

**KINGSWOOD VILLAGE PROPERTY OWNERS ASSOCIATION**  
**Additional Financial Disclosures required**  
**by the California Civil Code**  
**July 2023**

**CA Civil Code**  
**Section**

**Disclosure:**

**5300 & 5565**

**Supplemental to Reserve Funding Disclosure Required by  
Section 5570:**

1. As of June 30, 2022:

Reserve Fund Balance (cash & cash equivalents)	\$ 1,759,830
Estimated Required Reserves	\$ 2,585,000
Deficiency	\$ 825,170
Deficiency per Unit	\$ 3,467

2. The full Reserve Funding Study (Plan) is available upon request.

3. The Board of Directors has not elected to defer repair or replacement of any major components.

4. The Association is not obligated to third parties for long or short term borrowing under any debt agreements.

**KINGSWOOD VILLAGE PROPERTY OWNERS ASSOCIATION**

**ADDITIONAL FINANCIAL DISCLOSURE REQUIRED  
BY CALIFORNIA CIVIL CODE SECTION 5300**

**FHA Statement:**

Certification by the Federal Housing Administration may provide benefits to members of an association, including an improvement in an owner's ability to refinance a mortgage or obtain secondary financing and an increase in the pool of potential buyers of the separate interest.

**Kingswood Village is a condominium project. The Association of Kingswood Village owners, the Kingswood Village Property Owners Association, is not certified by the Federal Housing Administration.**

**KINGSWOOD VILLAGE PROPERTY OWNERS ASSOCIATION**

ADDITIONAL FINANCIAL DISCLOSURE REQUIRED  
BY CALIFORNIA CIVIL CODE SECTION 5530

**VA Statement:** Certification by the federal Department of Veterans Affairs may provide benefits to members of an association, including an improvement in an owner's ability to refinance a mortgage or obtain secondary financing and an increase in the pool of potential buyers of the separate interest.

**Kingswood Village is a condominium project. The Association of Kingswood Village owners, the Kingswood Village Property Owners Association, is not certified by the federal Department of Veterans Affairs.**