



## Oak Ranch Estates Homeowners Association

c/o Concord Consulting and Association Management, Inc.  
PO Box 6105 Oxnard CA 93031-6105  
888 West Ventura Blvd. Suite C Camarillo CA 93010  
805-445-1040/ Fax 805-445-1373 / [DearConcord@concordconsulting.net](mailto:DearConcord@concordconsulting.net)

November 8, 2024

### 2025 ANNUAL BUDGET REPORT

Pursuant to California Civil Code Section 5300, an **Annual Budget Report** must be distributed to Members thirty (30) to ninety (90) days before the end of the fiscal year. Additionally, an **Annual Policy Statement** must be distributed to Members in accordance with Civil Code Section 5310 within thirty (30) to ninety (90) days before the end of the fiscal year.

Summaries of the Annual Budget Report and Annual Policy Statement are enclosed. These summaries include a general description of the content of the reports. Members may request a complete copy of the reports at no cost to the member by submitting a written request to:

Oak Ranch Estates Homeowners Association  
c/o Concord Consulting & Association Management, Inc.  
888 West Ventura Blvd. Suite C  
Camarillo, CA 93010

#### IMPORTANT BILLING INFORMATION

*The Board of Directors has chosen to change from annual billing coupons to quarterly statements. If you have signed up for Electronic Delivery of Association Documents your billing statements will be emailed to the email address on file. If you are not signed up for Electronic Delivery of Association Documents the billing statement will be mailed to the address on file. Enclosed is the form necessary to sign up for Electronic Delivery of Association Documents. Please complete and return for our records or contact Concord Consulting to confirm if this form is on file for your address.*

**Operating Pro Forma Budget:** Enclosed is the Budget for Fiscal Year Ending December 31, 2025 as approved by the Board of Directors

In general, assessments are based on actual costs incurred in the 2024 fiscal year, plus all known 2025 maintenance contracts, administrative expenses, utilities, insurance premiums, anticipated inflationary rates and Reserve Study contribution recommendation for major component replacements in future years. After close review of the Association's financial needs, the Board of Directors has approved the Budget for the 2025 fiscal year. After close review of the Association's financial needs, the Board of Directors has approved the Budget with an increase of \$42.00 for the quarterly assessments.

- **Effective January 1, 2025 the quarterly assessments will be \$270.00**
- Statements for the 2025 fiscal year will be sent on or about the 20<sup>th</sup> of the month preceding each quarter. A courtesy statement will be sent if there is a balance on your account on the off months.

- *All owners are responsible for making their quarterly payments regardless if a billing statement is received.*
- If you pay your quarterly assessments through your own bank or through the Association Bank Website ([www.hoabankservices.com](http://www.hoabankservices.com)) you will need to sign in to your account and correct the amount of the January 2025 quarterly assessment to the new amount of \$270.00
- If your account is on automatic debit (ACH) with the Association through Concord Consulting, the quarterly assessment will automatically be debited from your account at the new amount of \$270.00 in January 2025.
- If you are interested in signing up for automatic debit (ACH) with the Association contact Concord Consulting & Association Management, Inc 805-445-1040.
- Please confirm that the mailing address you are using for your payments is the correct mailing address of: Oak Ranch Estates Homeowners Association c/o Concord Consulting & Association Management, Inc, P.O. Box 60035, Los Angeles, CA 90060-0035.
- Your check should be made payable to Oak Ranch Estates Homeowners Association and your account number should be referenced in the memo line.

**Special Assessment:** The Board of Directors is not aware at this time of the need to impose a Special Assessment in the coming fiscal year but reserves the right to do so if the need arises.

**Reserve Funds:** It is estimated that accumulated reserves in cash and pending cash will be **\$31,500.00** on January 1, 2025. Enclosed are copies of the 2025 approved Reserve Study ***Executive Summary*** as required by Civil Code Section 5565 and the most recent ***Assessment and Reserve Funding Disclosure Summary*** in accordance with Civil Code Section 5570, 5300 (e).

In accordance with Civil Code Sections 5550(b) (5) and 5560 the Board has adopted the Budget along with reserve funding plan. The Reserve Study was performed by J. D. Brooks on July 18, 2024. The Reserve Study has been performed pursuant to Civil Code Section 5565 for the major capital components. Barring any unanticipated circumstances, a monthly deposit of \$195.00 will be contributed to the Association's reserves account. The Reserve Summary is enclosed. Copies of the full Reserve Study are available upon request to the Association.

The Board of Directors **has not** deferred repairs or replacement of any major component with a remaining life of 30 years or less.

**Outstanding Loan:** The Association currently **does not have** an outstanding loan with an original term of more than one year.

**Insurance Disclosure:** A summary of the Association's Property, General Liability and all other insurance policies are enclosed.

***The Association's Insurance Policy does not cover the individual units. Each owner must carry their own homeowners and property insurance policies for their homes. Association members should consult with their individual insurance broker or agent for appropriate coverage for their homes.***

The summary of the Association's policies of insurance provides only certain information, as required by 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. Although the Association maintains the policies of insurance specified in this summary, the Association's policies of insurance do 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.

As always, if you have any questions, please direct them to our Management Company:

Concord Consulting & Association Management, Inc.  
888 West Ventura Blvd. Suite C Camarillo, CA 93010  
Mail: P.O. Box 6105, Oxnard, CA 93031  
(805) 445-1040 / FAX (805) 445-1373 / email: [Dearconcord@concordconsulting.net](mailto:Dearconcord@concordconsulting.net)

Sincerely,  
The Board of Directors of Oak Ranch Estates Homeowners Association

**Oak Ranch Estates HOA**  
**Approved Budget for the**  
**Fiscal Year Ending December 31, 2025**

	<b>2025 Annual Budget</b>	<b>2025 Monthly Budget</b>	<b>2025 Per Unit Budget</b>	<b>2024 Annual Budget</b>
06010 Assessment Income	43,200.00	3,600.00	90.00	36,480.00
06500 Horse Stall/Shed Fees (\$42/\$16 monthly)	0.00	0.00	0.00	0.00
<b>Income Total</b>	<b>43,200.00</b>	<b>3,600.00</b>	<b>90.00</b>	<b>36,480.00</b>
<b>Administrative Expenses</b>				
07010 Audit/Tax Preparation	995.00	82.92	2.07	975.00
07170 Insurance-Fire/Liab/D&O/FidBd	6,790.00	565.83	14.15	2,900.00
07230 Legal Fees	3,600.00	300.00	7.50	2,800.00
07250 Management Fees	10,200.00	850.00	21.25	9,000.00
07255 Misc. Administrative Expense	200.00	16.67	0.42	100.00
07370 Office Supplies	75.00	6.25	0.16	75.00
07400 Miscellaneous Expense	150.00	12.50	0.31	50.00
07410 Postage	120.00	10.00	0.25	80.00
07430 Reproduction & Special Mailing	691.00	57.58	1.44	500.00
07450 Dues & Subscriptions	140.00	11.67	0.29	144.00
07470 Reserve Study	390.00	32.50	0.81	390.00
07540 Taxes Expense - State	9.00	0.75	0.02	12.00
07545 Website	85.00	7.08	0.18	502.00
<b>Administrative Expenses Total</b>	<b>23,445.00</b>	<b>1,953.75</b>	<b>48.84</b>	<b>17,528.00</b>
<b>Reimbursable Costs</b>				
07750 Delinquency Collection	110.00	9.17	0.23	110.00
<b>Reimbursable Costs Total</b>	<b>110.00</b>	<b>9.17</b>	<b>0.23</b>	<b>110.00</b>
<b>Common Area R&amp;M</b>				
08345 R & M Miscellaneous	2,014.00	167.83	4.20	1,830.00
<b>Common Area R&amp;M Total</b>	<b>2,014.00</b>	<b>167.83</b>	<b>4.20</b>	<b>1,830.00</b>
<b>Corral Maintenance</b>				
08420 Water	120.00	10.00	0.25	124.00
08450 Electricity	30.00	2.50	0.06	124.00
08460 Trash Removal	758.00	63.17	1.58	0.00
<b>Corral Maintenance Total</b>	<b>908.00</b>	<b>75.67</b>	<b>1.89</b>	<b>248.00</b>
<b>Landscape Maintenance</b>				
08560 Tree Trimming	4,500.00	375.00	9.38	4,500.00
08580 Weed Abatement	9,883.00	823.58	20.59	10,084.00
08620 Common Area Miscellaneous Landscape	0.00	0.00	0.00	740.00
<b>Landscape Maintenance Total</b>	<b>14,383.00</b>	<b>1,198.58</b>	<b>29.96</b>	<b>15,324.00</b>
<b>Total Operating Expenses</b>	<b>40,860.00</b>	<b>3,405.00</b>	<b>85.13</b>	<b>35,040.00</b>

**Oak Ranch Estates HOA  
Approved Budget for the  
Fiscal Year Ending December 31, 2025**

	<b>2025 Annual Budget</b>	<b>2025 Monthly Budget</b>	<b>2025 Per Unit Budget</b>	<b>2024 Annual Budget</b>
<b>Capital Reserves</b>				
09420 Reserves-Storage Shed	413.63	34.47	0.86	252.62
09570 Reserves-Perimeter Wire Fence Repair	103.41	8.62	0.22	65.35
09575 Reserves-Vinyl Fence	287.93	23.99	0.60	172.50
09600 Reserves-Vinyl Gate	126.32	10.53	0.26	75.09
09605 Reserves-Arena Pipe Railing	80.50	6.71	0.17	50.90
09620 Reserves-Arena Pipe Gate	18.58	1.55	0.04	11.63
09700 Reserves-Corral Railing 3A (Lower)	306.51	25.54	0.64	188.21
09715 Reserves-Park Benches	24.77	2.06	0.05	15.39
09720 Reserves-Picnic Tables/Benches	124.46	10.37	0.26	79.18
09730 Reserves-Arena Dragger	10.53	0.88	0.02	6.60
09740 Reserves-Blower/Weed Whacker	32.82	2.73	0.07	20.11
09770 Reserves-Roof-1, 2, 3A, 3B, 4A	94.12	7.84	0.20	57.19
09775 Reserves-Lighting Fixtures	60.06	5.01	0.13	27.65
09780 Reserves-Entrance Monuments	17.96	1.50	0.04	10.68
09785 Reserves-No Trespassing Signs	70.59	5.88	0.15	43.99
09790 Reserves-Arena Sprinklers	55.11	4.59	0.11	34.25
09850 Reserves-Concrete Drive Repairs	30.34	2.53	0.06	19.48
09880 Reserves-Gravel Paving	138.08	11.51	0.29	87.35
09910 Reserves-Arena Sand	102.79	8.57	0.21	64.72
09920 Reserves-Plumbing Upgrades/Repairs	97.84	8.15	0.20	62.84
09950 Reserves-Electrical Upgrades/Repairs	143.66	11.97	0.30	94.26
<b>Capital Reserves Total</b>	<b>2,340.00</b>	<b>195.00</b>	<b>4.88</b>	<b>1,440.00</b>
<b>Total Reserve Expenses</b>	<b>2,340.00</b>	<b>195.00</b>	<b>4.88</b>	<b>1,440.00</b>
09100 Reserves Interest	0.00	0.00	0.00	0.00
<b>Total</b>	<b>43,200.00</b>	<b>3,600.00</b>	<b>90.00</b>	<b>36,480.00</b>

# RESERVE STUDY SUMMARY

## ASSOCIATION INFORMATION:

Name of Association: **OAK RANCH ESTATES HOA**  
Location: **OAK VIEW, CA**  
Number of Units: **40**  
Approximate Age of Complex: **46**

## **This report recommends contributions for Budget Year:**

Beginning: **JANUARY 1, 2025**  
Ending: **DECEMBER 31, 2025**

Reserve Study Report Date: **JULY 18, 2024**  
Current Fiscal Year End: **DECEMBER 31, 2024**

## CURRENT FUNDS SUMMARY:

Projected Reserve Balance at Current Fiscal Year End: **\$31,500**  
Ideal Reserve Balance at Current Fiscal Year End: **\$48,189**

**PERCENT FUNDED: **65%****

## CURRENT RESERVE CONTRIBUTIONS:

	<u>Annual</u>	<u>Monthly</u>	<u>Monthly Per Unit</u>
2024 Budgeted Reserve Contribution:	<b>\$1,440</b>	<b>\$120</b>	<b>\$3.00</b>

## RECOMMENDATIONS FOR BUDGET YEAR 2025

### RESERVE CONTRIBUTION MODELS:

2025 J.D. Brooks Recommendation in Box

	<u>Annual</u>	<u>Monthly</u>	<u>Monthly Per Unit</u>
2025 Straight-Line Contribution:	<b>\$4,068</b>	<b>\$339</b>	<b>\$8.47</b>
2025 Deficit Reduction Contribution:	<b>\$4,878</b>	<b>\$406</b>	<b>\$10.16</b>
<span style="border: 1px solid black; padding: 2px;">2025 Cash-Flow (Minimum) Contribution:</span>	<b>\$3,779</b>	<b>\$315</b>	<b>\$7.87</b>

7/18/2024

# OAK RANCH ESTATES HOA

CURRENT FISCAL YEAR END: DECEMBER 31, 2024  
NUMBER OF UNITS: 40

## RESERVE COMPONENT INVENTORY

RESERVE COMPONENT	QUANTITY	UNIT TYPE	UNIT COST	REPAIR / REPLACE COST	USEFUL LIFE	RMNG. LIFE	STRAIGHT-LINE ANNUAL CONTRIBUTION	IDEAL BALANCE @F.Y.E.2024	PROJECTED BALANCE @F.Y.E.2024	DEFICIT	DEFICIT REDUCTION ANNUAL CONTRIBUTION
<b>ROOFING</b>											
CORRAL ROOF 1 (MIDDLE)	600	SqFT	4.00	2,400	40	16	60	1,500	1,204	(296)	78
CORRAL ROOF 2 (UPPER)	400	SqFT	4.00	1,600	40	10	40	1,240	1,240	-	40
CORRAL ROOF 3A (LOWER)	200	SqFT	4.00	800	40	10	20	620	620	-	20
CORRAL ROOF 3B (LOWER)	200	SqFT	4.00	800	40	24	20	340	-	(340)	34
CORRAL ROOF 4A (EAST)	200	SqFT	4.00	800	40	34	20	140	-	(140)	24
<b>SHEDS / BUILDINGS</b>											
STORAGE SHEDS	8	UNIT	1300	10,400	25	16	416	4,160	3,339	(821)	467
CONCRETE SHED BASES	8	UNIT	515	4,120	40	31	103	1,030	-	(1,030)	136
MANURE STORAGE	1	ALLOW	4300	4,300	30	23	143	1,147	-	(1,147)	193
RETAINING WALL (EAST C)	1	ALLOW	2200	2,200	40	34	55	385	-	(385)	66
<b>PAVING</b>											
CONCRETE DRIVE REPAIRS	1	ALLOW	1280	1,280	20	12	64	576	576	-	64
GRAVEL PAVING	1	ALLOW	1440	1,440	5	3	288	864	864	-	288
ARENA SAND	1	ALLOW	1700	1,700	8	2	213	1,488	1,488	-	213
<b>FENCING</b>											
PERIM. WIRE FENCE REPAIRS	1	ALLOW	1080	1,080	5	3	216	648	648	-	216
VINYL FENCE	320	LNFT	31.00	9,920	35	17	283	5,385	-	(5,385)	600
VINYL GATE	1	UNIT	4350	4,350	35	17	124	2,361	-	(2,361)	263
ARENA PIPE RAILING	300	LNFT	28.00	8,400	50	12	168	6,552	6,552	-	168
ARENA PIPE GATE	1	UNIT	1900	1,900	50	12	38	1,482	1,482	-	38
CORRAL RAILING -1 (MIDDLE)	220	LNFT	28.00	6,160	40	33	154	1,232	-	(1,232)	191
CORRAL RAILING -2 (UPPER)	170	LNFT	28.00	4,760	40	28	119	1,547	-	(1,547)	174
CORRAL RAILING -3A (LOWER)	100	LNFT	28.00	2,800	40	12	70	2,030	2,030	-	70
CORRAL RAILING -3B (LOWER)	100	LNFT	28.00	2,800	40	24	70	1,190	-	(1,190)	120
CORRAL RAILING -4A (EAST)	100	LNFT	28.00	2,800	40	34	70	490	-	(490)	84
<b>EQUIPMENT</b>											
PARK BENCHES	2	UNIT	510	1,020	20	6	51	765	765	-	51
PICNIC TABLES/BENCHES	4	UNIT	1300	5,200	20	6	260	3,900	3,900	-	260
ARENA DRAGGER	1	UNIT	220	220	10	4	22	154	154	-	22
BLOWER / WEED WACKER	2	ALLOW	170	340	5	3	68	204	204	-	68
<b>FIXTURES</b>											
LIGHTING FIXTURES	9	UNIT	400	3,600	30	30	120	120	-	(120)	124
ENTRANCE MONUMENTS	2	UNIT	320	640	25	18	26	205	-	(205)	37
NO TRESPASSING SIGNS	7	UNIT	210	1,470	10	2	147	1,323	1,323	-	147
ARENA SPRINKLERS	8	UNIT	215	1,720	15	5	115	1,261	1,261	-	115

7/18/2024

# OAK RANCH ESTATES HOA

CURRENT FISCAL YEAR END: DECEMBER 31, 2024  
NUMBER OF UNITS: 40

RESERVE COMPONENT  
INVENTORY

RESERVE COMPONENT	QUANTITY	UNIT TYPE	UNIT COST	REPAIR / REPLACE COST	USEFUL LIFE	RMNG. LIFE	STRAIGHT-LINE ANNUAL CONTRIBUTION @F.Y.E.2024	IDEAL BALANCE @F.Y.E.2024	PROJECTED BALANCE @F.Y.E.2024	DEFICIT	DEFICIT CONTRIBUTION
<b>PLUMBING &amp; ELECTRIC</b>											
PLUMB.UPGRADE/REPAIRS	1	ALLOW	2050	2,050	10	1	205	2,050	2,050	-	205
ELECT,UPGRADE/REPAIRS	1	ALLOW	3000	3,000	10	5	300	1,800	1,800	-	300
<b>CONTINGENCY: 0%</b>											
<b>TOTALS:</b>				96,070			4,068	48,189	31,500	(16,689)	4,878



## Assessment and Reserve Funding Disclosure Summary

Name: Oak Ranch Estates HOA

City: Oak View

For Fiscal Year Beginning: 1/1/25

# of Units: 40

1) Budgeted Amounts:	<b>Total:</b>	<b>Per Unit:</b>
Reserve Contributions:	\$2,340	\$59
Operating Budget:	\$40,860	\$1,022
Total Assessment:	\$43,200	\$1,080

Per: Annual

Note: If assessments vary by the size or type of unit, please see Budget for breakdown per Unit.

- 2) Additional 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 Due	Amount	Purpose
N/A		

- 3) Based on 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? **NO**

- 4) If the answer to #3 is no, what additional assessments or other contributions to Reserves would be necessary to ensure that sufficient Reserve Funds will be available each year during the next 30 years?

Approximate Date Assessment would be Due	Amount (Monthly) per Unit
2025 -->	\$2.99

- 5) All major components are included in the Reserve Study and are included in its calculations:  
**YES**

6) All computations/disclosures are based on the fiscal year beginning date of:	1/1/25
Fully Funded (Ideal) Balance (based on formula defined in 5570(b)4):	\$48,189
Projected Reserve Fund Balance:	\$31,500
Percent Funded:	65%
Reserve Deficit (surplus) on a per-unit basis:	\$417

Based on the Reserve Study by JD Brooks dated: 07/18/24

- 7) The Required Fully Funded (Ideal) Reserve Balance at the End of each of the next Five Budget Years is:

Year	Fully Funded Estimated (Ideal) Reserve Balance	Currently Planned Annual Reserve Contributions	Resultant Estimated Reserve Balance at Fiscal Year End	Projected Percent Funded	Special Assessments
2025	\$52,215	\$2,340	\$32,020	61%	
2026	\$55,275	\$2,434	\$31,350	57%	
2027	\$58,844	\$2,531	\$30,940	53%	
2028	\$65,699	\$2,632	\$33,557	51%	
2029	\$67,534	\$2,737	\$30,746	46%	

Interest Rate: 1%

30-Yr.Avg.Infl.Rate: 4%

Annual Increase: 4%

Prepared by: J.D. Brooks

Date: 11/06/24

Note: The financial representations set forth in this summary are based on the best estimates of the preparer at that time. The estimates should be expected to change from year to year.

Disclaimer: Because the reserve study is a PROJECTION, the estimated lives and costs of components will likely CHANGE OVER TIME depending on a variety of factors such as (1) future inflation rates, (2) levels of maintenance applied by future boards, (3) unknown defects in materials that may lead to premature failures, (4) other variable factors. As a result, some components may experience longer lives while others will experience premature failures. Some components may cost less at the time of replacement due to changes in manufacturing methods while others may cost more due to material shortages or high demand. JD Brooks Reserve Studies is not responsible for the accuracy of information presented.

STEVE D. REICH INSURANCE AGENCY  
280 N. Westlake Blvd., Suite 200, Westlake Village, CA 91362  
(805) 379-5159 (818) 706-0452 (805) 495-2494 fax  
License #0484756

## OAK RANCH ESTATES HOA

### INSURANCE DISCLOSURE – SBI525

Effective January 1, 1997, California Civil Code Section 5300 (b)(9) requires that Associations send an insurance disclosure statement to each of its members within sixty (60) days preceding the beginning of the Association's fiscal year. Our Association carries the following coverage's:

#### ASSOCIATION PROPERTY: NO COVERAGE

Insurer: N/A

Term: N/A

Policy Number: N/A

Association Property Coverage: N/A

Association Property Deductible: N/A

Flood Coverage: None

Earthquake Coverage: None

#### EXCESS LIABILITY:

Insurer: Scottsdale Insurance

Term: 05/27/24 - 05/27/25

Policy Number: CXS4025493

Limit: \$1,000,000

Deductible: None

#### FIDELITY BOND:

Insurer: The Hartford Insurance

Term: 05/27/24 to 05/27/25

Policy Number: 72BDDJF4060

Limit: \$25,000

Deductible: \$500

#### WORKERS COMPENSATION: NONE

Insurer: N/A

Term: N/A

Policy Number: N/A

Limit: N/A

Deductible: N/A

#### GENERAL LIABILITY:

Insurer: Scottsdale Insurance

Term: 05/27/24 - 05/27/25

Policy Number: CPS8005993

Limits: \$1,000,000

Deductible: None

#### DIRECTORS & OFFICERS:

Insurer: Philadelphia Indemnity

Term: 05/27/24 - 05/27/25

Policy Number: PCAP044011-0124

Limit: \$1,000,000

Self-Insured Retention: \$1,000

**This summary of the Association's policies of insurance provides only certain information, as required by Section 5300 (b)(9) 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 coverage.**