

Sun City Shadow Hills  
2024 Third Draft Budget  
10/18/2023 Budget Session

General Ledger Number	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)	2023 Forecast 9+3	2024 Budget Increase/ (Decrease) vs. 2023 Forecast
INCOME	TOTAL ASSESSMENT	Proposed Draft 2024 Assessment = \$351.88												
4000	Assessments - Owners	3450 homes * \$270.87 per month per unit	11,214,018	-	-	11,214,018	10,804,986	-	-	10,804,986	409,032	4%	10,804,986	409,032
4001	Assessments - Internet	3450 homes - \$12.60 per homeowner per month	521,640	-	-	521,640	521,640	-	-	521,640	-	0%	521,640	-
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%	41,400	-
4905	Replacement Fund	3450 * \$67.41 per month.		-	2,790,774	2,790,774		-	2,583,774	2,583,774	207,000	8%	2,583,774	207,000
4220	Resident Gate & Access Fees Transponders	Tenant IDs and Transponders. Homeowner Transponders (greater than two per homeowner).	29,000	-	-	29,000	26,000	-	-	26,000	3,000	12%	28,088	912
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 \$39K.	110,000	-	-	110,000	106,000	-	-	106,000	4,000	4%	107,679	2,321
4295	Newsletter Advertising	View Magazine advertising; conservative estimate (based on 2023 forecast).	118,230	-	-	118,230	126,000	-	-	126,000	(7,770)	-6%	119,224	(994)
4407	Rental Income	Community Room Rentals (Clubs, churches, etc.). estimate.	10,000	-	-	10,000	9,000	-	-	9,000	1,000	11%	7,084	2,916
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%	750	250
4710	Interest /Late Charges	Fees for past due assessments	20,000		-	20,000	17,000	-	-	17,000	3,000	18%	26,179	(6,179)
4810	Fines - CC&R Violations	Fines assessed by Covenants Committee for violations of governing documents.	35,000	-	-	35,000	35,000	-	-	35,000	-	0%	51,974	(16,974)
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%	76,028	23,972
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%	59,568	(49,568)
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%	47,564	42,436
4900	Interest Operating	Based on 2023 interest rates forecast	57,600	-	-	57,600	15,000	-	-	15,000	42,600	284%	61,126	(3,526)
4900	Interest N Channel Fund					-				-	-	0%	26,905	(26,905)
4910	Interest - Replacement Fund	Conservative estimate; based on current estimated annual income.	-	-	408,000	408,000	-	-	145,000	145,000	263,000	181%	380,556	27,444
	Unrealized gain/loss												471,325	(471,325)
TOTAL INCOME			12,316,488	41,400	3,198,774	15,556,662	11,847,626	41,400	2,728,774	14,617,800	938,862	6%	15,415,850	140,812
GENERAL AND ADMINISTRATIVE EXPENSES														
5003	Meetings	Board and Committee Meetings - Meals	11,000		-	11,000	7,000		-	7,000	4,000	57%	10,459	541
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%	21,898	103
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%	47,271	22,281
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%	1,030	970
5028	EPC	EPC Supplies	20,000		-	20,000	20,000		-	20,000	-	0%	18,809	1,191
5045	Dues and Subscriptions	Netflix for Lifestyles, CMCA dues and CAI dues.	3,500		-	3,500	6,000		-	6,000	(2,500)	-71%	4,929	(1,429)
5060	Credit Card Fee	Merchant fees.	18,000	-	-	18,000	17,000	-	-	17,000	1,000	6%	20,410	(2,410)
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%	29,927	(143)
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%	22,398	(3,398)
5105	Reserve Analysis Fees	Level III reserve study update from SCT Reserves	3,500		-	3,500	11,500		-	11,500	(8,000)	-229%	(1,900)	5,400
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%	31,975	(9,975)
5200	Community Relations	Holiday basket to local Indio Fire Station	1,500		-	1,500	1,500		-	1,500	-	0%	975	525
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	25,000		-	25,000	45,000		-	45,000	(20,000)	-80%	18,398	6,603
5215	Postage	Pitney Bowes postage machine rental (\$119/month). Audit, budget and age verification mailings. Reduction due to email consent sign-ups	20,000		-	20,000	28,000		-	28,000	(8,000)	-40%	16,414	3,586
5300	Salaries and Related	8 FT Employees . Based on current pay rates plus burden provided by DRM. Includes 4.5% overall increase effective 07/01/2024. Added Controller position and moved vendor access control position to facilities	824,785		-	824,785	771,452		-	771,452	53,333	6%	770,629	54,156
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%	421,734	50,932
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.	19,000		-	19,000	24,000		-	24,000	(5,000)	-26%	15,121	3,879
7000	Audit & Tax Services	2023 Audit/tax preparation. 2024 consulting fees. Based upon proposal from Brabo-Carlsen	30,000		-	30,000	29,500		-	29,500	500	2%	30,185	(185)
7020	Legal Services	Anticipated legal expenses	140,000		-	140,000	110,000		-	110,000	30,000	21%	207,703	(67,703)
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%	36,546	(11,546)
7040	Management Fees	Contract increase 4%	124,176		-	124,176	119,400		-	119,400	4,776	4%	119,400	4,776

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7235	Employee Support	Monthly "You Matter" lunches & awards; management meetings; safety meetings, education/training etc.	11,000		-	11,000	9,000		-	9,000	2,000	18%	13,816	(2,816)
9015	Taxes - Personal Property	Based on 2023 actual	22,100		-	22,100	22,100		-	22,100	-	0%	24,038	(1,938)
TOTAL GENERAL AND ADMIN EXPENSES			1,935,563	-	-	1,935,563	2,043,429	-	-	2,043,429	(107,866)	-5%	1,882,162	53,401
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%	4,670	2,330
5115	Website Services	WP Engine, Namecheap, Mailchimp, SurveyMonkey, The Events Calendar, Clicky Statistics, Zoom Virtual	5,000		-	5,000	4,500		-	4,500	500	11%	6,450	(1,450)
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%	23,225	(13,025)
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%	133,958	6,042
5211	Printing	In house printing	750		-	750	750		-	750	-	0%	1,064	(314)
5225	Newsletter Services	Monthly print and production of View Magazine.	153,280		-	153,280	148,622		-	148,622	4,658	3%	155,337	(2,057)
5308	Recreation Lifestyle Salaries and Related	5 FT Employees. Based on current pay rates plus burden provided by DRM. Includes 4.5% overall increase effective 07/01/2024.	394,690		-	394,690	371,819		-	371,819	22,871	6%	382,633	12,057
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	0%	-	8,550
TOTAL RECREATION LIFESTYLE EXPENSES			719,470	-	-	719,470	670,691	-	-	670,691	48,779	7%	707,337	12,133
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%	5,590	1,910
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%	25,235	(17,235)
	Fitness Events	Separating fitness event from fitness supplies. Food, prizes, décor and trophies	14,600		-	14,600	-		-	-	14,600	0%		14,600
5196	Fitness Miscellaneous.	Wellness lectures Hors d'oeuvres, wellness hike trips snacks.	1,000		-	1,000	1,000		-	1,000	-	0%	776	224
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 4.5% overall increase effective 07/01/2024.	570,653		-	570,653	548,741		-	548,741	21,912	4%	541,540	29,113
6410	Gym Equipment Maint.	Separating equipment repairs and routine maintenance	6,000		-	6,000	3,000		-	3,000	3,000	100%	7,438	(1,438)
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%	350	500
7330	Uniforms	8 employees-3 uniform shirts each. Professional, consistent look.	1,000		-	1,000	750		-	750	250	33%	250	750
TOTAL FITNESS EXPENSES			609,603	-	-	609,603	581,841	-	-	581,841	27,762	5%	581,178	28,425
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%	1,179,734	188,643
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%	109,856	(14,856)
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%	43,892	13,858
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%	14,124	876
TOTAL LANDSCAPE EXPENSES			1,536,127	-	-	1,536,127	1,465,151	-	-	1,465,151	70,976	5%	1,347,607	188,520
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%	5,536	1,464

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5304	Maintenance Salaries and Related	32 FT Employees Based on current pay rates plus burden provided by DRM. Includes 4.5% 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	2,020,120		-	2,020,120	1,904,355		-	1,904,355	115,765	6%	1,754,314	265,806
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%	128,649	(101,149)
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%	18,446	(3,446)
6434	Pest Control	Pest control monthly service includes interior and perimeter of exterior of buildings, bocce courts & tennis courts areas. <b>No increase from Eco-Lab Pest Control for 2024.</b> 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%	21,385	1,007
6438	Pool/Spa Maintenance	Daily Pool Service Contract - <b>\$37,800 (\$3,150/Month).</b> 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. <b>2024 Reserve Items</b> <b>Montecito, Indoor Pool Pump - \$1,450</b> <b>Montecito, Indoor Spa Heater - \$4,350</b> <b>Indoor Spa Pump - \$1,450</b> <b>Jefferson Fountain Pump - \$1,450</b> <b>Santa Rosa Spa Pump - \$1,450</b>	97,950		-	97,950	111,825		-	111,825	(13,875)	-12%	111,680	(13,730)
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	12,000		-	12,000	13,500		-	13,500	(1,500)	-11%	11,457	543
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%	6,424	2,077
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%	2,595	1,905
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%	18,549	2,326
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%	87,627	(5,535)
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%	46,560	(16,560)



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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%	51,300	(4,800)
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 <b>\$20,000 annually.</b>	30,000		-	30,000	32,000		-	32,000	(2,000)	-6%	30,217	(217)
6655	Mailbox Repair & Maintenance	Mailbox miscellaneous repairs \$1,000 annually, Pressure Wash mailbox structures (127) 4 times a year x <b>\$2,000.</b> Annual cost for washing mailboxes \$8,000	9,000		-	9,000	7,800		-	7,800	1,200	15%	3,313	5,687
6680	Painting Services & Supplies	Paint supplies, paint tools, plastic buckets, brushes, rollers, tile supplies and etc. Stucco & Drywall Repairs. Stop Legends and bars.	10,000		-	10,000	15,000		-	15,000	(5,000)	-33%	8,988	1,012
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%	18,237	(3,137)
6745	Signage Repair & Maintenance	Replace damaged street name and traffic signs Replace signs in parks, common areas, clubhouses, gates, etc.	12,500		-	12,500	12,500		-	12,500	-	0%	9,400	3,100
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%	2,139	(82)
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 <b>\$67,288 annual cost. - 5% Annual Increase</b> - 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%	107,233	2,055
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 <b>\$7,910 (\$565 for 7 Courts x 2-times a year)</b>	12,410		-	12,410	12,500		-	12,500	(90)	-1%	11,710	700
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.	18,000		-	18,000	22,000		-	22,000	(4,000)	-18%	14,697	3,303
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	16,500		-	16,500	12,500		-	12,500	4,000	32%	21,905	(5,405)
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%	74,477	(3,477)
7005	Consulting Fees	Consulting Fees Streets & Pavement Projects, 5-Acre Lot	40,000		-	40,000	60,000		-	60,000	(20,000)	-33%	27,471	12,530
TOTAL MAINTENANCE EXPENSES			2,740,284	-	-	2,740,284	2,636,359	-	-	2,636,359	103,925	4%	2,594,309	145,975
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%	14,065	5,935
6440	Property Protection	5% increase per proposal received	1,423,160	-	-	1,423,160	1,351,378	-	-	1,351,378	71,782	5%	1,338,489	84,671
6441	Vendor Access Control	Annual vendor access control software leasing - vendor transponders	12,000		-	12,000	12,000		-	12,000	-	0%	9,309	2,691
6442	Gate Transponders, Cards & Keys	Resident transponders, proxy cards, readers, Dwelling live licenses, etc.	40,000		-	40,000	50,000		-	50,000	(10,000)	-20%	26,927	13,073
6444	Auto Fuel/Oil Expenses	Allied Universal Vehicles-Fuel	55,000		-	55,000	60,000		-	60,000	(5,000)	-8%	50,772	4,228
6650	Repairs and Maintenance	Based on 2023 Forecast	32,000		-	32,000	30,000		-	30,000	2,000	7%	39,887	(7,887)
TOTAL PROPERTY PROTECTION EXPENSES			1,582,160		-	1,582,160	1,523,378		-	1,523,378	58,782	4%	1,479,449	102,711
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%	513,360	(24,332)
6000	Electric Service	2023 Forecast plus 4%	377,473		-	377,473	362,955		-	362,955	14,518	4%	334,626	42,847
6005	Gas Service	2023 forecast plus 4%	128,395		-	128,395	123,456		-	123,456	4,939	4%	152,279	(23,884)
6025	Water Service	2023 Forecast reduce 10%	34,030		-	34,030	37,811		-	37,811	(3,781)	-10%	33,554	476
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%	22,127	(3,623)

General Ledger Number	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)	2023 Forecast 9+3	2024 Budget Increase/ (Decrease) vs. 2023 Forecast
6045	Cable Service	2023 Forecast plus 3%	20,143		-	20,143	19,368		-	19,368	775	4%	22,852	(2,709)
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)	50,100		-	50,100	36,005		-	36,005	14,095	39%	42,435	7,665
TOTAL UTILITIES			1,117,673	-	-	1,117,673	1,117,687	-	-	1,117,687	(14)	0%	1,121,232	(3,559)
Common Area Improvements														
6770	Common Area Improvements		-	-	-	-	-	-	-	-	-	0%	97,886	(97,886)
TOTAL COMMON AREA IMPROVEMENTS			-	-	-	-	-	-	-	-	-	0%	97,886	(97,886)
TOTAL HOA EXPENSES			10,240,880	-	-	10,240,880	10,038,536	-	-	10,038,536	202,344	2%	9,811,158	429,722
REPLACEMENT FUND														
	Replacement Fund	Reserve expenses less taxes			3,205,039	3,205,039			2,634,886	2,634,886	570,153	22%	2,323,801	881,238
	Bank Fees	Bank Fees/Investment Expense	-		31,000	31,000			31,000	31,000	-	0%	39,933	(8,933)
	Income Taxes	Interest Income 28%	-		114,689	114,689			40,760	40,760	73,929	181%	39,160	75,529
TOTAL REPLACEMENT FUND			-	-	3,350,728	3,350,728	-	-	2,706,646	2,706,646	644,082	24%	2,402,894	947,834
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%	156,074	68,926
TOTAL North Channel Flood Control Fund			-	225,000	-	225,000	-	200,000	-	200,000	25,000	13%	156,074	68,926
DEPRECIATION														
6320	Depreciation	Based on asset schedule	100,000	-	-	100,000	100,000	-	-	100,000	-	0%	101,544	(1,544)
Total			100,000	-	-	100,000	100,000	-	-	100,000	-	0%	101,544	(1,544)
SUB TOTAL HOA, REPLACEMENT FUND, NO CHANNEL FUND AND DEPRECIATION EXPENSES			10,340,880	225,000	3,350,728	13,916,608	10,138,536	200,000	2,706,646	13,045,182	871,426	7%	12,471,669	1,444,939
HOA SURPLUS/DEFICIT BEFORE GOLF/F&B			1,975,608	(183,600)	(151,954)	1,640,054	1,709,090	(158,600)	22,129	1,572,618	67,436	4%	2,944,181	(1,304,127)
GOLF OPERATIONS														
7440	Golf Operations, net	Version 2 draft budget	1,450,177		-	1,450,177	1,352,439		-	1,352,439	97,738	7%	1,484,411	(34,234)
7492	Golf Depreciation Expense	Troon	433,200		-	433,200	433,000		-	433,000	200	0%	369,415	63,785
TOTAL GOLF OPERATIONS			1,883,377	-	-	1,883,377	1,785,439	-	-	1,785,439	97,938	5%	1,853,826	29,551
F&B OPERATIONS														
7250	F&B Operations, net	Version 2 draft budget	625,499	-		625,499	456,651	-		456,651	168,848	37%	632,635	(7,136)
TOTAL F&B OPERATIONS			625,499	-	-	625,499	456,651	-	-	456,651	(168,848)	-37%	632,635	(7,136)
TOTAL HOA, REPLACEMENT FUND, NO CHANNEL FUND, GOLF AND F&BEXPENSES			12,849,756	225,000	3,350,728	16,425,484	12,380,626	200,000	2,706,646	15,287,272	800,516	5%	14,958,129	1,467,355
HOA SURPLUS/DEFICIT			(533,268)	(183,600)	(151,954)	(868,822)	(533,000)	(158,600)	22,129	(669,472)	138,346	-21%	457,721	(1,326,542)
Chartered Club Net Expense			-	-	-	-	-	-	-	-	-	0%	(42,581)	42,581
			-	-		-	-	-		-	-	0%	-	-
SUB-TOTAL HOA SURPLUS/DEFICIT			(533,268)	(183,600)	(151,954)	(868,822)	(533,000)	(158,600)	22,129	(669,472)	(199,350)		415,140	(1,283,962)
Depreciation			533,200	-		533,200	533,000	-		533,000			470,958	62,242
TOTAL HOA SURPLUS/DEFICIT			(68)	(183,600)	(151,954)	(335,622)	(0)	(158,600)	22,129	(136,472)	(199,350)	0%	886,098	(1,221,720)
			(0.00)	(4.43)	(4)	(8)	(0)	(3.83)	1	(3)			21	(30)