PACIFIC BLUFFS CORP II
OPERATING BUDGET
FOR FISCAL YEAR 2027

	Monthly Budget Per Unit 2027	Annual Budget Total 82 Units 2027
Income:		
Dues	$ 688.00	$ 676,992.00
Other Income	-	-
Less: Corp 1 Dues	(130.00)	(127,920.00)
Less: Replacement Fund	(136.77)	(134,581.00)
Operating Budget	**$ 421.23**	**$ 414,491.00**
Expenses:		
Electricity	$ 4.07	$ 4,000.00
Water and Sewer	97.78	96,217.00
Trash	40.24	39,600.00
Pest Control Service	4.21	4,140.00
Pest Treatment	20.33	20,000.00
Accounting / Management Services	23.00	22,632.00
Cable	74.51	73,320.00
Landscaping Contract	54.43	53,556.00
Landscaping Other	5.08	5,000.00
General Maintenance	14.23	14,000.00
Security	5.16	5,082.00
Accounting	2.46	2,420.00
Fire/Property Insurance	62.42	61,424.00
Worker Comp Insurance	1.22	1,200.00
Legal Expense	7.62	7,500.00
Office Expense	3.46	3,400.00
Income Tax	1.02	1,000.00
Total Expense	**$ 421.23**	**$ 414,491.00**