

Mesa View Home Owner's Association #2
 10606 Camino Ruiz, Suite 8, PMB 224
 San Diego CA 92126
 mvhoa2.org
 Email: mvhoa2@gmail.com

Number of homeowners 439
 Number of assessments 2 per year
 Assessment \$ 156.00

Budget Overview	FY 2022-23
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Ordinary Income/Expense	
Income	
REGULAR INCOME	
HOA Assessments	\$ 136,968.00
Allowance for bad debts	\$ (1,369.68)
Total REGULAR INCOME	\$ 135,598.32
INTEREST INCOME	
Interest - Savings	\$ 10.00
Interest - Checking	\$ 1.00
Total INTEREST INCOME	\$ 11.00
MISC INCOME	
Collection Fees/ Legal Costs	\$ 2,000.00
Escrow Doc./Transfer Fees	\$ 2,000.00
Interest on Delinquent Accounts	\$ 300.00
Key Income	\$ 250.00
Late Charges	\$ 50.00
Total MISC INCOME	\$ 4,600.00
Total Income	\$ 140,209.32

Expense	
ADMINISTRATIVE EXPENSE	
Payroll Expenses	
Payroll Taxes	\$ 2,000.00
WAGES-Pool Monitors	\$ 22,000.00
Payroll Processing Expense	\$ 1,100.00
Total Payroll Expense	\$ 25,100.00
Office Expenses	
Community Relations	\$ 200.00
Office Supplies	\$ 300.00
Printing & Copying	\$ 3,000.00
Postage	\$ 1,250.00
Postal Annex mailbox-annual	\$ 300.00
Software/Tech Support	\$ 500.00
Accounting & Mgmt. Services	\$ 10,000.00
Insurance-(paid annually)	\$ 7,000.00
Directors Bond Expense	\$ 250.00
Workers Comp. Insurance	\$ 750.00
Legal Fees	\$ 3,000.00
Tax Prep/Audit/Reserve Study	\$ 1,300.00
Bank Service Charges	\$ 10.00
Security Service Fees	\$ 1,500.00
Web site fees	\$ 110.00
Misc. Admin. Expense	\$ 39.32
License / Permits	\$ 100.00
Federal & State Taxes	\$ 100.00
Total ADMINISTRATIVE EXPENSE	\$ 54,609.32
MAINTENANCE EXPENSE	
Common Area Repairs/Expense	\$ 4,000.00
Janitorial Supplies	\$ 500.00
Landscape Service	\$ 12,500.00
Landscape Repairs	\$ 7,500.00
Landscape Supplies	\$ 500.00
Pest Control Service	\$ 300.00
Pool Repair	\$ 1,500.00
Pool Service	\$ 5,000.00
Pool Supplies/Chemicals	\$ 5,500.00
Total MAINTENANCE EXPENSE	\$ 37,300.00
UTILITIES EXPENSE	
Gas & Electric	\$ 12,000.00
Telephone/ DSL	\$ 1,300.00
Water / Sewer	\$ 16,000.00
Total UTILITIES EXPENSE	\$ 29,300.00
Total Expense	\$ 121,209.32

Net Income before Reserve Allocations: \$ 19,000.00

ALLOCATIONS	
CAPITAL IMPROVEMENTS-(drawn from Reserves)	
TRANSFERS to Reserves	\$ 19,000.00
Net Income	\$ -

Reserve Summary
 Appears on reverse.

Major Component Repairs
 Repairs will be deferred until sufficient funds are available

Anticipated Special Assessments
 No special assessments are anticipated.

Reserve Funding Mechanism
 The reserves will be funded by the assessments.
 Large repairs will be deferred.

Procedures for Reserve Calculations
 Calculations used the formula in § 5570 of the civil code and assumed 1% interest on bank accounts.

Outstanding Loans
 There are no outstanding loans.

Reserve Study Executive Summary

Association Name: Mesa View Homeowners Association #2
Location: 8550 Lynx Rd., San Diego, CA
No. of Units: 440 **Built:** 1975 **Fiscal Year Ending:** June 30, 2022
Level of Study: Level II: Update with On-Site Inspection **Date of Physical Inspection:** March 22, 2022

CURRENT FISCAL YEAR END SUMMARY OF RESERVE COMPONENTS

(See Reserve Analysis Worksheet, pg. 5, for breakdown of all components individual lives, current costs, and projected future replacement costs)

Reserve Component Groups	Estimated Useful Life	Estimated Remaining Life	Estimated Replacement Cost	Annual Funding Requirement	Accumulated Funding Requirement	Allocation of Fund Balance	Percent of Fund Balance
ROOFING - POOL BUILDING	35 - 35	11 - 11	\$ 5,520	\$ 158	\$ 3,785	\$ 2,364	2.7%
PAINTING	6 - 20	1 - 19	15,461	2,317	8,424	5,261	6.0%
FENCE/GATES	12 - 25	6 - 20	58,750	3,176	23,814	14,873	17.1%
PAVED SURFACES	7 - 15	3 - 15	50,000	3,714	2,857	1,784	2.1%
POOLS	4 - 30	2 - 28	108,643	7,224	27,827	17,380	20.0%
SHADE STRUCTURES	20 - 25	16 - 21	59,650	2,458	9,830	6,139	7.1%
LANDSCAPING/IRRIGATION	4 - 25	2 - 4	38,000	3,828	26,489	16,544	19.0%
LIGHTING/ELECTRICAL	12 - 20	1 - 16	7,560	438	5,052	3,155	3.6%
MISCELLANEOUS	18 - 30	1 - 21	36,500	1,421	24,628	15,382	17.7%
CONTINGENCY (5%)			19,004	1,237	6,635	4,144	4.8%
TOTALS			\$ 399,088	\$ 25,970	\$ 139,342	\$ 87,027	

CURRENT FISCAL YEAR RESERVE FUNDS

Current Budgeted Annual Reserve Allocation	\$ 20,000
Reserve Fund Balance as of: December 31, 2021	\$ 97,027
Anticipated Funding to Year End (full reserve allocation is funded at the fiscal year-end)	20,000
To Be Transferred to Reserve by Year End	15,000
Anticipated Expenditures to Year End	(45,000)
Cash Projected at Year End June 30, 2022	\$ 87,027
Accumulated Funding Requirement (Fully Funded)	\$ 139,342
Percentage Funded at the end of this Fiscal Year	62.5%
Accumulated Deficiency for Current Fiscal Year	\$ 52,315 Per Unit \$ 119
Deferred repair/replacement of any major component with a remaining life of 30 years or less?	YES

RESERVE FUNDING OPTIONS FOR THE FISCAL YEAR ENDING: 2023

	per unit per month	per year
funding options assume a 3% increase, unless otherwise noted		
Annual Requirement Funding:	\$ 5.07	\$ 26,749
Current Budgeted Funding:	3.90	20,600
Recommended Funding:	3.90	20,600
Special Assessment/s Recommended?		NO
For funding option details please see Reserve Study Summary page 2		

We present this summary of the repair and replacement funding program of the Association as of June 30, 2022, and the related reserve funding projection for the 30-year period from 2022 to 2052, based on information provided by management and based upon the consultant's estimates of the most probable reserve component replacement costs, conditions, and lives. The annual requirement is based on the cost of each component divided by its total useful life. The accumulated requirement is the annual requirement multiplied by the number of years each component has been in service. The difference between accumulated requirement total and the actual cash balance may indicate a deficit which would be expressed in the percentage funded.

The above information is a condensed summary of the reserve study, in compliance with CA Civil Codes 5300, 5550, and 5600, and is intended to be included in the annual budget package to be provided to owners not less than 30 nor more than 90 days prior to the Association fiscal year end. CACC 5550 requires an on-site inspection every 3 years, and the study to be reviewed annually. Assumptions have been made about costs, conditions, and future events that may occur. Some of these assumptions may not materialize; and unanticipated events and circumstances may occur subsequent to the date of this report. Therefore, the actual replacement costs and lives may vary from this report and the variations may be material.

The compilation of this reserve funding analysis and projection is based on representations of management and the consultant's estimates. We have not audited or reviewed the accompanying analysis and projections and, accordingly, do not express an opinion or any other form of assurance on them. We assume no responsibility to update this report for events occurring after the date of issuance of this report.

Ronald C. Sonnenberg