

RANCHO SAN CLEMENTE COMMUNITY ASSOCIATION
APPROVED BUDGET
 April 1, 2018 ~ March 31, 2019

ACCT	DESCRIPTION	UNIT/QRTR	UNIT/MONTH	ANNUAL
INCOME				
4110	HOMEOWNERS ASSESSMENTS	\$149.00	\$89,549	\$1,074,588
4225	LEGAL FEES (Collections)	1.66	1,000	12,000
4245	LATE FEES	0.42	250	3,000
4246	FINANCE CHARGE (Collections)	0.29	175	2,100
4270	RENTAL INC. (License Use Agreements & Verizon)	0.48	291	3,492
4297	TREE REMOVAL EXPENSE BY OWNER	0.00	0	0.00
	TOTAL INCOME	\$151.86	\$91,265	\$1,095,180
EXPENSES				
GENERAL & ADMINISTRATIVE				
5115	AUDIT/1099	0.17	100	1,200
5120	RESERVE STUDY	0.10	58	696
5150	INSURANCE	1.50	900	10,800
5155	LEGAL	2.38	1,430	17,160
5156	LEGAL FEES (Collections)	1.16	700	8,400
5158	MISC. ADMINISTRATIVE	0.28	170	2,040
5160	OFFICE EXPENSE (Postage, printing etc.)	2.00	1,200	14,400
5162	WEB SITE SERVICE	0.08	50	600
5165	PROFESSIONAL MANAGEMENT	12.15	7,300	87,600
5171	BAD DEBT	0.17	100	1,200
5175	STENO SERVICES	0.30	180	2,160
5178	PROPERTY TAXES	0.04	23	276
5180	TAXES, FEDERAL	0.33	200	2,400
5195	TAXES, STATE	0.11	66	792
	Total General & Administrative	\$20.76	\$12,477	\$149,724
COMMON AREA				
5223	FIRE ABATEMENT - CITY	3.49	2,100	25,200
5224	TREE REMOVAL/REPLACEMENT	0.35	208	2,496
5225	TREE REMOVAL EXPENSE BY OWNER	0.00	0	0.00
5226	TREE TRIMMING	4.16	2,500	30,000
5227	LANDSCAPE EXTRAS	2.90	1,744	20,928
5228	LANDSCAPE MAINTENANCE CONTRACT	49.65	29,841	358,092
5229	LANDSCAPE/EXTRA LABOR - JUNE/JUL/AUG	2.08	1,250	15,000
5230	IRRIGATION SYSTEM	4.99	3,000	36,000
5235	BACKFLOW SERVICES	0.12	75	900
5245	PEST CONTROL	1.83	1,100	13,200
5256	GENERAL REPAIRS & MAINTENANCE	0.59	355	4,260
5280	LIGHTING MAINTENANCE	0.12	75	900
5290	UTILITIES ELECTRIC	0.54	325	3,900
5295	UTILITIES WATER	24.96	15,000	180,000
	Total Common Area	\$95.80	\$57,573	\$690,876
	TOTAL OPERATING EXPENSES	\$116.56	\$70,050	\$840,600
RESERVES				
RESERVE ALLOCATIONS				
8120	IRRIGATION - Controllers	3.05	1,833	21,996
8125	LIGHTING - Monument	0.08	51	612
8126	MISCELLANEOUS CONTINGENCY	1.03	622	7,464
8130	LANDSCAPE - Replacement/Improvement	1.48	888	10,656
8140	PAINTING - Monument	0.19	112	1,344
8149	STUCCO WALL - Monument	0.05	29	348
8150	SIGN REPLACEMENT - Monument	0.12	74	888
8151	SLOPES - Long Term Maintenance	6.54	3,930	47,160
8155	SLOPES - Miscellaneous/Swales/Gutters	12.75	7,665	91,980
8169	WROUGHT IRON - Monument	0.08	49	588
8170	FIRE ABATEMENT - OCFA	9.92	5,962	71,544
	TOTAL RESERVE ALLOCATIONS	\$35.30	\$21,215	\$254,580
	TOTAL OPERATING & RESERVES	\$151.86	\$91,265	\$1,095,180
	Number of Billable Units:	1,803		
	Number of Living Units:	2,214		
	2018/2019 Assessment Per Unit Per Quarter:	\$149		