

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 \$ 175.00

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.

Profit & Loss Budget Overview

FY 2025-26

Ordinary Income/Expense	
Income	
REGULAR INCOME	
HOA Assessments	\$ 153,650.00
Allowance for bad debts	\$ (1,536.50)
Total REGULAR INCOME	\$ 152,113.50
INTEREST INCOME	
Interest - Savings	\$ 500.00
Interest - Checking	\$ 10.00
Total INTEREST INCOME	\$ 510.00
MISC INCOME	
Collection Fees/ Legal Costs	\$ 1,600.00
Escrow Doc./Transfer Fees	\$ 2,000.00
Interest on Delinquent Accounts	\$ 400.00
Key Income	\$ 300.00
Late Charges	\$ 150.00
Misc. income	\$ -
Total MISC INCOME	\$ 4,450.00
Total Income	\$ 157,073.50
Expense	
ADMINISTRATIVE EXPENSE	
Payroll Expenses	
Payroll Taxes	\$ 2,500.00
WAGES-Pool Monitors	\$ 25,000.00
Payroll Processing Expense	\$ 1,500.00
Employee Bonuses	\$ -
Total Payroll Expense	\$ 29,000.00
Office Expenses	
Community Relations	\$ 100.00
Office Supplies	\$ 600.00
Postage	\$ 1,000.00
Postal Annex mailbox-annual	\$ 274.00
Printing, Copying, Mailing	\$ 2,000.00
Software/Tech Support	\$ 1,000.00
Total Office Expense	\$ 4,974.00
Accounting & Mgmt. Services	\$ 14,000.00
Insurance-(paid annually)	\$ 9,000.00
Directors Bond Expense	\$ 300.00
Workers Comp. Insurance	\$ 900.00
Legal Fees	\$ 3,000.00
Tax Prep/Audit/Reserve Study	\$ 2,000.00
Bank Service Charges	\$ 250.00
Security Service Fees	\$ 1,200.00
Web site fees	\$ 225.00
Misc. Admin. Expense	\$ -
License / Permits	\$ 600.00
Federal & State Taxes	\$ 200.00
Total ADMINISTRATIVE EXPENSE	\$ 65,649.00
MAINTENANCE EXPENSE	
Common Area Repairs/Expense	\$ 5,000.00
Janitorial Supplies	\$ 219.50
Landscape Service	\$ 2,500.00
Landscape Repairs	\$ 12,500.00
Landscape Supplies	\$ -
Pest Control Service	\$ 305.00
Pool Repair	\$ 3,000.00
Pool Service	\$ 5,500.00
Pool Supplies/Chemicals	\$ 5,500.00
Total MAINTENANCE EXPENSE	\$ 34,524.50
UTILITIES EXPENSE	
Gas & Electric	\$ 14,000.00
Telephone/ DSL	\$ 1,900.00
Water / Sewer	\$ 14,000.00
Total UTILITIES EXPENSE	\$ 29,900.00
Total Expense	\$ 130,073.50
Net Income before Reserve Allocations:	\$ 27,000.00

ALLOCATIONS	
CAPITAL IMPROVEMENTS-(drawn from Reserves)	
TRANSFERS to Reserves	\$ 27,000.00
Net Income	\$ -

Reserve Study Executive Summary

Association Name: Mesa View #2 Homeowners Association No. 2
Location: 8550 Lynx Rd, San Diego, CA
No. of Units: 440 **Built:** 1975 **Fiscal Year Ending:** June 30, 2025
Level of Study: Level II: Update with On-Site Inspection **Date of Physical Inspection:** February 27, 2025

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	8 - 8	\$ 20,000	\$ 571	\$ 15,429	\$ 7,998	8.4%
PAINTING	6 - 20	1 - 16	16,832	2,519	11,261	5,838	6.1%
FENCE/GATES	12 - 25	3 - 17	66,510	3,672	28,673	14,865	15.5%
PAVED SURFACES	15 - 20	10 - 13	23,463	1,473	5,132	2,660	2.8%
POOLS	4 - 30	1 - 26	152,795	9,091	43,624	22,616	23.6%
SHADE STRUCTURES	20 - 25	13 - 18	68,363	2,813	19,689	10,207	10.7%
LANDSCAPING/IRRIGATION	4 - 30	1 - 10	46,509	4,259	11,412	5,916	6.2%
LIGHTING/ELECTRICAL/PLUMBING	12 - 30	5 - 30	18,254	787	8,944	4,637	4.8%
MISCELLANEOUS	18 - 30	1 - 20	43,966	1,734	31,780	16,476	17.2%
CONTINGENCY (5%)			22,835	1,346	8,797	4,561	4.8%
TOTALS			\$ 479,528	\$ 28,266	\$ 184,740	\$ 95,773	

CURRENT FISCAL YEAR RESERVE FUNDS

Current Budgeted Annual Reserve Allocation	\$	25,000
Reserve Fund Balance as of: January 31, 2025	\$	83,273
Anticipated Funding to Year End		12,500
Anticipated Expenditures to Year End		-
Cash Projected at Year End June 30, 2025	\$	95,773
Accumulated Funding Requirement (Fully Funded)	\$	184,740
Percentage Funded at the end of this Fiscal Year		51.8%
Accumulated Deficiency for Current Fiscal Year	\$	88,967
Deferred repair/replacement of any major component with a remaining life of 30 years or less?	Per Unit \$	202
		NO

RESERVE FUNDING OPTIONS FOR THE FISCAL YEAR ENDING: 2026

	per unit per month	per year
funding options assume a 3% increase, unless otherwise noted		
Annual Requirement Funding:	\$ 5.51	\$ 29,114
Current Budgeted Funding:	\$ 4.88	25,750
Recommended Funding:	\$ 5.11	27,000
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, 2025, and the related reserve funding projection for the 30-year period from 2025 to 2055, 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.