

Villa Cañada Association

Meeting Agenda

January 28, 2021
(712) 432-0220 – 6:30 PM Conference Call Meeting*
PIN#: 1000200

1. Call to Order
2. Minutes Review and Accept -- Regular Meeting December, 2020.
3. Open Forum
Rules posted on website. (5 minute limit per member.)
4. Treasurer's Report
 - a. Standard Reporting
 - b. Payment procedure for HOA vendors
5. Committee Reports –
 - a. Architectural
 - b. Landscape
 - Common area planting status
 - c. Maintenance & Repair
 - Stucco Repair status -- paint
6. Manager's Report
 - a. Delinquencies, if any
 - b. Report Zoom link for election
7. Old Business
 - a. Tree removal update
8. New Business
9. Executive Session
 - a. Arrears Notices, if any
 - b. Contractual Issues
 - c. Legal Matters including fine hearing(s), if any

Adjourn

Next HOA Board Meeting: February 25, 2021.

*** BOARD MEETINGS WILL BE HELD BY CONFERENCE CALL UNTIL FURTHER NOTICE**

HOMEOWNERS
RESIDENTS
&
TRAFFICFLOW

*In Residence
Rented/Leased
Occ. By Relative*

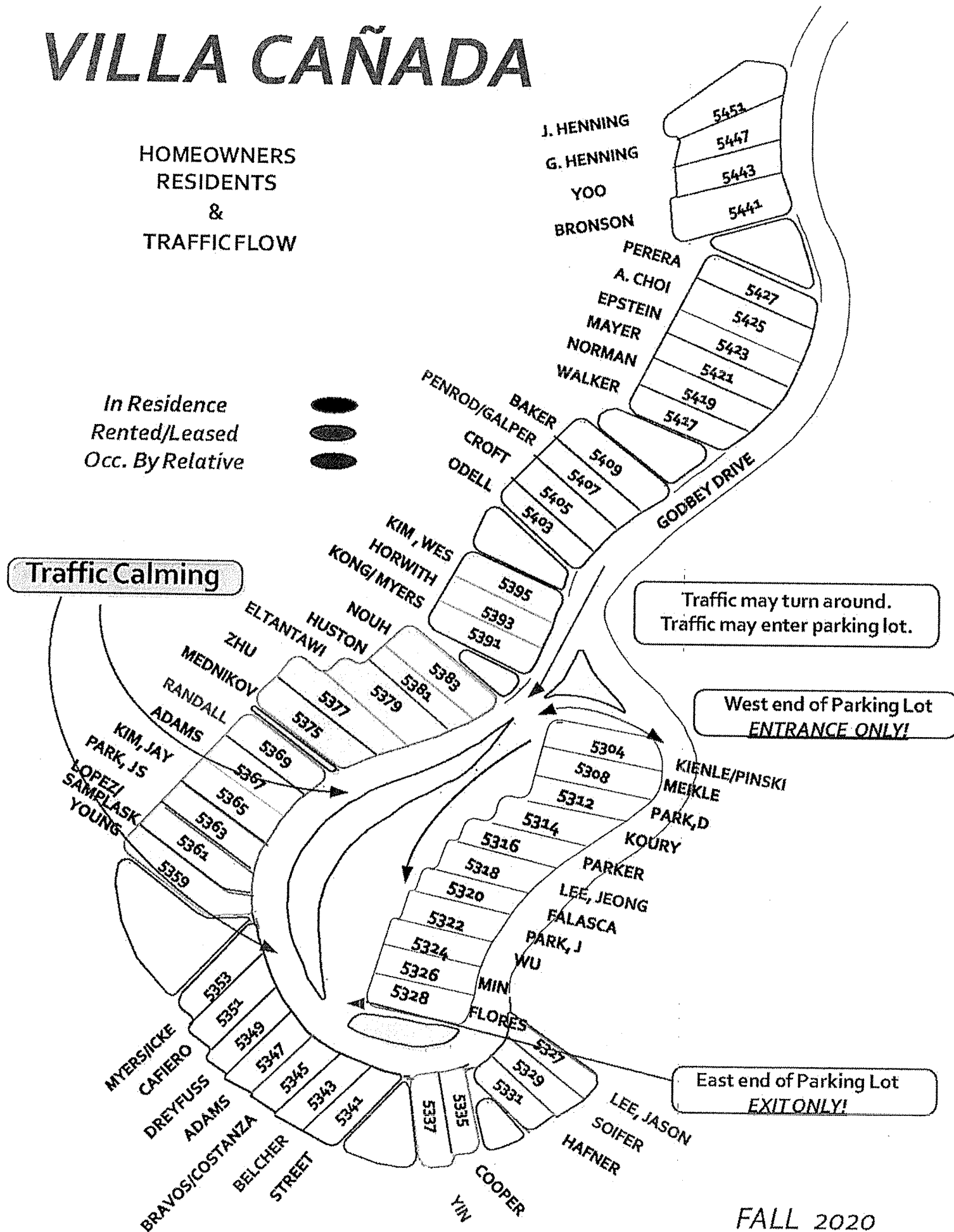
Traffic Calming

Traffic may turn around.
Traffic may enter parking lot.

West end of Parking Lot
ENTRANCE ONLY!

East end of Parking Lot
EXIT ONLY!

FALL 2020



January

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
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31						

February

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28						

March

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May

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30	31					

June

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July

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August

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29	30	31				

September

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26	27	28	29	30		

October

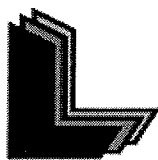
S	M	T	W	T	F	S
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10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

November

S	M	T	W	T	F	S
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7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

December

S	M	T	W	T	F	S
			1	2	3	4
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12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	



**VILLA CANADA ASSOCIATION
BOARD OF DIRECTORS MEETING
REGULAR SESSION**

**January 28, 2021
(712) 432-0220 – 6:30 PM Conference Call Meeting*
PIN#: 1000200**

1. Previous Month's Regular Session Minutes

December 17, 2020 1/2

2 Financial information 12/31/20 3/35

Financial summary –

Total Assets: \$ 675,872
Checking Account Balance: \$109,582
Current Reserve Assets: \$514,485
Current Monthly Deficit \$3,220
Current Yearly Surplus \$7,186

There are no delinquencies requiring vote for a lien

Monthly YTD Operating Statement 10/12

Bank Reconciliation dated – 11/25/20 36/41

Checking Account-\$184,239
Savings account - \$307,736

Investment Accounts

Union Banc -

IMMA - \$302,236

CD - \$300K December CD reinvested 42/43

Financial recommendations

None currently

Budget Timeline

Year End – Dec
Reserve Study – Mar/Apr
Proposed Budget – Jun/Jul
Final Budget – Oct

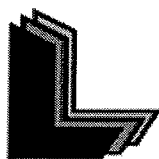
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(714) 505-1444

Los Angeles / Ventura County
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(818) 707-0200

Kern County
5001 E. Commercecenter Dr., Ste. 205
Bakersfield, CA 93309
(661) 861-1772



3. Status of insurance claims:

Earthquake

Information from Scott Litman plus e mails from Jean and Jeni from Scott Litman. 48/62

Page 59 shows board approval of policy from Golden Bear with a 10% deductible and policy limit of \$10M. Premium is \$23,666

4. The following items require a Board decision:

Tree Trimming – Remove three trees and trim one branch from one tree

Flintridge Tree Care - **\$4885** 63

Andre Landscape - **\$4,695** 64/74

Decision on Hearings held on this date (See Executive Session)

Decisions on new violation re: Bill Koury (See Executive Session)

5. Prior month Board directives

December 17, 2020 75

6. Incoming correspondence:

Correct Elect – 1/16/21 – Response to Bill Koury/Tom Meikle 76/79

Correct Elect – 1-15-21 – Response to Gail sending reminder to members to vote 80/81

Correct Elect – 1-15-21 – More information re e mail sent to members to vote 82/85

Groundcare – 1-1-21 - information on new law re changing sprinklers to new pressurized sprinklers. 86

5320 – Falasca – 12-21-20 – information re broken sprinkler and driveway crack with response from Jean. 87/88

5308 – Meikle – 1-14-21 – pictures of stucco cracks. Sent to Arce. 89/92

5314 – Koury – 1010-21 – re west “exit” 93

5314 – Koury - 1-16-21 – e mail to Correct Elect and response re e mail availability. 94

5314 – Koury – 1-18-21 – “west exit” comments 95/96

7. Outgoing correspondence:

Andre Landscape – 12-21- request for tree trimming bid 97

Flintridge Tree Care – 12-21-20 – request for tree trimming bid 98
both letters had walkthrough pictures identifying trees / limb

Bill Koury – 1-14-21 – acknowledge e mail of 1-14- received and sent to board 99

Correct Elect – 1-15-21 – response to Koury / Meikle e mails 100/101

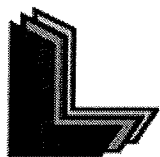
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Jean Costanza to Correct Elect – 1-16-21 – more dialogue re Koury/Meikle E mails re Gail's initial e mail reminder to vote.	102/104
Jean Costanza to Tom Meikle – 1-16-21 – sending e mail addresses to him	105
Jean Costanza to Correct Elect – 1-15-21 – explanation of Gail's e mail to Members reminding them to vote. E mail included.	106/107
Jean Costanza to Board – 1-16-21- response from e mails re: Koury, Meikle and Correct Elect.	108/110
Gail Young – 1-25-21 – sent members link to Zoom	111
8. Assistant's/representative's telecommunications log:	112
9. Community visitations:	
January 5 & 27	113/114
10. Additional information for the Board's review:	
Year at a Glance Calendar - Outstanding violation log: Clear Corrected violation log: Clear	115
11. Accounts that require lien authorization	
None at this time	
Submitted by,	
D. Wilkins	
Lordon manager for	
Villa Canada	

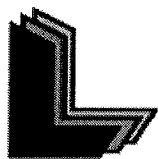
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**VILLA CANADA ASSOCIATION
BOARD OF DIRECTORS MEETING
EXECUTIVE SESSION**

December 28, 2021

- 1. Previous Month's Executive Session Minutes**

December 17, 2020 116
- 2. Status of delinquencies: 12/31/20** 117/18

Beginning Receivables -\$3,045
Adjusted Receivables -\$1,130
- 3. Accounts that require a vote on collection:**

None currently
- 4. Status of active collections**

No accounts in collections
- 5. Legal correspondence**

None currently
- 6. The following legal matters require Board decision:**

Notice of Hearing for Jeong Mook Lee, owner of 5318 Godbey Dr to be held at 119
or not completing and returning the require information, "owner/tenant"

Notice of Hearing for Bill Koury regarding seven violations of the traffic rules 120
The information package will be sent to you before the Hearing.

Potential violation of traffic rules by Bill Koury, 12-25-2020 / 1-8-21 121
- 7. Accounts Receivable Report** 122/139

D. Wilkins
Lordon Manager for
Villa Canada

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Villa Cañada Homeowners Association
Board Minutes
December 17, 2020
DRAFT
Held by Teleconference

In Attendance:

Jean Costanza, President
Bob Parker, Vice-President
Carolyn Adams, Treasurer
Gail Young, Secretary
Janice Croft, Member-at-Large
Michael Flores, Member-at-Large
Inna Mednikov, Member-at-Large
Denis Wilkins, Lordon Management

Minutes:

Motion to approve November, 2020 Minutes.

Motion carried, 7-0.

Open Forum:

None

Treasurer's Report:

Carolyn reported that the budget is doing well. There are some items to be paid out of the Reserves but nothing unusual.

Committee Reports:

Architectural – No pending or new requests.

Landscape – Groundcare will begin relandscaping the common area between 5417 and 5409, the common area next to 5304, and the common area between 5312 and 5314. Work will begin on November 18 and will continue for a few days.

Maintenance & Repair:

Stucco repairs are moving along. Arce Construction examined the structures for any needed repairs owners may have missed. When they are all complete, the areas will be repainted.

Manager's Report:

No delinquencies to report.

Denis walked the property with an arborist (Matt) from Andre Tree Company. The arborist will send a written report. He did point out two trees that need to be removed due to root damage (one at 5320 and one at 5304), and suggested cutting off two branches from two other trees. Denis will get two bids for the work.

It was noted that if extra trash receptacles are needed from Republic, they will charge the owner a monthly charge of \$189.50.

Republic still has not removed the trash dumpster in front of 5425 after several requests from Lordon Management. Trimark Construction also contacted Republic. Republic is contracted with the City of La Cañada. It is now expected it will be removed in the next several days.

Old Business:

None other than as discussed above.

New Business:

Next meeting is January 28, 2021.

Motion to adjourn, 6:45pm.

Motion carried, 7-0.

Respectfully submitted,

Gail Young, Secretary

BALANCE SHEET

As Of: 12/31/2020

Year End: December

ASSETS		
CURRENT ASSETS		
10100	Checking - Union xxxxxx8286	\$109,582.55
10101	Less checks not released	\$(35,946.69)
	Total CURRENT ASSETS	\$73,635.86
CURRENT RESERVE ASSETS		
10300	Savings - Union xxxxxx8391	\$302,236.98
10900	Union Banc	\$300,000.00
	Total CURRENT RESERVE ASSETS	\$602,236.98
	Total ASSETS	<u>\$675,872.84</u>

BALANCE SHEET

As Of: 12/31/2020

Year End: December

LIABILITIES	
CURRENT LIABILITIES	
31300 Assmnts posted after late date	\$1,215.00
37000 Prepaid Assessments	\$4,491.55
Total CURRENT LIABILITIES	\$5,706.55
RESERVES	
See Status of Reserves	\$514,485.17
Total LIABILITIES	\$520,191.72
EQUITY	
RETAINED SURPLUS/(DEFICIT)	
45100 Retained funds	\$148,494.64
Current Year Surplus (Deficit)	\$7,186.48
Total RETAINED SURPLUS/(DEFICIT)	\$155,681.12
Total EQUITY	\$155,681.12
Total Liabilities and Equity	\$675,872.84

STATUS OF RESERVES

01/01/2020 Through 12/31/2020

Year End: December

GL No	GL Description	Monthly Budget	Beginning Balance	----- Activity -----		---- Adjustments ----		Ending Balance
				Deposits	Expenses	Additions	Deductions	
40100	Drive resurface	3,260.00	115,326.17	39,120.00	0.00	0.00	0.00	154,446.17
40101	Drive resurface parking area	0.00	4,200.00	0.00	0.00	0.00	0.00	4,200.00
40102	Asphalt slurry	0.00	6,000.00	0.00	0.00	0.00	0.00	6,000.00
40500	Roof house/garage	200.00	274,523.04	2,400.00	13,297.16	0.00	0.00	263,625.88
40800	Contingency	300.00	69,539.34	3,600.00	27,938.40	0.00	0.00	45,200.94
41100	Landscaping/tree trimming	605.00	(2.94)	7,260.00	26,726.00	1,505.00	0.00	(17,963.94)
41101	Slope	575.00	0.00	5,750.00	22,205.00	8,050.00	1,505.00	(9,910.00)
41301	Exterior lights	0.00	3,490.57	0.00	0.00	0.00	0.00	3,490.57
42103	Insurance claim	0.00	(11,977.00)	0.00	74,670.00	86,647.00	0.00	0.00
42104	Insurance claim - Fire	0.00	69,850.76	0.00	101,540.97	17,829.08	11,977.00	(25,838.13)
42600	Gutters	750.00	11,285.00	9,000.00	5,760.00	0.00	0.00	14,525.00
43847	Exterior surface/paint	950.00	70,555.68	11,400.00	5,247.00	0.00	0.00	76,708.68
Total Reserves:		6,640.00	612,790.62	78,530.00	277,384.53	114,031.08	13,482.00	514,485.17

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OPERATING STATEMENT

Villa Canada Association, Inc

01/01/2020 Through 12/31/2020

Year End: December

GL No	GL Description	 Current Month		 Year To Date		Variance	Percent of Budget
		Actual	Budget	Actual	Budget		
	INCOME						
	ASSESSMENT INCOME						
50100	Regular assessments	\$19,854.54	\$20,655.00	\$247,072.61	\$247,860.00	(\$787.39)	100
	Total ASSESSMENT INCOME	\$19,854.54	\$20,655.00	\$247,072.61	\$247,860.00	(\$787.39)	100
	OTHER MEMBER INCOME						
50400	Late charge assessments	\$0.07	\$0.00	\$541.75	\$0.00	\$541.75	0
50500	Lien assessments	\$0.00	\$0.00	\$390.00	\$0.00	\$390.00	0
50600	Legal assessments	\$0.00	\$0.00	\$447.36	\$0.00	\$447.36	0
50800	Nsf check collection	\$0.00	\$0.00	\$20.00	\$0.00	\$20.00	0
	Total OTHER MEMBER INCOME	\$0.07	\$0.00	\$1,399.11	\$0.00	\$1,399.11	0
	OTHER INCOME						
51300	Interest income	\$248.44	\$0.00	\$4,804.24	\$0.00	\$4,804.24	0
	Total OTHER INCOME	\$248.44	\$0.00	\$4,804.24	\$0.00	\$4,804.24	0
	Total INCOME	\$20,103.05	\$20,655.00	\$253,275.96	\$247,860.00	\$5,415.96	102
	EXPENSES						
	ADMINISTRATIVE						
60100	Audit & bookkeeping	\$0.00	\$100.00	\$1,050.00	\$1,200.00	(\$150.00)	88
60200	Office/bank charges	\$30.00	\$60.00	\$1,012.25	\$720.00	\$292.25	141
60300	Legal, liens	\$0.00	\$700.00	\$6,061.36	\$8,400.00	(\$2,338.64)	72
60400	License, fees and permits	\$89.30	\$25.00	\$312.30	\$300.00	\$12.30	104
60600	Management services	\$0.00	\$1,250.00	\$13,750.00	\$15,000.00	(\$1,250.00)	92
60800	Printing & postage	\$411.69	\$250.00	\$2,788.21	\$3,000.00	(\$211.79)	93
62010	Web Site	\$0.00	\$25.00	\$326.30	\$300.00	\$26.30	109
	Total ADMINISTRATIVE	\$530.99	\$2,410.00	\$25,300.42	\$28,920.00	(\$3,619.58)	87
	UTILITIES						
65100	Utility-electric	\$0.00	\$20.00	\$194.68	\$240.00	(\$45.32)	81
65400	Utility trash	\$980.52	\$840.00	\$11,616.67	\$10,080.00	\$1,536.67	115
65500	Utility water	\$2,938.47	\$1,637.00	\$28,170.28	\$19,644.00	\$8,526.28	143

OPERATING STATEMENT

Villa Canada Association, Inc

01/01/2020 Through 12/31/2020

Year End: December

GL No	GL Description	 Current Month		 Year To Date		Variance	Percent of Budget
		Actual	Budget	Actual	Budget		
	Total UTILITIES	\$3,918.99	\$2,497.00	\$39,981.63	\$29,964.00	\$10,017.63	133
	INSURANCE						
70300	Insurance master policy	\$3,013.00	\$2,125.00	\$29,282.28	\$25,500.00	\$3,782.28	115
70400	Worker's compensation	\$0.00	\$25.00	\$366.00	\$300.00	\$66.00	122
70500	Insurance-earthquake	\$0.00	\$2,000.00	\$18,702.00	\$24,000.00	(\$5,298.00)	78
70700	D & O insurance	\$0.00	\$0.00	\$968.00	\$0.00	\$968.00	0
	Total INSURANCE	\$3,013.00	\$4,150.00	\$49,318.28	\$49,800.00	(\$481.72)	99
	TAXES						
75400	State & federal taxes	\$560.00	\$50.00	\$3,967.00	\$600.00	\$3,367.00	661
	Total TAXES	\$560.00	\$50.00	\$3,967.00	\$600.00	\$3,367.00	661
	CONTRACTED SERVICES						
80301	Contracted gardening service	\$5,910.00	\$3,090.00	\$33,000.00	\$37,080.00	(\$4,080.00)	89
80302	Sprinkler repairs	\$240.00	\$50.00	\$1,630.00	\$600.00	\$1,030.00	272
80303	Gardening extras/supplies	\$900.00	\$100.00	\$900.00	\$1,200.00	(\$300.00)	75
80304	Tree Trimming	\$0.00	\$250.00	\$0.00	\$3,000.00	(\$3,000.00)	0
80501	Contracted pest control serv	\$136.00	\$68.00	\$884.00	\$816.00	\$68.00	108
	Total CONTRACTED SERVICES	\$7,186.00	\$3,558.00	\$36,414.00	\$42,696.00	(\$6,282.00)	85
	MAINTENANCE						
86300	General maintenance	\$1,475.00	\$800.00	\$5,673.00	\$9,600.00	(\$3,927.00)	59
87000	Plumbing	\$0.00	\$250.00	\$1,550.00	\$3,000.00	(\$1,450.00)	52
87100	Roof repairs	\$0.00	\$300.00	\$4,205.15	\$3,600.00	\$605.15	117
	Total MAINTENANCE	\$1,475.00	\$1,350.00	\$11,428.15	\$16,200.00	(\$4,771.85)	71
	Total Expenses Before Reserves	\$16,683.98	\$14,015.00	\$166,409.48	\$168,180.00	(\$1,770.52)	99
	PROVISION FOR RESERVES						
95100	Drive resurface	\$3,260.00	\$3,260.00	\$39,120.00	\$39,120.00	\$0.00	100
95500	Roof house/garage	\$200.00	\$200.00	\$2,400.00	\$2,400.00	\$0.00	100
95800	Contingency	\$300.00	\$300.00	\$3,600.00	\$3,600.00	\$0.00	100

OPERATING STATEMENT

Villa Canada Association, Inc

01/01/2020 Through 12/31/2020

Year End: December

GL No	GL Description	 Current Month		 Year To Date		Variance	Percent of Budget
		Actual	Budget	Actual	Budget		
96100	Landscaping/tree trimming	\$605.00	\$605.00	\$7,260.00	\$7,260.00	\$0.00	100
96101	Slope	\$575.00	\$575.00	\$6,900.00	\$6,900.00	\$0.00	100
97600	Gutters	\$750.00	\$750.00	\$9,000.00	\$9,000.00	\$0.00	100
98847	Exterior surface	\$950.00	\$950.00	\$11,400.00	\$11,400.00	\$0.00	100
	Total PROVISION FOR RESERVES	\$6,640.00	\$6,640.00	\$79,680.00	\$79,680.00	\$0.00	100
	Total EXPENSES	\$23,323.98	\$20,655.00	\$246,089.48	\$247,860.00	(\$1,770.52)	99
	Net Surplus or (Deficit)	(\$3,220.93)	\$0.00	\$7,186.48	\$0.00	\$7,186.48	

OPERATING STATEMENT SUMMARY

Villa Canada Association, Inc

01/01/2020 Through 12/31/2020

Year End: December

		Current Month			Year To Date		Percent of
	Actual	Actual	Budget	Actual	Budget	Variance	Budget
INCOME							
ASSESSMENT INCOME	\$19,854.54	\$20,655.00	\$247,072.61	\$247,860.00		(\$787.39)	100
OTHER MEMBER INCOME	\$0.07	\$0.00	\$1,399.11	\$0.00		\$1,399.11	0
OTHER INCOME	\$248.44	\$0.00	\$4,804.24	\$0.00		\$4,804.24	0
Total INCOME	\$20,103.05	\$20,655.00	\$253,275.96	\$247,860.00		\$5,415.96	102
EXPENSES							
ADMINISTRATIVE	\$530.99	\$2,410.00	\$25,300.42	\$28,920.00		(\$3,619.58)	87
UTILITIES	\$3,918.99	\$2,497.00	\$39,981.63	\$29,964.00		\$10,017.63	133
INSURANCE	\$3,013.00	\$4,150.00	\$49,318.28	\$49,800.00		(\$481.72)	99
TAXES	\$560.00	\$50.00	\$3,967.00	\$600.00		\$3,367.00	661
CONTRACTED SERVICES	\$7,186.00	\$3,558.00	\$36,414.00	\$42,696.00		(\$6,282.00)	85
MAINTENANCE	\$1,475.00	\$1,350.00	\$11,428.15	\$16,200.00		(\$4,771.85)	71
PROVISION FOR RESERVES	\$6,640.00	\$6,640.00	\$79,680.00	\$79,680.00		\$0.00	100
Total EXPENSES	\$23,323.98	\$20,655.00	\$246,089.48	\$247,860.00		(\$1,770.52)	99
Net Surplus or (Deficit)	(\$3,220.93)	\$0.00	\$7,186.48	\$0.00		\$7,186.48	

YTD OPERATING STATEMENT

01/01/2020 Through 12/31/2020

Year End: December

GL No	GL Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Act	YTD Bud	YTD%
INCOME																
ASSESSMENT INCOME																
50100	Regular assessments	19832	21834	19415	20704	19816	20669	20245	20690	20190	22705	21119	19855	247073	247860	100
	Total-ASSESSMENT INCOME	19832	21834	19415	20704	19816	20669	20245	20690	20190	22705	21119	19855	247073	247860	100
OTHER MEMBER INCOME																
50400	Late charge assessments	(11)	65	10	1	19	77	0	32	56	282	11	0	542	0	0
50500	Lien assessments	0	0	0	0	0	0	0	0	0	390	0	0	390	0	0
50600	Legal assessments	0	0	0	0	0	0	0	0	0	447	0	0	447	0	0
50800	Nsf check collection	20	0	0	0	0	0	0	0	0	0	0	0	20	0	0
	Total-OTHER MEMBER INCOME	9	65	10	1	19	77	0	32	56	1119	11	0	1399	0	0
OTHER INCOME																
51300	Interest income	531	522	523	504	431	445	352	351	385	279	232	248	4804	0	0
	Total-OTHER INCOME	531	522	523	504	431	445	352	351	385	279	232	248	4804	0	0
	Total INCOME	20373	22421	19949	21209	20266	21190	20597	21073	20630	24103	21362	20103	253276	247860	102
EXPENSES																
ADMINISTRATIVE																
60100	Audit & bookkeeping	0	0	0	0	1050	0	0	0	0	0	0	0	1050	1200	88
60200	Office/bank charges	18	624	206	15	0	15	40	0	30	25	10	30	1012	720	141
60300	Legal, liens	2295	600	85	646	40	275	75	567	1083	(98)	493	0	6061	8400	72
60400	License, fees and permits	0	0	0	0	0	0	223	0	0	0	0	89	312	300	104
60600	Management services	1250	1250	1250	1250	1250	1250	1250	1250	1250	1250	1250	0	13750	15000	92
60800	Printing & postage	234	155	172	305	167	263	149	322	168	180	260	412	2788	3000	93
62010	Web Site	0	0	0	0	0	0	0	0	326	0	0	0	326	300	109
	Total-ADMINISTRATIVE	3797	2629	1713	2216	2507	1803	1737	2139	2858	1358	2013	531	25300	28920	87
UTILITIES																
65100	Utility-electric	17	17	18	16	16	17	17	16	18	36	7	0	195	240	81
65400	Utility trash	831	981	981	981	981	981	981	981	981	981	981	981	11617	10080	115
65500	Utility water	2350	1371	1552	1541	1105	1989	2265	2530	4143	3182	3205	2938	28170	19644	143
	Total-UTILITIES	3198	2368	2551	2538	2102	2986	3262	3526	5142	4198	4192	3919	39982	29964	133

YTD OPERATING STATEMENT

01/01/2020 Through 12/31/2020

Year End: December

GL No	GL Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Act	YTD Bud	YTD%
INSURANCE																
70300	Insurance master policy	2079	2078	2079	2079	2079	2079	2079	2079	3611	3013	3013	3013	29282	25500	115
70400	Worker's compensation	0	0	0	0	0	0	0	0	366	0	0	0	366	300	122
70500	Insurance-earthquake	18702	0	0	0	0	0	0	0	0	0	0	0	18702	24000	78
70700	D & O insurance	0	0	0	0	0	0	0	0	944	24	0	0	968	0	0
20781	Total-INSURANCE	20781	2078	2079	2079	2079	2079	2079	2079	4921	3037	3013	3013	49318	49800	99
TAXES																
75400	State & federal taxes	0	0	0	0	0	0	2847	0	560	0	0	560	3967	600	661
	Total-TAXES	0	0	0	0	0	0	2847	0	560	0	0	560	3967	600	661
CONTRACTED SERVICES																
80301	Contracted gardening service	3000	3000	3000	3000	3000	3000	3000	3000	3090	3090	(3090)	5910	33000	37080	89
80302	Sprinkler repairs	0	0	20	90	0	370	80	430	400	0	0	240	1630	600	272
80303	Gardening extras/supplies	0	0	0	0	0	0	0	0	0	0	0	900	900	1200	75
80304	Tree Trimming	0	0	0	0	0	0	0	0	0	0	0	0	0	3000	0
80501	Contracted pest control serv	68	68	136	0	68	68	68	68	68	68	68	136	884	816	108
	Total-CONTRACTED SERVICES	3068	3068	3156	3090	3068	3438	3148	3498	3558	3158	(3022)	7186	36414	42696	85
MAINTENANCE																
86300	General maintenance	651	395	0	0	537	1725	0	0	0	890	0	1475	5673	9600	59
87000	Plumbing	1550	0	0	0	0	0	0	0	0	0	0	0	1550	3000	52
87100	Roof repairs	861	0	738	0	991	1615	0	0	0	0	0	0	4205	3600	117
	Total-MAINTENANCE	3062	395	738	0	1528	3340	0	0	0	890	0	1475	11428	16200	71
	Total-Expenses Before Reserves	33906	10538	10237	9922	11284	13646	13073	11243	17038	12641	6196	16684	166409	168180	99
PROVISION FOR RESERVES																
95100	Drive resurface	3260	3260	3260	3260	3260	3260	3260	3260	3260	3260	3260	3260	39120	39120	100
95500	Roof house/garage	200	200	200	200	200	200	200	200	200	200	200	200	2400	2400	100
95800	Contingency	300	300	300	300	300	300	300	300	300	300	300	300	3600	3600	100
96100	Landscaping/tree trimming	605	605	605	605	605	605	605	605	605	605	605	605	7260	7260	100
96101	Slope	0	1150	575	575	575	575	575	575	575	575	575	575	6900	6900	100
97600	Gutters	750	750	750	750	750	750	750	750	750	750	750	750	9000	9000	100
98847	Exterior surface	950	950	950	950	950	950	950	950	950	950	950	950	11400	11400	100

YTD OPERATING STATEMENT

01/01/2020 Through 12/31/2020

Year End: December

GL No	GL Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Act	YTD Bud	YTD%
	Total-PROVISION FOR RESERV	6065	7215	6640	6640	6640	6640	6640	6640	6640	6640	6640	6640	79680	79680	100
Total	EXPENSES	39971	17753	16877	16562	17924	20286	19713	17883	23678	19281	12836	23324	246089	247860	99
Net	Surplus or (Deficit)	(19598)	4668	3071	4647	2342	904	883	3190	(3048)	4822	8526	(3221)	7186	0	

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YTD ACTUAL vs. ANNUAL BUDGET

01/01/2020 Through 12/31/2020

Year End: December

<u>GL No</u>	<u>GL Description</u>	<u>YTD Actual</u>	<u>Annual Budget</u>	<u>Variance</u>	<u>% of Budget</u>
	INCOME				
	ASSESSMENT INCOME				
50100	Regular assessments	\$247,072.61	\$247,860.00	(\$787.39)	100
	Total ASSESSMENT INCOME	\$247,072.61	\$247,860.00	(\$787.39)	100
	OTHER MEMBER INCOME				
50400	Late charge assessments	\$541.75	\$0.00	\$541.75	0
50500	Lien assessments	\$390.00	\$0.00	\$390.00	0
50600	Legal assessments	\$447.36	\$0.00	\$447.36	0
50800	Nsf check collection	\$20.00	\$0.00	\$20.00	0
	Total OTHER MEMBER INCOME	\$1,399.11	\$0.00	\$1,399.11	0
	OTHER INCOME				
51300	Interest income	\$4,804.24	\$0.00	\$4,804.24	0
	Total OTHER INCOME	\$4,804.24	\$0.00	\$4,804.24	0
	Total INCOME	\$253,275.96	\$247,860.00	\$5,415.96	102
	EXPENSES				
	ADMINISTRATIVE				
60100	Audit & bookkeeping	\$1,050.00	\$1,200.00	(\$150.00)	88
60200	Office/bank charges	\$1,012.25	\$720.00	\$292.25	141
60300	Legal,liens	\$6,061.36	\$8,400.00	(\$2,338.64)	72
60400	License,fees and permits	\$312.30	\$300.00	\$12.30	104
60600	Management services	\$13,750.00	\$15,000.00	(\$1,250.00)	92
60800	Printing & postage	\$2,788.21	\$3,000.00	(\$211.79)	93
62010	Web Site	\$326.30	\$300.00	\$26.30	109
	Total ADMINISTRATIVE	\$25,300.42	\$28,920.00	(\$3,619.58)	87
	UTILITIES				
65100	Utility-electric	\$194.68	\$240.00	(\$45.32)	81
65400	Utility trash	\$11,616.67	\$10,080.00	\$1,536.67	115
65500	Utility water	\$28,170.28	\$19,644.00	\$8,526.28	143
	Total UTILITIES	\$39,981.63	\$29,964.00	\$10,017.63	133

YTD ACTUAL vs. ANNUAL BUDGET

01/01/2020 Through 12/31/2020

Year End: December

<u>GL No</u>	<u>GL Description</u>	<u>YTD Actual</u>	<u>Annual Budget</u>	<u>Variance</u>	<u>% of Budget</u>
	INSURANCE				
70300	Insurance master policy	\$29,282.28	\$25,500.00	\$3,782.28	115
70400	Worker's compensation	\$366.00	\$300.00	\$66.00	122
70500	Insurance-earthquake	\$18,702.00	\$24,000.00	(\$5,298.00)	78
70700	D & O insurance	\$968.00	\$0.00	\$968.00	0
	Total INSURANCE	\$49,318.28	\$49,800.00	(\$481.72)	99
	TAXES				
75400	State & federal taxes	\$3,967.00	\$600.00	\$3,367.00	661
	Total TAXES	\$3,967.00	\$600.00	\$3,367.00	661
	CONTRACTED SERVICES				
80301	Contracted gardening service	\$33,000.00	\$37,080.00	(\$4,080.00)	89
80302	Sprinkler repairs	\$1,630.00	\$600.00	\$1,030.00	272
80303	Gardening extras/supplies	\$900.00	\$1,200.00	(\$300.00)	75
80304	Tree Trimming	\$0.00	\$3,000.00	(\$3,000.00)	0
80501	Contracted pest control service	\$884.00	\$816.00	\$68.00	108
	Total CONTRACTED SERVICES	\$36,414.00	\$42,696.00	(\$6,282.00)	85
	MAINTENANCE				
86300	General maintenance	\$5,673.00	\$9,600.00	(\$3,927.00)	59
87000	Plumbing	\$1,550.00	\$3,000.00	(\$1,450.00)	52
87100	Roof repairs	\$4,205.15	\$3,600.00	\$605.15	117
	Total MAINTENANCE	\$11,428.15	\$16,200.00	(\$4,771.85)	71
	Total Expenses Before Reserves	\$166,409.48	\$168,180.00	(\$1,770.52)	99
	PROVISION FOR RESERVES				
95100	Drive resurface	\$39,120.00	\$39,120.00	\$0.00	100
95500	Roof house/garage	\$2,400.00	\$2,400.00	\$0.00	100
95800	Contingency	\$3,600.00	\$3,600.00	\$0.00	100
96100	Landscaping/tree trimming	\$7,260.00	\$7,260.00	\$0.00	100
96101	Slope	\$6,900.00	\$6,900.00	\$0.00	100
97600	Gutters	\$9,000.00	\$9,000.00	\$0.00	100

YTD ACTUAL vs. ANNUAL BUDGET

01/01/2020 Through 12/31/2020

Year End: December

<u>GL No</u>	<u>GL Description</u>	<u>YTD Actual</u>	<u>Annual Budget</u>	<u>Variance</u>	<u>% of Budget</u>
98847	Exterior surface	\$11,400.00	\$11,400.00	\$0.00	100
	Total PROVISION FOR RESERVES	\$79,680.00	\$79,680.00	\$0.00	100
	Total EXPENSES	\$246,089.48	\$247,860.00	(\$1,770.52)	99

CHECKS WRITTEN

Period Ending: 12/31/2020

Check No	Date	Payee	GL No	Description	PO No	Amount	Total
1953	12/02/20	Lordon Management	60600	Management services - Dec 2020		1,250.00	1,250.00
1954	12/02/20	Lordon Management	60800	Printing & postage - Nov 2020		411.69	411.69
1955	12/02/20	Villa Canada Association	95100	Dec Reserve		3,260.00	6,640.00
			95500	Dec Reserve		200.00	
			95800	Dec Reserve		300.00	
			96100	Dec Reserve		605.00	
			96101	Dec Reserve		575.00	
			97600	Dec Reserve		750.00	
			98847	Dec Reserve		950.00	
1956	12/03/20	Groundcare Landscape Company	80303	Gardening extras/supplies	329049	900.00	900.00
1957	12/08/20	Liberty Utilities (Park Water) Corp	65500	November Utility water		2,938.47	2,938.47
1958	12/08/20	Farmers Insurance Exchange	70300	Master Inst. Acct #F003353247-001-000001		3,013.00	3,013.00
1959	12/10/20	Republic Services	65400	December Utility trash		980.52	980.52
1960	12/10/20	County of Los Angeles	60400	License, fees and permits		89.30	89.30
1961	12/14/20	Gordon Termite Control	80501	November Contracted pest control service		68.00	68.00
1962	12/14/20	Flintridge Tree Care	41100	Landscaping/tree trimming	329722	2,185.00	5,750.00
			41100	Landscaping/tree trimming	329721	3,565.00	
1963	12/17/20	Arce Construction	86300	General maintenance	330197	1,475.00	1,475.00
1964	12/17/20	Arce Construction	40500	Roof house/garage	330198	4,940.00	4,940.00
1965	12/17/20	Groundcare Landscape Company	80302	Sprinkler repairs	330195	240.00	240.00
1966	12/22/20	Trimark General Contractors	42104	Insurance claim - Fire		14,934.00	14,934.00
1967	12/22/20	Gordon Termite Control	80501	December Contracted pest control service		68.00	68.00
1968	12/28/20	Groundcare Landscape Company	80301	October Contracted gardening serv rwt ck 1930		2,910.00	2,910.00
1969	12/28/20	Groundcare Landscape Company	80301	November Contracted gardening service		3,000.00	3,000.00

Villa Canada Association, Inc

CHECKS WRITTEN

Period Ending: 12/31/2020

<u>Check No</u>	<u>Date</u>	<u>Payee</u>	<u>GL No</u>	<u>Description</u>	<u>PO No</u>	<u>Amount</u>	<u>Total</u>
Total Checks:							49,607.98

CHECKS RELEASED

Period Ending: 12/31/2020

Check No	Date	Payee	Description	Check Total
1892	07/28/20	County Recorder	County Recording Fee - Lien Release	75.00
1942	11/05/20	Lordon Management	Management services - Nov 2020	1,250.00
1943	11/05/20	Lordon Management	Printing & postage - Oct 2020	260.09
1944	11/05/20	Villa Canada Association	Nov Reserve	6,640.00
1945	11/09/20	California Gate and Entry Sys.	General operating	8,429.46
1946	11/09/20	Gordon Termite Control	October Contracted pest control service	68.00
1947	11/10/20	Pamela A. Moore	Legal, liens/General	493.00
1949	11/16/20	South Bay Landscaping	Slope	6,900.00
1950	11/17/20	Arce Construction	General operating	3,450.00
1951	11/19/20	So. California Edison	November Utility-electric	6.52
1952	11/20/20	Republic Services	November Utility trash	980.52
1955	12/02/20	Villa Canada Association	Dec Reserve	6,640.00
1957	12/08/20	Liberty Utilities (Park Water) Corp	November Utility water	2,938.47
1958	12/08/20	Farmers Insurance Exchange	Master Inst. Acct #F003353247-001-00001	3,013.00
1959	12/10/20	Republic Services	December Utility trash	980.52
1960	12/10/20	County of Los Angeles	License, fees and permits	89.30
Total Checks:				42,213.88

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Villa Canada Association, Inc

CHECKS VOIDED

Period Ending: 12/31/2020

Check No	Date	Payee	Description	Check Total
1815	03/01/20	Lordon Management	Management services - Mar 2020	1,250.00
Total Checks:				1,250.00

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CHECKS NOT RELEASED

Period Ending: 12/31/2020

Check No	Date	Payee	Description	Check Total
1953	12/02/20	Lordon Management	Management services - Dec 2020	1,250.00
1954	12/02/20	Lordon Management	Printing & postage - Nov 2020	411.69
1956	12/03/20	Groundcare Landscape Company	Gardening extras/supplies	900.00
1961	12/14/20	Gordon Termite Control	November Contracted pest control serv	68.00
1962	12/14/20	Flintridge Tree Care	Landscaping/tree trimming	5,750.00
1963	12/17/20	Arce Construction	General maintenance	1,475.00
1964	12/17/20	Arce Construction	Roof house/garage	4,940.00
1965	12/17/20	Groundcare Landscape Company	Sprinkler repairs	240.00
1966	12/22/20	Trimark General Contractors	Insurance claim - Fire	14,934.00
1967	12/22/20	Gordon Termite Control	December Contracted pest control serv	68.00
1968	12/28/20	Groundcare Landscape Company	October Contracted gardening serv rwt ck 1936	2,910.00
1969	12/28/20	Groundcare Landscape Company	November Contracted gardening service	3,000.00
Total Checks:				35,946.69

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WORK ORDER LIST

As Of: 12/31/2020

Assn	PO No	Date Created	Ven No	Vendor Name	Total Cost	Location	Total Paid	Last Paid	Invoice No
253	319613	03/03/2020 Estimate #1687844 - plants installation NTE \$3,000	010322	Groundcare Landscape Company	2,040.00	Common Area	0.00		
253	319614	03/03/2020 Proposal - concrete steps installation	001831	Arce Construction	5,340.00	5409 Godbey Drive	0.00		
253	320862	03/27/2020 Estimate #1740393 - installation of 10 five gallon container plants	010322	Groundcare Landscape Company	405.00	Common Area	0.00		
253	321644	04/20/2020 Replace existing backflow device	004610	Aqua Backflow and Chlorination	0.00	Common Area	0.00		
253	323304	06/03/2020 Proposal 5/6/2020 - drywall repair in living room	001831	Arce Construction	1,475.00	5341 Godbey Drive	0.00		
253	323305	06/03/2020 proposal 5/6/2020 - stucco repair patio wall	001831	Arce Construction	525.00	5353 Godbey Drive	0.00		
253	326110	08/18/2020 invoice #19635 - weed abatement	006469	South Bay Landscaping	6,900.00	Common Area	0.00		
253	326592	08/28/2020 proposal - new camera system	003435	California Gate and Entry Sys.	8,429.46	Common Area	8,429.46	12/16/2020	141101
253	327866	10/02/2020 invoice #003881 - install new forms for pathway (5409-5417 common area walkway)	001831	Arce Construction	3,450.00	Common Area	3,450.00	12/16/2020	003881
253	328808	10/28/2020 invoice #19866 - weed abatement	006469	South Bay Landscaping	6,900.00	Common Area	6,900.00	12/23/2020	19866
253	329049	11/04/2020 invoice #4376 - installation of plants	010322	Groundcare Landscape Company	900.00	Common Area	0.00		
253	329718	11/23/2020 Estimate #2211956 - irrigation retro-fit	010322	Groundcare Landscape Company	975.00	Common Area	0.00		
253	329719	11/23/2020 Estimate #2214927 - plant installation	010322	Groundcare Landscape Company	4,110.00	Common Area	0.00		

Assn	PO No	Date Created	Ven No	Vendor Name	Total Cost	Location	Total Paid	Last Paid	Invoice No
253	329721	11/23/2020	010981	Flintridge Tree Care Proposal 5395 - pine tree removal	3,565.00	Common Area	0.00		
253	329722	11/23/2020	010981	Flintridge Tree Care Proposal 5304 - pine tree removal	2,485.00	Common Area	0.00		
253	330195	12/09/2020	010322	Groundcare Landscape Company invoice #4766 - irrigation repairs	240.00	Common Area	0.00		
253	330197	12/09/2020	001831	Arce Construction invoice #3924 - drywall repair	1,475.00	5341 Godbey Drive	0.00		
253	330198	12/09/2020	001831	Arce Construction invoice #3903 - repair dry rotted sub roof plywood for units 5451 and 5447	4,940.00	Common Area	0.00		
253	330575	12/17/2020	001831	Arce Construction invoice #3903 - repair dry rotted sub roof plywood	4,940.00	Common Area	0.00		
253	330576	12/17/2020	001831	Arce Construction invoice #3653 - stucco repairs	775.00	Common Area	0.00		
253	330577	12/17/2020	001831	Arce Construction invoice #3924 - drywall repair	1,475.00	Common Area	0.00		

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Count: 21

Total Amount: 61,344.46

GENERAL LEDGER DETAIL

Period Ending: 12/31/2020

Type	Date	Item No	Payee / Description	GL No	GL Description	Debit	Credit
Check	12/28/20		Checks Released	10100	Checking - Union xxxxxx8286		42,213.88
	12/28/20		Checks Released	10101	Less checks not released	42,213.88	
Check	12/28/20	1815	Lordon Management	10101	Less checks not released	1,250.00	
	12/28/20	1815	Lordon Management	60600	Management services		1,250.00
Check	12/07/20	1944	Villa Canada Association	10300	Savings - Union xxxxxx8391		
	12/07/20	1944	Villa Canada Association	40100	Drive resurface	6,640.00	
	12/07/20	1944	Villa Canada Association	40500	Roof house/garage		3,260.00
	12/07/20	1944	Villa Canada Association	40800	Contingency		200.00
	12/07/20	1944	Villa Canada Association	41100	Landscaping/tree trimming		300.00
	12/07/20	1944	Villa Canada Association	41101	Slope		605.00
	12/07/20	1944	Villa Canada Association	42600	Gutters		575.00
	12/07/20	1944	Villa Canada Association	43847	Exterior surface/paint		750.00
	12/07/20	1944	Villa Canada Association				950.00
Check	12/02/20	1953	Lordon Management	10101	Less checks not released		1,250.00
	12/02/20	1953	Lordon Management	60600	Management services	1,250.00	
Check	12/02/20	1954	Lordon Management	10101	Less checks not released		411.69
	12/02/20	1954	Lordon Management	60800	Printing & postage	411.69	
Check	12/02/20	1955	Villa Canada Association	10101	Less checks not released		6,640.00
	12/02/20	1955	Villa Canada Association	95100	Drive resurface	3,260.00	
	12/02/20	1955	Villa Canada Association	95500	Roof house/garage	200.00	
	12/02/20	1955	Villa Canada Association	95800	Contingency	300.00	
	12/02/20	1955	Villa Canada Association	96100	Landscaping/tree trimming	605.00	
	12/02/20	1955	Villa Canada Association	96101	Slope	575.00	
	12/02/20	1955	Villa Canada Association	97600	Gutters	750.00	
	12/02/20	1955	Villa Canada Association	98847	Exterior surface	950.00	
Check	12/28/20	1955	Villa Canada Association	10300	Savings - Union xxxxxx8391	6,640.00	
	12/28/20	1955	Villa Canada Association	40100	Drive resurface		3,260.00
	12/28/20	1955	Villa Canada Association	40500	Roof house/garage		200.00
	12/28/20	1955	Villa Canada Association	40800	Contingency		300.00
	12/28/20	1955	Villa Canada Association	41100	Landscaping/tree trimming		605.00
	12/28/20	1955	Villa Canada Association	41101	Slope		575.00
	12/28/20	1955	Villa Canada Association	42600	Gutters		750.00
	12/28/20	1955	Villa Canada Association	43847	Exterior surface/paint		950.00

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GENERAL LEDGER DETAIL

Period Ending: 12/31/2020

Type	Date	Item No	Payee / Description	GL No	GL Description	Debit	Credit
Check	12/03/20	1956	Groundcare Landscape Company	10101	Less checks not released		900.00
	12/03/20	1956	Groundcare Landscape Company	80303	Gardening extras/supplies	900.00	
Check	12/08/20	1957	Liberty Utilities (Park Water) Corp	10101	Less checks not released		2,938.47
	12/08/20	1957	Liberty Utilities (Park Water) Corp	65500	Utility water	2,938.47	
Check	12/08/20	1958	Farmers Insurance Exchange	10101	Less checks not released		3,013.00
	12/08/20	1958	Farmers Insurance Exchange	70300	Insurance master policy	3,013.00	
Check	12/10/20	1959	Republic Services	10101	Less checks not released		980.52
	12/10/20	1959	Republic Services	65400	Utility trash	980.52	
Check	12/10/20	1960	County of Los Angeles	10101	Less checks not released		89.30
	12/10/20	1960	County of Los Angeles	60400	License, fees and permits	89.30	
Check	12/14/20	1961	Gordon Termite Control	10101	Less checks not released		68.00
	12/14/20	1961	Gordon Termite Control	80501	Contracted pest control service	68.00	
Check	12/14/20	1962	Flintridge Tree Care	10101	Less checks not released		5,750.00
	12/14/20	1962	Flintridge Tree Care	41100	Landscaping/tree trimming	2,185.00	
	12/14/20	1962	Flintridge Tree Care	41100	Landscaping/tree trimming	3,565.00	
Check	12/17/20	1963	Arce Construction	10101	Less checks not released		1,475.00
	12/17/20	1963	Arce Construction	86300	General maintenance	1,475.00	
Check	12/17/20	1964	Arce Construction	10101	Less checks not released		4,940.00
	12/17/20	1964	Arce Construction	40500	Roof house/garage	4,940.00	
Check	12/17/20	1965	Groundcare Landscape Company	10101	Less checks not released		240.00
	12/17/20	1965	Groundcare Landscape Company	80302	Sprinkler repairs	240.00	
Check	12/22/20	1966	Trimark General Contractors	10101	Less checks not released		14,934.00
	12/22/20	1966	Trimark General Contractors	42104	Insurance claim - Fire	14,934.00	
Check	12/22/20	1967	Gordon Termite Control	10101	Less checks not released		68.00
	12/22/20	1967	Gordon Termite Control	80501	Contracted pest control service	68.00	
Check	12/28/20	1968	Groundcare Landscape Company	10101	Less checks not released		2,910.00
	12/28/20	1968	Groundcare Landscape Company	80301	Contracted gardening service	2,910.00	
Check	12/28/20	1969	Groundcare Landscape Company	10101	Less checks not released		3,000.00
	12/28/20	1969	Groundcare Landscape Company	80301	Contracted gardening service	3,000.00	

GENERAL LEDGER DETAIL

Period Ending: 12/31/2020

Type	Date	Item No	Payee / Description	GL No	GL Description	Debit	Credit
Journal	12/08/20	781	EFTPS-QTD Dec 2020	10100	Checking - Union xxxxxx8286		560.00
	12/08/20	781	EFTPS-QTD Dec 2020	75400	State & federal taxes	560.00	
Journal	12/22/20	782	RT 12/8 Ck 1945, 1950	10100	Checking - Union xxxxxx8286	11,879.46	
	12/22/20	782	RT 12/8 Ck 1945, 1950	10300	Savings - Union xxxxxx8391		11,879.46
Journal	12/23/20	783	S/C	10100	Checking - Union xxxxxx8286		20.00
	12/23/20	783	INT	10300	Savings - Union xxxxxx8391	13.60	
	12/23/20	783	S/C	10300	Savings - Union xxxxxx8391		10.00
	12/23/20	783	CD INT	10300	Savings - Union xxxxxx8391	234.84	
	12/23/20	783	INT	51300	Interest income		13.60
	12/23/20	783	CD INT	51300	Interest income		234.84
	12/23/20	783	S/C	60200	Office/bank charges	10.00	
	12/23/20	783	S/C	60200	Office/bank charges	20.00	
Journal	12/23/20	784	R/T 12/22 ck# 1949	10100	Checking - Union xxxxxx8286	6,900.00	
	12/23/20	784	R/T 12/22 ck# 1949	10300	Savings - Union xxxxxx8391		6,900.00
Other	12/31/20	12/31/20	Assessments Paid	31300	Assmnts posted after late date	19,905.00	
	12/31/20	12/31/20	Assessments Paid	37000	Prepaid Assessments		2,232.56
	12/31/20	12/31/20	Categorized Past Income and Credits	37000	Prepaid Assessments	2,182.17	
	12/31/20	12/31/20	Assessments Paid	50100	Regular assessments		17,672.37
	12/31/20	12/31/20	Categorized Past Income and Credits	50100	Regular assessments		2,182.17
	12/31/20	12/31/20	Assessments Paid	50400	Late charge assessments		0.07
Payment	12/18/20		Payments	10100	Checking - Union xxxxxx8286	21,120.00	
	12/18/20		Payments	31300	Assmnts posted after late date		21,120.00
Totals:						169,176.93	169,176.93

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GENERAL LEDGER

Period Ending: 12/31/2020

GL No	GL Description	Item	Date	Description	Payee	Debit	Credit	Balance
10100	Checking - Union xxxxxx8286			Beginning Balance				112,476.97
		781	12/08/20	EFTPS-QTD Dec 2020				
		782	12/22/20	RT 12/8 Ck 1945, 1950		11,879.46	560.00	
		783	12/23/20	S/C				
		784	12/23/20	R/T 12/22 ck# 1949		6,900.00	20.00	
			11/20/20	Payments		405.00		
			11/25/20	Payments		405.00		
			11/27/20	Payments		2,025.00		
			11/30/20	Payments		2,430.00		
			12/01/20	Payments		7,740.00		
			12/02/20	Payments		405.00		
			12/03/20	Payments		405.00		
			12/04/20	Payments		405.00		
			12/07/20	Payments		2,040.00		
		1942	12/07/20	Released Check 1942	Lordon Management		1,250.00	
		1943	12/07/20	Released Check 1943	Lordon Management		260.09	
		1944	12/07/20	Released Check 1944	Villa Canada Association		6,640.00	
		1946	12/07/20	Released Check 1946	Gordon Termite Control		68.00	
		1947	12/07/20	Released Check 1947	Pamela A. Moore		493.00	
		1951	12/07/20	Released Check 1951	So. California Edison		6.52	
		1952	12/07/20	Released Check 1952	Republic Services		980.52	
			12/08/20	Payments		405.00		
			12/08/20	Payments		810.00		
			12/09/20	Payments		405.00		
			12/10/20	Payments		810.00		
		1958	12/10/20	Released Check 1958	Farmers Insurance Exchange		3,013.00	
			12/14/20	Payments		810.00		
			12/14/20	Payments		810.00		
			12/15/20	Payments		405.00		
		1950	12/16/20	Released Check 1950	Arce Construction		3,450.00	
		1945	12/16/20	Released Check 1945	California Gate and Entry Sy		8,429.46	
		1959	12/16/20	Released Check 1959	Republic Services		980.52	
		1960	12/16/20	Released Check 1960	County of Los Angeles		89.30	
		1957	12/16/20	Released Check 1957	Liberty Utilities (Park Water		2,938.47	

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Villa Canada Association, Inc

GENERAL LEDGER

Period Ending: 12/31/2020

GL No	GL Description	Item	Date	Description	Payee	Debit	Credit	Balance
			12/18/20	Payments		405.00		
		1892	12/23/20	Released Check 1892	County Recorder		75.00	
		1949	12/23/20	Released Check 1949	South Bay Landscaping		6,900.00	
		1955	12/28/20	Released Check 1955	Villa Canada Association		6,640.00	
				Ending Balance				109,582.55
10101	Less checks not released			Beginning Balance				(29,802.59)
		1953	12/02/20		Lordon Management		1,250.00	
		1954	12/02/20		Lordon Management		411.69	
		1955	12/02/20		Villa Canada Association		6,640.00	
		1956	12/03/20		Groundcare Landscape Com		900.00	
		1951	12/07/20	Released Check 1951	So. California Edison	6.52		
		1952	12/07/20	Released Check 1952	Republic Services	980.52		
		1946	12/07/20	Released Check 1946	Gordon Termite Control	68.00		
		1947	12/07/20	Released Check 1947	Pamela A. Moore	493.00		
		1942	12/07/20	Released Check 1942	Lordon Management	1,250.00		
		1943	12/07/20	Released Check 1943	Lordon Management	260.09		
		1944	12/07/20	Released Check 1944	Villa Canada Association	6,640.00		
		1957	12/08/20		Liberty Utilities (Park Water		2,938.47	
		1958	12/08/20		Farmers Insurance Exchange		3,013.00	
		1958	12/10/20	Released Check 1958	Farmers Insurance Exchange	3,013.00		
		1959	12/10/20		Republic Services		980.52	
		1960	12/10/20		County of Los Angeles		89.30	
		1961	12/14/20		Gordon Termite Control		68.00	
		1962	12/14/20		Flintridge Tree Care		5,750.00	
		1959	12/16/20	Released Check 1959	Republic Services	980.52		
		1960	12/16/20	Released Check 1960	County of Los Angeles	89.30		
		1957	12/16/20	Released Check 1957	Liberty Utilities (Park Water	2,938.47		
		1950	12/16/20	Released Check 1950	Arce Construction	3,450.00		
		1945	12/16/20	Released Check 1945	California Gate and Entry Sy	8,429.46		
		1963	12/17/20		Arce Construction		1,475.00	
		1964	12/17/20		Arce Construction		4,940.00	
		1965	12/17/20		Groundcare Landscape Com		240.00	
		1966	12/22/20		Trimark General Contractors		14,934.00	

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GENERAL LEDGER

Period Ending: 12/31/2020

GL No	GL Description	Item	Date	Description	Payee	Debit	Credit	Balance
		1967	12/22/20		Gordon Termite Control		68.00	
		1892	12/23/20	Released Check 1892	County Recorder	75.00		
		1949	12/23/20	Released Check 1949	South Bay Landscaping	6,900.00		
		1955	12/28/20	Released Check 1955	Villa Canada Association	6,640.00		
		1815	12/28/20	Voided Check 1815	Lordon Management	1,250.00		
		1968	12/28/20		Groundcare Landscape Com	2,910.00		
		1969	12/28/20		Groundcare Landscape Com	3,000.00		
				Ending Balance				(35,946.69)
10300	Savings - Union xxxxxx8391			Beginning Balance				307,498.00
		782	12/22/20	RT 12/8 Ck 1945, 1950			11,879.46	
		783	12/23/20	S/C			10.00	
		783	12/23/20	INT		13.60		
		783	12/23/20	CD INT		234.84		
		784	12/23/20	R/T 12/22 ck# 1949			6,900.00	
		1944	12/07/20	Released Reserve Check 1944	Villa Canada Association	6,640.00		
		1955	12/28/20	Released Reserve Check 1955	Villa Canada Association	6,640.00		
				Ending Balance				302,236.98
10900	Union Banc			Beginning Balance				300,000.00
				Ending Balance				300,000.00
31300	Assmnts posted after late date			Beginning Balance				0.00
			11/20/20	Payments			405.00	
			11/25/20	Payments			405.00	
			11/27/20	Payments			2,025.00	
			11/30/20	Payments			2,430.00	
			12/01/20	Payments			7,740.00	
			12/02/20	Payments			405.00	
			12/03/20	Payments			405.00	
			12/04/20	Payments			405.00	
			12/07/20	Payments			2,040.00	
			12/08/20	Payments			1,215.00	

GENERAL LEDGER

Period Ending: 12/31/2020

GL No	GL Description	Item	Date	Description	Payee	Debit	Credit	Balance
			12/09/20	Payments			405.00	
			12/10/20	Payments			810.00	
			12/14/20	Payments			1,620.00	
			12/15/20	Payments			405.00	
			12/18/20	Payments			405.00	
			12/31/20	Assessments Paid		19,905.00		
				Ending Balance				(1,215.00)
37000	Prepaid Assessments			Beginning Balance				(4,441.16)
			12/31/20	Assessments Paid			2,232.56	
			12/31/20	Categorized Past Income and		2,182.17		
				Ending Balance				(4,491.55)
40100	Drive resurface			Beginning Balance				(147,926.17)
		1944	12/07/20	Released Reserve Check 1944	Villa Canada Association		3,260.00	
		1955	12/28/20	Released Reserve Check 1955	Villa Canada Association		3,260.00	
				Ending Balance				(154,446.17)
40101	Drive resurface parking area			Beginning Balance				(4,200.00)
				Ending Balance				(4,200.00)
40102	Asphalt slurry			Beginning Balance				(6,000.00)
				Ending Balance				(6,000.00)
40500	Roof house/garage			Beginning Balance				(268,165.88)
		1944	12/07/20	Released Reserve Check 1944	Villa Canada Association		200.00	
		1964	12/17/20	Roof house/garage	Arce Construction	4,940.00		
		1955	12/28/20	Released Reserve Check 1955	Villa Canada Association		200.00	
				Ending Balance				(263,625.88)
40800	Contingency			Beginning Balance				(44,600.94)

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GENERAL LEDGER

Period Ending: 12/31/2020

GL No	GL Description	Item	Date	Description	Payee	Debit	Credit	Balance
41100	Landscaping/tree trimming	1944	12/07/20	Released Reserve Check 1944	Villa Canada Association		300.00	
		1955	12/28/20	Released Reserve Check 1955	Villa Canada Association		300.00	
				Ending Balance				(45,200.94)
				Beginning Balance				13,423.94
		1944	12/07/20	Released Reserve Check 1944	Villa Canada Association		605.00	
41101	Slope	1962	12/14/20	Landscaping/tree trimming	Flintridge Tree Care	2,185.00		
		1962	12/14/20	Landscaping/tree trimming	Flintridge Tree Care	3,565.00		
		1955	12/28/20	Released Reserve Check 1955	Villa Canada Association		605.00	
				Ending Balance				17,963.94
				Beginning Balance				11,060.00
41301	Exterior lights	1944	12/07/20	Released Reserve Check 1944	Villa Canada Association		575.00	
		1955	12/28/20	Released Reserve Check 1955	Villa Canada Association		575.00	
				Ending Balance				9,910.00
				Beginning Balance				(3,490.57)
				Ending Balance				(3,490.57)
42104	Insurance claim - Fire			Beginning Balance				10,904.13
		1966	12/22/20	Insurance claim - Fire	Trimark General Contractors	14,934.00		
				Ending Balance				25,838.13
				Beginning Balance				(13,025.00)
		1944	12/07/20	Released Reserve Check 1944	Villa Canada Association		750.00	
42600	Gutters	1955	12/28/20	Released Reserve Check 1955	Villa Canada Association		750.00	
				Ending Balance				(14,525.00)
				Beginning Balance				(74,808.68)
		1944	12/07/20	Released Reserve Check 1944	Villa Canada Association		950.00	
		1955	12/28/20	Released Reserve Check 1955	Villa Canada Association		950.00	
43847	Exterior surface/paint							

GENERAL LEDGER

Period Ending: 12/31/2020

GL No	GL Description	Item	Date	Description	Payee	Debit	Credit	Balance
50100	Regular assessments			Ending Balance				(76,708.68)
				Beginning Balance				(227,218.07)
			12/31/20	Assessments Paid			17,672.37	
			12/31/20	Categorized Past Income and			2,182.17	
				Ending Balance				(247,072.61)
50400	Late charge assessments			Beginning Balance				(541.68)
			12/31/20	Assessments Paid			0.07	
				Ending Balance				(541.75)
50500	Lien assessments			Beginning Balance				(390.00)
				Ending Balance				(390.00)
50600	Legal assessments			Beginning Balance				(447.36)
				Ending Balance				(447.36)
50800	Nsf check collection			Beginning Balance				(20.00)
				Ending Balance				(20.00)
51300	Interest income			Beginning Balance				(4,555.80)
		783	12/23/20	CD INT			234.84	
		783	12/23/20	INT			13.60	
				Ending Balance				(4,804.24)
60100	Audit & bookkeeping			Beginning Balance				1,050.00
				Ending Balance				1,050.00
60200	Office/bank charges			Beginning Balance				982.25
		783	12/23/20	S/C		10.00		

GENERAL LEDGER

Period Ending: 12/31/2020

GL No	GL Description	Item	Date	Description	Payee	Debit	Credit	Balance
		783	12/23/20	S/C		20.00		
				Ending Balance				1,012.25
60300	Legal,liens			Beginning Balance				6,061.36
				Ending Balance				6,061.36
60400	License,fees and permits			Beginning Balance				223.00
		1960	12/10/20	License,fees and permits	County of Los Angeles	89.30		
				Ending Balance				312.30
60600	Management services			Beginning Balance				13,750.00
		1953	12/02/20	Management services - Dec 2/Lordon Management		1,250.00		
		1815	12/28/20	Voided Check 1815	Lordon Management		1,250.00	
				Ending Balance				13,750.00
60800	Printing & postage			Beginning Balance				2,376.52
		1954	12/02/20	Printing & postage - Nov 202/Lordon Management		411.69		
				Ending Balance				2,788.21
62010	Web Site			Beginning Balance				326.30
				Ending Balance				326.30
65100	Utility-electric			Beginning Balance				194.68
				Ending Balance				194.68
65400	Utility trash			Beginning Balance				10,636.15
		1959	12/10/20	December Utility trash	Republic Services	980.52		
				Ending Balance				11,616.67
65500	Utility water			Beginning Balance				25,231.81

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GENERAL LEDGER

Period Ending: 12/31/2020

GL No	GL Description	Item	Date	Description	Payee	Debit	Credit	Balance
		1957	12/08/20	November Utility water	Liberty Utilities (Park Water	2,938.47		
				Ending Balance				28,170.28
70300	Insurance master policy			Beginning Balance				26,269.28
		1958	12/08/20	Master Inst. Acct #F00335324Farmers Insurance Exchange		3,013.00		
				Ending Balance				29,282.28
70400	Worker's compensation			Beginning Balance				366.00
				Ending Balance				366.00
70500	Insurance-earthquake			Beginning Balance				18,702.00
				Ending Balance				18,702.00
70700	D & O insurance			Beginning Balance				968.00
				Ending Balance				968.00
75400	State & federal taxes			Beginning Balance				3,407.00
		781	12/08/20	EFTPS-QTD Dec 2020		560.00		
				Ending Balance				3,967.00
80301	Contracted gardening service			Beginning Balance				27,090.00
		1968	12/28/20	October Contracted gardening	Groundcare Landscape Com	2,910.00		
		1969	12/28/20	November Contracted gardeni	Groundcare Landscape Com	3,000.00		
				Ending Balance				33,000.00
80302	Sprinkler repairs			Beginning Balance				1,390.00
		1965	12/17/20	Sprinkler repairs	Groundcare Landscape Com	240.00		
				Ending Balance				1,630.00
80303	Gardening extras/supplies			Beginning Balance				0.00

GENERAL LEDGER

Period Ending: 12/31/2020

GL No	GL Description	Item	Date	Description	Payee	Debit	Credit	Balance
		1956	12/03/20	Gardening extras/supplies	Groundcare Landscape Com	900.00		900.00
				Ending Balance				
80501	Contracted pest control service			Beginning Balance				748.00
		1961	12/14/20	November Contracted pest co	Gordon Termite Control	68.00		
		1967	12/22/20	December Contracted pest co	Gordon Termite Control	68.00		
				Ending Balance				884.00
86300	General maintenance			Beginning Balance				4,198.00
		1963	12/17/20	General maintenance	Arce Construction	1,475.00		
				Ending Balance				5,673.00
87000	Plumbing			Beginning Balance				1,550.00
				Ending Balance				1,550.00
87100	Roof repairs			Beginning Balance				4,205.15
				Ending Balance				4,205.15
95100	Drive resurface			Beginning Balance				35,860.00
		1955	12/02/20	Dec Reserve	Villa Canada Association	3,260.00		
				Ending Balance				39,120.00
95500	Roof house/garage			Beginning Balance				2,200.00
		1955	12/02/20	Dec Reserve	Villa Canada Association	200.00		
				Ending Balance				2,400.00
95800	Contingency			Beginning Balance				3,300.00
		1955	12/02/20	Dec Reserve	Villa Canada Association	300.00		
				Ending Balance				3,600.00

GENERAL LEDGER

Period Ending: 12/31/2020

GL No	GL Description	Item	Date	Description	Payee	Debit	Credit	Balance
96100	Landscaping/tree trimming	1955	12/02/20	Beginning Balance				6,655.00
				Dec Reserve	Villa Canada Association	605.00		
				Ending Balance				7,260.00
96101	Slope			Beginning Balance				6,325.00
		1955	12/02/20	Dec Reserve	Villa Canada Association	575.00		
				Ending Balance				6,900.00
97600	Gutters			Beginning Balance				8,250.00
		1955	12/02/20	Dec Reserve	Villa Canada Association	750.00		
				Ending Balance				9,000.00
98847	Exterior surface			Beginning Balance				10,450.00
		1955	12/02/20	Dec Reserve	Villa Canada Association	950.00		
				Ending Balance				11,400.00
Totals:						169,176.93	169,176.93	

35

Villa Canada
BANK RECONCILIATION

Account: 10100
Statement Date: 11/25/2020

Date	Transaction No	Description	Amount
Book Balance			
		Book Balance as of Nov 2020	112,476.97
Outstanding Checks			
09/03/2020	1908	Lordon Management	1,250.00
09/09/2020	1911	Pamela A. Moore	985.50
09/23/2020	1924	Groundcare Landscape Company	2,152.00
09/23/2020	1925	Groundcare Landscape Company	3,079.00
10/05/2020	1928	Trimark General Contractors	59,736.00
10/05/2020	1929	Lordon Management	1,250.00
10/13/2020	1935	Groundcare Landscape Company	3,000.00
			71,452.50
Items Pending Posting (At the Bank but not on Books)			
11/23/2020		Ck 1892	-75.00
11/23/2020		Deposit	405.00
11/25/2020		S/C	-20.00
			310.00
Reconciled Balance:			\$184,239.47
Bank Balance:			\$184,239.47

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251



Statement
of Accounts

UNION BANK
SAN FRANCISCO MAIN 0001
PO BOX 512380
LOS ANGELES CA 90051-0380

VILLA CANADA ASSOCIATION INC
OPERATING ACCOUNT #253
C/O LORDON MANAGEMENT CO
1275 E CENTER COURT DR
COVINA CA 91724-3602

Page: 1 of 2

Statement Number: [REDACTED]

10/24/20 - 11/25/20

For 24-hour banking sign on to
Homeowners Association Services Online
Banking on www.hoabankservices.com

For customer service call 1-888-705-0600
Monday - Friday: 8 AM - 6 PM ET

Please contact customer service
Write to: Customer Service
3320 Holcomb Bridge Rd, NW
Norcross, GA 30092
Visit us at hoabankservices.com

Analyzed Business Checking Summary

Account number: [REDACTED]

Days in statement period: 33

Beginning Balance on 10/24		184,601.40
Total Credits		27,801.00
Electronic Credits(14)	27,801.00	
Total Debits		-28,162.93
Checks(16)	-14,862.93	
Other Debits(4)	-20.00	
Electronic Debits(2)	-13,280.00	
Ending Balance on 11/25		184,239.47

Credits

Electronic Credits	Date	Description	Reference	Amount
	10/27	UNION BANK ASSN CR CCD 3225-00000253	56882043	405.00
	10/28	UNION BANK ASSN CR CCD 3225-00000253	58076050	405.00
	10/29	UNION BANK ASSN CR CCD 3225-00000253	59252132	810.00
	10/30	UNION BANK ASSN CR CCD 3225-00000253	50763271	810.00
	11/02	UNION BANK ASSN CR CCD 3225-00000253	52527779	5,670.00
	11/03	UNION BANK ASSN CR CCD 3225-00000253	54560780	6,600.00
	11/04	UNION BANK ASSN CR CCD 3225-00000253	56108851	405.00
	11/04	VILLA CANADA ASS Transfer CCD 253	57363626	6,216.00
	11/05	UNION BANK ASSN CR CCD 3225-00000253	57387690	810.00
	11/09	UNION BANK ASSN CR CCD 3225-00000253	59772936	2,835.00
	11/10	UNION BANK ASSN CR CCD 3225-00000253	51239170	1,215.00
	11/12	UNION BANK ASSN CR CCD 3225-00000253	52573535	405.00
	11/16	UNION BANK ASSN CR CCD 3225-00000253	55861078	810.00
	11/23	UNION BANK ASSN CR CCD 3225-00000253	51970975	405.00
14 Electronic Credits				27,801.00

Debits

Checks Paid

* Gap in check sequence

Number	Date	Reference	Amount	Number	Date	Reference	Amount	Number	Date	Reference	Amount
1892	11/23	07575834	75.00	1893	11/03	40272593	1,250.00	1906 *	11/03	08300028	430.00
1909 *	11/03	40257425	168.32	1916 *	11/03	08326166	3,090.00	1917	11/03	08326164	400.00
1926 *	10/26	08434560	68.00	1927	11/20	06776688	985.00	1930 *	11/13	40515795	180.33
1932 *	11/17	08308546	68.00	1934 *	11/16	06783014	890.00	1938 *	10/26	24024436	24.00
1939	11/02	28514912	35.97	1940	10/29	08286030	980.52	1941	11/12	06762016	3,013.00
1948 *	11/17	08332360	3,204.79								

16 Checks Paid

14,862.93

Electronic Debits	Date	Description	Reference	Amount
	11/06	VILLA CANADA ASS Transfer CCD 253	58589494	6,640.00
	11/17	VILLA CANADA ASS Transfer CCD 253	57404946	6,640.00
2 Electronic Debits				13,280.00

Other Debits	Date	Description	Reference	Amount
	10/26	EPA MONTHLY MAINTENANCE (EPA)		5.00
	10/26	ACCT MAINTENANCE - WEB (AAA)		5.00
	11/25	EPA MONTHLY MAINTENANCE (EPA)		5.00
	11/25	ACCT MAINTENANCE - WEB (AAA)		5.00
4 Other Debits				20.00

Daily Balance

Date	Ledger balance	Date	Ledger balance	Date	Ledger balance
10/24 - 10/25	184,601.40	10/26	184,499.40	10/27	184,904.40
10/28	185,309.40	10/29	185,138.88	10/30 - 11/01	185,948.88
11/02	191,582.91	11/03	192,844.59	11/04	199,465.59
11/05	200,275.59	11/06 - 11/08	193,635.59	11/09	196,470.59
11/10 - 11/11	197,685.59	11/12	195,077.59	11/13 - 11/15	194,897.26
11/16	194,817.26	11/17 - 11/19	184,904.47	11/20 - 11/22	183,919.47
11/23 - 11/24	184,249.47	11/25	184,239.47		

Villa Canada

BANK RECONCILIATION

Account: 10300

Statement Date: 11/25/2020

<u>Date</u>	<u>Transaction No</u>	<u>Description</u>	<u>Amount</u>
Book Balance			
		Book Balance as of Nov 2020	307,498.00
Items Pending Posting (At the Bank but not on Books)			
11/25/2020		CD Int	234.84
11/25/2020		Int	13.60
11/25/2020		S/C	-10.00
			238.44
		Reconciled Balance:	\$307,736.44
		Bank Balance:	\$307,736.44

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Statement
of Accounts

UNION BANK
SAN FRANCISCO MAIN 0001
PO BOX 512380
LOS ANGELES CA 90051-0380

Page: 1 of 2

Statement Number: ~~1800118391~~

10/24/20 - 11/25/20

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Please contact customer service
Write to: Customer Service
3320 Holcomb Bridge Rd, NW
Norcross, GA 30092
Visit us at hoabankservices.com

VILLA CANADA ASSOCIATION, INC.
MONEY MARKET #253
C/O LORDON MANAGEMENT CO
1275 E CENTER COURT DR
COVINA CA 91724-3602

Business MoneyMarket Account Summary

Account number: ~~1800118391~~

Days in statement period: 33

Beginning Balance on 10/24	300,434.00	Interest	
Total Credits	63,528.44	Paid this period	13.60
Other Credits(4)	50,248.44	Paid year-to-date	187.24
Electronic Credits(2)	13,280.00	Interest Rates	
Total Debits	-56,226.00	Annual Percentage Yield Earned	0.05%
Other Debits(3)	-50,010.00		
Electronic Debits(1)	-6,216.00		
Ending Balance on 11/25	307,736.44		

Credits

Electronic Credits	Date	Description	Reference	Amount
	11/05	VILLA CANADA ASS Transfer CCD 253	58589493	6,640.00
	11/16	VILLA CANADA ASS Transfer CCD 253	57404945	6,640.00
		2 Electronic Credits		13,280.00
Other Credits	Date	Description	Reference	Amount
	10/30	INTEREST PAYMENT		13.60
	11/02	Brokerage CD Interest		224.22
	11/06	Brokerage CD Interest		10.62
	11/06	Brokerage CD Maturity		50,000.00
		4 Other Credits		50,248.44

Debits

Electronic Debits	Date	Description	Reference	Amount
	11/04	VILLA CANADA ASS Transfer CCD 253	57363627	6,216.00
		1 Electronic Debits		6,216.00
Other Debits	Date	Description	Reference	Amount
	10/26	ACCT MAINTENANCE - WEB (AAA)		5.00
	11/06	Brokerage CD Purchase		50,000.00
	11/25	ACCT MAINTENANCE - WEB (AAA)		5.00
		3 Other Debits		50,010.00

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Daily Balance

Date	Ledger balance	Date	Ledger balance	Date	Ledger balance
10/24 - 10/25	300,434.00	10/26 - 10/29	300,429.00	10/30 - 11/01	300,442.60
11/02 - 11/03	300,666.82	11/04	294,450.82	11/05	301,090.82
11/06 - 11/15	301,101.44	11/16 - 11/24	307,741.44	11/25	307,736.44

PO Box 513100
Los Angeles, Ca 90051-1100
800-634-1100

Printed: 12/01/20
Period: 11/01/20-11/30/20
Account: 

Contact: Ernest Alamillo
925-947-2463

Villa Canada Association Inc.
1275 Center Court Drive
Covina, CA 91724



Summary of Activity of your CD Account (based on Maturity value)

		Avg Rate	Count	Amount
Beginning Balance	11/01/2020	0.880%	6	\$300,000.00
Total Purchases		0.100%	1	\$50,000.00
Total Maturities		1.550%	1	\$50,000.00
Ending Balance	11/30/2020	0.638%	6	\$300,000.00

Summary of Maturities of your CD Account

	Count	Amount
Total 1 Year or less	6	\$300,000.00
Total 1 Year to 3 Years	0	\$0.00
Total 3 Years to 10 Years	0	\$0.00
Total Over 10 Years	0	\$0.00
Total Outstanding	6	\$300,000.00

Important

Certificates of Deposit ("CD") purchased through UnionBanc Investment Services:

- Are NOT CDs of MUFG Union Bank N.A.
- Are held in the name of MUFG Union Bank as Custodian.
- Are FDIC-insured within permissible limits. It is the customer's responsibility to make sure that CDs not held within this program are considered when reviewing for FDIC coverage.
- Are NOT insured, backed or guaranteed by SIPC, Broker, Custodian, any Service Providers, or any of their respective affiliates.
- Could result in a significant loss of principal if sold prior to maturity.
- Interest rates are determined using a SIMPLE interest calculation. Interest is NOT compounded.

Contact Us

If you have any problems, concerns or complaints with your UnionBanc Investment Services brokerage account or representative, you can contact us by mail at UnionBanc Investment Services, Compliance Department, P.O. Box 513100, Los Angeles, CA 90051-1100; by phone to our Client Services Desk, toll-free within the U.S. at 1-800-634-1100, or outside the U.S. at 818-254-2088, and request to speak with Compliance regarding a customer complaint; or by email at: UBIS_complaints@unionbank.com.

Investor: Villa Canada Association Inc.

Printed: 12/01/20
Period: 11/01/20-11/30/20
Account: XXXXXXXXXX
Outstanding CDs

Financial Institution	ICN #	Purchased Maturity	Purchase Amount Maturity Amount	Term Basis	Simple% APY	Int This Period Int To Date
CIT Bank, National Associati Pasadena, CA	58978	11/06/2020	\$50,000.00	182D	0.100%	\$3.42
		05/07/2021	\$50,000.00	365	0.100%	\$3.42
Royal Business Bank Los Angeles, CA	58816	05/12/2020	\$50,000.00	365D	0.600%	\$24.65
		05/12/2021	\$50,000.00	365	0.600%	\$166.84
Texas Capital Bank, National Dallas, TX	34383	12/02/2019	\$50,000.00	366D	1.550%	\$63.70
		12/02/2020	\$50,000.00	365	1.550%	\$775.00
Texas Capital Bank, National Dallas, TX	34383	03/04/2020	\$50,000.00	365D	1.100%	\$45.21
		03/04/2021	\$50,000.00	365	1.100%	\$409.86
Texas Capital Bank, National Dallas, TX	34383	08/13/2020	\$50,000.00	365D	0.230%	\$9.45
		08/13/2021	\$50,000.00	365	0.230%	\$34.65
Texas Capital Bank, National Dallas, TX	34383	09/02/2020	\$50,000.00	182D	0.250%	\$10.28
		03/03/2021	\$50,000.00	365	0.250%	\$30.82
Totals:			\$300,000.00			\$156.71
			\$300,000.00			\$1,420.59

Matured CDs

Financial Institution	ICN #	Purchased Maturity	Purchase Amount Maturity Amount	Term Basis	Simple% APY	Int This Period Int To Date
Texas Capital Bank, National Dallas, TX	34383	11/6/2019	\$50,000.00	366D	1.550%	\$10.62
		11/6/2020	\$50,000.00	365	1.550%	\$777.12
		Totals:	\$50,000.00			\$10.62
			\$50,000.00			\$777.12

Activity

Date	Activity	Amount
11/2/2020	Monthly Interest Payments for October, 2020 Paid to Union Bank DDA Account #180011XXXX	\$224.22
11/6/2020	Maturing CD Interest - Texas Capital Bank, National Association Paid to Union Bank DDA Account #180011XXXX	\$10.62

UnionBanc Investment Services LLCPO Box 513100, Los Angeles, CA 90051-1100
(800) 634-1100

PLEASE NOTIFY US IMMEDIATELY IF THIS DOES NOT AGREE WITH YOUR RECORDS

12/02/2019

253
707923

TRADE DATE

TRADE NUMBER

As Agent we have purchased for you

MATURITY VALUE	RATE	APY*	SETTLEMENT DATE	PRICE	TERM	MATURITY DATE
\$50,000.00	1.550%	1.550%	12/2/2019	\$50,000.00	366	12/02/2020

UnionBanc Investment Svcs LLC as Agent for
others who may be acting as fiduciaries

CD MATURITY CONFIRM FOR FEDERALLY INSURED CD(s) -- SEE LISTING BELOW

Registered Rep	Branch No.	Account Number	NET CREDIT AMOUNT
Ernest Alamillo 925-947-2463	0180		\$50,000.00

PAYMENT AND DELIVERY INSTRUCTIONS

BOOK ENTRY CD

Villa Canada Association Inc.
1275 Center Court Drive
Covina, CA 91724CONFIRMATION AND STATEMENT
PLEASE RETAIN THIS CONFIRMATION FOR YOUR TAX RECORDS.
IT IS THE ONLY COPY YOU WILL RECEIVE.
*APY = ANNUAL PERCENTAGE YIELD

Rate	Purchase Amount	Issuer
1.550%	\$50,000.00	Texas Capital Bank, National Association, Dallas, TX

Your account will not earn interest after the maturity date.

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Denis Wilkins

From: Jeni Yoo <jeni@sliains.com>
Sent: Tuesday, January 19, 2021 10:15 AM
To: Jean Costanza
Cc: Lisa Paccone; Scott Litman; Denis Wilkins
Subject: RE: Villa Canada earthquake renewal - Signed SOV 20-21

Thank you for the signed SOV.

Due to the current world situation, our team has shifted operations to their homes. We will continue to work hard to provide excellent service.

Please be patient in the event of any delay. Your understanding is appreciated.

We wish you all to stay healthy.

Let's all work together to do our part and get through this!

*****Please be sure to include my assistant Alanna, alanna@sliains.com, on all correspondence*****

Thank you,

Happy with our service? Please Click here to give us a positive review on YELP!!

Jeni Yoo

Commercial Account Manager -Scott Litman Insurance Agency

License #0E23670

23147 Ventura Blvd # 150

Woodland Hills, CA 91364

818 879 5980

818 879 5990 fax

jeni@sliains.com



From: Jean Costanza <jeancostanza@sprintmail.com>

Sent: Monday, January 18, 2021 6:49 PM

To: Jeni Yoo <jeni@sliains.com>

Cc: Lisa Paccone <insurance@mylordon.com>; Scott Litman <scott@sliains.com>; Denis Wilkins <deniswilkins@mylordon.com>

Subject: RE: Villa Canada earthquake renewal - Signed SOV 20-21

Hi Jeni,

Attached is the Statement of Values (SOV) and the binder with the corrected year of 2021.

I understand from Lisa that the SOV is a required document for earthquake insurance. I have signed it to the best of my knowledge, but as I said, I really have no personal knowledge.

Let me know if there is anything else.

Best,

Jean

-----Original Message-----

From: Jeni Yoo

Sent: Jan 18, 2021 12:33 PM

To: Jean Costanza

Cc: Lisa Paccone , Scott Litman , Denis Wilkins

Subject: RE: Villa Canada earthquake renewal - Signed SOV 20-21

Hello Jean,

Thank you for the signed Acord application.

Please see the attached signed SOV 20-21 term. The SOV is acknowledgment of the rebuilding cost used for this year.

Also, we offered a higher limit but rejected it but HOA can increase the limit which will result in increased premium.

Thank you,

Due to the current world situation, our team has shifted operations to their homes. We will continue to work hard to provide excellent service.

Please be patient in the event of any delay. Your understanding is appreciated.

We wish you all to stay healthy.

Let's all work together to do our part and get through this!

*****Please be sure to include my assistant Alanna, alanna@sliains.com, on all correspondence*****

Thank you,

Happy with our service? Please Click here to give us a positive review on YELP!!

Jeni Yoo

Commercial Account Manager - Scott Litman Insurance Agency

License #OE23670

23147 Ventura Blvd # 150

Woodland Hills, CA 91364

818 879 5980

818 879 5990 fax

jeni@sliains.com



From: Jean Costanza <jeancostanza@sprintmail.com>

Sent: Saturday, January 16, 2021 3:17 PM

To: Jeni Yoo <jeni@sliains.com>

Cc: Lisa Paccone <insurance@mylordon.com>; Scott Litman <scott@sliains.com>; Denis Wilkins <deniswilkins@mylordon.com>

Subject: RE: earthquake renewal - thank you

Jeni,

Attached is the accord. The "SOV" -- Jeni, I can't sign that -- I have no idea about these estimates, how can I say they're accurate to the best of my knowledge -- I have NO knowledge.

And, BTW, I have no recollection of ever signing such a doc before.

Jean

-----Original Message-----

From: Jeni Yoo

Sent: Jan 14, 2021 11:44 PM

To: Jean Costanza , Denis Wilkins , Lisa Paccone , Scott Litman

Subject: RE: earthquake renewal - thank you

Hello,

Thank you for the bind order.

Please send me the signed Accord applications and SOV required by the carrier.

If you have any questions, feel free to contact our office.

Due to the current world situation, our team has shifted operations to their homes. We will continue to work hard to provide excellent service.

Please be patient in the event of any delay. Your understanding is appreciated.

We wish you all to stay healthy.

Let's all work together to do our part and get through this!

*****Please be sure to include my assistant Alanna, alanna@sliains.com, on all correspondence*****

Thank you,

Happy with our service? Please Click here to give us a positive review on YELP!!

Jeni Yoo

Commercial Account Manager -Scott Litman Insurance Agency

License #0E23670

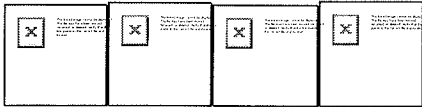
23147 Ventura Blvd # 150

Woodland Hills, CA 91364

818 879 5980

818 879 5990 fax

jeni@sliains.com



From: Jean Costanza <jeancostanza@sprintmail.com>

Sent: Thursday, January 14, 2021 7:42 PM

To: Denis Wilkins <deniswilkins@mylordon.com>; Lisa Paccone <insurance@mylordon.com>; Jeni Yoo <jeni@sliains.com>; Scott Litman <scott@sliains.com>

Subject: earthquake renewal

All,
Tonight, at its special meeting, the Board voted to accept the bid from Golden Bear with a 10% deductible and policy limit of \$10,000,000 for the premium of \$23,666. Attached is the acceptance.

Best,
Jean

Jean Costanza

Jean Costanza

Jean Costanza

Denis Wilkins

From: Jean Costanza <jeancostanza@sprintmail.com>
Sent: Tuesday, December 29, 2020 9:55 AM
To: Jeni Yoo; Denis Wilkins; Lisa Paccone; scott@slains.com"Scott Litman"
Cc: Alanna Walsh; RNJPARKER@aol.com; Cwllacanada@aol.com; gybruin@me.com; jcc399@yahoo.com; m007flores@gmail.com; Mednikovinna@gmail.com
Subject: RE: Villa Canada Association Inc - Earthquake Renewal Proposal Effective 1-27-21
Attachments: Recap 21-22 Villa La Canada.pdf

Jeni,

I have questions. First, your recap with the premiums for a \$10 million limit of \$23,666 (10% deductible) or \$22,431 (15% deductible) show a coverage including improvements and betterments per CC&R. We have absolutely no requirement to carry earthquake insurance hence, a "bare walls" type policy is sufficient. We should not be insuring contents.

I am including Scott on this since he has a wealth of history on our HOA. We are not looking forward to the increased premium from last year's \$18,702 (10% deductible) with no history of loss or an claim by our HOA. I believe we will want to maintain earthquake coverage since it is a precondition for our individual earthquake policies.

Please advise and, again, note that our HOA meetings are on the fourth Thursday of each month except November and December, due to the holidays. Since you need this before our January meeting, we will have to call a special meeting. I would like to avoid that in the future, if possible. I am copying the Board to alert them to the issues and the need to schedule a special meeting after we get the numbers tied down. I've included your recap for the Board.

Thanks much,

Jean

-----Original Message-----

From: Jeni Yoo
Sent: Dec 29, 2020 8:49 AM
To: Jean Costanza , Denis Wilkins , Lisa Paccone
Cc: Alanna Walsh
Subject: RE: Villa Canada Association Inc - Earthquake Renewal Proposal Effective 1-27-21

Good Morning,

My apology on the typo.

Last year, the earthquake was bound with 10% deductible for \$10,000,000 policy limit and the annual premium was \$18,702.00. The contents or business personal property is anything the HOA owns. (example: furniture's in the lobby; gym equipment's etc.)

Thank you,

Due to the current world situation, our team has shifted operations to their homes. We will continue to work hard to provide excellent service.

Please be patient in the event of any delay. Your understanding is appreciated.

We wish you all to stay healthy.

Let's all work together to do our part and get through this!

Please be sure to include my assistant Alanna, alanna@sliains.com, on all correspondence

Thank you,

Jeni Yoo

Commercial Account Manager -Scott Litman Insurance Agency

License #0E23670

23147 Ventura Blvd # 150

Woodland Hills, CA 91364

818 879 5980

818 879 5990 fax

jeni@sliains.com

From: Jean Costanza <jeancostanza@sprintmail.com>

Sent: Monday, December 28, 2020 6:32 PM

To: Jeni Yoo <jeni@sliains.com>; Denis Wilkins <deniswilkins@mylordon.com>; Lisa Paccone <insurance@mylordon.com>

Cc: Jean Costanza <jeancostanza@sprintmail.com>; Alanna Walsh <Alanna@sliains.com>

Subject: Re: Villa Canada Association Inc - Earthquake Renewal Proposal Effective 1-27-21

Jeni,

I don't have last year's earthquake data easily available. What was last year's premium? And, no, the HOA does not have an obligation to insure HOA contents for owners. Finally, you asked for approval prior to 12/11/20 to bind the policy. Since we're well past that, I assume you meant 1/11/21? Please note that HOAs generally meet once a month and quick action for substantial issues, if not an emergency, requires notice requirements and is not always easily done. HOA's are generally volunteer boards and our directors have other obligations.

Thanks,

Jean

-----Original Message-----

From: Jeni Yoo

Sent: Dec 28, 2020 5:02 PM

To: Denis Wilkins , Lisa Paccone

Cc: Jean Costanza , Alanna Walsh

Subject: Villa Canada Association Inc - Earthquake Renewal Proposal Effective 1-27-21

Hello,

I hope everyone is safe and healthy.

Please see the attached earthquake renewal proposal for Villa Canada Association Inc. Effective 1-27-21.

The premium increased this year due to the large losses the reinsurers have suffered over the last several years and reasons for the premium increase in all type of insurance policies. I do understand this is a huge increase but in today's market this is still the best we are going to get with the carriers are stricter/firm with underwriting guidelines.

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We shopped the market and listed the other market responses that we received for you on the attached proposal. Please note, we are proposing the most competitive option which is the incumbent carrier which is still lower than the other carriers.

Lastly, let us know if the HOA want to add contents/BPP to the earthquake insurance.

Once reviewed, please let me know which option you would like to proceed with. To bind the policy, we will need the following prior to 12-11-20 to allow time for processing:

- SLIA EQ Proposal: Please mark which option you would like to proceed with and sign
- SOV (Statement of Values): Please sign acknowledging the policy information we have listed. Please let me know if any items need to be changed.
- Terrorism: Please confirm whether the HOA would like terrorism or not.

If you have any questions, feel free to contact our office.

Thank you,

Jeni Yoo

Commercial Account Manager -Scott Litman Insurance Agency

License #0E23670

23147 Ventura Blvd # 150

Woodland Hills, CA 91364

818 879 5980

818 879 5990 fax

jeni@sliains.com

Denis Wilkins

From: Jean Costanza <jeancostanza@sprintmail.com>
Sent: Monday, January 11, 2021 7:55 PM
To: RNJPARKER@aol.com; Cwllacanada@aol.com; gybruin@me.com; jcc399@yahoo.com; m007flores@gmail.com; Denis Wilkins; Mednikovinna@gmail.com
Subject: Brief Special meeting Thursday 1/14 at 6:30 re earthquake insurance policy Are you available?

Greetings all,

It looks like we're stuck with the increased premium for earthquake coverage and as Scott Litman's earlier message suggested, the cost savings of insuring the unit owners coverage is minimal -- \$380 per year, or about 62 cents per unit per month. (See Jeni Yoo's email below.)

The rollover is before our next meeting and I would like to call a very brief executive meeting to address the issue. Would you let me know if you're available at 6:30 p.m. on Thursday, January 14 to consider the matter and vote? Telephone: 720 835-5209; PIN 74004. Please consider this as notice of the meeting in compliance with our by law notice requirements. We used to be able to do this by unanimous written consent but it looks to me like that is no longer an available option.

To recap the matter the quote for coverage with a \$10 million limit is \$23,666 (10% deductible) or \$22,431 (15% deductible). Last year we paid \$18,702 (10% deductible). Unfortunately, insurers are increasing premiums for the coverage regardless of whether the insured has a not filed a claim (as is the case with VCHOA) I understand that any individual earthquake policy can only be obtained if the HOA has an earthquake policy.

Please let me know if you can attend.

Thanks as always,

Jean

-----Forwarded Message-----

From: Jeni Yoo
Sent: Jan 11, 2021 3:05 PM
To: Jean Costanza
Cc: Lisa Paccone , "RNJPARKER@aol.com" , "Cwllacanada@aol.com" , "gybruin@me.com" , "jcc399@yahoo.com" , "m007flores@gmail.com" , "deniswilkins@mylordon.com" , "Mednikovinna@gmail.com" , Scott Litman
Subject: RE: Annual savings if to remove the unit coverage Fw: RE: Villa Canada Association Inc - Earthquake Renewal Proposal Effective 1-27-21

Hi Jean,

The annual savings of \$380.00/yr if to remove the unit owners coverage from the earthquake renewal.

Thank you,

Due to the current world situation, our team has shifted operations to their homes. We will continue to work hard to provide excellent service.

Please be patient in the event of any delay. Your understanding is appreciated.

We wish you all to stay healthy.

Let's all work together to do our part and get through this!

*****Please be sure to include my assistant Alanna, alanna@sliains.com, on all correspondence*****

Thank you,

Happy with our service? Please Click here to give us a positive review on YELP!!

Jeni Yoo

Commercial Account Manager -Scott Litman Insurance Agency

License #0E23670

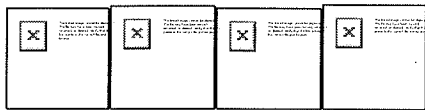
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Woodland Hills, CA 91364

818 879 5980

818 879 5990 fax

jeni@sliains.com



From: Scott Litman <scott@sliains.com>

Sent: Saturday, January 09, 2021 2:04 PM

To: Jean Costanza <jeancostanza@sprintmail.com>; Jeni Yoo <jeni@sliains.com>

Cc: Lisa Paccone <insurance@mylordon.com>; RNJPARKER@aol.com; Cwllacanada@aol.com; gybruin@me.com; jcc399@yahoo.com; m007flores@gmail.com; deniswilkins@mylordon.com; Mednikovinna@gmail.com

Subject: RE: Follow up to questions Fw: RE: Villa Canada Association Inc - Earthquake Renewal Proposal Effective 1-27-21- reasons to keep units on Earthquake only

Happy New year to all.

I wanted to respond to your question about "unit" coverage in just the "Earthquake" policy. To clarify, the type of coverage we are recommending is just for the "Cabinets, counters, floor and ceiling coverings". We are not covering the Owners personal property nor their share of HOA's earthquake deductible.

The reason I suggest including "unit" coverage in the Earthquake policy are for the following reasons:

1. Despite numerous notices/warning letters to Owners to get Unit earthquake insurance, my experience is, at least half the Owners don't have it.
2. Then after a quake, those owners will be anywhere from shocked to outrage to then find out the cabinets, counters etc are not covered.
3. Without the coverage owners will at minimum blame the Board to worst case bring a lawsuit.

4. Even, as you know the suit would be groundless. It will still cost the HOA to defend.
5. By having the units covered, this will alleviate any anger by those Owners. After the catastrophe, the last thing the HOA needs is "finger pointing"
6. Plus, the cost to include the unit coverage is minimal compared to both the cost to defend a suit and maintain good relations after the earthquake. I don't have handy the cost of the "unit" coverage. Jeni can get this when she comes in on Monday.

I hope this explains the reason for the coverage. If the Board wants to remove it, let us know.

Again, hope everyone has a happy and healthy new year.

Scott

Due to the current world situation, our team has shifted operations to their homes. We will continue to work hard to provide excellent service.

Please be patient in the event of any delay. Your understanding is appreciated.

We wish you all to stay healthy.

Let's all work together to do our part and get through this!

Thank you,

Happy with our service? Please [Click](#) here to give us a positive review on YELP!!

Scott Litman

License #08333330

President

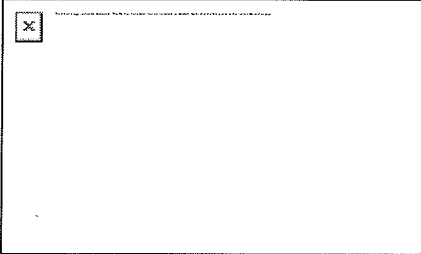
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Woodland Hills, CA 91364

818 879 5980 office

818 879 5990 fax

www.SLIains.com

From: Jean Costanza <jeancostanza@sprintmail.com>

Sent: Saturday, January 9, 2021 11:22 AM

To: Scott Litman <scott@sliains.com>; Jeni Yoo <jeni@sliains.com>

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Cc: Lisa Paccone <insurance@mylordon.com>; RNJPARKER@aol.com; Cwllacanada@aol.com; gybruin@me.com; jcc399@yahoo.com; m007flores@gmail.com; deniswilkins@mylordon.com; Mednikovinna@gmail.com

Subject: Follow up to questions Fw: RE: Villa Canada Association Inc - Earthquake Renewal Proposal Effective 1-27-21

Greetings Jeni and Scott,

I have not heard back from you on these questions. I would appreciate a response.

Thanks much,

Jean

-----Forwarded Message-----

From: Jean Costanza

Sent: Dec 29, 2020 9:55 AM

To: Jeni Yoo , Denis Wilkins , Lisa Paccone , "scott@slains.com" "Scott Litman"

Cc: Alanna Walsh , RNJPARKER@aol.com, Cwllacanada@aol.com, gybruin@me.com,

jcc399@yahoo.com, m007flores@gmail.com, Mednikovinna@gmail.com

Subject: RE: Villa Canada Association Inc - Earthquake Renewal Proposal Effective 1-27-21

Jeni,

I have questions. First, your recap with the premiums for a \$10 million limit of \$23,666 (10% deductible) or \$22,431 (15% deductible) show a coverage including improvements and betterments per CC&R. We have absolutely no requirement to carry earthquake insurance hence, a "bare walls" type policy is sufficient. We should not be insuring contents.

I am including Scott on this since he has a wealth of history on our HOA. We are not looking forward to the increased premium from last year's \$18,702 (10% deductible) with no history of loss or an claim by our HOA. I believe we will want to maintain earthquake coverage since it is a precondition for our individual earthquake policies.

Please advise and, again, note that our HOA meetings are on the fourth Thursday of each month except November and December, due to the holidays. Since you need this before our January meeting, we will have to call a special meeting. I would like to avoid that in the future, if possible. I am copying the Board to alert them to the issues and the need to schedule a special meeting after we get the numbers tied down. I've included your recap for the Board.

Thanks much,

Jean

-----Original Message-----

From: Jeni Yoo

Sent: Dec 29, 2020 8:49 AM

To: Jean Costanza , Denis Wilkins , Lisa Paccone

Cc: Alanna Walsh

Subject: RE: Villa Canada Association Inc - Earthquake Renewal Proposal Effective 1-27-21

Good Morning,

My apology on the typo.

Last year, the earthquake was bound with 10% deductible for \$10,000,000 policy limit and the annual premium was \$18,702.00. The contents or business personal property is anything the HOA owns. (example: furniture's in the lobby; gym equipment's etc.)

Thank you,



Due to the current world situation, our team has shifted operations to their homes. We will continue to work hard to provide excellent service.

Please be patient in the event of any delay. Your understanding is appreciated.

We wish you all to stay healthy.

Let's all work together to do our part and get through this!

*****Please be sure to include my assistant Alanna, alanna@sliains.com, on all correspondence*****

Thank you,

Jeni Yoo

Commercial Account Manager -Scott Litman Insurance Agency

License #0E23670

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Woodland Hills, CA 91364

818 879 5980

818 879 5990 fax

jeni@sliains.com

From: Jean Costanza <jeancostanza@sprintmail.com>

Sent: Monday, December 28, 2020 6:32 PM

To: Jeni Yoo <jeni@sliains.com>; Denis Wilkins <deniswilkins@mylordon.com>; Lisa Paccone <insurance@mylordon.com>

Cc: Jean Costanza <jeancostanza@sprintmail.com>; Alanna Walsh <Alanna@sliains.com>

Subject: Re: Villa Canada Association Inc - Earthquake Renewal Proposal Effective 1-27-21

Jeni,

I don't have last year's earthquake data easily available. What was last year's premium? And, no, the HOA does not have an obligation to insure HOA contents for owners. Finally, you asked for approval prior to 12/11/20 to bind the policy. Since we're well past that, I assume you meant 1/11/21? Please note that HOAs generally meet once a month and quick action for substantial issues, if not an emergency, requires notice requirements and is not always easily done. HOA's are generally volunteer boards and our directors have other obligations.

Thanks,

Jean

-----Original Message-----

From: Jeni Yoo

Sent: Dec 28, 2020 5:02 PM

To: Denis Wilkins , Lisa Paccone

Cc: Jean Costanza , Alanna Walsh

Subject: Villa Canada Association Inc - Earthquake Renewal Proposal Effective 1-27-21

Hello,

I hope everyone is safe and healthy.

Please see the attached earthquake renewal proposal for Villa Canada Association Inc.
Effective 1-27-21.

The premium increased this year due to the large losses the reinsurers have suffered over the last several years and reasons for the premium increase in all type of insurance policies. I do understand this is a huge increase but in today's market this is still the best we are going to get with the carriers are stricter/firm with underwriting guidelines. We shopped the market and listed the other market responses that we received for you on the attached proposal. Please note, we are proposing the most competitive option which is the incumbent carrier which is still lower than the other carriers. Lastly, let us know if the HOA want to add contents/BPP to the earthquake insurance.

Once reviewed, please let me know which option you would like to proceed with. To bind the policy, we will need the following prior to 12-11-20 to allow time for processing:

- SLIA EQ Proposal: Please mark which option you would like to proceed with and sign
- SOV (Statement of Values): Please sign acknowledging the policy information we have listed. Please let me know if any items need to be changed.
- Terrorism: Please confirm whether the HOA would like terrorism or not.

If you have any questions, feel free to contact our office.

Thank you,

Jeni Yoo

Commercial Account Manager -Scott Litman Insurance Agency

License #0E23670

23147 Ventura Blvd # 150

Woodland Hills, CA 91364

818 879 5980

818 879 5990 fax

jeni@sliains.com

Jean Costanza

Jean Costanza

Jean Costanza

Jean Costanza

Denis Wilkins

From: Jean Costanza <jeancostanza@sprintmail.com>
Sent: Thursday, January 14, 2021 7:42 PM
To: Denis Wilkins; Lisa Paccone; Jeni Litman; Scott Litman
Subject: earthquake renewal
Attachments: 2021 earthquake binder.pdf

All,
Tonight, at its special meeting, the Board voted to accept the bid from Golden Bear with a 10% deductible and policy limit of \$10,000,000 for the premium of \$23,666. Attached is the acceptance.
Best,
Jean

Jean Costanza

Denis Wilkins

From: Jean Costanza <jeancostanza@sprintmail.com>
Sent: Monday, January 18, 2021 6:49 PM
To: Jeni Yoo
Cc: Lisa Paccone; Scott Litman; Denis Wilkins
Subject: RE: Villa Canada earthquake renewal - Signed SOV 20-21
Attachments: SOV & Binder cor.pdf

Hi Jeni,
Attached is the Statement of Values (SOV) and the binder with the corrected year of 2021.
I understand from Lisa that the SOV is a required document for earthquake insurance. I have signed it to the best of my knowledge, but as I said, I really have no personal knowledge.
Let me know if there is anything else.
Best,
Jean

-----Original Message-----

From: Jeni Yoo
Sent: Jan 18, 2021 12:33 PM
To: Jean Costanza
Cc: Lisa Paccone , Scott Litman , Denis Wilkins
Subject: RE: Villa Canada earthquake renewal - Signed SOV 20-21

Hello Jean,

Thank you for the signed Acord application.
Please see the attached signed SOV 20-21 term. The SOV is acknowledgment of the rebuilding cost used for this year.
Also, we offered a higher limit but rejected it but HOA can increase the limit which will result in increased premium.

Thank you,

Due to the current world situation, our team has shifted operations to their homes. We will continue to work hard to provide excellent service.

Please be patient in the event of any delay. Your understanding is appreciated.

We wish you all to stay healthy.

Let's all work together to do our part and get through this!

*****Please be sure to include my assistant Alanna, alanna@slains.com, on all correspondence*****

Thank you,

Happy with our service? Please Click here to give us a positive review on YELP!!

Jeni Yoo

Commercial Account Manager - Scott Litman Insurance Agency

License #0E23670

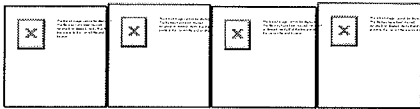
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Woodland Hills, CA 91364

818 879 5980

818 879 5990 fax

jeni@sliains.com



From: Jean Costanza <jeancostanza@sprintmail.com>

Sent: Saturday, January 16, 2021 3:17 PM

To: Jeni Yoo <jeni@sliains.com>

Cc: Lisa Paccone <insurance@mylordon.com>; Scott Litman <scott@sliains.com>; Denis Wilkins <deniswilkins@mylordon.com>

Subject: RE: earthquake renewal - thank you

Jeni,

Attached it the accord. The "SOV" -- Jeni, I can't sign that -- I have no idea about theses estimates, how can I say they're accurate to the best of my knowledge -- I have NO knowledge.

And, BTW, I have no recollection of ever signing such a doc before.

Jean

-----Original Message-----

From: Jeni Yoo

Sent: Jan 14, 2021 11:44 PM

To: Jean Costanza , Denis Wilkins , Lisa Paccone , Scott Litman

Subject: RE: earthquake renewal - thank you

Hello,

Thank you for the bind order.

Please send me the signed Acord applications and SOV required by the carrier.

If you have any questions, feel free to contact our office.

Due to the current world situation, our team has shifted operations to their homes. We will continue to work hard to provide excellent service.

Please be patient in the event of any delay. Your understanding is appreciated.

We wish you all to stay healthy.

Let's all work together to do our part and get through this!

*****Please be sure to include my assistant Alanna, alanna@sliains.com, on all correspondence*****

Thank you,

Happy with our service? Please Click here to give us a positive review on YELP!!

Jeni Yoo

Commercial Account Manager -Scott Litman Insurance Agency

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jeni@sliains.com



From: Jean Costanza <jeancostanza@sprintmail.com>

Sent: Thursday, January 14, 2021 7:42 PM

To: Denis Wilkins <deniswilkins@mylordon.com>; Lisa Paccone <insurance@mylordon.com>; Jeni Yoo <jeni@sliains.com>; Scott Litman <scott@sliains.com>

Subject: earthquake renewal

All,
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Best,
Jean

Jean Costanza

Jean Costanza

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Jean Costanza