

Mota Ranch Homeowner's Association  
Assessment and Reserve Funding Disclosure Summary  
For the Fiscal-Year 2007-08

August 28, 2007

- (1) The current assessment per unit is \$35 per lot per month Single Family homes and \$265 per lot per month for the Townhomes.
- (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:  
none
- (2) 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?  
No  X
- (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? \$10,000 per unit Townhomes, \$0 Single Family Homes
- (5) The following major components, which are included in the reserve study, are NOT included in the existing reserve funding: n/a
- (6) The current balance in the reserve fund is \$1,261,447. Upon completion, the reserve study and percent funded information will be forwarded to you.

NOTE: The Association's volunteer Board of Directors has relied on information, opinions, reports and statements presented to it by vendors, contractors, reserve study specialists, CPAs and/or other professionals ("Professionals") in preparing the reserve study and is relying upon this information, financial data and reports pursuant to Corporations Code § 7231 in providing the information contained in this disclosure. The reserve study includes estimates of replacement value and life expectancies of components and includes assumptions regarding future events. Some assumptions inevitably will not materialize, and unanticipated events (vandalism, severe weather conditions, earthquakes, floods or other acts of God) and circumstances may occur subsequent to the date of this disclosure summary. Therefore, the actual replacement cost and remaining life may vary from the reserve study and the variation may be significant. Additionally, inflation and other economic events may impact the reserve study, particularly over a thirty (30) year period of time, which could impact the accuracy of the reserve study and the funds available to meet the Association's obligation for repair and/or replacement of major components.

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.

**INDIVIDUALS RELYING UPON INFORMATION CONTAINED IN THIS FORM IN MAKING DISCLOSURES TO POTENTIAL PURCHASERS OR IF PURCHASING PROPERTY IN THIS ASSOCIATION SHOULD CONSULT THEIR REAL ESTATE PROFESSIONAL AS TO THE SUFFICIENCY OF THIS INFORMATION AND WHETHER RELIANCE ON THE INFORMATION IS RECOMMENDED.**