Birtcher Anderson & Davis

Lakeshore Gardens MHP
7201 Avenida Encinas
Carlsbad, CA 92011
Ph: 760-438-4069
Fax: 760-438-0050

December 1, 2025

To: All Lakeshore Gardens Residents

From: Alex Hernandez, Regional Director

Re: 2026 New Market Rate for Incoming Residents

Rates for incoming residents are adjusted annually based on market conditions and variables. After completing a Market Rent Survey, monitoring this year's sales and the economy overall, a rent increase has been determined for "Incoming Residents" and approved by Ownership.

The New 2026 "Market Rates" for Incoming Residents will be as follows:

Space Type	A	B	C	D
2026 Rates	$2,675	$2,775	$2,875	$2,975

Per the current negotiated lease, a 4.25% rate increase for existing residents will be applicable in 2026.

Thank you for your cooperation. If you have any questions, please do not hesitate to call the management office at (760) 438-4069.

Sincerely,

BIRTCHER ANDERSON & DAVIS ASSOCIATES, INC.

Regional Director

Cc: Jeff Eales
Senior Vice President

Kathy Arman
Community Manager
Lakeshore Gardens

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LAKESHORE GARDENS - 2026 Statement of Fees

UTILITIES

Water	$.0519	per unit up to 500 units (1 billing unit = 1 Cu. Ft.)
	$.0537	per unit over 500 units
	$.91	delivery charge
Sewer	$54.91	
Trash	$32.15	small bin
	$35.72	medium or large bin

*Price based on size of gray or landfill bin. Rate subject to change in July 2026.

Electricity and Gas – Seasonal rates determined per SDGE

Special read of utility meters due to locked shed or blocked access - $50.00 per occurrence

LEASE RATES AND RELATED FEES

Existing Residents – 4.25% increase over 2025 rate
New Residents – A Space: $2,675, B Space: $2,775, C Space: $2,875, D Space: $2,975

Electronic Payments through Commercial Café:
ACH – free, Debit Card - $9.95 per transaction, Credit Card – 2.95% of transaction amount

Late fee - $20.00. Applies to rent received in USPS mail, office or drop box after the 5th business day of the month.

RV LOT

14 ft. max. - $95, 21 ft. max. - $125, 25 ft. max. - $135,
31 ft. max. - $170, 40 ft. max. - $200/$250

ATRIUM LAUNDRY CENTER

Wash - $2.00 - $2.75 Regular, $2.75 - $3.00 XL
Dry - $2.25

STATEMENT NUMBER	171
DUE DATE	2/01/26
AMOUNT REMITTED	
PLEASE PAY	2,506.96

TO:

VIZZINI, FRANCES SP.#171
7213 SAN LUIS
CARLSBAD, CA. 92011

FROM:

LAKESHORE GARDENS
7201 Avenida Encinas
CARLSBAD, CA. 92011

PLEASE RETURN UPPER PORTION OF STATEMENT, KEEP LOWER PORTION FOR YOUR RECORDS

THIS YEAR DAYS	THIS YEAR USAGE	LAST YEAR USAGE
33	4	

THIS YEAR DAYS	THIS YEAR USAGE	LAST YEAR USAGE
33	218	

THIS YEAR DAYS	THIS YEAR USAGE	LAST YEAR USAGE
33	54	

SERVICE	PREVIOUS DATE	CURRENT DATE	PREVIOUS READ	CURRENT READ	THERM-X	USAGE	AMOUNT
GAS	12/12	1/14	835	839	1.0140	4	10.85
ELE	12/12	1/14	12660	12878		218	112.30
WAT	12/12	1/14	1991	2045		54	3.71

SERVICE	BASELINE/LIFELINE	
GAS	41	
4@2.53855		10.15
PUC FEE		
4 Therms @ .00265		.01
PUB. PURP. PROG. SURCH.		
4 Therms @ .12028		.48
INSP. FEE		.21
Total		10.85

SERVICE	BASELINE/LIFELINE	
ELECTRIC	304	
Base Services Charge		
33 Days X $ .79343		26.18
Ele. Distribution Charges		
218@.25482		55.55
Dist. Subtotal		55.55
Ele. Energy Charges		
218 X.13310		29.02
Ele Energy SubTotal		29.02
Wild Fire Fund.		1.30
PUC FEE		.17
CERS EXP.		.07
Franchise Fee		.01
Total		112.30

SERVICE	BASELINE/LIFELINE	
WATER		
1 Billing unit = 1 Cu. Ft.		
Delivery Charge		.91
54 @$ .05190		2.80
Sewer		
Total		3.71

Rent is due and payable on the FIRST DAY of each MONTH. A LATE FEE will apply if rent is not received by 12:00 PM on the 8th day of each month.

VIZZINI, FRANCES SP.#171

DUE DATE 2/01/26

SUMMARY OF CHARGES

Bal Fwd	
Utilities	126.86
Late Charge	
RENT	2,283.00
SEWER	54.91
TRASH	35.99
ADD'L TRASH B IN	6.20
PLEASE PAY THIS AMOUNT →	2,506.96

MOBILEHOME RESIDENCY LAW PROTECTION ACT ANNUAL FEE
INFO CALL 800.952.8356,OR WWW.HCD.CA.GOV/DOCS/IC20

Bill prepared by Metropolitan Services, Inc., 1111 S. Placentia Ave., Fullerton, CA 92831, (714)680-5050

IF YOU HAVE ANY QUESTIONS ABOUT YOUR BILL, CONTACT YOUR PROPERTY MANAGER WHO IS PREPARED TO ANSWER ANY QUESTIONS YOU MAY HAVE. PROPERTY MANAGEMENT IS THE ONLY AUTHORITY TO MAKE CORRECTIONS TO YOUR BILLING. IF YOU ARE NOT SATISFIED WITH THE MANAGER'S EXPLANATION OR DECISION, CONTACT YOUR LOCAL CALIFORNIA WEIGHTS AND MEASURES OFFICE. THEY WILL REVIEW YOUR COMPLAINT AND WILL SEE TO IT THAT ANY CORRECTIVE ACTION IS TAKEN IN A TIMELY MANNER.