Pacific Sunset Village # of Homes *63* *42 - Condos 21 - Townhouses*	2021 Actual	2022 Actual	2023 Budget	2023 Actual YTD 6/30/2023	Projected 2023 Year End	Proposed 2024 Budget Annual	Monthly Per House	Per Lot Per Year
OPERATING INCOME								
Assessment Income - Condos	119,448.00	186,732.00	128,520.00	64,260.00	128,520.00	128,520.00	255.00	3,060.00
Assessment Income - Townhouses	67,284.00		71,820.00	35,910.00	71,820.00	71,820.00	285.00	3,420.00
Reserve Assessment Income		5,292.00	18,900.00	9,450.00	18,900.00	18,900.00	25.00	300.00
Violation Fines	200.00						-	-
Late Fees	1,100.00			175.00	250.00	250.00	0.33	3.97
Miscellaneous Income	164.58						-	-
Gates/Keys	40.00						-	-
Interest - Operating	14.55			8.17	15.00	15.00	0.02	0.24
Total Operating Income	**$ 188,251.13**	**$ 192,024.00**	**$ 219,240.00**	**$ 109,803.17**	**$ 219,505.00**	**$ 219,505.00**	**$ 290.35**	**$ 3,484.21**
OPERATING EXPENSES								
Administrative Expense								
Management Fees	7,800.00	11,340.00	13,200.00	6,600.00	13,200.00	13,200.00	17.46	209.52
Legal							-	-
Accounting/Tax Prep	1,475.00	1,725.00	1,475.00	1,725.00	1,725.00	1,875.00	2.48	29.76
Bad Debt	996.00	-					-	-
Postage	1,326.09	553.27	1,000.00	217.69	440.00	500.00	0.66	7.94
Coupons/Statements	139.00	69.15	250.00	187.23	190.00	200.00	0.26	3.17
Ombudsman/Secretary of State	417.75	417.75	417.75		417.75	417.75	0.55	6.63
Miscellaneous Expense	5.00	465.00	300.00				-	-
Website		420.00	420.00	210.00	420.00	420.00	0.56	6.67
Trans to Reserve Budgeted	61,773.00						-	
Monitoring-Alarm		3,390.00		1,680.00	3,360.00	3,360.00	4.44	53.33
							-	
Storage	252.00	220.00	240.00	120.00	240.00	240.00	0.32	3.81
Total Administrative	**$ 74,183.84**	**$ 18,600.17**	**$ 17,302.75**	**$ 10,739.92**	**$ 19,992.75**	**$ 20,212.75**	**$ 26.74**	**$ 320.84**
Insurance Expense								
Insurance Liability/Property/D&O	20,000.00	17,168.46	19,550.00	8,811.42	19,635.00	21,616.00	28.59	343.11
Workers Comp	458.55	544.06	495.00	400.44	495.00	495.00	0.65	7.86
Total Insurance	**$ 20,458.55**	**$ 17,712.52**	**$ 20,045.00**	**$ 9,211.86**	**$ 20,130.00**	**$ 22,111.00**	**$ 29.25**	**$ 350.97**
Landscaping Expense								
Landscape Contract	12,000.00	12,000.00	12,000.00	5,000.00	12,000.00	12,000.00	15.87	190.48
Plants & Trees	440	4,407.00	1,750.00	-	2,451.00	3,000.00	3.97	47.62
Repairs & Supplies	1,750.00	3,830.00	3,700.00	3,092.17	4,320.00	4,500.00	5.95	71.43
Total Landscaping	**$ 14,190.00**	**$ 20,237.00**	**$ 17,450.00**	**$ 8,092.17**	**$ 18,771.00**	**$ 19,500.00**	**$ 25.79**	**$ 309.52**
Pool Expense								
Pool Contract	3,870.00	4,500.00	4,275.00	2,250.00	4,765.00	6,000.00	7.94	95.24
Pool Maintenance & Repairs	850.00	810.00	1,200.00	-	1,000.00	1,000.00	1.32	15.87
Pool Permits	826.00	412.98	826.00	413.02	826.00	826.00	1.09	13.11
Total Landscaping	**$ 5,546.00**	**$ 5,722.98**	**$ 6,301.00**	**$ 2,663.02**	**$ 6,591.00**	**$ 7,826.00**	**$ 10.35**	**$ 124.22**
Transfer to Reserves								
Transfer to Reserves		66,978.00	78,816.00	39,408.00	78,816.00	72,000.00	95.24	1,142.86
Reserve Study		1,250.00					-	-
Total Transfer to Reserves	**$ -**	**$ 68,228.00**	**$ 78,816.00**	**$ 39,408.00**	**$ 78,816.00**	**$ 72,000.00**	**$ 95.24**	**$ 1,142.86**
						Study $119,830		
Repairs & Maintenance								
Fire Sprinklers-Am Fire		2,115.00	1,520.00	760.00	1,520.00	1,520.00	2.01	24.13
General Repairs	4,029.32	653.32	2,340.25	401.60	1,500.00	1,500.00	1.98	23.81
Gate Maintenance & Repairs	2,772.82	322.93	1,250.00	380.00	600.00	400.00	0.53	6.35
Janitorial Contract	1,020.00	1,665.00	1,020.00	740.00	2,220.00	2,220.00	2.94	35.24
Janitorial Supplies		221.88	225.00	134.98	135.00	135.00	0.18	2.14
Lighting	914.29	1,647.44	2,000.00	630.63	1,500.00	1,800.00	2.38	28.57
Pest Control	2,340.00	2,145.00	2,340.00	1,405.00	3,800.00	4,000.00	5.29	63.49
Security-Alarmco-Fire	2,640.00	684.19	3,360.00		-		-	-
Plumbing Maintenance & Repairs		11,556.00	1,500.00	260.00	2,200.00	2,385.25	3.16	37.86
Total Repairs & Maintenance	**$ 13,716.43**	**$ 21,010.76**	**$ 15,555.25**	**$ 4,712.21**	**$ 13,475.00**	**$ 13,960.25**	**$ 18.47**	**$ 221.59**
Utilities Expense								
Water - Sewer	28,165.95	25,490.04	31,250.00	11,862.68	29,500.00	30,975.00	40.97	491.67
Electric	3960.51	4742.49	5,670.00	2,614.61	5,400.00	5,670.00	7.50	90.00
Gas	1035.35	1944.16	2,150.00	604.86	2,000.00	2,100.00	2.78	33.33
Trash Removal	11,831.40	15,277.94	14,200.00	6,157.62	13,000.00	13,650.00	18.06	216.67
Cable/Satellite	1,702.80	1,702.80					-	
Telephone	7,872.14	10,784.92	10,500.00	5,866.00	10,950.00	11,500.00	15.21	182.54
Total Utilities	**$ 54,568.15**	**$ 59,942.35**	**$ 63,770.00**	**$ 27,105.77**	**$ 60,850.00**	**$ 63,895.00**	**$ 84.52**	**$ 1,014.21**
Total Expenses	**$ 182,662.97**	**$ 211,453.78**	**$ 219,240.00**	**$ 101,932.95**	**$ 218,625.75**	**$ 219,505.00**	**$ 290.35**	**$ 3,484.21**
Net Income /(Loss)	**$ 5,588.16**	**$ (19,429.78)**	**$ -**	**$ 7,870.22**	**$ 879.25**	**$ -**	**$ 0.00**	**$ -**

RESERVE ANALYSIS

Beginning Balance Reserve 2024	**$ 258,383.76**		Reserve Expenses	
Reserve Interest 2024	$ 1,085.00		Asphalt	$ 20,000.00
Reserve Expenses 2024	$ 52,121.00		Curbing paint	$ 1,375.00
Reserve Contribution 2024	$ 72,000.00		shut off valves	$ 10,500.00
Ending Reserve Balance 2024	**$ 279,347.76**		Paint trim	$ 20,246.00
Balance per Reserve Study	$ 605,788.00	46%		$ 52,121.00