

PACIFIC VIEW HOMEOWNERS ASSOCIATION				
BUDGET				
	2024- 2025		over/under BUDGET	2025-2026
	ACTUAL	BUDGET		PROPOSED OPERATING BUDGET
OPERATING FUND				
INCOME				
OWNER FEES INCOME	151,524.00	151,524.00	0.00	146,448.00
GBTS MAINT RENTAL INCOME	9,600.00	9,600.00	0.00	9,600.00
POOL INCOME	15,840.00	15,840.00	0.00	15,840.00
SAT INCOME	5,616.00	5,616.00	0.00	5,616.00
WIFI INCOME	4,212.00	4,212.00	0.00	4,212.00
INTEREST INCOME	2,641.81	1,800.00	841.81	1,500.00
LATE FEE	64.15	0.00	64.15	0.00
TOTAL OPERATING FUND INCOME	189,497.96	188,592.00	905.96	183,216.00
OPERATING EXPENSES				
MANAGEMENT FEE	19,440.00	19,440.00	0.00	23,220.00
INSURANCE	46,407.82	55,934.00	-9,526.18	48,518.00
UTILITIES	15,965.51	16,650.00	-684.49	16,650.00
FIRE ALARM MONITORING	826.16	1,000.00	-173.84	1,000.00
ELEVATOR CONTRACT MAINT	3,068.36	3,258.00	-189.64	3,258.00
MAINTENANCE	39,867.91	50,000.00	-10,132.09	50,000.00
POOL MATERIAL	1,553.68	2,000.00	-446.32	2,000.00
POOL LABOR	19,208.00	19,386.00	-178.00	19,500.00
WATER	7,798.14	8,000.00	-201.86	8,383.00
OFFICE	367.34	350.00	17.34	350.00
LEGAL / ACCOUNTING / PROFESSIONAL	11,979.11	9,000.00	2,979.11	750.00
BOARD EXPENSE	92.00	1,000.00	-908.00	1,000.00
WEBSITE EXP	300.13	0.00	300.13	500.00
LANDSCAPING	6,180.81	7,500.00	-1,319.19	7,500.00
WIFI EXPENSE	4,182.91	4,212.00	-29.09	4,212.00
SAT EXPENSE	5,086.50	5,616.00	-529.50	5,616.00
TAXES / LICENSES	1,304.12	1,400.00	-95.88	1,400.00
SECURITY	6,620.00	6,680.00	-60.00	6,680.00
INTEREST	0.00	0.00	0.00	0.00
STATE / FED TAXES	0.00	0.00	0.00	0.00
CONTINGENCY	0.00	0.00	0.00	0.00
TOTAL OPERATING FUND EXPENSE	190,248.50	211,426.00	-21,177.50	200,537.00
NET OPERATING FUND INCOME (LOSS)	-750.54	-22,834.00	22,083.46	-17,321.00
Beginning Operating Fund Equity				Ending Balance
RESERVE FUND				
				2025-2026 PROPOSED RESERVE BUDGET
INCOME				
STRUCTURAL REPAIR ASSESS	1,022,768.00	1,026,000.00	-3,232.00	0.00
MONTHLY RESERVE FUND ASSESSMEN	111,240.00	111,240.00	0.00	116,316.00
RESERVE INTEREST	347.21	60.00	287.21	150.00
TOTAL RESERVE FUND INCOME	1,134,355.21	1,137,300.00	-2,944.79	116,466.00
EXPENSES				
MAJOR PROJECTS				
IRRIGATION / HYDRANTS	0.00	10,000.00	-10,000.00	0.00
24-25 STRUCTUAL PROJECT	1,581,674.90	1,406,995.00	174,679.90	0.00
POOL LINER REPLACEMENT	38,488.42	38,000.00	488.42	0.00
POOL BUILDING SOUTH WINDOWS		15,000.00	-15,000.00	0.00
NOTES PAYABLE - PRIN	0.00	13,822.80	-13,822.80	0.00
LOAN PAYMENT - INTEREST	0.00	1,366.03	-1,366.03	0.00
TOTAL RESERVE FUND EXPENSE	1,620,163.32	1,485,183.83	134,979.49	0.00
NET RESERVE FUND INCOME (LOSS)	-485,808.11	-347,883.83	-137,924.28	116,466.00
Beginning Reserve Fund Equity				Ending Balance
Owner's Monthly Charge				
	FY 24-25			FY 25-26
Owner Fees	\$ 452.00			\$ 452.00
TV-Sat	18.00			18.00
WiFi	13.00			13.00
Reserve	359.00			359.00
Total	\$ 842.00			\$ 842.00