

San Lorenzo

VILLAGE

HOMES ASSOCIATION



JULY - AUGUST 2026

Editor: Natalie Castle



- HOME OF THE MONTH - 16187 VIA ALAMITOS -

Congratulations to this month's Home of the Month recipient! This beautiful corner-lot property stands out for its well-maintained front yard, attractive landscaping, and exceptional curb appeal. The neatly cared-for lawn and thoughtfully maintained greenery reflect true pride of ownership and contribute to the beauty of our neighborhood. We appreciate the homeowner's dedication and effort in helping make our community a welcoming and attractive place to live.

COOLING CENTER

DAYS 90°F
(MON-FRI)
12PM-4PM



Come Chill With Us!

Beat the Heat at the San Lorenzo Cooling Center!

The Board of Directors of the San Lorenzo Village Homes Association has opened a **Cooling Center** to help residents stay safe and comfortable during extreme heat. The center is located at **San Lorenzo Community Hall, (377 Paseo Grande)** and will be open Monday through Friday, from **12PM to 4PM** on days when temperatures reach **90°F** or higher when the office is open.

This free service offers a cool, air-conditioned space for anyone in need of relief—especially seniors, young children, and those without air conditioning. Whether you're looking to rest, hydrate, or just escape the sun, you're invited to **"Come Chill With Us!"** No registration is required, so feel free to drop by anytime during operating hours.

For the latest updates, visit www.slvha.com or contact the SLVHA office.

TABLE OF CONTENTS

- 2 President's Message**
- 3 Science Fair Winners**
- 4 Earth Day 2026 Overview**
- 5 What Coffee Club Means To Attendees**
- 7 Independent Auditor's Report and Financial Statements**
- 30 First Responders' Recognition**

Hours: Monday - Friday 9:00am-12:00pm, 1:00pm-4:30pm
Office: 510.276.4554 info@SLVHA.com

San Lorenzo Village Homes Association
377 Paseo Grande, San Lorenzo, CA 94580



PRESIDENT'S **MESSAGE**

As Summer months are now upon us, let us relax a bit and remember what it was like to run about as kids and just have fun, forgetting the world for a little while. As you go to festivals, and enjoy the sunshine and the fresh fruit season, remind yourself that it's ok to take a break.

We know that sometimes everything just seems like a lot. Just like everywhere, prices of everything are going up. The Board members are homeowners too. The Board understands that every dollar paid to the Association is your hard-earned money, and the Board takes its responsibility to manage those funds very seriously.

The Association will continue to perform necessary maintenance, repairs, and operational work for Association property. At the same time, the Board and staff are continuing to review expenses and identify reasonable ways to control costs where practical. As part of that effort, the Board has reviewed staffing, administrative, and vendor-related expenses and has implemented internal operational adjustments intended to reduce costs while continuing to maintain essential Association services.

Based on the information presently available, and subject to any unforeseen repair, safety, reserve, insurance, or operational needs, the Board is not presently anticipating major discretionary expenditures this year. The Board will continue to evaluate expenses carefully and make decisions intended to preserve Association resources while maintaining the services and facilities available to the community.

In addition, the Association is implementing discounted hall rental periods during months that typically see fewer rentals. During these off-season months, the rental fee itself will be reduced, while the existing member discount and other rental requirements will remain in place. The goal is to encourage more rentals during slower months, generate additional income, and make better use of the community hall. You can find the hall rental info on the SLVHA website.

These are just a few examples of the steps being taken to control costs while still providing services to the community, including community events, residential street sweeping, maintenance and management of community-used properties, cc&r enforcement, member resources, and community advocacy when appropriate.

When the Association has 5,767 homes, and all the above, it's a lot. As part of the SLVHA, you are part of something big. You are part of something important. The Board and staff are working very hard to help our community stay strong.

We are important. Each of us. We each have a part to play in making things better. And while we work on our parts, don't forget to rest and enjoy yourselves in our wonderful little town. Have your BBQs, reunite with your neighbors, splash about in the sprinklers and relax with a chilled beverage of your choice. This is our town. It is what we make of it.

SHIRLEY J. CLOWSER MEMORIAL SCIENCE FAIR WINNERS



HIGH SCHOOL

1st Place Joe Nowlin

2nd Place Xavier Nevarez

MIDDLE SCHOOL

1st Place Alina Nevarez

ELEMENTARY SCHOOL

1st Place Toshi Pham

2nd Place Kylie Deng

3rd Place Joel Ormonde

Honorable Mention Catherine Liao

Shirley J. Clowser Memorial Science Fair

2026



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EARTH DAY 2026

The community enjoyed its yearly Earth Day Celebration in April with many folks grabbing bags and pickers and heading out into the Village to clean up some trash. Why would they do this, you may ask? Because places that stay clean tend to attract less garbage. And because we have some great folks who want to contribute to our town. And we know, the smart folks that we are, Earth Day is Every Day!

What a great way to teach the kids what responsibility of our planet and our town looks like!

We also had games and marketplace for the residents and the Science Fair Winners got their prizes in an awards ceremony.

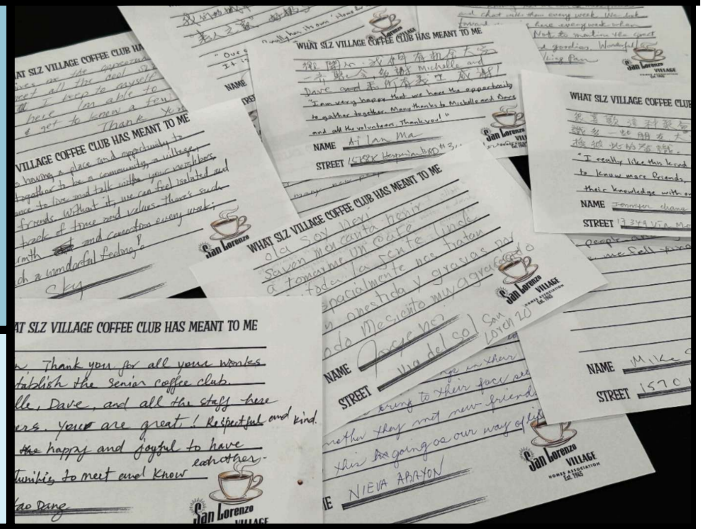
It seems like you hear this all the time, but the credit for these events is because of wonderful sponsors who agree to have booths, the gracious volunteers who give up their free time, the local first responders who always come to participate like the Alameda County Sheriff's Office, the Alameda County Fire Department station 22 and the California Highway Patrol, Hayward office. These are the people who make things happen. They do it for the benefit of the community, OUR community. So many thanks from a grateful town. Community Partnerships creating opportunities for Community Bonding is how we keep our community safer and stronger.



WHAT SAN LORENZO VILLAGE COFFEE CLUB HAS MEANT TO OUR SENIORS

We asked Senior Coffee Club attendees what the club meant to them.
Here are some of their responses:

“Salute to whoever came up with this idea of having set up this club. This means a lot to us, knowing that we can make friends and chat with them every week. We look forward to coming here every week when time permits. Not to mention the great staff, volunteers, and goodies. Wonderful!”
- Run Zhou / Ling Pam



“I am very happy that we have the opportunity to gather together. Many thanks to Michelle and Dave and all the volunteers. Thank you!”
-Ai Lan Ma

“It means having a place and opportunity to come together to be a community, a village, a chance to live and talk with your neighbors and friends. Without it, we can feel isolated and lose track of time and values. There's such warmth and connection every week; such a wonderful feeling!”
- Sky

“You know, I love coming to drink a coffee with all the beautiful people. They especially treat us with honesty. Thanks for everything. I feel very grateful.”
- Neri

“Good people and good coffee make me feel young.”
-Mike

“Our city finally has its own ‘Home for Seniors.’ It is wonderful.”
- Chen Bin

“Gives me the opportunity to meet all the cool SLZ villagers I keep to myself at home. Here I’m able to socialize and get to know a few people. Thank you.”
- Joe DeMotto

ARE YOU INTERESTED IN BECOMING AN ARCHITECTURAL COMMITTEE VOLUNTEER?

SLVHA is seeking volunteer members to review applications for exterior modifications, including landscaping, and provide recommendations based on Association guidelines and aesthetic considerations.

Interested members should email edna@slvha.com with their preferred contact information and a brief note about their interest.



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Review Site	Rating	Rating Improvement
800	5.0 ★	▲ 5.0
Google	5.0 ★	▲ 5.0
robocover	5.0 ★	▲ 5.0
trulia	5.0 ★	▲ 5.0
Zillow	5.0 ★	▲ 5.0

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Thomy and Tom Selling Homes. Creating Events. Strengthening Community



Proud Sponsors of the SLZ Little League Challenger Team



Thomy Proudly Sponsored the Arroyo High School Boys Golf Team!



We Hope You Enjoyed Our Annual 4th of July Flag Display!



Be on the Lookout for your Thomy's Notepad Delivery!



Thomy Hosts a Free Shredding Event! Join Us Next Year - First Saturday in May!



Spring Sweep: Success! Ready for Fall? Sign Up Now for September

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Just Listed

17381 Via La Jolla, San Lorenzo
3 bedrooms, 1 Bathroom, 1,031 sq/ft

Pending

1784 Via Natal, San Lorenzo
3 bedrooms, 1.5 Bathrooms, 1,582 sq/ft

894 Lewelling Blvd. #17
2 bedrooms, 1 bathroom, 858 sq/ft

Coming Soon

Via Aires, San Lorenzo
3 bedrooms, 1 Bathroom, 1,068 sq/ft

Via Vista, San Lorenzo
3 bedrooms, 1 Bathroom, 1,745 sq/ft



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San Francisco, California 94104
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E-MAIL: info@hoa-accountants.com

May 8, 2026

Board Of Directors
San Lorenzo Village Homes Association
c/o Daniel Jones
377 Paseo Grande
San Lorenzo, CA 94580

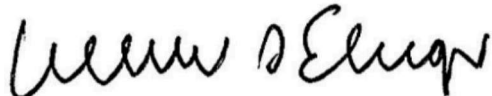
Board Of Directors:

Enclosed find the following items:

- (1) **Audited financial statements** of the Association for the years ended June 30, 2025 and 2024. These financial statements should be considered **FINAL** and are authorized for distribution pending your final review.
- (2) **Trial balance and journal entries**. Previously sent.

If you have any questions, please do not hesitate to call.

Very truly yours,



William S. Erlanger

Encl.

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SLV

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SAN LORENZO VILLAGE HOMES ASSOCIATION

**FINANCIAL STATEMENTS
AND INDEPENDENT AUDITOR'S REPORT**

YEARS ENDED JUNE 30, 2025 AND 2024

**LEVY, ERLANGER & COMPANY LLP
San Francisco, California**

SAN LORENZO VILLAGE HOMES ASSOCIATION

**CONTENTS
YEARS ENDED JUNE 30, 2025 AND 2024**

	<u>Page(s)</u>
INDEPENDENT AUDITOR'S REPORT	1 - 3
BALANCE SHEETS	4
STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN FUND BALANCES	5 - 6
STATEMENTS OF CASH FLOWS	7 - 8
NOTES TO FINANCIAL STATEMENTS	9 - 16
SUPPLEMENTARY INFORMATION	
Supplementary Information On Future Major Repairs And Replacements At June 30, 2025	17 - 19

LEVY, ERLANGER & COMPANY LLP

100 Montgomery Street, Suite 715
San Francisco, CA 94104

INDEPENDENT AUDITOR'S REPORT

Board Of Directors
San Lorenzo Village Homes Association
San Lorenzo, California

Opinion

We have audited the accompanying financial statements of **San Lorenzo Village Homes Association** (the Association), which comprise the balance sheets as of June 30, 2025 and 2024, and the related statements of revenues, expenses, and changes in fund balances and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Association as of June 30, 2025 and 2024, and the results of its operations and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of **San Lorenzo Village Homes Association** and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about **San Lorenzo Village Homes Association's** ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists.

The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of **San Lorenzo Village Homes Association's** internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about **San Lorenzo Village Homes Association's** ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Future Major Repairs and Replacements

As further discussed in the notes to the financial statements, the Association has completed a study of its common area major components sufficient to assist the Board in planning for future major repairs and replacements. The reasonableness of the resulting replacement reserve funding plan is a function of the completeness of the major component list and the accuracy of the estimated quantity, useful and remaining lives, and replacement costs of those components.

Funds are being accumulated in the replacement fund based on estimated future costs for repair and replacement of common area property. Actual expenditures and investment income may vary from the estimated amounts, and the variations may be material. Therefore, amounts accumulated in the replacement fund may or may not be adequate to meet all future component repair and replacement costs. The ability of the Association to fund its future requirements is dependent upon annual increases in that portion of the assessment which is allocated to the replacement fund, and/or special assessments. In the event that funds are not available when needed, the Board may, subject to the constraints of California law and the Association's governing documents, increase regular assessments, levy special assessments, and/or delay repair and replacement of common area major components until sufficient funds are available.

Disclaimer of Opinion on Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the information on future major repairs and replacements of common property be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Levy Elmer & Company LLP

September 26, 2025

SAN LORENZO VILLAGE HOMES ASSOCIATION

**BALANCE SHEETS
JUNE 30, 2025 AND 2024**

	<u>2025</u>			<u>2024</u>
	<u>Operations Fund</u>	<u>Replacement Fund</u>	<u>Total Funds</u>	<u>Total Funds</u>
ASSETS				
Cash and cash equivalents (Note 2)	\$ 501,868	\$ 956,112	\$ 1,457,980	\$ 1,379,887
Investment in certificates of deposit (Note 2)	600,000		600,000	800,000
Assessments receivable, less allowance for doubtful accounts of \$398,000 and \$329,000, respectively (Note 2)	81,915		81,915	77,272
Interest receivable	5,363		5,363	7,775
Prepaid insurance	11,822		11,822	11,047
Prepaid employee benefits	4,085		4,085	4,085
Land, building and equipment, net of accumulated depreciation of \$712,468 and \$712,108, respectively (Notes 2 and 6)		109,167	109,167	109,527
Total assets	<u>\$ 1,205,053</u>	<u>\$ 1,065,279</u>	<u>\$ 2,270,332</u>	<u>\$ 2,389,593</u>
LIABILITIES				
Accounts payable	\$ 7,549	\$ -	\$ 7,549	\$ 3,862
Assessments paid in advance	799,543		799,543	797,681
Deposits and other liabilities	6,000		6,000	13,700
Payroll and benefits payable	34,835		34,835	19,964
Contract liabilities - replacement reserve assessments paid in advance (Note 2)		956,112	956,112	840,305
Future major repairs and replacements (Note 3)	-	-	-	-
Total liabilities	<u>847,927</u>	<u>956,112</u>	<u>1,804,039</u>	<u>1,675,512</u>
COMMITMENTS (NOTE 5)				
	-	-	-	-
FUND BALANCE (DEFICIT)				
	<u>357,126</u>	<u>109,167</u>	<u>466,293</u>	<u>714,081</u>
Total liabilities and fund balance	<u>\$ 1,205,053</u>	<u>\$ 1,065,279</u>	<u>\$ 2,270,332</u>	<u>\$ 2,389,593</u>

See independent auditor's report and accompanying notes.

SAN LORENZO VILLAGE HOMES ASSOCIATION

**STATEMENTS OF REVENUES, EXPENSES
AND CHANGES IN FUND BALANCES
YEARS ENDED JUNE 30, 2025 AND 2024**

	2025			2024
	Operations Fund	Replacement Fund	Total Funds	Total Funds
REVENUES				
Assessments (Note 2)	\$ 700,366	\$ 48,877	\$ 749,243	\$ 869,019
Bad debt recovery (expense)	(69,720)		(69,720)	(87,948)
Investment income (Note 2)	21,546	6,831	28,377	33,236
Advertising income	18,500		18,500	17,550
Rental income	119,282		119,282	103,220
Transfer fees	73,350		73,350	63,338
Heritage walk income	11,250		11,250	
Late charges and other income	323,335		323,335	239,120
Total revenues	<u>1,197,909</u>	<u>55,708</u>	<u>1,253,617</u>	<u>1,237,535</u>
EXPENSES				
<u>Administration</u>				
Collection costs	233,792	-	233,792	184,794
Election	37,231		37,231	54,149
Insurance	85,277		85,277	80,864
Legal and accounting	134,728		134,728	87,305
Newsletters	50,345		50,345	77,041
Office, printing and postage	71,427		71,427	93,606
Property taxes	16,914		16,914	17,944
Reserve study	990		990	790
	<u>630,704</u>	<u>-</u>	<u>630,704</u>	<u>596,493</u>
<u>Maintenance and operations</u>				
Halls	8,495	-	8,495	14,634
Landscape maintenance	14,710		14,710	11,484
Payroll, payroll taxes and benefits	694,258		694,258	633,343
Special projects	11,516		11,516	10,077
Sweeping maintenance	3,142		3,142	4,635
Other maintenance and operations	49,009		49,009	18,906
	<u>781,130</u>	<u>-</u>	<u>781,130</u>	<u>693,079</u>

See independent auditor's report and accompanying notes.

SAN LORENZO VILLAGE HOMES ASSOCIATION

**STATEMENTS OF REVENUES, EXPENSES
AND CHANGES IN FUND BALANCES
YEARS ENDED JUNE 30, 2025 AND 2024**

	2025			2024
	Operations Fund	Replacement Fund	Total Funds	Total Funds
EXPENSES (CONTINUED)				
<u>Utilities</u>				
Telephone and other utilities	\$ 33,503	\$ -	\$ 33,503	\$ 28,832
	<u>33,503</u>	<u>-</u>	<u>33,503</u>	<u>28,832</u>
<u>Major repairs and replacements</u>				
Building repair	-	9,189	9,189	112,464
Depreciation expense		360	360	360
Landscaping and trees		14,412	14,412	2,046
Playground		9,165	9,165	
Sweeper		21,039	21,039	25,473
Other major repairs and replacements		1,903	1,903	5,805
	<u>-</u>	<u>56,068</u>	<u>56,068</u>	<u>146,148</u>
Total expenses	<u>1,445,337</u>	<u>56,068</u>	<u>1,501,405</u>	<u>1,464,552</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENSES	(247,428)	(360)	(247,788)	(227,017)
FUND BALANCE (DEFICIT), BEGINNING OF YEAR (NOTE 7)	<u>604,554</u>	<u>109,527</u>	<u>714,081</u>	<u>941,098</u>
FUND BALANCE (DEFICIT), END OF YEAR	<u>\$ 357,126</u>	<u>\$ 109,167</u>	<u>\$ 466,293</u>	<u>\$ 714,081</u>

See independent auditor's report and accompanying notes.

SAN LORENZO VILLAGE HOMES ASSOCIATION

**STATEMENTS OF CASH FLOWS
YEARS ENDED JUNE 30, 2025 AND 2024**

	<u>2025</u>		<u>2024</u>	
	<u>Operations Fund</u>	<u>Replacement Fund</u>	<u>Total Funds</u>	<u>Total Funds</u>
OPERATING ACTIVITIES				
Excess (deficiency) of revenues over expenses	\$ (247,428)	\$ (360)	\$ (247,788)	\$ (227,017)
Adjustments to reconcile excess (deficiency) of revenues over expenses to net cash provided by operating activities:				
Bad debt expense (recovery)	69,720	-	69,720	87,948
Depreciation expense		360	360	360
Decrease (increase) in assets:				
Assessments receivable	(74,363)		(74,363)	(105,871)
Developer assessments receivable	2,412		2,412	(7,775)
Prepaid insurance	(775)		(775)	(10,830)
Prepaid employee benefits				(217)
Increase (decrease) in liabilities:				
Accounts payable	3,687		3,687	(17,923)
Deposits and other liabilities	(7,700)		(7,700)	4,700
Assessments paid in advance	1,862		1,862	19,091
Contract liabilities - replacement reserve assessments paid in advance		115,807	115,807	(3,948)
Payroll and benefits payable	14,871		14,871	
Total adjustments	9,714	116,167	125,881	(34,465)
NET CASH PROVIDED BY (USED FOR) OPERATING ACTIVITIES	<u>(237,714)</u>	<u>115,807</u>	<u>(121,907)</u>	<u>(261,482)</u>
INVESTING ACTIVITIES				
Net (purchase) sale of certificates of deposit	200,000	-	200,000	400,000
NET CASH PROVIDED BY (USED FOR) INVESTING ACTIVITIES	<u>200,000</u>	<u>-</u>	<u>200,000</u>	<u>400,000</u>

See independent auditor's report and accompanying notes.

SAN LORENZO VILLAGE HOMES ASSOCIATION

**STATEMENTS OF CASH FLOWS
YEARS ENDED JUNE 30, 2025 AND 2024**

	<u>Operations</u>	<u>2025</u> <u>Replacement</u>	<u>Total</u>	<u>2024</u> <u>Total</u>
	<u>Fund</u>	<u>Fund</u>	<u>Funds</u>	<u>Funds</u>
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	\$ (37,714)	\$ 115,807	\$ 78,093	\$ 138,518
CASH AND CASH EQUIVALENTS, BEGINNING OF YEAR	<u>539,582</u>	<u>840,305</u>	<u>1,379,887</u>	<u>1,241,369</u>
CASH AND CASH EQUIVALENTS, END OF YEAR	<u>\$ 501,868</u>	<u>\$ 956,112</u>	<u>\$ 1,457,980</u>	<u>\$ 1,379,887</u>
 <u>Supplemental Disclosures</u>				
Interest paid	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Income taxes paid	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

See independent auditor's report and accompanying notes.

SAN LORENZO VILLAGE HOMES ASSOCIATION

NOTES TO FINANCIAL STATEMENTS YEARS ENDED JUNE 30, 2025 AND 2024

1. THE ASSOCIATION

San Lorenzo Village Homes Association (the Association) is a common interest development located in San Lorenzo, California which consists of 5767 residential units and certain common area property. The Association was organized as a nonprofit mutual-benefit corporation in May 1945 to provide for management, maintenance and architectural control of the individual units and the common area property. The Association is governed by a member-elected Board of Directors which is responsible for enforcing provisions of the governing documents, which include covenants, conditions and restrictions (CC&Rs), by laws, and rules and regulations. Major decisions, as determined by the CC&Rs, are referred to the Association owners as a whole.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Assessments. Association members are subject to annual assessments to provide funds for the Association's operating expenses and major repairs and replacements. Assessment revenue is recognized as the related performance obligations are satisfied at transaction amounts expected to be collected. The Association's performance obligations related to its operating assessments are satisfied over time on a daily pro-rata basis using the input method. The performance obligations related to the replacement fund assessments are satisfied when these funds are expended for their designated purpose. The Association's policy is to account for reserve fund expenditures using reserve fund assessments before reserve fund interest income.

Assessments receivable at the balance sheet date are stated at the amounts expected to be collected from outstanding assessments from unit owners. The Association's policy is to retain legal counsel and place liens on the properties of owners whose assessments are delinquent. The Association treats uncollectible assessments as variable consideration. Methods, inputs, and assumptions used to evaluate whether an estimate of variable consideration is constrained include consideration of past experience and susceptibility to factors outside the Association's control. The estimate of allowance for doubtful accounts, if any, is based, generally on amounts past due greater than 90 to 120 days.

Basis of presentation. The accompanying financial statements, and the Association's corporate income tax returns, have been prepared on the accrual basis of accounting, in accordance with accounting principles generally accepted in the United States of America, whereby revenues are recognized when earned and expenses are recognized when incurred.

See independent auditor's report.

SAN LORENZO VILLAGE HOMES ASSOCIATION

NOTES TO FINANCIAL STATEMENTS YEARS ENDED JUNE 30, 2025 AND 2024

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Buildings and equipment. are recorded at cost and depreciated over the respective assets' estimated useful lives. Buildings are generally depreciated on the straight-line basis over 30 years, and equipment is generally depreciated on the straight-line basis over 5-10 years

Cash and cash equivalents. For purposes of the statement of cash flows, the Association considers all short-term investments with a maturity at date of purchase of three months or less to be cash equivalents. Cash equivalents are classified with cash in the balance sheet.

Concentrations of credit risk. Financial instruments which potentially subject the Association to concentrations of credit risk consist principally of cash, cash equivalents and investments. The Association maintains its financial instruments with what management believes to be high credit quality financial institutions and limits the amount of credit exposure to any one particular institution. Cash, cash equivalents and investments in excess of federal deposit insurance (FDIC) coverage limits as of June 30, 2025 totaled approximately \$763,000.

Contract liabilities - replacement reserve assessments paid in advance. The Association recognizes revenue from members as the related performance obligations are satisfied. A contract liability - replacement reserve assessments paid in advance is recorded when the Association has the right to receive payment in advance of the satisfaction of performance obligations related to replacement reserve assessments.

Estimates. The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements. Estimates also affect the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates, and the differences could be material.

See independent auditor's report.

SAN LORENZO VILLAGE HOMES ASSOCIATION

NOTES TO FINANCIAL STATEMENTS YEARS ENDED JUNE 30, 2025 AND 2024

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Fund accounting. The Association's governing documents provide certain guidelines for governing its financial activities. To ensure the observance of limitations and restrictions on the use of financial resources, the Association maintains its accounts using fund accounting. Financial resources are classified for accounting and reporting purposes in two funds established according to their nature and purpose. The operations fund is used to account for the financial resources available for the general day-to-day operations of the Association. The replacement fund is used to accumulate financial resources designated for future major repairs and replacements.

Income taxes. The Association has been granted tax exempt status under Internal Revenue Code Section 501(c)(4) and California Revenue and Taxation Code Section 23701(f) and, accordingly, no provision has been made in these financial statements for taxes based on income.

The Association's tax filings are subject to audit by various taxing authorities: federal income tax returns for the previous three years remain open to examination by the Internal Revenue Service and California income tax returns for the previous four years remain open to examination by the Franchise Tax Board. In evaluating the Association's tax provisions and accruals, the Association believes that its estimates are appropriate based on current facts and circumstances.

Interest earned on operations and replacement funds is retained in said respective funds. With the implementation of FASB ASC 606 accounting guidance, reported replacement reserve interest income may be less than earned.

Investments consist of federally-insured certificates of deposit stated at cost which approximates market value.

Membership in the Association is mandatory by virtue of unit ownership.

Real and personal common property acquired by the original owners from the developer is not recognized in the Association's financial statements, in accordance with prevalent industry practice, because it is commonly owned by the individual Association members and its disposition by the Board Of Directors is restricted. Similarly, major repairs, replacements and improvements to real and personal property are not recognized.

See independent auditor's report.

SAN LORENZO VILLAGE HOMES ASSOCIATION

NOTES TO FINANCIAL STATEMENTS YEARS ENDED JUNE 30, 2025 AND 2024

3. FUTURE MAJOR REPAIRS AND REPLACEMENTS

The Association's governing documents, and California state law (Civil Code Section 5300), require that the Board Of Directors provide for the repair and replacement of Association common area major components. Accordingly, funds which comprise the replacement fund are not generally available for the payment of day-to-day operating expenses.

The Association has completed a study of its common area major components sufficient to assist the Board in planning for future major repairs and replacements. The reasonableness of the resulting reserve funding plan is a function of the completeness of the major component list, the accuracy of the estimated quantity, useful and remaining lives and current replacement costs of those components, and the reasonableness of significant funding assumptions, including but not limited to the projected major component cost increases (aka inflation) and interest earning rate(s) on replacement fund cash balances.

Funds are being accumulated in the replacement fund based on estimated future costs for repair and replacement of common area property. Actual expenditures and investment income may vary from the estimated amounts, and the variations may be material.

Therefore, amounts accumulated in the replacement fund may or may not be adequate to meet all future component repair and replacement costs. The ability of the Association to fund its future requirements is dependent upon annual increases in that portion of the assessment which is allocated to the replacement fund, and/or special assessments. In the event that funds are not available when needed, the Board may, subject to the constraints of California law and the Association's governing documents, increase regular assessments, levy special assessments, and/or delay repair and replacement of common area major components until funds are available.

Additional information about future major repairs and replacements may be found in the annually-distributed pro forma operating budget and related assessment and reserve funding disclosure summary (pursuant to California Civil Code Section 5300).

See independent auditor's report.

SAN LORENZO VILLAGE HOMES ASSOCIATION

**NOTES TO FINANCIAL STATEMENTS
YEARS ENDED JUNE 30, 2025 AND 2024**

4. FASB ASC 606 ACCOUNTING GUIDANCE IMPLEMENTATION

The Financial Accounting Standards Board (FASB) has issued guidance that created Accounting Standards Codification (ASC) Topic 606. This guidance supercedes the revenue recognition requirements in FASB ASC 972-605, Real Estate - Common Interest Realty Associations (CIRAs), Revenue Recognition, and now requires the recognition of revenue when promised goods or services are transferred to customers in an amount that reflects the consideration to which a CIRA expects to be entitled in exchange for those goods or services (i.e. the accumulation of unspent replacement reserve cash and investments from assessment payments over time which are eventually to be used for common area major repairs and replacements). The Association has adopted the guidance as of July 1, 2019. The effect to the Association's income statement from adoption of this guidance is as follows:

<u>2023-2024 Assessment Revenues Reconciliation</u>	Operations Fund	Replacement Fund	Total Funds
Assessment revenues <u>per budget</u>	\$ 729,383	\$ 135,688	\$ 865,071
Effects of applying <u>guidance</u>			
Adjust revenues to equal expenses	<u>-</u>	<u>3,948</u>	<u>3,948</u>
Total effects of guidance	<u>-</u>	<u>3,948</u>	<u>3,948</u>
Assessment revenues <u>per financial statements</u>	<u>\$ 729,383</u>	<u>\$ 139,636</u>	<u>\$ 869,019</u>
<u>2024-2025 Assessment Revenues Reconciliation</u>	Operations Fund	Replacement Fund	Total Funds
Assessment revenues <u>per budget</u>	\$ 700,366	\$ 164,684	\$ 865,050
Effects of applying <u>guidance</u>			
Adjust revenues to equal expenses	<u>-</u>	<u>(115,807)</u>	<u>(115,807)</u>
Total effects of guidance	<u>-</u>	<u>(115,807)</u>	<u>(115,807)</u>
Assessment revenues <u>per financial statements</u>	<u>\$ 700,366</u>	<u>\$ 48,877</u>	<u>\$ 749,243</u>

See independent auditor's report.

SAN LORENZO VILLAGE HOMES ASSOCIATION

**NOTES TO FINANCIAL STATEMENTS
YEARS ENDED JUNE 30, 2025 AND 2024**

5. COMMITMENTS

The Association enters into contracts for maintenance services in the normal course of its business operations. These contracts are generally cancelable on thirty to ninety days' advance notice.

6. LAND, BUILDING AND EQUIPMENT

Land, building and equipment as of June 30, 2025 and 2024 consists of the following:

	<u>2025</u>	<u>2024</u>
Land	\$ 106,379	\$ 106,379
Building and improvements	181,841	181,841
Furniture, fixtures and equipment	<u>533,415</u>	<u>533,415</u>
	<u>821,635</u>	<u>821,635</u>
Accumulated depreciation	<u>(712,468)</u>	<u>(712,108)</u>
Net land, building and equipment	<u>\$ 109,167</u>	<u>\$ 109,527</u>

7. PRIOR PERIOD ADJUSTMENT

The balance sheet at the beginning of the year ended June 30, 2024 has been restated to adjust the fund balance for certain net transaction whose source(s) are unknown at that date. Accordingly, the beginning fund balance has been restated as follows:

	<u>Year Ended 06-30-24</u>
FUND BALANCE (DEFICIT) BEGINNING OF YEAR	
As previously reported	\$ 902,587
Adjustment for certain net transactions whose source(s) are unknown	<u>38,511</u>
As restated	<u>\$ 941,098</u>

See independent auditor's report.

SAN LORENZO VILLAGE HOMES ASSOCIATION

**NOTES TO FINANCIAL STATEMENTS
YEARS ENDED JUNE 30, 2025 AND 2024**

8. LEASES

The Association leased land to a day care facility under a three year agreement for the period ending May 31, 2018. The tenant paid \$1,893 per month, including garbage, plus electricity, gas and water for the first two years and \$1,993 per month, including garbage, plus electricity, gas and water in the third year. In May 2022 the term of the lease expired in May 2024 at a monthly rate of \$1,916. In 2024 a new lease agreement was signed extending the term to May 31, 2025 at a monthly rate of \$1,916. In 2025 a new lease agreement was signed extending the term to May 31, 2026 at a monthly rate of \$1,974. The Association leases land to the County of Alameda for a library. The lease term is for 50 years ending January 2062 and no rental payments are required under the lease.

The Association leases land and a building to the County of Alameda for use as a firehouse under a five-year agreement ending September 30, 2020. The tenant pays \$3,500 per month with annual increases of the greater of 3% or the annual increase in the Consumers Price Index for San Francisco-Oakland. At the end of the five years, the tenant is allowed five one-year renewal options. Upon the exercise of the first option, the annual rent will increase 5% from that currently in effect. In 2020, the County of Alameda elected to exercise its one-year option to extend the lease through September 2021. In 2021, the lease was extended through September 2022 at a monthly rent of \$4,352. In 2022, the lease was extended through September 2023 at a monthly rent of \$4,491. In 2023, the lease was extended through September 2024 at a monthly rent of \$4,626. In 2024, the lease was extended through September 2025 at a monthly rent of \$4,917. In 2025, the lease was extended through September 2028 at a monthly rent of \$5,090 for 2026, \$5,268 for 2027 and \$5,452 for 2028.

The Association also leases land to the San Lorenzo Little League under a five-year lease agreement ending May 31, 2023. Lease terms require monthly payments of \$500 and reimbursement to the Association for the property taxes the Association pays on the parcels. The lease term can be automatically renewed for successive five year periods. In 2024 a new lease agreement was signed extending the term to May 31, 2029.

Minimum lease payments to be received for the next four years are as follows:

2026	\$	90,249
2027		68,682
2028		70,872
2029		18,856
Total	\$	<u>248,659</u>

9. DATE OF MANAGEMENT'S REVIEW

See independent auditor's report.

SAN LORENZO VILLAGE HOMES ASSOCIATION

**NOTES TO FINANCIAL STATEMENTS
YEARS ENDED JUNE 30, 2025 AND 2024**

In preparing the financial statements, the Association has evaluated events and transactions for potential recognition or disclosure through September 26, 2025, the date that the financial statements were available to be issued.

See independent auditor's report.

SAN LORENZO VILLAGE HOMES ASSOCIATION

**SUPPLEMENTARY INFORMATION ON FUTURE
MAJOR REPAIRS AND REPLACEMENTS
JUNE 30, 2025
(UNAUDITED)**

The following information on common area major components was compiled by Association Reserves - SF, LLC of San Francisco, California **as of January 2025** and has served as the basis for the current estimates of replacement reserve funding:

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
San Lorenzo Village - General				
102	Concrete Walkway - Repair	5	4	\$5,850
106	Stamped Concrete - Repair/Replace	30	6	\$13,250
107	Heritage Brick Walk - Repair/Replace	30	29	\$11,300
201	Asphalt - Resurface (40%)	25	20	\$63,500
202	Asphalt - Seal/Repair (40%)	5	0	\$6,380
206	Concrete Drive - Repair	5	0	\$8,745
320	Small Pole Lights - Replace	30	7	\$18,850
321	Parking Lot Pole Lights - Replace	50	49	\$31,850
405	Playground Equipment - Replace	20	0	\$70,950
406	Tot Lot Equipment - Replace	20	7	\$46,800
407	Play Surface - Replenish	3	2	\$7,460
409	Benches - Replace	25	5	\$4,960
413	Flag Poles - Replace	50	5	\$8,490
502	Perim Chain Link Fence - Replace	35	7	\$50,800
502	Play Chain Link Fence - Replace	30	16	\$16,500
1001	Backflow Devices - Replace	25	4	\$4,720
1003	Irrigation Controllers - Replace	15	14	\$5,315
1005	Irrigation System - Replace	20	2	\$19,400
1008	Trees - Trim/Remove	1	0	\$7,110
1009	Landscaping - Replenish	5	4	\$5,575
1310	Gutters/Downspouts - Replace	30	24	\$3,540
1403	Marquee Sign - Replace	25	21	\$38,950
1805	Gas Line - Replace	25	14	\$6,505
1806	Water Line - Repair/Replace	20	10	\$6,615
San Lorenzo Village - Hall				
304	HVAC System - Replace	20	15	\$71,100
322	Hall Exterior Lights - Replace	25	6	\$1,955
325	Conf Interior Lights - Replace	25	23	\$1,770
325	Hall Interior Lights - Replace	25	21	\$10,010
330	Hall Ceiling Fans - Replace	25	20	\$5,355
601	Conference Carpet - Replace	15	13	\$5,260
601	Stage Carpet - Replace	10	5	\$3,310
603	Tile Floor - Replace	35	3	\$10,680
604	Hall Flooring - Replace	30	4	\$43,500
702	Automatic Door Opener - Replace	25	20	\$6,125
703	Exterior Hall Doors - Replace	25	4	\$12,900
714	Interior Doors - Replace 25%	10	1	\$2,955

See independent auditor's report and accompanying notes.

SAN LORENZO VILLAGE HOMES ASSOCIATION

**SUPPLEMENTARY INFORMATION ON FUTURE
MAJOR REPAIRS AND REPLACEMENTS
JUNE 30, 2025
(UNAUDITED)**

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
803	Hall Water Heaters - Replace 50%	10	4	\$4,310
906	Conference Furniture - Part Replace	6	5	\$2,010
908	Hall Folding Furniture - Part Repl	15	14	\$11,900
909	Hall Bathrooms - Refurbish	25	19	\$70,950
910	Kitchen Refrigerator - Replace	20	4	\$5,835
911	Kitchen Stove/Oven - Replace	20	4	\$9,345
912	Kitchen Range Hood - Replace	20	19	\$5,940
913	Kitchen Ice Maker - Replace	15	14	\$6,385
914	Kitchen Fire Suppression - Replace	20	2	\$5,305
925	Kitchen Cabinets/Counters - Replace	30	1	\$13,050
950	Hall Drop Ceiling - Replace	50	46	\$28,950
1110	Conf Interior Surfaces - Repaint	15	13	\$2,710
1110	Hall Interior Surfaces - Repaint	10	4	\$7,030
1112	Kitchen Interior Paneling - Replace	30	5	\$7,005
1120	Hall Exterior Surfaces - Repaint	10	2	\$14,100
1305	Hall Flat Roof - Replace	20	18	\$35,000
1402	Hall Signage - Replace	25	5	\$5,835
1830	Auto Ext Defibrillator - Replace	5	2	\$1,715
San Lorenzo Village - Office				
305	Security System - Replace	8	6	\$1,645
324	Office Lights - Replace	25	21	\$1,665
401	Office Awnings - Replace	20	1	\$10,380
602	Office Laminate Floor - Replace	20	16	\$1,910
703	Office Exterior Doors - Replace	25	24	\$4,370
901	Office Furniture - Replace	15	13	\$6,310
902	Office Equipment - Partial Replace	5	4	\$5,575
903	Phone System - Replace	10	6	\$4,340
904	Computer - Replace	5	3	\$5,075
904	Laptop Computers - Replace	5	3	\$1,890
905	Computer Database - Update	10	9	\$12,600
909	Office Bathroom - Refurbish	25	1	\$5,740
1110	Office Interior Surfaces - Repaint	10	6	\$3,565
1306	Office Flat Roof - Replace	20	18	\$54,900
San Lorenzo Village - Cabin				
109	Cabin Wood Entry Deck - Replace	25	18	\$9,135
303	HVAC - Replace	10	5	\$14,900
324	Cabin Florescent Lights - Replace	25	24	\$6,975
503	Metal Rail - Replace	30	4	\$2,665
601	Cabin Carpet - Replace	12	8	\$2,860
602	Cabin Tile Floor - Replace	20	5	\$11,250
604	Cabin Laminate Flooring - Replace	15	6	\$1,810
703	Cabin Exterior Doors - Replace	25	1	\$6,270

See independent auditor's report and accompanying notes.

SAN LORENZO VILLAGE HOMES ASSOCIATION

**SUPPLEMENTARY INFORMATION ON FUTURE
MAJOR REPAIRS AND REPLACEMENTS
JUNE 30, 2025
(UNAUDITED)**

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
909	Cabin Bathrooms - Refurbish	20	16	\$15,500
918	Cabin Kitchenette - Refurbish	20	6	\$11,400
1110	Cabin Interior Surfaces - Repaint	12	6	\$6,600
1122	Cabin Exterior Surfaces - Repaint	10	4	\$5,860
1303	Comp Shingle Roof - Replace	25	6	\$25,450
1803	Fire Alarm System - Replace	15	4	\$9,545
San Lorenzo Village - Fire House				
303	Fire HVAC Unit - Replace	20	12	\$15,550
322	Fire Exterior Lights - Replace	20	5	\$1,475
323	Fire Bay Lights - Replace	20	9	\$1,380
703	Fire Exterior Doors - Replace	25	1	\$6,260
707	Fire Engine Doors - Replace	30	1	\$26,400
1110	Fire Interior Surfaces - Repaint	15	1	\$4,880
1114	Fire Exterior Surfaces-Rpair/Rplace	30	1	\$96,300
1123	Fire Exterior Surfaces - Repaint	10	1	\$9,785
1307	Fire Flat Roof - Replace	20	13	\$51,300
San Lorenzo Village - Shed				
324	Shed Florescent Lights - Replace	25	24	\$2,485
505	Wood Fence - Replace	25	18	\$2,075
703	Shed Exterior Door - Replace	30	7	\$2,075
705	Garage Door - Replace	30	1	\$2,190
706	Industrial Roll Up Doors - Replace	30	7	\$27,550
803	Shed Water Heater - Replace	15	10	\$2,125
909	Shed Bathroom - Refurbish	25	24	\$3,605
1110	Shed Interior Surfaces - Repaint	15	14	\$2,330
1124	Shed Exterior Surfaces - Repaint	10	9	\$5,730
1150	Shed - Replace	30	8	\$9,425
1308	Shed Flat Roof - Replace	20	7	\$22,000
1810	Street Sweeper (2015) - Replace	10	3	\$275,500
103	Total Funded Components			

The Association has conducted a study to estimate the useful and remaining lives and current replacement costs of common property major components. Funding requirements consider an estimated **after-tax interest rate** of **3%** on replacement fund cash balances and an annual **inflation rate** of **3%** on major component replacement costs. The replacement fund **cash** and investment balances at June 30, 2025 totaled **\$956,112**. The estimated **liability** for major repairs and replacements at this date totaled approximately **\$943,000**. The portion of **2026** regular **assessments** budgeted to be allocated to the replacement fund totals **\$156,000**.

See independent auditor's report and accompanying notes.



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San Lorenzo Real Estate Market Update

The San Lorenzo housing market continues to attract strong buyer interest. Well-priced homes that are properly prepared and marketed are still generating significant activity and successful sales. Recent sales throughout San Lorenzo demonstrate the continued demand for homes in our community. Whether you're thinking about selling now or simply curious about your home's value, understanding current market trends can help you make informed decisions.

Recent San Lorenzo Sales

DOM	Address	SP	SqFt	BR	Bth
3	18263 Melrose Avenue	\$850,000	1156	3	1.5
18	17380 Via San Ardo	\$750,000	1031	3	1
18	666 Via Pacheco	\$745,000	1000	3	1
14	17153 Via Media	\$891,000	1459	3	2
8	73 Paseo Grande	\$825,000	1077	3	1
12	16164 Via Walter	\$850,000	1226	4	2
21	15753 Via Sonata	\$820,000	1164	3	2
13	1738 Via Buena Vis	\$900,000	1645	3	2
4	1722 Via Chorro	\$988,000	1465	3	2
7	17356 Via Chiquita	\$945,000	1861	4	2

JUST LISTED



17265 Via Primero San Lorenzo
4 Beds, 2.5 Baths, large permitted sunroom
List price \$815,000

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20000 John Dr. Castro Valley
3 Beds, 2 Baths, plus 1 bedroom in-law unit
List price \$1,400,000

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FIRST RESPONDERS' RECOGNITION

The San Lorenzo Village Homes Association board voted to present Commendations to the following: The Alameda County Sheriff's Office, Sergeant Karen Dawkins, Deputy Shaun Eng, Deputy Michael Magdael, Alameda County Fire Department Station 22, California Highway Patrol-Hayward, CHP Officer Jennifer Pabst, Falck Ambulance.

On May 21, 2026, these Certificates of Commendations were presented to the aforementioned in recognition of their dedication, service and community partnership with the San Lorenzo Village Homes Association in promoting safety, building trust and strengthening our community.

Thank you all for being an integral part of our strong and connected community.



NATIONAL NIGHT OUT **NATIONAL NIGHT OUT** **NATIONAL NIGHT OUT**

NATIONAL NIGHT OUT
NINO
 2026

COME PICNIC IN OUR PARK!

5pm-10pm
 Tuesday August 4, 2026
 377 Paseo Grande - San Lorenzo

FREE HOT DOGS @ MOVIE
 (WHILE SUPPLIES LAST)

- GAMES
- MARKETPLACE/ACTIVITIES
- FREE MOVIE NIGHT
- BRING A PICNIC
- VISIT WITH ALAMEDA COUNTY SHERIFF'S OFFICE, FIRE DEPT., CHP, FALCK & NEIGHBORS

Logos for Sheriff's Office, CHP, Fire Department, Library, Castro Valley Teen Area, and Falck Ambulance.

Toy Story Movie

San Lorenzo VILLAGE HOMES ASSOCIATION EST. 1945

MCLOWSER@SLVHA.COM for more info

2026 NATIONAL NIGHT OUT

Join us for National Night Out on Tuesday, August 4, 2026, from 5-10 PM at 377 Paseo Grande in San Lorenzo!

Enjoy games, a marketplace, fun activities, and a free movie. Bring a picnic!

Arrive early! There will be free hot dog meals during the movie while supplies last.

Meet local first responders from the Alameda County Sheriff's Office, Fire Department, CHP, Falck, and your neighbors for an amazing evening!

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"WE JUST DON'T SELL HOMES AND DO LOANS....WE ARE PART OF YOUR COMMUNITY"

6TH ANNUAL BACK TO SCHOOL DRIVE

COLLECTION DATES: JULY 1-31

Drop Off Locations:

Frodo Joe's:
17665 Hesperian Blvd., San Lorenzo, CA 94580

Kumon
15935 Hesperian Blvd., San Lorenzo, CA 94580

SUPPLIES NEEDED:

- Backpacks
- Pencils
- Pens
- Erasers
- Crayons
- Pencil Holders
- Folders
- 2-Pocket Folders
- Glue Sticks
- Highlighters
- Colored Pencils
- Rulers
- Loose Leaf Paper
- Spiral Notebooks
- Composition Notebooks
- 1-3-Ring Binders

COME JOIN OUR COMMUNITY EVENT AS WE COLLECT ALL FINAL SCHOOL SUPPLY AND BACK PACK DONATIONS!! HAVE A MR SOFTEE ON US AT OUR...

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SAN LORENZO, CA 94580

**FRIDAY, JULY 31ST
4-6PM**

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in their mission to support local kids by donating back-to-school supplies. By providing backpacks and other school supplies, we can break down barriers to education and empower these students to reach their full potential.
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San Lorenzo Village Homes Association

377 Paseo Grande

San Lorenzo, CA. 94580



SAN LORENZO VILLAGE HOMES ASSOCIATION VILLAGE BRIEFS

**Published by the San Lorenzo Village
Homes Association**

Edna Nado, Administrator/Community Manager

Office Hours:

Monday through Friday

9:00 AM – 12:00 PM & 1:00 PM – 4:30 PM

Closed during lunch hours: 12:00 PM – 1:00 PM

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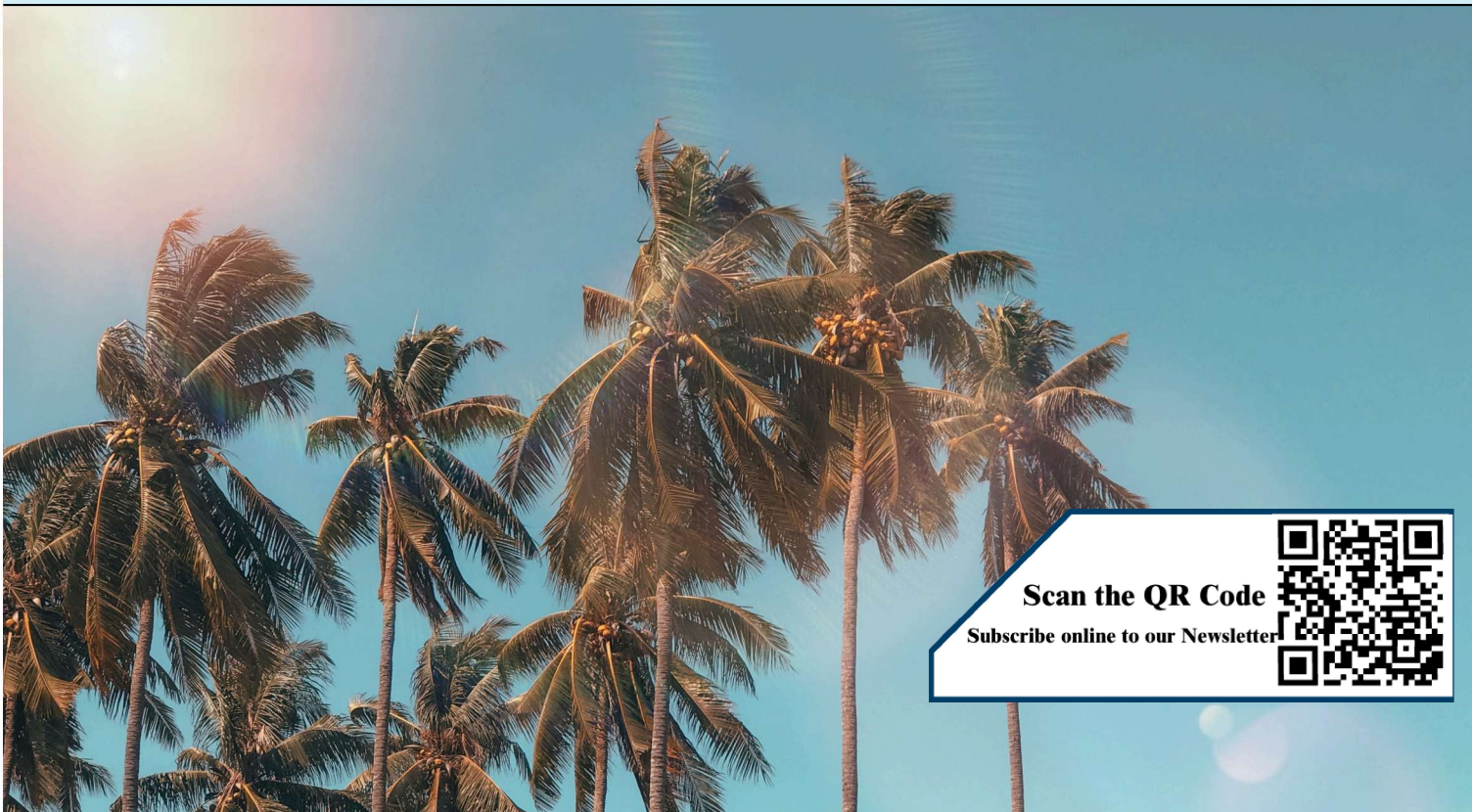
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San Lorenzo Village Homes Association
377 Paseo Grande, San Lorenzo, CA 94580