live. As such, violations of the Governing Documents are addressed by the Board as quickly as reasonably possible, and Owners who are in violation may find themselves facing a hearing, having to pay fines, or even facing litigation.**

**The following policy sets forth the process by which the Board will consider action when an Owner is in violation of the Governing Documents. While the Board would prefer to resolve matters informally, there may be times when more formal proceedings or even litigation is necessary to obtain an Owner's compliance and protect the other Members of the Association who voluntarily comply. Should litigation be required the Association will seek to recover all legal fees it incurs in pursuing the matter. As may be expected those fees are often substantial, and the Board would much prefer that Owners voluntarily comply with the Association's Governing Documents.**

1. All violations which are reported by individual homeowners must meet the following criteria:
  - a. Violation report must be in writing.
  - b. Party making complaint (no anonymous complaints) must sign violation report.
  - c. Violation report must identify individual in alleged violation either by name or address. Physical descriptions are not sufficient for identification of individuals. Automobile descriptions and or license plate numbers are also not sufficient for identification of individual in violation.

The Board may, but need not necessarily, send a courtesy notice to the homeowner advising the nature of the violation and a time limit to rectify the violation. If the Board elects to send a courtesy notice to the homeowner, failure to comply with the request to rectify the violation, or respond to the Board of Directors may result in a Notice of Hearing.

2. The Board may schedule a hearing and forward a Notice of Hearing to Owners it believes to be in violation. Any notice, requesting appearance on a specified date to be heard by the Board of Directors, shall be given at least fifteen (15) days prior to the hearing.
3. If the violation is confirmed at the hearing, then the Board of Directors may take any one or more of the following actions:
  - a. Levy a Compliance Assessment or monetary penalty in the amount of \$250.00 per violation for the first thirty (30) day period of each violation; \$500.00 per violation for the second thirty (30) day period of each violation; \$1,000.00 per violation for the third thirty (30) day period of each violation and a maximum of \$2,000.00 per violation for the fourth thirty (30) day period of each violation.



## W O O D B U R Y

- b. Suspend for up to thirty (30) days or condition the homeowner's right to use any recreational facilities the Association owns, operates or maintains commencing on a date in the future selected by the Board;
- c. Submit the matter to legal counsel for further action, including, but not limited to, commencement of the alternative dispute resolution process or filing of a civil lawsuit.

NOTE: The Board may determine to use alternative dispute resolution or cause correction of the violation to affect a cure. Owner shall be responsible for legal fees and/or reimbursement of costs to Woodbury Community Association.

NOTE: Should a violation occur which imposes a financial obligation on the Association; the party responsible for said violation shall reimburse, by way of a Damage Reimbursement Assessment, the Association for this financial obligation. If, for example, a party damages a fence, tree or any other Association Property, repair and replacement costs will be charged to that party.

4. Hearing: The hearing shall be held before the Board of Directors in Executive Session. Additionally, the following protocol shall be observed:
  - a. At such hearing the Member so charged shall have the right to hear the charges and evaluate evidence concerning the alleged violation.
  - b. At the hearing, the Member shall have the right to present oral and/or written evidence concerning the alleged violation.
  - c. Hearings will not be rescheduled at the convenience of the Member accused of the violation. Members who do not choose to attend the hearing may submit written evidence for Board consideration.
5. Results: The results of the hearing, including any action to be taken, shall be delivered to the Member within fifteen (15) days following the date of the hearing.

## ALTERNATIVE DISPUTE RESOLUTION SUMMARY

California *Civil Code* Sections 5925 through 5965 require community associations and their homeowners to offer to participate in some form of Alternative Dispute Resolution (“ADR”) prior to initiating certain types of lawsuits in superior court. ADR means mediation, arbitration, conciliation, or other non-judicial procedure that involves a neutral party in the decision making process. ADR may either be binding or non-binding, as may be agreed to by the parties. This Summary of the ADR statutes is being distributed as required by California *Civil Code* Section 5960.

### I. When ADR Must be Offered Prior to Initiating Enforcement Action:

An association or an owner may not file certain lawsuits in superior court unless an effort has been made to submit the dispute to ADR as required by law. Generally, ADR must be offered before filing a civil action or proceeding that seeks:

- A. A judicial declaration of the rights and responsibilities of the parties, only; or
- B. A writ of mandate or a writ of prohibition, only; or
- C. Permanent injunctive relief only; or
- D. Declaratory relief, writ relief, or injunctive relief, combined with a claim for monetary damages of five thousand dollars or less

It is not necessary to offer ADR prior to filing any other type of superior court action, or prior to filing any type of small claims action. Except as otherwise provided by law, the ADR requirement does **not** apply to an assessment dispute.

### II. Compliance Procedures:

The ADR process is initiated by one party serving all other parties with a “Request for Resolution,” which shall include:

- A. A brief description of the dispute between the parties;
- B. A request for ADR;
- C. When directed to an owner, the request must be accompanied by a copy of the ADR statutes;
- D. A notice to all parties that they are required to respond within 30 days of receipt, or else the offer of ADR is deemed rejected; and

Service of the Request must be by personal delivery, first-class mail, express mail, facsimile transmission, or other means reasonably calculated to provide the intended recipient actual notice of the Request. If the Request is accepted, ADR must be completed within 90 days of the receipt of the acceptance, unless the parties sign a written agreement extending the completion date.

The cost of ADR is to be borne by the parties. Unless the parties agree, no oral or written evidence or statements made in an ADR proceeding, other than arbitration, are admissible as evidence in a later lawsuit.

Each homeowner should consult with his or her own attorney regarding appropriate compliance with the ADR statutes.

### III. Failure to Participate in Some Form of ADR Prior to Enforcement Action:

Should a party unreasonably refuse to participate in ADR before the lawsuit is filed, the court may, in its discretion, take this refusal into consideration in determining the amount of attorney’s fees and costs ultimately awarded at trial. In accordance with the disclosure requirement of California *Civil Code* Section 5965, please be advised that:

**“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.”**

IV. Association’s Policy of Early Dispute Resolution:

In accordance with the California *Civil Code*, a fair, reasonable, and expeditious procedure exists for resolving disputes between Association and an owner involving their rights, duties or liabilities under the Davis Stirling Common Interest Development Act, the Nonprofit Mutual Benefit Corporation Law, or the Association’s governing documents. The procedure supplements, but does not replace the ADR process summarized above. The procedure follows:

- A. Either party may request the other, in writing, to meet and confer. While a homeowner may refuse a request to meet and confer, the Association may not.
- B. The Board shall designate a member of the Board to meet and confer with the owner. The parties shall meet promptly at a mutually convenient time and place to explain their positions and confer in good faith in an effort to resolve the dispute.
- D. A resolution of the dispute shall be memorialized in writing and signed by the parties.
- E. An agreement reached using this procedure binds the parties and is judicially enforceable if it is not in conflict with the law or the governing documents and the agreement is either consistent with the authority granted by the Board of Directors to the Board member who met with the owner, or if the agreement is ratified by the Board.
- F. An owner may not be charged a fee to participate in the process.

V. Internal Dispute Resolution:

California *Civil Code* Sections 5900 through 5920 require community associations and their homeowners to participate in some form of Internal Dispute Resolution (“IDR”) prior to initiating certain types of disputes in superior court. This summary of the IDR procedure is being distributed as required by California *Civil Code* Section 5920. The below applies in an Association that does not otherwise provide a fair, reasonable, and expeditious IDR procedure meeting the minimum requirements described in California *Civil Code* 5910.

- A. The party may request the other party to meet and confer in an effort to resolve the dispute. The request shall be made in writing.
- B. A member of an Association may refuse a request to meet and confer. An Association may not refuse a request to meet and confer.
- C. Upon an Owner’s request that the Association participate in an IDR proceeding, the Association has thirty (30) days to respond and must make a good faith attempt to hold the IDR proceeding within sixty (60) days of receipt of the written request.
- D. The Association’s Board of Directors shall designate a member of the Board to meet and confer.
- E. Although not precluded, attorney participation in the IDR Process is discouraged in order to maintain direct discussions between the parties of the Dispute and to maintain the goal of resolution through an expeditious process. To the extent the Owner requires that his/her/its attorney attend the IDR proceeding, the Owner shall be required to give at least five (5) business days’ notice to the Association so that the Association can ascertain if it desires its corporate counsel to also attend.
- F. The parties shall meet promptly at a mutually convenient time and place, explain their positions to each other, and confer in good faith in an effort to resolve the dispute.
- G. 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.
- H. An agreement reached under this section binds the parties and is judicially enforceable if both of the following conditions are satisfied:
  - 1. The agreement is not in conflict with the law or the governing documents of the common interest development or Association.
  - 2. 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.
- I. A member of the Association may not be charged a fee to participate in the process.

Woodbury Community Association

**Types of Changes Requiring Approval by the Architectural Committee/Design Review Committee**

All proposed exterior modifications, alterations, additions or changes must be submitted to the AC/DRC for approval **prior** to any installation or commencement of construction.

The above mentioned installation, alterations, additions or changes may include, but are not limited to, walls, arbors, decks, gazebos, fences, fountains, pools, spas, landscaping, hardscape, patios, pottery, gates, light fixtures, fire-pits, barbeques, umbrellas, statues, room additions, solar, window replacements, etc.

**Procedure Used to Review & Approve or Disapprove a Proposed Change**

Homeowner shall submit all of the following:

1. Property Improvement Form/Application.
2. Plan & Specifications (3 sets). 2 copies will be returned to the Owner and 3 sets will be retained by the Association after it is reviewed.
3. Photographs, brochures and/or material samples (1 set) where applicable (items provided will **not** be returned to the Owner).
4. A security deposit of \$500.00 is required as well as the following fees: \$225.00 for new home landscape/hardscape, \$100.00 for painting, room additions, front/rear yard landscape changes, patio cover, solar panels, to paint the home, doors, windows and lighting and \$75.00 for gate change.

Upon receipt, the information will be reviewed for completeness. Should any of the above items not be submitted, the entire submittal shall be returned to the owner noting the missing information. An application will not be “submitted” until it is complete.

If the submittal is complete, the management company will log the submittal, send a confirmation of receipt to the owner, and send the submittal package to the AC/DRC for review.

The AC/DRC has 45 days to review the submittal (from the date received by management). Should the homeowner not receive a response within 45 days from receipt by the Association, the submittal shall be deemed approved. A deemed approved submittal does not provide rights to the homeowner to violate alteration of the common area or Association maintenance areas regardless of submittal information.

The AC/DRC shall review submittals for the purpose of determining if the proposed improvements meet the Architectural Guidelines/Design Review Guidelines and that the appearance of any structure affected will be in harmony with the surrounding structures,

that the construction will not detract from the beauty, wholesomeness or attractiveness of the Common Area or the enjoyment by the Members, and that the upkeep and maintenance will not become a burden on the Association.

Any changes to the exterior of a residence must be specifically called out, in detail, in order for them to be approved. Unless specified by the submitting owner, any installation will be assumed to be in strict accordance with the Association's architectural guidelines. Proposed plans must also depict any easements within the property, and, in the case of a relocated improvement (such as a wall, fence or similar structure), the plans must depict both the original location of the improvement and the proposed new location.

The AC/DRC review is for aesthetics only. Homeowners must defer to their professional consultant to determine if a permit is needed, if utility or other City/County easements exist and verification of property lines. If one neighbor accuses another of building onto their property, it is a neighbor to neighbor issue.

The AC/DRC will complete its review and send the submittal package back to management noting whether it is approved or not and any reasons for the denial, if applicable. Management will log the submittal as returned and send one set back to the homeowner. If denied, the homeowner must start this process again with the required number of plans and application copies as noted above.

**Woodbury Community Association  
INSURANCE SUMMARY DISCLOSURE**

Pursuant to Section 5300 (b) of the California Civil Code, the association is providing you with the following information regarding its insurance policies.

**A. General Liability Insurance**

1. The insurer is Mid-Century Insurance Company.
2. The policy limits of the insurance are \$ 1,000,000.00 per occurrence, \$2,000,000.00 general aggregate.
3. The insurance deductible is \$ 0.

**B. Property Insurance**

1. The insurer is Mid-Century Insurance Company.
2. The policy limits of the insurance are \$ 9,090,700.00.
3. The insurance deductible is \$ 1,000.00.

**C. Earthquake Insurance**

1. The insurer is N/A.
2. The policy limits of the insurance are \$ N/A.
3. The insurance deductible is \$ N/A.

**D. Umbrella Liability Insurance**

1. The insurer is Greenwich Insurance Company.
2. The policy limit of the insurance is \$ 15,000,000.00.
3. The insurance deductible is \$ 0.

**E. Fidelity Insurance**

1. The insurers are Mid-Century Insurance, The Hartford, and Great American Insurance Company.
2. The policy limits of the insurance are \$ 9,000,000.00.
3. The insurance deductible is \$ 500.00.

**This summary of the Association's policies of insurance provides only certain information, as required by subdivision (b)(9) of 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.**

The Association will notify you as soon as reasonably practical if any of these policies are canceled and not immediately replaced. If a policy is renewed or a new policy is issued to replace a policy and there is no lapse in coverage, the association will notify you in its next available mailing to members.

**Woodbury Community Association**  
**Charges for Documents Provided**

**This disclosure is provided to you in accordance with the requirements of California Civil Code Section 4528.**

**CHARGES FOR DOCUMENTS PROVIDED AS REQUIRED BY SECTION 4525\***

The seller may, in accordance with Section 4530 of the Civil Code, provide to the prospective purchaser, at no cost, current copies of any documents specified by Section 4525 that are in the possession of the seller.

A seller may request to purchase some or all of these documents but shall not be required to purchase ALL of the documents listed on this form.

Property Address: \_\_\_\_\_ Owner of Property: \_\_\_\_\_  
 Owner's Mailing Address (If known or different from property address.): \_\_\_\_\_  
 Provider of the Section 4525 Items: \_\_\_\_\_  
 Print Name \_\_\_\_\_ Position or Title \_\_\_\_\_ Association or Agent \_\_\_\_\_ Date Form Completed: \_\_\_\_\_

Check or Complete Applicable Column or Columns Below

Document	Civil Code Section	Fee	Not Available (N/A), Not Applicable (N/App), or Directly Provided by Seller and confirmed in writing by Seller as a current document (DP)
Articles of Incorporation or statement that not incorporated	Section 4525(a)(1)	25.00	
CC&Rs	Section 4525(a)(1)	45.00	
Bylaws	Section 4525(a)(1)	35.00	
Operating Rules	Section 4525(a)(1)	10.00	
Age restrictions, if any	Section 4525(a)(2)	No Cost	
Rental restrictions, if any	Section 4525(a)(9)	No Cost	
Annual budget report or summary, including reserve study	Sections 5300 and 4525(a)(3)	35.00	
Assessment and reserve funding disclosure summary	Sections 5300 and 4525(a)(4)	No Cost	
Financial statement review	Sections 5305 and 4525(a)(3)	40.00	
Assessment enforcement policy	Sections 5310 and 4525(a)(4)	No Cost	
Insurance summary	Sections 5300 and 4525(a)(3)	No Cost	
Regular assessment	Section 4525(a)(4)		
Special assessment	Section 4525(a)(4)	No Cost	
Emergency assessment	Section 4525(a)(4)		
Other unpaid obligations of seller	Sections 5675 and 4525(a)(4)		
Approved changes to assessments	Sections 5300 and 4525(a)(4), (8)		
Settlement notice regarding common area defects	Sections 4525(a)(6), (7), and 6100		
Preliminary list of defects	Sections 4525(a)(6), 6000, and 6100		
Notice(s) of violation	Sections 5855 and 4525(a)(5)		
Required statement of fees	Section 4525	323.00	
Minutes of regular board meetings conducted over the previous 12 months, if requested	Section 4525(a)(10)	65.00	

\* The information provided by this form may not include all fees that may be imposed before the close of escrow. Additional fees that are not related to the requirements of Section 4525 shall be charged separately.