Montecito CDD
FY2026 Adopted O&M Budget

	FY 2026 Adopted Budget
Revenues	
O&M Assessments	$ 1,056,071.09
Debt Assessments (S2022)	333,842.87
Interest Income	23,882.28
Townhome Mailbox Maintenance	1,440.00
Stormwater Control Cost Share	4,136.00
Total Revenues	**$ 1,419,372.24**
General & Administrative Expenses	
Supervisor Fees	$ 6,000.00
District Engineer	45,000.00
Legal Fees	40,000.00
District Management	50,000.00
Assessment Roll	7,000.00
Website Maintenance	3,420.00
Auditing Services	4,576.00
Tax Preparation Fees	60.00
Arbitrage Rebate Calculation	500.00
Trustee Fees	3,250.00
Insurance	51,691.20
Legal Advertising	1,250.00
Dues, Licenses, and Fees	175.00
Contingency/Miscellaneous	2,400.00
Total General & Administrative Expenses	**$ 215,322.20**
Maintenance Expenses	
Facility Attendant & General Mgmt. Contract	**$ 163,246.00**
Amenity Center Operations	
Repairs & Maint. (Non-HVAC)	$ 7,750.00
HVAC Repairs & Maint.	5,000.00
Office Supplies	1,000.00
Janitorial Supplies	1,250.00
Janitorial Services	18,000.00
Pest Control & Termite Bond	1,203.00
Fitness Equipment Repairs & Maint.	3,000.00
Playground Repairs & Maint.	1,000.00
Pool Service Repairs & Maint.	28,000.00
Total Amenity Center	**$ 66,203.00**
Irrigation	
Irrigation Repairs & Maint.	$ 50,000.00
Irrigation Monitoring	7,200.00
Hoover Pumps Repairs & Maint.	17,500.00
Total Irrigation	**$ 74,700.00**
Stormwater Control	
Aquatic Repairs & Maint.	$ 20,000.00

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Landscaping		
Landscaping Contracted Services	$	82,000.00
Additional Landscaping Repairs & Maint.		27,646.00
Plant Replacement		6,000.00
Mulch		15,000.00
Palm Tree Maint.		18,000.00
Oak Tree Maint.		10,000.00
Total Landscaping	**$**	**158,646.00**
Common Areas, Right of Ways & Walls		
Streetlight Repairs & Maint.	$	9,000.00
Entry Vehicular Gates Repairs & Maint.		15,000.00
Pedestrian Entry Gates & Walls Maint.		5,000.00
Common Area Repairs & Maint.		12,000.00
Total Common Areas, Right of Ways & Walls	**$**	**41,000.00**
Security Monitoring Services		
Fire Detection Services	$	7,130.00
Security Monitoring Repairs & Maint.		2,870.00
Total Security Monitoring Services	**$**	**10,000.00**
Utilities		
Electric Services	$	65,000.00
Telephone, Internet		4,000.00
Water & Sewer Services		4,000.00
Gate Kiosk Internet Services		2,850.00
Total Utilities	**$**	**75,850.00**
Extraordinary Services		
Townhome Mailboxes Maint	$	1,440.00
Total Maintenance Expenses	**$**	**611,085.00**
Total Expenditures	**$**	**826,407.20**
<u>Other Financing Uses</u>		
Capital Reserve Transfer Out	$	63,636.20
Disaster Reserve Transfer Out		30,000.00
Roadway Reserve Transfer Out		100,000.00
Total Other Financing Uses	**$**	**193,636.20**
Total Expenditures & Reserves	**$**	**1,020,043.40**
Revenues Less Expenditures	**$**	**399,328.84**
Bond Payments (S2022)	**$**	**315,934.00**
Balance	**$**	**83,394.84**
Assessment Fees & Discounts		
County Appraiser & Tax Collector Fee	$	27,798.28
Discounts		55,596.56
Excess / (Shortfall)	**$**	**0.00**