

TO: James L. App, City Manager
FROM: Doug Monn, Director of Public Works
SUBJECT: Initiate Proceedings for Balloting and Annual Levy of Landscape & Lighting District for FY 2006-2007
DATE: February 21, 2005

NEEDS: For the City Council consider initiating proceedings for balloting and annual levy of the Landscape & Lighting District for fiscal year 2006/2007.

FACTS:

1. The City Council formed a Landscape & Lighting Assessment District (L&L District) in 1989 for the maintenance of streetlights, hardscapes, detention basins, parkways, median islands, open space, slopes and other appurtenant facilities related to the L&L District.
2. The City began assessing levies in 1993.
3. The L&L District now consists of 124 sub areas comprised of 3,784 parcels.
4. The balloting and annual levy is a two-step process. The first step is for the City Council to adopt Resolutions to initiate the proceedings and set the Public Hearing date. The second and final step would be the Public Hearing where the City Council would approve the final levy.

**ANALYSIS
AND**

CONCLUSION: The L&L District provides a collective means to attend to common-area facility and landscape maintenance associated with various developments. The idea is to achieve economy of scale by combining the efforts for all maintenance services within separate geographic location (individually, "sub-area"). A single landscape maintenance contractor provides most services contracting directly with the City. L&L District funding is determined annually, based upon several factors. Each sub-area's costs are determined based upon the landscape, lighting, and architectural amenities associated with that development, and costs associated with its maintenance. Costs are apportioned to the parcels within each sub-area based on an equity-based formula. Most sub-areas are intended to be an independently funded project within the L&L District. Each tract essentially receives only those maintenance services funded by property owners within a particular tract.

Proposition 218

The flexibility to manage L&L Districts was changed by Proposition 218 in 1996, by limiting the maximum annual L&L District levy to the maximum historical sub-area levy rates. For sub-areas in existence prior to Proposition 218, most had maximum amounts that would be quickly eclipsed simply due to cost inflation. Proposition 218 provides that the maximum levy can be established or increased by ballot, in which property owners must approve the new or increased assessment before it can be imposed. In FY

2003/2004 twenty-two sub-areas were balloted for an increase, but only two were approved.

In November 2003, the City Council directed staff to initiate improving the sub-areas by installing new plant materials and rehabilitating damaged irrigation systems. This work was accomplished with funds appropriated from the General Fund. A survey was issued to the residents, and overall the City received a positive response to the improvements.

Late in 2004, the City re-advertised for bids for the contract to maintain these facilities. At the June 21, 2005 meeting City Council approved the award of a new L&L District Landscape maintenance contract and authorized staff to proceed with balloting of deficit sub areas.

City staff has reviewed the new L&L contract costs for each sub area and, if approved, will use this information to initiate ballot proceedings. Results of the ballot will be used for the Fiscal Year 2006/2007 Annual Levy. If balloting fails Council has directed staff to reduce maintenance efforts (and cost) in affected sub areas to eliminate the deficit.

For this Fiscal Year, a total of 79 Sub Areas are being balloted for a new or increased assessment. (A list of these Sub Areas is attached to this Report). In addition, Sub Areas 93-102 are being added to the District this year.

District Sub Area	Tract	Total Parcels	Benefit Units	Maximum Rate
Sub Area 93	PR 04-053	4	4.00	\$200.00
Sub Area 94	PD 02-003 East Village	7	7.00	\$450.00
Sub Area 95	PD 95-009 Theater Drive (Petco)	1	1.00	\$800.00
Sub Area 96	PD 02-008 Jiffy Lube	1	1.00	\$4,000.00
Sub Area 97	PR 00-076	3	3.00	\$500.00
Sub Area 98	Tract 2593	56	55.00	\$550.00
Sub Area 99	Tract 2521	9	9.00	\$400.00
Sub Area 100	PR 03-222	5	4.00	\$150.00
Sub Area 101	Tract 2611-1	42	39.00	\$800.00
Sub Area 102	Tract 2676	13	11.00	\$1,200.00

POLICY

REFERENCE: Resolution No. 89-89 which formed the Landscape & Lighting District No. 1 for the City of Paso Robles.

FISCAL

IMPACT: Costs for the preparation of the Levy Reports and filing with San Luis Obispo County is funded from District Assessment Fees. Cost of balloting is also reimbursable with District Assessment Fees.

- OPTIONS:**
- a.** Adopt the following:
 - 1) Resolution No. 06-xx: initiating proceedings for the Annual Levy for the maintenance of District facilities; and
 - 2) Resolution No. 06-xx: adopting the Preliminary Engineer's Levy Report as presented and making it available to the public for review and comment; and
 - 3) Resolution No. 06-xx: declaring the Intent to Levy Assessments, Conduct a Property Owner Balloting for all New or Increased Assessments, and cause a Notice to be published for a Public Hearing to be scheduled on June 06, 2006.
 - b.** Amend, modify, or reject the above option.

Attachments

- 1) List of Sub Areas proposed to be balloted
- 2.) Resolutions (3)
- 3) Draft Preliminary Engineer's Levy Report

Zone	SubZone	District	Tract	Total	Benefit	Approved	Proposed
Designation		Sub Area		Parcels	Units	Max Rate	Max Rate
Zone 01	A	Sub Area 1	Tract 1581-1, 2 Riverglen	67	65.00	\$159.06	\$370.00
Zone 01	A	Sub Area 4	Tract 1619 Union	59	59.00	\$176.22	\$370.00
Zone 01	A	Sub Area 18	Tract 1581-2 Riverglen	41	41.00	\$159.06	\$370.00
Zone 01	A	Sub Area 47	Tract 2137-1 Riverglen	37	34.00	\$490.11	\$370.00
Zone 01	A	Sub Area 56	Tract 2137-2 Morris	29	29.00	\$640.02	\$370.00
Zone 01	A	Sub Area 58	Tract 2137-3 Weyrich	46	44.00	\$645.39	\$370.00
Zone 01	B	Sub Area 6	Tract 1463-1 Sunset Ridge	35	35.00	\$120.08	\$132.00
Zone 01	B	Sub Area 19	Tract 1463-2 Union	50	50.00	\$120.08	\$132.00
Zone 01	B	Sub Area 55	Tract 1463-2 Mariah	5	5.00	\$712.97	\$132.00
Zone 01	C	Sub Area 51	Tract 2259 Weyrich	22	22.00	\$400.80	\$161.00
Zone 01	D	Sub Area 69A	Tract 2369-1	72	71.00	\$518.46	\$430.00
Zone 01	D	Sub Area 69B	Tract 2369-2	35	35.00	\$518.46	\$430.00
Zone 01	D	Sub Area 69C	Tract 2369-3	62	62.00	\$622.16	\$430.00
Zone 02	A	Sub Area 2A-1	Tract 1632-1,2 Meadowlark Farms	46	44.00	\$101.66	\$318.00
Zone 02	B	Sub Area 2A-2	Tract 1632-3 Meadowlark Farms	14	14.00	\$101.66	\$216.00
Zone 02	B	Sub Area 2B	Tract 1632-5 Meadowlark Farms	25	25.00	\$150.00	\$216.00
Zone 02	B	Sub Area 2C	Tract 1632-6,7 Meadowlark Farms	97	97.00	\$286.30	\$216.00
Zone 02	B	Sub Area 2D	Tract 1632-8 Meadowlark Farms	24	24.00	\$726.68	\$216.00

Zone	SubZone	District	Tract	Total	Benefit	Approved	Proposed
Designation		Sub Area		Parcels	Units	Max Rate	Max Rate
Zone 02	C	Sub Area 2A-3	Tract 1632-4 Meadowlark Farms	71	70.00	\$101.66	\$331.00
Zone 02	C	Sub Area 2E	Tract 1632-9 Meadowlark Farms	30	30.00	\$414.77	\$331.00
Zone 02	C	Sub Area 2F	Tract 1632-10 Meadowlark Farms	73	70.00	\$414.77	\$331.00
Zone 02	D	Sub Area 15	Tract 1832 Erskine	73	73.00	\$80.34	\$183.00
Zone 03		Sub Area 20	PR 91-088 Grantham	4	4.00	\$34.30	\$42.00
Zone 03		Sub Area 30	PR 91-089 Schnied	3	3.00	\$60.16	\$42.00
Zone 03		Sub Area 25	PR 94-016 Johnson	4	4.00	\$73.72	\$42.00
Zone 04		Sub Area 5	Tract 1508-1, 2 Riverbank	148	148.00	\$103.10	\$150.00
Zone 04		Sub Area 16	Tract 1580-3 Riverbank	45	44.00	\$103.10	\$150.00
Zone 04		Sub Area 27	Tract 1508-4 Riverbank	61	59.00	\$103.10	\$150.00
Zone 05	A	Sub Area 36A	Tract 1895-1 River Oaks (Stonebrook)	51	50.00	\$416.40	\$555.00
Zone 05	A	Sub Area 36B	Tract 1895-2 River Oaks (VY/VV Estates)	85	85.00	\$725.85	\$555.00
Zone 05	A	Sub Area 36C	Tract 2376 River Oaks (Wedgewood)	53	50.00	\$518.46	\$555.00
Zone 05	B	Sub Area 36D	Tract 2376 River Oaks (Cottage/Classics)	94	90.00	\$518.46	\$300.00
Zone 05	B	Sub Area 36E	Tract 2457-2 River Oaks (Traditions)	82	78.00	\$311.08	\$300.00
Zone 05	B	Sub Area 36F	Tract 2457-3 River Oaks Community	67	65.00	\$311.08	\$300.00
Zone 05	B	Sub Area 36G	Tract 2457-3	69	67.00	\$311.08	\$300.00
Zone 07	A	Sub Area 45A	Tract 1771 Burke-Ellsworth	41	39.00	\$248.39	\$411.00
Zone 07	A	Sub Area 45B	Tract 1771-3 Burke-Ellsworth	50	50.00	\$430.27	\$411.00

Zone	SubZone	District	Tract	Total	Benefit	Approved	Proposed
Designation		Sub Area		Parcels	Units	Max Rate	Max Rate
Zone 07	A	Sub Area 45C	Tract 1771-4 Burke-Ellsworth	36	36.00	\$484.05	\$411.00
Zone 07	A	Sub Area 45D	Tract 1771-5 Burke-Ellsworth	41	41.00	\$415.60	\$411.00
Zone 07	A	Sub Area 45E	Tract 1771-6 Burke-Ellsworth	30	28.00	\$415.60	\$411.00
Zone 07	B	Sub Area 21	Tract 1754-1, 2 Eagle Creek	71	66.00	\$125.00	\$292.00
Zone 07	C	Sub Area 63	Tract 2351	63	60.00	\$623.40	\$351.00
Zone 08		Sub Area 29	PR 95-013	5	4.00	\$350.00	\$1,102.00
Zone 08		Sub Area 31	PR 94-128 French	4	4.00	\$200.00	\$1,102.00
Zone 09		Sub Area 52A	Tract 2281-1 Shadow Canyon	28	27.00	\$400.86	\$502.00
Zone 09		Sub Area 52B	Tract 2281-2 Shadow Canyon	42	41.00	\$634.00	\$502.00
Zone 09		Sub Area 52C	Tract 2281-3 Shadow Canyon	32	32.00	\$623.40	\$502.00
Zone 09		Sub Area 52D	Tract 2281-4 Shadow Canyon	26	25.00	\$623.40	\$502.00
Zone 09		Sub Area 52E	Tract 2281-5 Shadow Canyon	26	26.00	\$623.40	\$502.00
Zone 10	A	Sub Area 13	Tract 1886 Willhoit	81	81.00	\$142.72	\$478.00
Zone 10	B	Sub Area 67	Tract 2373	22	21.00	\$725.85	\$789.00
Zone 10	C	Sub Area 72 A	Tract 2350	96	91.00	\$1,558.50	\$795.00
Zone 10	C	Sub Area 72 B	Tract 2350	46	46.00	\$1,555.39	\$795.00
Zone 10	C	Sub Area 72 C	Tract 2350	38	38.00	\$1,311.57	\$795.00
Zone 10	D	Sub Area 40	PR 93-087 Gilead Lane	4	4.00	\$325.00	\$776.00
Zone 11		Sub Area 32	Tract 2223-1 Bella Vista	53	53.00	\$250.00	\$513.00
Zone 11		Sub Area 38	PR 98-008 Arceiro	15	15.00	\$131.69	\$513.00

Zone	SubZone	District	Tract	Total	Benefit	Approved	Proposed
Designation		Sub Area		Parcels	Units	Max Rate	Max Rate
Zone 11		Sub Area 39	PR 98-009 Arceiro	13	13.00	\$152.30	\$513.00
Zone 11		Sub Area 48	Tract 2284 Harris	16	15.00	\$185.02	\$513.00
Zone 11		Sub Area 57	Tract 2223-2 Bella Vista Estates	52	52.00	\$675.35	\$513.00
Zone 11		Sub Area 75	Tract 2296	11	11.00	\$725.85	\$513.00
Zone 11		Sub Area 76A	Tract 2431	12	12.00	\$725.85	\$513.00
Zone 11		Sub Area 76B	Tract 2430	10	9.00	\$829.54	\$513.00
Zone 12	A	Sub Area 3	Tract 1457	88	88.00	\$80.50	\$255.00
Zone 12	A	Sub Area 54	Tract 1983 Koval	27	26.00	\$458.06	\$255.00
Zone 12	B	Sub Area 70A	Tract 2254-1	16	15.00	\$622.16	\$381.00
Zone 12	B	Sub Area 70B	Tract 2254-2	15	15.00	\$622.16	\$381.00
Zone 12	B	Sub Area 70C	Tract 2254-2	56	56.00	\$829.54	\$381.00
Zone 12	C	Sub Area 89	Tract 2391	8	8.00	\$765.75	\$556.00
Zone 13	A	Sub Area 7	Woodland Plaza I	7	12.78	\$184.42	\$441.00
Zone 13	A	Sub Area 22	PR 91-095 Woodland Plaza II	11	41.08	\$81.36	\$441.00
Zone 13	B	Sub Area 46	PR 98-038 Woodland Plaza III	3	10.86	\$632.68	\$862.00
		Sub Area 8	Tract 1630 Trent	38	36.00	\$230.36	\$350.00
		Sub Area 9	Tract 1942	18	18.00	\$141.86	\$389.00
		Sub Area 11	Tract 1723	17	16.00	\$105.28	\$213.00
		Sub Area 14	Williams Bros. Vons	7	19.10	\$119.82	\$338.00

Zone	SubZone	District	Tract	Total	Benefit	Approved	Proposed
Designation	Sub Area			Parcels	Units	Max Rate	Max Rate
	Sub Area 28	Tract 1718	Rainbow Court	13	13.00	\$36.00	\$48.00
	Sub Area 33	PR 97-167	Hwy 46 Part.	4	4.00	\$249.90	\$470.00
	Sub Area 41	PR 97-138	Pippen	5	5.00	\$200.28	\$500.00
	Sub Area 44	Tract 2186	Viborg	13	12.00	\$225.51	\$641.00
	Sub Area 59	Tract 2352	Casa Blanca Court	9	9.00	\$634.00	\$854.00

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES INITIATING PROCEEDINGS FOR THE LEVY OF ANNUAL ASSESSMENTS WITHIN THE EL PASO DE ROBLES LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 1, PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE AND THE PROPOSED IMPOSITION OF NEW ASSESSMENTS FOR SAID DISTRICT IN FISCAL YEAR 2006-2007, PURSUANT TO THE PROVISIONS OF THE CALIFORNIA CONSTITUTION ARTICLE XIID

WHEREAS, the City Council has, by previous Resolutions formed the El Paso de Robles Landscape and Lighting Maintenance District No. 1 (hereafter referred to as the "District") pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500 (hereafter referred to as the "Act"); and

WHEREAS, the City Council proposes to levy and collect annual assessments through the County tax roll on behalf of the City of Paso Robles for the purpose of financing the maintenance and services of landscaping and lighting improvements and all appurtenant facilities and operations related thereto, and to conduct assessment ballot proceedings for any proposed new or increased assessments; and

WHEREAS, the City Council has retained MuniFinancial (hereinafter "Engineer"), to prepare and file an Engineer's Report (hereafter referred to as the "Report") with the City Clerk for the purpose of identifying the annual levy of assessments for fiscal year 2006-2007, any proposed changes to the District, and any proposed new or increased assessments related thereto in accordance with the Act and the provisions of the California Constitution, Article XIID.

NOW, THEREFORE, be it resolved for El Paso De Robles Landscape and Lighting Maintenance District No. 1, pursuant to the Act, and the California Constitution, Article XIID, as follows:

SECTION 1 The City Council hereby orders the Engineer to prepare and file with the City Clerk a Report concerning:

- 1a. A description of the territory and properties within the District, and the establishment of the Zones, Sub Zone and Sub Areas associated with the improvements to be maintained.
- 1b. Any proposed annexation of territory to the District or substantial changes to the District for fiscal year 2006-2007 and the establishment of assessments related thereto in accordance with Chapter 2, Article 2, Section 22605 (a) and Section 22607 of the Act.
- 1c. The calculation and process for the imposition of the District assessments and the proposed levy of assessments for Fiscal Year 2006-2007; including any proposed new or increased assessments to be levied in accordance with the provisions of the California Constitution Article XIID.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 21st day of February 2006 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Cathy M. David, Deputy City Clerk

RESOLUTION NO. 06-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES CALIFORNIA,
ADOPTING THE ENGINEER'S REPORT FOR THE ANNUAL LEVY OF ASSESSMENT
WITHIN THE EL PASO DE ROBLES LANDSCAPE AND LIGHTING MAINTENANCE
DISTRICT NO. 1, AND THE PROPOSED NEW ASSESSMENTS CONNECTED THEREWITH,
COMMENCING IN FISCAL YEAR 2006-2007

WHEREAS, the City Council has, by previous Resolutions, formed the El Paso De Robles Landscape and Lighting Maintenance District No. 1 (hereinafter referred to as the "District"), and initiated proceedings for the levy and collection of assessments of said District, including any new or increased assessments related thereto for Fiscal Year 2006-2007, pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500 (hereinafter referred to as the "Act"), and the provisions of the California Constitution Article XIID (hereinafter referred to as the "Constitution"); and

WHEREAS, the City Council has retained MuniFinancial (hereinafter "Engineer"), for the purpose of preparing the required Engineer's Report (hereafter referred to as the "Report") describing the District, any substantial changes to the District or improvements, and the proposed assessments related thereto. Said Report shall be filed with the City Clerk in accordance with the Act, and in accordance with the requirements of the Constitution; and

WHEREAS, there has now been presented to this City Council a Report; in connection with the annual levy of assessments for fiscal year 2006-2007, including the proposed changes to the District, and proposed new or increased assessments related thereto commencing in fiscal year 2006-2007; and

WHEREAS, the City Council has carefully examined and reviewed the Report as presented, and is preliminarily satisfied with each of the items and documents as set forth therein, and is satisfied that the proposed assessments have been spread in accordance with the special benefits received from the operation, maintenance and service of the District improvements.

THEREFORE, be it resolved for El Paso De Robles Landscape and Lighting Maintenance District No. 1, Pursuant to Chapter 3, Section 22623 of the Act, and the California Constitution, Article XIID, as follows:

SECTION 1 That the above recitals are all true and correct.

SECTION 2 That Report as presented, consists of the following:

2a. A description of the territory and properties within the District, and the establishment of the Zones, Sub Zone and Sub Areas associated with the improvements to be maintained.

2b. Any proposed annexation of territory to the District or substantial changes to the District for fiscal year 2006-2007 and the establishment of assessments related thereto in accordance with Chapter 2, Article 2, Section 22605 (a) and Section 22607 of the Act.

2c. The calculation and process for the imposition of the District assessments and the proposed levy of assessments for Fiscal Year 2006-2007; including any proposed new or increased assessments to be levied in accordance with the provisions of the California Constitution Article XIID.

SECTION 3 The Report is hereby approved, and the proposed new or increased assessments so described shall be submitted to property owners of record for approval pursuant to the provisions the Constitution. This Report is hereby ordered to be filed in the Office of the City Clerk as submitted or amended herein by City Council action, as a permanent record and to remain open to public inspection.

SECTION 4 The City Clerk shall certify to the passage and adoption of this Resolution and the minutes of this meeting shall so reflect the presentation and approval of the Engineer's Report.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 21st day of February 2006 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Cathy M. David, Deputy City Clerk

APPROVED AS TO FORM:

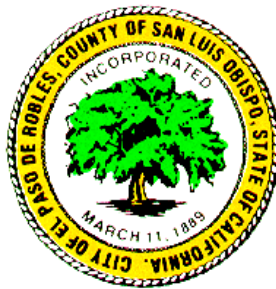
City Attorney

APPROVED AS TO ADMINISTRATION:

James. L. App, City Manager

CITY OF PASO ROBLES

ENGINEER'S REPORT EL PASO DE ROBLES LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 1 FOR FISCAL YEAR 2006/07



INTENT MEETING: FEBRUARY 21, 2006
PUBLIC HEARING: JUNE 6, 2006



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AFFIDAVIT FOR THE ENGINEER'S ANNUAL REPORT

**CITY OF PASO ROBLES
LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 1**

This Report describes the District and proposed changes or modifications related thereto including the improvements, budgets, parcels, zones of benefit (zones and sub areas) and assessments to be levied for fiscal year 2006/2007, pursuant to the City Council's Resolution of Intention. Reference is hereby made to the San Luis Obispo County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this _____ day of _____, 2006.

MuniFinancial
Assessment Engineer
On Behalf of the City of Paso Robles

By: _____

Jim McGuire
Senior Project Manager

By: _____

Richard Kopecky
R. C. E. # 16742

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OVERVIEW

INTRODUCTION

Pursuant to the provisions of the *Landscaping and Lighting Act of 1972, being Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500* (hereafter referred to as the “1972 Act”), and in compliance with the provisions of the *California State Constitution Articles XIII C and XIII D* (hereafter referred to as the “Constitution” or “Proposition 218”), this Engineer’s Report (hereafter referred to as “Report”) has been prepared as required pursuant to Chapter 1, Article 4 of the 1972 Act, in connection with the proceedings required for the annual levy of assessments for the district designated as:

El Paso De Robles Landscape and Lighting Maintenance District No. 1

(hereafter referred to as “District”). This Report has been prepared and presented to the City Council of the City of El Paso de Robles (hereafter referred to as “City”), County of San Luis Obispo, State of California, for their consideration and approval of the proposed improvements and services to be provided within the District and the levy and collection of annual assessments related thereto for fiscal year 2006/2007. In conjunction with this Report, the City Council proposes to levy and collect the annual assessments described herein on the County tax rolls, to provide ongoing funding for the costs and expenses required to service and maintain the landscaping and lighting improvements associated with and resulting from the development of properties within the District. Each fiscal year, utilizing the historical and estimated costs to maintain the improvements that provide special benefit to properties within the District, the City establishes the District’s assessments. The costs of the improvements and the proposed annual assessments budgeted and assessed against properties within the District includes the estimated expenditures, deficits, surpluses, revenues, and reserve fund balances determined to be of special benefit to properties within the District. Each parcel is assessed proportionately for only those improvements and expenses for which the parcel receives special benefit.

This Report describes the District and changes to the District including: territories annexed; modifications to the improvements or organization; and the proposed budgets and assessments applicable for fiscal year 2006/2007. The maintenance, operation and servicing of the improvements associated with specific areas of the District that provide a special benefit to the properties within those areas are grouped into benefit zones that have historically been identified in this District as Sub Areas. These Sub Areas identify the properties within a particular commercial development or residential subdivision that benefit from improvements that were installed in connection with the development of those properties or directly benefit those properties. While many of the improvements maintained by the District provide special benefits to only the properties within a particular Sub Area, some improvements installed as part of developing properties within one Sub Area also provide a direct and special benefit to properties within nearby or adjacent Sub Areas, and

the cost of maintaining those improvements are generally shared by the properties within each of the benefiting Sub Areas.

Over the last few years it has become apparent that the cost to maintain the improvements each year are not being fully recovered through the assessments in some Sub Areas, largely in part to increasing maintenance costs that now exceed the assessment revenues that can be levied at the approved maximum assessment rates for that particular Sub Area. Although the cost of providing Sub Area specific improvements as well as shared improvements have historically been budgeted and proportionally allocated to the properties in each of the benefiting Sub Areas, the continued expansion of the District (annexations) over recent years has prompted the City to conduct a thorough review of the District improvements and cost allocation of special benefit. As a result of this review and analysis, the City proposes to modify the current District structure (organization) for fiscal year 2006/2007, by grouping several of the existing individual Sub Areas that benefit from the same (shared) improvements, into larger (consolidated) zones of benefit referred to as Zones. Within these Zones, Sub-zones shall be established to distinguish differences in specific improvements that may benefit some properties, but not others within that Zone. In conjunction with this District reorganization, pursuant to the provisions of the *California Constitution, Article XIII D Section 4*, the City proposes to conduct property owner protest ballot proceedings for the proposed new maximum assessments for the affected properties as well as any proposed assessment increases for those remaining Sub Areas where the cost to maintain the improvements exceed the revenues that may be levied at the currently approved maximum assessment rates.

As of fiscal year 2005/2006 the District was comprised of one hundred fourteen (114) designated Sub Areas. As part of the District reorganization for fiscal year 2006/2007, seventy-four (74) of the existing Sub Areas will be consolidated into one of thirteen (13) Zones to reflect each property's shared special benefit from specific improvements. In eight of these thirteen Zones, properties are further grouped into Sub-zones to account for variances in special benefit that result from other District improvements and services that are not shared by all properties within the Zone. The properties within each of the thirteen Zones will be balloted for a new maximum assessment calculated for their proportional special benefit assessment of the net cost to provide the improvements within that Zone. Of the remaining forty (40) pre-existing Sub Areas (not reorganized), nine (9) will be balloted for a proposed assessment increase to support the cost of maintaining the improvements that benefit the properties within each of those respective Sub Areas. In addition to the existing one hundred fourteen Sub Areas, ten (10) new Sub Areas have been balloted for annexation to the District for fiscal year 2006/2007 in separate proceedings.

In conjunction with the ballot proceedings for the proposed new or increased assessments described in this Report, the City Council will conduct a noticed public hearing to consider public testimonies, comments and written protests regarding the District and levy of assessments. Upon conclusion of the public hearing, property owner protest ballots received will be opened and tabulated to determine whether majority protest exists (ballots shall be weighted based on assessment amounts), and by resolution the City Council will confirm the results of the ballot tabulation. For purposes of tabulating and determining majority protest, the ballots shall be tabulated independently for each of the thirteen Zones established as part of the District reorganization, with no distinction made

between Sub-zones. Likewise, each of the nine (9) individual Sub Areas (independent Sub Areas) being balloted for an assessment increase shall be tabulated separately to determine majority protest for the assessments in those Sub Areas. If majority protest exists for a Zone or independent Sub Area, the proposed new or increased assessment for that respective Zone or independent Sub Area shall be abandoned and the previously approved maximum assessment related thereto shall be adopted as the maximum assessment for fiscal year 2006/2007. If tabulation of the ballots indicates that majority protest does not exist for the proposed new or increased assessments (including the assessment range formula presented and described herein), the City Council may approve the assessments as presented in this Report. Should majority protest exist in one or more, but not all of the Zones or Sub Areas, the City Council will direct the assessment engineer to amend this Report to reflect the results of the ballot tabulations as necessary, and approve the levy and collection of assessments as amended. Upon approval and adoption of the assessments by the City Council, the assessments for fiscal year 2006/2007 shall be submitted to the San Luis Obispo County Auditor/Controller for inclusion on the property tax roll for each parcel.

For the purposes of this Report, the word "parcel" refers to an individual property assigned its own Assessor Parcel Number by the San Luis Obispo County Assessor's Office. The San Luis Obispo County Auditor/Controller uses Assessor Parcel Numbers and specific Fund Numbers to identify properties assessed for special district benefit assessments on the tax roll.

HISTORICAL BACKGROUND AND CURRENT LEGISLATION

In November 1996, California voters approved Proposition 218 that established specific requirements for the on going imposition of taxes, assessments and fees. The provisions of the Proposition are now contained in the California Constitutional Articles XIIC and XIID. All assessments described in this Report and approved by the City Council are prepared in accordance with the 1972 Act and in compliance with the provisions of the Constitution.

Pursuant to the Article XIID Section 5 of the Constitution, certain existing assessments were exempt from the substantive and procedural requirements of the Article XIID Section 4, and property owner balloting is not required until such time that a new or increased assessment is proposed. Specifically, the City determined that the improvements and the annual assessment originally established for the Sub Areas 1, 2A, 3-16, 18-23, 25, 27, and 30 (pre-proposition 218 Sub Areas) were imposed in accordance with a consent and waiver as part of the original development approval for the properties within these areas. As such, pursuant to Article XIID Section 5b, all the property owners approved the existing District assessments at the time the assessments were created (originally imposed pursuant to a 100% landowner petition). Therefore, the pre-existing assessments (the maximum assessment rates adopted prior to the passage of Proposition 218) for those Sub Areas are exempt from the procedural requirements of Article XIID Section 4. However, any subsequent new or increased assessments shall comply with both the substantive and procedural requirements of Article XIID Section 4. The maximum assessment rates that previously existed and were approved for Sub Areas 1, 2A, 3-16, 18-23, 25, 27, and 30 in fiscal year 1997/1998 (first fiscal year after Proposition 218) did not include an assessment range formula (inflationary adjustment) to their maximum assessment rates.

Sub Areas that have been established in the District since November 1996, have been annexed to the District in compliance with the City Attorney's interpretation of the substantive and procedural requirements of the Constitution, Article XIII D. The assessments adopted as part of the annexation process for each of these Sub Areas included the District's annual inflationary adjustment to the maximum assessment rates for most, but not all of these Sub Areas. (Sub Areas 2B, 28, 29, 31-35, 40 and 43 were annexed to the District without the annual inflationary adjustment.)

The following table (Table I) provides a listing of the Sub Areas annexed to the District through fiscal year 2005/2006, since the passage of Proposition 218 in November 1996:

TABLE I
 SUB AREA ANNEXATIONS SINCE PROPOSITION 218

SUB AREA	TRACT	SUB AREA	TRACT	SUB AREA	TRACT	SUB AREA	TRACT
2B	1632-5	2C	1632 6-7	2D	1632-8	2E	1632-9
2F	1632-10	28	1718	29	PR 95-013	31	PR 94-128
32	2223-1	33	PR 97-167	34	PR 95-009	35	CUP 95-018
36A	1895-1	36B	1895-2	36C	2376	36D	2376
36E	2457-2	36F	2457-1	36G	2457-3	37	2269
38	PR 98-008	39	PR 98-009	40	PR 93-087	41	PR 97-138
42A	2214-1	42B	2214-2	42C	2214-3	42D	2214-4
43	1951	44	2186	45A	1771-1	45B	1771-3
45C	1771-4	45D	1771-5	45E	1771-6	46	PR 98-038
47	2137-1	48	2284	49	2276	50	2311
51	2259	52A	2281-1	52B	2281-2	52C	2281-3
52D	2281-4	52E	2281-5	53	PR 91-045	54	1983
55	1463-2	56	2137-2	57	2223-2	58	2137-3
59	2352	60	2071	61	2005	62	PR 01-007
63	2351	64	PR 01-186	66	PD 00-029	67	2373
68	PD 01-003	69A	2369-1	69B	2369-2	69C	2369-3
70A	2254-1	70B	2254-2	70C	2254-3	71	PR 01-263
72A	2350	72B	2350-2	72C	2350-3	73	PD 02-001
74	2411	75	2296	76A	2431	76B	2430
77	2404	78	PR 01-141	79	PR 01-266	81	2472
82	2477	83	PR 97-226	85	PD 02-018	86	PD 898-016
87	PR 01-102	88	2422	89	2391	91	2571
92	PD 02-017						

In fiscal year 2003/2004 the City conducted a property owner protest ballot proceeding for a proposed assessment increase in several of the Sub Areas within the District. Of the Sub Areas balloted, majority protest did not exist in only Sub Area 3 and Sub Area 22. Based on the results of this protest ballot proceeding, the City Council adopted new maximum assessment rates and the annual inflationary adjustment for these two Sub Areas as approved by the property owners.



While the improvements within the District have historically been budgeted and proportionally allocated to the properties in each of the benefiting Sub Areas within the District, the cost of providing those improvements have not always been fully recovered through the annual assessments primarily because the approved maximum assessment rates for certain Sub Areas do not provide the funding necessary to provide the current level of maintenance budgeted. Rather than unilaterally reducing the level of maintenance provided in these under funded Sub Areas, for fiscal year 2006/2007 the City proposes to conduct a property owner protest ballot proceeding for new or increased assessments that would be required to maintain the improvements and sustain the current level of service that benefit parcels within those Sub Areas. To ensure that the assessments accurately reflect the special benefit to each property, a full review of the District improvements, the cost of providing each of those improvements and an analysis of the parcels that benefit from each of the various District improvements has been conducted. As a result of this review and benefit analysis, the City proposes to modify the current District structure (organization) for fiscal year 2006/2007, by grouping several of the existing individual Sub Areas that benefit from the same (shared) improvements, into larger (consolidated) zones of benefit referred to as Zones. Within these Zones, Sub-zones are established as needed to appropriately identify properties and allocate the cost of specific improvements or services that benefit properties within that sub-zone, but not the Zone as a whole. This reorganization simplifies the overall structure of the District and provides a more clear and direct nexus between the various District improvements and the properties that receive special benefit from those improvements. In conjunction with this reorganization, the City will conduct a property owner protest ballot proceeding for a new maximum assessment for each Zone, balloting all affected properties within each respective Zone. In addition, those Sub Areas (not within a Zone), for which the cost to maintain the improvements exceed the revenues that may be levied at the current maximum assessment rate, will be balloted for a proposed assessment increase as needed to continue the current level of maintenance within those Sub Areas.

DESCRIPTION OF THE DISTRICT

In general, the District provides for the continued maintenance, servicing, and operation of various landscaping and lighting improvements and appurtenant facilities located within the public rights-of-way and dedicated easements associated with specific developments and/or tracts within the City through the levy of annual assessments. As properties within the City are approved for development (new commercial developments or residential tracts) they have historically been annexed to the District as a new Sub Area with a maximum assessment established and approved by the property owners to support the estimated annual cost to provide the improvements associated with that Sub Area. Each property is assessed proportionately for only the improvements and associated expenses determined to be of special benefit to that property. These improvements are generally identified as public street lighting and landscape improvements and all incidental expenses related thereto including, but not limited to administrative expenses, labor, materials, equipment and services associated with the maintenance of street lighting, trees, turf, shrubs and other planting materials, irrigation systems, drainage systems, detention basins, open space areas, public pedestrian paths, and entry monuments.

This District was formed to fund the ongoing maintenance and operation of landscaping and lighting improvements associated with new developments in the City, and the City has continued to annex various commercial developments and residential tracts to the District as Sub Areas to support the improvements associated with those developments pursuant to the provisions of the 1972 Act and the California Constitution, Article XIID. As of fiscal year 2005/2006, the District was comprised of one hundred fourteen (114) designated Sub Areas. These Sub Areas are identified as Sub Areas 1 through 92 excluding Sub Areas 17, 24, 26, 65, 80 and 84 (Several Sub Areas are designated by alphanumeric designations). Sub Area designations 17, 24, 26, 65 and 84 were originally established for areas planned for development, but the development and formation of the Sub Areas were not completed and are therefore not part of the District. The developments associated with Sub Area 80 were formed in fiscal year 2004/2005, but were re-designated as Sub Areas 36C, 36D, 36E and 36F. Therefore there is no Sub Area 80 designation.

MODIFICATIONS (CHANGES) TO THE DISTRICT

Modifications to the District structure, if any, could include but are not limited to changes or expansion of the existing improvements or services provided; addition of new services; addition of new Sub Areas; restructuring of the current Sub Areas; annexation of parcels into the District; or revisions to the method of apportionment.

ANNEXATIONS

In response to petitions filed by property owners, ten (10) new Sub Areas will be established within the District in fiscal year 2006/2007 (Sub Areas 93-102). The property owners of record within these new Sub Areas have been balloted for their proposed maximum assessments and annexation

to the District under separate proceedings. The following table (Table II) provides a summary of the Sub Areas being annexed to the District for fiscal year 2006/2007.

TABLE II
ANNEXATIONS FOR FISCAL YEAR 2006/2007

District Sub Area	Tract	Total Parcels	Benefit Units	Maximum Rate
Sub Area 93	PR 04-053	4	4.00	\$200.00
Sub Area 94	PD 02-003 East Village	7	7.00	\$450.00
Sub Area 95	PD 95-009 Theater Drive (Petco)	1	1.00	\$800.00
Sub Area 96	PD 02-008 Jiffy Lube	1	1.00	\$4,000.00
Sub Area 97	PR 00-076	3	3.00	\$500.00
Sub Area 98	Tract 2593	56	55.00	\$550.00
Sub Area 99	Tract 2521	9	9.00	\$400.00
Sub Area 100	PR 03-222	5	4.00	\$150.00
Sub Area 101	Tract 2611-1	42	39.00	\$800.00
Sub Area 102	Tract 2676	13	11.00	\$1,200.00

The annexation of the territories listed above and approval of their maximum assessments have been conducted under separate proceedings for fiscal year 2006/2007 and in some cases, may not have been finalized prior to the preparation of this Report. However, these Sub Areas have been incorporated into this Report in anticipation of their annexation being finalized prior to the annual public hearing for the District.

MODIFICATIONS TO THE DISTRICT STRUCTURE

In preparation of this year's annual Report, the City has conducted a thorough review and benefit analysis of the District to ensure that the ongoing costs of providing the District improvements have been fully identified and that these costs have been apportioned to the parcels that receive special benefits from those improvements. This review and analysis has resulted in a reorganization of the District for fiscal year 2006/2007, which has grouped (consolidated) seventy-four (74) existing Sub Areas into one of thirteen (13) Zones. Each of these thirteen Zones is comprised of two or more previously established Sub Areas and the properties within those Sub Areas proportionately share in the benefit of one or more specific improvement, and/or benefit from different, but similar improvements with similar costs. Within some of these Zones, parcels may be further grouped into Sub-zones to account for improvement or service variances that may not be shared or applicable to all properties within the Zone. The remaining Sub Areas of the District (not reorganized), consist of developments that do not currently have improvements that are shared or are substantially the same

as other near by Sub Areas, and these individual Sub Areas will remain separate and independent areas of benefit for purposes of budgeting annual costs and the calculation of proportional special benefit assessments.

The primary goal of reengineering portions of the District into Zones and Sub-zones is to simplify the overall structure of the District (reduce unnecessary Sub Area designations) and provide a more clear benefit nexus between the improvements and the amount assessed to each property that benefits from those improvements. While the property owners within most of these Zones will be balloted for a change in their current assessments (new maximum assessment rates), the need to ballot is a result of increased costs that are not being recovered through the current assessments, not as a result of the reorganization. (For example, properties in Zone 06 consisting of the existing Sub Areas 42A, 42B, 42C, and 42D are not being balloted for a new maximum assessment). Whether the proposed new maximum assessments and assessment range formula presented in this Report are approved or not approved by the property owners within a given Zone, the Zone designations and overall modified structure of the District as described in this Report will still be implemented for administrative purposes. If the property owners approve the proposed new assessments, in future reports, the Sub Area designations within these Zones will be eliminated and only the Sub Zone designations (if applicable) will be retained. However, if property owners in a particular Zone do not approve the proposed new assessments, the maximum assessment rates previously established for their respective Sub Area will be retained and the Sub Zone/ Sub Area designations will be modified as needed to properly reflect variances in their approved maximum assessment rates and associated improvements.

A general description of the improvements, Zones, Sub-zones and Sub Areas for fiscal year 2006/2007 is provided in the following sections and is summarized in Table III. Maps showing the boundaries of each of the Districts existing Sub Areas and related District improvements are on file in the office of Public Works and by reference are made part of this Report.

DISTRICT ZONES, SUB-ZONES AND SUB AREAS

ZONES AND SUB-ZONES

The following provides a general description of the improvements and developments that are being reorganized and established as Zones and Sub-zones within the District for fiscal year 2006/2007. Of the thirteen (13) Zones described herein, the properties within twelve of the newly established Zones will be balloted for a new maximum assessment (including the District's inflationary adjustment formula). The new maximum assessments being balloted in each Zone reflects each parcel's proportional special benefit from the improvements within the Zone and while the proposed new assessment may increase the existing maximum assessment rate for some parcels within the Zone, if approved, the maximum assessment rate previously adopted may be reduced for some parcels.

Zone 01:

Zone 01 is comprised of those residential subdivisions and properties generally located north of Union Road and east of North River Road. Each residential parcel within this Zone proportionately benefits from and is assessed for local street lighting and maintenance of the irrigated parkways and slopes along Union Road. The properties within this Zone are further categorized into Sub-zones to reflect each parcel's proportional special benefit from various improvements within the Zone that may or may not be shared by other properties in the Zone. The costs associated with the various improvements are budgeted and apportioned to each Sub-zone based on their proportional special benefit from various improvements. The Sub-zones within Zone 01 include:

Sub-zone A is comprised of parcels within the developments identified as:

- Tract 1581-1 and 1581-2 (Riverglen), located on the north side of Union Road and the east side of North River Road, (also identified as Sub Area 1);
- Tract 1619 (Golden Hills Development), located on the northwest side of Union Road, (also identified as Sub Area 4);
- Tract 1581-2 (Riverglen), located north of Union Road, (also identified as Sub Area 18);
- Tract 2137-1 (Riverglen), located along Riverglen Drive, (also identified as Sub Area 47);
- Tract 2137-2 (Morris), located north of Riverglen Drive and east of North River Road, (also identified as Sub Area 56); and,
- Tract 2137-3 (Weyrich), located on the northwest side of Riverglen Drive, (also identified as Sub Area 58)

In addition to the improvements shared by each property in the Zone, parcels within "Sub-zone A" are proportionately assessed for the special benefits derived from maintenance of the irrigated parkways and slopes along Riverglen Drive and maintenance of the irrigated and non-irrigated open spaces associated with these properties.

Sub-zone B is comprised of parcels within the developments identified as:

- Tract 1463-1 (Sunset Ridge), located on the northwest side of Union Road, (also identified as Sub Area 6);
- Tract 1463-2 (Union), located on Skyview Drive, north of Union Road, (also identified as Sub Area 19); and,
- Lots 45, 46, 47, 58, 59 of Tract 1463-2 (Mariah), located north of Union Road and east of Sky View Drive, (also identified as Sub Area 55)

Parcels within "Sub-zone B" are proportionately assessed for only the improvements that benefit the entire Zone

Sub-zone C is comprised of parcels within the developments identified as:

- Tract 2259 (Weyrich), located on the north side of Union Road and the west side of Kleck Road, (also identified as Sub Area 51)

In addition to the improvements shared by each property in the Zone, parcels within "Sub-zone C" are proportionately assessed for the special benefits derived from maintenance of the irrigated parkways and slopes along Kleck Road.

Sub-zone D is comprised of parcels within the developments identified as:

- Tracts 2369-1 through 2369-3, located north of Union Road and east of North River Road, (also identified as Sub Areas 69A, 69B and 69C)

In addition to the improvements shared by each property in the Zone, parcels within "Sub-zone D" are proportionately assessed for the special benefits derived from maintenance of the irrigated parkways and slopes along Kleck Road and maintenance of the parkways and slopes located on the internal streets within these residential subdivisions.

Zone 02:

Zone 02 is comprised of those residential subdivisions and properties generally located north of Meadowlark Road, east of Oriole Way and west of the City limits. Each residential parcel within this Zone proportionately benefits from and is assessed for local street lighting, maintenance of the irrigated parkways and slopes along Meadowlark Road, maintenance of the irrigated parkways and slopes along Oriole Way between Cool Valley and Meadowlark, and maintenance of the irrigated parkways and slopes along Oriole Way between Laurelwood and Larkfield. The properties within this Zone are further categorized into Sub-zones that reflect each parcel's proportional special benefit from various improvements within the Zone that may or may not be shared by other properties in the Zone. The costs associated with the various improvements are budgeted and apportioned to each Sub-zone based on their proportional special benefit from various improvements. The Sub-zones within Zone 02 include:

Sub-zone A is comprised of parcels within the developments identified as:

- Tracts 1632-1 and 1632-2, located north of Meadowlark Road, west of Oriole Way and east of the City limits, (also identified as Sub Area 2A-1)

In addition to the improvements shared by each property in the Zone, parcels within "Sub-zone A" are proportionately assessed for the special benefits derived from maintenance of the irrigated detention basin in Tracts 1632-1 and 1632-2, maintenance of the non-irrigated open space in Tracts 1632-1 and 1632-2 and maintenance of the off-site drainage improvements associated with Tracts 1632-1 and 1632-2.

Sub-zone B is comprised of parcels within the developments identified as:

- Tract 1632-3, located north of Meadowlark Road and west of Oriole Way and east of the City limits, (also identified as Sub Area 2A-2);
- Tract 1632-5, located west of Airport Road, (also identified as Sub Area 2B);
- Tract 1632-6 and 1632-7, located along the east and west sides of Airport Road, (also identified as Sub Area 2C); and,

- Tract 1632-8, located along the west side of Airport Road and the north side of Meadowlark Road, (also identified as Sub Area 2D)

In addition to the improvements shared by each property in the Zone, parcels within “Sub-zone B” are proportionately assessed for the special benefits derived from maintenance of the irrigated parkways and slopes along Airport Road.

Sub-zone C is comprised of parcels within the developments identified as:

- Tract 1632-4, located north of Meadowlark Road, west of Oriole Way and east of the City limits, (also identified as Sub Area 2A-3);
- Tract 1632-9, located north of Meadowlark Road, along the west side of Airport Road, (also identified as Sub Area 2E); and,
- Tract 1632-10, located north of Meadowlark Road, along the west side of Airport Road, (also identified as Sub Area 2F).

In addition to the improvements shared by each property in the Zone, parcels within “Sub-zone C” are proportionately assessed for the special benefits derived from maintenance of the irrigated parkways and slopes along Airport Road and maintenance of the parkways and slopes located on the internal streets within these residential subdivisions.

Sub-zone D is comprised of parcels within the developments identified as:

- Tract 1832 (Erskine), located north of Meadowlark Road, along the east side of Oriole Way, (also identified as Sub Area 15)

In addition to the improvements shared by each property in the Zone, parcels within “Sub-zone D” are proportionately assessed for the special benefits derived from maintenance of the irrigated entryway median on Laurelwood Drive, maintenance of the irrigated open spaces in Tract 1832, and maintenance of the irrigated detention basin in Tract 1832.

Zone 03:

Zone 03 is comprised of those residential subdivisions and properties generally located south of Larkfield Place, west of Oriole Way, north of Meadowlark Road and east of Beechwood Drive. Each parcel within this Zone proportionately benefits from and is assessed for local street lighting and maintenance of the non-irrigated open space areas adjacent to these developments and properties. The properties within Zone 03 proportionately benefit from each of the improvements provided in the Zone and no Sub-zones have been established. This Zone includes the parcels within following developments:

- PM 91-088 (Grantham), located south of Larkfield Place, west of Oriole Way, north of Ashwood Place, and east of Beechwood Drive, (also identified as Sub Area 20); and,
- PR 91-089 (Schnied), located directly south of Ashwood Place, (also identified as Sub Area 30)
- PR 94-016 (Johnson), located directly north of Ashwood Place, (also identified as Sub Area 25)

Zone 04:

Zone 04 is comprised of those residential subdivisions and properties generally located west of the Salinas River, east of South River Road, north of Charolais Road extension and south of Niblick Road. Each residential parcel within this Zone proportionately benefits from and is assessed for local street lighting, maintenance of the irrigated parkways and slopes along South River Road, maintenance of the irrigated entry-way landscaping at Bridgegate Lane and Riverbank Lane, maintenance of the irrigated parkways and slopes along the open space area of Riverbank Lane, maintenance of the irrigated areas within Larry More Park, maintenance of the irrigated and non-irrigated open spaces, bike trails and slopes within the Zone. The properties within Zone 04 proportionately benefit from each of the improvements provided in the Zone and no Sub-zones have been established. This Zone includes the parcels within following developments:

- Tracts 1508-1 and 1508-2 (Riverbank), located on the west side of South River Road, directly east of South River Road, (also identified as Sub Area 5);
- Tract 1508-3 (Phase III of the Riverbank subdivision), located on the north side of Charolais Road extension, east of Creeksand Lane and west of Riverbank Lane, (also identified as Sub Area 16); and,
- Tract 1508-4 (Riverbank), located along the north side of Charolais Road extension, south of Bridgegate Lane and west of Riverbank Lane, (also identified as Sub Area 27)

Zone 05:

Zone 05 is comprised of those residential subdivisions and properties generally located east of the Salinas River, north of State Highway 46 and west of Buena Vista Drive. Each residential parcel within this Zone proportionately benefits from and is assessed for local street lighting, maintenance of the irrigated parkways and medians along Buena Vista, maintenance of the irrigated parkways along Experimental Station Road, maintenance of the irrigated parkways and medians along River Oaks. The properties within this Zone are further categorized into Sub-zones that reflect each parcel's proportional special benefit from various improvements within the Zone that may or may not be shared by other properties in the Zone. The costs associated with the various improvements are budgeted and apportioned to each Sub-zone based on their proportional special benefit from various improvements. The Sub-zones within Zone 05 include:

Sub-zone A is comprised of parcels within the developments identified as:

- Tract 1895-1 (River Oaks), located east of the Salinas River, north of State Highway 46 and west of Buena Vista Drive, (also identified as Sub Area36A);
- Tract 1895-2 (River Oaks), located east of the Salinas River, north of State Highway 46 and west of Buena Vista Drive, (also identified as Sub Area36B); and,
- Tract 2376 (River Oaks), located east of the Salinas River, north of State Highway 46 and west of Buena Vista Drive, (also identified as Sub Area36C)

In addition to the improvements shared by each property in the Zone, parcels within "Sub-zone A" are proportionately assessed for the special benefits derived from the maintenance of the internal parkways and slopes on the streets within the Sub-zone.

Sub-zone B is comprised of parcels within the developments identified as:

- Tract 2376 (River Oaks), located east of the Salinas River, north of State Highway 46 and west of Buena Vista Drive, (also identified as Sub Area 36D);
- Tract 2457-2 (River Oaks), located east of the Salinas River, north of State Highway 46 and west of Buena Vista Drive, (also identified as Sub Area 36E);
- Tract 2457-3 (River Oaks), located east of the Salinas River, north of State Highway 46 and west of Buena Vista Drive, (also identified as Sub Area 36F); and,
- Tract 2457-3, located east of the Salinas River, north of State Highway 46 and west of Buena Vista Drive, (also identified as Sub Area 36G)

Properties within “Sub-zone B” are proportionately assessed for only the improvements that benefit the entire Zone.

Zone 06:

Zone 06 is comprised of those residential subdivisions and properties generally located on the north and south side of Stoney Creek Drive, east of Creston Road, west of Beechwood Drive and south of Myrtlewood Drive. Each residential parcel within this Zone proportionately benefits from and is currently assessed for local street lighting only. The properties within Zone 06 proportionately benefit from the improvements provided and no Sub-zones have been established. This Zone includes the parcels within following developments:

- Tracts 2214-1 through 2214-4 (Orradre), located along Stoney Creek Drive, east of Creston Road, (also identified as Sub Areas 42A, 42B, 42C and 42D)

Zone 07:

Zone 07 is comprised of those residential subdivisions and properties generally located south of Kenton Court, north of Charolais Road and east of South River Road. Each residential parcel within this Zone proportionately benefits from and is assessed for local street lighting, maintenance of the irrigated parkways and slopes along Charolais Road and maintenance of the non-irrigated open space/detention basin areas within the Zone. The properties within this Zone are further categorized into Sub-zones that reflect each parcel's proportional special benefit from various improvements within the Zone that may or may not be shared by other properties in the Zone. The costs associated with the various improvements are budgeted and apportioned to each Sub-zone based on their proportional special benefit from various improvements. The Sub-zones within Zone 07 include:

Sub-zone A is comprised of parcels within the developments identified as:

- Tracts 1771 and 1771-3 through 1771-6 (Burke-Ellsworth), located on the north side of Charolais Road and east of South River Road, (also identified as Sub Areas 45A, 45B, 45C, 45D and 4E)

In addition to the improvements shared by each property in the Zone, parcels within “Sub-zone A” are proportionately assessed for the special benefits derived from the maintenance of the irrigated

parkways and slopes on the internal streets within Tracts 1771 and 1771-3 through 1771-6, and the maintenance of the irrigated entryway landscaping at Holstein Drive

Sub-zone B is comprised of parcels within the developments identified as:

- Tracts 1754-1 and 1754-2, located along the north side of Charolais Road, west of Creston Road, (also identified as Sub Area 21)

In addition to the improvements shared by each property in the Zone, parcels within “Sub-zone B” are proportionately assessed for the special benefits derived from the maintenance of the non-irrigated pedestrian/bike paths associated with Tracts 1754-1, 1754-2 and 2351.

Sub-zone C is comprised of parcels within the developments identified as:

- Tract 2351, located along the north side of Charolais Road, west of Creston Road, (also identified as Sub Area 63)

In addition to the improvements shared by each property in the Zone, parcels within “Sub-zone C” are proportionately assessed for the special benefits derived from the maintenance of the irrigated entryway landscaping at Sleepy Hollow Road, and the maintenance of the non-irrigated pedestrian/bike paths associated with Tracts 1754-1, 1754-2 and 2351.

Zone 08:

Zone 08 is comprised of those residential subdivisions and properties generally located east of South River Road and North of Charolais Road. Each residential parcel within this Zone proportionately benefits from and is assessed for local street lighting and maintenance of the irrigated parkways and slopes along South River Road associated with those properties. The properties within Zone 08 proportionately benefit from the improvements provided and no Sub-zones have been established. This Zone includes the parcels within following developments:

- PR 95-013, located along the east side of South River Road, north of Charolais Road, (also identified as Sub Area 29); and,
- PR 94-128 (French), located along the east side of South River Road, north of Charolais Road, (also identified as Sub Area 31)

Zone 09:

Zone 09 is comprised of those residential subdivisions and properties generally located near Creston Road, east of Golden Hill Road. Each residential parcel within this Zone proportionately benefits from and is assessed for local street lighting, maintenance of the irrigated parkways and slopes on the internal streets within the Zone, maintenance of the irrigated parkways and slopes along Creston Road, Golden Hill Road, Grand Canyon Drive and Red River Drive, and maintenance of the an irrigated open space/detention basin areas within the Zone. The properties within Zone 09 proportionately benefit from the improvements provided and no Sub-zones have been established. This Zone includes the parcels within following developments:

- Tracts 2281-1 through 2281-5 (Shadow Canyon), located near Golden Hill Road, east of Creston Road, (also identified as Sub Areas 52A, 52B, 52C, 52D and 52E)

Zone 10:

Zone 10 is comprised of those residential subdivisions and properties generally located along Golden Hill Road, south of Union Road. Each residential parcel within this Zone proportionately benefits from and is assessed for local street lighting and maintenance of the irrigated parkways and slopes along Golden Hill Road. The properties within this Zone are further categorized into Sub-zones that reflect each parcel's proportional special benefit from various improvements within the Zone that may or may not be shared by other properties in the Zone. The costs associated with the various improvements are budgeted and apportioned to each Sub-zone based on their proportional special benefit from various improvements. The Sub-zones within Zone 10 include:

Sub-zone A is comprised of parcels within the developments identified as:

- Tract 1886 (Summit Hills), located west of Golden Hill Road and south of Union Road, (also identified as Sub Area 13)

In addition to the improvements shared by each property in the Zone, parcels within this Sub-zone are proportionately assessed for the special benefits derived from the maintenance of the irrigated drainage easement associated with Tract 1886; the maintenance of the irrigated parkways and slopes along Rolling Hills Road (proportionately shared by properties in Sub-zones A, B and C); the maintenance of the irrigated open space areas associated with the developments (proportionately shared by properties in Sub-zones A, B and C); and the maintenance of the irrigated parkways and slopes along Union Road (proportionately shared by properties in Sub-zones A and B).

Sub-zone B is comprised of parcels within the developments identified as:

- Tract 2373, located southeast of Union Road and along the west side of Golden Hill Road, (also identified as Sub Area 67)

In addition to the improvements shared by each property in the Zone, parcels within this Sub-zone are proportionately assessed for the special benefits derived from the maintenance of the irrigated parkways and slopes on the internal streets within Tract 2373; the maintenance of the irrigated parkways and slopes along Rolling Hills Road (proportionately shared by properties in Sub-zones A, B and C); the maintenance of the irrigated open space areas associated with the developments (proportionately shared by properties in Sub-zones A, B and C); and the maintenance of the irrigated parkways and slopes along Union Road (proportionately shared by properties in Sub-zones A and B).

Sub-zone C is comprised of parcels within the developments identified as:

- Tract 2350, located along the east side of Rolling Hills Road and the west side of Golden Hill Road, (also identified as Sub Areas 72A, 72B and 72C)

In addition to the improvements shared by each property in the Zone, parcels within this Sub-zone are proportionately assessed for the special benefits derived from the maintenance of the irrigated

parkways and slopes on the internal streets within Tract 2350; the maintenance of the irrigated parkways and slopes along Rolling Hills Road (proportionately shared by properties in Sub-zones A, B and C); and the maintenance of the irrigated open space areas associated with the developments (proportionately shared by properties in Sub-zones A, B and C).

Sub-zone D is comprised of parcels within the developments identified as:

- Parcel Map PR 93-087 (Gilead Lane), located along the east side of Golden Hill Road and the south side of Gilead Lane, (also identified as Sub Area 40)

In addition to the improvements shared by each property in the Zone, parcels within this Sub-zone are proportionately assessed for the special benefits derived from maintenance of the irrigated parkways and slopes along Gilead Lane.

Zone 11:

Zone 11 is comprised of those residential subdivisions and properties generally located south of State Highway 46 and north of Union Road. Each residential parcel within this Zone proportionately benefits from and is assessed for local street lighting; maintenance of the irrigated parkways and slopes of the internal streets within each residential development; maintenance of the irrigated parkways and slopes along Prospect Avenue and Highway 46; and maintenance of the irrigated open spaces within the Zone. The properties within Zone 11 proportionately benefit from the improvements provided and no Sub-zones have been established. This Zone includes the parcels within following developments:

- Tract 2223-1 (Bella Vista), located along the south side of State Highway 46 and north of Bella Vista Court, (also identified as Sub Area 32);
- PR 98-008 (Arciero), located along the west side of Prospect Avenue and the south side of Mesa Road, (also identified as Sub Area 38);
- PR 98-009 (Arciero), located along the south side of Bella Vista Court and the west side of Prospect Avenue, (also identified as Sub Area 39);
- Tract 2284 (Harris), located along the south side of Bella Vista Court and the west side of Prospect Avenue, (also identified as Sub Area 48);
- Tract 2223-2 (Bella Vista), located west of Arciero Court and along the south side of State Highway 46, (also identified as Sub Area 57);
- Tract 2296, located along the west side of Prospect Avenue, the south side of State Highway 46 and the north side of Mesa Road, (also identified as Sub Area 75); and,
- Tracts 2430 and 2431, located south of Bella Vista Court and west of Prospect Avenue, (also identified as Sub Areas 76A and 76B)

Zone 12:

Zone 12 is comprised of those residential subdivisions and properties generally located near Meadowlark, between Creston Road and Beechwood Drive. Each residential parcel within this Zone

proportionately benefits from and is assessed for local street lighting and maintenance of the irrigated slopes and parkways along Creston Road and Beechwood. The properties within this Zone are further categorized into Sub-zones that reflect each parcel's proportional special benefit from various improvements within the Zone that may or may not be shared by other properties in the Zone. The costs associated with the various improvements are budgeted and apportioned to each Sub-zone based on their proportional special benefit from various improvements. The Sub-zones within Zone 12 include:

Sub-zone A is comprised of parcels within the developments identified as:

- Tract 1457, located east of Creston Road and north of Meadowlark, (also identified as Sub Area 3); and,
- Tract 1983 (Koval), located south of Meadowlark, east of Creston Road and north of Silver Oak Drive, (also identified as Sub Area 54)

In addition to the improvements shared by each property in the Zone, parcels within this Sub-zone are proportionately assessed for the special benefits derived from maintenance of the irrigated detention basin/open space areas and non-irrigated creek areas within the Zone (proportionately shared by properties in Sub-zones A and B).

Sub-zone B is comprised of parcels within the developments identified as:

- Tracts 2254-1 and 2254-2, located northeast of Charolais Road, west of Beechwood Drive and south of Meadowlark, (also identified as Sub Areas 70A, 70B and 70C)

In addition to the improvements shared by each property in the Zone, parcels within this Sub-zone are proportionately assessed for the special benefits derived from maintenance of the irrigated parkways and slopes on the internal streets of Tracts 2254-1 and 2254-2; as well as the maintenance of the irrigated detention basin/open space areas and a non-irrigated creek areas (proportionately shared by properties in Sub-zones A and B).

Sub-zone C is comprised of parcels within the developments identified as:

- Tract 2391, located along the west side of Beechwood Drive and northeast of Charolais Road, (also identified as Sub Area 89).

In addition to the improvements shared by each property in the Zone, parcels within this Sub-zone are proportionately assessed for the special benefits derived from maintenance of the irrigated parkways and slopes on the internal streets of Tract 2391. Sub Area 89 will be assessed for the first time in fiscal year 2006/2007.

Zone 13:

Zone 13 is comprised of those commercial developments generally located east of the Salinas River near South River Road and Niblick Road. The parcels within this Zone proportionately benefit from and are assessed for street lighting; maintenance of the irrigated parkways and slopes along South River Road between Niblick and Oak Hill; maintenance of the irrigated medians on the north and south sides of Niblick Road along South River Road; and maintenance of the irrigated median west

of South River Road along Niblick Road. The properties within this Zone are further categorized into Sub-zones that reflect each parcel's proportional special benefit from various improvements within the Zone that may or may not be shared by other properties in the Zone. The costs associated with the various improvements are budgeted and apportioned to each Sub-zone based on their proportional special benefit from various improvements. The Sub-zones within Zone 13 include:

Sub-zone A is comprised of parcels within the developments identified as:

- Woodland Plaza I, which is located on the north side of Niblick Road and west side of South River Road, (also identified as Sub Area 7); and,
- PR 91-095 (Woodland Plaza II), located along the west side of South River Road and the south side of Niblick Road, (also identified as Sub Area 22)

Properties within "Sub-zone A" are proportionately assessed for only the improvements that benefit the entire Zone.

Sub-zone B is comprised of parcels within the developments identified as:

- PR 98-038 (Woodland Plaza III), located along the north side of Oak Hill Road and the east side of South River Road, (also identified as Sub Area 46)

In addition to the improvements shared by each property in the Zone, parcels within this Sub-zone are proportionately assessed for the special benefits derived from maintenance of the an irrigated parkways located on the east side of Old River Road along Niblick Road and Oak Hill Road; and maintenance of the slope located on the east side of Assessor Parcel Number 009-814-020 and on the north side of Oak Hill Road.

SUB AREAS

The following provides a general description of the improvements and developments (Sub Areas) that have not been reorganized into a Zone within the District for fiscal year 2006/2007, including those Sub Areas being annexed to the District this fiscal year. Although not designated as Zones, these Sub Areas are essentially stand-alone benefit zones for purposes of determining annual maintenance costs and assessments. Of the Sub Areas designated below, the property owners within nine (9) of these Sub Areas will be balloted for an increase to their maximum assessment (including the District's inflationary adjustment formula), for fiscal year 2006/2007.

Sub Area #8:

Includes parcels within Tract 1630 (Trent), located north of Nannette Drive and bisected horizontally by Andrea Circle. Parcels within this Sub Area receive special benefit from and are assessed for local street lighting and maintenance of the irrigated open space areas associated with Tract 1630.

Sub Area #9:

Includes parcels within Tract 1942, located west of Creston Road and north of Niblick Road. Parcels within this Sub Area receive special benefit from and are assessed for local street lighting and maintenance of the irrigated perimeter landscaping along Niblick Road and Creston Road associated with Tract 1942.

Sub Area #10:

Includes parcels within Tract 2036 (Granary), located west of Riverside Avenue and south of 12th Street. Parcels within this Sub Area receive special benefit from and are assessed for local street lighting.

Sub Area #11:

Includes parcels within Tract 1723 and encompasses Fallbrook Court. Parcels within this Sub Area receive special benefit from and are assessed for local street lighting and for maintenance of the non-irrigated creek area associated with Tract 1723.

Sub Area #12:

Includes parcels within Tract 2070 (Alder Creek Condos), located south of Niblick Road and bisected by Nicklaus Drive. Parcels within this Sub Area receive special benefit from and are assessed for local street lighting.

Sub Area #14:

Includes parcels within the area known as the Williams Brothers Shopping Center (Vons), located north of Creston Road and east of Rolling Hills Road. Parcels within this Sub Area receive special benefit from and are assessed for street lighting and maintenance of the irrigated median landscaping adjacent to the development.

Sub Area #23:

Includes parcels within the PR 93-085 (Tarr), located north of Dry Creek Road and encompassing Aerotech Center Way. Parcels within this Sub Area receive special benefit from and are assessed for street lighting.

Sub Area #28:

Includes parcels within Tract 1718 (Rainbow Court), located south of Rose Lane and encompassing Rainbow Court. Parcels within this Sub Area receive special benefit from and are assessed for street lighting.

Sub Area #33:

Includes parcels within PR 97-167, located south of Highway 46 East and north of Union Road. Parcels within this Sub Area receive special benefit from and are assessed for local street lighting and maintenance of the irrigated detention basin associated with PR 97-167.

Sub Area #34:

Includes parcels within PD 95-009 (Target Center), located south of Gahan Place and west of Theatre Drive. Parcels within this Sub Area receive special benefit from and are assessed for local street lighting.

Sub Area #35:

Includes parcels within CUP 95-018, within the area known as Creston Village, located west of Creston Road. Parcels within this Sub Area receive special benefit from and are assessed for local street lighting.

Sub Area #37:

Includes parcels within Tract 2269 (Oakwood Orchard), located encompassing Danley Court and portions of Wisteria Lane and of Germaine Way. Parcels within this Sub Area receive special benefit from local street lighting and maintenance of the irrigated parkways and slopes associated with Tract 2269.

Sub Area #41:

Includes parcels within PR 97-138 (Pippen), located south of 24th Street. Parcels within this Sub Area receive special benefit from and are assessed for local street lighting and for maintenance of the non-irrigated creek area landscaping associated with PR 97-138.

Sub Area #43:

Includes parcels within Tract 1951, located south of Sewer Access Road. Parcels within this Sub Area receive special benefit from and are assessed for local street lighting.

Sub Area #44:

Includes parcels within Tract 2186 (Viborg), located southeast of Navaho Avenue and encompassing Mohawk Court. Parcels within this Sub Area receive special benefit from and are assessed for local street lighting, and maintenance of the irrigated parkways and slopes on Navajo Road, and maintenance of the open space areas within Tract 2186.

Sub Area #49:

Includes parcels within Tract 2276 (Bonita Homes), located east of Fontana Road and west of Airport Road. Parcels within this Sub Area receive special benefit from and are assessed for local street lighting and maintenance of the irrigated parkways and slopes associated with Tract 2276.

Sub Area #50:

Includes parcels within Tract 2311 (Serenade), located east of South River Road including the open space areas. Parcels within this Sub Area receive special benefit from and are assessed for local street lighting and maintenance of the open space areas and irrigated parkways and slopes associated with Tract 2311.

Sub Area #53:

Includes parcels within PR 91-045 (Larson), located south of Ashwood Place. Parcels within this Sub Area receive special benefit from and are assessed for local street lighting.

Sub Area 59:

Includes parcels within Tract 2352 (Casa Blanca Court), located north of 24th Street and west of Vine Street. Parcels within this Sub Area receive special benefit from and are assessed for local street lighting and maintenance of the irrigated parkways and slopes associated with Tract 2352.

Sub Area 60:

Includes parcels within Tract 2071, located west of Pacific Avenue. Parcels within this Sub Area will receive special benefit from and be assessed for local street lighting. The improvements associated with this Sub Area have not been completed and the parcels are not being assessed for fiscal year 2006/2007.

Sub Area 61:

Includes parcels with Tract 2005 (Dallons Drive), located encompassing a portion of Dallons Drive. Parcels within this Sub Area receive special benefit from and are assessed for local street lighting.

Sub Area 62:

Includes parcels within PR 01-007 (Golden Hill), located east of Golden Hill Road. Parcels with this Sub Area receive special benefit from and are assessed for local street lighting.

Sub Area 64:

Includes parcels within PR 01-186, located east of Prospect Avenue and north of Union Road. Parcels within this Sub Area receive special benefit from and are assessed for local street lighting and for maintenance of the irrigated parkways and slopes associated with PR 01-186.

Sub Area 66:

Includes parcels within PD 00-029, located west of Ramada Drive near US Highway 101. Parcels within this Sub Area receive special benefit from and are assessed for local street lighting.

Sub Area 68:

Includes parcels within PD 01-003, located south of Highway 46 and north of Gahan Place. Parcels within this Sub Area receive special benefit from and are assessed for local street lighting and maintenance of the irrigated parkways and slopes associated with PD 01-003.

Sub Area 71:

Includes parcels within PR 01-263, located south of Sherwood Road. Parcels within this Sub Area receive special benefit from and are assessed for local street lighting.

Sub Area 73:

Includes parcels within PD 02-001, located north of Oak Hill Road and west of Nicklaus Drive. Parcels within this Sub Area receive special benefit from and are assessed for local street lighting and maintenance of the irrigated parkways and slopes associated with PD 02-001.

Sub Area 74:

Includes parcels within Tract 2411, located west of Vine Street. Parcels within this Sub Area receive special benefit from and are assessed for local street lighting and maintenance of the irrigated parkways and slopes associated with Tract 2411.

Sub Area 77:

Includes parcels within Tract 2404, located north of Nicklaus Drive. Parcels within this Sub Area receive special benefit from and are assessed for local street lighting.

Sub Area 78:

Includes parcels within PR 01-141, located west of Wade Drive. Parcels within this Sub Area receive special benefit from and are assessed for local street lighting and maintenance of the non-irrigated parkways and slopes associated with PR 01-141.

Sub Area 79:

Includes parcels within PR 01-266, located east of Golden Hills Road. Parcels within this Sub Area receive special benefit from and are assessed for local street lighting.

Sub Area 81:

Includes parcels within Tract 2472, located northeast of Creston Road. Parcels within this Sub Area receive special benefit from and are assessed for local street lighting and maintenance of the non-irrigated parkways and slopes associated with Tract 2472.

Sub Area 82:

Includes parcels within Tract 2477, located north of Creston Road. The improvements associated with Tract 2477 have not been completed and parcels within this Sub Area are not currently assessed.

Sub Area 83:

Includes parcels within PR 97-226. The improvements associated with PR 97-226 have not been completed and parcels within this Sub Area are not currently assessed.

Sub Area 85:

Includes parcels within PD 02-018. The improvements associated with PD 02-018 have not been completed and parcels within this Sub Area are not currently assessed.

Sub Area 86:

Includes parcels within PD 98-016. The improvements associated with PD 98-016 have not been completed and parcels within this Sub Area are not currently assessed.

Sub Area 87:

Includes parcels within PR 01-102. The improvements associated with PR 01-102 have not been completed and parcels within this Sub Area are not currently assessed.

Sub Area 88:

Includes parcels within Tract 2422, located north of 28th Street. Parcels within this Sub Area receive special benefit from and are assessed for local street lighting and maintenance of the irrigated parkways and slopes associated with Tract 2422.

Sub Area 91:

Includes parcels within Tract 2571. Parcels within this Sub Area receive special benefit from and will be assessed for local street lighting and maintenance of the irrigated parkways and slopes associated with Tract 2571.

Sub Area 92:

Includes parcels within PD 02-017. Parcels within this Sub Area shall only be assessed this fiscal year for the maintenance and operation of the street lighting improvements installed in connection with this development. Any landscape improvements associated with the development will not be maintained by the District, but may be included in subsequent fiscal years.

Sub Area 93:

Includes parcels within PR 04-053. The improvements associated with this development have not been completed and parcels within this Sub Area are not being assessed this fiscal year.

Sub Area 94:

Includes parcels within PD 02-003 (East Village). Parcels within this Sub Area shall only be assessed this fiscal year for the maintenance and operation of the street lighting improvements installed in connection with this development. Any landscape improvements associated with the development will not be maintained by the District, but may be included in subsequent fiscal years.

Sub Area 95:

Includes parcels within PD 95-009 (Theater Drive — Petco). Parcels within this Sub Area shall only be assessed this fiscal year for the maintenance and operation of the street lighting improvements installed in connection with this development. Any landscape improvements associated with the development will not be maintained by the District, but may be included in subsequent fiscal years.

Sub Area 96:

Includes parcels within PD 02-008 (Jiffy Lube). Parcels within this Sub Area shall only be assessed this fiscal year for the maintenance and operation of the street lighting improvements installed in connection with this development. Any landscape improvements associated with the development will not be maintained by the District, but may be included in subsequent fiscal years.

Sub Area 97:

Includes parcels within PR 00-076. The improvements associated with this development have not been completed and parcels within this Sub Area are not being assessed this fiscal year.

Sub Area 98:

Includes parcels within Tract 2593. The improvements associated with this development have not been completed and parcels within this Sub Area are not being assessed this fiscal year.

Sub Area 99:

Includes parcels within Tract 2521. The improvements associated with this development have not been completed and parcels within this Sub Area are not being assessed this fiscal year.

Sub Area 100:

Includes parcels within PR 03-222. Parcels within this Sub Area shall only be assessed this fiscal year for the maintenance and operation of the street lighting improvements installed in connection with this development. Any landscape improvements associated with the development will not be maintained by the District, but may be included in subsequent fiscal years.

Sub Area 101:

Includes parcels within Tract 2611-1. The improvements associated with this development have not been completed and parcels within this Sub Area are not being assessed this fiscal year.

Sub Area 102:

Includes parcels within Tract 2676. The improvements associated with this development have not been completed and parcels within this Sub Area are not being assessed this fiscal year.

OVERVIEW OF THE ZONES AND SUB AREAS

The following table (Table III) provides an overview of the Sub Areas and the associated Zone and Sub-Zone designations for the District. A listing of the Sub Areas and Zones to be balloted for a new or increased assessment is provided in Appendix A.

TABLE III (1 of 4)

DISTRICT ZONES AND SUB AREAS FISCAL YEAR 2006/2007

Benefit Zone Designation		Sub Area Description	Total Parcels	Taxable Parcels	Benefit Units
Zone	Sub Area				
Zone 01 A	SubArea 1	Tract 1581-1, 2 Riverglen	67	65	65.00
Zone 01 A	SubArea 4	Tract 1619 Union	59	59	59.00
Zone 01 A	SubArea 18	Tract 1581-2 Riverglen	41	41	41.00
Zone 01 A	SubArea 47	Tract 2137-1 Riverglen	37	34	34.00
Zone 01 A	SubArea 56	Tract 2137-2 Morris	29	29	29.00
Zone 01 A	SubArea 58	Tract 2137-3 Weyrich	46	44	44.00
Zone 01 B	SubArea 6	Tract 1463-1 Sunset Ridge	35	35	35.00
Zone 01 B	SubArea 19	Tract 1463-2 Union	50	50	50.00
Zone 01 B	SubArea 55	Tract 1463-2 Mariah	5	5	5.00
Zone 01 C	SubArea 51	Tract 2259 Weyrich	22	22	22.00
Zone 01 D	SubArea 69A	Tract 2369-1	72	71	71.00
Zone 01 D	SubArea 69B	Tract 2369-2	35	35	35.00
Zone 01 D	SubArea 69C	Tract 2369-3	62	62	62.00
Zone 02 A	SubArea 2A-1	Tract 1632-1,2 Meadowlark Farms	46	44	44.00
Zone 02 B	SubArea 2A-2	Tract 1632-3 Meadowlark Farms	14	14	14.00
Zone 02 B	SubArea 2B	Tract 1632-5 Meadowlark Farms	25	25	25.00
Zone 02 B	SubArea 2C	Tract 1632-6,7 Meadowlark Farms	97	97	97.00
Zone 02 B	SubArea 2D	Tract 1632-8 Meadowlark Farms	24	24	24.00
Zone 02 C	SubArea 2A-3	Tract 1632-4 Meadowlark Farms	71	70	70.00
Zone 02 C	SubArea 2E	Tract 1632-9 Meadowlark Farms	30	30	30.00
Zone 02 C	SubArea 2F	Tract 1632-10 Meadowlark Farms	73	70	70.00
Zone 02 D	SubArea 15	Tract 1832 Erskine	73	73	73.00
Zone 03	SubArea 20	PR 91-088 Grantham	4	4	4.00
Zone 03	SubArea 30	PR 91-089 Schnied	3	3	3.00
Zone 03	SubArea 25	PR 94-016 Johnson	4	4	4.00
Zone 04	SubArea 5	Tract 1508-1, 2 Riverbank	148	148	148.00
Zone 04	SubArea 16	Tract 1580-3 Riverbank	45	44	44.00
Zone 04	SubArea 27	Tract 1508-4 Riverbank	61	59	59.00
Zone 05 A	SubArea 36A	Tract 1895-1 River Oaks (Stonebrook)	51	50	50.00
Zone 05 A	SubArea 36B	Tract 1895-2 River Oaks (VY/VV Estates)	85	85	85.00
Zone 05 A	SubArea 36C	Tract 2376 River Oaks (Wedgewood)	53	50	50.00
Zone 05 B	SubArea 36D	Tract 2376 River Oaks (Cottage/Classics)	94	90	90.00
Zone 05 B	SubArea 36E	Tract 2457-2 River Oaks (Traditions)	82	78	78.00
Zone 05 B	SubArea 36F	Tract 2457-3 River Oaks Community	67	65	65.00
Zone 05 B	SubArea 36G	Tract 2457-3	69	67	67.00

TABLE III (2 of 4)
 DISTRICT ZONES AND SUB AREAS FISCAL YEAR 2006/2007

Benefit Zone Designation		Sub Area Description	Total Parcels	Taxable Parcels	Benefit Units
Zone	Sub Area				
Zone 06	SubArea 42A	Tract 2214-1 Orradre	20	18	18.00
Zone 06	SubArea 42B	Tract 2214-2 Orradre	20	17	17.00
Zone 06	SubArea 42C	Tract 2214-3 Orradre	33	30	30.00
Zone 06	SubArea 42D	Tract 2214-4 Orradre	25	25	25.00
Zone 07 A	SubArea 45A	Tract 1771 Burke-Ellsworth	41	39	39.00
Zone 07 A	SubArea 45B	Tract 1771-3 Burke-Ellsworth	50	50	50.00
Zone 07 A	SubArea 45C	Tract 1771-4 Burke-Ellsworth	36	36	36.00
Zone 07 A	SubArea 45D	Tract 1771-5 Burke-Ellsworth	41	41	41.00
Zone 07 A	SubArea 45E	Tract 1771-6 Burke-Ellsworth	30	28	28.00
Zone 07 B	SubArea 21	Tract 1754-1, 2 Eagle Creek	71	66	66.00
Zone 07 C	SubArea 63	Tract 2351	63	60	60.00
Zone 08	SubArea 29	PR 95-013	5	4	4.00
Zone 08	SubArea 31	PR 94-128 French	4	4	4.00
Zone 09	SubArea 52A	Tract 2281-1 Shadow Canyon	28	27	27.00
Zone 09	SubArea 52B	Tract 2281-2 Shadow Canyon	42	41	41.00
Zone 09	SubArea 52C	Tract 2281-3 Shadow Canyon	32	32	32.00
Zone 09	SubArea 52D	Tract 2281-4 Shadow Canyon	26	25	25.00
Zone 09	SubArea 52E	Tract 2281-5 Shadow Canyon	26	26	26.00
Zone 10 A	SubArea 13	Tract 1886 Willhoit	81	81	81.00
Zone 10 B	SubArea 67	Tract 2373	22	21	21.00
Zone 10 C	SubArea 72 A	Tract 2350	96	91	91.00
Zone 10 C	SubArea 72 B	Tract 2350	46	46	46.00
Zone 10 C	SubArea 72 C	Tract 2350	38	38	38.00
Zone 10 D	SubArea 40	PR 93-087 Gilead Lane	4	4	4.00
Zone 11	SubArea 32	Tract 2223-1 Bella Vista	53	53	53.00
Zone 11	SubArea 38	PR 98-008 Arceiro	15	15	15.00
Zone 11	SubArea 39	PR 98-009 Arceiro	13	13	13.00
Zone 11	SubArea 48	Tract 2284 Harris	16	15	15.00
Zone 11	SubArea 57	Tract 2223-2 Bella Vista Estates	52	52	52.00
Zone 11	SubArea 75	Tract 2296	11	11	11.00
Zone 11	SubArea 76A	Tract 2431	12	12	12.00
Zone 11	SubArea 76B	Tract 2430	10	9	9.00
Zone 12 A	SubArea 3	Tract 1457	88	88	88.00
Zone 12 A	SubArea 54	Tract 1983 Koval	27	26	26.00
Zone 12 B	SubArea 70A	Tract 2254-1	16	15	15.00
Zone 12 B	SubArea 70B	Tract 2254-2	15	15	15.00
Zone 12 B	SubArea 70C	Tract 2254-2	56	56	56.00
Zone 12 C	SubArea 89	Tract 2391	8	8	8.00
Zone 13 A	SubArea 7	Woodland Plaza I	7	7	12.78
Zone 13 A	SubArea 22	PR 91-095 Woodland Plaza II	11	10	41.08
Zone 13 B	SubArea 46	PR 98-038 Woodland Plaza III	3	3	10.86

TABLE III (3 of 4)
 DISTRICT ZONES AND SUB AREAS FISCAL YEAR 2006/2007

Benefit Zone Designation		Sub Area Description	Total Parcels	Taxable Parcels	Benefit Units
Zone	Sub Area				
	SubArea 8	Tract 1630 Trent	38	36	36.00
	SubArea 9	Tract 1942	18	18	18.00
	SubArea 10	Tract 2036 Granary	7	6	2.73
	SubArea 11	Tract 1723	17	16	16.00
	SubArea 12	Tract 2070 Alder Creek	97	96	96.00
	SubArea 14	Williams Bros. Vons	7	6	19.10
	SubArea 23	PR 91-085 Tarr	23	22	66.29
	SubArea 28	Tract 1718 Rainbow Court	13	13	13.00
	SubArea 33	PR 97-167 Hwy 46 Part.	4	4	4.00
	SubArea 34	PD 95-009 Target Center	12	11	11.00
	SubArea 35	CUP 95-018 TCD Conv	2	2	2.00
	SubArea 37	Tract 2269 Oakwood Orchard	23	22	22.00
	SubArea 41	PR 97-138 Pippen	5	5	5.00
	SubArea 43	Tract 1951	12	11	11.00
	SubArea 44	Tract 2186 Viborg	13	12	12.00
	SubArea 49	Tract 2276 Bonita Homes	76	71	71.00
	SubArea 50	Tract 2311 Serenade	73	72	72.00
	SubArea 53	PR 91-045 Larson	3	3	3.00
	SubArea 59	Tract 2352 Casa Blanca Court	9	9	9.00
	SubArea 60	Tract 2071	10	10	10.00
	SubArea 61	Tract 2005 Dallons Drive	10	8	8.00
	SubArea 62	PR 01-007 Golden Hill	2	2	2.00
	SubArea 64	PR 01-186	4	4	4.00
	SubArea 66	PD 00-029	1	1	1.00
	SubArea 68	PD 01-003	4	4	4.00
	SubArea 71	PR 01-263	2	2	2.00
	SubArea 73	PD 02-001 (29 Multi-Family Res Units)	1	1	1.00
	SubArea 74	Tract 2411	12	12	12.00
	SubArea 77	Tract 2404	32	30	30.00
	SubArea 78	PR 01-141	2	2	2.00
	SubArea 79	PR 01-266	3	3	3.00
	SubArea 81	Tract 2472	23	23	23.00
	SubArea 82	Tract 2477	8	8	8.00
	SubArea 83	PR 97-226	2	2	2.00
	SubArea 85	PD 02-018	1	1	1.00
	SubArea 86	PD 98-016	1	1	1.00
	SubArea 87	PR 01-102	3	3	3.00
	SubArea 88	Tract 2422	23	22	22.00
	SubArea 91	Tract 2571	37	34	34.00
	SubArea 92	PD 02-017	7	7	7.00

TABLE III (4 of 4)
 DISTRICT ZONES AND SUB AREAS FISCAL YEAR 2006/2007

Benefit Zone Designation		Sub Area Description	Total Parcels	Taxable Parcels	Benefit Units
Zone	Sub Area				
	Sub Area 93	PR 04-053	4	4	4.00
	Sub Area 94	PD 02-003 East Village	7	7	7.00
	Sub Area 95	PD 95-009 Theater Drive (Petco)	1	1	1.00
	Sub Area 96	PD 02-008 Jiffy Lube	1	1	1.00
	Sub Area 97	PR 00-076	3	3	3.00
	Sub Area 98	Tract 2593	56	55	55.00
	Sub Area 99	Tract 2521	9	9	9.00
	Sub Area 100	PR 03-222	5	4	4.00
	Sub Area 101	Tract 2611-1	42	39	39.00
	Sub Area 102	Tract 2676	13	11	11.00

METHOD OF APPORTIONMENT

GENERAL

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of public lights, landscaping and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

The formula used for calculating assessments in each applicable Zone or Sub Area of the District therefore reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on the benefits to each parcel.

BENEFIT ANALYSIS

Each of the proposed improvements, the associated costs and assessments have been carefully reviewed, identified and allocated based on special benefit pursuant to the provisions of the Constitution and 1972 Act. The improvements associated with each Zone and Sub Area of the District have been identified as necessary, required and/or desired for the orderly development of the properties within the District to their full potential, consistent with the proposed development plans and applicable portions of the City General Plan. As such, these improvements would be necessary and required of individual property owners for the development of such properties, and the ongoing operation, servicing and maintenance of these improvements would be the financial obligation of those properties. Therefore, the improvements and the annual costs of ensuring the maintenance and operation of the improvements are of direct and special benefit to the properties.

The method of apportionment (method of assessment) is based on the premise that each assessed parcel within the District receives special benefit from improvements provided by the District. The desirability and security of properties is enhanced by the presence of local improvements in close proximity to those properties.

The special benefits associated with landscaped improvements are specifically:

- ◆ Enhanced desirability of properties through association with the improvements.
- ◆ Improved aesthetic appeal of properties providing a positive representation of the area.
- ◆ Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- ◆ Environmental enhancement through improved erosion resistance, dust and debris control.
- ◆ Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.

- ◆ Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
- ◆ Enhanced environmental quality of the parcels by moderating temperatures, providing oxygenation and attenuating noise.

The special benefits associated with street lighting are specifically:

- ◆ Enhanced deterrence of crime and the aid to police protection.
- ◆ Increased nighttime safety on roads and streets.
- ◆ Improved ability of pedestrians and motorists to see.
- ◆ Improved ingress and egress to property.
- ◆ Reduced vandalism and other criminal act and damage to improvements or property.
- ◆ Improved traffic circulation and reduced nighttime accidents and personal property loss.
- ◆ Increased promotion of business during nighttime hours in the case of commercial properties.

Based on the preceding special benefits, it has been determined that the improvements provided through the District and for which parcels are assessed, contribute to the safety, security, aesthetic value and desirability of those properties. It has further been determined that these improvements, either individually or collectively are provided for the special benefit and enhancement of properties within the District and provide no measurable general benefit to properties outside the District or to the public at large.

ASSESSMENT METHODOLOGY

The benefit formula used within each Zone, Sub-zone and Sub Area of the District may vary, but reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on the special benefits to each assessable parcel. It has been previously determined that dedicated public easements, open space areas, public rights-of-ways, public greenbelts and parkways, utility rights-of-way, common areas, sliver parcels and bifurcated lots or any other property that cannot be developed, park properties and other publicly owned properties that are part of the District improvements or that have little or no improvement value, receive no special benefit from District improvements and are not assessed.

ACREAGE BENEFIT CALCULATION:

ZONE 13 and SUB AREAS 10, 14 and 23

When Sub Areas 7, 10, 14, 22, and 23 were originally established and the assessments were approved, the composition of the parcels and the improvements to be provided made an

apportionment of the maintenance costs and special benefits based on parcel acreage the most equitable method of apportionment. Sub Areas 7 and 22 along with Sub Area 46 have been reorganized into Zone 13 based on their shared benefit from various improvements. However, as part of this reorganization, the method of apportionment for Sub Area 46 is being modified from a per parcel apportionment to an acreage apportionment. The following formula is used to arrive at the levy amount for each parcel within Zone 13 and Sub Areas 10, 14 and 23.

$$\frac{\text{Total Balance to Levy}}{\text{Total Acres}} = \text{Levy per Acre}$$

$$\text{Levy per Acre (rate) x Parcel Acreage} = \text{Parcel Levy Amount}$$

PER PARCEL BENEFIT CALCULATION:

ZONES 1-12 and SUB AREAS 8, 9, 11, 12, 28, 33, 34, 35, 37, 41, 43, 44, 49, 50, 53, 59-62, 64, 66, 68, 71, 73, 74, 77-79, 81-83, 85-88, and 91-102

While a per acre method of apportionment is an appropriate calculation of special benefit for some benefit zones, most developments and Sub Areas within the District are comprised entirely of single family residential properties or the improvements to be maintained are associated with a specific commercial development. For these developments it was determined that the most appropriate apportionment of maintenance costs and special benefit was an equal per parcel distribution. This method of apportionment is used in most of the Zones and Sub Areas of the District to proportionately allocate the net annual cost of the improvements (special benefit) to each parcel. The total amount to be levied in each Sub Area, Zone or Sub-zone is shared and assessed equally to each benefiting parcel. The following formula is used to arrive at the levy amount for each parcel within these Sub Areas.

$$\frac{\text{Total Balance to Levy for Improvements}}{\text{Total Assessable Parcels}} = \text{Parcel Levy Amount}$$

INFLATIONARY ADJUSTMENT

The maximum annual assessment that may be levied each fiscal year for many of the District's Sub Areas includes an annual inflationary adjustment to the maximum assessment rate based on the percentage change in the Consumer Price Index reported by the San Francisco/Oakland Urban Wage Earners and Clerical Workers increase. Although the maximum rate for these Sub Areas may be increased each year, the actual amount to be assessed is based on the annual budget and may be less than the maximum rate. The property owners must approve any proposed assessment that exceeds the adjusted maximum rate before it can be imposed. The inflationary adjustment is based

on the annual percentage change in the Consumer Price Index reported by the San Francisco/Oakland Urban Wage Earners and Clerical Workers and available at the time the Engineer's Report is prepared.

The maximum assessment that may be levied in a fiscal year is increased annually by the following formula

$$\left. \begin{array}{l} \text{(Prior Year's Annual Maximum Assessment x CPI)} \\ \text{Plus} \\ \text{Prior Year's Annual Maximum Assessment} \end{array} \right\} = \text{Current Year's New Annual Maximum Assessment}$$

The percentage change used is the annual change for the preceding 12 months. The annual inflation factor applied for fiscal year 2006/2007 is based on the annual percentage change from 2004 to 2005 (January to January), and has been identified as 2.10%.

The following table (Table IV) provides a listing of all Sub Areas within the District for which the annual inflationary adjustment for the maximum assessment rate were previously adopted.

TABLE IV
 SUB AREAS WITH AN ANNUAL INFLATIONARY ADJUSTMENT

SUB AREA	TRACT	SUB AREA	TRACT	SUB AREA	TRACT	SUB AREA	TRACT
2C	1632 6-7	2D	1632-8	2E	1632-9	2F	1632-10
3	1457	22	PR 91-095	36A	1895-1	36B	1895-2
36C	2376	36D	2376	36E	2457-2	36F	2457-1
36G	2457-3	37	2269	38	PR 98-008	39	PR 98-009
41	PR 97-138	42A	2214-1	42B	2214-2	42C	2214-3
42D	2214-4	44	2186	45A	1771-1	45B	1771-3
45C	1771-4	45D	1771-5	45E	1771-6	46	PR 98-038
47	2137-1	48	2284	49	2276	50	2311
51	2259	52A	2281-1	52B	2281-2	52C	2281-3
52D	2281-4	52E	2281-5	53	PR 91-045	54	1983
55	1463-2	56	2137-2	57	2223-2	58	2137-3
59	2352	60	2071	61	2005	62	PR 01-007
63	2351	64	PR 01-186	66	PD 00-029	67	2373
68	PD 01-003	69A	2369-1	69B	2369-2	69C	2369-3
70A	2254-1	70B	2254-2	70C	2254-3	71	PR 01-263
72A	2350	72B	2350-2	72C	2350-3	73	PD 02-001
74	2411	75	2296	76A	2431	76B	2430
77	2404	78	PR 01-141	79	PR 01-266	81	2472
82	2477	83	PR 97-226	85	PD 02-018	86	PD 898-016
87	PR 01-102	88	2422	89	2391	91	2571
92	PD 02-017	93	PR 04-053	94	PD 02-003	95	PD 95-009
96	PD 02-008	97	PR 00-076	98	Tract 2593	99	Tract 2521
100	PR 03-222	101	Tract 2611-1	102	Tract 2676		

DISTRICT BUDGETS FISCAL YEAR 2006/2007

The following pages provide the proposed budgets and assessment rates for each of the Zones, Sub-zones and Sub Areas within the District for fiscal year 2006/2007. These budgets include the City's estimate of anticipated expenditures, deficits, surpluses, revenues, and reserve fund balances associated with the annual maintenance and operation of the improvements. District Administration costs are apportioned to each Zone, Sub-zone and Sub Area based on their proportional "Direct" costs (landscape maintenance, utilities and repairs). The net cost of providing the improvements in each Zone, Sub-zone or Sub Area is proportionately allocated to each benefiting parcel with each respective Zone, Sub-zone or Sub Area using the adopted method of apportionment to calculate the proportional special benefit to properties within the District. Each parcel within the District is therefore assessed proportionately for only the improvements associated with the parcel and determined to be of special benefit.

The following budgets for the Various Sub Areas may include one or more of the following footnote references:

Foot Notes

- (1) No Direct Costs are anticipated for the upcoming fiscal year and no assessment will be levied.
- (2) Not all of the planned improvements will be accepted for maintenance this fiscal year. Properties will be assessed for that portion of the improvements anticipated to be maintained.
- (3) A New Maximum Assessment is being presented to the property owners for fiscal year 2006/2007. This will reduce the current maximum assessment rate, if approved.
- (4) A New Maximum Assessment is being presented to the property owners for fiscal year 2006/2007. This will increase the current maximum assessment rate, if approved.
- (5) An Increase to the Maximum Assessment is being presented to the property owners for fiscal year 2006/2007

BUDGET ITEMS	Zone 01 A Sub Area 1 (4) Tract 1581-1, 2	Zone 01 A Sub Area 4 (4) Tract 1619	Zone 01 A Sub Area 18 (4) Tract 1581-2	Zone 01 A Sub Area 47 (3) Tract 2137-1	Zone 01 A Sub Area 56 (3) Tract 2137-2	Zone 01 A Sub Area 58 (3) Tract 2137-3	Zone 01 B SubArea 6 (4) Tract 1463-1
DIRECT COSTS							
Sub-Total Parkways/Slopes — Irrigated	11,845	10,751	7,471	6,196	5,285	8,018	1,934
Sub-Total Parkways/Slopes — Non-Irrigated	-	-	-	-	-	-	-
Sub-Total Open Spaces/Parks/Detention Basins — Irrigated	1,393	1,265	879	729	622	943	-
Sub-Total Open Spaces/Parks/Detention Basins — Non-Irrigated	697	632	439	364	311	472	-
Sub-Total Creek/Off-Site/Other Landscaping — Irrigated	-	-	-	-	-	-	-
Sub-Total Creek/Off-Site/Other Landscaping — Non-Irrigated	-	-	-	-	-	-	-
Total — Irrigated Landscape Improvements	13,238	12,016	8,350	6,924	5,906	8,961	1,934
Total — Non-Irrigated Landscape Improvements	697	632	439	364	311	472	-
Landscape Maintenance	13,934	12,648	8,789	7,289	6,217	9,433	1,934
Landscape Water	2,304	2,091	1,453	1,205	1,028	1,559	354
Electricity (Street Lighting)	2,388	2,168	1,506	1,249	1,065	1,617	1,286
Electricity (Landscaping)	<u>344</u>	<u>312</u>	<u>217</u>	<u>180</u>	<u>154</u>	<u>233</u>	<u>23</u>
Electricity	2,732	2,480	1,723	1,429	1,219	1,849	1,309
Repairs	<u>474</u>	<u>430</u>	<u>299</u>	<u>248</u>	<u>212</u>	<u>321</u>	<u>90</u>
Direct Costs (Subtotal)	19,444	17,650	12,265	10,171	8,675	13,162	3,686
ADMINISTRATION COSTS							
District Administration	2,261	2,052	1,426	1,183	1,009	1,530	429
County Administration Fee	<u>95</u>	<u>86</u>	<u>60</u>	<u>50</u>	<u>42</u>	<u>64</u>	<u>51</u>
Admin. Costs (Subtotal)	2,355	2,138	1,486	1,232	1,051	1,594	480
Total Direct and Admin. Costs	21,800	19,788	13,751	11,403	9,726	14,757	4,165
LEVY ADJUSTMENTS							
Operational Fund Balance Collections /(Contributions)	1,090	989	688	570	486	738	208
Contributions from General Fund	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Levy Adjustments (Subtotal)	1,090	989	688	570	486	738	208
Balance to Levy	\$22,890	\$20,777	\$14,438	\$11,973	\$10,212	\$15,495	\$4,374
DISTRICT STATISTICS							
<i>Current Maximum Assessment Rate</i>	\$159.06	\$176.22	\$159.06	\$490.11	\$640.02	\$645.39	\$120.08
Total Parcels	67	59	41	37	29	46	35
Total Assessable Parcels	65	59	41	34	29	44	35
Total Benefit Units	65.00	59.00	41.00	34.00	29.00	44.00	35.00
Proposed Maximum Assessment Rate	\$370.00	\$370.00	\$370.00	\$370.00	\$370.00	\$370.00	\$132.00
Proposed Levy per Benefit Unit (FY 2006/07)	\$352.16	\$352.16	\$352.16	\$352.16	\$352.16	\$352.16	\$124.96

BUDGET ITEMS	Zone 01 B SubArea 19 (4) Tract 1463-2	Zone 01 B SubArea 55 (3) Tract 1463-2	Zone 01 C SubArea 51 (3) Tract 2259	Zone 01 D SubArea 69A (3) Tract 2369-1	Zone 01 D SubArea 69B (3) Tract 2369-2	Zone 01 D SubArea 69C (3) Tract 2369-3	Zone 01 TOTAL BUDGET
DIRECT COSTS							
Sub-Total Parkways/Slopes — Irrigated	2,763	276	1,642	17,959	8,853	15,683	98,675
Sub-Total Parkways/Slopes — Non-Irrigated	-	-	-	-	-	-	-
Sub-Total Open Spaces/Parks/Detention Basins — Irrigated	-	-	-	-	-	-	5,830
Sub-Total Open Spaces/Parks/Detention Basins — Non-Irrigated	-	-	-	-	-	-	2,915
Sub-Total Creek/Off-Site/Other Landscaping — Irrigated	-	-	-	-	-	-	-
Sub-Total Creek/Off-Site/Other Landscaping — Non-Irrigated	-	-	-	-	-	-	-
Total — Irrigated Landscape Improvements	2,763	276	1,642	17,959	8,853	15,683	104,505
Total — Non-Irrigated Landscape Improvements	-	-	-	-	-	-	2,915
Landscape Maintenance	2,763	276	1,642	17,959	8,853	15,683	107,420
Landscape Water	505	51	300	3,284	1,619	2,868	18,620
Electricity (Street Lighting)	1,837	184	808	2,608	1,286	2,278	20,280
Electricity (Landscaping)	<u>32</u>	<u>3</u>	<u>19</u>	<u>210</u>	<u>104</u>	<u>184</u>	<u>2,015</u>
Electricity	1,869	187	827	2,819	1,390	2,461	22,295
Repairs	<u>128</u>	<u>13</u>	<u>69</u>	<u>602</u>	<u>297</u>	<u>525</u>	<u>3,708</u>
Direct Costs (Subtotal)	5,265	527	2,839	24,664	12,158	21,537	152,043
ADMINISTRATION COSTS							
District Administration	612	61	330	2,868	1,414	2,504	17,678
County Administration Fee	<u>73</u>	<u>7</u>	<u>32</u>	<u>103</u>	<u>51</u>	<u>90</u>	<u>804</u>
Admin. Costs (Subtotal)	685	69	362	2,971	1,465	2,594	18,482
Total Direct and Admin. Costs	5,950	595	3,201	27,635	13,623	24,132	170,525
LEVY ADJUSTMENTS							
Operational Fund Balance Collections /(Contributions)	298	30	160	1,382	681	1,207	8,526
Contributions from General Fund	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Levy Adjustments (Subtotal)	298	30	160	1,382	681	1,207	8,526
Balance to Levy	\$6,248	\$625	\$3,361	\$29,016	\$14,304	\$25,338	\$179,051
DISTRICT STATISTICS							
<i>Current Maximum Assessment Rate</i>	\$120.08	\$712.97	\$400.80	\$518.46	\$518.46	\$622.16	
Total Parcels	50	5	22	72	35	62	560
Total Assessable Parcels	50	5	22	71	35	62	552
Total Benefit Units	50.00	5.00	22.00	71.00	35.00	62.00	552.00
Proposed Maximum Assessment Rate	\$132.00	\$132.00	\$161.00	\$430.00	\$430.00	\$430.00	
Proposed Levy per Benefit Unit (FY 2006/07)	\$124.96	\$124.96	\$152.80	\$408.68	\$408.68	\$408.68	

BUDGET ITEMS	Zone 02 A Sub Area 2A-1 (4) Tract 1632-1 & 2	Zone 02 B Sub Area 2A-2 (4) Tract 1632-3	Zone 02 B Sub Area 2B (4) Tract 1632-5	Zone 02 B Sub Area 2C (3) Tract 1632 6-7	Zone 02 B Sub Area 2D (3) Tract 1632-8
DIRECT COSTS					
Sub-Total Parkways/Slopes — Irrigated	2,354	1,668	2,979	11,558	2,860
Sub-Total Parkways/Slopes — Non-Irrigated	-	-	-	-	-
Sub-Total Open Spaces/Parks/Detention Basins — Irrigated	3,610	-	-	-	-
Sub-Total Open Spaces/Parks/Detention Basins — Non-Irrigated	-	-	-	-	-
Sub-Total Creek/Off-Site/Other Landscaping — Irrigated	-	-	-	-	-
Sub-Total Creek/Off-Site/Other Landscaping — Non-Irrigated	2,750	-	-	-	-
Total — Irrigated Landscape Improvements	5,964	1,668	2,979	11,558	2,860
Total — Non-Irrigated Landscape Improvements	2,750	-	-	-	-
Landscape Maintenance	8,714	1,668	2,979	11,558	2,860
Landscape Water	636	178	318	1,232	305
Electricity (Street Lighting)	1,536	489	872	3,385	838
Electricity (Landscaping)	<u>126</u>	<u>35</u>	<u>63</u>	<u>245</u>	<u>61</u>
Electricity	1,662	524	936	3,630	898
Repairs	<u>275</u>	<u>59</u>	<u>106</u>	<u>411</u>	<u>102</u>
Direct Costs (Subtotal)	11,286	2,429	4,338	16,831	4,164
ADMINISTRATION COSTS					
District Administration	1,312	282	504	1,957	484
County Administration Fee	<u>64</u>	<u>20</u>	<u>36</u>	<u>141</u>	<u>35</u>
Admin. Costs (Subtotal)	1,376	303	541	2,098	519
Total Direct and Admin. Costs	12,663	2,732	4,879	18,929	4,683
LEVY ADJUSTMENTS					
Operational Fund Balance Collections /(Contributions)	633	137	244	946	234
Contributions from General Fund	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Levy Adjustments (Subtotal)	633	137	244	946	234
Balance to Levy	\$13,296	\$2,869	\$5,123	\$19,875	\$4,918
DISTRICT STATISTICS					
<i>Current Maximum Assessment Rate</i>	\$101.66	\$101.66	\$150.00	\$286.30	\$726.68
Total Parcels	46	14	25	97	24
Total Assessable Parcels	44	14	25	97	24
Total Benefit Units	44.00	14.00	25.00	97.00	24.00
Proposed Maximum Assessment Rate	\$318.00	\$216.00	\$216.00	\$216.00	\$216.00
Proposed Levy per Benefit Unit (FY 2006/07)	\$302.18	\$204.90	\$204.90	\$204.90	\$204.90

BUDGET ITEMS	Zone 02 C Sub Area 2A-3 (4) Tract 1632-4	Zone 02 C Sub Area 2E (3) Tract 1632-9	Zone 02 C Sub Area 2F (3) Tract 1632-10	Zone 02 D Sub Area 15 (4) Tract 1832	Zone 02 TOTAL BUDGET
DIRECT COSTS					
Sub-Total Parkways/Slopes — Irrigated	14,007	6,003	14,007	5,625	61,060
Sub-Total Parkways/Slopes — Non-Irrigated	-	-	-	-	-
Sub-Total Open Spaces/Parks/Detention Basins — Irrigated	-	-	-	1,380	4,990
Sub-Total Open Spaces/Parks/Detention Basins — Non-Irrigated	-	-	-	-	-
Sub-Total Creek /Off-Site/Other Landscaping — Irrigated	-	-	-	-	-
Sub-Total Creek /Off-Site/Other Landscaping — Non-Irrigated	-	-	-	-	2,750
Total — Irrigated Landscape Improvements	14,007	6,003	14,007	7,005	66,050
Total — Non-Irrigated Landscape Improvements	-	-	-	-	2,750
Landscape Maintenance	14,007	6,003	14,007	7,005	68,800
Landscape Water	1,493	640	1,493	747	7,040
Electricity (Street Lighting)	2,443	1,047	2,443	2,548	15,600
Electricity (Landscaping)	<u>297</u>	<u>127</u>	<u>297</u>	<u>148</u>	<u>1,400</u>
Electricity	2,740	1,174	2,740	2,696	17,000
Repairs	<u>456</u>	<u>195</u>	<u>456</u>	<u>261</u>	<u>2,321</u>
Direct Costs (Subtotal)	18,696	8,012	18,696	10,709	95,161
ADMINISTRATION COSTS					
District Administration	2,174	932	2,174	1,245	11,064
County Administration Fee	<u>102</u>	<u>44</u>	<u>102</u>	<u>106</u>	<u>651</u>
Admin. Costs (Subtotal)	2,276	975	2,276	1,351	11,715
Total Direct and Admin. Costs	20,971	8,988	20,971	12,060	106,876
LEVY ADJUSTMENTS					
Operational Fund Balance Collections /(Contributions)	1,049	449	1,049	603	5,344
Contributions from General Fund	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Levy Adjustments (Subtotal)	1,049	449	1,049	603	5,344
Balance to Levy	\$22,020	\$9,437	\$22,020	\$12,663	\$112,220
DISTRICT STATISTICS					
<i>Current Maximum Assessment Rate</i>	\$101.66	\$414.77	\$414.77	\$80.34	
Total Parcels	71	30	73	73	453
Total Assessable Parcels	70	30	70	73	447
Total Benefit Units	70.00	30.00	70.00	73.00	447.00
Proposed Maximum Assessment Rate	\$331.00	\$331.00	\$331.00	\$183.00	
Proposed Levy per Benefit Unit (FY 2006/07)	\$314.56	\$314.56	\$314.56	\$173.46	

BUDGET ITEMS	Zone 03 Sub Area 20 (4) PR 91-088	Zone 03 Sub Area 30 (3) PR 91-089	Zone 03 Sub Area 25 (3) PR 94-016	Zone 03 TOTAL BUDGET
DIRECT COSTS				
Sub-Total Parkways/Slopes — Irrigated	-	-	-	-
Sub-Total Parkways/Slopes — Non-Irrigated	-	-	-	-
Sub-Total Open Spaces/Parks/Detention Basins — Irrigated	-	-	-	-
Sub-Total Open Spaces/Parks/Detention Basins — Non-Irrigated	36	27	36	100
Sub-Total Creek/Off-Site/Other Landscaping — Irrigated	-	-	-	-
Sub-Total Creek/Off-Site/Other Landscaping — Non-Irrigated	-	-	-	-
Total — Irrigated Landscape Improvements	-	-	-	-
Total — Non-Irrigated Landscape Improvements	36	27	36	100
Landscape Maintenance	36	27	36	100
Landscape Water	0	0	0	0
Electricity (Street Lighting)	92	69	92	252
Electricity (Landscaping)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Electricity	92	45	92	229
Repairs	<u>3</u>	<u>2</u>	<u>3</u>	<u>9</u>
Direct Costs (Subtotal)	131	98	131	361
ADMINISTRATION COSTS				
District Administration	15	11	15	42
County Administration Fee	<u>6</u>	<u>4</u>	<u>6</u>	<u>16</u>
Admin. Costs (Subtotal)	21	16	21	58
Total Direct and Admin. Costs	152	114	152	419
LEVY ADJUSTMENTS				
Operational Fund Balance Collections /(Contributions)	8	6	8	21
Contributions from General Fund	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Levy Adjustments (Subtotal)	8	6	8	21
Balance to Levy	\$160	\$120	\$160	\$440
DISTRICT STATISTICS				
<i>Current Maximum Assessment Rate</i>	\$34.30	\$60.16	\$73.72	
Total Parcels	4	3	4	11
Total Assessable Parcels	4	3	4	11
Total Benefit Units	4.00	3.00	4.00	11.00
Proposed Maximum Assessment Rate	\$42.00	\$42.00	\$42.00	
Proposed Levy per Benefit Unit (FY 2006/07)	\$39.98	\$39.98	\$39.98	

BUDGET ITEMS	Zone 04 Sub Area 5 (4) Tract 1508 1-2	Zone 04 Sub Area 16 (4) Tract 1508-3	Zone 04 Sub Area 27 (4) Tract 1508-4	Zone 04 TOTAL BUDGET
DIRECT COSTS				
Sub-Total Parkways/Slopes — Irrigated	3,084	917	1,229	5,230
Sub-Total Parkways/Slopes — Non-Irrigated	-	-	-	-
Sub-Total Open Spaces/Parks/Detention Basins — Irrigated	3,965	1,179	1,581	6,725
Sub-Total Open Spaces/Parks/Detention Basins — Non-Irrigated	882	262	351	1,495
Sub-Total Creek/Off-Site/Other Landscaping — Irrigated	882	262	351	1,495
Sub-Total Creek/Off-Site/Other Landscaping — Non-Irrigated	-	-	-	-
Total — Irrigated Landscape Improvements	7,931	2,358	3,162	13,450
Total — Non-Irrigated Landscape Improvements	882	262	351	1,495
Landscape Maintenance	8,812	2,620	3,513	14,945
Landscape Water	3,178	945	1,267	5,390
Electricity (Street Lighting)	4,415	1,313	1,760	7,488
Electricity (Landscaping)	<u>920</u>	<u>273</u>	<u>367</u>	<u>1,560</u>
Electricity	5,335	1,586	2,127	9,048
Repairs	<u>433</u>	<u>129</u>	<u>173</u>	<u>735</u>
Direct Costs (Subtotal)	17,759	5,280	7,079	30,118
ADMINISTRATION COSTS				
District Administration	2,065	614	823	3,502
County Administration Fee	<u>215</u>	<u>64</u>	<u>86</u>	<u>365</u>
Admin. Costs (Subtotal)	2,280	678	909	3,867
Total Direct and Admin. Costs	20,039	5,957	7,988	33,985
LEVY ADJUSTMENTS				
Operational Fund Balance Collections /(Contributions)	1,002	298	399	1,699
Contributions from General Fund	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Levy Adjustments (Subtotal)	1,002	298	399	1,699
Balance to Levy	\$21,041	\$6,255	\$8,388	\$35,684
DISTRICT STATISTICS				
<i>Current Maximum Assessment Rate</i>	\$103.10	\$103.10	\$103.10	
Total Parcels	148	45	61	254
Total Assessable Parcels	148	44	59	251
Total Benefit Units	148.00	44.00	59.00	251.00
Proposed Maximum Assessment Rate	\$150.00	\$150.00	\$150.00	
Proposed Levy per Benefit Unit (FY 2006/07)	\$142.16	\$142.16	\$142.16	

BUDGET ITEMS	Zone 05 A Sub Area 36A (4) Tract 1895-1	Zone 05 A Sub Area 36B (3) Tract 1895-2	Zone 05 A Sub Area 36C (4) Tract 2376	Zone 05 B Sub Area 36D (3) Tract 2376
DIRECT COSTS				
Sub-Total Parkways/Slopes — Irrigated	16,794	28,549	16,794	15,157
Sub-Total Parkways/Slopes — Non-Irrigated	-	-	-	-
Sub-Total Open Spaces/Parks/Detention Basins — Irrigated	-	-	-	-
Sub-Total Open Spaces/Parks/Detention Basins — Non-Irrigated	-	-	-	-
Sub-Total Creek/Off-Site/Other Landscaping — Irrigated	-	-	-	-
Sub-Total Creek/Off-Site/Other Landscaping — Non-Irrigated	-	-	-	-
Total — Irrigated Landscape Improvements	16,794	28,549	16,794	15,157
Total — Non-Irrigated Landscape Improvements	-	-	-	-
Landscape Maintenance	16,794	28,549	16,794	15,157
Landscape Water	3,244	5,514	3,244	2,928
Electricity (Street Lighting)	1,689	2,871	1,689	3,040
Electricity (Landscaping)	<u>173</u>	<u>294</u>	<u>173</u>	<u>156</u>
Electricity	1,862	3,165	1,862	3,196
Repairs	<u>547</u>	<u>931</u>	<u>547</u>	<u>532</u>
Direct Costs (Subtotal)	22,446	38,159	22,446	21,812
ADMINISTRATION COSTS				
District Administration	2,610	4,437	2,610	2,536
County Administration Fee	<u>73</u>	<u>124</u>	<u>73</u>	<u>131</u>
Admin. Costs (Subtotal)	2,683	4,560	2,683	2,667
Total Direct and Admin. Costs	25,129	42,719	25,129	24,479
LEVY ADJUSTMENTS				
Operational Fund Balance Collections /(Contributions)	1,256	2,136	1,256	1,224
Contributions from General Fund	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Levy Adjustments (Subtotal)	1,256	2,136	1,256	1,224
Balance to Levy	\$26,385	\$44,855	\$26,385	\$25,703
DISTRICT STATISTICS				
<i>Current Maximum Assessment Rate</i>	\$416.40	\$725.85	\$518.46	\$518.46
Total Parcels	51	85	53	94
Total Assessable Parcels	50	85	50	90
Total Benefit Units	50.00	85.00	50.00	90.00
Proposed Maximum Assessment Rate	\$555.00	\$555.00	\$555.00	\$300.00
Proposed Levy per Benefit Unit (FY 2006/07)	\$527.70	\$527.70	\$527.70	\$285.60

BUDGET ITEMS	Zone 05 B Sub Area 36E (3) Tract 2457-2	Zone 05 B Sub Area 36F (3) Tract 2457-3	Zone 05 B Sub Area 36G (3) Tract 2457-3	Zone 05 TOTAL BUDGET
DIRECT COSTS				
Sub-Total Parkways/Slopes — Irrigated	13,136	10,947	11,284	112,660
Sub-Total Parkways/Slopes — Non-Irrigated	-	-	-	-
Sub-Total Open Spaces/Parks/Detention Basins — Irrigated	-	-	-	-
Sub-Total Open Spaces/Parks/Detention Basins — Non-Irrigated	-	-	-	-
Sub-Total Creek/Off-Site/Other Landscaping — Irrigated	-	-	-	-
Sub-Total Creek/Off-Site/Other Landscaping — Non-Irrigated	-	-	-	-
Total — Irrigated Landscape Improvements	13,136	10,947	11,284	112,660
Total — Non-Irrigated Landscape Improvements	-	-	-	-
Landscape Maintenance	13,136	10,947	11,284	112,660
Landscape Water	2,537	2,114	2,179	21,760
Electricity (Street Lighting)	2,634	2,195	2,263	16,380
Electricity (Landscaping)	<u>135</u>	<u>113</u>	<u>116</u>	<u>1,160</u>
Electricity	2,770	2,308	2,379	17,540
Repairs	<u>461</u>	<u>384</u>	<u>396</u>	<u>3,799</u>
Direct Costs (Subtotal)	18,904	15,753	16,238	155,759
ADMINISTRATION COSTS				
District Administration	2,198	1,832	1,888	18,110
County Administration Fee	<u>114</u>	<u>95</u>	<u>98</u>	<u>706</u>
Admin. Costs (Subtotal)	2,312	1,926	1,986	18,816
Total Direct and Admin. Costs	21,216	17,680	18,224	174,575
LEVY ADJUSTMENTS				
Operational Fund Balance Collections /(Contributions)	1,061	884	911	8,729
Contributions from General Fund	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Levy Adjustments (Subtotal)	1,061	884	911	8,729
Balance to Levy	\$22,276	\$18,564	\$19,135	\$183,304
DISTRICT STATISTICS				
<i>Current Maximum Assessment Rate</i>	\$311.08	\$311.08	\$311.08	
Total Parcels	82	67	69	501
Total Assessable Parcels	78	65	67	485
Total Benefit Units	78.00	65.00	67.00	485.00
Proposed Maximum Assessment Rate	\$300.00	\$300.00	\$300.00	
Proposed Levy per Benefit Unit (FY 2006/07)	\$285.60	\$285.60	\$285.60	

BUDGET ITEMS	Zone 06 Sub Area 42A Tract 2214-1	Zone 06 Sub Area 42B Tract 2214-2	Zone 06 Sub Area 42C Tract 2214-3	Zone 06 Sub Area 42D Tract 2214-4	Zone 06 TOTAL BUDGET
DIRECT COSTS					
Sub-Total Parkways/Slopes — Irrigated	-	-	-	-	-
Sub-Total Parkways/Slopes — Non-Irrigated	-	-	-	-	-
Sub-Total Open Spaces/Parks/Detention Basins — Irrigated	-	-	-	-	-
Sub-Total Open Spaces/Parks/Detention Basins — Non-Irrigated	-	-	-	-	-
Sub-Total Creek/Off-Site/Other Landscaping — Irrigated	-	-	-	-	-
Sub-Total Creek/Off-Site/Other Landscaping — Non-Irrigated	-	-	-	-	-
Total — Irrigated Landscape Improvements	-	-	-	-	-
Total — Non-Irrigated Landscape Improvements	-	-	-	-	-
Landscape Maintenance	0	0	0	0	0
Landscape Water	0	0	0	0	0
Electricity (Street Lighting)	218	206	364	303	1,092
Electricity (Landscaping)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Electricity	218	206	364	303	1,092
Repairs	<u>5</u>	<u>5</u>	<u>9</u>	<u>8</u>	<u>27</u>
Direct Costs (Subtotal)	224	211	373	311	1,119
ADMINISTRATION COSTS					
District Administration	26	25	43	36	130
County Administration Fee	<u>26</u>	<u>25</u>	<u>44</u>	<u>36</u>	<u>131</u>
Admin. Costs (Subtotal)	52	49	87	73	261
Total Direct and Admin. Costs	276	261	460	383	1,380
LEVY ADJUSTMENTS					
Operational Fund Balance Collections /(Contributions)	14	13	23	19	69
Contributions from General Fund	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Levy Adjustments (Subtotal)	14	13	23	19	69
Balance to Levy	\$290	\$274	\$483	\$403	\$1,450
DISTRICT STATISTICS					
<i>Current Maximum Assessment Rate</i>	\$229.73	\$343.54	\$322.70	\$322.70	
Total Parcels	20	20	33	25	98
Total Assessable Parcels	18	17	30	25	90
Total Benefit Units	18.00	17.00	30.00	25.00	90.00
Proposed Maximum Assessment Rate	\$229.73	\$229.73	\$229.73	\$229.73	
Proposed Levy per Benefit Unit (FY 2006/07)	\$16.10	\$16.10	\$16.10	\$16.10	

BUDGET ITEMS	Zone 07 A Sub Area 45A (4) Tract 1771	Zone 07 A Sub Area 45B (3) Tract 1771-3	Zone 07 A Sub Area 45C (3) Tract 1771-4	Zone 07 A Sub Area 45D (3) Tract 1771-5
DIRECT COSTS				
Sub-Total Parkways/Slopes — Irrigated	6,074	7,787	5,606	6,385
Sub-Total Parkways/Slopes — Non-Irrigated	-	-	-	-
Sub-Total Open Spaces/Parks/Detention Basins — Irrigated	-	-	-	-
Sub-Total Open Spaces/Parks/Detention Basins — Non-Irrigated	1,558	1,997	1,438	1,637
Sub-Total Creek/Off-Site/Other Landscaping — Irrigated	642	823	593	675
Sub-Total Creek/Off-Site/Other Landscaping — Non-Irrigated	<u>322</u>	<u>412</u>	<u>297</u>	<u>338</u>
Total — Irrigated Landscape Improvements	6,716	8,610	6,199	7,060
Total — Non-Irrigated Landscape Improvements	1,879	2,409	1,735	1,976
Landscape Maintenance	8,595	11,019	7,934	9,036
Landscape Water	2,190	2,808	2,022	2,303
Electricity (Street Lighting)	1,755	2,250	1,620	1,845
Electricity (Landscaping)	<u>106</u>	<u>136</u>	<u>98</u>	<u>111</u>
Electricity	1,861	2,386	1,718	1,956
Repairs	<u>316</u>	<u>405</u>	<u>292</u>	<u>332</u>
Direct Costs (Subtotal)	12,962	16,619	11,965	13,627
ADMINISTRATION COSTS				
District Administration	1,507	1,932	1,391	1,584
County Administration Fee	<u>57</u>	<u>73</u>	<u>52</u>	<u>60</u>
Admin. Costs (Subtotal)	1,564	2,005	1,444	1,644
Total Direct and Admin. Costs	14,526	18,624	13,409	15,271
LEVY ADJUSTMENTS				
Operational Fund Balance Collections /(Contributions)	726	931	670	764
Contributions from General Fund	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Levy Adjustments (Subtotal)	726	931	670	764
Balance to Levy	\$15,253	\$19,555	\$14,079	\$16,035
DISTRICT STATISTICS				
<i>Current Maximum Assessment Rate</i>	\$248.39	\$430.27	\$484.05	\$415.60
Total Parcels	41	50	36	41
Total Assessable Parcels	39	50	36	41
Total Benefit Units	39.00	50.00	36.00	41.00
Proposed Maximum Assessment Rate	\$411.00	\$411.00	\$411.00	\$411.00
Proposed Levy per Benefit Unit (FY 2006/07)	\$391.10	\$391.10	\$391.10	\$391.10

BUDGET ITEMS	Zone 07 A Sub Area 45E (3) Tract 1771-6	Zone 07 B Sub Area 21 (4) Tract 1754 1-2	Zone 07 C Sub Area 63 (3) Tract 2351	Zone 07 TOTAL BUDGET
DIRECT COSTS				
Sub-Total Parkways/Slopes — Irrigated	4,361	5,931	5,392	41,535
Sub-Total Parkways/Slopes — Non-Irrigated	-	-	-	-
Sub-Total Open Spaces/Parks/Detention Basins — Irrigated	-	-	-	-
Sub-Total Open Spaces/Parks/Detention Basins — Non-Irrigated	1,118	2,636	2,396	12,780
Sub-Total Creek/Off-Site/Other Landscaping — Irrigated	461	-	3,195	6,390
Sub-Total Creek/Off-Site/Other Landscaping — Non-Irrigated	231	1,600	-	3,200
Total — Irrigated Landscape Improvements	4,822	5,931	8,587	47,925
Total — Non-Irrigated Landscape Improvements	1,349	4,236	2,396	15,980
Landscape Maintenance	6,171	10,167	10,983	63,905
Landscape Water	1,573	1,934	2,800	15,630
Electricity (Street Lighting)	1,260	2,970	2,700	14,400
Electricity (Landscaping)	76	93	135	755
Electricity	1,336	3,063	2,835	15,155
Repairs	227	379	415	2,367
Direct Costs (Subtotal)	9,306	15,543	17,034	97,057
ADMINISTRATION COSTS				
District Administration	1,082	1,807	1,981	11,285
County Administration Fee	41	96	87	466
Admin. Costs (Subtotal)	1,123	1,903	2,068	11,751
Total Direct and Admin. Costs	10,429	17,447	19,102	108,808
LEVY ADJUSTMENTS				
Operational Fund Balance Collections /(Contributions)	521	872	955	5,440
Contributions from General Fund	0	0	0	0
Levy Adjustments (Subtotal)	521	872	955	5,440
Balance to Levy	\$10,951	\$18,319	\$20,057	\$114,248
DISTRICT STATISTICS				
<i>Current Maximum Assessment Rate</i>	\$415.60	\$125.00	\$623.40	
Total Parcels	30	71	63	332
Total Assessable Parcels	28	66	60	320
Total Benefit Units	28.00	66.00	60.00	320.00
Proposed Maximum Assessment Rate	\$411.00	\$292.00	\$351.00	
Proposed Levy per Benefit Unit (FY 2006/07)	\$391.10	\$277.56	\$334.28	

BUDGET ITEMS	Zone 08 Sub Area 29 (4) PR 95-013	Zone 08 Sub Area 31 (4) PR 94-128	Zone 08 TOTAL BUDGET
DIRECT COSTS			
Sub-Total Parkways/Slopes — Irrigated	3,250	3,250	6,500
Sub-Total Parkways/Slopes — Non-Irrigated	-	-	-
Sub-Total Open Spaces/Parks/Detention Basins — Irrigated	-	-	-
Sub-Total Open Spaces/Parks/Detention Basins — Non-Irrigated	-	-	-
Sub-Total Creek/Off-Site/Other Landscaping — Irrigated	-	-	-
Sub-Total Creek/Off-Site/Other Landscaping — Non-Irrigated	-	-	-
Total — Irrigated Landscape Improvements	3,250	3,250	6,500
Total — Non-Irrigated Landscape Improvements	-	-	-
Landscape Maintenance	3,250	3,250	6,500
Landscape Water	160	160	320
Electricity (Street Lighting)	78	78	156
Electricity (Landscaping)	<u>0</u>	<u>0</u>	<u>0</u>
Electricity	78	78	156
Repairs	<u>87</u>	<u>87</u>	<u>174</u>
Direct Costs (Subtotal)	3,575	3,575	7,150
ADMINISTRATION COSTS			
District Administration	416	416	831
County Administration Fee	<u>6</u>	<u>6</u>	<u>12</u>
Admin. Costs (Subtotal)	422	422	843
Total Direct and Admin. Costs	3,997	3,997	7,993
LEVY ADJUSTMENTS			
Operational Fund Balance Collections //(Contributions)	200	200	400
Contributions from General Fund	<u>0</u>	<u>0</u>	<u>0</u>
Levy Adjustments (Subtotal)	200	200	400
Balance to Levy	\$4,197	\$4,197	\$8,393
DISTRICT STATISTICS			
<i>Current Maximum Assessment Rate</i>	\$350.00	\$200.00	
Total Parcels	5	4	9
Total Assessable Parcels	4	4	8
Total Benefit Units	4.00	4.00	8.00
Proposed Maximum Assessment Rate	\$1,102.00	\$1,102.00	
Proposed Levy per Benefit Unit (FY 2006/07)	\$1,049.14	\$1,049.14	

BUDGET ITEMS	Zone 09 Sub Area 52A (4) Tract 2281-1	Zone 09 Sub Area 52B (3) Tract 2281-2	Zone 09 Sub Area 52C (3) Tract 2281-3	Zone 09 Sub Area 52D (3) Tract 2281-4	Zone 09 Sub Area 52E (3) Tract 2281-5	Zone 09 TOTAL BUDGET
DIRECT COSTS						
Sub-Total Parkways/Slopes — Irrigated	7,703	11,697	9,130	7,132	7,418	43,080
Sub-Total Parkways/Slopes — Non-Irrigated	-	-	-	-	-	-
Sub-Total Open Spaces/Parks/Detention Basins — Irrigated	405	615	480	375	390	2,265
Sub-Total Open Spaces/Parks/Detention Basins — Non-Irrigated	-	-	-	-	-	-
Sub-Total Creek/Off-Site/Other Landscaping — Irrigated	-	-	-	-	-	-
Sub-Total Creek/Off-Site/Other Landscaping — Non-Irrigated	-	-	-	-	-	-
Total — Irrigated Landscape Improvements	8,108	12,312	9,610	7,507	7,808	45,345
Total — Non-Irrigated Landscape Improvements	-	-	-	-	-	-
Landscape Maintenance	8,108	12,312	9,610	7,507	7,808	45,345
Landscape Water	1,550	2,354	1,837	1,435	1,493	8,670
Electricity (Street Lighting)	976	1,483	1,157	904	940	5,460
Electricity (Landscaping)	<u>61</u>	<u>92</u>	<u>72</u>	<u>56</u>	<u>59</u>	<u>340</u>
Electricity	1,037	1,575	1,229	960	999	5,800
Repairs	<u>267</u>	<u>406</u>	<u>317</u>	<u>248</u>	<u>257</u>	<u>1,495</u>
Direct Costs (Subtotal)	10,963	16,647	12,993	10,151	10,557	61,310
ADMINISTRATION COSTS						
District Administration	1,275	1,936	1,511	1,180	1,227	7,129
County Administration Fee	<u>39</u>	<u>60</u>	<u>47</u>	<u>36</u>	<u>38</u>	<u>220</u>
Admin. Costs (Subtotal)	1,314	1,995	1,557	1,217	1,265	7,348
Total Direct and Admin. Costs	12,277	18,642	14,550	11,367	11,822	68,659
LEVY ADJUSTMENTS						
Operational Fund Balance Collections /(Contributions)	614	932	728	568	591	3,433
Contributions from General Fund	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Levy Adjustments (Subtotal)	614	932	728	568	591	3,433
Balance to Levy	\$12,891	\$19,575	\$15,278	\$11,936	\$12,413	\$72,092
DISTRICT STATISTICS						
<i>Current Maximum Assessment Rate</i>	\$400.86	\$634.00	\$623.40	\$623.40	\$623.40	
Total Parcels	28	42	32	26	26	154
Total Assessable Parcels	27	41	32	25	26	151
Total Benefit Units	27.00	41.00	32.00	25.00	26.00	151.00
Proposed Maximum Assessment Rate	\$502.00	\$502.00	\$502.00	\$502.00	\$502.00	
Proposed Levy per Benefit Unit (FY 2006/07)	\$477.42	\$477.42	\$477.42	\$477.42	\$477.42	

BUDGET ITEMS	Zone 10 A Sub Area 13 (4) Tract 1886	Zone 10 B Sub Area 67 (4) Tract 2373	Zone 10 C Sub Area 72 A (3) Tract 2350	Zone 10 C Sub Area 72 B (3) Tract 2350	Zone 10 C Sub Area 72 C (3)	Zone 10 D Sub Area 40 (4) PR 93-087
DIRECT COSTS						
Sub-Total Parkways/Slopes — Irrigated	17,054	9,541	41,701	21,080	17,414	2,030
Sub-Total Parkways/Slopes — Non-Irrigated	-	-	-	-	-	-
Sub-Total Open Spaces/Parks/Detention Basins — Irrigated	5,054	1,310	5,678	2,870	2,371	-
Sub-Total Open Spaces/Parks/Detention Basins — Non-Irrigated	-	-	-	-	-	-
Sub-Total Creek/Off-Site/Other Landscaping — Irrigated	1,920	-	-	-	-	-
Sub-Total Creek/Off-Site/Other Landscaping — Non-Irrigated	-	-	-	-	-	-
Total — Irrigated Landscape Improvements	24,029	10,852	47,380	23,950	19,785	2,030
Total — Non-Irrigated Landscape Improvements	-	-	-	-	-	-
Landscape Maintenance	24,029	10,852	47,380	23,950	19,785	2,030
Landscape Water	2,521	1,138	4,970	2,512	2,075	213
Electricity (Street Lighting)	3,645	945	4,095	2,070	1,710	180
Electricity (Landscaping)	<u>378</u>	<u>171</u>	<u>746</u>	<u>377</u>	<u>311</u>	<u>32</u>
Electricity	4,023	1,116	4,841	2,447	2,021	212
Repairs	<u>764</u>	<u>328</u>	<u>1,430</u>	<u>723</u>	<u>597</u>	<u>61</u>
Direct Costs (Subtotal)	31,337	13,434	58,620	29,632	24,479	2,516
ADMINISTRATION COSTS						
District Administration	3,644	1,562	6,816	3,445	2,846	293
County Administration Fee	<u>118</u>	<u>31</u>	<u>132</u>	<u>67</u>	<u>55</u>	<u>6</u>
Admin. Costs (Subtotal)	3,761	1,593	6,948	3,512	2,901	298
Total Direct and Admin. Costs	35,098	15,026	65,568	33,144	27,380	2,814
LEVY ADJUSTMENTS						
Operational Fund Balance Collections /(Contributions)	1,755	751	3,278	1,657	1,369	141
Contributions from General Fund	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Levy Adjustments (Subtotal)	1,755	751	3,278	1,657	1,369	141
Balance to Levy	\$36,853	\$15,778	\$68,847	\$34,802	\$28,749	\$2,955
DISTRICT STATISTICS						
<i>Current Maximum Assessment Rate</i>	\$142.72	\$725.85	\$1,558.50	\$1,555.39	\$1,311.57	\$325.00
Total Parcels	81	22	96	46	38	4
Total Assessable Parcels	81	21	91	46	38	4
Total Benefit Units	81.00	21.00	91.00	46.00	38.00	4.00
Proposed Maximum Assessment Rate	\$478.00	\$789.00	\$795.00	\$795.00	\$795.00	\$776.00
Proposed Levy per Benefit Unit (FY 2006/07)	\$454.98	\$751.32	\$756.56	\$756.56	\$756.56	\$738.78

BUDGET ITEMS	Zone 11 Sub Area 32 (4) Tract 2223-1	Zone 11 Sub Area 38 (4) PR 98-008	Zone 11 Sub Area 39 (4) PR 98-009	Zone 11 Sub Area 48 (4) Tract 2284	Zone 11 Sub Area 57 (3) Tract 2223-2
DIRECT COSTS					
Sub-Total Parkways/Slopes — Irrigated	11,782	3,335	2,890	3,335	11,560
Sub-Total Parkways/Slopes — Non-Irrigated	-	-	-	-	-
Sub-Total Open Spaces/Parks/Detention Basins — Irrigated	3,925	1,111	963	1,111	3,851
Sub-Total Open Spaces/Parks/Detention Basins — Non-Irrigated	-	-	-	-	-
Sub-Total Creek/Off-Site/Other Landscaping — Irrigated	-	-	-	-	-
Sub-Total Creek/Off-Site/Other Landscaping — Non-Irrigated	-	-	-	-	-
Total — Irrigated Landscape Improvements	15,707	4,445	3,853	4,445	15,411
Total — Non-Irrigated Landscape Improvements	-	-	-	-	-
Landscape Maintenance	15,707	4,445	3,853	4,445	15,411
Landscape Water	3,021	855	741	855	2,964
Electricity (Street Lighting)	2,343	663	575	663	2,298
Electricity (Landscaping)	<u>378</u>	<u>107</u>	<u>93</u>	<u>107</u>	<u>371</u>
Electricity	2,721	770	667	770	2,670
Repairs	<u>536</u>	<u>152</u>	<u>132</u>	<u>152</u>	<u>526</u>
Direct Costs (Subtotal)	21,985	6,222	5,393	6,222	21,571
ADMINISTRATION COSTS					
District Administration	2,556	723	627	723	2,508
County Administration Fee	<u>77</u>	<u>22</u>	<u>19</u>	<u>22</u>	<u>76</u>
Admin. Costs (Subtotal)	2,633	745	646	745	2,584
Total Direct and Admin. Costs	24,619	6,968	6,039	6,968	24,154
LEVY ADJUSTMENTS					
Operational Fund Balance Collections /(Contributions)	1,231	348	302	348	1,208
Contributions from General Fund	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Levy Adjustments (Subtotal)	1,231	348	302	348	1,208
Balance to Levy	\$25,850	\$7,316	\$6,340	\$7,316	\$25,362
DISTRICT STATISTICS					
<i>Current Maximum Assessment Rate</i>	\$250.00	\$131.69	\$152.30	\$185.02	\$675.35
Total Parcels	53	15	13	16	52
Total Assessable Parcels	53	15	13	15	52
Total Benefit Units	53.00	15.00	13.00	15.00	52.00
Proposed Maximum Assessment Rate	\$513.00	\$513.00	\$513.00	\$513.00	\$513.00
Proposed Levy per Benefit Unit (FY 2006/07)	\$487.72	\$487.72	\$487.72	\$487.72	\$487.72

BUDGET ITEMS	Zone 11 Sub Area 75 (3) Tract 2296	Zone 11 Sub Area 76A (3) Tract 2431	Zone 11 Sub Area 76B (3) Tract 2430	Zone 11 TOTAL BUDGET
DIRECT COSTS				
Sub-Total Parkways/Slopes — Irrigated	2,445	2,668	2,001	40,015
Sub-Total Parkways/Slopes — Non-Irrigated	-	-	-	-
Sub-Total Open Spaces/Parks/Detention Basins — Irrigated	815	889	667	13,330
Sub-Total Open Spaces/Parks/Detention Basins — Non-Irrigated	-	-	-	-
Sub-Total Creek/Off-Site/Other Landscaping — Irrigated	-	-	-	-
Sub-Total Creek/Off-Site/Other Landscaping — Non-Irrigated	-	-	-	-
Total — Irrigated Landscape Improvements	3,260	3,556	2,667	53,345
Total — Non-Irrigated Landscape Improvements	-	-	-	-
Landscape Maintenance	3,260	3,556	2,667	53,345
Landscape Water	627	684	513	10,260
Electricity (Street Lighting)	486	530	398	7,956
Electricity (Landscaping)	<u>79</u>	<u>86</u>	<u>64</u>	<u>1,285</u>
Electricity	565	616	462	9,241
Repairs	<u>111</u>	<u>121</u>	<u>91</u>	<u>1,821</u>
Direct Costs (Subtotal)	4,563	4,978	3,733	74,667
ADMINISTRATION COSTS				
District Administration	531	579	434	8,682
County Administration Fee	<u>16</u>	<u>17</u>	<u>13</u>	<u>262</u>
Admin. Costs (Subtotal)	547	596	447	8,944
Total Direct and Admin. Costs	5,110	5,574	4,181	83,611
LEVY ADJUSTMENTS				
Operational Fund Balance Collections /(Contributions)	255	279	209	4,181
Contributions from General Fund	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Levy Adjustments (Subtotal)	255	279	209	4,181
Balance to Levy	\$5,365	\$5,853	\$4,390	\$87,791
DISTRICT STATISTICS				
<i>Current Maximum Assessment Rate</i>	\$725.85	\$725.85	\$829.54	
Total Parcels	11	12	10	182
Total Assessable Parcels	11	12	9	180
Total Benefit Units	11.00	12.00	9.00	180.00
Proposed Maximum Assessment Rate	\$513.00	\$513.00	\$513.00	
Proposed Levy per Benefit Unit (FY 2006/07)	\$487.72	\$487.72	\$487.72	

BUDGET ITEMS	Zone 12 A Sub Area 3 (4) Tract 1457	Zone 12 A Sub Area 54 (3) Tract 1983	Zone 12 B Sub Area 70A (3) Tract 2254-1	Zone 12 B Sub Area 70B (3) Tract 2254-2	Zone 12 B Sub Area 70C (3) Tract 2254-3	Zone 12 C Sub Area 89 (3) Tract 2391	Zone 12 TOTAL BUDGET
DIRECT COSTS							
Sub-Total Parkways/Slopes — Irrigated	9,390	2,774	2,891	2,891	10,794	2,704	31,445
Sub-Total Parkways/Slopes — Non-Irrigated	-	-	-	-	-	-	-
Sub-Total Open Spaces/Parks/Detention Basins — Irrigated	1,628	481	278	278	1,036	-	3,700
Sub-Total Open Spaces/Parks/Detention Basins — Non-Irrigated	-	-	-	-	-	-	-
Sub-Total Creek/Off-Site/Other Landscaping — Irrigated	-	-	-	-	-	-	-
Sub-Total Creek/Off-Site/Other Landscaping — Non-Irrigated	814	241	139	139	518	-	1,850
Total — Irrigated Landscape Improvements	11,018	3,255	3,169	3,169	11,830	2,704	35,145
Total — Non-Irrigated Landscape Improvements	814	241	139	139	518	-	1,850
Landscape Maintenance	11,832	3,496	3,308	3,308	12,348	2,704	36,995
Landscape Water	1,712	506	492	492	1,838	420	5,460
Electricity (Street Lighting)	3,960	1,170	675	675	2,520	360	9,360
Electricity (Landscaping)	<u>114</u>	<u>34</u>	<u>33</u>	<u>33</u>	<u>123</u>	<u>28</u>	<u>365</u>
Electricity	4,074	1,204	708	708	2,643	388	9,725
Repairs	<u>440</u>	<u>130</u>	<u>113</u>	<u>113</u>	<u>421</u>	<u>88</u>	<u>1,305</u>
Direct Costs (Subtotal)	18,059	5,336	4,620	4,620	17,250	3,600	53,485
ADMINISTRATION COSTS							
District Administration	2,100	620	537	537	2,006	419	6,219
County Administration Fee	<u>128</u>	<u>38</u>	<u>22</u>	<u>22</u>	<u>82</u>	<u>12</u>	<u>303</u>
Admin. Costs (Subtotal)	2,228	658	559	559	2,087	430	6,522
Total Direct and Admin. Costs	20,287	5,994	5,180	5,180	19,337	4,030	60,006
LEVY ADJUSTMENTS							
Operational Fund Balance Collections /(Contributions)	1,014	300	259	259	967	201	3,000
Contributions from General Fund	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Levy Adjustments (Subtotal)	1,014	300	259	259	967	201	3,000
Balance to Levy	\$21,301	\$6,293	\$5,438.48	\$5,438	\$20,304	\$4,231	\$63,006
DISTRICT STATISTICS							
<i>Current Maximum Assessment Rate</i>	\$80.50	\$458.06	\$622.16	\$622.16	\$829.54	\$765.75	
Total Parcels	88	27	16	15	56	8	210
Total Assessable Parcels	88	26	15	15	56	8	208
Total Benefit Units	88.00	26.00	15.00	15.00	56.00	8.00	208.00
Proposed Maximum Assessment Rate	\$255.00	\$255.00	\$381.00	\$381.00	\$381.00	\$556.00	
Proposed Levy per Benefit Unit (FY 2006/07)	\$242.06	\$242.06	\$362.56	\$362.56	\$362.56	\$528.90	

BUDGET ITEMS	Zone 13 A Sub Area 7 (4) Woodland Plaza I	Zone 13 A Sub Area 22 (4) PR 91-095	Zone 13 B Sub Area 46 (4) PR 98-038	Zone 13 TOTAL BUDGET
DIRECT COSTS				
Sub-Total Parkways/Slopes — Irrigated	3,546	11,400	6,369	21,315
Sub-Total Parkways/Slopes — Non-Irrigated	-	-	-	-
Sub-Total Open Spaces/Parks/Detention Basins — Irrigated	-	-	-	-
Sub-Total Open Spaces/Parks/Detention Basins — Non-Irrigated	-	-	-	-
Sub-Total Creek/Off-Site/Other Landscaping — Irrigated	-	-	-	-
Sub-Total Creek/Off-Site/Other Landscaping — Non-Irrigated	-	-	-	-
Total — Irrigated Landscape Improvements	3,546	11,400	6,369	21,315
Total — Non-Irrigated Landscape Improvements	-	-	-	-
Landscape Maintenance	3,546	11,400	6,369	21,315
Landscape Water	230	738	412	1,380
Electricity (Street Lighting)	616	1,980	524	3,120
Electricity (Landscaping)	<u>55</u>	<u>176</u>	<u>99</u>	<u>330</u>
Electricity	671	2,157	622	3,450
Repairs	<u>111</u>	<u>357</u>	<u>185</u>	<u>654</u>
Direct Costs (Subtotal)	4,558	14,652	7,588	26,799
ADMINISTRATION COSTS				
District Administration	530	1,704	882	3,116
County Administration Fee	<u>19</u>	<u>60</u>	<u>16</u>	<u>94</u>
Admin. Costs (Subtotal)	549	1,763	898	3,210
Total Direct and Admin. Costs	5,107	16,416	8,486	30,009
LEVY ADJUSTMENTS				
Operational Fund Balance Collections /(Contributions)	255	821	424	1,500
Contributions from General Fund	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Levy Adjustments (Subtotal)	255	821	424	1,500
Balance to Levy	\$5,362	\$17,236	\$8,911	\$31,509
DISTRICT STATISTICS				
<i>Current Maximum Assessment Rate</i>	\$184.42	\$81.36	\$632.68	
Total Parcels	7	11	3	21
Total Assessable Parcels	7	10	3	20
Total Benefit Units	12.78	41.08	10.86	64.72
Proposed Maximum Assessment Rate	\$441.00	\$441.00	\$862.00	
Proposed Levy per Benefit Unit (FY 2006/07)	\$419.58	\$419.58	\$820.50	

BUDGET ITEMS	Sub Area 8 (5) Tract 1630	Sub Area 9 (5) Tract 1942	Sub Area 10 (2) Tract 2036	Sub Area 11 (5) Tract 1723	Sub Area 12 (2) Tract 2070	Sub Area 14 (5) Williams Brothers
DIRECT COSTS						
Sub-Total Parkways/Slopes — Irrigated	\$ -	\$ 4,660	\$ -	\$ -	\$ -	\$ 2,965
Sub-Total Parkways/Slopes — Non-Irrigated	-	-	-	-	-	-
Sub-Total Open Spaces/Parks/Detention Basins — Irrigated	5,730	-	-	-	-	-
Sub-Total Open Spaces/Parks/Detention Basins — Non-Irrigated	-	-	-	-	-	-
Sub-Total Creek/Off-Site/Other Landscaping — Irrigated	-	-	-	-	-	-
Sub-Total Creek/Off-Site/Other Landscaping — Non-Irrigated	-	-	-	2,050	-	-
Total — Irrigated Landscape Improvements	5,730	4,660	-	-	-	2,965
Total — Non-Irrigated Landscape Improvements	-	-	-	2,050	-	-
Landscape Maintenance	5,730	4,660	0	2,050	0	2,965
Landscape Water	0	300	0	0	0	870
Electricity (Street Lighting)	1,248	468	312	624	468	1,248
Electricity (Landscaping)	<u>2,961</u>	<u>91</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Electricity	4,209	559	312	624	468	1,248
Repairs	<u>248</u>	<u>138</u>	<u>8</u>	<u>67</u>	<u>12</u>	<u>127</u>
Direct Costs (Subtotal)	10,187	5,657	320	2,741	480	5,210
ADMINISTRATION COSTS						
District Administration	1,184	658	37	319	56	606
County Administration Fee	<u>52</u>	<u>26</u>	<u>4</u>	<u>23</u>	<u>140</u>	<u>28</u>
Admin. Costs (Subtotal)	1,237	684	41	342	196	634
Total Direct and Admin. Costs	11,424	6,341	361	3,083	676	5,844
LEVY ADJUSTMENTS						
Operational Fund Balance Collections /(Contributions)	571	317	18	154	34	292
Contributions from General Fund	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Levy Adjustments (Subtotal)	571	317	18	154	34	292
Balance to Levy	\$11,995	\$6,658	\$379	\$3,237	\$709	\$6,136
DISTRICT STATISTICS						
<i>Current Maximum Assessment Rate</i>	\$230.36	\$141.86	\$273.56	\$105.28	\$25.74	\$119.82
Total Parcels	38	18	7	17	97	7
Total Assessable Parcels	36	18	6	16	96	6
Total Benefit Units	36.00	18.00	2.73	16.00	96.00	19.10
Proposed Maximum Assessment Rate	\$350.00	\$389.00	\$273.56	\$213.00	\$25.74	\$338.00
Proposed Levy per Benefit Unit (FY 2006/07)	\$333.20	\$369.88	\$138.92	\$202.32	\$7.38	\$321.24

BUDGET ITEMS	Sub Area 23 (2) PR 93-085	Sub Area 28 (5) Tract 1718	Sub Area 33 (5) PR 97-167	Sub Area 34 (2) PD 95-009	Sub Area 35 (2) CUP 95-018	Sub Area 37 (2) Tract 2269
DIRECT COSTS						
Sub-Total Parkways/Slopes — Irrigated	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 860
Sub-Total Parkways/Slopes — Non-Irrigated	-	-	-	-	-	-
Sub-Total Open Spaces/Parks/Detention Basins — Irrigated	-	-	1,485	-	-	-
Sub-Total Open Spaces/Parks/Detention Basins — Non-Irrigated	-	-	-	-	-	-
Sub-Total Creek/Off-Site/Other Landscaping — Irrigated	-	-	-	-	-	-
Sub-Total Creek/Off-Site/Other Landscaping — Non-Irrigated	-	-	-	-	-	-
Total — Irrigated Landscape Improvements	-	-	1,485	-	-	860
Total — Non-Irrigated Landscape Improvements	-	-	-	-	-	-
Landscape Maintenance	0	0	1,485	0	0	860
Landscape Water	0	0	0	0	0	430
Electricity (Street Lighting)	780	468	0	1,872	90	3,120
Electricity (Landscaping)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>102</u>
Electricity	780	468	0	1,872	90	3,222
Repairs	<u>20</u>	<u>12</u>	<u>37</u>	<u>47</u>	<u>2</u>	<u>113</u>
Direct Costs (Subtotal)	800	480	1,522	1,919	92	4,625
ADMINISTRATION COSTS						
District Administration	93	56	177	223	11	538
County Administration Fee	<u>97</u>	<u>19</u>	<u>6</u>	<u>16</u>	<u>3</u>	<u>32</u>
Admin. Costs (Subtotal)	190	75	183	239	14	570
Total Direct and Admin. Costs	990	555	1,705	2,158	106	5,195
LEVY ADJUSTMENTS						
Operational Fund Balance Collections /(Contributions)	49	28	85	108	5	260
Contributions from General Fund	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Levy Adjustments (Subtotal)	49	28	85	108	5	260
Balance to Levy	\$1,039	\$582	\$1,790	\$2,266	\$111	\$5,455
DISTRICT STATISTICS						
<i>Current Maximum Assessment Rate</i>	\$60.28	\$36.00	\$249.90	\$499.90	\$249.40	\$1,555.39
Total Parcels	23	13	4	12	2	23
Total Assessable Parcels	22	13	4	11	2	22
Total Benefit Units	66.29	13.00	4.00	11.00	2.00	22.00
Proposed Maximum Assessment Rate	\$60.28	\$48.00	\$470.00	\$499.90	\$249.40	\$1,555.39
Proposed Levy per Benefit Unit (FY 2006/07)	\$15.68	\$44.80	\$447.50	\$206.00	\$55.44	\$247.94

BUDGET ITEMS	Sub Area 41 (5) PR 97-138	Sub Area 43 (2) Tract 1951	Sub Area 44 (5) Tract 2186	Sub Area 49 Tract 2276	Sub Area 50 Tract 2311	Sub Area 53 (2) PR 91-045
DIRECT COSTS						
Sub-Total Parkways/Slopes — Irrigated	\$ -	\$ -	\$ 4,105	\$ 16,785	\$ 5,185	\$ -
Sub-Total Parkways/Slopes — Non-Irrigated	-	-	-	-	-	-
Sub-Total Open Spaces/Parks/Detention Basins — Irrigated	-	-	1,370	-	-	-
Sub-Total Open Spaces/Parks/Detention Basins — Non-Irrigated	675	-	-	-	1,730	-
Sub-Total Creek/Off-Site/Other Landscaping — Irrigated	-	-	-	-	-	-
Sub-Total Creek/Off-Site/Other Landscaping — Non-Irrigated	675	-	-	-	-	-
Total — Irrigated Landscape Improvements	-	-	5,475	16,785	5,185	-
Total — Non-Irrigated Landscape Improvements	1,350	-	-	-	1,730	-
Landscape Maintenance	1,350	0	5,475	16,785	6,915	0
Landscape Water	0	0	290	3,700	180	0
Electricity (Street Lighting)	624	468	312	2,652	2,808	312
Electricity (Landscaping)	<u>0</u>	<u>0</u>	<u>0</u>	<u>513</u>	<u>0</u>	<u>0</u>
Electricity	624	468	312	3,165	2,808	312
Repairs	<u>49</u>	<u>12</u>	<u>152</u>	<u>591</u>	<u>248</u>	<u>8</u>
Direct Costs (Subtotal)	2,023	480	6,229	24,241	10,151	320
ADMINISTRATION COSTS						
District Administration	235	56	724	2,819	1,180	37
County Administration Fee	<u>7</u>	<u>16</u>	<u>17</u>	<u>103</u>	<u>105</u>	<u>4</u>
Admin. Costs (Subtotal)	242	72	742	2,922	1,285	42
Total Direct and Admin. Costs	2,265	552	6,971	27,163	11,436	362
LEVY ADJUSTMENTS						
Operational Fund Balance Collections /(Contributions)	113	28	349	1,358	572	18
Contributions from General Fund	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Levy Adjustments (Subtotal)	113	28	349	1,358	572	18
Balance to Levy	\$2,379	\$579	\$7,319	\$28,521	\$12,008	\$380
DISTRICT STATISTICS						
<i>Current Maximum Assessment Rate</i>	\$200.28	\$300.00	\$225.51	\$400.01	\$322.70	\$1,056.66
Total Parcels	5	12	13	76	73	3
Total Assessable Parcels	5	11	12	71	72	3
Total Benefit Units	5.00	11.00	12.00	71.00	72.00	3.00
Proposed Maximum Assessment Rate	\$500.00	\$300.00	\$641.00	\$400.01	\$322.70	\$1,056.66
Proposed Levy per Benefit Unit (FY 2006/07)	\$475.76	\$52.68	\$609.94	\$401.70	\$166.78	\$126.56

BUDGET ITEMS	Sub Area 59 (5) Tract 2352	Sub Area 60 (1) Tract 2071	Sub Area 61 (2) Tract 2005	Sub Area 62 (2) PR 01-007	Sub Area 64 PR 01-186	Sub Area 66 (2) PD 00-029
DIRECT COSTS						
Sub-Total Parkways/Slopes — Irrigated	\$ 4,970	\$ -	\$ -	\$ -	\$ 1,735	\$ -
Sub-Total Parkways/Slopes — Non-Irrigated	-	-	-	-	-	-
Sub-Total Open Spaces/Parks/Detention Basins — Irrigated	-	-	-	-	-	-
Sub-Total Open Spaces/Parks/Detention Basins — Non-Irrigated	-	-	-	-	-	-
Sub-Total Creek/Off-Site/Other Landscaping — Irrigated	-	-	-	-	-	-
Sub-Total Creek/Off-Site/Other Landscaping — Non-Irrigated	-	-	-	-	-	-
Total — Irrigated Landscape Improvements	4,970	-	-	-	1,735	-
Total — Non-Irrigated Landscape Improvements	-	-	-	-	-	-
Landscape Maintenance	4,970	0	0	0	1,735	0
Landscape Water	550	0	0	0	530	0
Electricity (Street Lighting)	468	0	624	156	312	468
Electricity (Landscaping)	92	0	0	0	83	0
Electricity	560	0	624	156	395	468
Repairs	152	0	16	4	67	12
Direct Costs (Subtotal)	6,232	0	640	160	2,727	480
ADMINISTRATION COSTS						
District Administration	725	0	74	19	317	56
County Administration Fee	13	0	12	3	6	1
Admin. Costs (Subtotal)	738	0	86	22	323	57
Total Direct and Admin. Costs	6,970	0	726	182	3,050	537
LEVY ADJUSTMENTS						
Operational Fund Balance Collections /(Contributions)	348	0	36	9	152	27
Contributions from General Fund	0	0	0	0	0	0
Levy Adjustments (Subtotal)	348	0	36	9	152	27
Balance to Levy	\$7,318	\$0	\$762	\$191	\$3,202	\$564
DISTRICT STATISTICS						
<i>Current Maximum Assessment Rate</i>	\$634.00	\$1,036.93	\$727.30	\$317.00	\$829.54	\$415.60
Total Parcels	9	10	10	2	4	1
Total Assessable Parcels	9	10	8	2	4	1
Total Benefit Units	9.00	10.00	8.00	2.00	4.00	1.00
Proposed Maximum Assessment Rate	\$854.00	\$1,036.93	\$727.30	\$317.00	\$829.54	\$415.60
Proposed Levy per Benefit Unit (FY 2006/07)	\$813.14	\$0.00	\$95.30	\$95.30	\$800.60	\$564.12

BUDGET ITEMS	Sub Area 68 PD 01-003	Sub Area 71 (2) PR 01-263	Sub Area 73 (2) PD 02-001	Sub Area 74 (2) Tract 2411	Sub Area 77 (2) Tract 2404	Sub Area 78 (2) PR01-141
DIRECT COSTS						
Sub-Total Parkways/Slopes — Irrigated	\$ 5,600	\$ -	\$ 430	\$ 430	\$ -	\$ -
Sub-Total Parkways/Slopes — Non-Irrigated	-	-	-	-	-	1,180
Sub-Total Open Spaces/Parks/Detention Basins — Irrigated	-	-	-	-	-	-
Sub-Total Open Spaces/Parks/Detention Basins — Non-Irrigated	-	-	-	-	-	-
Sub-Total Creek/Off-Site/Other Landscaping — Irrigated	-	-	-	-	-	-
Sub-Total Creek/Off-Site/Other Landscaping — Non-Irrigated	-	-	-	-	-	-
Total — Irrigated Landscape Improvements	5,600	-	430	430	-	-
Total — Non-Irrigated Landscape Improvements	-	-	-	-	-	1,180
Landscape Maintenance	5,600	0	430	430	0	1,180
Landscape Water	850	0	260	170	0	0
Electricity (Street Lighting)	468	156	624	312	468	156
Electricity (Landscaping)	<u>0</u>	<u>0</u>	<u>88</u>	<u>102</u>	<u>0</u>	<u>0</u>
Electricity	468	156	712	414	468	156
Repairs	<u>173</u>	<u>4</u>	<u>35</u>	<u>25</u>	<u>12</u>	<u>33</u>
Direct Costs (Subtotal)	7,091	160	1,437	1,039	480	1,369
ADMINISTRATION COSTS						
District Administration	824	19	167	121	56	159
County Administration Fee	<u>6</u>	<u>3</u>	<u>1</u>	<u>17</u>	<u>44</u>	<u>3</u>
Admin. Costs (Subtotal)	830	22	169	138	99	162
Total Direct and Admin. Costs	7,921	182	1,606	1,177	579	1,531
LEVY ADJUSTMENTS						
Operational Fund Balance Collections /(Contributions)	396	9	80	59	29	77
Contributions from General Fund	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Levy Adjustments (Subtotal)	396	9	80	59	29	77
Balance to Levy	\$8,317	\$191	\$1,686	\$1,236	\$608	\$1,608
DISTRICT STATISTICS						
<i>Current Maximum Assessment Rate</i>	\$7,792.51	\$259.75	\$7,258.49	\$622.16	\$62.22	\$2,073.86
Total Parcels	4	2	1	12	32	2
Total Assessable Parcels	4	2	1	12	30	2
Total Benefit Units	4.00	2.00	1.00	12.00	30.00	2.00
Proposed Maximum Assessment Rate	\$7,792.51	\$259.75	\$7,258.49	\$622.16	\$62.22	\$2,073.86
Proposed Levy per Benefit Unit (FY 2006/07)	\$2,079.34	\$95.30	\$1,685.82	\$103.02	\$20.28	\$803.82

BUDGET ITEMS	Sub Area 79 (2) PR01-266	Sub Area 81 (2) Tract 2472	Sub Area 82 (1) Tract 2477	Sub Area 83 (2) PR 97-226	Sub Area 85 (1) PD 02-018	Sub Area 86 (2) PD 98-016
DIRECT COSTS						
Sub-Total Parkways/Slopes — Irrigated	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 430
Sub-Total Parkways/Slopes — Non-Irrigated	-	2,540	-	-	-	-
Sub-Total Open Spaces/Parks/Detention Basins — Irrigated	-	-	-	-	-	-
Sub-Total Open Spaces/Parks/Detention Basins — Non-Irrigated	-	-	-	-	-	-
Sub-Total Creek/Off-Site/Other Landscaping — Irrigated	-	-	-	-	-	-
Sub-Total Creek/Off-Site/Other Landscaping — Non-Irrigated	-	-	-	-	-	-
Total — Irrigated Landscape Improvements	-	-	-	-	-	430
Total — Non-Irrigated Landscape Improvements	-	2,540	-	-	-	-
Landscape Maintenance	0	2,540	0	0	0	430
Landscape Water	0	0	0	0	0	260
Electricity (Street Lighting)	468	468	0	156	0	312
Electricity (Landscaping)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>88</u>
Electricity	468	468	0	156	0	400
Repairs	<u>12</u>	<u>75</u>	<u>0</u>	<u>4</u>	<u>0</u>	<u>27</u>
Direct Costs (Subtotal)	480	3,083	0	160	0	1,117
ADMINISTRATION COSTS						
District Administration	56	358	0	19	0	130
County Administration Fee	<u>4</u>	<u>33</u>	<u>0</u>	<u>3</u>	<u>0</u>	<u>1</u>
Admin. Costs (Subtotal)	60	392	0	22	0	131
Total Direct and Admin. Costs	540	3,475	0	182	0	1,248
LEVY ADJUSTMENTS						
Operational Fund Balance Collections /(Contributions)	27	174	0	9	0	62
Contributions from General Fund	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Levy Adjustments (Subtotal)	27	174	0	9	0	62
Balance to Levy	\$567	\$3,649	\$0	\$191	\$0	\$1,311
DISTRICT STATISTICS						
<i>Current Maximum Assessment Rate</i>	\$207.39	\$622.16	\$311.08	\$1,225.20	\$3,110.78	\$10,369.28
Total Parcels	3	23	8	2	1	1
Total Assessable Parcels	3	23	8	2	1	1
Total Benefit Units	3.00	23.00	8.00	2.00	1.00	1.00
Proposed Maximum Assessment Rate	\$207.39	\$622.16	\$311.08	\$1,225.20	\$3,110.78	\$10,369.28
Proposed Levy per Benefit Unit (FY 2006/07)	\$189.06	\$158.64	\$0.00	\$95.30	\$0.00	\$1,310.74

BUDGET ITEMS	Sub Area 87 (1) PR 01-102	Sub Area 88 (2) Tract 2422	Sub Area 91 (2) Tract 2571	Sub Area 92 (2) PD 02-017	Sub Area 93 (1) PR 04-053	Sub Area 94 (2) PD 02-003
DIRECT COSTS						
Sub-Total Parkways/Slopes — Irrigated	\$ -	\$ 2,580	\$ 1,720	\$ -	\$ -	\$ -
Sub-Total Parkways/Slopes — Non-Irrigated	-	-	-	-	-	-
Sub-Total Open Spaces/Parks/Detention Basins — Irrigated	-	-	-	-	-	-
Sub-Total Open Spaces/Parks/Detention Basins — Non-Irrigated	-	-	-	-	-	-
Sub-Total Creek/Off-Site/Other Landscaping — Irrigated	-	-	-	-	-	-
Sub-Total Creek/Off-Site/Other Landscaping — Non-Irrigated	-	-	-	-	-	-
Total — Irrigated Landscape Improvements	-	2,580	1,720	-	-	-
Total — Non-Irrigated Landscape Improvements	-	-	-	-	-	-
Landscape Maintenance	0	2,580	1,720	0	0	0
Landscape Water	0	1,290	860	0	0	0
Electricity (Street Lighting)	0	2,028	1,404	624	0	1,092
Electricity (Landscaping)	<u>0</u>	<u>102</u>	<u>102</u>	<u>0</u>	<u>0</u>	<u>0</u>
Electricity	0	2,130	1,506	624	0	1,092
Repairs	<u>0</u>	<u>150</u>	<u>102</u>	<u>16</u>	<u>0</u>	<u>27</u>
Direct Costs (Subtotal)	0	6,150	4,188	640	0	1,119
ADMINISTRATION COSTS						
District Administration	0	715	487	74	0	130
County Administration Fee	<u>0</u>	<u>32</u>	<u>50</u>	<u>10</u>	<u>0</u>	<u>10</u>
Admin. Costs (Subtotal)	0	747	536	85	0	140
Total Direct and Admin. Costs	0	6,897	4,724	725	0	1,259
LEVY ADJUSTMENTS						
Operational Fund Balance Collections /(Contributions)	0	345	236	36	0	63
Contributions from General Fund	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Levy Adjustments (Subtotal)	0	345	236	36	0	63
Balance to Levy	\$0	\$7,242	\$4,961	\$761	\$0	\$1,322
DISTRICT STATISTICS						
<i>Current Maximum Assessment Rate</i>	\$255.25	\$816.80	\$518.46	\$1,225.20	\$200.00	\$450.00
Total Parcels	3	23	37	7	4	7
Total Assessable Parcels	3	22	34	7	4	7
Total Benefit Units	3.00	22.00	34.00	7.00	4.00	7.00
Proposed Maximum Assessment Rate	\$255.25	\$816.80	\$518.46	\$1,225.20	\$200.00	\$450.00
Proposed Levy per Benefit Unit (FY 2006/07)	\$0.00	\$329.18	\$145.90	\$108.70	\$0.00	\$188.90

BUDGET ITEMS	Sub Area 95 (2) PD 95-009	Sub Area 96 (2) PD 02-008	Sub Area 97 (1) PR 00-076	Sub Area 98 (1) Tract 2593	Sub Area 99 (1) Tract 2521	Sub Area 100 (1) PR 03-222
DIRECT COSTS						
Sub-Total Parkways/Slopes — Irrigated	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-Total Parkways/Slopes — Non-Irrigated	-	-	-	-	-	-
Sub-Total Open Spaces/Parks/Detention Basins — Irrigated	-	-	-	-	-	-
Sub-Total Open Spaces/Parks/Detention Basins — Non-Irrigated	-	-	-	-	-	-
Sub-Total Creek/Off-Site/Other Landscaping — Irrigated	-	-	-	-	-	-
Sub-Total Creek/Off-Site/Other Landscaping — Non-Irrigated	-	-	-	-	-	-
Total — Irrigated Landscape Improvements	-	-	-	-	-	-
Total — Non-Irrigated Landscape Improvements	-	-	-	-	-	-
Landscape Maintenance	0	0	0	0	0	0
Landscape Water	0	0	0	0	0	0
Electricity (Street Lighting)	312	468	0	0	0	0
Electricity (Landscaping)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Electricity	312	468	0	0	0	0
Repairs	<u>8</u>	<u>12</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Direct Costs (Subtotal)	320	480	0	0	0	0
ADMINISTRATION COSTS						
District Administration	37	56	0	0	0	0
County Administration Fee	<u>1</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Admin. Costs (Subtotal)	39	57	0	0	0	0
Total Direct and Admin. Costs	359	537	0	0	0	0
LEVY ADJUSTMENTS						
Operational Fund Balance Collections //(Contributions)	18	27	0	0	0	0
Contributions from General Fund	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Levy Adjustments (Subtotal)	18	27	0	0	0	0
Balance to Levy	\$377	\$564	\$0	\$0	\$0	\$0
DISTRICT STATISTICS						
<i>Current Maximum Assessment Rate</i>	\$800.00	\$4,000.00	\$500.00	\$550.00	\$400.00	\$150.00
Total Parcels	1	1	3	56	9	5
Total Assessable Parcels	1	1	3	55	9	4
Total Benefit Units	1.00	1.00	3.00	55.00	9.00	4.00
Proposed Maximum Assessment Rate	\$800.00	\$4,000.00	\$500.00	\$550.00	\$400.00	\$150.00
Proposed Levy per Benefit Unit (FY 2006/07)	\$376.60	\$564.12	\$0.00	\$0.00	\$0.00	\$0.00

BUDGET ITEMS	Sub Area 101 Tract 2611-1	Sub Area 102 (1) Tract 2676	DISTRICT TOTAL
DIRECT COSTS			
Sub-Total Parkways/Slopes — Irrigated	\$ -	\$ -	\$ 622,790
Sub-Total Parkways/Slopes — Non-Irrigated	-	-	3,720
Sub-Total Open Spaces/Parks/Detention Basins — Irrigated	-	-	62,710
Sub-Total Open Spaces/Parks/Detention Basins — Non-Irrigated	-	-	19,695
Sub-Total Creek/Off-Site/Other Landscaping — Irrigated	-	-	9,805
Sub-Total Creek/Off-Site/Other Landscaping — Non-Irrigated	-	-	<u>10,525</u>
Total — Irrigated Landscape Improvements	-	-	695,305
Total — Non-Irrigated Landscape Improvements	-	-	33,940
Landscape Maintenance	0	0	729,245
Landscape Water	0	0	118,500
Electricity (Street Lighting)	0	0	143,607
Electricity (Landscaping)	<u>0</u>	<u>0</u>	<u>15,549</u>
Electricity	0	0	159,133
Repairs	<u>0</u>	<u>0</u>	<u>25,175</u>
Direct Costs (Subtotal)	0	0	1,032,076
ADMINISTRATION COSTS			
District Administration	0	0	120,000
County Administration Fee	<u>0</u>	<u>0</u>	<u>5,394</u>
Admin. Costs (Subtotal)	0	0	125,394
Total Direct and Admin. Costs	0	0	1,157,470
LEVY ADJUSTMENTS			
Operational Fund Balance Collections /(Contributions)	0	0	57,874
Contributions from General Fund	<u>0</u>	<u>0</u>	<u>0</u>
Levy Adjustments (Subtotal)	0	0	57,874
Balance to Levy	\$0	\$0	\$1,215,344
DISTRICT STATISTICS			
<i>Current Maximum Assessment Rate</i>	\$800.00	\$1,200.00	
Total Parcels	42	13	3,853
Total Assessable Parcels	39	11	3,753
Total Benefit Units	39.00	11.00	3,851.84
Proposed Maximum Assessment Rate	\$800.00	\$1,200.00	
Proposed Levy per Benefit Unit (FY 2006/07)	\$0.00	\$0.00	

APPENDIX A – PROPOSED BALLOTING

Based on the budgets and the method of apportionment presented in the previous sections of this Report, the following is a summary of the proposed new or increased assessments to be presented to property owners within the District for fiscal year 2006/2007.

TABLE V (1 of 3)
PROPOSED BALLOTING FOR FISCAL YEAR 2006/2007

Zone	SubZone	District	Tract	Total	Benefit	Approved	Proposed
Designation		Sub Area		Parcels	Units	Max Rate	Max Rate
Zone 01	A	Sub Area 1	Tract 1581-1, 2 Riverglen	67	65.00	\$159.06	\$370.00
Zone 01	A	Sub Area 4	Tract 1619 Union	59	59.00	\$176.22	\$370.00
Zone 01	A	Sub Area 18	Tract 1581-2 Riverglen	41	41.00	\$159.06	\$370.00
Zone 01	A	Sub Area 47	Tract 2137-1 Riverglen	37	34.00	\$490.11	\$370.00
Zone 01	A	Sub Area 56	Tract 2137-2 Morris	29	29.00	\$640.02	\$370.00
Zone 01	A	Sub Area 58	Tract 2137-3 Weyrich	46	44.00	\$645.39	\$370.00
Zone 01	B	Sub Area 6	Tract 1463-1 Sunset Ridge	35	35.00	\$120.08	\$132.00
Zone 01	B	Sub Area 19	Tract 1463-2 Union	50	50.00	\$120.08	\$132.00
Zone 01	B	Sub Area 55	Tract 1463-2 Mariah	5	5.00	\$712.97	\$132.00
Zone 01	C	Sub Area 51	Tract 2259 Weyrich	22	22.00	\$400.80	\$161.00
Zone 01	D	Sub Area 69A	Tract 2369-1	72	71.00	\$518.46	\$430.00
Zone 01	D	Sub Area 69B	Tract 2369-2	35	35.00	\$518.46	\$430.00
Zone 01	D	Sub Area 69C	Tract 2369-3	62	62.00	\$622.16	\$430.00
Zone 02	A	Sub Area 2A-1	Tract 1632-1,2 Meadowlark Farms	46	44.00	\$101.66	\$318.00
Zone 02	B	Sub Area 2A-2	Tract 1632-3 Meadowlark Farms	14	14.00	\$101.66	\$216.00
Zone 02	B	Sub Area 2B	Tract 1632-5 Meadowlark Farms	25	25.00	\$150.00	\$216.00
Zone 02	B	Sub Area 2C	Tract 1632-6,7 Meadowlark Farms	97	97.00	\$286.30	\$216.00
Zone 02	B	Sub Area 2D	Tract 1632-8 Meadowlark Farms	24	24.00	\$726.68	\$216.00
Zone 02	C	Sub Area 2A-3	Tract 1632-4 Meadowlark Farms	71	70.00	\$101.66	\$331.00
Zone 02	C	Sub Area 2E	Tract 1632-9 Meadowlark Farms	30	30.00	\$414.77	\$331.00
Zone 02	C	Sub Area 2F	Tract 1632-10 Meadowlark Farms	73	70.00	\$414.77	\$331.00
Zone 02	D	Sub Area 15	Tract 1832 Erskine	73	73.00	\$80.34	\$183.00
Zone 03		Sub Area 20	PR 91-088 Grantham	4	4.00	\$34.30	\$42.00
Zone 03		Sub Area 30	PR 91-089 Schnied	3	3.00	\$60.16	\$42.00
Zone 03		Sub Area 25	PR 94-016 Johnson	4	4.00	\$73.72	\$42.00
Zone 04		Sub Area 5	Tract 1508-1, 2 Riverbank	148	148.00	\$103.10	\$150.00
Zone 04		Sub Area 16	Tract 1580-3 Riverbank	45	44.00	\$103.10	\$150.00
Zone 04		Sub Area 27	Tract 1508-4 Riverbank	61	59.00	\$103.10	\$150.00

TABLE V (2 of 3)
PROPOSED BALLOTING FOR FISCAL YEAR 2006/2007

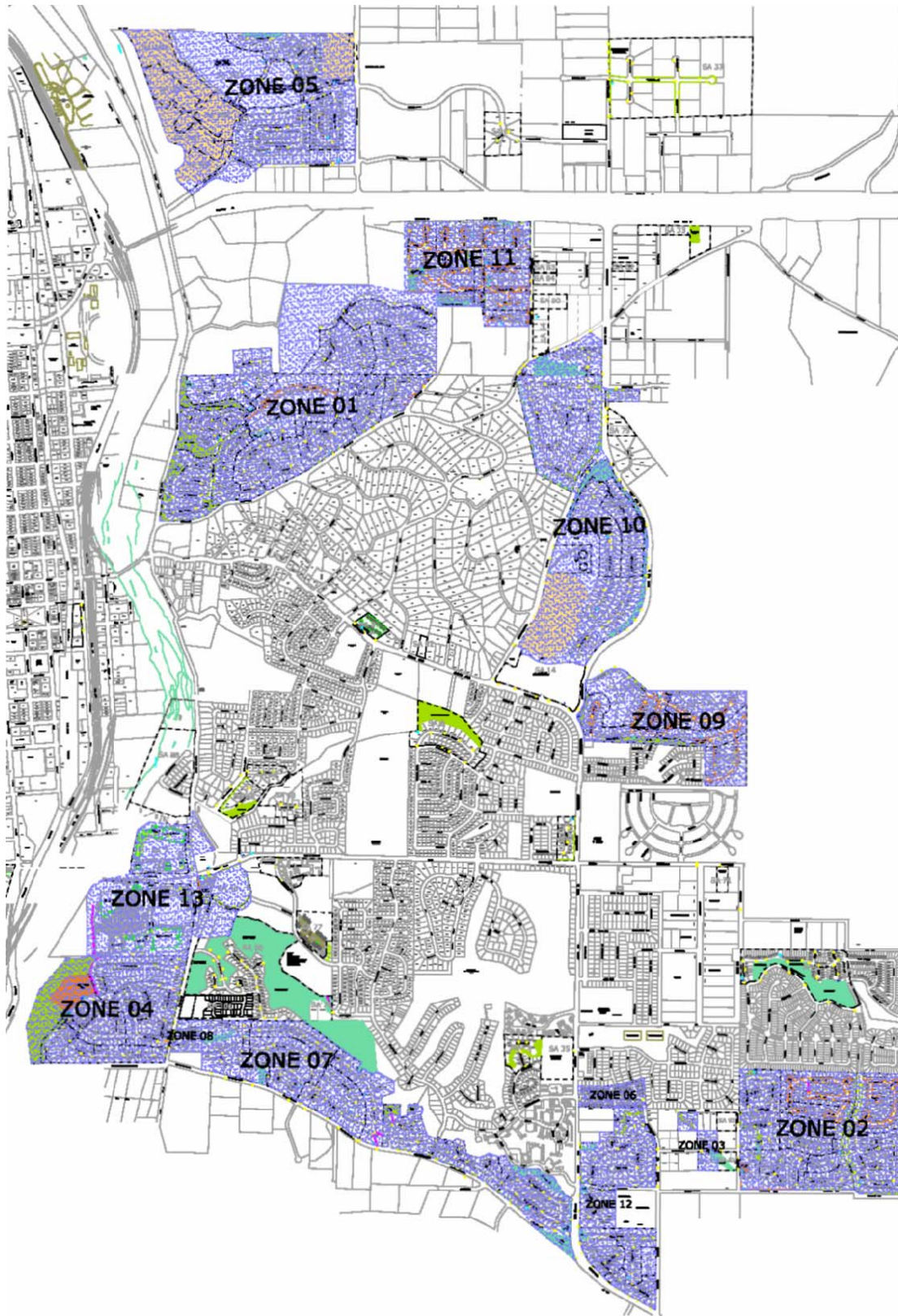
Zone	SubZone	District	Tract	Total	Benefit	Approved	Proposed
Designation		Sub Area		Parcels	Units	Max Rate	Max Rate
Zone 05	A	Sub Area 36A	Tract 1895-1 River Oaks (Stonebrook)	51	50.00	\$416.40	\$555.00
Zone 05	A	Sub Area 36B	Tract 1895-2 River Oaks (VY/VV Estates)	85	85.00	\$725.85	\$555.00
Zone 05	A	Sub Area 36C	Tract 2376 River Oaks (Wedgewood)	53	50.00	\$518.46	\$555.00
Zone 05	B	Sub Area 36D	Tract 2376 River Oaks (Cottage/Classics)	94	90.00	\$518.46	\$300.00
Zone 05	B	Sub Area 36E	Tract 2457-2 River Oaks (Traditions)	82	78.00	\$311.08	\$300.00
Zone 05	B	Sub Area 36F	Tract 2457-3 River Oaks Community	67	65.00	\$311.08	\$300.00
Zone 05	B	Sub Area 36G	Tract 2457-3	69	67.00	\$311.08	\$300.00
Zone 07	A	Sub Area 45A	Tract 1771 Burke-Ellsworth	41	39.00	\$248.39	\$411.00
Zone 07	A	Sub Area 45B	Tract 1771-3 Burke-Ellsworth	50	50.00	\$430.27	\$411.00
Zone 07	A	Sub Area 45C	Tract 1771-4 Burke-Ellsworth	36	36.00	\$484.05	\$411.00
Zone 07	A	Sub Area 45D	Tract 1771-5 Burke-Ellsworth	41	41.00	\$415.60	\$411.00
Zone 07	A	Sub Area 45E	Tract 1771-6 Burke-Ellsworth	30	28.00	\$415.60	\$411.00
Zone 07	B	Sub Area 21	Tract 1754-1, 2 Eagle Creek	71	66.00	\$125.00	\$292.00
Zone 07	C	Sub Area 63	Tract 2351	63	60.00	\$623.40	\$351.00
Zone 08		Sub Area 29	PR 95-013	5	4.00	\$350.00	\$1,102.00
Zone 08		Sub Area 31	PR 94-128 French	4	4.00	\$200.00	\$1,102.00
Zone 09		Sub Area 52A	Tract 2281-1 Shadow Canyon	28	27.00	\$400.86	\$502.00
Zone 09		Sub Area 52B	Tract 2281-2 Shadow Canyon	42	41.00	\$634.00	\$502.00
Zone 09		Sub Area 52C	Tract 2281-3 Shadow Canyon	32	32.00	\$623.40	\$502.00
Zone 09		Sub Area 52D	Tract 2281-4 Shadow Canyon	26	25.00	\$623.40	\$502.00
Zone 09		Sub Area 52E	Tract 2281-5 Shadow Canyon	26	26.00	\$623.40	\$502.00
Zone 10	A	Sub Area 13	Tract 1886 Willhoit	81	81.00	\$142.72	\$478.00
Zone 10	B	Sub Area 67	Tract 2373	22	21.00	\$725.85	\$789.00
Zone 10	C	Sub Area 72 A	Tract 2350	96	91.00	\$1,558.50	\$795.00
Zone 10	C	Sub Area 72 B	Tract 2350	46	46.00	\$1,555.39	\$795.00
Zone 10	C	Sub Area 72 C	Tract 2350	38	38.00	\$1,311.57	\$795.00
Zone 10	D	Sub Area 40	PR 93-087 Gilead Lane	4	4.00	\$325.00	\$776.00
Zone 11		Sub Area 32	Tract 2223-1 Bella Vista	53	53.00	\$250.00	\$513.00
Zone 11		Sub Area 38	PR 98-008 Arceiro	15	15.00	\$131.69	\$513.00
Zone 11		Sub Area 39	PR 98-009 Arceiro	13	13.00	\$152.30	\$513.00
Zone 11		Sub Area 48	Tract 2284 Harris	16	15.00	\$185.02	\$513.00
Zone 11		Sub Area 57	Tract 2223-2 Bella Vista Estates	52	52.00	\$675.35	\$513.00
Zone 11		Sub Area 75	Tract 2296	11	11.00	\$725.85	\$513.00
Zone 11		Sub Area 76A	Tract 2431	12	12.00	\$725.85	\$513.00
Zone 11		Sub Area 76B	Tract 2430	10	9.00	\$829.54	\$513.00

TABLE V (3 of 3)
 PROPOSED BALLOTING FOR FISCAL YEAR 2006/2007

Zone	SubZone	District	Tract	Total	Benefit	Approved	Proposed
Designation		Sub Area		Parcels	Units	Max Rate	Max Rate
Zone 12	A	Sub Area 3	Tract 1457	88	88.00	\$80.50	\$255.00
Zone 12	A	Sub Area 54	Tract 1983 Koval	27	26.00	\$458.06	\$255.00
Zone 12	B	Sub Area 70A	Tract 2254-1	16	15.00	\$622.16	\$381.00
Zone 12	B	Sub Area 70B	Tract 2254-2	15	15.00	\$622.16	\$381.00
Zone 12	B	Sub Area 70C	Tract 2254-2	56	56.00	\$829.54	\$381.00
Zone 12	C	Sub Area 89	Tract 2391	8	8.00	\$765.75	\$556.00
Zone 13	A	Sub Area 7	Woodland Plaza I	7	12.78	\$184.42	\$441.00
Zone 13	A	Sub Area 22	PR 91-095 Woodland Plaza II	11	41.08	\$81.36	\$441.00
Zone 13	B	Sub Area 46	PR 98-038 Woodland Plaza III	3	10.86	\$632.68	\$862.00
		Sub Area 8	Tract 1630 Trent	38	36.00	\$230.36	\$350.00
		Sub Area 9	Tract 1942	18	18.00	\$141.86	\$389.00
		Sub Area 11	Tract 1723	17	16.00	\$105.28	\$213.00
		Sub Area 14	Williams Bros. Vons	7	19.10	\$119.82	\$338.00
		Sub Area 28	Tract 1718 Rainbow Court	13	13.00	\$36.00	\$48.00
		Sub Area 33	PR 97-167 Hwy 46 Part.	4	4.00	\$249.90	\$470.00
		Sub Area 41	PR 97-138 Pippen	5	5.00	\$200.28	\$500.00
		Sub Area 44	Tract 2186 Viborg	13	12.00	\$225.51	\$641.00
		Sub Area 59	Tract 2352 Casa Blanca Court	9	9.00	\$634.00	\$854.00

APPENDIX B – DISTRICT BOUNDARY DIAGRAMS

The boundary diagrams for the District have previously been submitted to the City Clerk in the format required under the Act and, by reference are hereby made part of this Report. The boundary diagrams are available for inspection at the office of the City Clerk during normal business hours. The following diagram provides an overview of the District, identifying the various Zones and Sub Areas.



APPENDIX C - 2006/2007 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the San Luis Obispo County Assessor Parcel Maps and/or the San Luis Obispo County Secured Tax Roll for the year in which this Report is prepared. The proposed assessment for each parcel within the District has been prepared in accordance with the assessment rates presented in the budget and the method of apportionment described in this report and has been presented to the City Clerk under a separate cover.

Non-assessable lots or parcels may include government owned land; public utility owned property, land principally encumbered with public right-of-ways or easements and dedicated common areas.

The assessment information for each parcel as outlined in this Report and confirmed by the City Council, shall be submitted to the County Auditor/Controller, and included on the property tax roll for fiscal year 2006/2007. If the parcels or assessment numbers within the District and referenced by this Report are re-numbered, re-apportioned or changed by the County Assessor's Office after approval of the Report, the new parcel or assessment numbers with the appropriate assessment amount will be submitted to the County Auditor/Controller. If the parcel change made by the County includes a parcel split, parcel merger or tax status change, the assessment amount submitted on the new parcels or assessment numbers will be based on the method of apportionment and assessment rates approved in this Report by the City Council.

RESOLUTION NO. 06-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES, CALIFORNIA
FOR THE EL PASO DE ROBLES LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT
NO. 1 DECLARING ITS INTENTION TO LEVY ASSESMENTS FOR FISCAL YEAR 2006-2007,
AND TO CONDUCT A PROPERTY OWNER BALLOTING ON THE MATTER OF NEW
ASSESMENTS TO BE LEVIED ANNUALLY COMMENCING IN FISCAL YEAR 2006-2007

WHEREAS, the City Council has, by previous Resolutions, formed the El Paso De Robles Landscape and Lighting Maintenance District No. 1 (hereinafter referred to as the "District"), and initiated proceedings for the levy of annual assessments in connection with said District, and to conduct a protest balloting for the levy of all proposed new or increased assessments, pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500 (hereinafter referred to as the "Act"), and the provisions of the California Constitution Article XIID (hereinafter referred to as the "Constitution"); and

WHEREAS, an Engineer's Report (hereafter referred to as the "Report") has been prepared describing the annual levy of assessments for fiscal year 2006-2007, the proposed changes to the District or improvements, and any proposed new or increased assessments. Said Report has been filed with the City Clerk and presented to the City Council for review in accordance with the Act and the requirements of the Constitution.

NOW, THEREFORE, be it Resolved for El Paso De Robles Landscape and Lighting Maintenance District No. 1, Pursuant to Chapter 3, Section 22624 of the Act, and the California Constitution, Article XIID, as follows:

SECTION 1. The City Council hereby declares its intention to levy annual assessments for fiscal year 2006-2007 on all such land within the boundaries of the District proportional to the special benefits received, to pay the costs of the operation, maintenance and servicing of lighting, landscaping, and appurtenant facilities and expenses related thereto pursuant to the Act.

SECTION 2. The improvements associated with the District include the maintenance, operation and furnishing of services and materials for public landscaping and lighting facilities. The Report describes in more detail the improvements to be maintained within the District and each Zone, Sub Zone and Sub Area designation therein.

SECTION 5. Pursuant to California Constitution Article XIID, an assessment ballot proceeding is hereby called on behalf of the District on the matter of confirming the proposed new or increased assessments within the District. The ballots and notices so authorized shall be distributed by first class mail to the property owners of record as of the last County equalized roll, and each property owner may return the ballot by mail or in person to the City Clerk not later than the conclusion of the public hearing for this matter.

SECTION 6. Upon the conclusion of public testimony at the public hearing, the City Clerk or their designee shall open and tabulate the ballots returned to determine if a majority protest exists. The ballots shall be weighted according to the proportional financial obligation of the affected properties within each Zone or Sub Area as the case may be. A majority protest shall exist if ballots submitted in opposition to the new or increased assessment exceed the ballots submitted in favor of the new or increased assessment for each respective Zone designation or Sub Area if the property is not within a designated Zone.

SECTION 7. The proposed assessments are detailed in the Engineer's Report, which also includes a description of an annual inflationary adjustment that will be applied to the assessments in subsequent fiscal years.

SECTION 8. The City Council hereby declares its intention to conduct a public hearing concerning the District, the annual levy of assessments and the proposed levy of new or increased assessments for said District in accordance with Government Code, Section 54954.6 and California Constitution, Article XIII D, Section 4(e). The City shall give notice of the time and place of the public hearing to all property owners of record within the District subject to a proposed new or increased assessment. Notice shall be by first class mail to said property owners not less than 45 days before the date of the public hearing, and by posting and publishing notice of the public hearing as required by law. Along with the mailed notice, said property owners will be provided an assessment ballot for their proposed assessment. Returned ballots must be received prior to the conclusion of the public hearing, at which time the ballots will be opened and tabulated. In addition to the assessment ballot tabulation at the public hearing, all interested persons shall be permitted to present written and/or oral testimony.

SECTION 11. Notice is hereby given that a Public Hearing on these matters will be held by the City Council on Tuesday, June 6, 2006 (public hearing) at 7:30 p.m., or as soon thereafter as feasible in the City Council Chambers/Library-City Hall Conference Center, located at 1000 Spring Street, Paso Robles.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 21st day of February 2006 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Cathy M. David, Deputy City Clerk

APPROVED AS TO FORM:

City Attorney

APPROVED AS TO ADMINISTRATION:

James. L. App, City Manager