

**PACIFIC ACE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2022**

	Adopted Budget FY 2021	Fiscal Year 2021			Adopted Budget FY 2022	Build-out
		Actual through 3/31/2021	Projected through 9/30/2021	Total Actual & Projected		
<b>REVENUES</b>						
Assessment levy: on-roll - gross	\$ -				\$ -	\$ 592,920
Allowable discounts (4%)	-				-	(23,717)
Assessment levy: on-roll - net	-	\$ -	\$ -	\$ -	-	569,203
Landowner contribution	87,040	31,844	40,435	72,279	440,321	-
Total revenues	87,040	31,844	40,435	72,279	440,321	569,203
<b>EXPENDITURES</b>						
<b>Professional &amp; administrative</b>						
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000	48,000
Legal	15,000	964	12,500	13,464	15,000	15,000
Engineering	3,000	-	1,500	1,500	3,000	3,000
Audit	4,500	-	-	-	4,500	4,500
Arbitrage rebate calculation	750	-	-	-	750	750
Dissemination agent	1,000	-	-	-	1,000	1,000
Trustee	5,000	-	-	-	5,000	5,000
Telephone	200	100	100	200	200	200
Postage	500	-	300	300	500	500
Printing & binding	500	250	250	500	500	500
Legal advertising	1,500	-	750	750	1,500	1,500
Annual special district fee	175	175	-	175	175	175
Insurance	5,500	5,000	-	5,000	5,500	5,500
Contingencies/bank charges	500	442	58	500	500	500
Website hosting & maintenance	705	1,680	-	1,680	705	705
Website ADA compliance	210	210	-	210	210	210
Tax collector	-	-	-	-	-	17,788
Total professional & administrative	87,040	32,821	39,458	72,279	87,040	104,828
<b>Operations and Maintenance</b>						
Management and administration						
Contingency	-	-	-	-	1,350	1,521
Licenses/taxes/permits	-	-	-	-	500	500
O&M accounting services	-	-	-	-	4,500	5,500
Insurance (property coverage only)	-	-	-	-	3,500	5,000
Management services	-	-	-	-	17,500	32,940
Postage	-	-	-	-	500	800
Office supplies/printing binding	-	-	-	-	2,250	3,500
General administrative	-	-	-	-	2,250	3,000
Grounds/building maintenance						
General maintenance	-	-	-	-	5,000	8,000
Irrigation repairs	-	-	-	-	3,500	4,500
Landscape contract	-	-	-	-	65,000	100,000
Landscaping extras - replacement, mulch, annuals	-	-	-	-	12,500	22,000
Tree trimming	-	-	-	-	2,500	4,000
Pressure washing	-	-	-	-	4,000	7,000
Aquatic maintenance/monitoring	-	-	-	-	10,000	16,500
Fence/wall/lighting repairs	-	-	-	-	2,000	2,000

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<b>Operations and Maintenance (continued)</b>						
Recreational - amenity						
Insurance amenity	-	-	-	-	5,000	4,500
Facility management	-	-	-	-	22,000	22,000
Office supplies/operating supplies	-	-	-	-	700	700
Special events	-	-	-	-	2,400	2,000
Holiday decorations	-	-	-	-	4,000	3,000
Electric - amenity	-	-	-	-	10,000	10,000
Domestic water / sewer - amenity	-	-	-	-	6,000	6,000
Irrigation reclaimed - amenity	-	-	-	-	6,000	6,000
Telephone/cable/internet - amenity	-	-	-	-	3,000	3,000
Pool/cabana general maintenance	-	-	-	-	3,500	4,500
Playground maintenance	-	-	-	-	1,500	1,500
Pool permits/licenses	-	-	-	-	800	800
Pool service contract	-	-	-	-	18,000	18,000
Pool repairs/maintenance	-	-	-	-	1,500	1,500
Janitorial service contract	-	-	-	-	10,200	10,200
Refuse - pet station service contract	-	-	-	-	3,600	3,600
Landscape maintenance	-	-	-	-	18,000	18,000
Landscape seasonal (annuals & mulch)	-	-	-	-	4,800	4,800
Landscape contingency	-	-	-	-	4,000	4,000
Field management/administrative	-	-	-	-	12,000	12,000
Fitness equipment lease (if applicable)	-	-	-	-	6,000	-
Fitness equipment repairs	-	-	-	-	1,500	-
Termite bond / pest control	-	-	-	-	1,400	1,400
Security						
Alarm monitoring	-	-	-	-	1,000	1,000
Electronic access cards	-	-	-	-	700	700
Surveillance services	-	-	-	-	2,400	2,400
Maintenance	-	-	-	-	3,000	5,000
ASCAP/BMI licenses	-	-	-	-	950	950
Utilities						
Electric - common areas/irrigation meters	-	-	-	-	4,800	4,800
Electric - lift station	-	-	-	-	3,600	3,600
Electric - street lights	-	-	-	-	8,000	27,000
Irrigation - common areas	-	-	-	-	45,000	36,500
<b>Total field operations</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>352,200</b>	<b>436,211</b>

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Total expenditures	87,040	32,821	39,458	72,279	439,240	541,039
Excess/(deficiency) of revenues over/(under) expenditures	-	(977)	977	-	1,081	28,164
Fund balance - beginning (unaudited)	-	-	(977)	-	-	
Fund balance - ending (projected)						
Assigned						
Working capital	-	-	-	-	-	
Monument signage/entry hardscape	-	-	-	-	268	7,000 *
Pool/deck/pool equipment/cabana	-	-	-	-	318	8,333 *
Fencing/pavilions	-	-	-	-	96	2,500 *
Playground	-	-	-	-	129	3,333 *
Amenity parking lot	-	-	-	-	154	4,000 *
Unassigned	-	(977)	-	-	116	3,000 *
Fund balance - ending	\$ -	\$ (977)	\$ -	\$ -	\$ 1,081	

\* These items are not the aggregate ending fund balance, but rather represent the annual contributions for the same at build-out.

Unit Type	Units	ERU	Total ERU	Build-out Cost per Unit	Build-out On-Roll Assessment per Unit*
SF 40'	256	1.00	256.00	\$ 1,004.40	\$ 1,080.00
SF 50'	293	1.00	293.00	1,004.40	1,080.00
<b>Total</b>	549		549.00		

\* Includes county costs of collection and early payment discount allowance