

# Pacific Bluffs Corp II

## 2026 Budget Package

### Pages:

1. Table of contents
2. 2026 budget as unit-per-month and total fiscal year
3. 2026 budget by month
4. 2025 actual and re-projected results (as of 9/30/3025)
5. Variance analysis
6. Historical trend of operating results 2016-2025 + 2026 budget
7. Analysis for 2026 funding increase
8. History of changes in dues by year

**PACIFIC BLUFFS CORP II  
OPERATING BUDGET  
FOR FISCAL YEAR 2026**

	<b>Monthly Budget Per Unit 2026</b>	<b>Annual Budget Total 82 Units 2026</b>
<b>Income:</b>		
Dues	\$ 590.00	\$ 580,560.00
Other Income	-	-
Less: Corp 1 Dues	(125.00)	(123,000.00)
Less: Replacement Fund	(76.42)	(75,200.00)
Operating Budget	<b>\$ 388.58</b>	<b>\$ 382,360.00</b>
<b>Expenses:</b>		
Electricity	\$ 2.24	\$ 2,200.00
Water and Sewer	88.45	87,038.00
Trash	44.55	43,835.00
Pest Control Service	3.74	3,684.00
Pest Treatment	25.41	25,000.00
Accounting / Management Services	9.15	9,000.00
Cable	71.71	70,560.00
Landscaping Contract	52.59	51,744.00
Landscaping Other	5.08	5,000.00
General Maintenance	10.16	10,000.00
Security	4.27	4,200.00
Accounting	1.96	1,925.00
Fire/Property Insurance	59.32	58,374.00
Worker Comp Insurance	1.32	1,300.00
Legal Expense	4.07	4,000.00
Office Expense	1.52	1,500.00
Income Tax	3.05	3,000.00
Total Expense	<b>\$ 388.58</b>	<b>\$ 382,360.00</b>

**Pacific Bluffs Corp II  
2026 Original Budget**

	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Total
	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	
Assessments	48,380.00	48,380.00	48,380.00	48,380.00	48,380.00	48,380.00	48,380.00	48,380.00	48,380.00	48,380.00	48,380.00	48,380.00	<b>580,560.00</b>
Other Inc	-	-	-	-	-	-	-	-	-	-	-	-	-
Corp 1	(10,250.00)	(10,250.00)	(10,250.00)	(10,250.00)	(10,250.00)	(10,250.00)	(10,250.00)	(10,250.00)	(10,250.00)	(10,250.00)	(10,250.00)	(10,250.00)	<b>(123,000.00)</b>
Uncollectable	-	-	-	-	-	-	-	-	-	-	-	-	-
Replacement Fund	(6,266.67)	(6,266.67)	(6,266.67)	(6,266.67)	(6,266.67)	(6,266.67)	(6,266.67)	(6,266.67)	(6,266.67)	(6,266.67)	(6,266.67)	(6,266.67)	<b>(75,200.00)</b>
<b>Total Funding</b>	<b>31,863.33</b>	<b>31,863.33</b>	<b>31,863.33</b>	<b>31,863.33</b>	<b>31,863.33</b>	<b>31,863.33</b>	<b>31,863.33</b>	<b>31,863.33</b>	<b>31,863.33</b>	<b>31,863.33</b>	<b>31,863.33</b>	<b>31,863.33</b>	<b>382,360.00</b>
Electricity	183.33	183.33	183.33	183.33	183.33	183.33	183.33	183.33	183.33	183.33	183.33	183.33	<b>2,200.00</b>
Water & Sewer	7,170.88	6,344.14	6,692.30	4,938.94	8,407.59	8,275.21	7,627.74	7,712.35	8,621.31	6,479.77	8,820.45	5,947.34	<b>87,038.00</b>
Trash	3,510.00	3,510.00	3,510.00	3,510.00	3,510.00	3,510.00	3,510.00	3,853.00	3,853.00	3,853.00	3,853.00	3,853.00	<b>43,835.00</b>
Pest Control Service	307.00	307.00	307.00	307.00	307.00	307.00	307.00	307.00	307.00	307.00	307.00	307.00	<b>3,684.00</b>
Pest Control Treat	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	<b>25,000.00</b>
Management Serve	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	<b>9,000.00</b>
Cable	5,880.00	5,880.00	5,880.00	5,880.00	5,880.00	5,880.00	5,880.00	5,880.00	5,880.00	5,880.00	5,880.00	5,880.00	<b>70,560.00</b>
Landscaping/Contract	4,312.00	4,312.00	4,312.00	4,312.00	4,312.00	4,312.00	4,312.00	4,312.00	4,312.00	4,312.00	4,312.00	4,312.00	<b>51,744.00</b>
Landscaping/Other	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	<b>5,000.00</b>
General Maintenance	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	<b>10,000.00</b>
Security	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	<b>4,200.00</b>
Accounting	-	-	-	-	-	-	1,500.00	-	-	-	-	425.00	<b>1,925.00</b>
Insurance Fire	4,539.16	4,539.16	4,539.16	4,539.16	4,539.16	4,539.16	4,539.16	5,220.03	5,220.03	5,220.03	5,220.03	5,719.74	<b>58,374.00</b>
Workers Comp	-	-	-	-	-	-	-	-	-	1,300.00	-	-	<b>1,300.00</b>
Legal	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	<b>4,000.00</b>
Office	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	<b>1,500.00</b>
Income Tax	-	-	-	-	-	3,000.00	-	-	-	-	-	-	<b>3,000.00</b>
<b>Total Expenditures</b>	<b>30,794.04</b>	<b>29,967.30</b>	<b>30,315.46</b>	<b>28,562.10</b>	<b>32,030.75</b>	<b>34,898.37</b>	<b>32,750.90</b>	<b>32,359.38</b>	<b>33,268.34</b>	<b>32,426.80</b>	<b>33,467.48</b>	<b>31,519.09</b>	<b>382,360.00</b>
<b>Net</b>	<b>1,069.29</b>	<b>1,896.04</b>	<b>1,547.87</b>	<b>3,301.24</b>	<b>(167.41)</b>	<b>(3,035.03)</b>	<b>(887.57)</b>	<b>(496.05)</b>	<b>(1,405.01)</b>	<b>(563.47)</b>	<b>(1,604.15)</b>	<b>344.25</b>	<b>(0.00)</b>
Cumulative	1,069.29	2,965.33	4,513.20	7,814.44	7,647.02	4,611.99	3,724.43	3,228.38	1,823.37	1,259.90	(344.25)	(0.00)	(0.00)

**Pacific Bluffs Corp II**  
**YTD Operating Cash flow (Actual and Projected)**  
**For the Period Ending 09/30/2025**

	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	YE Total	Budget CY 2025	Budget Variance	Favorable Un-favorable
	<i>Actual</i>	<i>Actual</i>	<i>Actual</i>	<i>Actual</i>	<i>Actual</i>	<i>Actual</i>	<i>Actual</i>	<i>Actual</i>	<i>Actual</i>	Budget	Budget	Budget				
Assessments	41,000.00	41,000.00	41,000.00	41,000.00	41,000.00	41,000.00	41,000.00	41,000.00	41,000.00	41,000.00	41,000.00	41,000.00	492,000.00	492,000.00	0.00	F
Other Inc	0.00	250.00	300.00	225.50	100.00	100.00	(0.50)	50.00	50.00	0.00	0.00	0.00	1,075.00	0.00	1,075.00	F
Corp 1	(9,102.00)	(9,102.00)	(9,102.00)	(9,102.00)	(9,102.00)	(9,102.00)	(9,102.00)	(9,102.00)	(9,102.00)	(9,102.00)	(9,102.00)	(9,102.00)	(109,224.00)	(109,224.00)	0.00	F
Uncollectable	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	F
Replacement Fund	(4,771.75)	(4,771.75)	(4,771.75)	(4,771.75)	(4,771.75)	(4,771.75)	(4,771.75)	(4,771.75)	(4,771.75)	(4,771.75)	(4,771.75)	(4,771.75)	(57,261.00)	(57,261.00)	0.00	F
<b>Total Funding</b>	<b>27,126.25</b>	<b>27,376.25</b>	<b>27,426.25</b>	<b>27,351.75</b>	<b>27,226.25</b>	<b>27,226.25</b>	<b>27,125.75</b>	<b>27,176.25</b>	<b>27,176.25</b>	<b>27,126.25</b>	<b>27,126.25</b>	<b>27,126.25</b>	<b>326,590.00</b>	<b>325,515.00</b>	1,075.00	F
Electricity	230.75	271.26	243.13	212.68	0.00	37.52	91.17	140.72	157.19	200.00	200.00	200.00	1,984.42	2,400.00	(415.58)	F
Water & Sewer	1,210.38	5,272.74	4,229.54	5,439.88	7,035.42	7,197.28	6,635.74	6,707.47	7,511.13	6,416.30	7,447.22	5,259.68	70,362.78	68,763.00	1,599.78	U
Trash	3,475.42	3,475.42	3,475.42	3,475.42	3,475.42	3,475.42	3,475.42	3,510.32	3,510.32	3,510.32	3,510.32	3,510.32	41,879.54	43,784.00	(1,904.46)	F
Pest Control Service	273.15	273.15	273.15	273.15	273.15	273.15	273.15	273.15	273.15	275.00	275.00	275.00	3,283.35	3,300.00	(16.65)	F
Pest Control Treat	990.00	2,840.80	1,267.80	1,645.35	1,650.00	2,843.81	600.00	3,750.00	2,668.00	1,250.00	1,250.00	1,250.00	22,005.76	15,000.00	7,005.76	U
Management Service	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	8,400.00	8,400.00	0.00	F
Cable	5,523.66	5,507.41	5,507.41	5,507.41	5,507.41	5,507.41	5,507.41	5,507.41	5,507.41	5,530.00	5,530.00	5,530.00	66,172.94	66,360.00	(187.06)	F
Landscaping/Contract	4,166.00	4,312.00	4,312.00	4,312.00	4,312.00	4,312.00	4,312.00	4,312.00	4,312.00	4,312.00	4,312.00	4,312.00	51,598.00	51,744.00	(146.00)	F
Landscaping/Other	0.00	145.00	125.06	0.00	192.00	3,426.50	0.00	0.00	366.00	416.67	416.67	416.67	5,504.56	5,000.00	504.56	U
General Maintenance	337.27	220.00	75.00	480.00	922.58	(314.00)	932.00	70.04	(935.00)	833.33	833.33	833.33	4,287.89	10,000.00	(5,712.11)	F
Security	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	4,200.00	4,200.00	0.00	F
Accounting	0.00	0.00	0.00	1,485.00	0.00	550.00	0.00	0.00	0.00	0.00	0.00	550.00	2,585.00	1,950.00	635.00	U
Insurance Fire	3,005.25	3,005.25	3,005.25	3,005.25	3,005.25	3,005.25	3,005.25	4,539.16	4,539.16	4,539.17	4,539.17	4,539.17	43,732.57	37,314.00	6,418.57	U
Workers Comp	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,300.00	0.00	0.00	1,300.00	1,300.00	0.00	F
Legal	368.24	116.00	292.00	109.50	693.50	1,058.50	255.00	78.00	2,345.00	208.33	208.33	208.33	5,940.74	2,500.00	3,440.74	U
Office	0.00	282.43	0.00	155.50	0.00	0.00	0.00	195.00	60.00	125.00	125.00	525.00	1,467.93	1,500.00	(32.07)	F
Income Tax	0.00	0.00	1,000.00	2,241.00	0.00	0.00	0.00	0.00	(88.40)	0.00	0.00	0.00	3,152.60	2,000.00	1,152.60	U
<b>Total Expenditures</b>	<b>20,630.12</b>	<b>26,771.46</b>	<b>24,855.76</b>	<b>29,392.14</b>	<b>28,116.73</b>	<b>32,422.84</b>	<b>26,137.14</b>	<b>30,133.27</b>	<b>31,275.96</b>	<b>29,966.12</b>	<b>29,697.04</b>	<b>28,459.50</b>	<b>337,858.08</b>	<b>325,515.00</b>	12,343.08	U
<b>Net</b>	<b>6,496.13</b>	<b>604.79</b>	<b>2,570.49</b>	<b>(2,040.39)</b>	<b>(890.48)</b>	<b>(5,196.59)</b>	<b>988.61</b>	<b>(2,957.02)</b>	<b>(4,099.71)</b>	<b>(2,839.87)</b>	<b>(2,570.79)</b>	<b>(1,333.25)</b>	<b>(11,268.08)</b>	<b>0.00</b>	<b>(11,268.08)</b>	<b>U</b>
<i>Cumm. Year to Date</i>	<i>6,496.13</i>	<i>7,100.92</i>	<i>9,671.41</i>	<i>7,631.02</i>	<i>6,740.54</i>	<i>1,543.95</i>	<i>2,532.56</i>	<i>(424.46)</i>	<i>(4,524.17)</i>							

PACIFIC BLUFFS CORP II  
 OPERATING BUDGET  
 FOR FISCAL YEAR 2026

	Annual Budget 2025	Actual & Projected 2025	Over/(Under) Budget		Comments/Notes	Annual Budget 2026	Over/(Under) 2025 Actuals		Comments/Notes
			\$	%			\$	%	
<i>As of 9/30/25</i>									
<b>Income:</b>									
Fees	\$ 492,000.00	\$ 492,000.00	\$ -	0.00%		\$ 580,560.00	\$ 88,560.00	18.00%	Budget represents a total increase of \$90 per month/per unit: \$76 for Corp 2 and \$14 for Corp 1
Other Income	\$ -	\$ 1,075.00	1,075.00	-100.00%	To be conservative, late fees are not budgeted.	-	(1,075.00)	-100.00%	To be conservative, late fees are not budgeted.
Corp 1	\$(109,224.00)	\$(109,224.00)	-	0.00%		(123,000.00)	(13,776.00)	12.61%	Corp 1 is increasing by \$14 per month, per unit to \$125.
Replacement Fund	\$(57,261.00)	\$(57,261.00)	0.00	0.00%		(75,200.00)	(17,939.00)	31.33%	With a \$76 increase, \$18.23 additional per month will be added to the Reserves.
Operating Budget	<b>\$ 325,515.00</b>	<b>\$ 326,590.00</b>	<b>\$ 1,075.00</b>	<b>0.33%</b>		<b>\$ 382,360.00</b>	<b>\$ 55,770.00</b>	<b>17.08%</b>	
<b>Expenses:</b>									
Electricity	\$ 2,400.00	\$ 1,984.42	\$ (415.58)	-17.32%		\$ 2,200.00	\$ 215.58	10.86%	Using 15% based on historical average. Overall difference is immaterial
Water and Sewer	\$ 68,763.00	\$ 70,362.78	1,599.78	2.33%	Bills from prior year have finally been issued and were fairly close to what had been accrued in December 2024. Water has seen significant swings against budget in prior years, but is very close to budget for 2025.	87,038.00	16,675.22	23.70%	The City announced a rate increase effective January 2026 of 20% for the base metering fee, 15.5% for water consumption, and 11% for wastewater. These new rates have been applied to the previous 12 month usage for budget purposes.
Trash	\$ 43,784.00	\$ 41,879.54	(1,904.46)	-4.35%	Budgeted 12% overall increase, but no increase received for trash. Just 4% for recycle/organic.	43,835.00	1,955.46	4.67%	Annual increase has been rising for the last few years, but 2025 came in less than expected. Since this was unusual, will continue using 10% mid-year increase for 2026
Pest Control Service	\$ 3,300.00	\$ 3,283.35	(16.65)	-0.50%	Budgeted 12.5% increase based on historical average, and actual increase was 12%.	3,684.00	400.65	12.20%	Since 2021, annual increases have been 12%-13%, so budgeting 12.5% for 2026 based on this historical trend.
Pest Treatment	\$ 15,000.00	\$ 22,005.76	7,005.76	46.71%	Used a 9 year average to budget for 2025, as costs have fluctuated up and down in recent years. But costs have continued to trend higher than average for the last 2 years.	25,000.00	2,994.24	13.61%	As the last 2 years have seen a significant increase in treatments, 2026 budget is in line with the 2 year trend rather than long term average previously used.
Accounting / Mgmt Svcs	\$ 8,400.00	\$ 8,400.00	-	0.00%		9,000.00	600.00	7.14%	Bookkeeper has advised of \$50 increase per month for 2026.
Cable	\$ 66,360.00	\$ 66,172.94	(187.06)	-0.28%	While cable and internet are capped at a 5% annual increase per the contract, Spectrum has added a Broadcast TV surcharge that increased 25%. This was contemplated in the 2025 budget, so the variance is minimal.	70,560.00	4,387.06	6.63%	New contract limits the increase for cable/internet to 5% per year, but Spectrum has added a "Broadcast TV Surcharge" for approx. \$400 that is not limited and has been increasing ~25% each year. Thus, the budgeted increase is closer to 7%. Budget also includes an offset for amortization of a \$16,400 incentive rebate that will continue through 2027 at \$273 per month. Unamortized balance of rebate is refundable to Spectrum in the event of contract cancellation.
Landscaping Contract	\$ 51,744.00	\$ 51,598.00	(146.00)	-0.28%	Costs have been consistent with what the vendor advised to budget. New rate began January 2025, but payments are lagged one month so there is one month of savings to budget.	51,744.00	146.00	0.28%	Per discussion with the vendor, no increase is expected for 2026.
Landscaping Other	\$ 5,000.00	\$ 5,504.56	504.56	10.09%		5,000.00	(504.56)	-9.17%	Using the same budget methodology as last year by taking the average of previous years.
General Maintenance	\$ 10,000.00	\$ 4,287.89	(5,712.11)	-57.12%	Positive variance to budget in 2025 as Management has focused primarily on Reserve projects.	10,000.00	5,712.11	133.21%	Using the same budget methodology as last year by taking the average of previous years.
Security	\$ 4,200.00	\$ 4,200.00	-	0.00%		4,200.00	-	0.00%	Per discussion with the vendor, no increase is expected for 2026.
Accounting	\$ 1,950.00	\$ 2,585.00	635.00	32.56%	2025 budget only included a reserve study update of \$450, but board decided to hire a new Reserve Specialist and did a full onsite study for \$1,100.	1,925.00	(660.00)	-25.53%	Increased annual tax preparation to \$1,600. Reserve study is just an update for \$425 vs. onsite visit in 2025 (\$1,100 for full study in 2025).
Fire/Property Insurance	\$ 37,314.00	\$ 43,732.57	6,418.57	17.20%	Only budgeted 5% for mid-year increase since inflation and increases had lowered in 2023/2024, but renewal came in 50% higher.	58,374.00	14,641.43	33.48%	The 50% increase in 2025 was much higher than anyone could have anticipated and not expected to be the norm. 2026 budget includes a 15% mid-year increase, as the next highest increase in recent years was 13%
Worker Comp Insurance	\$ 1,300.00	\$ 1,300.00	-	0.00%	Not actually incurred yet in 2025, but no material change expected.	1,300.00	-	0.00%	Expected to be consistent with prior years.
Legal Expense	\$ 2,500.00	\$ 5,940.74	3,440.74	137.63%	\$2,500 average budgeted for 2025, but higher costs incurred for roofing, solar, and other administrative issues.	4,000.00	(1,940.74)	-32.67%	\$2,500 previous average is no longer expected to be the norm. Increasing to \$4,000 as complex issues are expected to be incurred as more projects are undertaken.
Office Expense	\$ 1,500.00	\$ 1,467.93	(32.07)	-2.14%	Office expenses have been lower YTD than budget due to timing and expect to be caught up by end of year.	1,500.00	32.07	2.18%	Using historical average of \$900 per year plus \$600 for financial review and budget prep.
Income Tax	\$ 2,000.00	\$ 3,152.60	1,152.60	100.00%	Income tax is payable on interest income, which has been higher in 2024/2025 than previous years.	3,000.00	(152.60)	-4.84%	Budgeting based on 2025 actual, but expecting to reduce slightly as interest rates have decreased and so has the reserve balance.
Total Expense	<b>\$ 325,515.00</b>	<b>\$ 337,858.08</b>	<b>\$ 12,343.08</b>	<b>3.79%</b>		<b>\$ 382,360.00</b>	<b>\$ 44,501.92</b>	<b>13.17%</b>	
Surplus/(Deficit)	<b>\$ -</b>	<b>\$ (11,268.08)</b>	<b>\$ (11,268.08)</b>			<b>\$ -</b>	<b>\$ 11,268.08</b>	<b>-100.00%</b>	Budget assumes \$0 surplus or deficit.

**Pacific Bluffs Corp II**  
**Statement of Operations - Historical Trends 2016-2026**

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
	ACUTAL	ACUTAL	ACUTAL	ACUTAL	ACUTAL	ACUTAL	ACUTAL	ACUTAL	ACUTAL	ACUTAL	BUDGET
Assessments	359,160.00	369,000.00	378,840.00	388,680.00	388,680.00	393,600.00	432,960.00	432,960.00	457,560.00	492,000.00	580,560.00
Other Inc	1,284.75	1,535.62	1,569.00	1,509.00	557.00	700.00	431.50	264.00	645.25	1,075.00	-
Corp 1	(55,104.00)	(55,104.00)	(58,056.00)	(63,960.00)	(67,896.00)	(80,688.00)	(96,432.00)	(98,400.00)	(101,352.00)	(109,224.00)	(123,000.00)
Uncollectable	-	-	-	-	-	-	-	-	-	-	-
Replacement Fund	(59,820.00)	(72,684.00)	(70,725.00)	(60,194.00)	(62,409.96)	(44,442.00)	(48,740.00)	(48,794.00)	(54,120.00)	(57,261.00)	(75,200.00)
<b>Total Funding</b>	<b>245,520.75</b>	<b>242,747.62</b>	<b>251,628.00</b>	<b>266,035.00</b>	<b>258,931.04</b>	<b>269,170.00</b>	<b>288,219.50</b>	<b>286,030.00</b>	<b>302,733.25</b>	<b>326,590.00</b>	<b>382,360.00</b>
% Change Per year		-1.13%	3.66%	5.73%	-2.67%	3.95%	7.08%	-0.76%	5.84%	7.88%	17.08%
Electricity	1,230.12	1,124.06	1,336.93	1,421.80	1,445.36	1,504.03	1,471.14	2,258.28	1,870.56	1,984.42	2,200.00
Water & Sewer	52,854.61	58,565.47	66,848.32	50,242.41	86,783.76	68,155.04	58,239.26	55,605.96	64,161.96	70,362.78	87,038.00
Trash	23,604.43	24,567.61	24,662.88	26,666.94	27,881.46	29,549.39	32,026.55	35,702.98	39,152.91	41,879.54	43,835.00
Pest Control Service	1,439.00	1,794.00	1,908.50	2,019.00	2,064.00	2,258.40	2,161.75	2,470.86	3,397.25	3,283.35	3,684.00
Pest Control Treat	12,183.00	10,075.00	18,345.00	16,630.00	19,108.00	10,878.95	11,148.50	16,145.95	21,072.25	22,005.76	25,000.00
Management Serve	6,900.00	6,900.00	6,900.00	6,900.00	6,900.00	6,900.00	7,200.00	7,200.00	7,800.00	8,400.00	9,000.00
Cable	43,882.70	46,339.81	51,562.95	52,906.44	54,498.50	57,208.44	60,475.40	61,819.15	58,986.26	66,172.94	70,560.00
Landscaping/Contract	30,240.00	30,240.00	30,240.00	30,240.00	30,240.00	30,240.00	43,246.50	46,174.50	49,684.00	51,598.00	51,744.00
Landscaping/Other	2,906.20	1,495.64	9,999.56	4,418.84	2,519.50	1,687.00	7,686.73	4,306.60	6,967.60	5,504.56	5,000.00
General Maintenance	29,492.15	26,221.51	11,627.22	18,375.88	11,161.25	7,291.87	6,980.64	13,082.99	15,773.74	4,287.89	10,000.00
Security		5,570.00	4,740.00	2,940.00	2,940.00	2,940.00	3,780.00	4,200.00	4,200.00	4,200.00	4,200.00
Accounting	1,100.00	1,425.00	1,025.00	1,500.00	1,100.00	2,100.00	1,600.00	1,300.00	2,500.00	2,585.00	1,925.00
Insurance Fire	32,641.98	26,858.30	25,176.75	28,056.40	28,720.21	29,603.71	31,781.96	34,533.56	35,724.50	43,732.57	58,374.00
Workers Comp	1,169.09	1,135.00	1,096.85	1,058.97	1,161.11	974.79	1,064.61	1,278.23	1,330.92	1,300.00	1,300.00
Legal	5,398.93	1,335.00	8,218.66	667.50	2,667.50	365.00	1,127.50	330.00	4,024.47	5,940.74	4,000.00
Office	1,475.80	643.37	399.00	595.43	782.44	1,246.28	1,273.30	1,686.20	1,332.30	1,467.93	1,500.00
Income Tax	10.00	10.00	10.00	(94.94)	450.00	-	-	-	3,450.00	3,152.60	3,000.00
<b>Total Expenditures</b>	<b>246,528.01</b>	<b>244,299.77</b>	<b>264,097.62</b>	<b>244,544.67</b>	<b>280,423.09</b>	<b>252,902.90</b>	<b>271,263.84</b>	<b>288,095.26</b>	<b>321,428.72</b>	<b>337,858.08</b>	<b>382,360.00</b>
% Change Per year		-0.90%	8.10%	-7.40%	14.67%	-9.81%	7.26%	6.20%	11.57%	5.11%	13.17%
<b>Net</b>	<b>(1,007.26)</b>	<b>(1,552.15)</b>	<b>(12,469.62)</b>	<b>21,490.33</b>	<b>(21,492.05)</b>	<b>16,267.10</b>	<b>16,955.66</b>	<b>(2,065.26)</b>	<b>(18,695.47)</b>	<b>(11,268.08)</b>	<b>-</b>

**Pacific Bluffs Corp II**  
**2026 Budget - Analysis of Dues Increases**

**For discussion:** Budget includes an overall \$90 per month increase in dues, of which \$76 is for Corp 2 portion. Examples below show how a range of other increases in dues would be allocated to the budget for fiscal year 2026 for comparison.

**NOTE:** Section 4.8 of the CC&Rs provides for annual increases in Regular Assessments up to 20% without a membership vote. Section 4.7 of the CC&Rs provides that a Special Assessment up to 5% can be made without a membership vote.

<b>2025 Dues for Corp 2 Only</b>	<b>\$389.00</b>	20% increase in current dues	\$77.80
		5% increase in current dues	\$19.45
		<b>Max Increase Without Vote</b>	<b>\$97.25</b>

Illustration of Where Funding Increases Will Go				
	A	B	C	D
Corp 2 Increase	58.00	76.00	86.00	97.00
Corp 1 Increase	14.00	14.00	14.00	14.00
<b>Overall Monthly Increase</b>	<b>\$ 72.00</b>	<b>\$ 90.00</b>	<b>\$ 100.00</b>	<b>\$ 111.00</b>

**Breakdown:**

Corp 1 Dues	14.00	14.00	14.00	14.00
Corp 2 Operating Expenses	57.77	57.77	57.77	57.77
Corp 2 Reserve Funding	0.23	18.23	28.23	39.23
<b>Overall Monthly Increase</b>	<b>\$ 72.00</b>	<b>\$ 90.00</b>	<b>\$ 100.00</b>	<b>\$ 111.00</b>

**A** - \$72 is the breakeven point. Covers increases for Corp 1 and operating costs, while Reserve funding stays the same as 2025.

**B** - \$90 is the approved increase for 2026. Covers all increases and Reserve funding is increased by \$17.23 (\$18K for the year).

**C** - \$100 ensures all expenses are covered and an additional \$28.23 goes to Reserve funding each month (\$28K for the year).

**D** - \$111 is the max increase allowed without a vote. All expenses are covered and an additional \$39.23 goes to Reserve funding each month (\$39K for the year).

**NOTE: Every \$1/mo. change in Reserve funding is aprox. \$1,000 total for the year.**

**HISTORICAL DETAIL OF CHANGES IN DUES BY YEAR:  
ALL AMOUNTS PRESENTED IN \$ PER MONTH, PER UNIT**

**Analysis of changes:**

- 1 Through 2025, Corp 1 has increased \$57 and Corp 2 increased \$78, for a total of \$135 over 10 years.
- 2 While Corp 2 has made increases over time, some years experienced a decrease when dues were not raised and Corp 2 has absorbed \$15 of Corp 1 increases over the last 10 years.
- 3 Due to not keeping up with overall increases, the amount allocated to the reserves has decreased \$10/mo over time. And years with budget deficits have also decreased reserves. With the painting project in 2021 using a significant portion of the reserve balance, annual funding should not decrease any further at this time.
- 4 With the approved increases of \$14 for Corp 1 and \$76 for Corp2, total dues for 2026 will be \$590 per unit. This level of funding will increase the reserve funding by \$18K per year, for a total of \$75,200 in 2026.

	Monthly Dues								
	Corp 2			Corp 1			Total		
2015	\$311.00			\$ 54.00			\$ 365.00		
2016	\$309.00	\$ (2.00)	-0.64%	\$ 56.00	\$ 2.00	3.70%	\$ 365.00	\$ -	0.00%
2017	\$319.00	\$ 10.00	3.24%	\$ 56.00	\$ -	0.00%	\$ 375.00	\$ 10.00	2.74%
2018	\$326.00	\$ 7.00	2.19%	\$ 59.00	\$ 3.00	5.36%	\$ 385.00	\$ 10.00	2.67%
2019	\$329.00	\$ 3.00	0.92%	\$ 66.00	\$ 7.00	11.86%	\$ 395.00	\$ 10.00	2.60%
2020	\$326.00	\$ (3.00)	-0.91%	\$ 69.00	\$ 3.00	4.55%	\$ 395.00	\$ -	0.00%
2021	\$318.00	\$ (8.00)	-2.45%	\$ 82.00	\$ 13.00	18.84%	\$ 400.00	\$ 5.00	1.27%
2022	\$342.00	\$ 24.00	7.55%	\$ 98.00	\$ 16.00	19.51%	\$ 440.00	\$ 40.00	10.00%
2023	\$340.00	\$ (2.00)	-0.58%	\$ 100.00	\$ 2.00	2.04%	\$ 440.00	\$ -	0.00%
2024	\$362.00	\$ 22.00	6.47%	\$ 103.00	\$ 3.00	3.00%	\$ 465.00	\$ 25.00	5.68%
2025	\$389.00	\$ 27.00	7.46%	\$ 111.00	\$ 8.00	7.77%	\$ 500.00	\$ 35.00	7.53%
2026	\$465.00	\$ 76.00	19.54%	\$ 125.00	\$ 14.00	12.61%	\$ 590.00	\$ 90.00	18.00%
	<u>\$ 154.00</u>			<u>\$ 71.00</u>			<u>\$ 225.00</u> Total change in dues since 2015		

Based on an overall \$90 increase per month

Corp 2 Reserve Funding			
2015	\$ 67.84		
2016	\$ 60.79	\$ (7.05)	-10.39%
2017	\$ 73.87	\$ 13.07	21.50%
2018	\$ 71.88	\$ (1.99)	-2.70%
2019	\$ 61.17	\$ (10.70)	-14.89%
2020	\$ 63.42	\$ 2.25	3.68%
2021	\$ 45.16	\$ (18.26)	-28.79%
2022	\$ 49.53	\$ 4.37	9.67%
2023	\$ 49.59	\$ 0.05	0.11%
2024	\$ 55.00	\$ 5.41	10.92%
2025	\$ 58.19	\$ 3.19	5.80%
2026	\$ 76.42	\$ 18.23	31.33%
	<u>\$ 8.58</u> Net change in monthly reserve funding since 2015		

Based on an overall \$90 increase per month