

***Montecito***  
***Community Development District***

***Amended Budget***  
***FY2022***



**Montecito  
Community Development District**

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**Montecito**  
**Community Development District**  
**General Fund**  
**Fiscal Year 2022**

	Adopted Budget FY 2022	Increase/ (Decrease)	Amended Budget FY 2022	Projected FY 2022
<b>Revenues</b>				
Maintenance Assessments	\$ 723,971	\$ 1,829	\$ 725,800	\$ 725,800
Interest Income	\$ -	\$ -	\$ -	\$ 3
Gate & Amenity Access Income	\$ -	\$ 3,865	\$ 3,865	\$ 3,865
Miscellaneous Income	\$ -	\$ 19,418	\$ 19,418	\$ 19,418
Carryforward Surplus	\$ -	\$ 203,070	\$ 203,070	\$ 203,070
<b>Total Revenues</b>	<b>\$ 723,971</b>	<b>\$ 228,182</b>	<b>\$ 952,153</b>	<b>\$ 952,156</b>
<b>Expenditures</b>				
<b>Administrative Expenditures</b>				
Supervisor Fees	\$ 7,200	\$ 1,400	\$ 8,600	\$ 8,600
District Management	\$ 42,436	\$ -	\$ 42,436	\$ 42,436
District Engineer	\$ 30,000	\$ 13,000	\$ 43,000	\$ 42,459
District Counsel	\$ 30,000	\$ 18,000	\$ 48,000	\$ 47,622
Disclosure Report	\$ 1,500	\$ -	\$ 1,500	\$ 1,500
Trustee Fees	\$ 3,500	\$ (2,000)	\$ 1,500	\$ 1,458
Assessment Roll	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Auditing Services	\$ 5,000	\$ (125)	\$ 4,875	\$ 4,875
Arbitrage Rebate Calculation	\$ 500	\$ (50)	\$ 450	\$ 450
Public Officials/General Liability Insurance	\$ 17,000	\$ (1,082)	\$ 15,918	\$ 15,918
Legal Advertising	\$ 2,000	\$ 2,000	\$ 4,000	\$ 3,591
Dues, Licenses, & Subscriptions	\$ 175	\$ -	\$ 175	\$ 175
Information Technology	\$ 1,800	\$ -	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 1,300	\$ 2,500	\$ 2,204
Property Appraiser	\$ 250	\$ (40)	\$ 211	\$ 211
Reimbursable Expenditures	\$ 1,200	\$ (500)	\$ 700	\$ 674
Contingency	\$ 2,400	\$ (700)	\$ 1,700	\$ 1,695
<b>Administrative Expenditures Total</b>	<b>\$ 151,161</b>	<b>\$ 31,204</b>	<b>\$ 182,365</b>	<b>\$ 180,667</b>
<b>Operations and Maintenance Expenditures</b>				
<i>Field Management</i>				
Field Manager	\$ 19,096	\$ 908	\$ 20,005	\$ 20,005
Amenity Management	\$ -	\$ 4,275	\$ 4,275	\$ 4,275
Onsite Facility Supervisor Salary	\$ 45,569	\$ (3,476)	\$ 42,093	\$ 42,093
Onsite Parttime Pool Attendant	\$ 7,150	\$ (7,150)	\$ -	\$ -
Payroll Taxes	\$ 4,033	\$ (764)	\$ 3,269	\$ 3,269
Workers Compensation Costs	\$ 2,751	\$ (741)	\$ 2,010	\$ 2,010
Cell Phone & Mileage Reimbursement	\$ 600	\$ (300)	\$ 300	\$ 275
ADP Fees	\$ 3,000	\$ (1,200)	\$ 1,800	\$ 1,719
Property Insurance	\$ 31,900	\$ (1,496)	\$ 30,404	\$ 30,404
<b>Field Management Subtotal</b>	<b>\$ 114,099</b>	<b>\$ (9,943)</b>	<b>\$ 104,156</b>	<b>\$ 104,050</b>
<i>Amenity Center Operations</i>				
Repairs & Maintenance (Non-HVAC)	\$ 12,000	\$ 500	\$ 12,500	\$ 12,203
HVAC Repairs & Maintenance	\$ 2,000	\$ 1,500	\$ 3,500	\$ 3,351
Office Supplies	\$ 1,500	\$ (640)	\$ 860	\$ 860
Janitorial Supplies	\$ 1,850	\$ (1,300)	\$ 550	\$ 528
Janitorial Services	\$ 7,062	\$ 938	\$ 8,000	\$ 7,945
Pest Control & Termite Bond	\$ 1,000	\$ -	\$ 1,000	\$ 939
Fitness Equipment Repairs & Maintenance	\$ 2,500	\$ 500	\$ 3,000	\$ 2,726
Playground Repairs & Maintenance	\$ 1,000	\$ (500)	\$ 500	\$ -
Pool Service Repairs & Maintenance	\$ 12,500	\$ 7,500	\$ 20,000	\$ 19,697
<b>Amenity Center Operations Subtotal</b>	<b>\$ 41,412</b>	<b>\$ 8,498</b>	<b>\$ 49,910</b>	<b>\$ 48,249</b>

**Montecito**  
**Community Development District**  
**General Fund**  
**Fiscal Year 2022**

	Adopted Budget FY 2022	Increase/ (Decrease)	Amended Budget FY 2022	Projected FY 2022
<i>Irrigation</i>				
Irrigation Repairs & Maintenance	\$ 25,000	\$ 35,000	\$ 60,000	\$ 56,973
Irrigation Monitoring	\$ 5,988	\$ 175	\$ 6,163	\$ 6,163
Hoover Pumps Repairs & Maintenance	\$ 15,000	\$ 3,500	\$ 18,500	\$ 18,398
<b><u>Irrigation Subtotal</u></b>	<b>\$ 45,988</b>	<b>\$ 38,675</b>	<b>\$ 84,663</b>	<b>\$ 81,533</b>
<i>Lakes &amp; Fountains</i>				
Aquatic Maintenance	\$ 5,460	\$ 1,040	\$ 6,500	\$ 6,355
Fountain Service Repairs & Maintenance	\$ 11,920	\$ (920)	\$ 11,000	\$ 10,725
<b><u>Lakes &amp; Fountains Subtotal</u></b>	<b>\$ 17,380</b>	<b>\$ 120</b>	<b>\$ 17,500</b>	<b>\$ 17,079</b>
<i>Landscaping</i>				
Landscaping Contracted Services	\$ 77,667	\$ (1,434)	\$ 76,233	\$ 76,233
Additional Landscaping Repairs & Maintenance	\$ 15,000	\$ (5,000)	\$ 10,000	\$ 8,764
Entrance Pot Plant Replacement	\$ 2,400	\$ 1,600	\$ 4,000	\$ 3,868
Mulch	\$ 12,334	\$ (5,334)	\$ 7,000	\$ 7,000
Palm Tree Maintenance	\$ 14,000	\$ 6,000	\$ 20,000	\$ 19,730
Oak Tree Maintenance	\$ 6,500	\$ (1,500)	\$ 5,000	\$ 4,688
<b><u>Landscaping Subtotal</u></b>	<b>\$ 127,900</b>	<b>\$ (5,668)</b>	<b>\$ 122,233</b>	<b>\$ 120,282</b>
<i>Common Areas, Right of Ways &amp; Perimeter Walls</i>				
Street Light Repairs & Maintenance	\$ 8,500	\$ (1,495)	\$ 7,005	\$ 7,005
Entrance Vehicular Gates Repairs & Maintenance	\$ 5,500	\$ 500	\$ 6,000	\$ 5,678
Pedestrian Entry Gates & Walls Maintenance	\$ 8,000	\$ (4,000)	\$ 4,000	\$ 3,400
Common Area Repairs & Maintenance	\$ 3,000	\$ 15,000	\$ 18,000	\$ 17,898
Sidewalk Cleaning	\$ 6,000	\$ 17,000	\$ 23,000	\$ 22,297
<b><u>Common Areas, Right of Ways &amp; Perimeter Walls Subtotal</u></b>	<b>\$ 31,000</b>	<b>\$ 27,005</b>	<b>\$ 58,005</b>	<b>\$ 56,277</b>
<i>Security Monitoring Services</i>				
Fire Detection Services	\$ 1,404	\$ 820	\$ 2,224	\$ 2,224
Access Control Services	\$ 2,476	\$ 48	\$ 2,525	\$ 2,525
Intrusion Services	\$ 1,276	\$ 207	\$ 1,483	\$ 1,483
Security Monitoring Repairs & Maintenance	\$ 2,500	\$ -	\$ 2,500	\$ 2,424
<b><u>Security Subtotal</u></b>	<b>\$ 7,656</b>	<b>\$ 1,076</b>	<b>\$ 8,732</b>	<b>\$ 8,656</b>
<i>Utilities</i>				
Electric Services	\$ 43,000	\$ -	\$ 43,000	\$ 42,938
Telephone, Fax & Internet	\$ 3,000	\$ 500	\$ 3,500	\$ 3,304
Water & Sewer Services	\$ 4,000	\$ (1,000)	\$ 3,000	\$ 2,489
Gate Kiosk Internet Services	\$ 2,850	\$ (350)	\$ 2,500	\$ 2,280
<b><u>Utilities Subtotal</u></b>	<b>\$ 52,850</b>	<b>\$ (850)</b>	<b>\$ 52,000</b>	<b>\$ 51,010</b>
<i>Other</i>				
Contingency/Miscellaneous Expenditures	\$ 5,000	\$ -	\$ 5,000	\$ 3,238
<b><u>Other Subtotal</u></b>	<b>\$ 5,000</b>	<b>\$ -</b>	<b>\$ 5,000</b>	<b>\$ 3,238</b>
<b><u>Operations &amp; Maintenance Expenditures Total</u></b>	<b>\$ 443,285</b>	<b>\$ 58,913</b>	<b>\$ 502,198</b>	<b>\$ 490,374</b>
<b>Total Expenditures</b>	<b>\$ 594,446</b>	<b>\$ 90,116</b>	<b>\$ 684,563</b>	<b>\$ 671,041</b>
<b>Other Financing Uses</b>				
Disaster Reserve Transfer Out	\$ 25,000	\$ -	\$ 25,000	\$ 25,000
Capital Reserve Transfer Out	\$ 54,524	\$ -	\$ 54,524	\$ 54,524
Roadway Reserve Transfer Out	\$ 50,000	\$ 50,000	\$ 100,000	\$ 100,000
<b>Total Other Financing Uses</b>	<b>\$ 129,524</b>	<b>\$ 50,000</b>	<b>\$ 179,524</b>	<b>\$ 179,524</b>
<b>Total Expenditures &amp; Reserves</b>	<b>\$ 723,971</b>	<b>\$ 140,116</b>	<b>\$ 864,087</b>	<b>\$ 850,565</b>
<b>Net Change in Fund Balance</b>	<b>\$ 0</b>		<b>\$ 88,066</b>	<b>\$ 101,590</b>

**Montecito**  
**Community Development District**  
**Capital Reserve Fund**  
**Fiscal Year 2022**

	Adopted Budget FY 2022	Increase/ (Decrease)	Amended Budget FY 2022	Projected FY 2022
<b>Revenues</b>				
Beginning Fund Balance	\$ 66,558	\$ 7,961	\$ 74,519	\$ 74,519
Transfer In	\$ 54,524	\$ -	\$ 54,524	\$ 54,524
		-		
<b>Total Revenues</b>	<b>\$ 121,082</b>	<b>\$ 7,961</b>	<b>\$ 129,043</b>	<b>\$ 129,043</b>
<b>Expenditures</b>				
Contingency	\$ -	\$ -	\$ -	\$ 435
Capital Outlay - Landscaping	\$ 24,145	\$ 75,855	\$ 100,000	\$ 98,974
Capital Outlay - Amenity Center	\$ 4,300	\$ 2,200	\$ 6,500	\$ 6,102
Capital Outlay - Streets, Sidewalks, Walls & Gates	\$ 17,825	\$ -	\$ 17,825	\$ 13,840
<b>Total Expenditures</b>	<b>\$ 46,270</b>	<b>\$ 78,055</b>	<b>\$ 124,325</b>	<b>\$ 119,352</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 74,812</b>		<b>\$ 4,718</b>	<b>\$ 9,692</b>

**Montecito**  
**Community Development District**  
**Roadway Reserve Fund**  
**Fiscal Year 2022**

	Adopted Budget FY 2022	Increase/ (Decrease)	Amended Budget FY 2022	Projected FY 2022
<b>Revenues</b>				
Beginning Fund Balance	\$ 50,000	\$ (50,000)	\$ -	\$ -
Transfer In	50,000	\$ 50,000	100,000	\$ 100,000
<b>Total Revenues</b>	<b>\$ 100,000</b>	<b>\$ -</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>
<b>Expenditures</b>				
Bank Fees	\$ -	\$ 300	\$ 300	\$ 205
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ 300</b>	<b>\$ 300</b>	<b>\$ 205</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 100,000</b>	<b>\$ (300)</b>	<b>\$ 99,700</b>	<b>\$ 99,795</b>