

Sun City Shadow Hills 2024 Second Draft Budget 9/20/2023 Budget Session												
General Ledger #	Account Description	2024 Assumption	Operating Fund 2024 Budget	North Channel Flood Control Fund	Replacement Fund 2024 Budget	2024 Draft Budget	Operating Fund 2023 Budget	North Channel Flood Control Fund	Replacement Fund 2023 Budget	2023 Budget	2023/2024 Budget \$ Increase (Decrease)	2023/2024 Budget % Increase (Decrease)
INCOME	TOTAL ASSESSMENT	Proposed draft 2024 Assessment = \$346.71										
4000	Assessments - Owners	3450 homes * \$270.70 per month per unit	11,206,980	-	-	11,206,980	10,804,986	-	-	10,804,986	401,994	4%
4001	Assessments - Internet	3450 homes - \$12.60 per homeowner per month	521,640	-	-	521,640	521,640	-	-	521,640	-	0%
4003	Assessments-North Channel Fund	N. Channel Flood Control Fund * 3450 homes * \$1 per month per unit.		41,400		41,400		41,400		41,400	-	0%
4905	Replacement Fund	3450 * \$62.41 per month. Based on 2024 Reserve Study First Draft		-	2,583,774	2,583,774		-	2,583,774	2,583,774	-	0%
4220	Resident Gate & Access Fees Transponders	Tenant IDs and Transponders. Homeowner Transponders (greater than two per homeowner).	26,000	-	-	26,000	26,000	-	-	26,000	-	0%
4275	Fitness Class Income	Average of 33 group exercise, 4 Pilates, and two "free" classes per week. Estimating 50 Annual Passes @ \$600 each (\$30K). Assumes average of 7 paid participants in group exercise classes (\$66K) and 5 paid participants in Pilates classes (\$16K). Reflects expense subsidy of \$34K.	106,000	-	-	106,000	106,000	-	-	106,000	-	0%
4295	Newsletter Advertising	View Magazine advertising; conservative estimate (based on 2023 forecast).	118,230	-	-	118,230	126,000	-	-	126,000	(7,770)	-6%
4407	Rental Income	Community Room Rentals (Clubs, churches, etc.). estimate.	11,000	-	-	11,000	9,000	-	-	9,000	2,000	22%
4700	Collection and Reimbursements	Reimbursement of legal and collection expenses incurred by the Association	1,000	-	-	1,000	3,000	-	-	3,000	(2,000)	-67%
4710	Interest /Late Charges	Fees for past due assessments	17,000	-	-	17,000	17,000	-	-	17,000	-	0%
4810	Fines - CC&R Violations	Fines assessed by Covenants Committee for violations of governing documents.	35,000	-	-	35,000	35,000	-	-	35,000	-	0%
4830	Vendor Access Control	Vendor program access control fees. Estimate based on less income in 2023 budget.	100,000	-	-	100,000	100,000	-	-	100,000	-	0%
4835	Other Income-Operating	Miscellaneous income- light bulbs, document copies, unforeseen credits, rebates and donations.	10,000	-	-	10,000	5,000	-	-	5,000	5,000	100%
4200	Lifestyle Income	Lifestyles has increased the number of monthly activities, concerts, music 2 my ears, trips and excursions, classes, that will generate additional revenue. With the reopening of the Amphitheater we can expand the number of performances and include outdoor movies during cooler months.	90,000	-	-	90,000	79,000	-	-	79,000	11,000	14%
4900	Interest Operating	Based on 2023 interest rates forecast	57,600	-	-	57,600	15,000	-	-	15,000	42,600	284%
4910	Interest - Replacement Fund	Conservative estimate; based on current estimated annual income.	-	-	408,000	408,000	-	-	145,000	145,000	263,000	181%
	Unrealized gain/loss											
TOTAL INCOME			12,300,450	41,400	2,991,774	15,333,624	11,847,626	41,400	2,728,774	14,617,800	715,824	5%
GENERAL AND ADMINISTRATIVE EXPENSES												
5003	Meetings	Board and Committee Meetings - Meals	11,000		-	11,000	7,000		-	7,000	4,000	57%
5009	Election Expense	Outside inspectors to conduct annual meeting and election. Based upon 2023 actual and proposal from HOA Elections.	22,000		-	22,000	20,000		-	20,000	2,000	10%
5010	Bad Debt	Estimated bad debt expense is 1/2 of 1% of annual assessment billings.	69,552		-	69,552	69,552		-	69,552	-	0%
5027	Committee Support Services	Expenses budgeted by the committees for office and support supplies. To be shared by all committees and the library. Based on 2023 forecast.	2,000		-	2,000	2,000		-	2,000	-	0%
5028	EPC	EPC Supplies	20,000		-	20,000	20,000		-	20,000	-	0%
5045	Dues and Subscriptions	Netflix for Lifestyles, CMCA dues and CAI dues.	3,500		-	3,500	6,000		-	6,000	(2,500)	-71%
5060	Credit Card Fee	Merchant fees.	18,000	-	-	18,000	17,000	-	-	17,000	1,000	6%
5085	Office Equip. Copier Lease	Copier leases for (5) machines HOA, Fitness, Montecito C/H, Santa Rosa C/H. Contracts \$745 mo., usage \$1,620 mo., tax \$113.84 mo. = \$2,479/mo. / \$29784/yr.	29,784		-	29,784	29,784		-	29,784	-	0%
5090	Office Supplies	Miscellaneous resident & guest items(includes cost of water in lobby for residents), HOA office supplies, ribbons & cards for member ID cards & guests passes, name badge supplies.	19,000		-	19,000	19,000		-	19,000	-	0%
5105	Reserve Analysis Fees	Level III reserve study update from SCT Reserves	3,500		-	3,500	11,500		-	11,500	(8,000)	-229%
5195	Other Admin Miscellaneous	Annual Image Storage fees, Cost of Associa/DRM mailing out resident packages. Associa/DRM tax processing \$1,400, bank charges, \$1159 monthly payroll processing fees, Docu-sign renewal \$11,000 (1.75 per envelope per signature)	22,000		-	22,000	22,000		-	22,000	-	0%
5200	Community Relations	Holiday basket to local Indio Fire Station	1,500		-	1,500	1,500		-	1,500	-	0%
5210	Printing	Coupon books, business cards, letterhead, envelopes, citation books, elections, audit & budget and age verification mailing. Associa/DRM copy charges. Reduction due to email consent sign-ups	40,500		-	40,500	45,000		-	45,000	(4,500)	-11%
5215	Postage	Pitney Bowes postage machine rental (\$119/month). Audit, budget and age verification mailings. Reduction due to email consent sign-ups	25,000		-	25,000	28,000		-	28,000	(3,000)	-12%
5300	Salaries and Related	8 FT Employees . Based on current pay rates plus burden provided by DRM. Includes 5% overall increase effective 07/01/2024. Added Controller position and moved vendor access control position to facilities	830,467		-	830,467	771,452		-	771,452	59,015	7%
5400	Insurance Expense	Based on 4/1/23-3/31/24 actual insurance cost. 4/1/24-12/31/24 18% increase	472,666		-	472,666	634,641		-	634,641	(161,975)	-34%
6300	Licenses and Fees	HOA: Total \$8,140: MPLC (Motion Picture Licensing Corp. - Umbrella License, \$956., BMI Music License \$3,591 and ASCAP \$956/yr.; BOR License \$2,637. Facilities Maint: Total 7,488 as follows: May, Maintenance truck license tags \$1,386; Catering truck license tags in Aug \$457, Santa Rosa pool/spa permits in October \$844; Montecito pool/spa permits in Nov. \$1,721; AQMD fuel tank annual testing \$900 in Sept; AQMD facilities maint bldg. \$1,380. Adobe \$800.	24,000		-	24,000	24,000		-	24,000	-	0%
7000	Audit & Tax Services	2023 Audit/tax preparation. 2024 consulting fees. Based upon proposal from Brabo-Carlson	30,000		-	30,000	29,500		-	29,500	500	2%
7020	Legal Services	Anticipated legal expenses	150,000		-	150,000	110,000		-	110,000	40,000	27%
7025	Legal Services Collection	Cost of Collections - DRM, CVCS & Alterra. Estimate based on 2023 forecast. Includes cost of sending late reminders, late fees, title search, pre-lien, lien fees & returned item fees.	25,000		-	25,000	25,000		-	25,000	-	0%
7040	Management Fees	Contract increase 4%	124,176		-	124,176	119,400		-	119,400	4,776	4%

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7235	Employee Support	Monthly "You Matter" lunches & awards; management meetings; safety meetings, education/training etc.	13,350		-	13,350	9,000		-	9,000	4,350	33%
9015	Taxes - Personal Property	Based on 2023 actual	22,100		-	22,100	22,100		-	22,100	-	0%
TOTAL GENERAL AND ADMIN EXPENSES			1,979,095	-	-	1,979,095	2,043,429	-	-	2,043,429	(64,334)	-3%
RECREATION LIFESTYLE EXPENSES												
5091	Office Supplies.	Office supplies have risen in 2023 we are anticipating a slight increases in pricing in 2024.	7,000		-	7,000	6,000		-	6,000	1,000	17%
5115	Website Services	WP Engine, Namecheap, Mailchimp, SurveyMonkey, The Events Calendar, Clcky Statistics, Zoom Virtual	5,000		-	5,000	4,500		-	4,500	500	11%
5176	Recreation Supplies	Office supplies have risen in 2023 we are anticipating a slight increases in pricing in 2024. Helium alone has tripled as a result of fewer companies offering the refill service.	10,200		-	10,200	10,000		-	10,000	200	2%
5205	Resident Activities	Lifestyle will increase the number of themed events to coincide with events Shadows Restaurant is sponsoring at the Montecito.	140,000		-	140,000	129,000		-	129,000	11,000	9%
5211	Printing	In house printing	960		-	960	750		-	750	210	28%
5225	Newsletter Services	Monthly print and production of View Magazine.	153,280		-	153,280	148,622		-	148,622	4,658	3%
5308	Recreation Lifestyle Salaries and Related	5 FT, 1 PT Employees. Based on current pay rates plus burden provided by DRM. Includes 5% overall increase effective 07/01/2024.	421,208		-	421,208	371,819		-	371,819	49,389	13%
7445	Linen	The cost of linen rentals is being added back in as it was removed during the closure of COVID.	8,550		-	8,550	-		-	-	8,550	#DIV/0!
TOTAL RECREATION LIFESTYLE EXPENSES			746,198	-	-	746,198	670,691	-	-	670,691	75,507	11%
FITNESS EXPENSES												
5092	Fitness Office Supplies	General office supplies (paper, filing folders, label tape, notepads, pens, laminating sheets, receipt books, clips, water cups, decorations, cases of bottled water for various events). Increased class participation and gym attendance. ShapeNet subscription \$478 monthly .	7,500		-	7,500	7,500		-	7,500	-	0%
5177	Fitness Supplies	I moved most of the 2023 amount over from fitness events. I would like to keep a closer eye on what is spent for fitness events oppose to fitness supplies. (Gym Wipes, equipment replacement such as yoga mats, weights, hooks, bands)	8,000		-	8,000	20,000		-	20,000	(12,000)	-60%
	Fitness Events	Separating fitness event from fitness supplies. Food, prizes, décor and trophies	14,600			14,600	-		-	-	14,600	#DIV/0!
5196	Fitness Miscellaneous.	Wellness lectures Hors d'oeuvres, wellness hike trips snacks.	1,000		-	1,000	1,000		-	1,000	-	0%
5322	Fitness Salaries and Related	7 FT, 1 PT. Based on current pay rates plus burden provided by DRM. Group Instructors average 33 group exercise, 4 Pilates and two "Free: classes per week. Includes 5% overall increase effective 07/01/2024.	573,592		-	573,592	548,741		-	548,741	24,851	5%
6410	Gym Equipment Maint.	Separating equipment repairs and routine maintenance	6,000		-	6,000	3,000		-	3,000	3,000	100%
6765	Sport Court Supplies	Tennis Balls for machine (\$350); Miscellaneous supplies including pickle ball, bocce ball, basketballs, table tennis (\$500)	850		-	850	850		-	850	-	0%
7330	Uniforms	8 employees-3 uniform shirts each. Professional, consistent look.	1,000		-	1,000	750		-	750	250	33%
TOTAL FITNESS EXPENSES			612,542	-	-	612,542	581,841	-	-	581,841	30,701	5%
LANDSCAPE EXPENSES												
6100	Grounds & Landscape Maintenance- Contracts	Effective January 1, 2024 through 12/31/2024 Common Area - Annual Contract \$1,188,792 (Monthly - \$99,066) 4.5% Increase Golf Course Trees & Palm Trimming on Sun City Blvd. - Annual - \$179,585	1,368,377		-	1,368,377	1,305,197		-	1,305,197	63,180	5%
6199	Landscape Extras	Phase I, II, III landscape - Plant/flower/Trees Replacement \$18,600 Irrigation System Repairs - \$22,560 Extra Landscape Services (Tree Removal, Additional Tree Trimming, Mow Curbs Repairs, One-time Home Cleanups Approved by Board) \$35,000 Budget for Landscape Advisory Committee approved plant and material replacement. - Additional cost for seed increase not covered by Annual Contract. Contract Covers \$1.25 per Pound / Current Seed Market - \$2.74. SCSH will have to pay the difference of \$1.49 per pound x 8,000 pounds for Annual Overseeding - \$11,920	95,000		-	95,000	88,080		-	88,080	6,920	8%
6120	DG	Phase I, II, III DG Groundcover Replacement for Common Area Landscape Areas SCSH to Purchase Material at Wholesale Cost Installation Cost - \$70/Ton Approx. Cost per Material Ton - \$95/Ton Annual Material Tonnage - 350 Tons.	57,750		-	57,750	57,750		-	57,750	-	0%
6426	Interior Plant Maintenance	Montecito Clubhouse, Fitness Center & Shadow Restaurant service contract for interior green plant service. Montecito & Fitness Center - \$12,900 (Monthly - \$1,075) Shadow Restaurant - \$2,100 (Monthly - \$175)	15,000		-	15,000	14,124		-	14,124	876	6%
TOTAL LANDSCAPE EXPENSES			1,536,127	-	-	1,536,127	1,465,151	-	-	1,465,151	70,976	5%
FACILITIES MAINTENANCE EXPENSES												
5093	Office Supplies & Equipment	Office supplies, printer cartridges & etc. Seal coat letter to notify residents.	7,000		-	7,000	7,000		-	7,000	-	0%

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5304	Maintenance Salaries and Related	32 FT Employees Based on current pay rates plus burden provided by DRM. Includes 5% overall increase effective 07/01/2024. # of Work Orders – 2022 – 3,880 # of Work Orders -- 2021 - 4,424 # of Work Orders – 2020 – 4,808 # of Work Orders – 2019 – 3,684 Added vendor access control to facilities coordinator position duties	1,994,847		-	1,994,847	1,904,355		-	1,904,355	90,492	5%
5314	Maintenance Temporary	Estimate based on anticipated need to cover vacant positions, leaves of absence, etc.	27,500		-	27,500	20,000		-	20,000	7,500	38%
6315	Uniforms- Maintenance	Uniform rental for 28 employees \$11,000 annually. Replacement of damage uniforms \$2,500 annually. Shop Towel rental for maintenance \$1,000 annually.	15,000		-	15,000	13,000		-	13,000	2,000	15%
6434	Pest Control	Pest control monthly service includes interior and perimeter of exterior of buildings, bocce courts & tennis courts areas. No increase from Eco-Lab Pest Control for 2024. Montecito clubhouse \$595.56 Santa Rosa Clubhouse \$358.01 Facilities Maint Bldg. \$85.23 Mailbox structures \$427.22 Phase 1 and Phase 3 Dog Park - Semi-Annual Ants/Ticks Service \$400 Bee Hives Removal - \$4,000	22,392		-	22,392	22,392		-	22,392	(0)	0%
6438	Pool/Spa Maintenance	Daily Pool Service Contract - \$37,800 (\$3,150/Month). Montecito Pool/Spa - Chlorine and Acid \$27,125 annually. Santa Rosa Pool/Spa - Chlorine and Acid \$17,500 annually. Pool/Spa and Fountains - Parts (pumps, filters repairs, pool lights, etc.), Supplies, and additional chemicals. 2024 Reserve Items Montecito, Indoor Pool Pump - \$1,450 Montecito, Indoor Spa Heater - \$4,350 Indoor Spa Pump - \$1,450 Jefferson Fountain Pump - \$1,450 Santa Rosa Spa Pump - \$1,450	97,950		-	97,950	111,825		-	111,825	(13,875)	-12%
6501	Audio Visual Repair	Audiovisual equipment repair- \$6,050 annual, batteries for microphones & equipment \$950 annual, lamps for projector lamp \$1,000, gaffers tape \$500 annual. Additional repair contingency due to age of equipment - - Replace damaged banquet chairs, tables, misc. equipment. - Replacement of TV's throughout the Facilities, Fitness Centers, and Restaurant	13,500		-	13,500	13,500		-	13,500	-	0%
6525	Restaurant Maintenance	Water Softener \$1,200 annual. Grease Interceptor Pump 2 times a year, \$4,000 annual. Kitchen Equipment Repairs - \$3,500	8,500		-	8,500	6,954		-	6,954	1,546	22%
6530	Common Area Repair & Maintenance Drain Service	Sand and oil separator pumping at Santa Rosa Cart Barn \$900 annually. Additional Plumbing Services for backed up drains - \$3,000	4,500		-	4,500	4,500		-	4,500	-	0%
6565	Fire System Repair & Maintenance Prevention Equipment	Montecito Fire alarm & monitoring serv. contract \$1,400 Shadows Restaurant Fire alarm & Monitoring contract \$1,280 South Course Cart Barn fire alarm & month contract \$1,280 Golf Maint. Bldg. fire alarm & monitoring serv. contract \$1,280 Santa Rosa Clubhouse fire alarm & month serv. contract \$1,280 Facilities Maint. bldg. fire alarm & monitoring contract \$1,280 HOA Bldg. fire alarm & monitoring contract \$1,280 Fire extinguisher service (53) \$1,100 Montecito Exhaust hood Ansul service in June & Dec \$390 Montecito Exhaust Hood Cleaning \$750 Shadows Kitchen Ansul service (2) hoods \$780 Shadow kitchen hood cleaning 4 times a yr. \$3,100 Fire Sprinkler/riser flow annual test (9) \$1,600 Fire Hydrant (10) annual test \$900 Fire alarm system repairs \$2,300	20,875		-	20,875	20,000		-	20,000	875	4%
6600	General Repair & Maintenance	General repairs & Maintenance on equipment, automatic door closer, glass/window repairs, street light repairs, Contract Misc. Labor. - Remove scale from fountains - 40th and Jefferson Fountains - Annual Misting Systems Services (4 locations) - AMMS Annual service contract for electronic/inventory work order system. - Service Ballroom & Meeting Room Partition Walls	82,092		-	82,092	82,092		-	82,092	-	0%
6625	HVAC Supplies/ Repairs & Maintenance	HVAC/Refrigeration Service and Repairs - Roof Top Air Conditioning Units, Exhaust Fans, Ice Machines, Refrigerators and Freezers, Kitchen Equipment Exhaust Fans, Water Chillers Replacement of a/c filters \$11,070 annually. Replacement of fan belts on HVAC \$900 annually Performance Testing and Service for the indoor pool dehumidification unit \$4,000. Replacement of water filters (19) on ice machines 2 times a year \$3,500 annually.	30,000		-	30,000	30,000		-	30,000	-	0%

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6635	Janitorial Supplies & Maintenance	Montecito & Fitness Center - \$23,000 Santa Rosa & Bistro Pro Shop - \$8,500 Shadows Golf Club Bldg. & Golf Course Restrooms - \$5,500 Security Gatehouses - \$2,600 Custodial equipment parts & repairs \$3,500 Ballroom & Stage drape cleaning \$1,500 Replacement of 2 Vacuum Cleaners - \$1,900	46,500		-	46,500	46,500		-	46,500	-	0%
6640	Lighting Supplies/Repairs & Maintenance	Repair & Maintenance on electrical components replacement of ballast, junction boxes, light fixtures, time clocks, timers, electrical parts & etc. Exterior & interior lamp replacement for all clubhouses & buildings \$20,000 annually.	33,500		-	33,500	32,000		-	32,000	1,500	5%
6655	Mailbox Repair & Maintenance	Mailbox miscellaneous repairs \$1,000 annually, Pressure Wash mailbox structures (127) 4 times a year x \$2,000. Annual cost for washing mailboxes \$8,000	9,000		-	9,000	7,800		-	7,800	1,200	15%
6680	Painting Services & Supplies	Paint supplies, paint tools, plastic buckets, brushes, rollers, tile supplies and etc. Stucco & Drywall Repairs. Stop Legends and bars. Reduction in 2023 as 2022 had reserve item (Santa Rosa metal fence repaint) in this G/L totaling \$3,800.	16,255		-	16,255	15,000		-	15,000	1,255	8%
6695	Plumbing Supplies/ Repair & Maintenance	Plumbing parts & supplies- shower valves, valves kits, urinal parts, Closet parts (toilet), vacuum breakers, sink faucet parts, kitchen sink valve & drain parts, PVC piping, copper piping, copper fittings	15,100		-	15,100	13,000		-	13,000	2,100	16%
6745	Signage Repair & Maintenance	Replace damaged street name and traffic signs Replace signs in parks, common areas, clubhouses, gates, etc.	14,400		-	14,400	12,500		-	12,500	1,900	15%
6750	Copier Lease.	Copier lease \$171.38. to include parts & supplies, service and 500 color copies.	2,057		-	2,057	2,057		-	2,057	0	0%
6760	Streets/ Sidewalk Repair & Maintenance	Street sweeping includes all tracts on Phase I, II & III. Sun City Blvd., & Sombra sweep Mondays & Fridays Montecito & Shadows Parking lots, once a week. All inside streets are sweep bi-weekly. Shadows Parking lot sweep weekly. Santa Rosa parking lot sweep once a month. Street Sweeping \$67,288 annual cost. - 5% Annual Increase - Extra Street Sweeping service not included in contract for special projects - \$2,000 Annual - \$40K for Common Area sidewalk, asphalt sinkholes, and concrete repairs	109,288		-	109,288	106,084		-	106,084	3,204	3%
6764	Sport Court Maintenance/ Equipment.	Purchase of general maintenance tennis court supplies, trash cans, tennis ball caddies, ball machine repairs, hoses, water broom, benches . Replace nets and score keepers as need for (6) Tennis Courts, (6) Pickle ball, (1) Basketball Court. \$4,500 Bocce Ball Courts Annual Maintenance \$7,910 (\$565 for 7 Courts x 2-times a year)	12,410		-	12,410	12,500		-	12,500	(90)	-1%
6775	Vehicle Expenses	Maintenance repairs for (1) Ford F-150 Truck, (2) Ford Rangers Trucks, (1) F-350 Catering Truck and (16) utility vehicles. Includes oil & lube service, brake service, tires, golf carts batteries replacement, transmission service and general repairs.	22,000		-	22,000	22,000		-	22,000	-	0%
6776	Maint. Fuel/Oil Expenses	Fuel cost for Maintenance Department for maintenance truck, utility carts, catering truck and maintenance equipment (blowers) Annual Fuel Gas Tank Repairs \$1,500	12,500		-	12,500	12,500		-	12,500	-	0%
6795	Other Supplies / Repair & Maintenance/ Equipment.	This account is used for general maintenance supplies and request from other departments, also expenses that the Board approves that are not budgeted. Mostly the items purchased are parts/ supplies, new installs or replacement items. This expense is driven by required repairs and the departments carry a minimal amount of stock. Other supplies that is maintain include posts, flags, ready mix, nuts/ bolts, two way radio batteries, keys, locks, etc. The department keeps a monthly log of what is purchased and repaired.	71,000		-	71,000	58,800		-	58,800	12,200	21%
7005	Consulting Fees	Consulting Fees Streets & Pavement Projects, 5-Acre Lot	40,000		-	40,000	60,000		-	60,000	(20,000)	-33%
TOTAL MAINTENANCE EXPENSES			2,728,166	-	-	2,728,166	2,636,359	-	-	2,636,359	91,807	3%
PROPERTY PROTECTION EXPENSES												
5094	Office Supplies & Subscriptions	Ink cartridges, paper, supplies, Dwelling live (thermal paper, guest passes, etc.)	20,000	-	-	20,000	20,000	-	-	20,000	-	0%
6440	Property Protection	7% increase per proposal received	1,442,901	-	-	1,442,901	1,351,378	-	-	1,351,378	91,523	7%
6441	Vendor Access Control	Annual vendor access control software leasing - vendor transponders	12,000		-	12,000	12,000		-	12,000	-	0%
6442	Gate Transponders, Cards & Keys	Resident transponders, proxy cards, readers, Dwelling live licenses, etc.	50,000		-	50,000	50,000		-	50,000	-	0%
6444	Auto Fuel/Oil Expenses	Allied Universal Vehicles-Fuel	60,000		-	60,000	60,000		-	60,000	-	0%
6650	Repairs and Maintenance	Based on 2023 Forecast	32,000		-	32,000	30,000		-	30,000	2,000	7%
TOTAL PROPERTY PROTECTION EXPENSES			1,616,901		-	1,616,901	1,523,378		-	1,523,378	93,523	6%
UTILITIES												
6055	Bulk Internet	\$13.23 per homeowner as of 05/01/24 (reflects 5% increase-per contract)	489,028		-	489,028	521,640		-	521,640	(32,612)	-6%
6000	Electric Service	2023 Forecast plus 4%	377,473		-	377,473	362,955		-	362,955	14,518	4%
6005	Gas Service	2023 forecast plus 4%	128,395		-	128,395	123,456		-	123,456	4,939	4%
6025	Water Service	2023 Forecast reduce 10%	34,030		-	34,030	37,811		-	37,811	(3,781)	-10%

General Ledger #	Account Description	2024 Assumption	Operating Fund 2024 Budget	North Channel Flood Control Fund	Replacement Fund 2024 Budget	2024 Draft Budget	Operating Fund 2023 Budget	North Channel Flood Control Fund	Replacement Fund 2023 Budget	2023 Budget	2023/2024 Budget \$ Increase (Decrease)	2023/2024 Budget % Increase (Decrease)
6035	Trash & Recycling Refuse Disposal	Montecito Clubhouse - \$632/Monthly Santa Rosa Clubhouse - \$473/Monthly Facilities Maintenance - \$437/Monthly	18,504		-	18,504	16,452		-	16,452	2,052	12%
6045	Cable Service	2023 Forecast plus 3%	20,143		-	20,143	19,368		-	19,368	775	4%
6050	Telephone & Internet Service	Frontier Internet - \$33,600 / Spectrum Telephone \$9,600 (Increase Internet Speed to Accommodate New Security Gates Cameras and Clubhouse Public Wi-Fi) Employee cell phones - \$6,900 (\$425 Monthly for 11 Lines)	50,100		-	50,100	36,005		-	36,005	14,095	39%
TOTAL UTILITIES			1,117,673	-	-	1,117,673	1,117,687	-	-	1,117,687	(14)	0%
Common Area Improvements												
6530	Common Area Improvements		-	-	-	-	-	-	-	-	-	0%
TOTAL COMMON AREA IMPROVEMENTS			-	-	-	-	-	-	-	-	-	#DIV/0!
REPLACEMENT FUND												
	Replacement Fund	Reserve expenses less taxes			3,205,039	3,205,039			2,634,886	2,634,886	570,153	22%
	Bank Fees	Bank Fees/Investment Expense	-		31,000	31,000			31,000	31,000	-	0%
	Income Taxes	Interest Income 28%	-		114,689	114,689			40,760	40,760	73,929	181%
TOTAL REPLACEMENT FUND			-	-	3,350,728	3,350,728	-	-	2,706,646	2,706,646	644,082	24%
North Channel Flood control Fund												
9100	N. Channel Flood Control	CVWD Storm Water Projects - Mow Curbs \$45K; Access Road \$145K, Consulting Fees, Legal	-	225,000	-	225,000	-	200,000	-	200,000	25,000	13%
TOTAL North Channel Flood Control Fund			-	225,000	-	225,000	-	200,000	-	200,000	25,000	13%
DEPRECIATION												
6320	Depreciation	Based on asset schedule	100,000	-	-	100,000	100,000	-	-	100,000	-	0%
Total			100,000	-	-	100,000	100,000	-	-	100,000	-	0%
SUB TOTAL EXPENSES			10,436,702	225,000	3,350,728	14,012,430	10,138,536	200,000	2,706,646	13,045,182	967,248	7%
HOA SURPLUS/DEFICIT BEFORE GOLF/F&B			1,863,748	(183,600)	(358,954)	1,321,194	1,709,090	(158,600)	22,129	1,572,618	(251,424)	-16%
GOLF OPERATIONS												
7440	Golf Operations, net	Version 2 draft budget	1,366,200		-	1,366,200	1,352,439		-	1,352,439	13,761	1%
7492	Golf Depreciation Expense	Troon	528,678		-	528,678	433,000		-	433,000	95,678	22%
TOTAL GOLF OPERATIONS			1,894,878	-	-	1,894,878	1,785,439	-	-	1,785,439	109,439	6%
F&B OPERATIONS												
7250	F&B Operations, net	Version 2 draft budget	597,548	-		597,548	456,651	-		456,651	140,897	31%
TOTAL F&B OPERATIONS			597,548	-	-	597,548	456,651	-	-	456,651	(140,897)	-31%
TOTAL EXPENSES												
TOTAL EXPENSES			12,929,128	225,000	3,350,728	16,504,856	12,380,626	200,000	2,706,646	15,287,272	935,790	6%
HOA SURPLUS/DEFICIT			(628,678)	(183,600)	(358,954)	(1,171,232)	(533,000)	(158,600)	22,129	(669,472)	(219,966)	33%
Chartered Club Net Expense			-	-	-	-	-	-	-	-	-	0%
			-	-		-	-	-		-	-	0%
SUB-TOTAL HOA SURPLUS/DEFICIT			(628,678)	(183,600)	(358,954)	(1,171,232)	(533,000)	(158,600)	22,129	(669,472)	(501,760)	
	Depreciation	Adjustment (Assessment included in Replacement Fund)	628,678	-		628,678	533,000	-		533,000		
TOTAL HOA SURPLUS/DEFICIT			-	(183,600)	(358,954)	(542,554)	(0)	(158,600)	22,129	(136,472)	(501,760)	0%
			-	(4.43)	(9)	(13)	(0)	(3.83)	1	(3)		