

Pacific View Condominium Association

Capital Project Summary

For the 2025 Fical year ending August 31, 2025

Project Description	2024-25 Budget	Paid 2024-25 Invoices	Uninvoiced Work Completed	Estimated Cost to Complete	Total Cost
STRUCTURAL PROJECT - O'Brien	\$ 1,402,850	\$ 1,564,376			\$ 1,564,376
STRUCTURAL PROJECT - Engineering/ testing		4,855			4,855
STRUCTURAL PROJECT - Electrical		5,532			5,532
STRUCTURAL PROJECT - GBTS Misc		476			476
<b>TOTAL STRUCTUAL REPAIR PROJECTS</b>	<b>1,402,850</b>	<b>1,575,239</b>			<b>1,575,239</b>
<b>STRUCTURAL PERMIT</b>	4,145	4,145			14,116
<b>POOL LINER REPLACEMENT</b>	38,000	38,488			38,488
<b>POOL BUILDING WINDOWS</b>	15,000	-			-
<b>IRRIGATION 24-25</b>	10,000	-			-
<b>GHA SHARED INSURANCE</b>		(7,680)			(7,680)
<b>TOTAL MJR PROJECTS</b>	<b>\$ 1,469,995</b>	<b>\$ 1,610,192</b>			<b>\$ 1,620,163</b>
<b>RESERVE ACCT</b>		<b>1ST QTR SEPT-NOV</b>	<b>2ND QTR DEC - FEB</b>	<b>3RD QTR MAR - MAY</b>	<b>4TH QTR JUNE - AUG</b>
BEGINNING RESERVE BAL - SEPT 1, 2024		\$ 529,866			
DEPOSITED - Monthly Reserve Assessmt		24,003	29,079	29,079	29,079
STRUCTUAL REPAIRS PAID ASSESSMT		547,500	386,768	126,000	-
INTEREST EARNED -		129	101	89	29
<b>STRUCTUAL REPAIRS PROJECT</b>		(681,670)	(516,675)	(246,317)	(130,577)
<b>STRUCTURAL PERMIT</b>			(4,145)		(9,971)
<b>POOL LINER REPLACEMENT</b>			(38,488)		
<b>GHA SHARED INSURANCE</b>					7,680
<b>SUB TOTAL</b>		<b>419,828</b>	<b>(143,360)</b>	<b>(91,149)</b>	<b>(103,760)</b>
<b>EST TOTAL RESERVE FUND BALANCE</b>		<b>\$ 419,828</b>	<b>(143,360)</b>	<b>(91,149)</b>	<b>(103,760)</b>
TOTAL RESERVE CASH @ 11/30/24			419,828		
TOTAL RESERVE CASH @ 02/28/25			<b>276,468</b>	276,468	
TOTAL RESERVE CASH @ 05/31/25				<b>185,318</b>	185,318
TOTAL RESERVE CASH @ 08/31/25					<b>81,558</b>











