

Pacific Bluffs Corp. 2
5326 Mt. Alifan Dr.
San Diego, Ca.
92111

November 22, 2022

Dear Corp 2 Homeowner,

Enclosed is the Annual Budget, Replacement Fund Study and other required notices for the fiscal year 2022 in accordance with the requirements of the California Civil Code. This material is mailed to each homeowner every year within 30 days of the New Year.

Your monthly association fee will not be increased next year.

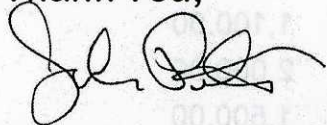
We had no major projects this past year and kept expenses down to have a surplus of at least \$12,000. Our 2021 budget managed to absorb many service increases that incurred because of the economic inflation. The reserve fund by the end of the year will have increased by \$50,000, bringing the total reserve over \$265,000.

A new Spectrum (cable and internet) agreement began on October 4th. Please note there is an increase in the internet upload speed to 400mps.

The agreement includes a new modem, with this new modem the speed would be 500mps. The Spectrum bulk service telephone number is #866-550-3211.

Please review the enclosed material and if you have any questions, leave a message at the Pacific Bluffs office #858-278-5131 and we will contact you.

Thank You,



John Peters, President
Pacific Bluffs Corp 2