

THE RIVIERA ESTATES ASSOCIATION

ANNUAL BUDGET REPORT

(FOR 2019 FISCAL YEAR)

In compliance with the Annual Budget Report requirements of Civil Code §5300 of the Davis-Stirling Common Interest Development Act (the “***Davis-Stirling Act***”), please find below and enclosed the following documents and information:

1. Pro Forma Operating Budget

Please see the enclosed pro forma operating budget, showing the estimated revenue and expenses for fiscal year 2019 on an accrual basis.

2. Major Component Deferred Maintenance Statement

The Board has made no determination to defer or forego repairs or replacement of any major component with a remaining life of 30 years or less. The justification is that there is no major component.

3. Special Assessment Statement

The Board has not determined and does not anticipate that the levy of any special assessment will be required to repair, replace, or restore any major component or to provide adequate reserves for same. Notwithstanding the foregoing, the Board reserves the right to levy special assessments in accordance with the Davis-Stirling Act.

4. Reserve Funding Mechanisms Statement

The mechanism or mechanisms by which the Board may fund reserves to repair or replace major components include assessments, borrowing, use of other assets, deferral of selected replacements or repairs, or alternative mechanisms. The most likely mechanism currently is: Assessments.

5. Reserve Study Statement

The association is currently exempt from conducting any reserve study, and the Board has not conducted one.

6. Outstanding Loans Statement

The Association does not have any outstanding loans with an original term of more than one year.

7. Summary of Association Insurance Policies

Following is a summary of the association's property, general liability, and fidelity insurance policies. The association does not carry and flood or earthquake insurance.

1. *Commercial Umbrella*

(A) <i>Insurance carrier:</i>	<i>Fireman's Fund Insurance Co.</i>
(B) <i>The policy limits of insurance:</i>	<i>\$5,000,000</i>
(C) <i>The amount of deductible:</i>	<i>\$0</i>
(D) <i>The policy term is:</i>	<i>1/24/2018 to 1/24/2019</i>

2. *Directors and Officers*

(A) <i>Insurance carrier:</i>	<i>Liberty Mutual Ins. Company</i>
(B) <i>The policy limits of insurance:</i>	<i>\$1,000,000</i>
(C) <i>The amount of deductible:</i>	<i>\$5,000</i>
(D) <i>The policy term is:</i>	<i>1/24/2018 to 1/24/2019</i>

3. *Worker's Comp/Assigned Risk*

(A) <i>Insurance carrier:</i>	<i>Pennsylvania Manufacturers Ins. Indemnity Co.</i>
(B) <i>The policy limits of insurance:</i>	<i>\$1,000,000</i>
(C) <i>The amount of deductible:</i>	<i>\$5,000</i>
(D) <i>The policy term is:</i>	<i>1/24/2017 to 1/24/2018</i>

4. *Crime (Includes Fidelity)*

(A) <i>Insurance carrier:</i>	<i>CSE Insurance Group</i>
(B) <i>The policy limits of insurance:</i>	<i>\$1,000,000</i>
(C) <i>The amount of deductible:</i>	<i>\$0</i>
(D) <i>The policy term is:</i>	<i>1/24/2018 to 1/24/2019</i>

5. *General Liability*

(A) <i>Insurance carrier:</i>	<i>CSE Insurance Group</i>
(B) <i>The policy limits of insurance:</i>	<i>\$2,000,000 Gen Agg/ \$1,000,000 Per Occur</i>
(C) <i>The amount of deductible:</i>	<i>\$0</i>
(D) <i>The policy term is:</i>	<i>1/24/2018 to 1/24/2019</i>

- 6. *Property*
 - (A) *Insurance carrier:* CSE Insurance Group
 - (B) *The policy limits of insurance:* \$25,000
 - (C) *The amount of deductible:* \$1,000
 - (D) *The policy term is:* 1/24/2018 to 1/24/2019
- 7. *Flood – None*
- 8. *Earthquake - None*

The following statement is being included in accordance with Civil Code §5300(b)(9):

THIS SUMMARY OF THE ASSOCIATION’S POLICIES OF INSURANCE PROVIDES ONLY CERTAIN INFORMATION, AS REQUIRED BY SECTION 5300 OF THE CIVIL CODE, AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR THE COMPLETE POLICY TERMS AND CONDITIONS CONTAINED IN THE ACTUAL POLICIES OF INSURANCE. ANY ASSOCIATION MEMBER MAY, UPON REQUEST AND PROVISION OF REASONABLE NOTICE, REVIEW THE ASSOCIATION’S INSURANCE POLICIES AND, UPON REQUEST AND PAYMENT OF REASONABLE DUPLICATION CHARGES, OBTAIN COPIES OF THOSE POLICIES. ALTHOUGH THE ASSOCIATION MAINTAINS THE POLICIES OF INSURANCE SPECIFIED IN THIS SUMMARY, THE ASSOCIATION’S POLICIES OF INSURANCE MAY NOT COVER YOUR PROPERTY, INCLUDING PERSONAL PROPERTY OR, REAL PROPERTY IMPROVEMENTS TO OR AROUND YOUR DWELLING, OR PERSONAL INJURIES OR OTHER LOSSES THAT OCCUR WITHIN OR AROUND YOUR DWELLING. EVEN IF A LOSS IS COVERED, YOU MAY NEVERTHELESS BE RESPONSIBLE FOR PAYING ALL OR A PORTION OF ANY DEDUCTIBLE THAT APPLIES. ASSOCIATION MEMBERS SHOULD CONSULT WITH THEIR INDIVIDUAL INSURANCE BROKER OR AGENT FOR APPROPRIATE ADDITIONAL COVERAGE.

Should you have any questions or comments pertaining to the above or enclosed information, please contact the Office, by telephone at 310-459-3346 or by email at reahoa@gmail.com.

Sincerely,

THE BOARD OF DIRECTORS OF THE RIVIERA ESTATES ASSOCIATION