



Financial Update

Our Board Budget Review will be on Monday, August 7th, starting at 6 PM, at Optimum Property Management.

Our financial condition is stable, but we have only retired two thirds of what we needed to pay back this year.

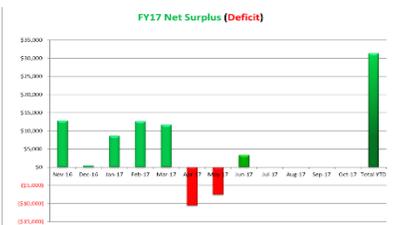
This is a summary of where we are in our financial position. Last year we ended up with a loss **-\$74,635** in Net Surplus (Profit). To recover we needed:

	Projected Oct 2016	Actual 2017
Owed to Reserve Fund *	\$42,897	\$74,043
Bring Operations Fund to \$0	\$54,249	\$54,249
Bring Operations to Proper Limits**	\$47,503	\$64,040
Total We Need to Recover	\$144,649	\$192,332
5% Special Assessment + 20% Dues Increase ***	\$159,120	\$158,967
Remaining Extra Income	\$14,471	\$0

* = Actual Level of Borrowing from Reserve Fund
 ** = Increase due to larger than planned expenses
 *** = Decrease due to 1 household that did not pay Special Assessment

Our Financial Report ending June 30, 2017 is as follows:

	YTD June 2017	Target Level	\$ We Need to Pay Off
Owed	\$53,970.44		\$53,970
Average Balance Operations	\$48,311	\$64,040	\$15,729
TOTAL OWED			\$69,699

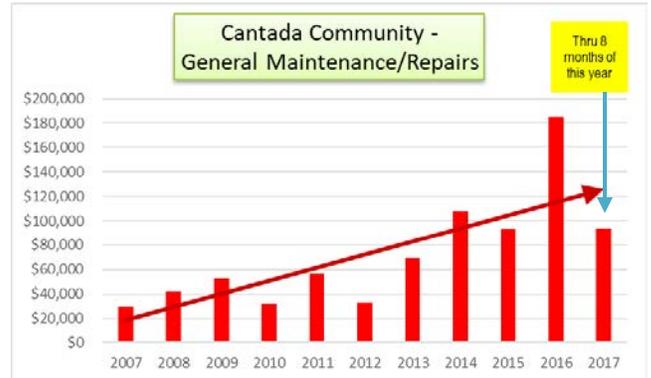


The chart on the left shows our Net Surplus (green) or Loss (red) each month so far for this year.

Our expenditures are largely driven by our Contract Repair Costs (Infrastructure, Roof, Plumbing) with Plumbing being the heaviest burden.

Last year these expenditures set a *major record*, and this year, although much improved, these repair expenses will easily be in the top 5.

The following Chart shows the expenditures for repairs over the last 10 years:



Our Profit/Loss as a community is shown below.



The last three years clearly show that we were not paying in enough in dues to keep up with our rising costs. The dues increase this year resulted in making up a great deal of that loss, but it was not enough.

Our future challenges:

1. The cost to maintain a community that is 25+ years old is significant
2. We have been amiss in not keeping our dues at a level necessary to meet our needs
3. We are being impacted by a 5-year State mandated minimum wage increase that will guarantee our costs will continue to rise!

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Financial (Continued)

So here are our Options:

OPTION #1 Get a loan plus a 4% increase in dues to address known increases in expenses for next year.

We will meet our State mandated requirement to pay off what we borrowed, and will set our budget for next year at a position where we should be stable. But we will increase our annual costs to pay the interest on the loan.

FUTURE: Special Assessments and/or Moderate Dues increases sufficient pay off loan and meet cost of living expenses and State Mandated Minimum Wage increases.

OPTION #2 Assess a 5% Special Assessment plus a 2.1% dues assessment to retire the amount owed (but not addressing the know increases in regular expenses in the next year).

We will meet our State mandated requirement to pay off what we borrowed, but we will be in big trouble again for next year.

FUTURE: Significant Special Assessments and/or Dues increases to meet expenses.

OPTION #3 Assess a 5% Special Assessment plus a 6% dues increase which will make us financially stable.

We will meet our State mandated requirement to pay off what we borrowed, and will set our budget for next year at a position where we should be stable.

FUTURE: 3 to 5% annual dues increases to meet cost of living and State mandated Minimum Wage expenses.

Option #2 has been recommended by Optimum Property Management for the coming Fiscal Year.

Option #3 has been recommended by Cantada's Treasurer.

The Board may accept, modify or reject the proposed Options.

Current Dues	5% Special Assessment	2.1% Dues Increase	6% Dues Increase
\$306.00	\$183.60	\$312.43	\$324.36

Special Assessment would be paid in 4 installments at \$45.90 per month

Financial Facts



We have two funds to support Cantada:

Operations Fund – that takes care of day-to-day expenses funded by roughly half of the monthly dues. The money for this account is in a non-interest bearing checking account. The desired balance in the account after expenses are paid is \$64,040.

Reserve Fund – that takes care of all infrastructure expenses that require replacement over time (i.e. roads, landscape, painting, buildings, roofs, major repairs, etc.). The fund may not be used for day-to-day expenses, and if we “borrow” from this fund (as we did last year) State Law requires we repay the fund in one year.

Reserves are funded by roughly 50% of your monthly dues. We currently have \$1,049,640 (less the \$53,970 we still must repay). The Reserves are funded at around 80% of what we need for all the items that require funding. This is a quite acceptable level for Reserves, as long as the Fund continues to grow at a reasonable rate. Reserve Funds are held in interest bearing CDs and Money Market Accounts as required by CC&Rs.



PAID ADVERTISING



Cell 949-279-4547
Email doug@digiore.com

Douglas DiGiore Realtor



Cantada Original Resident

Selling, Buying or Leasing?
Let me know!

I would be glad to sit down with you to discuss all
your Real Estate options.

**Optimum Professional Property
Management**
230 Commerce, Suite 250
Irvine, CA 92602

**Certified Community Association
Manager, Cantada**
Krista DiFede, CMCA
(714) 508-9070 ext. 291
KDiFede@OptimumPM.com

Administrative Assistant
Deborah Kirby
(714) 508-9070 ext. 223
dkirby@optimumpm.com

Assessment Billing / Collections
(714) 508-9070 Option 1

Escrow Department
(714) 508-9070 Option 2

NEWSLETTER ADVERTISING		
Business	Business Card Adds	\$35 / month
	¼ Page Add	\$50 / month
	½ Page Add	\$75 / month
Classified Ad	Non-Commercial notices for community owners and residents only	\$5 / month for 20 words (add \$5 for each block of 20 words or each photo added to the ad)
Have a Parking Space to Rent		FREE
Contact Krista DiFede (714) 508-9070 EXT. 291		

Maintenance Department
(Parking, Maintenance, Keys, Lighting, Landscaping and Customer Service)

(714) 508-9070 Option 3

After Hours Emergency Call

(714) 741-2685



Security Alert

Tustin Police Department has released a Crime Alert for Tustin Ranch:



July 6, 2017

Attention Tustin Ranch Residents – we have had five residential burglaries in your area in the last week. In three of the cases the suspects accessed the master bedroom via second story window off a balcony. The suspects likely used patio furniture to climb onto the balcony. Access in the other two burglaries was a ground floor window. Three of the burglaries occurred in a guard gated community. Time of day for two was late morning/ early afternoon:

10:00 am to 2 pm

And three during the nighttime between:

7:30 pm to 11 pm

These are professional burglary crews who likely case the neighborhood prior to selecting a target.

When you leave your home, take note of any occupied vehicles in the areas. Call in suspicious vehicles and subjects who are unfamiliar in your neighborhood.

Consider investing in surveillance equipment and alarms with sensors on all doors and windows including second story access points.

Look out for your neighbors. If you hear something suspicious such as glass breaking, **please call Tustin PD immediately.**

Your New Board of Directors

Our Board of Directors and Officers have been elected for the next year:

- | | |
|-------------------|-----------------|
| President - | Elodia Camalich |
| Vice President - | Frank Avalos |
| Secretary - | Mike Dannon |
| Treasurer - | Paul Pursell |
| Member At Large - | Nancy Lucia |

Congratulations

Nancy Lucia has joined the Board as our newest member. She is already hard at work learning the ropes! Welcome Nancy!

Congratulations to Mike Dannon who was reelected to his second term on the Board!

Special Thank You

Pamela Waters is retiring from the Board after 24 years as a member! As one of our original Directors, Pam has given yeoman's service to the Community and deserves the thanks of all of us for her dedication to Cantada!

Committees

Committee appointments will be made at the next Board meeting. If you are interested in helping with:

- **Architectural Committee,**
- **Landscaping Committee,**
- **Community Activity Task Group,**
- **Fence Replacement Task Group,**

contact Krista (see page 3)!



Important Legislation



The **Disaster Assistance Equity Act of 2017 (H.R. 3238 - Sanford)**

is up for consideration in the Congress. We need your help.

Currently, if a natural disaster such as earthquake or brush fire destroys our property, our Community Association does not qualify for Federal Disaster Assistance. Which means that you must bear the total cost of repair! Contact your Senator and Congresswoman by letter, phone or email, to encourage support for this important legislation!



NOTE: The Association does not carry Earthquake Insurance!

U.S. Senators

Dianne Feinstein
331 Hart Senate Office Building, Washington DC, 20510, (310) 914-7300
<https://contactsenators.com/california/dianne-feinstein>

Kamala Harris
112 Hart Senate Office Building, Washington, DC, 20510, (213) 894-5000
<https://contactsenators.com/california/kamala-harris>

House of Representative

Mimi Walters, 45th District
215 Cannon House Office Building, Washington, DC, 20515, (949) 263-8703

Doing Remodeling or Construction?

Tustin Municipal Code (Article 4, Chapter 6, §4616) restricts Construction to the following hours:

Monday thru Friday - 7 am to 6 pm
Saturdays - 9 am to 5 pm
Sundays & Legal Holidays – Not allowed

Owners are required to notify vendors working on your property of these restrictions. *Construction includes use of heavy machinery, power tools, demolition or other activity that creates unwanted noise in the community!* **Exceptions exist for Life/Safety and Public Health Construction. All others require Board approval in advance of the Construction.**



Community Projects

Major Projects Completed So Far

- Tree Trimming/Windrow Enhancements
- Painting Wrought Iron
- Balcony & Deck Resurfacing
- Replace Pool Furniture
- Install Automated Pool Chemical Monitor
- Replace Pool Heater

Current Projects Underway

- Replacement of Building Fire Panels and recalled Sprinkler Heads

Projects for 2017-18

- Asphalt Repair and Slurry Seal (Spring)
- Irrigation Controllers
- Painting Woodwork & Fences
- Pool Deck Caulking
- Sign Directory Board Replacement
- Spa RePlaster and Tile replacement
- Termite Fumigation



Tustin Movies at the Park

8/3 - **THE JUNGLE BOOK** at
PEPERTREE PARK 230 WEST
FIRST STREET



8/10 - **FINDING DORY** at
EL CAMINO REAL 13602 PARKCENTER LANE

8/17 - **THE BOOK OF LIFE** at
FRONTIER PARK 1400 MITCHELL AVENUE

Concerts in the Park



@ Peppertree Park, 230 W. First
Street Wednesdays, 6-8 pm

Aug 2 Past Action Heroes – 80's
Aug 9 DSB – Journey Tribute

Tustin – National Night Out!

Tuesday, August 1st, 6 pm to 8pm

Enjoy a family or date night on
the town. Dinner, a movie, or
just browsing at the shopping
centers!



Free family event sponsored
by the Tustin Police
Department at the District @ Tustin Legacy, 2437
Park Avenue. Food samples, police and fire
vehicles, face painting, prizes, bounce house, live
music. TPD will do anticrime presentations.

The Board will meet on August 7th (See Page 1)
to decide the issue and adopt a budget for FY18.
Please send comments to Krista (See Page 3) by
mail, email or telephone. Or come to the meeting
to express your opinion.

Something New this Summer?

How about a rodeo? August 26th starting at 1 pm,
August 27th starting at 11:30
am. Adults \$30, Kids 4-12 \$10,
under 3 free. Parking \$10 cash.



Rancho Mission Viejo Rodeo, 3-
753 La Pata Rd. San Juan Capistrano

San Clemente Fiesta Music Festival

Sunday, August 13th, 9 am to 7 pm

Free admission, parking at San Clemente High
School, 700 Avenida Pico with free shuttles.
Food, contests, games, arts & crafts, displays
from Military, police and community resources.

Thank you!

Special thanks to *Frank Avalos*, coordinator;
Fred Tennet (7-11 stores) and *Krista DiFede*
for food and drinks; and our vendors
Optimum Property Management, *A2Z*
Plumbing, *Blue Balance Pool*, *Earthco*
Landscaping, *Flood Pro*, *Peak Lighting* and
PCW Contracting for providing gift baskets
and door prizes; *Tustin Police*; and *Orange*
County Fire Authority. Thanks to our
sponsors and helpers who make our
Community Day at the pool such a success!

**All Cantada streets are
considered fire access lanes.**



**Unattended parking is forbidden
on all Cantada streets and alleys. Even for
five minutes. Violations are subject to
towing, fines or other sanctions.**