						23-24	24-25
PACIFIC VIEW HOMEOWNERS ASSOCIATION					Owner Fees	$ 546.00	$ 452.00
BUDGET					TV-Sat	18.00	18.00
				2024-2025	WiFi	13.00	13.00
	2023 - 2024		over/under	PROPOSED	Reserve	265.00	359.00
	ACTUAL	BUDGET	BUDGET	OPERATING BUDGET	Total	$ 842.00	$ 842.00
OPERATING FUND							
INCOME							
OWNER FEES INCOME	$ 176,904	$ 176,904	$ -	$ 151,524	$ 452.00	$546 / $450	
GBTS MAINT RENTAL INCOME	9,600	9,300	300	9,600	$ 800.00		
POOL INCOME	15,840	15,840	-	15,840			
SAT INCOME	5,689	5,689	-	5,616	$ 18.00		
WIFI INCOME	4,136	4,136	-	4,212	$ 13.00		
INTEREST INCOME	2,067	120	1,947	1,800			
TOTAL OPERATING FUND INCOME	**214,236**	**211,989**	**2,247**	**188,592**			
OPERATING EXPENSES							
MANAGEMENT FEE	19,440	19,440	-	19,440		ALL BUT DIC THIS YF	32,103.00
INSURANCE	37,610	39,000	(1,390)	55,934		DIC POLICY EST	23,831.00
UTILITIES	14,477	13,708	769	16,650	15%		55,934.00
FIRE ALARM MONITORING	548	1,000	(452)	1,000			
ELEVATOR CONTRACT MAINT	3,163	2,800	363	3,258	QRTLY UP 3%		
MAINTENANCE	33,571	50,000	(16,429)	50,000			
POOL MATERIAL	1,370	2,000	(630)	2,000			
POOL LABOR	17,624	18,000	(376)	19,386	10%		
WATER	6,943	12,400	(5,457)	8,000	10%		
OFFICE	-	350	(350)	350			
LEGAL / ACCOUNTING / PROFESSIONAL	750	2,250	(1,500)	9,000	Bylaws,Reserve Study, Late assessments (5+2+2)		
BOARD EXPENSE	670	1,500	(830)	1,000			
LANDSCAPING	2,867	6,500	(3,633)	7,500			
WIFI EXPENSE	4,426	4,136	290	4,212			
SAT EXPENSE	5,580	5,689	(109)	5,616			
TAXES / LICENSES	1,191	600	591	1,400			
SECURITY	6,631	6,400	231	6,680			
INTEREST	1	-	1	-			
STATE / FED TAXES	1	-	1	-			
CONTINGENCY	-	-	-	-			
TOTAL OPERATING FUND EXPENSE	**156,862**	**185,773**	**(28,912)**	**211,426**			
NET OPERATING FUND INCOME (LOSS)	**$ 57,375**	**$ 26,216**	**$ 31,159**	**$ (22,834)**	)		
					ending Balance)	**$ 98,150**	
BEGINNING OPERATING FUND EQUITY	**$ 63,609**			**$ 120,984**	)		
				2024-2025			
RESERVE FUND				**PROPOSED**			
				RESERVE BUDGET			
INCOME							
STRUCURAL REPAIR ASSESS	$ 675,000	$ -	$ 675,000	$ 1,026,000	Nov / Feb		
MONTHLY RESERVE FUND ASSESSMEN	85,860	85,860	-	111,240	$ 359.00	$265 / $359	
RESERVE INTEREST	60	90	(30)	60			
TOTAL RESERVE FUND INCOME	**$ 760,920**	**$ 85,950**	**$ 674,970**	**$ 1,137,300**			
EXPENSES							
MAJOR PROJECTS							
	-	-	-				
EAST SIDE BEAM WORK	$ 4,929	$ 6,500	$ (1,571)				
ROOF EXP	5,782	-	5,782				
BUILDING EVALUATION	42,996	29,200	13,796				
IRRIGATION / HYDRANTS	2,950	10,000	(7,050)	10,000			
24-25 STRUCTUAL PROJECT	179,579	-	179,579	1,406,995			
POOL LINER REPLACEMENT				38,000			
POOL BUILDING SOUTH WINDOWS				15,000			
NOTES PAYABLE - PRIN	41,197	13,823	27,374	-			
LOAN PAYMENT - INTEREST	1,275	1,366	(91)	-			
TOTAL RESERVE FUND EXPENSE	**$ 278,708**	**$ 60,889**	**$ 217,819**	**$ 1,469,995**			
NET RESERVE FUND INCOME (LOSS)	**$ 482,212**	**$ 25,061**	**$ 457,151**	**$ (332,695)**	)		
					ending Balance)	**$ 234,671**	
BEGINNING RESERVE FUND EQUITY	**$ 53,958**			**$ 567,366**	)		
2024-2025 PROJECTS							
	Est.	Paid 23-24	balace due				
24-25 Structual Project O'Brien	1,582,429	179,579	1,402,850				
24-25 Structual Project Permits	4,145	-	4,145				
Pool Liner Replacement	38,000	-	38,000				
Pool Building South Windows	15,000	-	15,000				
Irrigation 24-25	10,000	-	10,000				
Total	1,649,574	179,579	1,469,995				